

CM AT RISK ADVERTISEMENT

McDowell Technical Community College is accepting proposals for a Construction Manager at Risk for the Health Sciences & Public Safety Center until (**Thursday, February 13, 2025, 10:30 am**) at the McDowell Technical Community College, Building #11 (Cedar Building), Business Office (located on ground floor off of main lobby), 54 College Drive, Marion, NC 28752. This project is for the new construction of a 50,000 sq. foot Health Sciences & Public Safety Center, located in the heart of the current campus. The facility will house multiple departments from the Health Sciences and Public Safety programs of the college, including but not limited to classrooms and lab areas for Associate Degree Nursing, Practical Nursing, Law Enforcement Training, Emergency Medical Technician Training, as well as workout and shower facilities. This has an estimated construction budget of **\$22,266,875.00**. *In addition to the current funds, the College is currently seeking additional funding which would allow for a larger scope/building.*

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

Conference Date: Thursday, January 30th, 2025

Conference Time: 10:30am

Conference Address: McDowell Technical Community College,
Building #11 (Cedar Building), Auditorium (located off of ground floor lobby),
54 College Drive, Marion, NC 28752.

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

Patrick McMurry, AIA
Architect, Holland and Hamrick Architects, P.A.
Phone Number: 704-487-8578 ext.1009
E-Mail Address: patrick@h-harchitects.com

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.

DATA SHEET

Item	Datum
Short Description of Project	This project is for new construction of 50,000 sq. ft Health Sciences & Public Safety Center, located at 54 College Drive, Marion, NC 28752. The center will include departments from the Health Sciences and Public Safety programs of the college.
Issuing Office	McDowell Technical Community College
Department, Agency/Institution, Location where the Project will be constructed	McDowell Technical Community College, Main Campus, 54 College Drive, Marion, NC 28752.
Project Overview	<p>McDowell Technical Community College's new Health Sciences & Public Safety Center will be a brand-new two-story 50,000 square foot building to serve the needs of current and future McDowell Tech. Community College students.</p> <p>Multiple areas on MTCC's current campus were evaluated, the proposed building site in the heart of campus was selected based on prominence and proximity to adjacent campus facilities as well as site infrastructure requirements. Site improvements will include the re-routing of traffic along with hardscape and softscape enhancements.</p> <p>The facility will house multiple departments from the Health Sciences and Public Safety programs of the college, including but not limited to classrooms and lab areas for Associate Degree Nursing, Practical Nursing, Law Enforcement Training, and Emergency Medical Technician Training as well as workout and shower facilities.</p>
Expected Date of Completion of Design	January, 2026 (at current scope – <i>seeking additional funding</i>)
Project Designer	Holland and Hamrick Architects, P.A.
Construction Manager at Risk Selection Schedule including Pre-Proposal Conference	<p>Pre-Proposal Meeting: 1/30/2025 @ 10:30 am</p> <p>CM Proposals due: 2/13/2025 @ 10:30 am</p> <p>Notify Shortlisted CMs: 2/21/2025</p> <p>CM Interviews: <i>week of 3/3/2025</i></p> <p>Notifications to CMs: 3/14/2025</p>
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	<p>Total Project Budget: \$25,266,100.00</p> <p>Less:</p> <p>(Design Fees Movable Equipment Owner's Contingency Advance Planning CMR Pre-Con Services)</p> <p>Estimated Available for Construction \$22,266,875.00</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 NCDOA State Construction Office website is: https://ncadmin.nc.gov/divisions/state-construction-office</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"> • Qualifications Questionnaire SEE BELOW-included in this document • Section I Proposals, Evaluation, Selection and Award • Section II General Provisions • Section III The General Conditions of the Contract, Form OC- 15/CM • Appendix A. Form of Contract - Pre-Construction Services • Appendix B. Form of Contract – Preliminary Guaranteed Maximum Price • Appendix C. Form of Contract - Fixed Guaranteed Maximum Price • Appendix D. Performance & Payment Bond Forms • Appendix E. Preliminary Design Information Packet • Appendix F. HUB Plan • Appendix G. RFP Affidavits • Appendix H. Rules Implementing Mediated Settlement • Appendix J. CMR Matrix

STATE OF NORTH CAROLINA
Qualifications Questionnaire for Construction Manager at Risk

Due Date: 2/13/2025, 10:30 am
Submitted to: Ryan Garrison, Senior Vice President of Finance & Administration
McDowell Technical Community College
54 College Drive
Marion, NC 28752

Project Title: Health Sciences & Public Safety Center

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

By: _____

(Corporate Seal)

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: