

**CM AT RISK ADVERTISEMENT
FOR
NCSHP CADET DORM 1 AND TRAINING BUILDING**

The **NC Department of Public Safety – Central Engineering** is accepting proposals for a Construction Manager at Risk for the **SHP Cadet Dormitory One and Training Building** -State ID #SCO 24-27950-01A until **4pm on Tuesday, 10/29/2024** in the **NCDPS – Central Engineering office** att. Ray Clark, RA, Senior Project Manager, 512 North Salisbury Street, 2nd Floor, Raleigh, NC 27603; Mailing address: 4201 Mail Service Center, Raleigh, NC 27699-4216. This project includes a **new Cadet Dorm and a Training Building. The Cadet Dorm is planned as a two-story 42,500 SF mixed-use dormitory with 25 quad-occupancy sleeping units plus seven instructor rooms. In addition to housing spaces, the Cadet Dorm will host a mat room, laundry, classroom, and uniform storage. The Training Building is planned as a 10,500 SF single-story building focusing upon physical simulation/simuniton training, physical contact mat rooms, and equipment storage. Both buildings will be located at the NCSHP Training Academy on Garner Road in Raleigh.** The estimated construction budget is **\$31,202,485.00**.

A Pre-Proposal Conference* will be held on:

Conference Date: **October 15, 2024**

Conference Time: **2:00 PM**

Conference Address: **Teams** (contact Ray Clark via email for an invitation to the Conference)

*Pre-Proposal meeting is not mandatory. However, attendance at pre-proposal meeting is factored into the consideration process.

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

Project Information Link

Project Manager: L. Ray Clark, RA

Title: Senior Project Manager

Mailing Address: NCDPS – Central Engineering

4201 Mail Service Center, Raleigh, NC 27699-4216

Phone Number: 919-737-3776

E-Mail Address: ray.clark@ncdps.gov

RFP DATA SHEET

Item	Datum
Short Description of Project	The project involves CMR pre-construction phase support and the construction of a new NC State Highway Patrol new Cadet Dorm and a Training Building. The Cadet Dorm is planned as a two-story 42,500 SF mixed-use dormitory with 25 quad-occupancy sleeping units plus seven instructor rooms. In addition to housing spaces, the Cadet Dorm will host a mat room, laundry, classroom, and uniform storage. The Training Building is planned as a 10,500 SF single-story building focusing upon physical simulation/simuniton training, physical contact mat rooms, and equipment storage. The buildings will be located at the NCSHP Training Academy on Garner Road in Raleigh.
Issuing Office	North Carolina Department of Public Safety
Department, Agency/Institution, Location where the Project will be constructed	North Carolina Department of Public Safety/State Highway Patrol State Highway Patrol Training Academy 3318 Garner Road, Raleigh, NC 27610
Project Overview	Pre-Construction Phase logistics, estimating, and constructability services and Construction of: <ol style="list-style-type: none"> 1. A 2-story 100-person Cadet Dormitory of approximately 42,500 sf. 2. The dormitory will provide a physical contact mat room, a classroom, and instructor sleeping rooms in addition to the cadet sleeping and activity rooms. 3. A separate, but adjacent, Training Building with physical simulation/simuniton training, physical contact mat rooms, and equipment storage. 4. The demolition of two existing structures. 5. Associated civil work and roadway improvement to integrate the project into the existing campus fabric. 6. New utilities, paving, parking, etc.
Website address (URL) for posting of notices regarding this project	Project posting URL is: https://evp.nc.gov/ Links to the CMAR documents are listed on the State Construction Office website under the heading NCDOA Forms and Documents, Construction Manager-at-Risk (CMR) Forms. The link to the NCDOA State Construction Office website is: https://www.doa.nc.gov/divisions/state-construction-office/forms-documents#Tab-ConstructionManageratRiskCMRForms-7341
Expected Date of Completion of Design	March, 2026
Project Designer & Consultants	Davis Kane Architects PA, Raleigh, NC Structural: Lynch Mykins Structural Engineers, PC, Raleigh, NC MEP/FP/AV: Dewberry Engineers, Inc., Raleigh, NC Civil/Landscape: CLH Design, PA, Raleigh, NC Consulting Architect: Schrader Group Architecture, Raliegh, NC Cost Estimating: Palacio Collaborative, Inc., Durham, NC
SCO Project Number	SCO# 24-27950-01

<p>Construction Manager at Risk Selection Schedule</p>	<p>Pre-Proposal Conference*: October 15, 2024, at 2PM EST (Teams Meeting) Proposal Due: October 29, 2024, at 4PM EST Interviews of Short List: Week November 18, 2024 Anticipated Notice of Award: December 2024 * Pre-Proposal Conference is not mandatory. However, attendance at pre-submittal meeting is factored into the consideration process.</p>
<p>Construction Management Fee (Section II Paragraph E.2)</p>	<p>The Construction Management Fee will be a fixed amount based on a percentage of the Cost of Work. For this project, the maximum percentage of the Cost of Work will be reasonably negotiated between the CMR, Owner, and SCO.</p>
<p>Project Construction Cost</p>	<p>Total Project Budget: \$43,336,785.00 Estimated Construction Budget: \$31,202,485.00</p>

STATE OF NORTH CAROLINA

Qualifications Questionnaire for Construction Manager at Risk

Due Date: November 12, 2024

Submitted to: Mr. L. Ray Clark, RA
NCDPS Central Engineering - NC State Highway Patrol
Physical Address - 512 North Salisbury Street, 2nd Floor, Raleigh, NC
27603
Mailing Address – 4201 Mail Service Center, Raleigh, NC 27699-4216
Phone - (919) 737-3776
Email – ray.clark@ncdps.gov

Project Title: NCSHP Cadet Dormitory One and Training Building
SCO ID - 24-27950-01

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: