

CM AT RISK ADVERTISEMENT

The Department of Natural and Cultural Resources is accepting proposals for a Construction Manager at Risk for the (North Carolina Museum of Art, Winston-Salem renovations of the Hanes House, Art Galleries, and Grounds until Thursday November 7, 2024, at 3:00 PM in the Lobby of the Hanes House located at 750 Marguerite Dr., Winston-Salem, NC 27106. The scope of work for this project includes renovations to the North Carolina Museum of Art, Winston-Salem and is divided into (3) distinct, but connecting scopes: Hanes House interior renovations, Art Gallery upgrades, and Ground upgrades with an estimated construction budget of \$11,385,069.

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

Conference Date: October 17, 2024

Conference Time: 1:00 PM

Conference Address: 750 Marguerite Dr. Winston-Salem, NC 27106. NCMA Winston-Salem, Hanes House

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

[Project Information Link:](#)

Project Manager: Diedra McEntyre

Title: Director of Campus Planning and Facilities, North Carolina Museum of Art

Mailing Address: 4630 Mail Service Center, Raleigh, NC 27699

Phone Number: 919-664-6790

E-Mail Address: diedra.mcentyre@dncr.nc.gov

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	The North Carolina Museum of Art, Winston-Salem renovations of the Hanes House, Art Galleries, and Grounds.
Issuing Office	Department of Natural and Cultural Resources
Department, Agency/Institution, Location where the Project will be constructed	North Carolina Museum of Art, Winston-Salem 750 Marguerite Dr, Winston-Salem, NC 27106
Project Overview	<p>The scope for the North Carolina Museum of Art, Winston-Salem renovations to the Hanes House, Art Galleries, and Grounds is divided into (3) distinct, but connecting scopes:</p> <p>Hanes House Interior Renovations Visitors approaching Hanes House will be welcomed into a vibrant, artful space with accessible food and beverage in a new café. This project includes the renovation of existing interior for a new café and catering kitchen; abatement of asbestos containing material in existing kitchen; renovation of existing restrooms to meet accessibility standards and provide a new nursing room; renovation of existing spaces for accessible artist's suite at ground level; renovation of existing basement artists' studios to prevent water intrusion.</p> <p>Art Gallery Upgrades Gallery Upgrades to include the design of new front entry lobby and desk; renovation and addition of restrooms; removal and infill of existing curtain walls in back corridor to improve building performance, sustainability, and extend available gallery space; and upgrades to existing HVAC system.</p> <p>Grounds Upgrades Ensuring accessibility between the art galleries addition and the Hanes House will be a major focus of the project and will assist with the creation of a new outdoor event space. These upgrades include: design of new entry drive with accessible parking; design of new canopy for performance stage; redesign and grading of surrounding grounds to provide accessible outdoor spaces and support special events; removal of invasive species on grounds and planting with native species. Also included in this scope is a new storage shed to include an office, bathroom, and equipment storage/charging space.</p>
Website address (URL) for posting of notices regarding this	Links to the CMAR documents are listed on the State Construction Office website under the heading NCDOA Forms and Documents,

project	<p>Construction Manager At Risk (CMAR) Forms. The link to the NCDOA State Construction Office website is: https://ncadmin.nc.gov/businesses/construction</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 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
Expected Date of Completion of Design	End of 2025
Project Designer & Consultants	<p>Architect of Record: Szostak Design, Inc; Chapel Hill, NC Design Architect: Stitch Design Shop; Winston-Salem, NC PME Engineering and Fire Protection: Newcomb & Boyd; Durham, NC Structural Engineering: Lynch Mykins Structural Engineers; Raleigh, NC Landscape Architecture: MUD; Raleigh, NC Civil Engineering: NV 5; Raleigh, NC Cost Estimating: Palacio Collaborative; Durham, NC</p>
Construction Manager at Risk Selection Schedule	<p>Pre-Proposal Conference Date: October 17, 2024, 1:00 PM NCMA Winton-Salem Hanes House 750 Marguerite Dr, Winston-Salem, NC 27106</p> <p>RFQ Submittal Closing Date: Thursday November 7, 2024, 3:00 PM</p> <p>Interview Dates: anticipated in November 2024</p>
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.

Project Construction Cost	<p data-bbox="618 197 1065 233">Total Project Budget: \$15,000,000</p> <p data-bbox="618 268 1455 415">The estimated available amount for construction (GMP) is \$11,385,069 which includes Cost of Work, CMR Fee, Bonds and Insurance, and CMR Contingency. This will be a fixed GMP proposal.</p>
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STATE OF NORTH CAROLINA
Qualifications Questionnaire for Construction Manager at Risk

Due Date: November 7, 2024 by 3:00 PM

Submitted to: Diedra McEntyre or Bill Carpenter
Department of Natural and Cultural Resources, Museum of Art
750 Marguerite Dr, Winston-Salem, NC 27106

Project Title: The North Carolina Museum of Art, Winston-Salem renovations of the Hanes House, Art Galleries, and Grounds.
750 Marguerite Dr, Winston-Salem, NC 27106

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: