

The University of North Carolina Pembroke  
**Health Sciences Center**  
**Construction Manager at Risk**



# 1 Introduction

## **Agenda**

**05 minutes**

2:02-2:05

**The University of North Carolina at Pembroke is in the rare and desirable position to transform an entire region of North Carolina.** UNCP is one of the most diverse institutions in the nation. UNCP's new Health Science Center (HSC) will serve the University's academic needs for their College of Health Sciences, and play an important role in supporting the health care needs of the University's nine county region.

**Thank you for your interest in UNCP's Health Sciences Center**

# 2 Schedule

**Agenda**  
**05 minutes**  
2:05

**Timeline** for this Process (subject to change as necessary) is as follows:

**5/17/2024** eVP Issued  
**6/04/2024** Pre-proposal Conference  
**6/11/2024** Questions Due Noon  
**6/18/2024** Answers Posted Noon  
  
**6/25/2024-Submission Deadline**  
**Noon**

**07/12/2024**-Notification Finalists

**08/13/2024**-Interviews

**08/22/2024** BOT Recommendation Package

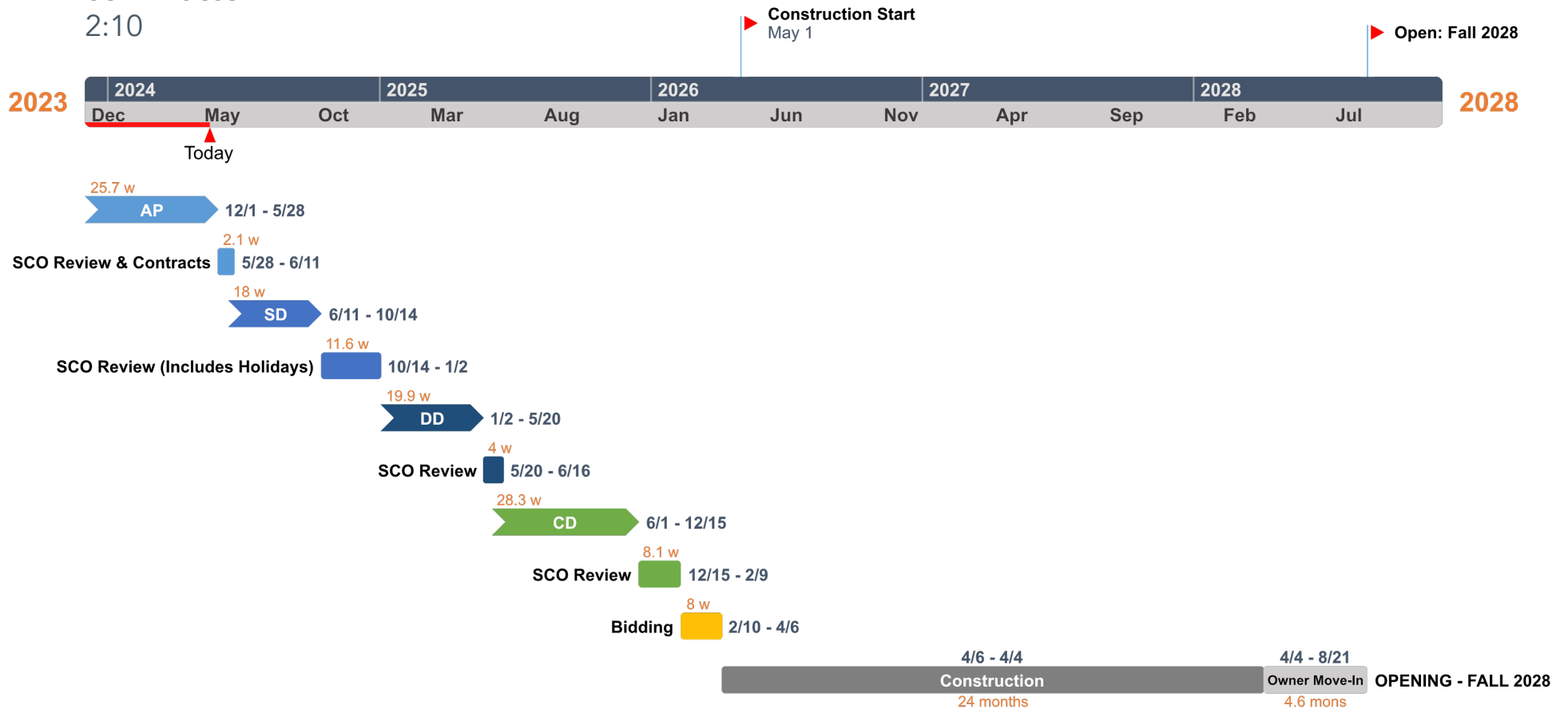
**09/06/2024**  
Committee priority recommendations to Board of Trustees for awarding contract.

**09/10/2024 Finalist Notified!**

**09/17/2024** Preconstruction Proposal Fee Request

# 2 Schedule Fall 2028

**Agenda**  
05 minutes  
2:10



# 3 Overview

## **Agenda**

**05 minutes**

2:15

In preparation for, and to gain an understanding of the healthcare education drivers and opportunities for UNCP, and the Robeson County communities, a discovery process was initiated with UNCP Leadership that included:

### **Space Planning and Programming**

**Scope:** Limited to identification of HSC space requirements related to commitments to and for:

### **Optometry:**

Doctorate of Optometry

Optometry Outpatient Clinic

### **College of Health Sciences:**

Master Occupational Therapy

Bachelor Kinesiology

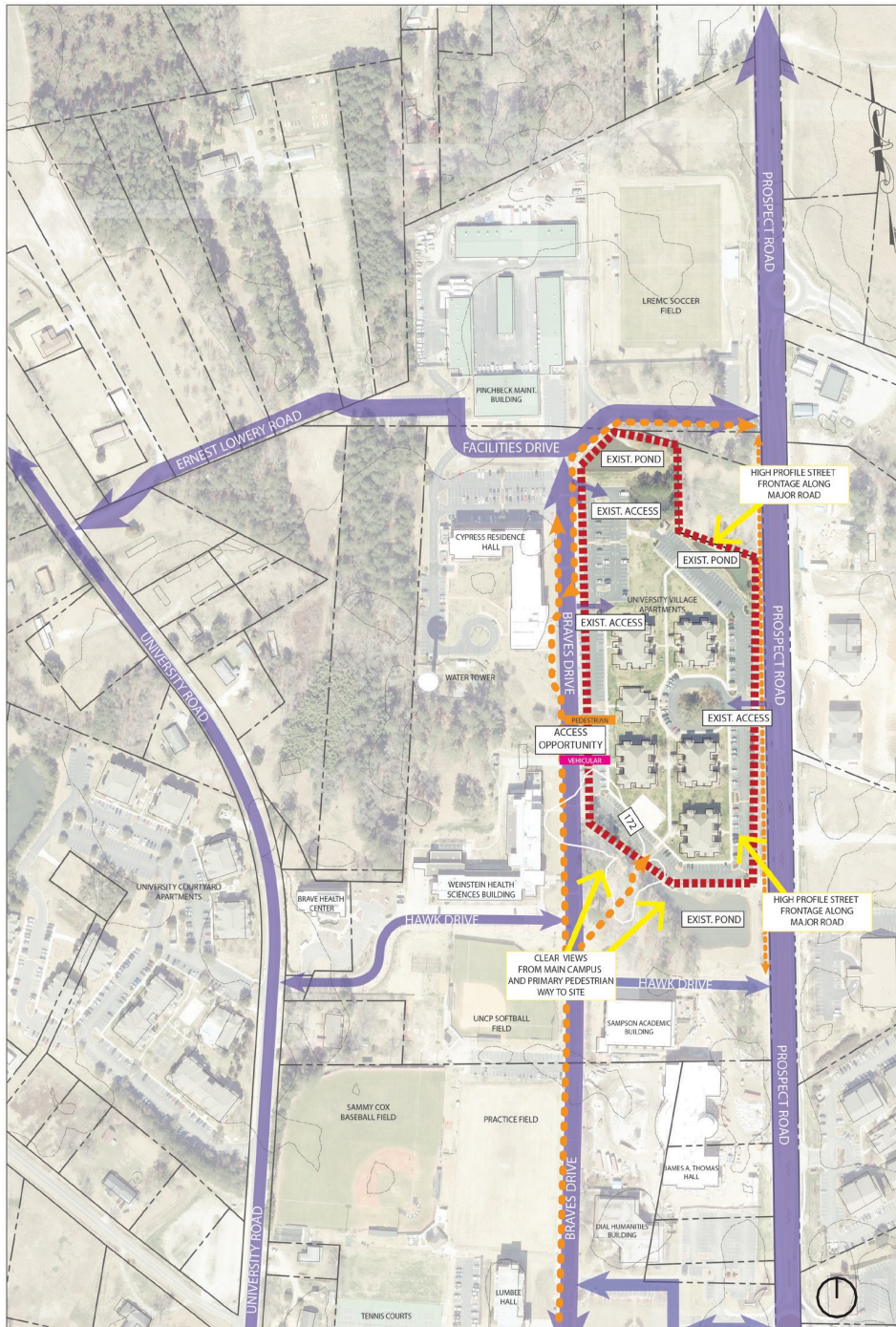
Potential space for future unknown academic programs

# 3 Overview

## Existing Site Conditions

Health Sciences Center at UNC Pembroke is located in the northern half of campus, south of the stadium, northwest of Pembroke. The address is 1 University Drive, Pembroke, NC 28372, in Robeson County.

The existing apartments will be demolished, as well as some parking along Prospect Road and to the south side of the property. Pedestrian circulation borders the site. Views from the public face are open and there is little tree cover other than the stand of pines and mixed hardwoods in the southwest portion of the site



# 4 Budget

## **Agenda**

**05 minutes**

2:20-2:25

**Total Project Budget \$91,000,000**

**Owner | Designer | Construction Manager**

Advance Planning SCO Approved  
Full Design | Preconstruction Contracts  
Design Phases Reconciled Cost Estimates

**75,000 GSF**

**Construction Base Bid Budget  
(\$57,330,000)**

**Alternates Construction Budget  
(\$6,370,000)**

## **Delivery method:**

Construction Management at Risk  
+- 90 Weeks of Opportunity  
**Form of Contract Fixed GMP**

## **Owner Contracts**

1-Commissioning (Forthcoming)  
2-Geotech/ SI/CMT (Forthcoming)



# 5 Special Considerations

## **Agenda**

**05 minutes**

2:25-2:30

### **SPECIAL CONSIDERATIONS FOR YOUR PROPOSAL**

- a. High Expectations for our CMR
- b. Appendix A. Form of Contract - Pre-Construction Services
  - i. Preconstruction Services and Role as a Fiduciary
  - ii. Design Phases Reconciled Cost Estimates
- c. Schedule and Timely Delivery
  - i. Pre-Construction Services
  - ii. Means and Methods
  - iii. Commodities, Materiel, and Supply Chain
- d. Appendix B. Form of Contract (NA)
- e. Project Process Statement: Explain Your Understanding of the **Fixed Guaranteed Maximum Price Agreement**
- f. Appendix C. Form of Contract-Fixed Guaranteed Maximum Price
- g. HUB Participation
- h. Proposed Team Connected to Common Project Experience

# 6 Your Questions

## *Agenda*

**25 minutes**

2:30-2:55

**All communications must be to the primary project Contact via email only.**

**Point of Contact [kevin.witmore@uncp.edu](mailto:kevin.witmore@uncp.edu) Cc:**

**[douglas.hall@uncp.edu](mailto:douglas.hall@uncp.edu) Any questions asked and answered during the Preproposal Conference are considered informal. Please email your questions over the next week so they can be documented and posted on the UNCP website.**

**The University does not take responsibility for incomplete or late submissions.**

**Thank you for listening and interest in UNCP**