

**RFP DATA SHEET – (NC MUSEUM OF ART, RALEIGH) EAST BUILDING & MUSEUM  
PARK IMPROVEMENTS (SCO ID # 22-25283-02)**

<b>Item</b>	<b>Datum</b>
Short Description of Project	Renovation and expansion of existing NC Museum of Art facilities in Raleigh.
Issuing Office	Department of Natural and Cultural Resources
Department, Agency/Institution, Location where the Project will be constructed	Department of Natural and Cultural Resources / North Carolina Museum of Art 2110 Blue Ridge Rd Raleigh, NC 27607
Project Overview	<p><b>PARK AMPHITHEATER RENOVATIONS</b></p> <p>This project component will upgrade the Amphitheater’s systems including A/V and lighting and provide accessible routes to various seating areas and an accessible connection from the upper plaza and future kiosks to the lower portion of the site where the Amphitheater stage sits. The existing bench seating will be removed and replaced with stadium style seating, including accessible seating as appropriate. The pre-design shows a layout of approximately 600 stadium seats, including the accessible areas, without expanding the existing footprint. The rear “support” areas at the back of the stage will stay their current size but will be re-finished and provide a place for new A/V and lighting equipment.</p> <p>Repairs are needed to specific letters of “Picture This,” in particular the CMU block wall “E” that requires structural stabilization. The vertical elements of “Picture This” including the stacked stone walls that reach out towards the upper entry area will be maintained and treated as a part of the art.</p> <p>The general landscape and pathways around the Amphitheater will be improved. Care will be made towards the accessible routes for people between all components of the project, and the loading path for trucks of various sizes, including 18-wheelers, to access the amphitheater stage.</p> <p><b>EAST BUILDING PARK ENTRANCE</b></p> <p>This scope includes exterior sitework improvements, modifications to the East Building entry and façade, and interior upgrades to the East Building lobby and atrium. The goal is to create a welcoming campus that is adapted to user needs. The sitework improvements seek to connect the project components with the existing buildings, greater park, and NCMA campus at large. Outside the existing East Building entrance will be a transformed outdoor public green space, connecting the user experience from the park into the East Building. Attention will be paid to site water, including collection of rooftop runoff, new rain gardens and other filtration systems, and the connection to the existing large scale stormwater management currently in place on the site such as the bio-swale and stormwater</p>

	<p>management ponds. Site materials such as paving, site walls, lighting, planting types and vegetation, and other park amenities will be drawn from other existing materials on site at the recommendation of NCMA staff based on their current standards and what is working well elsewhere on campus.</p> <p>The 45-degree angled + covered three story high East Building south entrance is re-configured. A variety of options were reviewed during the pre-design phase and will be further studied as the project moves forward. Generally, the glazing and curtain wall system will be removed and replaced by a new, high performance glazing system, potentially with a second layer of screening or scrim element to create a building scale art piece or entrance to the East Building.</p> <p>The existing restaurant space will be replaced with a new entry vestibule, seating area, welcome desk or staff reception desk, and a coffee / light snacks counter. The kitchen will remain in its current location but will be renovated and reconfigured to serve the current needs of NCMA. The existing building restrooms will be renovated in place, but not expanded.</p> <p><b>COMMUNITY ARTS &amp; EDUCATION CENTER</b> This project component is interior and has an exterior relationship to the Museum Park Entrance described above. It consists of renovating the existing interior storage, atrium space, SECU distance learning center, and green room. The existing storage area and large rolling rack storage is reduced from its current size to approximately 2,079 square feet. This space will be finished to in similar level as the current storage space, as a warm lit shell, and will have reconfigured racks or storage systems. The SECU distance learning center is renovated in place, and some interior walls reconfigured to provide better access to the lobby and extended chair and table storage. A new flexible gallery space of approximately 1,146 square feet is created where the existing reduced storage space is to provide a destination gallery featuring physical or digital art and creative spaces for making. The adjacent atrium becomes a fully-renovated makerspace, and the green room next to the SECU distance learning center becomes a flexible classroom and event space for small groups of children visiting the museum. The level of finish and infrastructure systems within these spaces will be similar to other galleries in the East Building. These activities will happen within the multi-floor lobby volume and will be accommodated by a variety of FF+E and built-in systems.</p> <p><b>OPEN-AIR PAVILION</b></p> <p>This component contains an open-air event pavilion separate from but adjacent to the East Building Entrance. Different design options were reviewed with the NCMA stakeholders, with two options represented in this pre-design document both with 4,800 square feet</p>
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of covered outdoor space. During the Schematic Design Phase, the structure will be refined and designed. Structurally and aesthetically the pavilion will be of a different construction type and material palate than the East Building. The structure does not have dedicated bathrooms or plumbing.

This structure has multiple functions and modes of operation. When the park and museum are open to the public, the pavilion serves as covered outdoor space for patrons to relax, sit in the shade, eat lunch or coffee from the interior coffee bar, and generally feel like they are in a covered portion of the park. During large outdoor events the pavilion is used as an accessory outdoor space to house mobile merchandise or concession stands, or as a VIP area. The pavilion can be a place for weddings, receptions, and other dedicated outdoor events separate from the museum's general operation.

#### ART CONSERVATION

Located adjacent to the loading dock, the conservation studio area has been used for the past 40 years despite the shortcomings of the original mechanical systems. Numerous improvements over the years have been made to accommodate localized exhaust, safe solvent storage, hi-ventilation, and reliable fire protection. Even with these improvements, the increased volume of work and the increased variety of art mediums being treated have created a crowded, unsafe space for people and art that no longer meets the developing mission of the museum. The current goals for the conservation department are to have suitable space and light for the conservation staff, increased flexibility and efficiency, much improved mechanical and life safety systems, and a new level of public engagement.

The NCMA conservation department plans to balance the needs of the art being treated, the needs of the conservators treating the artwork, and the desire to educate and engage the public about conservation. Current plans provide separate conservation studios on two levels of the museum. The lower-level conservation studio - a renovation of their existing spaces - would continue as a back of house space that operates outside of the public eye. The upper-level conservation studio would be the location where varying levels of public engagement would occur.

#### LOWER-LEVEL CONSERVATION, NON-PUBLIC

The lower conservation spaces are dedicated to the conservation functions that typically generate more noise, create more dust, and require heightened levels of protection not suitable for large groups of visitors. The existing space will be reconfigured to improve flexibility and workflow, separate quiet work from loud/dirty work, separate work that needs natural light from work that needs absolute darkness, and improve the mechanical, electrical, plumbing and life safety infrastructure. New adjacencies will help to separate the

	<p>unconditioned loading dock from the conservation entry point, increase the available clear height for art passage, and focus the exhibition shop's material storage closer to their destination.</p> <p><b>UPPER-LEVEL CONSERVATION WITH PUBLIC ENGAGEMENT</b></p> <p>This collection of conservation spaces is located on the entry level, along the pathway to galleries and education spaces, to optimize public engagement with conservation. The Conservation Studio is a new addition on the adjacent roof of the existing structure. Its location ties the public gallery spaces to the south with the public entry, and the more back of house spaces/ secondary emergency egress route along the north with the conservation staff entrance. The new addition allows for a large clerestory skylight to be centrally positioned over the Conservation Studio, delivering north facing light for accurate color perception and rendition. Both spaces require a high level of HVAC equipment that can respond to the dynamic loads of exhaust required to protect the people working in those spaces while maintaining the strict tolerances of temperature and relative humidity that a stable art environment requires. A new mechanical equipment room will be added to the roof at the entry level, located to serve both the lower and upper conservation spaces. This will allow HVAC system for the entire conservation department to operate independently of the existing air handling system. (It will still draw upon the museum's chilled water and heating water systems.) New Exhaust fans will also be provided to address the various exhaust requirements on both levels, and control of the fans will be coordinated with the air handling systems.</p>
Website address (URL) for posting of notices regarding this project	<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/businesses/construction">https://ncadmin.nc.gov/businesses/construction</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> </ul>

	<ul style="list-style-type: none"> <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>
Expected Date of Completion of Design	End of 2024
Project Designer & Consultants	Architect of Record: HH Architecture, Raleigh, NC Design Architect: Eskew Dumez Ripple; New Orleans, LA Art Conservation Specialist: Samuel Anderson Architects; New York, NY PME Engineering and Fire Protection: Salas O'Brien; Raleigh, NC Structural Engineering: Lynch Mykins Structural Engineers; Raleigh, NC Landscape Architecture: Design Workshop; Raleigh, NC Civil Engineering: Kimley Horn; Raleigh, NC Cost Estimating: Palacio Collaborative; Durham, NC
Construction Manager at Risk Selection Schedule	Pre-Proposal Conference Date: November 3 <sup>rd</sup> , 1:30pm in the boardroom at the NC Museum of Art, Raleigh, NC  RFQ Submittal Closing Date: Wednesday December 8 <sup>th</sup> , 3:00PM  Interview Dates: TBD
Construction Management Fee (Section II Paragraph E.2)	The Construction Management Fee will be a fixed number based on a percentage of the Cost of Work. For this project, the maximum percentage of the Cost of Work has been reasonably determined by the Owner and State Construction Office to be 1%.

Project Construction Cost	<p data-bbox="630 123 1078 159">Total Project Budget: \$26,016,000</p> <p data-bbox="630 197 1468 306">The estimated available amount for construction (GMP) is \$18,886,347 which includes Cost of Work, CMR Fee, Bonds and Insurance, and CMR Contingency.</p>
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**STATE OF NORTH CAROLINA**  
**Qualifications Questionnaire for Construction Manager at Risk**

**Due Date:** 3:00pm, December 8<sup>th</sup>, 2023

**Submitted to:** Tony Romaine PE, Construction Project Manager  
Capital Projects Unit  
NC Department of Natural and Cultural Resources  
*Physical Address:*  
NC Archives/State Library Building  
109 E. Jones St  
Raleigh, NC  
*Mailing Address:*  
4605 Mail Service Center  
Raleigh, NC 27699-4605

**Project Title:** NC Museum of Art, Raleigh  
East Building & Museum Park Improvements

**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: