

**Agenda Item Budget & Finance**

**FAYETTEVILLE STATE UNIVERSITY**

**EXECUTIVE SUMMARY**

**MEETING DATE:** November 10, 2022

**COMMITTEE:** Budget and Finance

**SUBJECT:** Construction Manager at Risk Selection – New College of Education

**BACKGROUND:** The UNC Board of Governors requires the Board of Trustees to approve the selection of a Construction Manager at Risk (“CM at Risk”) upon the constituent institution choosing that method of construction delivery. The CM at Risk guarantees a maximum price (GMP) for a project’s cost of construction.

Requests for Qualifications The closing date for receiving responses from CM at Risk firms was October 13, 2022. The Pre-Selection Committee began its review process at that time.

The University received five responses to its request for CM at Risk on the New College of Education project, and shortlisted three firms to be interviewed on November 2, 2022. The following factors were used to evaluate the proposals:

Workload that is fully able to accommodate the addition of this project.

Record of successfully completed projects of similar scope without major legal or technical problems.

Previous experience with the Owner, a good working relationship with Owner representatives, completed projects in a timely manner and performed an

acceptable quality of work.

Key personnel that have appropriate experience and qualifications.

Relevant and easily understood graphic or tabular presentations.

Completion of CM at Risk projects in which there was little difference between GMP and final cost.

Projects that were completed on or ahead of schedule.

Recent experience with project costs and schedules.

Construction administration capabilities.

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

Quality of compliance plan for minority business participation as required by N.C.G.S. 143-128.2.

Other factors that may be appropriate for the project.

### Interviews

The three firms interviewed on 11/2/2022 were:

- The Christman Company
- SAMET Corporation
- Metcon Inc.

The Pre-Selection Committee consisted of:

- Dr. Monica Leach, Provost and Senior Vice Chancellor for Academic Affairs.
- Wanda Jenkins, Vice Chancellor for Legal, Audit, Risk and Compliance and General Counsel.
- Dr. Lillian Wanjagi, Vice Chancellor for Business and Finance and Chief Financial Officer.
- Jon Parsons, Committee Chair and Associate Vice Chancellor for Facilities Management (non-voting member).

The Pre-Selection Committee's ranking of the three CM at Risk firms, in descending order:

1. Metcon, Inc.
2. SAMET Corporation
3. The Christman Company

**MOTION:**

Move to approve the top ranked firm Metcon, Inc., to provide CM at Risk services for the New College of Education Building; further, recommending that the Board authorize University staff to negotiate a Preconstruction Services agreement and GMP with Metcon Inc.

Supporting Document(s) Included:

N/A

Reviewed By: Lillian Wanjagi  
Vice Chancellor for Business and Finance

Date: 11/3/22

Prepared By: Jon Parsons  
Associate Vice Chancellor for Facilities Management

Date: 11/3/22