

RFP DATA SHEET

Item	Datum
Short Description of Project	<p>Appalachian State University is accepting proposals for a Construction Manager at Risk for the combined projects of the Edwin Duncan Hall Renovation and the Walker College of Business Addition/Renovation until August 18th, 2022 at 4:00 PM in the Office of Planning, Design & Construction at 2458 Highway 105 South, Boone, NC. This project is comprised of two individual projects effecting the east side of campus to be executed under one design firm and CM@R contract. The two projects are <u>(A)</u> the Edwin Duncan Hall Renovation and <u>(B)</u> the Walker College of Business Addition and Renovation.</p> <p><u>Project Description A</u>) -Edwin Duncan Hall Renovation CP# 20220463: This project will completely gut and renovate Duncan Hall, including adding / refurbishing elevators, building envelope repairs, adding a sprinkler system, completely revamping HVAC, and giving the overall building a face lift while adapting to current and future programming needs. The 97,997 GSF building was constructed in 1965 and there have been numerous inhouse small renovations. The goal is for the building to remain an academic office / classroom building. The construction budget for this piece of the project is \$15,749,486.00.</p> <p><u>Project Description B</u> -Walker College of Business Addition/Renovation #20200468: This project is for a new addition to the Walker College of Business located currently at Peacock Hall. The current 116,000 sqft facility serves nearly 25% of campus students. The new adjacent, approximately 54,000 sqft. structure is to be dedicated to various classrooms/labs, office spaces, common & special use areas, mechanical infrastructure space and bridging to the existing building on the 1st and 2nd floor levels. The construction budget for this part of the project is \$19,607,00.00. Further, a partial renovation of the adjoining COB Peacock Hall is anticipated with pending funding.</p> <p>The two individually funded projects are to be coordinated to allow a more coordinated effort during construction in this area of campus. The project is anticipated to be LEED Silver and will incorporate sustainable design features.</p>
Department, Agency/Institution, Location where the Project will be constructed	Appalachian State University Boone, NC

Project Overview	Construction Management at Risk services are required for an addition to (and possible renovation of) a college of business as well as a complete renovation of an adjacent academic facility in Boone, NC.
Website address (URL) for posting of notices regarding this project	https://pdc.appstate.edu/rfps
Expected Date of Completion of Design	Project A: May 2023 & Project B: July 2023, with possible early packages for site work and structure.
Project Designer & Consultants	McMillan, Pazdan, Smith, & ikon5– Architect Stanley D. Lindsey & Associates, Ltd. – Structural Engineers Salas O’Brian – MEP/ Fire Protection Engineers Thomas & Hutton– Civil Engineering/Landscape Architecture Palacio Collaborative – Cost Estimating Merrick – LEED Commissioning Terracon – Building Envelope Surface – Site Planning & Landscape Architecture
Construction Manager at Risk Selection Schedule	Advertise –July 26 2022 Pre-Proposal Meeting – August 8, 2022 at 10:00 AM Submittals Due – August 18, 2022 by 4:00 PM Shortlist Firms – August 22, 2022 Interview Firms – September 1, 2022
Construction Management Fee (Section II Paragraph E.2)	The Construction Management Fee will be a fixed number based on a percentage of the Cost of Work. For this project, the maximum percentage of the Cost of Work will be reasonably determined by the Owner and State Construction Office once a selection has been made.
Project Construction Cost	Total Combined Projects’ Budget: \$45,000,000.00 Project A): \$20,000,000.00 Less: Design Fees \$1,404,690 Commissioning + Special Inspections Fees: \$155,936 Owner’s Contingency \$779,678 Estimated Available for Construction (GMP) \$15,593,550.00 Estimated Construction Management Fee - TBD in GMP above Estimated CMR Contingency \$467,806.00 Project B): \$25,000,000.00 Less: Design Fees \$1,814,722 Cx + Special Inspections Fees: \$196,070 Owner’s Contingency \$588,210 Estimated Available for Construction (GMP) \$19,607,000.00 Estimated Construction Management Fee - TBD in GMP above Estimated CMR Contingency \$588,210