

Crown Event Center

Mandatory Pre-Proposal Meeting

Construction Manager at Risk

January 12, 2023

Housekeeping

- Attendee list will be distributed to attendees
- Slides will be distributed to attendees
- Please direct any questions to
Jermaine Walker (jwalker@cumberlandcountync.gov) and
Matt DeSilver (mdesilver@mbpce.com)

Agenda



Project Background



Committee Structure



Guiding Principles/Project Information



Construction Solicitation

Crown Event Center Project Background

- Early 2020, Cumberland County Commissioners announced the current Crown Complex Theater and Arena to close by the end of October 2025
- September 2021, Conventions, Sports & Leisure International, Steinberg Hart, and Public Participation Partners produced a market and financial feasibility study for the future Crown Event Center

Community Engagement

Stakeholder
Engagement

January 2020 & March 2020

4 Public Forums

March 9-10, 2020

Community Surveys

July 2021
> 1,300 responses



Crown Event Center Project Information

\$ Capital Project Budget Ordinance:
Total project budget \$82.5M
Anticipated construction budget \$65M


Site is
downtown



Crown Event Center Project Information



Anticipated capacity:

- 2,500-3,000 max
- 500 banquet



Approx building size (per CSL study):

68,000-89,000 GSF

Space elements may include:

- VIP Boxes, Membership seating, Grand lobby entrance, Meeting rooms / classrooms, Dressing rooms, Loading dock with multiple truck bays
- Ability for food service for banquets and concessions
- Concessions points of service
- “Back of house” components typical to multi-purpose centers
- MEP, Equipment and Custodial spaces typical to multi-purpose centers
- ADA Accessibility and access similar to a multi-purpose center
- Flexible house performance, Audio, video, and lighting systems, Variety of acoustical finishes and acoustical wall construction for room performance and sound isolation , Multiple seating types – fixed, retractable, and portable
- Thematic interior design and branding reflecting the region

Cumberland County Board
of Commissioners

Crown Event Center Committee

Project Delivery
Team

Owner's Rep (MBP)
County Management
OVG/Spectra (Operator)

EwingCole (Architect)
&
Construction Team

Committees

Community
Engagement
Committee

Site Review
Committee

Technical
Committee

Crown Event Center Guiding Principles

A local and regional asset that builds upon existing economic development infrastructure and is a catalyst for existing and new businesses to flourish.

A venue that enhances and elevates our community as a premier destination for entertainment, events, and gatherings.

A quality, evolving, and efficient venue that provides a first-class experience with a lasting impression.

Premier, welcoming, and accessible experience available to **all patrons**.

Flexible and functional venue with multiple spaces to accommodate a variety of programming.

- Capitalize on market gap for 500-3,000 capacity
- Diverse programming that appeals to broad ranges of interests
- Affordable spaces to accommodate local and regional cultural programs hosted by schools, universities, arts organizations, and community organizations

An engaging community amenity that is financially self-sustaining.

Additional Points of Emphasis



Community engagement throughout design and construction



Enhance and elevate the community



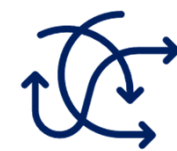
Welcoming and accessible facility



Premier regional destination



Construction in downtown, urban setting



Adaptable and flexible facility



Quality, state-of-the-art venue (acoustics, rigging capacities, back-of-house space)

Expectations



MWBE (15% goal) and local participation in construction



Continuity from preconstruction through construction and closeout



Collaboration with Architect, especially related to constructability and value engineering



Facility ready for use by October 31, 2025

Preconstruction Scope of Services

Involvement during Schematic Design, Design Development, and Construction Documents

- ✓ Constructability review at each phase
- ✓ Cost estimates, reconciliation, and value engineering at each phase
- ✓ Identify and evaluate key project issues throughout preconstruction
- ✓ Identify opportunities for early procurement and/or construction packages
- ✓ Development of Guaranteed Maximum Price (GMP)
- ✓ Regular meetings with the County and Design Team beginning immediately upon selection
- ✓ Development of construction schedule and procedures for schedule adherence
- ✓ Identification of long lead items
- ✓ Subcontractor bidding and procurement

Construction Scope of Services

Involvement during Construction

- ✓ Perform work as the CM at Risk on the project
- ✓ Establish and maintain key onsite staff for construction management
- ✓ Develop and maintain detailed cost loaded schedule including submittals, major procurement, approvals, construction, inspection, testing, and coordination of building occupancy
- ✓ Maintain quality control and ensure conformity to plans and specifications
- ✓ Maintain and implement a site safety plan
- ✓ Maintain E&S controls throughout the project lifespan
- ✓ Be good stewards to the community throughout the process
- ✓ Work closely with the Designer and Owner to meet local, state, and federal requirements

Project Closeout Scope of Services

Involvement during Project Closeout

- ✓ Submit record drawings for approval
- ✓ Assist in transition to occupancy, including deliveries and installation of equipment
- ✓ Receive, record, and address all warranty issues
- ✓ Resolve all warranty issues to the satisfaction of the owner
- ✓ Complete all commissioning closeout activities

Submission Requirements

- 50 single-sided pages. Cover page, letter of interest, table of contents, dividers/tabs, and blank pages do not count towards the count.
- Cover page information (Section VI)
- Letter of Interest (Section VI A)
- Qualifications and Experience (Use SF 330 forms)
 - Profile of CMaR firm
 - Key Personnel
 - Project Experience
 - Financial Stability
 - Legal history for past ten years

Project Approach

- Communication and collaboration
- Cost estimating and budget management (design and construction)
- Project schedule
- Constructability process
- Quality Control (design and construction)
- Document tracking and reporting
- MWBE outreach
- Local involvement
- Construction in an urban site
- Technology during design and construction
- Review and consideration of substitutions
- Close-out process

Evaluation Criteria

No.	Evaluation Criteria	Weight
1	Project understanding and approach to providing requested scope.	30
2	Approach to collaboration with Project Delivery Team.	20
3	Qualifications and relevant experience of personnel, quality of recommendations and capacity to complete this project.	30
4	Approach to, and experience with, value engineering, and cost management.	30
5	Approach to schedule management and experience with on-time project completion.	20
6	Approach to meeting or exceeding MWBE goals.	20
7	Approach to local subcontractor participation.	20
8	Local professional services participation.	10
9	Quality and clarity of proposal.	10
	Final Criteria Ratings (out of a total of 190 points)	

Solicitation Schedule

RFQ Issued – January 4, 2023
Mandatory Pre-Proposal Meeting – January 12, 2023

Questions (in writing) Due – January 18, 2023,
5:00pm

Proposal Due Date – February 10, 2023, 5:00pm

Shortlist Notification – February 24, 2023

CMaR Interviews –Early/Mid March 2023

Project Website

<http://www.co.cumberland.nc.us/departments/commissioners-group/commissioners/crown-event-center-committee>

Procurement Information

Submissions must include all requested information in RFQ

Cumberland County Bids & Notices:

<https://www.cumberlandcountync.gov/departments/finance-group/finance-services/procurement/bids-notice>

Cumberland County Crown Event Center Committee website:

<https://www.cumberlandcountync.gov/departments/commissioners-group/commissioners/crown-event-center-committee>





Questions

Due Date – February 10, 2023 – 5:00 pm per the clock at the Cumberland County Engineering Department