

# Western Carolina University Athletic Facility Improvements

## Construction Manager at Risk Project Summary

October 12, 2023

### Project Description

Project to provide for needed repair, renovation, and replacement to support and address athletic facilities deferred maintenance and programmatic requirements. Project to include, but not be limited to, the following:

- Whitmire Stadium Improvements:

A new facility hosting an Academic Suite, a Chancellor's Suite, and a Press Box would be constructed above the existing restroom and concessions facilities at the back of the existing west stand bleachers. An improved pedestrian walk that brings fans from the parking garage along the west side of the stadium to an improved entry plaza between the proposed Football Operations facility and the existing west stands will also be created. Due to a failing expansion joint and evidence of concrete cracking throughout, the upper section of the east stands is planned for demolition. Following demolition, an upper level plaza will be created with restroom facilities and opportunities for on-site concession setup, while also being designed for potential future bleacher seating.

- Football Operations Facility:

Located along the north, this facility will include a football locker room, player's lounge, equipment area, team meeting spaces, and coaches' offices. The new facility will also provide space for an WCU Athletics Hall of Fame, sports medicine, strength and conditioning, and academic facilities for all student-athletes. To minimize the disturbance to athletics seasonal schedule, it was decided that the Football Operations facility would be built in two phases, allowing the existing Jordan-Phillips Field House to remain operational while the first phase is constructed west of its footprint. This initial phase, Phase I, would include the WCU Athletics Hall of Fame and the strength and conditioning space. Upon completion of Phase I, Jordan-Phillips Field House will be demolished, and Phase II will be constructed. Phase II will house the sports medicine facility, the football locker room, player's lounge, and equipment area on the lower level. The second level would house the team meeting spaces and coaches' offices. A roof top assembly space would replace the existing "Paw's Porch" gameday viewing and occupy the third level.

- Field Sports Complex:

Soccer, Track & Field, and Golf are presently housed in the existing 1965 Camp Lab K-12 Gym. This facility, residing in the floodplain, is beyond its useful life and contains multiple deferred maintenance and non-code compliant items. To meet the current needs of Soccer, Track & Field, and Golf programs, a new facility is proposed north of the existing practice soccer field while also allowing for the demolition of the existing Camp Lab Gym. The proximity to the Catamount Athletic Center and the planned Golf Short Game facility makes this location an ideal multi-sport building location. This new building will house men's and women's Track and Field Locker Rooms, a Soccer Locker Room, a Golf Indoor Practice Facility, a satellite Training room, as well as a shared player lounge. Golf's indoor facility would be conveniently located adjacent to the planned short game facility, covered hitting bays for the short game facility would serve as a porch for the new building. Inside the golf team would have space for two golf simulators, a large undulating practice green, lockers and equipment storage, as well as two changing/restrooms.

### Project Funding

Project budget is \$66,400,000.

### Project Scope

The University seeks the professional services of a Construction Manager at Risk (CMR) to join the team in the late schematic design phase to provide services for the project through design, construction and post acceptance.

### Project Schedule (estimated)

Design Start – October 2023

Construction Start – December 2024

Completion – May 2028

### Critical Selection Factors

Interested firms can participate in the process by submitting a proposal that addresses all the information requested by the Qualifications Questionnaire for CM at Risk. The Questionnaire will be available on October 12, 2023 through the Project Manager or at the website: <https://www.wcu.edu/discover/campus-services-and-operations/facilities-management/facilities-planning-design-and-construction/project-solicitations.aspx>. Please note, in the interest of cost-savings, consistency of submittals and more efficient use of time by the pre-selection committee, the submitted information should not include any extra marketing materials. The format of the proposal should be in 8-1/2" x 11" pages. The package length should not exceed twenty (20) double-sided pages. This limitation does not include the Cover Sheet, Tabs or Financial Statements. The submitted proposal should include: one (1) paper hard copy and one (1) electronic copy on a flash drive.

Firms are requested to assure receipt of proposals at address listed below by **5:00pm on November 14, 2023**.

Critical selection factors include the following:

1. Workload that is fully able to accommodate the timely execution of this project. List projects for which the company is currently committed including name and location of each project, time frame to complete, and dollar volume of each project.
2. Record of successfully completed projects of similar scope without major legal or technical problems. List three projects of similar size, scope and complexity, including details on the scope of preconstruction and construction phase services. Provide annual workload for each of the last five years, number of projects and total dollar value. Provide complete information regarding past litigations and claims.
3. Record of Financial viability. Attach latest balance sheet and income statement if available, based on company type. Audited statements preferred. If not available, attach a copy of the latest annual renewal submission to the relevant licensing board. Indicate Dunn and Bradstreet rating if one exists. Attach letter from Surety Company or its agent licensed to do business in North Carolina verifying proposer's capability of providing adequate performance and payment bonds for this project.
4. Previous experiences with the Owner, a good working relationship with Owner representatives, have completed projects in a timely manner and have performed an acceptable quality of work. For the three projects requested in item 2 above, provide owner references including contact information for the project owner representative. Additionally, list all construction projects performed by the proposer for agencies and institutions of the State of North Carolina during the past 10 years.
5. Key personnel that have appropriate experience and qualifications. Attach sworn statement that key personnel will be exclusively assigned to this project for its duration. For each person, detail what aspects of pre-construction or construction the person will handle, as well as his experience in the firm, other prior and relevant experience with projects of similar size and scope, and the person's location. Include resumes and references for each individual.
6. Relevant and easily understood graphic or tabular presentations.
7. Completion of CM at Risk projects in which there was little differences between the GMP and final cost. For the three projects requested in item 2 above, list the GMP and the total cost of the project at completion.
8. Projects that were completed on or ahead of schedule. For the three projects requested in item 2 above, compare the number of days in the original schedule with the number of days taken for actual completion.
9. Construction administration capabilities.
10. Proximity to and familiarity with the area where the project is located and the dynamics of the local market.
11. Approach to design phase services, including constructability reviews and cost estimating. Appropriate level of commitment to each phase of service, staffed with appropriate personnel. Provide a brief description of how the project will be organized and managed and how the services will be performed in both pre-construction and construction phases. Project planning that offers the same project manager for pre-construction and construction phases will be given preference. Include information regarding value engineering, constructability issues, cost modeling and estimate, project tracking and reporting, requests for information and shop drawings, quality control, schedule and staffing plan.
12. Quality of compliance plan for minority business participation as required by G.S.143-128.2. History of successful implementation of similar HUB efforts. Describe the program that your company has developed to encourage participation by minority and other HUB firms to meet or exceed the goals set by the statute. Attach a copy of that plan to the proposal. Provide documentation of the minority and other HUB participation that you have achieved over the past two years on both public and private construction projects. Outline specific efforts that your company takes to notify minority and other HUB firms of opportunities for participation. Indicate the minority participation goal that you expect to achieve on this project.
13. Other factors that may be appropriate for the project.
14. Proximity to and familiarity with WCU campus.
15. LEED Certified Project Experience

**CMR Selection Process**

Following the receipt of proposals, a University Interview Committee will shortlist three (3) firms, interview and make a recommendation of selection to the University Board of Trustees' Buildings and Property Committee. The selected firm will contract with the State of North Carolina through the University and coordinate services with Facilities Management.

**CMR Contract**

The contract will be negotiated with the CMR in two parts. Part one of the contract is pre-construction services. The second part of the contract is for bidding, construction, and close-out services.

**CMR Pre-Submittal Meeting**

A Pre-submittal Meeting will be held at **2:00 PM** on **October 24, 2023** at Western Carolina University Facilities Management. Attendance at the CMR Pre-Submittal Meeting is mandatory.

**In order to offer Construction Manager at Risk services in the response to this solicitation, the proposer must be licensed as a general contractor in the state of North Carolina.**

**Questions/Proposal Submittal**

In order that the selection process be as objective as possible, do not contact members of the Board of Trustees, or any university officials other than the project manager. All questions and project submittals are to be directed to:

Curtis Monteith, Director of Capital Projects  
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Facilities Management  
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Cullowhee, NC 28723  
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