

**CM AT RISK ADVERTISEMENT**  
**Center for Cultural and Historical Engagement/Workforce Solutions**

The Tri-County Community College is soliciting requests for qualifications for a Construction Manager at Risk for the Cultural and Historical Workforce/Engagement Center, November 26, 2024 through December 19, 2024 (2:00 pm by email). This project is for a new facility with an estimated 1700 seat auditorium, main entry hall, and conference area for the Engagement/Workforce Solutions. This RFQ is for Pre-Construction services only but the Owner reserves the right to move forward into the Construction Phase with the selected CM at Risk. Preconstruction services will involve program/budget analysis, scheduling, logistics, and construction feasibility. This project will be constructed on the main campus for Tri-County Community College (Cherokee County) with an e total project budget of \$23,000,000.

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

Project Information Link

Project Manager – Brandon Dockery  
Title – Director of Capital Projects  
Mailing Address – 21 Campus Circle Murphy, NC 28906 (Cherokee County)  
Phone Number – (828)-835-4242  
E-Mail Address – bdockery@tricountycc.edu

Contract documents including Sections I-III and Appendices A-J posted on the State Construction Office [website](#) are considered to be included in this advertisement.

\*Note: Section I B. states a Pre-Proposal Conference will be held. For University CM Projects it is strongly recommended that such a conference be held and it be made mandatory.

## DATA SHEET

Item	Datum
Short Description of Project	This will be a new facility constructed on TCCC property. This facility will house a workforce development facility (conference area), main entry hall, and auditorium (up to 1700 capacity). The current estimates for the entire facility are around 50,000 sq/ft. This project will also include design and construction of new parking areas, drainage systems, water, sewer, fiber and power.
Issuing Office	State Construction Office
Department, Agency/Institution, Location where the Project will be constructed	Tri-County Community College, Main Campus Cherokee County
Project Overview	This project is currently in the Pre-Design stage which is expected to be completed in January 2025.
Website address (URL) for posting of notices regarding this project	NA
Expected Date of Completion of Design	Estimated= February – March of 2026
Project Designer & Consultants	Walter Robbs Architects, a Michael Graves Company
Construction Manager at Risk Selection Schedule including Pre-Proposal Conference	Advertisement for CMAR= Nov 26 <sup>th</sup> through Dec 19 <sup>th</sup> .
Construction Management Fee (Section II Paragraph E.2)	The Construction Management Fee will be a fixed number that will be reasonably negotiated between the CM at Risk, the Owner and the State Construction Office.
Total Project Construction Budget	Total Project Budget: \$23,000,000 Less: <b>TBD</b> Design Fees Movable Equipment (Telecommunications Reserve) (Utilities Reserve) (Other Reserves – itemize)

	<p>Owner's Contingency  Estimated Available for Construction Cost of Work  Estimated Construction Management Fee  Estimated CMR Contingency</p>
Reference Documents	<p>Links to the CMAR documents are listed on the State Construction Office website under the heading NCDOA Forms and Documents, Construction Manager At Risk (CMAR) Forms. The link to the <b>NCDOA State Construction Office</b> website is:  <a href="https://ncadmin.nc.gov/divisions/state-construction-office">https://ncadmin.nc.gov/divisions/state-construction-office</a></p> <p>Links to the specific CMAR documents <i>from the State Construction website</i> are also listed below:</p> <ul style="list-style-type: none"> <li>• <b>Qualifications Questionnaire SEE BELOW-included in this document</b></li> <li>• <a href="#">Section I Proposals, Evaluation, Selection and Award</a></li> <li>• <a href="#">Section II General Provisions</a></li> <li>• <a href="#">Section III The General Conditions of the Contract, Form OC- 15/CM</a></li> <li>• <a href="#">Appendix A. Form of Contract - Pre-Construction Services</a></li> <li>• <a href="#">Appendix B. Form of Contract – Preliminary Guaranteed Maximum Price</a></li> <li>• <a href="#">Appendix C. Form of Contract - Fixed Guaranteed Maximum Price</a></li> <li>• <a href="#">Appendix D. Performance &amp; Payment Bond Forms</a></li> <li>• <a href="#">Appendix E. Preliminary Design Information Packet</a></li> <li>• <a href="#">Appendix F. HUB Plan</a></li> <li>• <a href="#">Appendix G. RFP Affidavits</a></li> <li>• <a href="#">Appendix H. Rules Implementing Mediated Settlement</a></li> <li>• <a href="#">Appendix J. CMR Matrix</a></li> </ul>

**STATE OF NORTH CAROLINA**  
**Qualifications Questionnaire for Construction Manager at Risk**

**Due Date:** December 19, 2024 (2:00 pm)  
**Submitted to:** **Brandon Dockery, Capital Project Coordinator**  
Tri-County Community College  
21 Campus Circle Murphy NC 28906  
(828)-835-4242  
bdockery@tricountycc.edu

**Project Title:** Center for Cultural and Historical Engagement/Workforce Solutions, Cherokee County Main Campus

**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)

**Profile of Proposer:**

- 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.
- 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. List all construction projects performed by the proposer for agencies and institutions of the State of North Carolina during the past 10 years.
- G. 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

### **Project Experience**

- A. List three projects of similar size, scope and complexity performed by the proposer.
- B. For each of the three projects, include specific details on the extent to which pre-construction & construction phase services were provided.
- C. For the three projects listed above where CM services were provided, list the Guaranteed Maximum Price (if given), or if not given, the estimated cost provided by you, and the total cost of the project at completion.
- D. For each of the three projects above where CM services were provided, compare the number of days in the original schedule with the number of days taken for actual completion.
- E. For each of the three projects listed above, attach project owner references including the name, address, telephone and fax numbers, and e-mail address of the project owner representative.

### **Key Personnel**

- A. List of key personnel who will be assigned to the project. Attach sworn statement that the above persons will be exclusively assigned to this project for its duration.
- 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 A & B 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. Attach 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 A & B above.

**Project Planning**

- A. Provide a brief, overall 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 shall be given preference.
- a. Value Engineering
  - b. Constructability Issues
  - c. Cost Model/Estimates
  - d. Project Tracking/Reporting
  - e. Request for Information (RFI) and Shop Drawings
  - f. Quality Control
  - g. Schedule and Staffing Plan
- 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.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**\*\*COMPANY NAME\*\***

By: \_\_\_\_\_

Title: \_\_\_\_\_

Attest:

\_\_\_\_\_

(Corporate Seal)

**VERIFICATION**

I HEREBY CERTIFY THAT THE RESPONSES OF \_\_\_\_\_

\_\_\_\_\_ ARE CORRECT AND TRUTHFUL TO THE BEST OF MY KNOWLEDGE AND FOR THOSE RESPONSES GIVEN WHICH ARE BASED ON INFORMATION AND BELIEF, THOSE RESPONSES ARE TRUE AND CORRECT BASED ON MY PRESENT BELIEF AND INFORMATION.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\*\*COMPANY NAME\*\*

(Corporate Seal)

By: \_\_\_\_\_

President

Attested: \_\_\_\_\_

Secretary

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for the County and State aforesaid, hereby certify that \_\_\_\_\_ personally came before me this day and acknowledged that he/she is secretary of \_\_\_\_\_ and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its president, sealed with its corporate seal, and attested by him/herself as is secretary.

Witness my hand and official seal, this the \_\_day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_.

\_\_\_\_\_  
Official Signature of Notary

Notary Public

\_\_\_\_\_

Notary's Printed or Typed Name

\_\_\_\_\_  
My Commission Expires:

## APPENDIX G

### Non-Collusion and Non-Suspension Statement

The undersigned certifies that (name and business address of CM candidate), North Carolina General Contractor License Number \_\_\_\_\_, has not in connection with this proposal or in any instance engaged in any conspiracy, combination, or any other act in restraint of trade or commerce declared to be unlawful by the provisions of N.C.G.S. 75-1 and 75-2 where the combination, conspiracy or other unlawful act in restraint of trade involves a contract for construction, renovation or repair, let or to be let by a governmental agency or a subcontract for construction renovation or repair with a prime contractor or proposed prime contractor for a governmental agency. N.C.G.S. 133-24.

Furthermore, the undersigned certifies that it is familiar with the response to the RFP for (Project Name) and that said response, is fair and proper and is not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the undersigned or any of its agents, representatives, owners, employees or parties in interest. N.C.G.S. 133-30.

Finally, the undersigned certifies that it has not been suspended from bidding by the North Carolina State Building Commission or any other State building authority and that it is not an affiliate or subsidiary of any company suspended by the North Carolina State Building Commission or any other State building authority.

By \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Official Signature of Notary

\_\_\_\_\_, Notary Public  
Notary's Printed or Typed Name

\_\_\_\_\_  
My Commission Expires: