

The University of North Carolina Pembroke  
**Health Sciences Center**  
Commissioning Cx & BECx



# 1 Introduction

## **Agenda**

**05 minutes**

11:02-11:05

May 23, 2024 / News

**The University of North Carolina at Pembroke is in the rare and desirable position to transform North Carolina. UNCP will soon be home to the state's only public doctoral program in optometry.**

Chartering a new path for comprehensive primary care for eye and visual health in North Carolina and surrounding states.

UNCP received unanimous approval Thursday from the UNC System Board of Governors to establish a Doctor of Optometry program and, in doing so, will be the only public university in North Carolina to grant the specialized four-year degree. The new program will be one of 24 nationwide and will help fill a significant void in the southeastern part of the country. There are no optometry schools in South Carolina, Virginia or Georgia.

# 2 Schedule

**Agenda**  
**05 minutes**  
11:05

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

**11/05/2024** eVP Issued

**11/26/2024-Submission Deadline**  
**Noon**

**12/03/2024**-Notification Finalists

**12/17/2024**-Interviews

**02/07/2025** BOT Recommendation  
Package

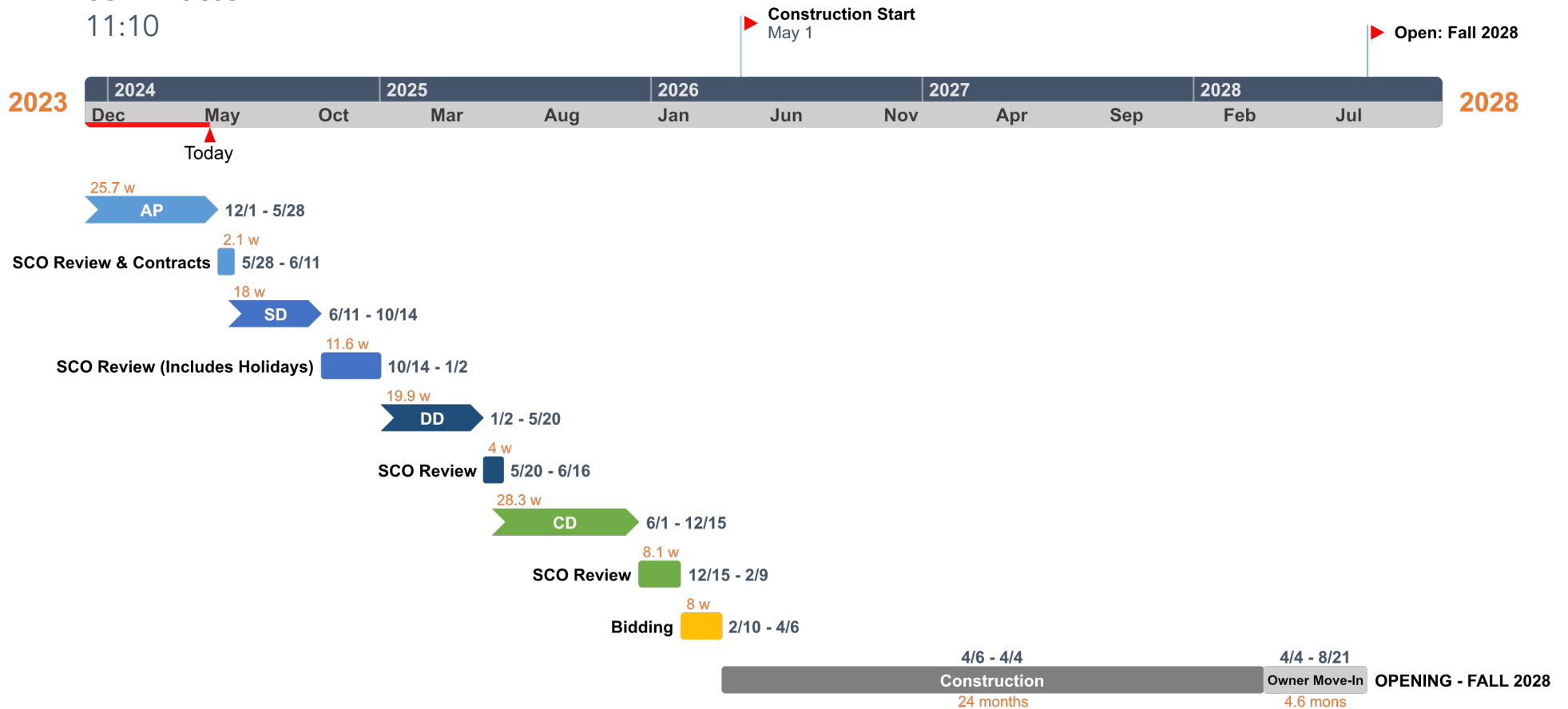
**02/20-21/2025**  
Committee priority recommendations to  
Board of Trustees for awarding contract.

**02/28/2025 Finalist Notified!**

**03/07/2025** Proposal Fee Request

# 2 Schedule Fall 2028

**Agenda**  
05 minutes  
11:10



# 3 Overview

## **Agenda**

**05 minutes**

11:15 -11:25

### **Design | Pre-Construction Phase**

- **Review** the Architect/Engineer's (A/E) Basis of Design including Advanced Planning and all Design documents
- **Develop** and issue a Commissioning Plan that describes the commissioning process and the roles and responsibilities of the various parties.

### **Construction Phase**

- Conduct a Pre-Construction (kick-off) meetings
- Review Contractors' submittals, for equipment to be commissioned.

### **Post Acceptance-Occupancy-Operation Phase**

- Perform seasonal testing
- Perform a 10-month warranty review
- Perform 12-month review of utility data to

# 3 Overview

## **Agenda**

**05 minutes**

11:15-11:25

## **Building Enclosure Commissioning, BECx**

Performed on behalf of the Owner that implements a quality-focused process for enhancing the delivery of a project by focusing on validating during the design phase and verifying during the construction phase that the performance of building enclosure materials, components, assemblies, and systems are designed and installed to meet or exceed the expectations of the Owner as described in the building enclosure OPR, and as defined by the contract documents.

- **Risk Management** to future water infiltration
- **Improve** facility operation and maintenance
- **Reduce** the life-cycle cost of the facility.
- **Confirmation** building enclosure system and assembly functionality, durability, constructability, design and installation quality.
- **Conduct** a Pre-Construction (kick-off) meetings
- **Review** Contractors' submittals, for equipment to be commissioned.



# 3

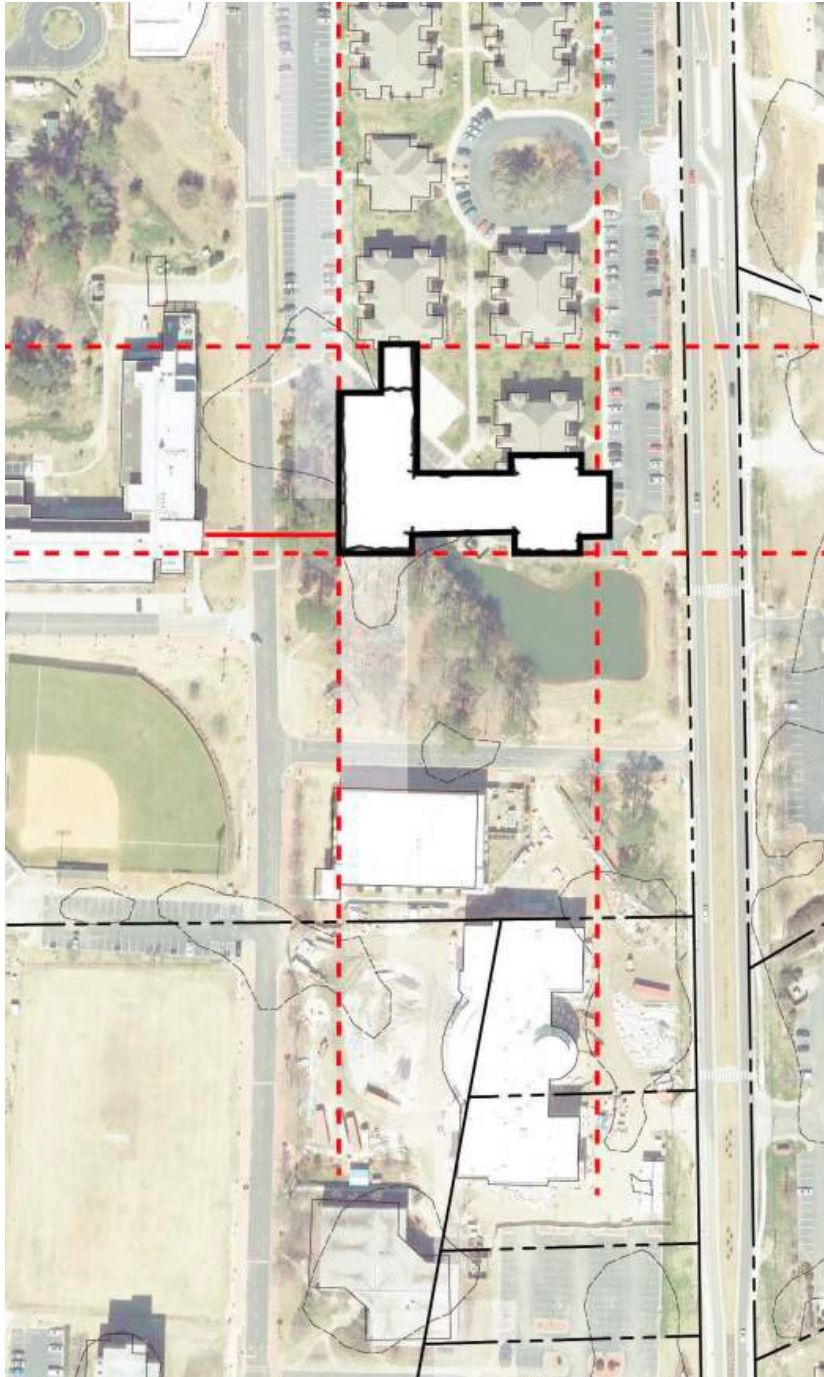
## Overview

### Existing Site

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





# 3

## Overview

### Site Location

# 3

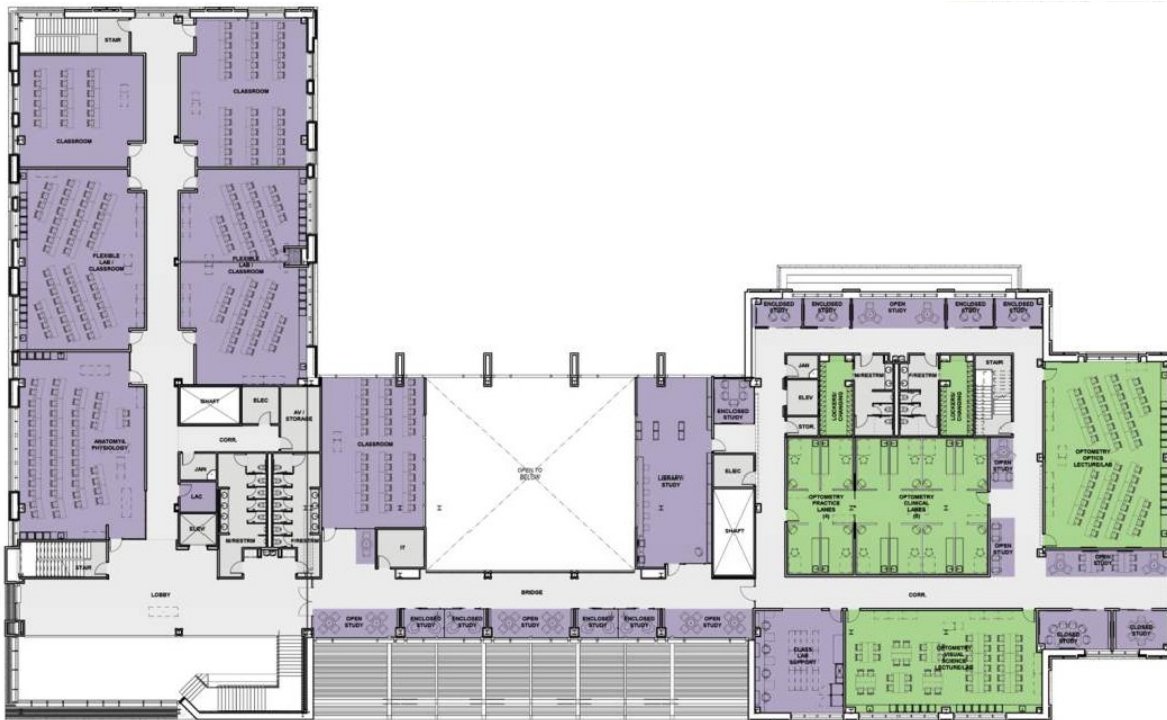
## Overview

### 1<sup>st</sup> Level Diagram



# 3

## Overview 2<sup>nd</sup> Level Diagram



# 4 Budget

## **Agenda**

**05 minutes**

11:20-11:25

**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 Fixed GMP Budget  
(\$57,330,000)**

**Delivery method:**

Construction Management at Risk

**Owner Contracts**

1-Commissioning  
2-SI/CMT

# 5

## Specific Requirements

1. Responses shall be electronically submitted
2. No more than (20) pages at 8.5 x 11 or (15) spreads at 11 x 17, excluding SF-330 form.
  - FAQ: What counts in the page limits?  
If it has ink on the page, it counts toward your page limits
3. Submit One (1) copy send via email formatted PDF
4. Follow Prescribed Format as detailed. (Tabs 1-6)
5. It is the submitting firm's responsibility to ensure the materials are received by the due date and time.

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

# 5

## Specific Requirements

**Tab 1: Completed Information** Sheet (Website Link)

**Tab 2: Letter of Interest** (Cover Letter to Point of Contact)

**Tab 3: Project Team Organization Chart**

3.1 Adequate staff and proposed design or consultant team and their relevant project experience

**Tab 4: Relevant Experience & Other Important Factors**

4.1 Specialized or appropriate expertise in the type of project

4.2 Past performance on similar projects, illustrating experience with complex planning studies

4.3 Current workload and State projects awarded (Designer and Major Consultants)

4.4 Proposed design approach for the project

4.5 Recent experience with project costs and schedule adherence (please Include projects most similar)

4.6 Proximity to and familiarity with the area where project is located

# 5

## Specific Requirements

### **Tab 4: Relevant Experience & Other Important Factors (Continued)**

- 4.7 Proximity to and familiarity with the area where project is located
- 4.8 Record of successfully completed projects without major legal or technical problems
- 4.9 Energy Conservation Resiliency Design Experience

### **Tab 5: Minority Business Participation Plan** (include design and construction efforts to reach UNCP HUB goals)

### **Tab 6: Current SF-330**

1. On your completed Information Sheet, please include the primary contact person's name and email address which will be used by the University for all future communications.
2. The Proposal (Tabs 1-5 above) will be reviewed for firms' qualifications as Letter of Interest.
3. As a reminder, the SF-330 (Tab 6) is an attachment to the proposal and is viewed as such. It is not a supplement or replacement for the proposal itself and will not be formally reviewed in the detail as Tabs 1-5

# 6 Your Questions

## *Agenda*

**25 minutes**

11:30-11:55

**All communications must be email only to the primary project 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**