

## CM AT RISK ADVERTISEMENT

The North Carolina State Port Authority is accepting proposals for a Construction Manager at Risk for the North Gate Relocation and Access Optimize project until 3:00 pm on May 20th, 2024, at 2202 Burnett Blvd., Wilmington, NC, 28401.

This project will construct a new North Gate Secure vehicle entrance to the Port of Wilmington. The scope includes all major utility infrastructure, roads, bridges, culverts, parking lots and a badging office, general cargo office, and security building. The project is located in Wilmington NC. At the Port's North Property with an estimated construction budget of **\$26,817,500.00**.

A **Mandatory Pre-Proposal Conference** will be held on May 8, 2024, at 1:00 pm in the Executive Board Room, 2202 Burnett Blvd., Wilmington, NC, 28401.

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

Ken Pearce  
Sr. Project Manager  
2202 Burnett Blvd., Wilmington, NC, 28401  
Phone Number  
[Ken.pearce@ncports.com](mailto:Ken.pearce@ncports.com)  
910-746-6470

Project Information Link  
<https://ncports.com/connect/vendor-opportunities>

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.

RFP DATA SHEET																			
Item	Datum																		
Short Description of Project	This project will construct a new North Gate secure, vehicle entrance to the Port of Wilmington. The scope includes all major utility infrastructure, roads, bridges, culverts, parking lots and buildings (badging office, general cargo office, and security building).																		
Issuing Office	State Construction Office																		
Department, Agency/Institution, Location where the Project will be constructed	Port Engineering, North Carolina State Port Authority Wilmington , North Carolina																		
Project Overview	This project will create a new North Gate for the Port of Wilmington. This entrance will be used for general and break-bulk cargo. The project will include new buildings and associated parking for a new badging office, general cargo operational office and a new security building. The entrance and internal road will connect the North property from Greenfield Street to an existing tie in point to industrial drive. The project will include new electrical, storm, communication, and lighting infrastructure. Solar back up power for operation functionality is included in the project along with EV charging stations.																		
Website address (URL) for posting of notices regarding this project	<a href="https://ncports.com/connect/vendor-opportunities/">https://ncports.com/connect/vendor-opportunities/</a>																		
Expected Date of Completion of Design	May 6th, 2025																		
Project Designer & Consultants	HDR Inc, McKim and Creed, Inc, SAM, LLC																		
Construction Manager at Risk Selection Schedule including Pre-Proposal Conference	<table border="0"> <tr> <td>Advertisement Posting</td> <td>April 22, 2024</td> </tr> <tr> <td>Pre-proposal Meeting</td> <td>May 8, 2024</td> </tr> <tr> <td>Proposals due</td> <td>May 20, 2024</td> </tr> <tr> <td>Shortlist</td> <td>May 24, 2024</td> </tr> <tr> <td>Interviews</td> <td>June 19, 2024</td> </tr> <tr> <td>Selection</td> <td>June 20, 2024</td> </tr> </table>	Advertisement Posting	April 22, 2024	Pre-proposal Meeting	May 8, 2024	Proposals due	May 20, 2024	Shortlist	May 24, 2024	Interviews	June 19, 2024	Selection	June 20, 2024						
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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	<table border="0"> <tr> <td>Total Project Budget:</td> <td>\$ 28,472,000.00</td> </tr> <tr> <td></td> <td>Less:</td> </tr> <tr> <td>Design Fees (not include in Grant COW)</td> <td>\$ 0.00</td> </tr> <tr> <td>Movable Equipment</td> <td>\$ 150,000.00</td> </tr> <tr> <td>(Telecommunications Reserve)</td> <td>\$ 250,000.00</td> </tr> <tr> <td>Other Reserves – SI/CMT</td> <td>\$ 450,000.00</td> </tr> <tr> <td>Other Reserves – GOS Integration</td> <td>\$ 100,000.00</td> </tr> <tr> <td>Owner’s Contingency</td> <td>\$ 794,500.00</td> </tr> <tr> <td>Estimated Available for Construction (GMP)</td> <td>\$ 26,727,500.00</td> </tr> </table>	Total Project Budget:	\$ 28,472,000.00		Less:	Design Fees (not include in Grant COW)	\$ 0.00	Movable Equipment	\$ 150,000.00	(Telecommunications Reserve)	\$ 250,000.00	Other Reserves – SI/CMT	\$ 450,000.00	Other Reserves – GOS Integration	\$ 100,000.00	Owner’s Contingency	\$ 794,500.00	Estimated Available for Construction (GMP)	\$ 26,727,500.00
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## Reference Documents

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>

Links to the specific CMAR documents *from the State Construction website* are also listed below:

- **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:** **May 20th, 2024 at 3:00pm**

**Submitted to:** North Carolina State Port Authority, Port Engineering,  
Wilmington, North Carolina  
Ken Pearce, Sr. Project Manager  
2202 Burnett Blvd., Wilmington, NC, 28401  
910-746-6470  
[Ken.pearce@ncports.com](mailto:Ken.pearce@ncports.com)

**Project Title:** North Gate Relocation and Access Optimize. Wilmington, N.C.

**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: