



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Informal Contractor Outreach
Designer/Contractor/Facilities Services
October 29, 2020

Welcome

Gregory A. Driver, PE

Executive Director Engineering & Construction

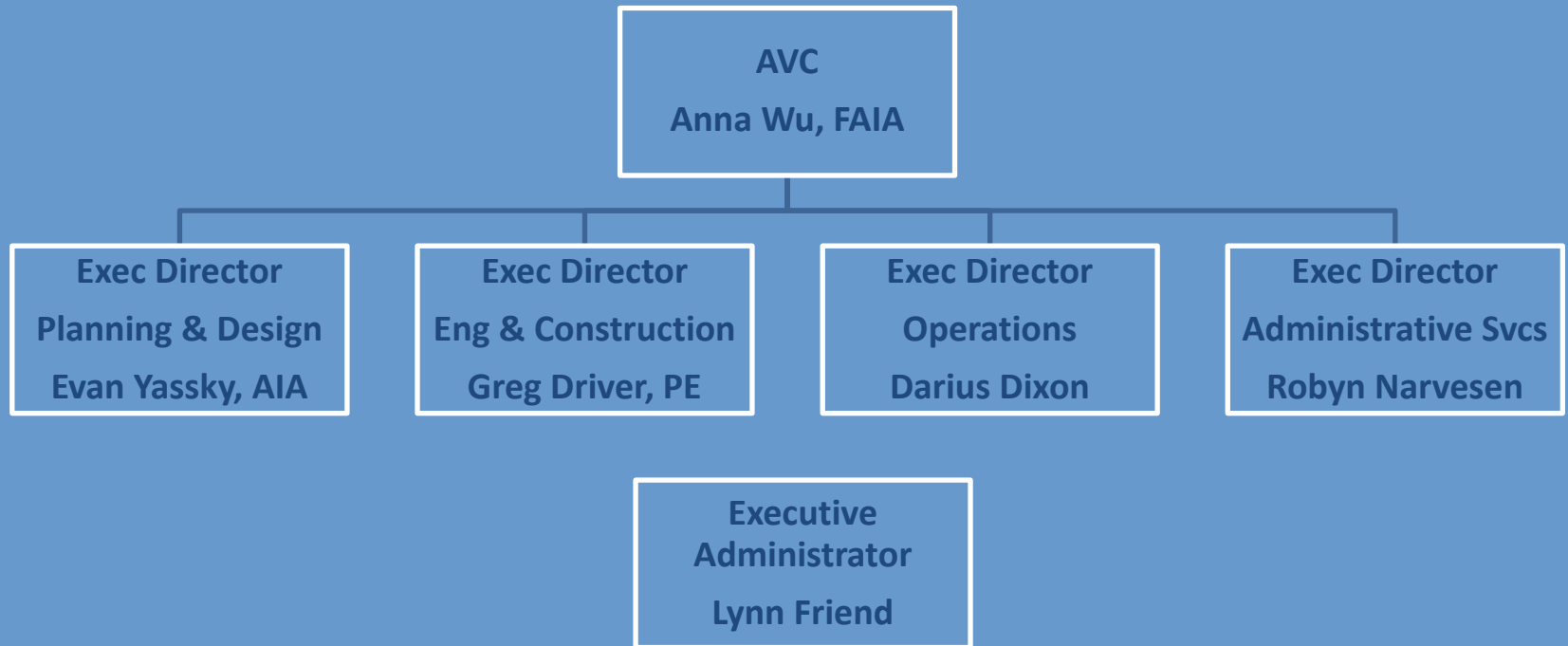
&

University Engineer



UNC
FACILITIES SERVICES

Organization Structure Facilities Services



ENGINEERING AND CONSTRUCTION

Gregory A. Driver, PE
University Engineer
Executive Director, Engineering & Construction

208 Giles Horney Building
103 Airport Drive, CB 1821
Chapel Hill, NC 27599-1821

T: 919-843-0456
C: 919-801-0366
greg_driver@fac.unc.edu

Engineering and Construction is a department within Facilities Services responsible for all engineering planning, design and implementation; all energy management related to the load side; and all construction activities on campus.

Facilities Engineering

Cindy Register, PE
Interim Assistant Director
Facilities Engineering
C: 984-215-1656
cynthia.register@facilities.unc.edu

Staff

Jeannie Smith, PE
Senior Electrical Engineer
Joseph Magura, PE
Senior Mechanical Engineer
Ben Johnson, LEED, BD+C
Facility Engineer
Billy Viera
Electrical Design
Vacant
Engineer
Vacant
Engineer

Energy Management

Cindy Register, PE
Assistant Director
Energy Management
C: 984-215-1656
cynthia.register@facilities.unc.edu

Staff

Jessica O'Hara, MBA
Energy Analyst
George A. Jacobs, PE
Senior Energy Engineer
Obadele St. George
Energy Engineer
Rod Rabold, CxA
Senior Commissioning Engineer
Todd Freeman
Commissioning Technician
Anthony Beale
Commissioning Technician

Construction Management

Sid Stone
Director
Construction Management
C: 919-883-7139
sidney.stone@facilities.unc.edu

Staff

Mary Boyer
Business Services Coordinator

Construction Managers
Kyle Coble
Gaston Eubanks
Chris Glenn
George Kirschmann
Mike Lloyd
Errol Simon
Keith Snead
Joel Witherow

Construction Services

Kenneth Vogel
Director, Construction Services

Richard Boone
Estimating
Lou Buarotti
Carpentry
Kenny Allen
Plumbing
Walter Garrett
Painting
Jeff Fogleman
Electrical

Ricky Wagoner
Sheet Metal
Josh Clark
Signage
Kenny Hackney
All Jobs Shop
Wadene Wagoner
Scheduling
Cody Pace
Business Services
Coordinator

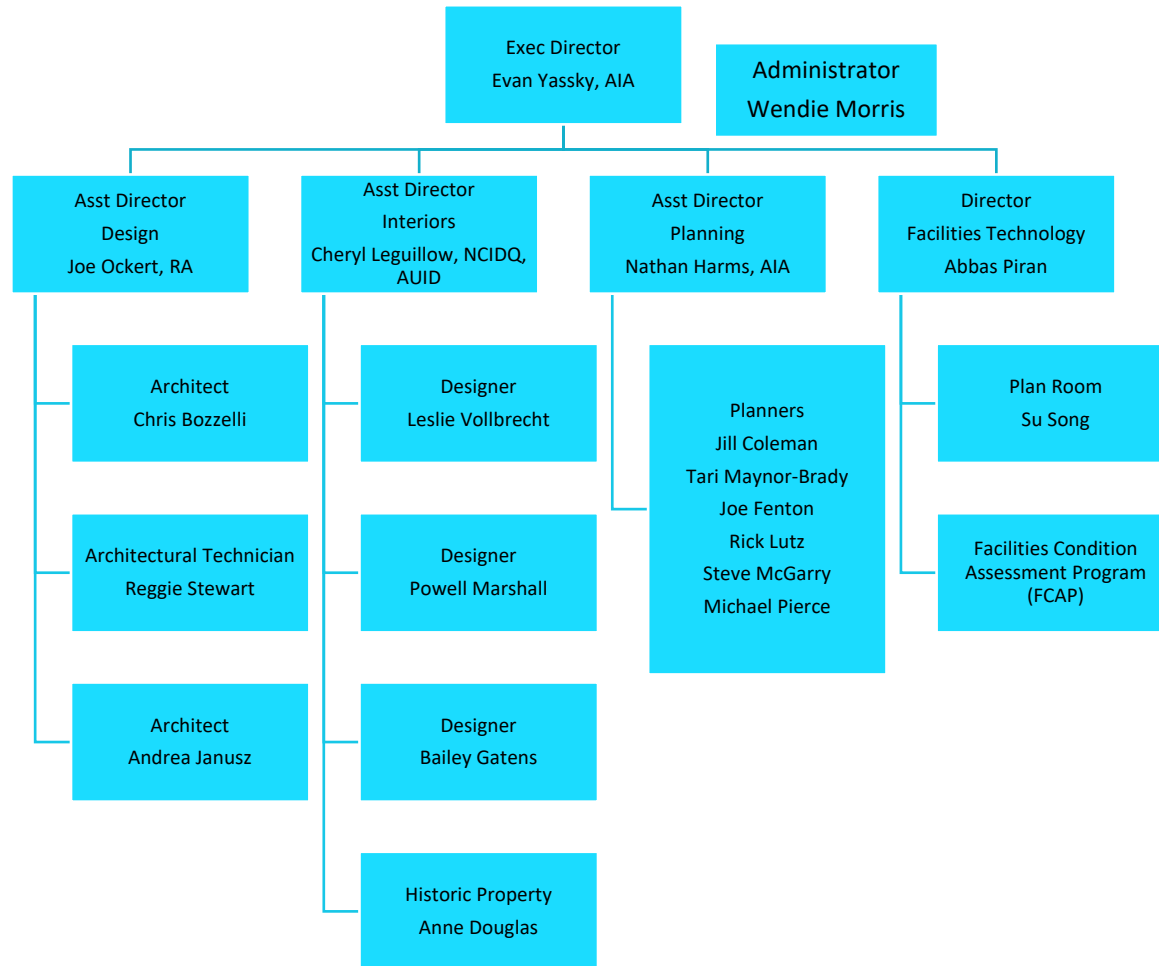
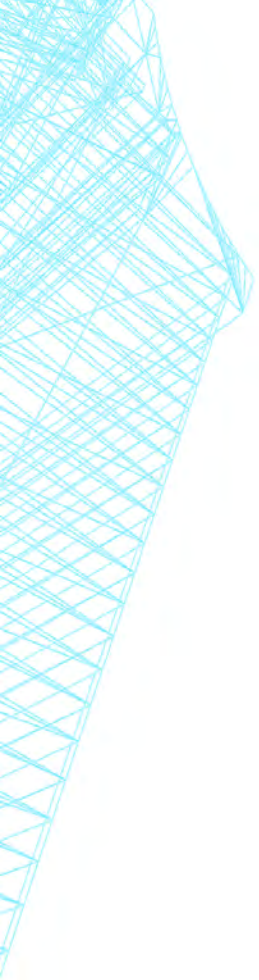


Engineering Services

Edward Mann III
Business & Technology
Applications Specialist
Tanya Vogel
University Program Specialist/HUB
Coordinator
Lynn Friend
Executive Assistant
Wendie Morris
Administrative & Business Support

Engineering and Construction offices are located in the Giles Horney Building, 103 Airport Drive, Chapel Hill, NC 27599. All correspondence should include: Engineering and Construction, Campus Box 1821.





UNC Stats

- Total # of Buildings: 473 (350 major)
- Total GSF: 20,359,773 sf
- Total Acreage: 4,350 acres
- State Supported Buildings GSF 11,168,571 sf
- Building Replacement Value: \$4,570,021,127
- Building Deferred Maintenance: \$ 824,414,339



Construction Management

**Manages approximately \$200M average per year
in Formal Projects**

FORMAL: Greater than \$500k

- Posted on the University of North Carolina website.
- <https://www.northcarolina.edu/apps/finance/vendors/opportunities.htm>



Construction Management

Manages \$12M average per year on Informal projects

- **INFORMAL: Less than \$500k**
 - **Less than \$ 100k:**
 - Invitation is sent to two (2) Majority Contractors and two (2) Minority Contractors listed in the Contractor Bid Invitation List.
 - HUB goal of 10% participation is encouraged and Identification of Minority Business will be submitted.
 - **Between \$ 100k and \$ 500k: Group Bid**
 - Invitation is sent to eight - ten (8-10) contractors selected from the Contractor Bid Invitation Group List. Groups will be rotated as projects are bid.
 - HUB goal of 10% participation is required. HUB supporting documents required with bid.



Classroom/Office
Renovations

Feasibility Studies

Labs &
Makerspaces

Façade &
Waterproofing
Repairs

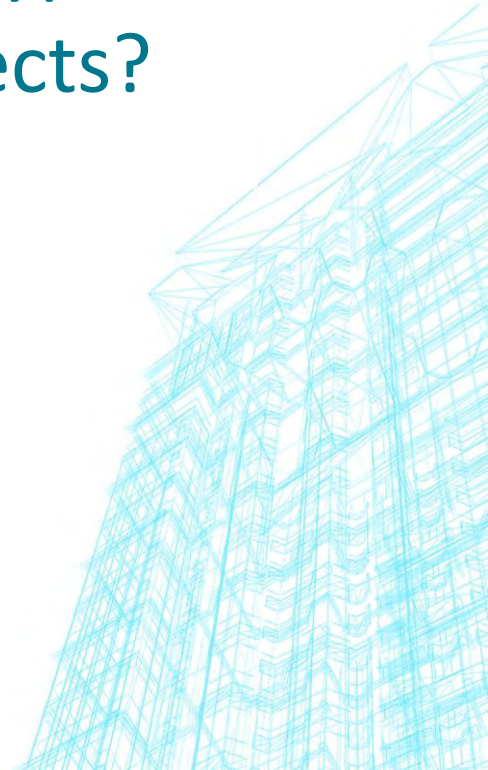
Fall Protection

Roof Replacement

Ventilation
Improvements /
Fume Hood
Installation

Parking Deck
Repairs

What type of Projects?



HUB Goals

UNC follows the State of NC HUB Guidelines

UNC has a verifiable goal of 10% participation

HUB participation rate was 18.95% for last year

We thank you for your past and continued efforts in helping us surpass our goal.



Other key players

From Facilities

- ADA
- Building Services
 - Life Safety
 - HVAC Services
 - Electrical Services
 - Plumbing Services
 - Exteriors / Roofing
 - Grounds
- Controls & Commissioning
- Facilities Planning & Design

Outside Facilities

- EHS
- ITS
- Energy Services
- Transportation & Parking
- User Group



Process of Selection

- Submit Letters of Interest Online @ <https://go.unc.edu/unc-loi>
- No submissions accepted in hard copy
- **Submissions Due by 11-19-2020 by 5:00 PM**
- Reviews of submitted info by committees and then grouped. Completed by January 1, 2021.
 - Experience
 - Past Performance
 - Project Management
 - HUB Inclusion & Use of Local Subcontractors
 - Safety



Submission Requirements

- Company and Contact Information
- Uploads
 - Copy of NC Contractor's License
 - Past Projects Relevant Information
 - Documented Company's HUB Plan
 - Documentation of Fines/Violations/Citations
 - Certificate of Insurance showing minimum coverages



Current Bid Rotation

- Bids Over \$100K - \$500K
 - A total of 24 General contractors divided into 3 groups
 - Rotated through the 3 groups as projects develop
 - Currently we have 1 group for Mechanical & Electrical contractors
- Bids Under \$100K
 - Same 24 General contractors divided into 7 groups
 - Each group consisted of 2 majority & 2 minority contractors
 - Rotated through the 7 groups as projects develop
 - Currently we have 1 group for Mechanical & Electrical contractors



Advertised Contracting Areas

General

Mechanical

Electrical



Submissions Due 11-19-2020 by 5:00 PM

Submit Letters of Interest Online @
<https://go.unc.edu/unc-loi>



Thank You!

Greg Driver
greg.driver@fac.unc.edu

Tanya Vogel
tjvogel@fac.unc.edu



UNC
FACILITIES SERVICES