**North Carolina State University**

**Mann Hall Renovation**

**Construction Manager at Risk**

## Project Summary

January 27, 2023

**Project Description**

Mann Hall, approximately 80,000 GSF, was built in 1964 with no major interior renovations to date. The building will be renovated in phases to accommodate a portion of the anticipated College of Engineering growth. It will be the instructional home for first and second-year courses in the undergraduate engineering and computer science degree programs and will provide an “Engineering Gateway” experience on the north campus. The scope includes interdisciplinary, hood intensive engineering teaching and research labs, classrooms, computer labs, and faculty offices. The high-bay space on the first floor will be the home for NC State eSports with flexible gaming competition space as well as a production studio, break-out/practice rooms, and associated teaching space. The project will address deficient mechanical, electrical, plumbing, and fire protection systems and will bring the building into compliance with the NC State Building and Accessibility codes.

**Project Funding**

Project budget is $34,000,000.

**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**

Design Start – June 2023

Construction Start – September 2024

Construction Completion – November 2026

**Submittal Requirements**

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 January 30, 2023 through the Project Manager or at the website: <http://facilities.ofa.ncsu.edu/category/ads/>

Please note only electronic copies of the proposal will be accepted; the length of the proposal should be limited to 40 pages total. This limitation does not include the Cover Sheet, Tabs or Financial Statements. Firms are requested to assure receipt of proposals by **5:00pm** on **February 24, 2023.**

**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.
3. 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.
4. 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.
5. 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.
6. 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 projcts of similar size and scope, and ther person’s location. Include resumes and references for each individual.
7. Relevant and easily understood graphic or tabular presentations.
8. 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.
9. 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.
10. Construction administration capabilities.
11. Proximity to and familiarity with the area where the project is located and the dynamics of the local market.
12. 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.
13. Quality of compliance plan for minority business participation as required by G.S.143-128.2.
    1. History of successful implementation of similar HUB efforts.
    2. 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.
    3. Attach a copy of that plan to the proposal.
    4. 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.
14. Other factors that may be appropriate for the project
15. Proximity to and familiarity with NCSU campus
16. 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 Design & Construction.

**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 **February 7, 2023** at 11:00am in Conference Room 301 of the Admin III Building at 2601 Wolf Village Way on the NC State University campus. Obtain parking permits from NCSU Transportation, located in Administrative Services I, at 2721 Sullivan Drive. Attendance at the CMR Pre-submittal Meeting is not mandatory.

**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:

Melanie Butler, Project Manager

NC State University, Design & Construction

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