

## **CONSTRUCTION MANAGER AT RISK ADVERTISEMENT**

North Carolina State University is accepting proposals for Construction Manager at Risk for the **Case Commons Residence Hall until 5:00 p.m. on December 14, 2015** in the office of Capital Project Management, Administrative Services Building III, 2701 Sullivan Drive, Suite 331, Campus Box 7520, Raleigh, N.C. 27695-7520.

The project will construct a new 28,000 GSF, 4-story residence hall housing 62 beds. All rooms will allow for either single or double occupancy. The project includes a commons/study room on each floor, main entry lobby with a monitored front desk; a social lounge with a kitchen and vending area; a theater / meeting room; laundry and mail facilities; a resident director apartment; a Housing staff office; and building support space. The total project budget of \$15 million includes design, construction and testing costs. Existing Case Academic Center chiller will be removed. Case Academic and Case Commons will be serviced by connections with physical plant steam and chilled water.

The project is funded through the Construction Documents phase. Project budget of \$15 million includes design, construction and other project related costs.

North Carolina State University has an affirmative policy of fostering, promoting and conducting business with minority owned enterprises. Minorities are encouraged to participate in the Construction Management at Risk Program.

A **mandatory pre-proposal** conference will be held at 3:30p.m on November 30, 2015 in Room 301 of the Administrative Services III Building located at 2701 Sullivan Drive. Obtain parking permits from NCSU Transportation, located in Administrative Services Building I, at 2721 Sullivan Drive.

Qualifications Questionnaire, Instructions to Proposers and other project information **will be available on November 17, 2015** from:

Mike Kapp  
Capital Project Management  
North Carolina State University  
E-mail: [mjkapp@ncsu.edu](mailto:mjkapp@ncsu.edu)

**North Carolina State University  
Case Commons Residence Hall**

**Construction Manager at Risk**

Project Summary

November 9, 2015

**Project Description**

The project will construct a new 28,000 GSF, 4-story residence hall housing 62 beds. All rooms will allow for either single or double occupancy. Each pair of single-occupancy rooms and double-occupancy rooms will share a bathroom; visitor rooms and resident advisors rooms will have private bathrooms. The project includes a commons/study room on each floor, main entry lobby with a monitored front desk; a social lounge with a kitchen and vending area; a theater / meeting room; laundry and mail facilities; a resident director apartment; a Housing staff office; and building support space. The total project budget of \$15 million includes design, construction and testing costs. Design services include architectural, plumbing, mechanical, electrical, security and fire alarm design, materials testing, construction administration and commissioning. Existing Case Academic Center chiller will be removed. Case Academic and Case Commons will be serviced by connections with physical plant steam and chilled water.

**Project Funding**

Project budget is \$15,000,000

**Project Scope**

The University seeks the professional services of a Construction Manager at Risk (CMR) to join the team in the schematic design phase to provide services for the project through design, construction and post acceptance.

**Project Schedule**

- Start Design .....December 2015
- SD/DD Submittal .....April 2015
- CD Submittal .....October 2016
- Bid .....February 2017
- Notice to Proceed Construction .....May 2017
- Acceptance .....June 2018

**Critical Selection Factors**

Interested firms can participate in the process by submitting a proposal that addresses all the information requested by the Qualifications Questionnaire for CM at Risk. The Questionnaire will be available on November 17, 2015 through the Project Manager or at the website: <https://facilities.ofa.ncsu.edu/category/ads/> . Please note that two (2) copies of the proposal are required; the length of the proposal should be limited to 20 pages both sides. This limitation does not include the Cover Sheet, Tabs or Financial Statements. Firms are requested to assure receipt of proposals at address listed below by **5:00pm December 14, 2015.**

Critical selection factors include the following:

1. Workload that is fully able to accommodate the timely execution of this project. List projects for which the company is currently committed including name and location of each project, time frame to complete, and dollar volume of each project.
2. Record of successfully completed projects of similar scope without major legal or technical problems. List three projects of similar size, scope and complexity, including details on the scope of preconstruction and construction phase services. Provide annual workload for each of the last five years; number of projects and total dollar value. Provide complete information regarding past litigations and claims.

3. Record of Financial viability. 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 and Bradstreet rating if one exists. 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.
4. Previous experiences with the Owner, a good working relationship with Owner representatives, have completed projects in a timely manner and have performed an acceptable quality of work. For the three projects requested in item 2 above, provide owner references including contact information for the project owner representative. Additionally, list all construction projects performed by the proposer for agencies and institutions of the State of North Carolina during the past 10 years.
5. Key personnel that have appropriate experience and qualifications. Attach sworn statement that key personnel will be exclusively assigned to this project for its duration. For each person, detail what aspects of pre-construction or construction the person will handle, as well as his experience in the firm, other prior and relevant experience with projects of similar size and scope, and their person's location. Include resumes and references for each individual.
6. Relevant and easily understood graphic or tabular presentations.
7. Completion of CM at Risk projects in which there was little differences between the GMP and final cost. For the three projects requested in item 2 above, list the GMP and the total cost of the project at completion.
8. Projects that were completed on or ahead of schedule. For the three projects requested in item 2 above, compare the number of days in the original schedule with the number of days taken for actual completion.
9. Construction administration capabilities.
10. Proximity to and familiarity with the area where the project is located and the dynamics of the local market.
11. Approach to design phase services, including constructability reviews and cost estimating. Appropriate level of commitment to each phase of service, staffed with appropriate personnel. Provide a brief 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 will be given preference. Include information regarding value engineering, constructability issues, cost modeling and estimate, project tracking and reporting, requests for information and shop drawings, quality control, schedule and staffing plan.
12. Quality of compliance plan for minority business participation as required by G.S.143-128.2. History of successful implementation of similar HUB efforts. Describe the program that your company has developed to encourage participation by minority and other HUB firms to meet or exceed the goals set by the statute. Attach a copy of that plan to the proposal. Provide documentation of the minority and other HUB participation that you have achieved over the past two years on both public and private construction projects. Outline specific efforts that your company takes to notify minority and other HUB firms of opportunities for participation. Indicate the minority participation goal that you expect to achieve on this project.
13. Innovative recommendations for project delivery acceleration including multiple bid packages, structural systems, BIM coordination with Designer and lean preconstruction services.
14. Proximity to and familiarity with NCSU campus.
15. LEED Certified Project Experience

### **CMR Selection Process**

Following the receipt of proposals, a University Interview Committee, appointed by the Secretary to the University Board of Trustees' Building and Property Committee, will shortlist three (3) firms, interview and make a recommendation of selection to the University Board of Trustees' Buildings and Property Committee. The selected firm will contract with the State of North Carolina through the University and coordinate services with Capital Project Management.

### **CMR Contract**

The contract will be negotiated with the CMR in two parts. Part one of the contract is pre-construction services. The second part of the contract is for bidding, construction, and close-out services.

**CMR Pre-Submittal Meeting**

A Pre-submittal Meeting will be held at **3:30pm on November 30, 2015** in Conference Room 301 of the Admin III Building at 2701 Sullivan Drive on the NC State University campus. Attendance at the CMR Pre-Submittal Meeting is mandatory.

Obtain parking permits from NCSU Transportation, located in Administrative Services I, at 2721 Sullivan Drive.

**In order to offer Construction Manager at Risk services in the response to this solicitation, the proposer must be licensed as a general contractor in the state of North Carolina.**

**Questions/Proposal Submittal**

In order that the selection process be as objective as possible, do not contact members of the Board of Trustees, or any university officials other than the project manager. All questions and project submittals are to be directed to:

Mike Kapp, Project Manager  
NC State University, Capital Project Management  
Box 7520, 2701 Sullivan Drive  
Raleigh, North Carolina 27695-7520  
[mjkapp@ncsu.edu](mailto:mjkapp@ncsu.edu)