

CM AT RISK ADVERTISEMENT

The Health Sciences and Wellness Department of the College of the Albemarle in Elizabeth City is accepting proposals for a Construction Manager at Risk for the College of the Albemarle New Health Sciences Building and Simulator Expansion project until 5:00 p.m. on November 13, 2023 e-mailed to allan.kram@clarknexsen.com (20mb total files size limit). This project is for a 38,000-sf expansion of the existing health sciences building and site improvements at the CoA Elizabeth City, North Carolina campus with an estimated construction budget of \$20,747,000.

If your company is selected for an interview, the following team members should be present: Company President or designee, Project Manager, On-Site Superintendent, and Company Safety Director.

A Mandatory Pre-Proposal Conference will be held on:

Conference Date: 11/2/2023

Conference Time: 9:00 a.m.

Conference Address: Zoom Meeting

To Join the Meeting:

<https://clarknexsen.zoom.us/j/97698704885?pwd=UmNlcWFqSmttbXVjVWp2bIBCKzdYUT09>

Using Dial In: +1 305 224 1968; 309 205 3325; 312 626 6799; or 646 931 3860

Meeting ID: 976 9870 4885

Passcode: 990965

For purposes of coordination, the primary contact for the RFP, proposal, and project information is:

Allan Kram

Project Manager

Clark Nexsen, Inc.

421 North Harrington Street, Suite 600

Raleigh, NC 27603

Phone Number: 919.576.2075

E-Mail Address: allan.kram@clarknexsen.com

College of The Albemarle primary contact: james_davison99@albemarle.edu James Davison Chief Operations Officer

RFP DATA SHEET	
Item	Datum
Short Description of Project	College of the Albemarle New Health Sciences Building and Simulator Expansion in Elizabeth City
Issuing Office	College of the Albemarle
Department, Agency/Institution, Location where the Project will be constructed	Health Sciences and Wellness, College of the Albemarle, Elizabeth City
Project Overview	An approximately 38,000-sf expansion of the existing health sciences building to expand the COA Nursing program to include general classrooms, labs, and a Simulation Center. Site improvements will include upgrades to and re-routing of utilities, expansion of parking, hardscape and softscape improvements, and improvement of ambulance access.
College of The Albemarle primary contact	James_davison99@albemarle.edu James Davison Chief Operations Officer
Expected Date of Completion of Design	September 27, 2024
Project Designer & Consultants	Project Designer: Clark Nexsen, Inc. Civil and Landscape: Timmons Structural Engineer: Lynch Mykins MEP & FP: Salas O'Brien
Construction Manager at Risk Selection Schedule	Pre-Proposal Meeting: 11/2/2023 CM Proposals due: 5:00 p.m. 11/13/2023 Notify Shortlisted CMs: 11/22/2023 CM Interviews: 12/7/2023 Notification of Successful CM: 12/14/2023
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 3.5%.

Project Construction Cost	Project Construction Cost: \$20,747,000 Total Project Budget: Less: Design Fees Movable Equipment (Telecommunications Reserve) (Utilities Reserve) (Other Reserves – itemize) Owner’s Contingency Estimated Available for Construction (GMP) Estimated Construction Management Fee Estimated CMR Contingency
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STATE OF NORTH CAROLINA

Qualifications Questionnaire for Construction Manager at Risk

Due Date: 11/13/2023 at 5:00 p.m.

Submitted to: Allan Kram, Project Manager
Clark Nexsen, Inc.
421 North Harrington Street, Suite 600
Raleigh, NC 27603
Phone Number: 919.576.2075
E-Mail Address: allan.kram@clarknexsen.com

Files Size Limit: 20 mb – combined total

Project Title: College of the Albemarle New Health Sciences Building and Simulator Expansion project in Elizabeth City, North Carolina

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)

Confidentiality: Clearly note which of the information provided in this questionnaire is to remain confidential. It is not acceptable to designate all information provided as confidential.

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 in the past three (3) years.
- 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.
- F. For each of the three projects listed above, note which projects were under the purview of the North Carolina State Construction Office (NC SCO).

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. Management of Subcontractors in redoing work not to specifications
 - h. Delays – in equipment and materials reaching site
 - i. Change Orders
 - j. 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 _____, 2023

****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 _____, 2023

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 _____, 2023.

Official Signature of Notary

Public

_____, Notary

Notary's Printed or Typed Name

My Commission Expires: