

## CM AT RISK ADVERTISEMENT

The University of North Carolina at Wilmington (UNCW) is accepting proposals for a Construction Manager at Risk for the Randall Library Expansion and Renovation Project until **January 4, 2022 at 3:00 pm. Proposals shall include a fully completed CMR Qualifications Questionnaire.** The preferred format for requested proposal is electronic via email (pdf format, **7MB max., limited to 25 sheets of paper, both sides may be used for a total of 50 sheets**). One hardcopy will be acceptable if necessary, delivered to address noted below.

The project is currently at 95% construction documents. It includes a 117,980 SF, 4-story expansion at the west side of Randall Library along with a partial renovation of the existing interior. The expansion will be steel framed with slab on grade, pre-engineered trusses, brick veneer, curtainwall, aluminum windows, GFRC columns and trim. Roofing will be asphalt shingles, EPDM, and standing seam metal roof panels. The project includes adding a chiller and cooling tower to the existing West Central Utility Plant as well as replacement and extending the underground services. The renovation will include exterior and interior wall demolition, construction of new walls, replacing finishes and windows. Site work includes stormwater, grading, landscape, bus drop-off, sidewalks, site lighting and a utility courtyard with generator.

The estimated construction budget of **\$46.1M**.

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

Conference Date: December 14, 2021

Conference Time: 3 pm

**Conference Address: please send email request to [facilitiesACS@uncw.edu](mailto:facilitiesACS@uncw.edu) for zoom link.**

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

Project Information Link <https://uncw.edu/facilities/CapitalProjects.html>

Project Manager: Stephanie McArthur

Mailing Address: 5150 Lionfish Drive, Campus Box 5910

Wilmington, NC 28403

E-Mail Address: [FacilitiesACS@uncw.edu](mailto:FacilitiesACS@uncw.edu)

## RFP DATA SHEET

Item	Datum
Short Description of Project	New Expansion building, link connection and some renovation of Randall Library
Issuing Office	UNCW Office of Facilities Architectural and Construction Services Department
Department, Agency/Institution, Location where the Project will be constructed	University of North Carolina at Wilmington (UNCW)
Project Overview	The project is currently at 95% construction documents. It includes a 117,980 SF, 4-story expansion at the west side of Randall Library along with a partial renovation of the existing interior. The expansion will be steel framed with slab on grade, pre-engineered trusses, brick veneer, curtainwall, aluminum windows, GFRC columns and trim. Roofing will be asphalt shingles, EPDM, and standing seam metal roof panels. The project includes adding a chiller and cooling tower to the existing West Central Utility Plant as well as replacement and extending the underground services. The renovation will include exterior and interior wall demolition, construction of new walls, replacing finishes and windows. Site work includes stormwater, grading, landscape, bus drop-off, sidewalks, site lighting and a utility courtyard with generator.
Website address (URL) for posting of notices regarding this project	<a href="http://uncw.edu/facilities/Capital%20Projects.html">http://uncw.edu/facilities/Capital Projects.html</a>
Expected Date of Completion of Construction	April 2024
Project Designer & Consultants	LS3P
Construction Manager at Risk Selection Schedule	Interviews and BOT approval January 2022
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.

Project Construction Cost	Total Project Budget: \$61.5M Less: Design Fees Est. \$6.6M Commissioning Est. \$160K FF&E 4.3M Special Inspections Reserves Est.\$205K Owner's Contingency: Est. \$1.46M Available for Construction (GMP): Est. \$46.1M <b>Construction Management Fee and Contingency: Will be negotiated w/ University and SCO</b>
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**STATE OF NORTH CAROLINA**  
**Qualifications Questionnaire for Construction Manager at Risk**

**Due Date:** January 4, 2022 at 3:00 pm.

**Submitted to:** Stephanie McArthur

Architectural and Construction Services, UNCW  
5150 Lionfish Drive, Wilmington, NC 28403  
[facilitiesACS@uncw.edu](mailto:facilitiesACS@uncw.edu)

Electronic Submissions Preferred. Maximum submission size is limited to 7 MB total

**Project Title:** Randall Library Renovations and Expansion

**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: