



International African American Museum Construction Pre-Bid Meeting

OCTOBER 30TH, 2018 – CHARLESTON MARITIME CENTER

Turner

BROWNSTONE

AGENDA

Introductions & Community Commitment

Project Description

Construction Timeline

Logistics

Bidding Process / Requirements for Prime Subcontractors

MWBE Participation

Project Website

Adjourn

Team Introduction

- City of Charleston
 - Peter Hedegor - Senior Construction Project Manager
 - Edmund V. Most - Deputy Director Capital Projects
- International African American Museum
 - Michael B. Moore - CEO
 - Marion Gill - Director of Museum Planning & Operations
- Design Team
 - Moody Nolan – Architect of Record
 - Pei Cobb Freed & Partners – Design Architect
 - Ralph Appelbaum Associates – Museum Planning & Design
 - Hood Design – Landscape Designer
 - Guy Nordenson and Associates – Structural
 - ARUP – MEP – FP – FA - IT – Acoustic - Lighting
 - Foresberg Engineering & Surveying - Civil
 - Collins Engineers – Site Structural

Team Introduction (cont.)

■ Construction Manager Team – Turner - Brownstone

- Jeff Owens – Executive Management
- Dale Collier – Executive Management
- Darlene Gauer - Diversity Manager
- Kym Gardner - Director, Community & Citizenship
- Allie Alu - Community & Citizenship Coordinator
- Dan O'Connor - Procurement Manager
- Bobby Teachey II - Project Manager

• Team Associate - McKissack McKissack

- Lisa M. Anders – Executive Management



Community Commitment

Community engagement will have direct impact to the local community by providing opportunities for long-term business growth and economic inclusion.

Ultimately, we are building a facility that the community will take pride in.



Project Overview

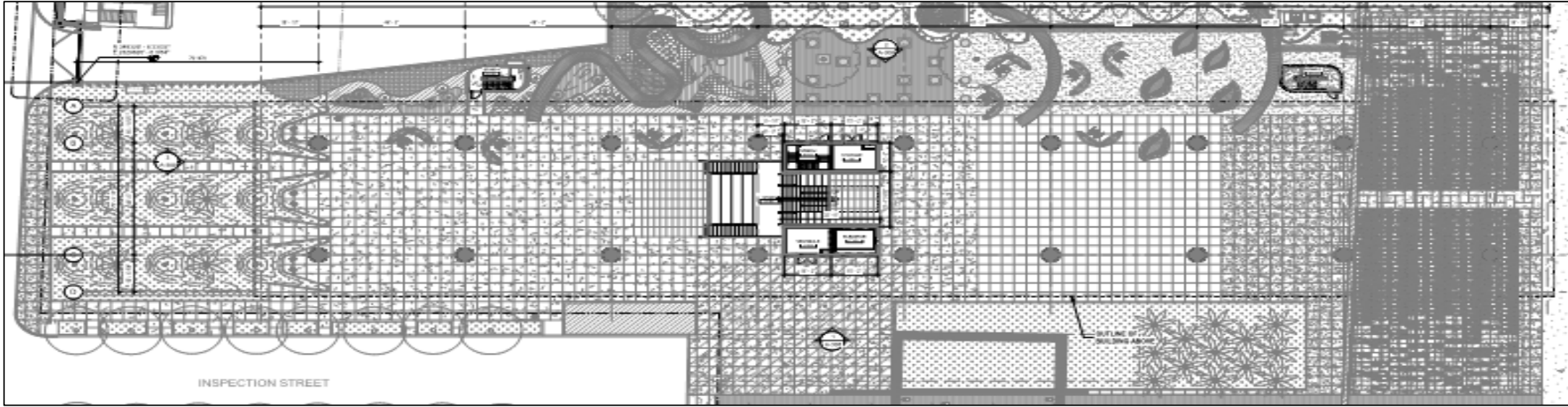
- The IAAM project will provide an incredible opportunity for Minority and Women Business Enterprise Companies to be a part of an historic endeavor to help tell the story of the many Africans that were brought into Charleston, SC.
- Location
 - 14 Wharfside Street, Charleston, SC
 - Site Area - 103,725 sqft
- Building Highlights
 - Building Area – 46,500 sqft
 - Building Height 52ft-10in
 - Building Code – 2015 International Building Code



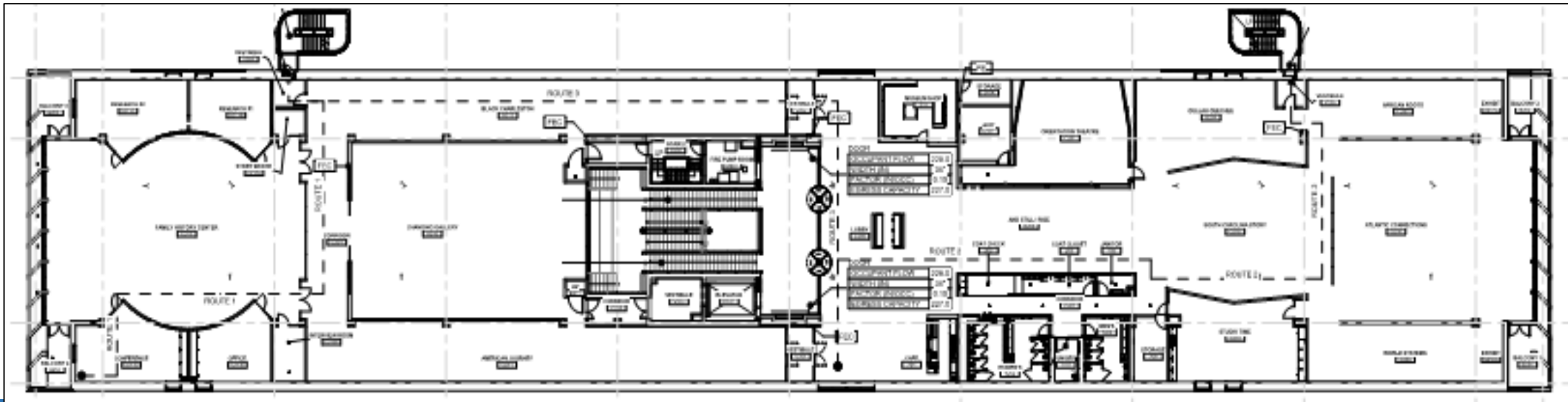
Project Animation Video



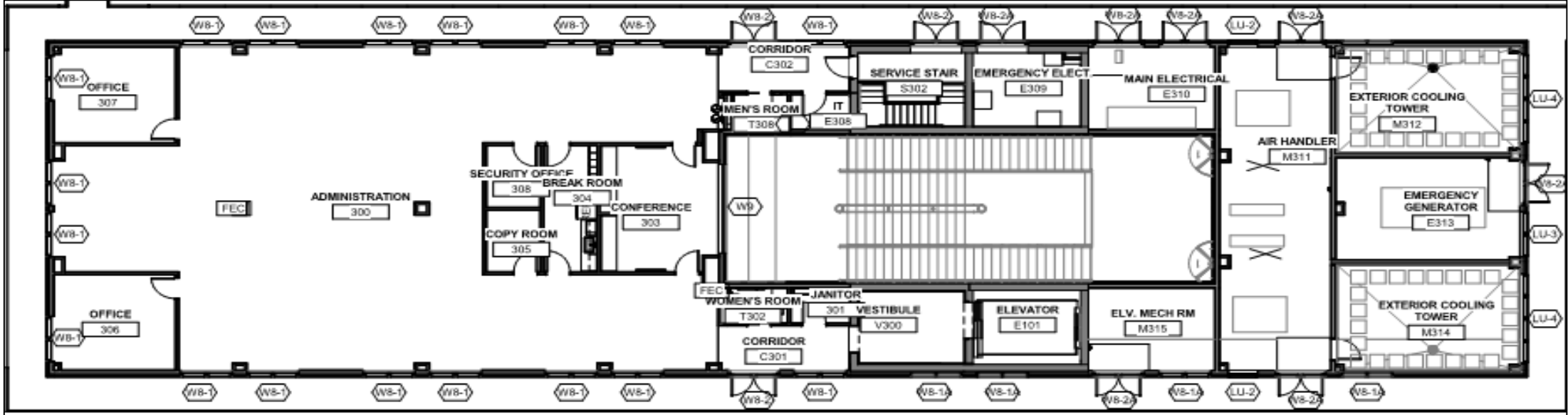
1st Floor – Ground Entrance and Landscape Level



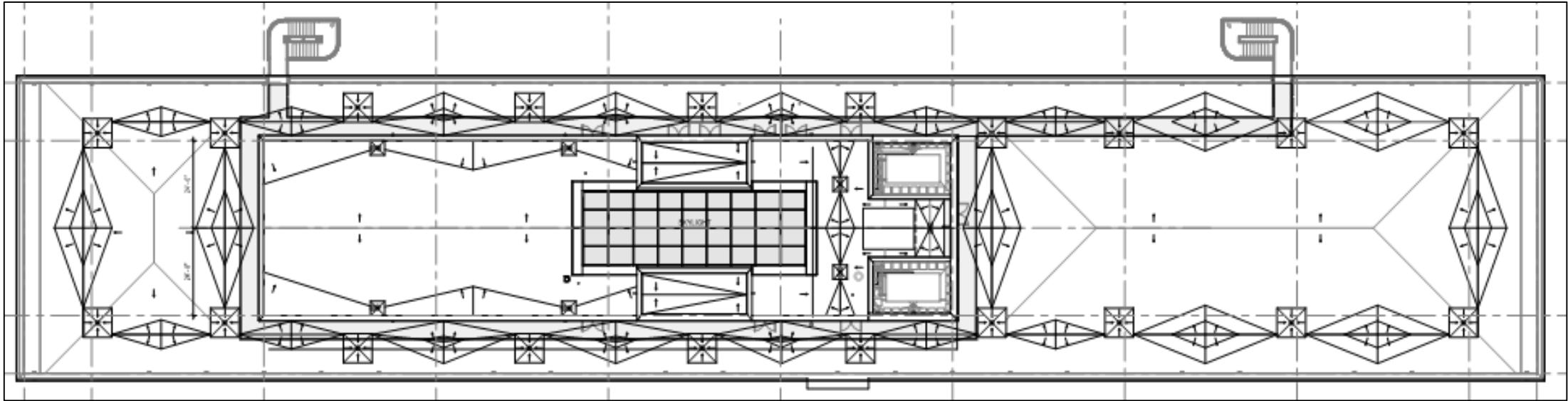
2nd Floor – Museum Level



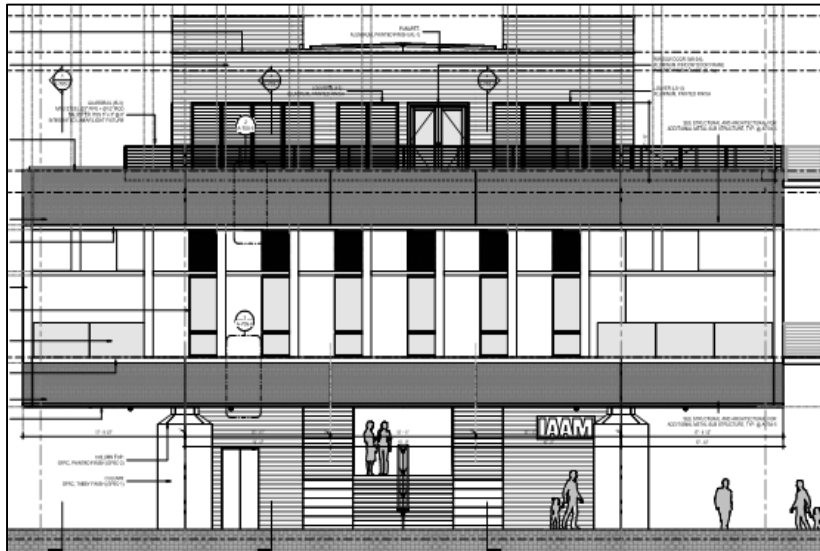
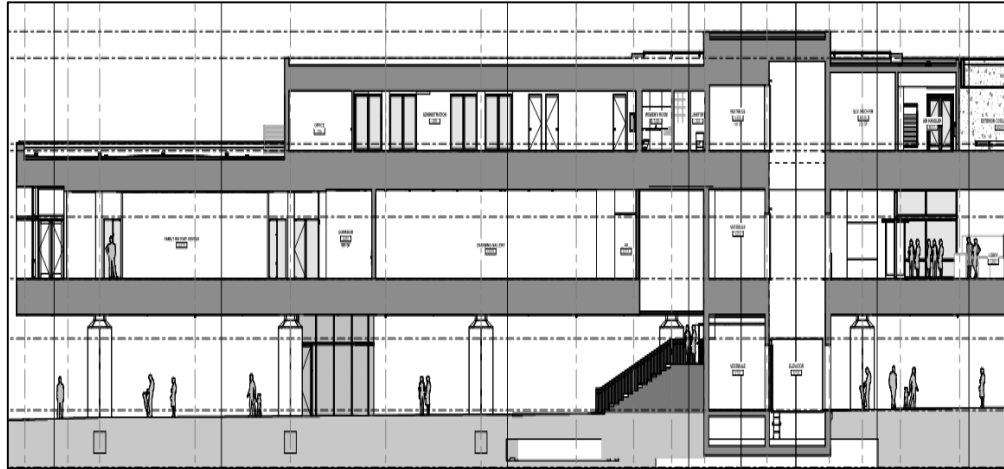
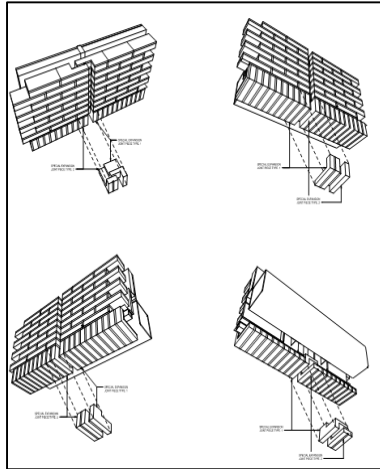
3rd Floor – Office Level



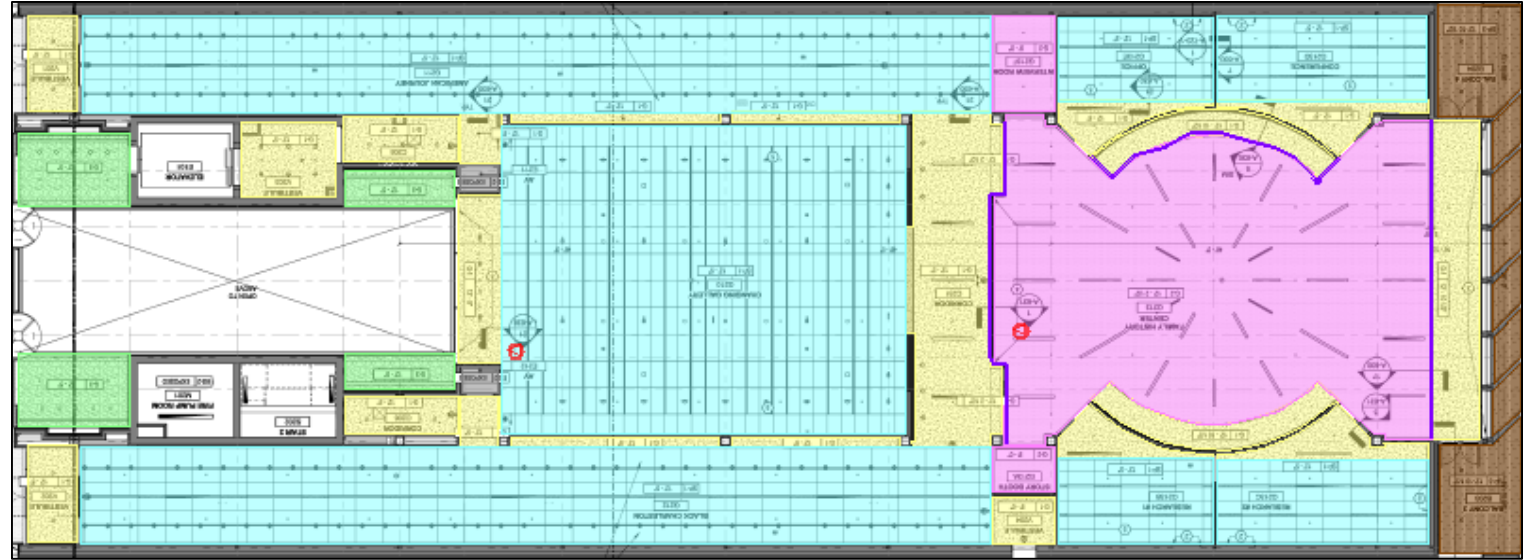
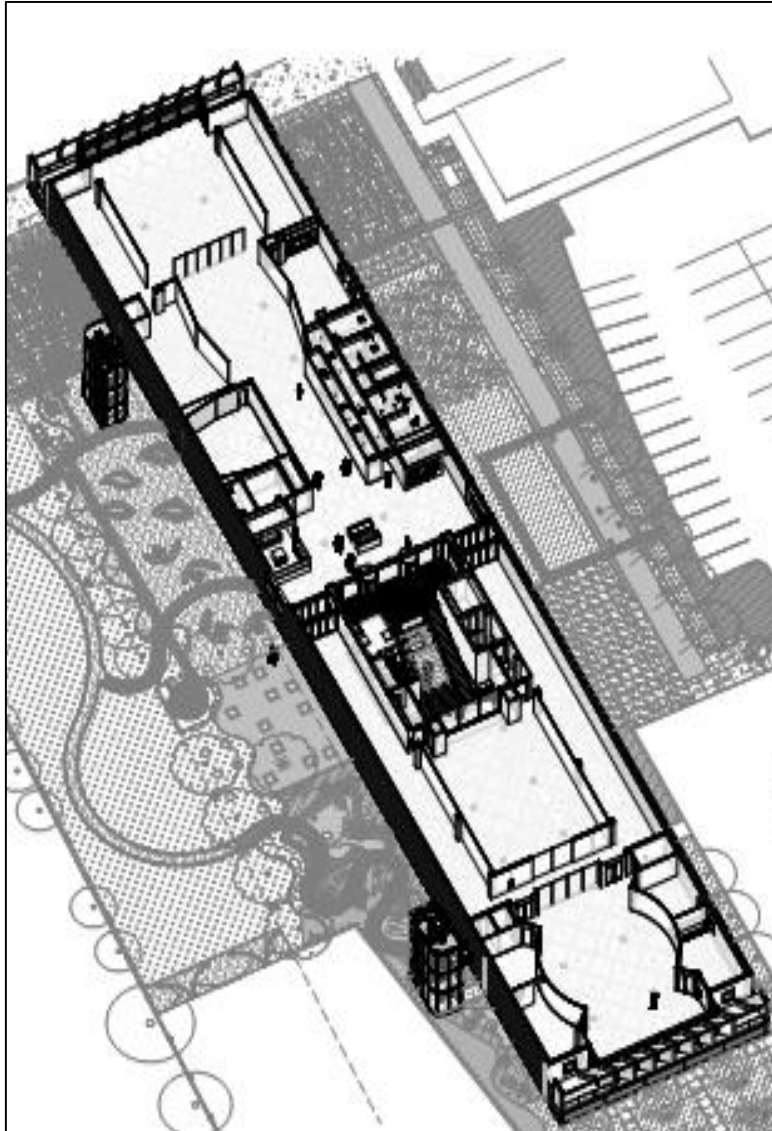
Roof Level



Exterior Highlights



Interior Highlights



Stucco Ceilings

Paint/Stain Wood Cladding

Wood/Carpet Flooring & Walls

Metal Studs & GWB

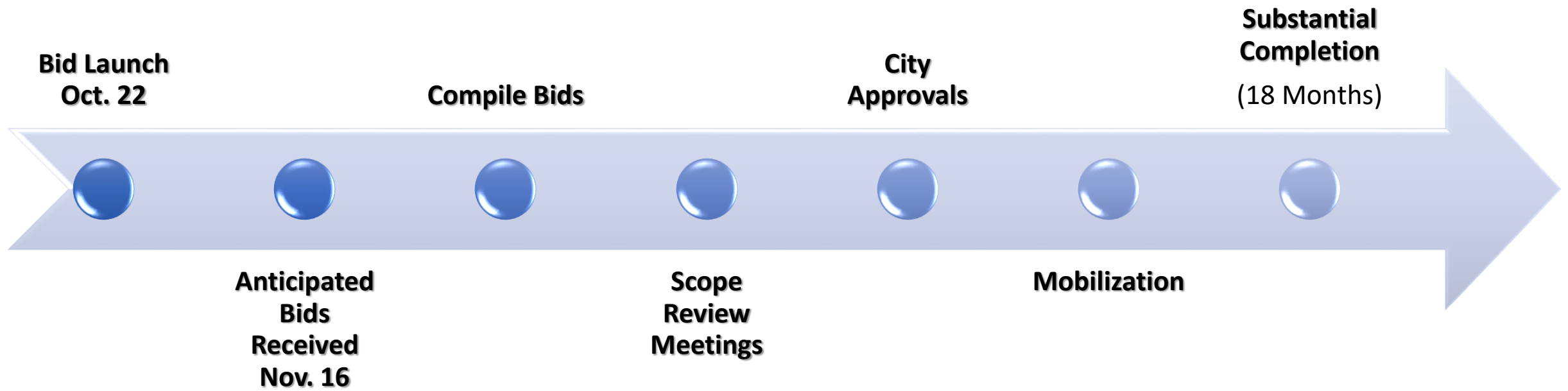
Toilet Accessories & Plumbing Fixtures

Roller Shades

Skylights

Signage

Bid/Construction Timeline



* Dates subject to change

Logistics

- Hours of Operations
- Material Delivery
- Being Good Neighbors
- Clean Site



Bid Packages

01a General Trades	07c Metal Siding	09g Access Flooring	028a	Electronic Safety & Security
01b Consultants	07d Membrane Roofing	09h Painting & Wallcovering	31a	Site Work
01c Composite Cleaning	07e Applied Fireproofing	10a Specialties	31b	Precast Piles
03a Concrete	08a Doors, Frames & Hardware	10b Signage	31c	Site Concrete
03b Precast	08b Glass & Glazing	12a Window Treatments	32a	Site Furnishings
04a Masonry	08c Skylights	12b Display Cases	32b	Wood Decking
04b Stone Veneer	09a Drywall	13a Fountains	32c	Unit Pavers
05a Structural Steel	09b Acoustical Ceilings & Wall Panels	14a Elevators	32d	Fences & Gates
06a Exterior Carpentry	09c Tile/Interior Stone	21a Fire Protection	32e	Landscaping and Irrigation
06b Architectural Woodwork	09d Resilient Flooring & Carpet	22a Plumbing	Not a Bid Pkg 03a	Concrete Materials
07a Waterproofing	09e Wood Flooring	23a HVAC	Not a Bid Pkg 03a	Concrete Reinforcing Materials
07b EIFS/Stucco	09f Resinous Flooring	26a Electrical	Not a Bid Pkg 3a	Soil Treatment
		027a Data & Telecommunications	Not a Bid Pkg 26a	Low Voltage

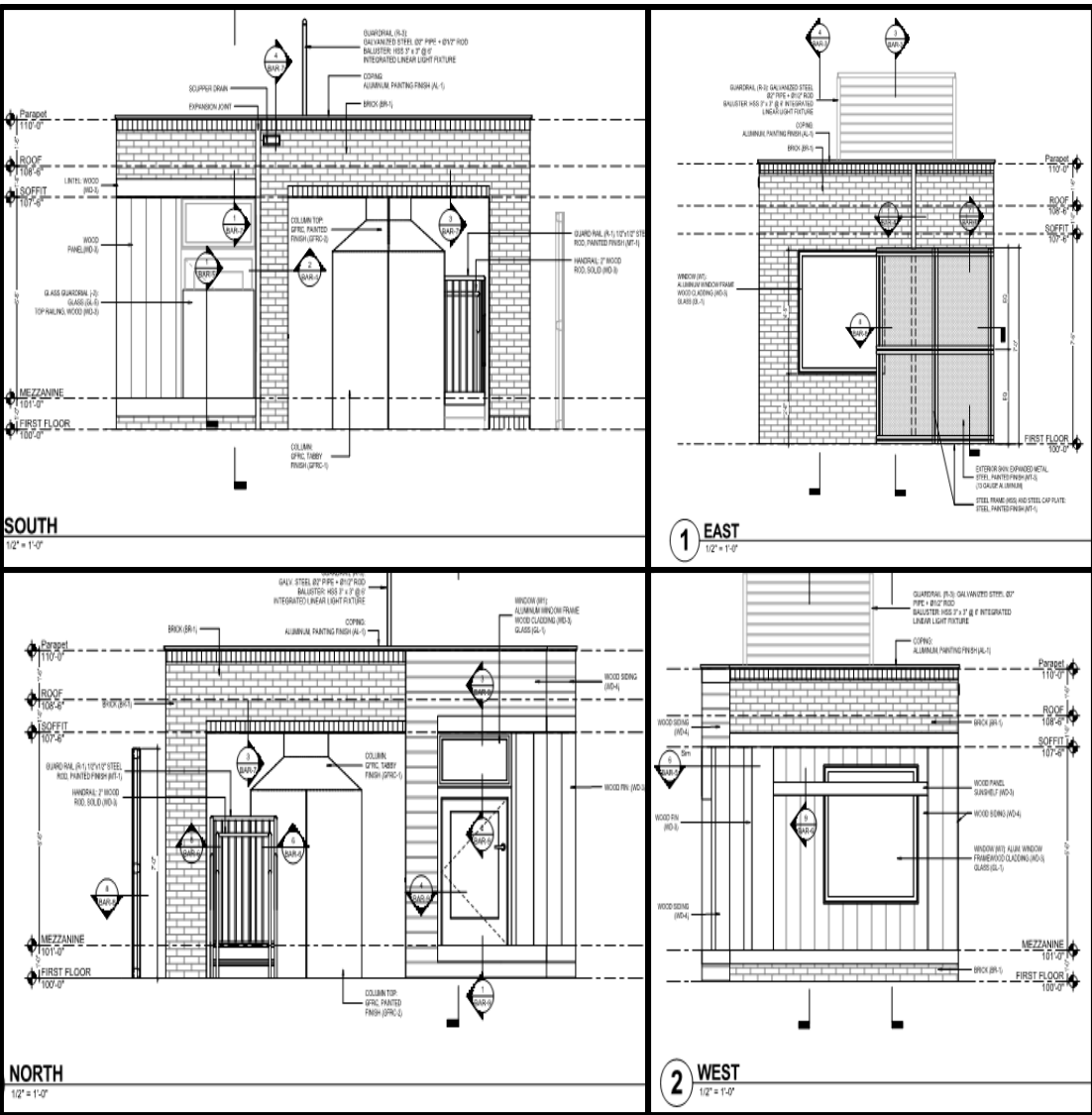
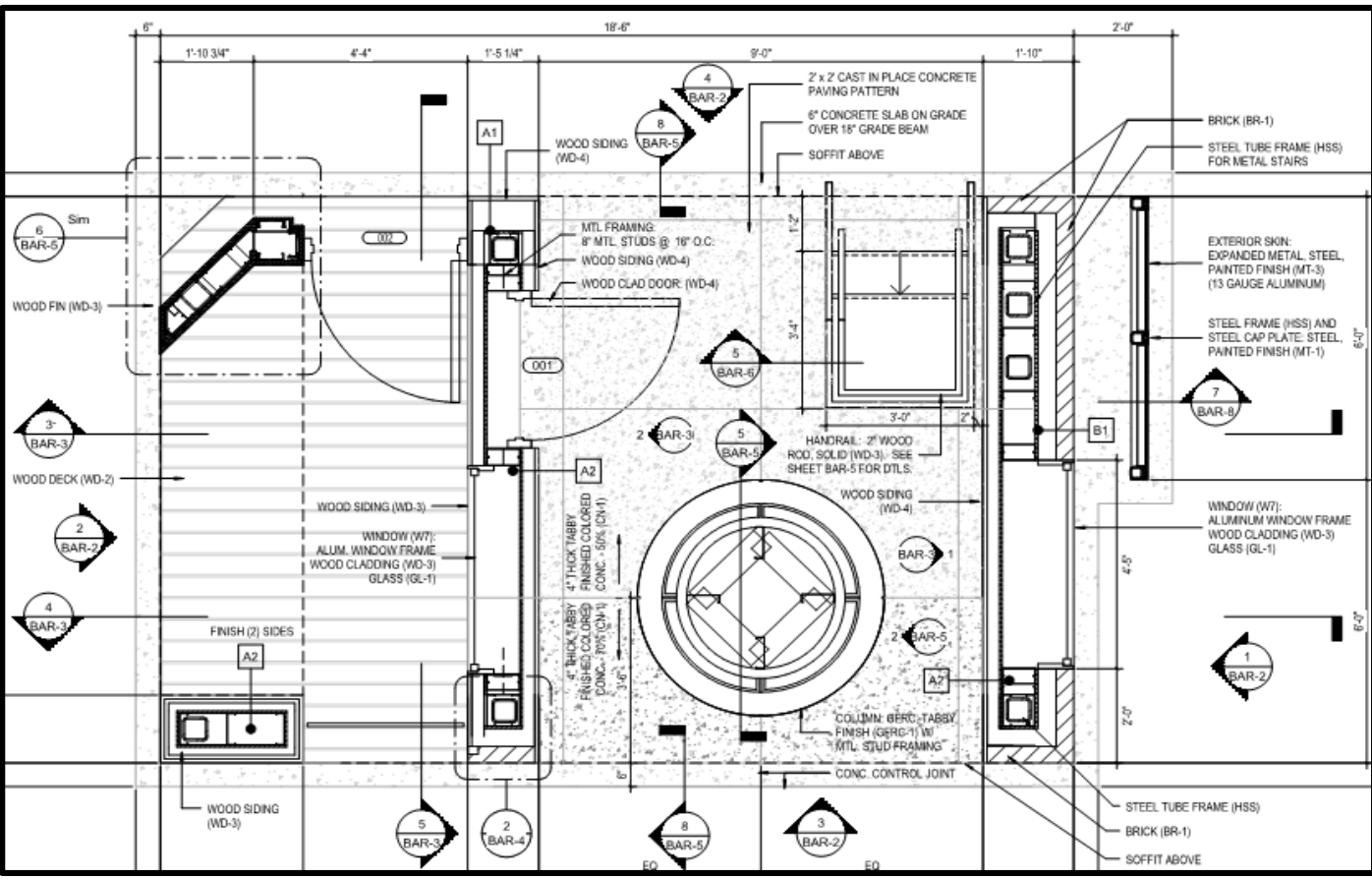
Up-fit Procurement Opportunities

In 2019 and 2020, the IAAM will seek suppliers, contractors, consultants, and vendors for a wide variety of goods and services including, but not limited to:

- | | | |
|--|--|--|
| <ul style="list-style-type: none">• Office Systems Furniture and Installation• Office Loose Furniture and Installation (credenzas, bookcases, chairs)• Office Accessories (trash cans, lights, keyboard trays)• Café Furniture, Equipment, Supplies• Store Fixtures, Equipment, Supplies• Store Merchandise (design, production, commissions) | <ul style="list-style-type: none">• Special Events Furniture (tables, chairs)• Janitorial Equipment (brooms, mops, pails)• Security/Safety Equipment (radios, stanchions, hand-wands/magnetometers, first-aid)• Programmatic Equipment (demonstration carts, collections HEPA vacs) | <ul style="list-style-type: none">• Computers/Telephones/Copiers• POS Systems (admissions, store, café)• Security Services• Office Moving Services• Janitorial Services• IT Desk-top Support Services |
|--|--|--|

To help facilitate the process, in early 2019 the IAAM will post procurement information opportunities on its website.

BAR Mockup (Board of Architectural Review)



Additional Provisions



- Contract Documents
- Safety
 - Documents & Policies
 - General Requirements for Safety Managers
 - BUILDING L.I.F.E.® SAFETY PROGRAM
- Schedule
- Textura
- Preconstruction Coordination
- Layout
- Multiple Mobilizations
- Scope of Work
 - Work Included
 - Work Excluded
- Unit Pricing
- Alternates
- Pricing Summary

Bid Manual

- Invitation and Instructions to Bidders
- EBO Program Compliance
- Bid Proposal Form
- Project Conditions
- Site Logistics Plan
- Project Schedule
- Form 36 SC (Standard Form of Agreement)
- Additional Provisions (Scope of Work – for each trade)
- BIM Execution Plan
- Building Life Instruction Manual
- LEAN Practices
- Insurance Requirements (CCIP Manual)
- Quality Control Program
- Site Specific Safety Plan
- Harassment Avoidance Policy
- Turner Brownstone EEO Policy
- Textura Reference Guide
- Advance Payment Program (APP)

Bid Process

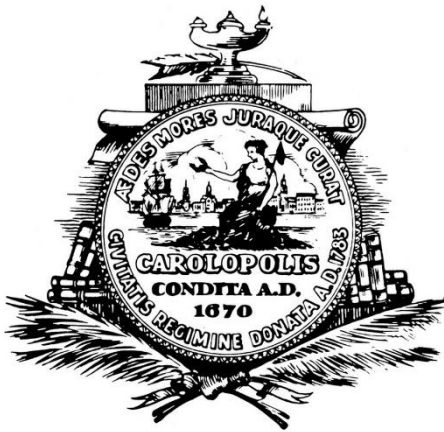
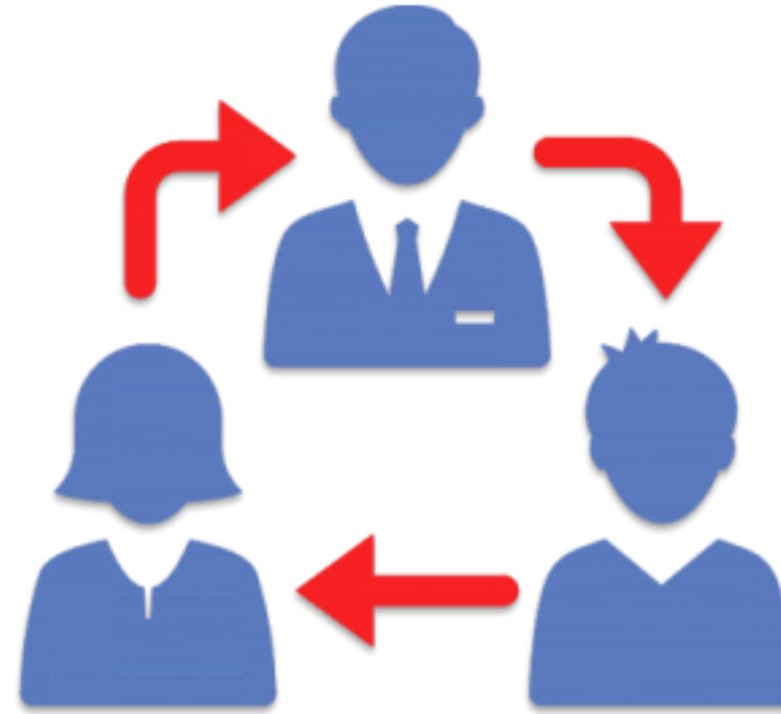
- Documents Posted
 - BuildingConnected
 - Project Website (www.buildingIAAM.com)
 - Printing Services (A&E Digital)
 - SCBO (South Carolina Business Opportunities)
 - City of Charleston BidLine
 - iSqFt
 - Construction Journal
 - ConstructConnect
- Issues?
 - **Contact: Dan O'Connor - DOConnor@tcco.com 919-788-2024**
- Due Date for Bids – November 16th, 2018 12PM EST
- Bid Review Period & Selection
- Issue Contracts



MWBE Participation

Participation at **ALL** tier levels

- Prime Contractors
 - Trade Labor
 - Suppliers



Must be certified by City of Charleston

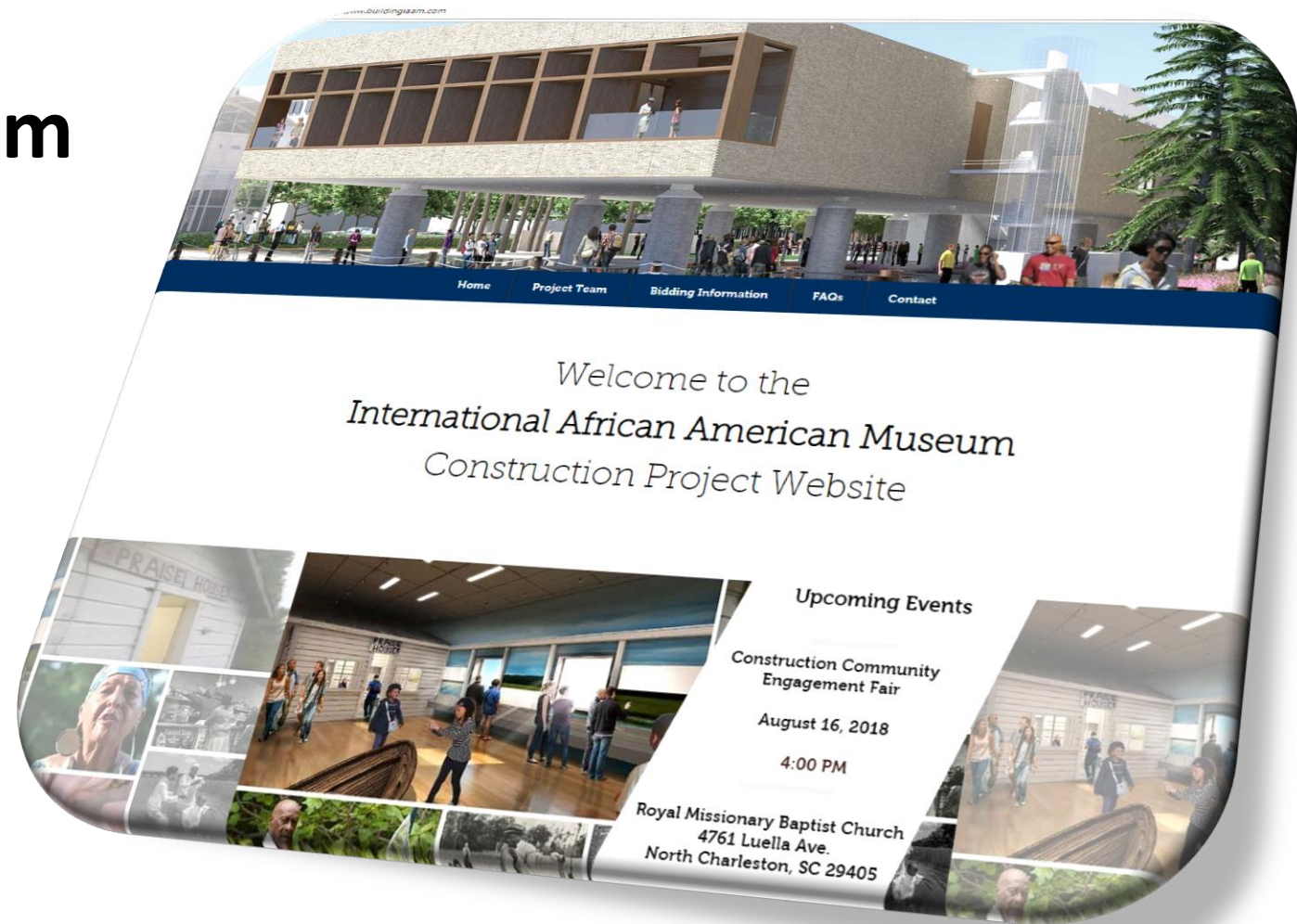
Ruth Jordan

Minority Business Enterprise Manager

Project Website

www.BuildingIAAM.com

- Bid Announcements
- Project Updates
- Contact Information
- Logistics
- Safety Info
- Subcontractor Highlights
- Live Webcam



Additional Outreach



Bidding Assistance Workshop

- **Wednesday November 7th, 2018**
- **10AM – 2PM**
- **Brownstone's Office**
- **4055 Faber Place Drive, Suite 202, North Charleston, SC**

Please confirm you have registered today to receive invites and information updates

Formal Questions

**David
Floyd**

Turner Construction Company

704.319.4854 | DFloyd@tcco.com

**Dan
O'Connor**

Turner Construction Company

919.788.2024 | DOConnor@tcco.com

**Bobby
Teachey II**

Brownstone Construction Management + Design

704-239-9429 | bteachey@bstonegroup.com
