

**CM AT RISK ADVERTISEMENT FOR GASTON COLLEGE
HEALTH AND SCIENCE EDUCATION AND SIMULATION CENTER**

The Capital Projects Management Division at Gaston College is accepting proposals for a Construction Manager at Risk for the Gaston College Health and Science Education and Simulation Center **until July 2nd, 2025, by 4:00PM in the Beam Administration Building, Gaston College.** The project will consist of approximately 110,000 square feet of new construction. The building will be a compliment to the existing David Belk Cannon Health Institute. During design an addition to the existing facility or a freestanding structure will be considered with the most cost effect method of delivery ultimately selected. Additionally, a multipurpose space to support the college's needs for a large assembly space that can support graduations and community events such as concerts, summer camps, recitals, exhibits, career fairs, and other uses will be explored.

A **Mandatory** Pre-Proposal Conference will be held on:

Conference Date:	June 9th, 2025
Conference Time:	2:00PM – 4:00PM
Conference Address:	Dallas Campus David Belk Cannon Building, Room 119 1300 Life Skills Lane, Dallas, NC 28034

For purposes of coordination, primary contact for project information is:

Project Manager	Mack Millen
Title	Director of Facilities and Plant Operations
Mailing Address	201 Highway 321 South Dallas, NC 28034
Phone Number	704 922 2438
E-Mail Address	millen.mack@gaston.edu

RFP DATA SHEET

Item	Datum
Short Description of Project	Construction of the new Gaston College Health and Science Education and Simulation Center
Issuing Office	Gaston College
Department, Agency/Institution, Location where the Project will be constructed	Capital Projects Management Gaston College, Dallas Campus 1300 Life Skills Lane, Dallas, NC 28034
Project Overview	<p>Gaston College has initiated a project to construct a new Health and Science Education and Simulation Center. We are planning for approximately 110,000 square feet of new construction. The building will be a complement to the existing David Belk Cannon Health Institute. During design an addition to the existing facility or a freestanding structure will be considered with the most cost effect method of delivery ultimately selected. The new square footage will house the Gaston Early College of Medical Science that currently operates in multiple locations on campus. The medical space will support health and human services, nursing, medical assistant, and phlebotomy apprenticeship pathways, and other similar programs. Additionally, a multipurpose space that will support the college's need for a large assembly space that can support graduations and community events such as concerts, summer camps, recitals, exhibits, career fairs, and other uses will be explored.</p>
Project Delivery Method	<p>The objective of this Request for Proposal (RFP) is for the Owner to select a Construction Management-at-Risk firm to provide professional construction management services during the design and the construction of the Project as described in this Request for Proposal (RFP).</p> <p>Since the Construction Manager-at-Risk will be providing only professional services for the benefit of the Owner based on a fee for such services, this procurement will be made in accordance with provisions of North Carolina General Statute (N.C.G.S) 143-64.31 which require that firms qualified to provide such services be selected on the basis of demonstrated competence and qualification for the type of professional service required without regard to fee and thereafter negotiate a contract for those services at a fair and reasonable fee with the best qualified firm.</p>

Project Designer & Consultants	Morris-Berg Architects in association with BSA LifeStructures
Construction Manager at Risk Selection Schedule	August 2025
Expected Date of Completion of Design	May 2026
Construction	July 2026
Occupancy	December 2027
Construction Management Fee	The Construction Management Fee will be a fixed number based on a percentage of the Cost of Work. For this project, the fee will be negotiated with the most qualified candidate.
Total Project Budget:	\$60,000,000

STATE OF NORTH CAROLINA

Gaston College Health and Science Education and Simulation Center

Due Date: July 2nd 2025 by 4:00 PM

Submit to: Mike Whiteman, Chief Financial Officer

**Address: Gaston College
Beam Administration Building
400 Rhodes Perimeter Drive
Dallas, NC 28034**

**704-922-6405
Whiteman.mike@gaston.edu**

Project Title: Gaston College Health and Science Education and Simulation Center

Proposal packages shall include SIX (6) bounded submissions and ONE (1) flash drive (compact disks are not acceptable) with the proposal in pdf format. Bound packages are limited to 40 single-sided pages or 20 double-sided pages. Covers, table of contents, and dividers are NOT included in the page count.

I. SERVICES REQUIRED

General requirements include but are not limited to the following:

A. Pre-construction services:

1. Attend regularly scheduled meetings with the project design team during the design phases to advise them on matters relating to site use, improvements, material selections, building methods, construction details and general constructability, systems, equipment, phasing and sequencing.
2. Provide coordination reviews of the plans and specifications.
3. Prepare Project Cost Estimates at each phase of the design, including at Design Development and Construction Documents (40% & 90%) and Statement of Probable Construction Costs.
4. Conduct Constructability reviews at each phase of design, including at Design Development and Construction Documents (40% & 90%) in conjunction with design team.
5. Make recommendations for value added and cost-effective measures in conjunction with the design team continuously throughout the design phases.
6. Generate overall project schedule for approval by Gaston College and continuously monitor schedule adherence throughout duration of project.
7. Responsible for prequalification of subcontractors, advertisement and bidding of the subcontractor packages and preparing a Guaranteed Maximum Price – Post Bidding.
8. Determine contractor bid packages. Responsible for coverage of all items shown in the construction documents and division into bid packages. Division of bid packages should take advantage of the HUB workforce to encourage HUB participation on the project as much as practical.
9. Conduct bid openings for each first-tier subcontractor.

B. Construction (listed for general reference only, final requirements will be developed during the Pre-Construction Services phase):

1. Responsible for all construction sequencing, site phasing, construction trafficking, lay-down, trailer locations, and safety procedures, working in conjunction with Gaston College.
2. Shop drawing review prior to submittal to the design team and owner.
3. Monitor schedule adherence and percentage of completion.
4. Provide conflict resolution among trades/subcontractors.
5. Provide detailed review of Change Order requests.
6. Produce Pay Application submittals.
7. Conduct weekly job site progress meetings.
8. Conduct Bi-Weekly Project Meetings, including SCO Monthly Meetings with owner and design team. Prepare agenda and document minutes to meetings.
9. Schedule all inspections with appropriate agencies/jurisdictions.

C. Project Completion and Close-out:

1. Certify when the project is ready for punch list walkthrough.

2. Schedule and conduct Final Inspection.
3. Submit all warranty, guarantee, compliance statements, operation manuals, release of liens, record drawings, etc. required for final completion.

II. EVALUATION PROCESS

- A. The evaluation team will be comprised of representatives of Gaston College.
- B. Proponents are deemed to understand and agree that the RFP submitted by them will be used by the evaluation team in determining, according to the evaluation team's sole and best judgment and discretion, the Proponents who are best qualified to provide the required services.

III. SUPPLEMENTARY INFORMATION AND INTERVIEWS

- A. Following the evaluation team's initial evaluation of the RFPs, Gaston College will invite some Proponents to attend an interview. Unsolicited supplementary or clarifying information received after the RFP closing time will not be considered.
- B. Interview Information:
 1. The purpose of the interviews will be to obtain supplementary clarifying information in addition to the written RFPs.
 2. Gaston College will notify those Proponents selected for an interview.
 3. The interviews will take place at a location and time determined by Gaston College.
 4. Selected Proponents will receive supplemental information regarding the interview process with notification of selection.
 5. A principal of the Proponent's firm, the Proponent's team leader for the project and key personnel of major disciplines and/or subconsultants should plan to attend.
- C. Gaston College reserves the right to independently verify the past performance of any Proponent or any member of the Proponent's project team.
- D. Following the interviews, the evaluation team will make a selection based on a tabulation of the evaluation sheets from all of the team members. Final results of the evaluation and selections will be presented to The Board of Trustees of Gaston College for final approval.

Proposer’s Name and Principal Office serving this project:

(Include Company Name and address along with the name of the contact person with telephone number and e-mail address)

Evaluation Heading 1: Corporate Profile

- A. Give corporate history of the company including organizational structure, years in business and evidence of authority to do business in North Carolina.
- B. Provide annual workload for each of the last five (5) years; number of projects and total dollar value.
- C. List projects for which the company is currently committed including name & location of each project, time frame to complete & dollar volume of each project. Indicate projects that are administered by the NC State Construction Office.
- D. Financials – 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 & Bradstreet rating if one exists. **Firms must submit financial data and may clearly indicate a request for confidentiality to avoid this item becoming part of a public record.**
- E. 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.
- F. Litigation/Claims. If yes to any of the questions below, list the project(s), dollar value, contact information for owner and designer and provide a full explanation with relevant documentation.
 - 1. Has your company ever failed to complete work awarded to it? ___Yes ___No
 - 2. Has your company ever failed to substantially complete a project in a timely manner (i.e. more than 20% beyond the original contracted, scheduled completion date)? ___Yes ___No
 - 3. Has your company filed any claims with the North Carolina State Construction Office within the last five years? _____Yes ___No
 - 4. Has your company been involved in any suits or arbitration within the last five years? ___Yes ___No
 - 5. Are there currently any judgments, claims, arbitration proceedings or suits pending or outstanding against your company, its officers, owners, or agents? _____Yes ___No

6. Has your present company, its officers, owners, or agents ever been convicted of charges relating to conflicts of interest, bribery, or bid-rigging?
 Yes No
7. Has your present company, its officers, owners, or agents ever been barred from bidding public work in North Carolina? Yes No

Evaluation Heading 2: Experience and Past Performance Record

- A. **General Qualifications:** Listing of CM@R projects performed by the Proposer within the past 10 years. Include year completed. Note college and university projects administered by the NC State Construction Office and highlight health sciences, early college, and event space (including gymnasiums) programs associated with these projects.
- B. **Highlighted Projects:** Proponents shall provide summaries of three (min.) to five (max.) projects completed within the last five years, for which the Proponent has provided CM@R services. These referenced projects must include projects similar in nature and scope of services to this project, including health sciences, early college, and event space (including gymnasiums) programs.

The summary for each referenced project should include:

1. Name, location and brief description of the project.
 2. Name of client (owner) and name, telephone number, and e-mail address of client representative.
 3. Planned and actual start and completion/occupancy dates, with an explanation of any significant deviations.
 4. Provide the original construction budget, the Guaranteed Maximum Price, and the final construction cost, with an explanation of any significant deviations.
 5. For each of the projects, include specific details on the extent to which pre-construction & construction phase services were provided.
 6. Percentage of HUB participation and subcontractor participation.
 7. Other pertinent information demonstrating the Proponent's experience and past performance record, e.g. unique project challenges or problems, innovative design solutions, project successes, client recommendations, etc.
- C. For each of the projects listed above, attach project owner references including the name, address, telephone and fax numbers, and e-mail address of the project owner representative.

Evaluation Heading 3: Key Personnel

- A. Proponents shall provide the names and roles of key personnel assigned to the project, including the Project Executive, Project Manager, and Project Superintendent (at a minimum). Indicate involvement (if any) on the projects listed under Heading C.
- B. For each person listed above, list what aspects of pre-construction or construction the person will handle. For those persons who will divide their time between pre-construction and construction phases, indicate what percentage of their time will be

devoted to each phase.

- C. For each person listed in response to Item A above, list his/her experience with firm, other prior and relevant experience with projects of similar size and scope in construction/design, and the person's location. Include the resumes and references for each person listed.
- D. Attach project organizational chart indicating the placement of each of the persons listed in response to Item A above.
- E. Provide evidence that the Proponent and the proposed team members are staffed adequately to successfully start and complete the project.

Evaluation Heading 4: Project Approach

- A. **Project Approach:** Proponents shall provide a **brief** description of their approach to this particular project, including any information that may differentiate your company. In general, the following would be helpful:
 - 1. Approach to pre-construction services.
 - 2. Approach to assigning personnel to a project of this size and duration and how such relates to the proposed scope of services.
 - 3. Approach to cost control and value engineering.
 - 4. Approach to quality control.
 - 5. Approach to constructability issues.
 - 6. Approach to project tracking and reporting.
 - 7. Approach to contractor (subcontractor and trades) prequalification.
 - 8. Incorporation of Gaston College's requests for information and shop drawings.
 - 9. Approach to the subcontractor market, including minority participation (see below).
- B. **HUB Participation:** Describe the program (plan) that your company has developed to encourage participation by HUB firms to meet or exceed the goals set by North Carolina General Statute 143-128.2. Please explain how the firm will address minority participation in the management levels of the company. Include a HUB plan in the proposal. Provide documentation of HUB participation that the firm achieved over the past three (3) years on both public and private construction projects. Outline specific outreach efforts that your firm will take to notify HUB firms of opportunities for participation. Indicate the minority participation goal that you expect to achieve on the project.

I. EVALUATION CRITERIA

1. Corporate Profile

1. Overall reputation of propose and previous owner references.
2. Proximity and familiarity with North Carolina Construction Statutes and regulations.
3. Workload that is fully able to accommodate the addition of this project.

2. Experience and Past Performance Record

1. Record of successfully completed projects of similar scope without major legal or technical problems.
2. Previous experience 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.

3. Key Personnel

1. Key personnel that have appropriate experience and qualifications.
2. HUB participation in the team.

4. Project Approach

1. Similarly referenced projects.
2. Approach to cost control
3. Relevant and easily understood graphic or tabular presentations.
4. Completion of CM-at-Risk projects in which there was little differences between the GMP and final cost.
5. Projects that were completed on or ahead of schedule.
6. Contractor and subcontractor prequalification process.
7. Construction administration capabilities.
8. Quality of compliance plan for minority business participation as required by N.C.G.S. 143-128.2.

5. Other factors that may be appropriate for the project.