



Meet the Marine. Be Inspired.
CAROLINA MUSEUM OF THE **MARINE**

THE CAROLINA MUSEUM OF THE MARINE

Subcontractor / Supplier Outreach & In-Kind Donation Solicitation
October 13, 2023

CJMW ARCHITECTURE

HICAPS

RAA Planning Design Media

SAMET



THE CAUSE



AGENDA

- Welcome & Introductions Samet Corporation
- Museum Information Museum of the Marine
- Building Design Samet Corporation / HICAPS
- Construction Overview Samet Corporation
- In-Kind Donations Samet Corporation
- Q&A
- Adjournment



SAMET CORPORATION PROJECT TEAM



David Bollenbacher
Regional Manager -
Wilmington



Roger Morrell
Sr. Project Manager



Carl Schuemann
Precon Project Manager



Joey Weimar
Superintendent



DESIGN & CM TEAM



John Drinkard, AIA
CJMW Architecture
Architect

CJMW ARCHITECTURE



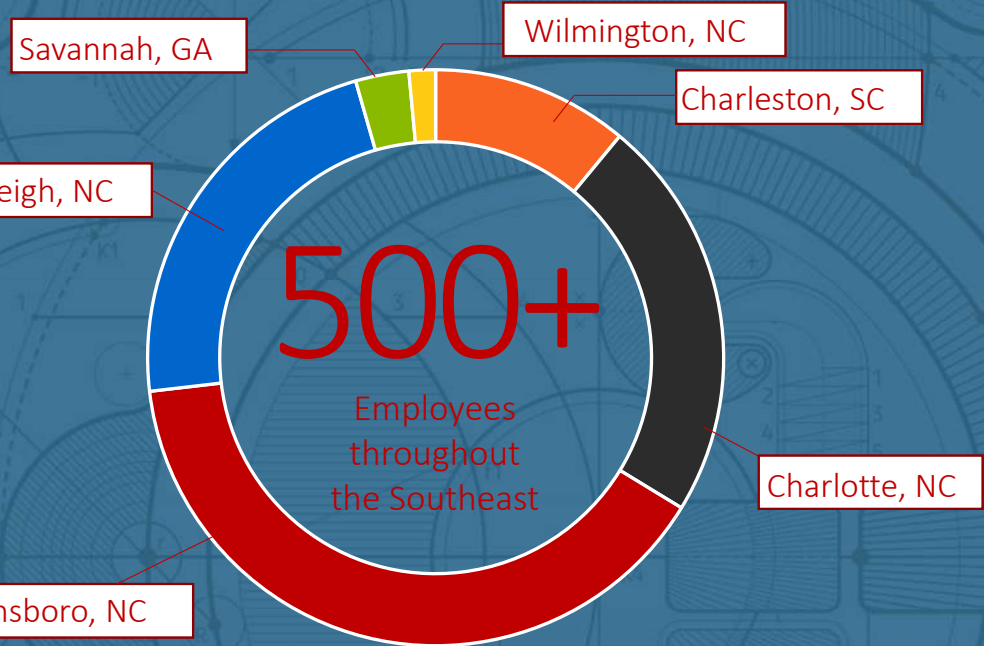
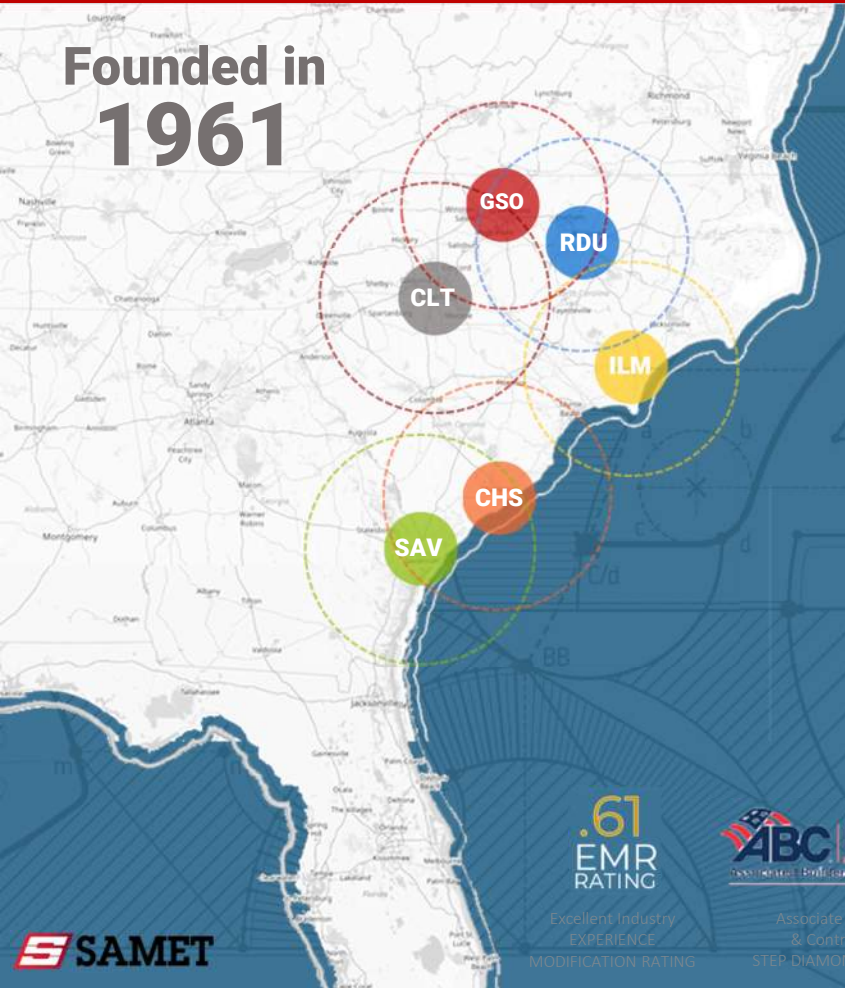
Dave Smith
HICAPS
Construction Manager

HICAPS



HORSEPOWER

Founded in
1961



.61
EMR
RATING
Excellent Industry
EXPERIENCE
MODIFICATION RATING

ABC | STEP
Associate Builders
& Contractors
STEP DIAMOND WINNER

30 HOUR
OSHA
TRAINED
All Field Operation
Associates are
OSHA 30 TRAINED

NC DOL
19 Consecutive Years
NC DOL GOLD SAFETY
AWARD WINNER

BUILDING STAR
CONTRACTOR
Since 2003

\$1.2B
in revenue in 2022

IN-KIND DONATIONS

- How will donations be solicited?
- How will donors be recognized?
- When do donations need to be committed?
- Commitments vs Deliveries (Word & Deed)
- Impacts of Donations on Performance



Brigadier General Kevin Stewart, USMC (Ret) & THE CAROLINA MUSEUM OF THE MARINE



Brigadier General Kevin Stewart, USMC (Ret) is the Chief Executive Officer of Carolina Museum of the Marine.

Stewart retired from the United States Marine Corps in 2021 as the Director, Global Operations Center, U.S. Transportation Command. His billets prior to U.S. Transportation Command also include Commanding General of 2d Marine Logistics Group at Marine Corps Base Camp Lejeune.

Stewart's roots in North Carolina go beyond the Marine Corps. He holds a degree in business administration from North Carolina State University and studied Advanced Logistics and Technology at University of North Carolina. Stewart also holds master's degrees in Information Technology Management from the Naval Post Graduate School and in Supply Chain Management at Pennsylvania State University.



"We have an overarching opportunity to provide a forward-thinking museum designed to ensure that the contributions of our Carolina Marines and Sailors to our Nation's freedom are remembered, to teach young and old alike the virtue in understanding what made our great Nation a leader of the free world and to help prepare our young people to lead, to follow, and to embrace future challenges."

*General Al Gray, USMC (Ret),
29th Commandant of the United States Marine Corps*

CAROLINA MUSEUM OF THE **MARINE**

**Meet the Marine.
Be Inspired.**



CAROLINA MUSEUM OF THE **MARINE**

907 Lejeune Blvd
Jacksonville, NC 28540

www.MuseumoftheMarine.org



THE IWO JIMA MEMORIAL WAS DEDICATED IN 1958 AND IS A NATIONAL MONUMENT. THE IWO JIMA MEMORIAL IS A NATIONAL MONUMENT. THE IWO JIMA MEMORIAL IS A NATIONAL MONUMENT. THE IWO JIMA MEMORIAL IS A NATIONAL MONUMENT.

IN HONOR AND MEMORY
OF THE MEN OF THE
UNITED STATES MARINE CORPS
WHO HAVE GIVEN
THEIR LIVES TO THEIR COUNTRY
SINCE 30 NOVEMBER 1895

CAROLINA MUSEUM OF THE MARINE

Meet the Marine. Be Inspired.



CAROLINA MUSEUM OF THE MARINE

Mission Statement

Honor, preserve, and teach the legacy of Carolina Marines and Sailors.

Showcase the Marine example to inspire future generations.

Vision Statement

To provide a forward-thinking museum designed to ensure that the contributions of Carolina Marines and Sailors to our nation's freedom are remembered.

To prepare our young people to lead, to follow, and to cope with future challenges.

Core Values

We are professional, patriotic, selfless servants who support and defend the Constitution and embrace the core values of the United States Marine Corps:
Honor, Courage and Commitment





The Commandant of the Marine Corps, General Eric Smith:

“I am proud of the work the state and local officials in North Carolina are doing to show the public the valiant and honorable history of our United States Marines through the Carolina Museum of the Marine. Camp Lejeune is fortunate to be a part of Jacksonville and the surrounding communities.”



Phase I - \$8.5M (completed)
Reflection and Celebration Park



FPO

- World's largest Eagle, Globe and Anchor statue
- Reflecting Pool
- Tribute benches
- Byrd Family Foundation Patriots Walkways
- In-ground infrastructure for Phase II
- Award-winning architectural and engineering drawings

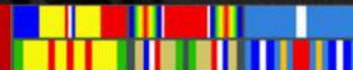


We have a stunning site with an already well-known icon...

Design and Interpretive Approach

The distinctiveness of the interpretive approach for this museum includes the following:

- Rooted in a sense of place — the Carolinas and why the Marines came here
- Meeting individual Marines throughout the visitor experience — personal stories are forefronted against the backdrop of history and events
- The spirit, ethos and culture of the Marine Corps expressed throughout the visitor journey
- The meaning and expression of service, values, history and tradition as key threads in the storytelling
- Innovation and adaptability are themes that provide a lens into the narrative of the Marine Corps' evolution from WW2 to present day
- The visitor journey culminates in an inspiring call to connect to core traits and principles we all can learn from Marines and put them into action







Instraining Lore

Training & Transformation

WV

WWII



Letters Home

The final exhibit in the first gallery displays letters home from Marines to family and friends and letters they received. It illustrates the importance of contact with home and family as a powerful and sustaining aspect of the war experience and is a symbolic segue into the next gallery.



COMING HOME



MEETING NEW CHALLENGES



Always Faithful

The final exhibit zone highlights the core theme and mission of the museum — the role of values and service in all of our lives and what we can learn from Marines.

Visitors enter an immersive media experience that connects all of the themes and threads of the museum journey into a culmination of the core ideals of the museum — Marine values, leadership traits and principles. Here these values are demonstrated through what Marines and others are doing today in their communities to serve as inspiration for what all of us can do to take actions, large and small, to be better and more engaged in our daily lives.



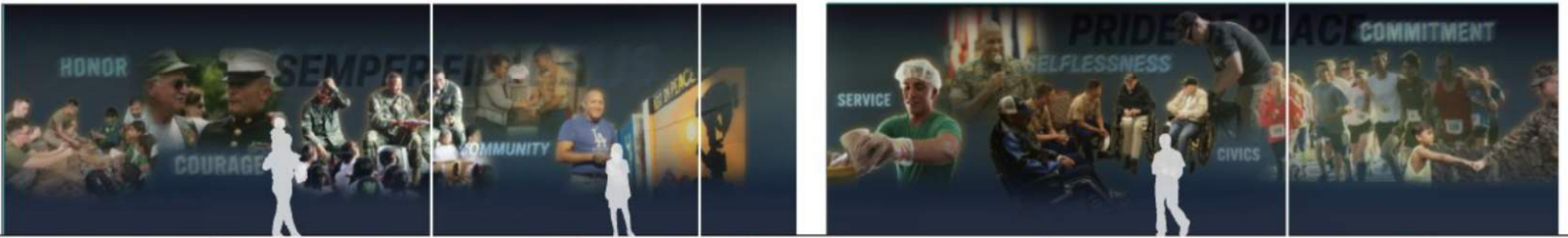
BECOMING BETTER CITIZENS



Meet the Marine mode, transitioning into Constitution and Oath mode



Marines in the Community mode, transitioning into Leadership Traits and Principles mode



Constitution and Oath mode



How Can You Help?

- Bid Aggressively!
- Donate Generously!

Questions?



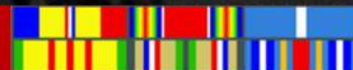
PROJECT SPECS / PROCUREMENT

- Location / Jurisdictions
- Permitting / Land Ownership / NAVFAC Involvement?
- Inspections
- Bid Process
- Private vs Public Procurement
- Site access prior to bid



BUILDING & SITE SPECIFICATIONS

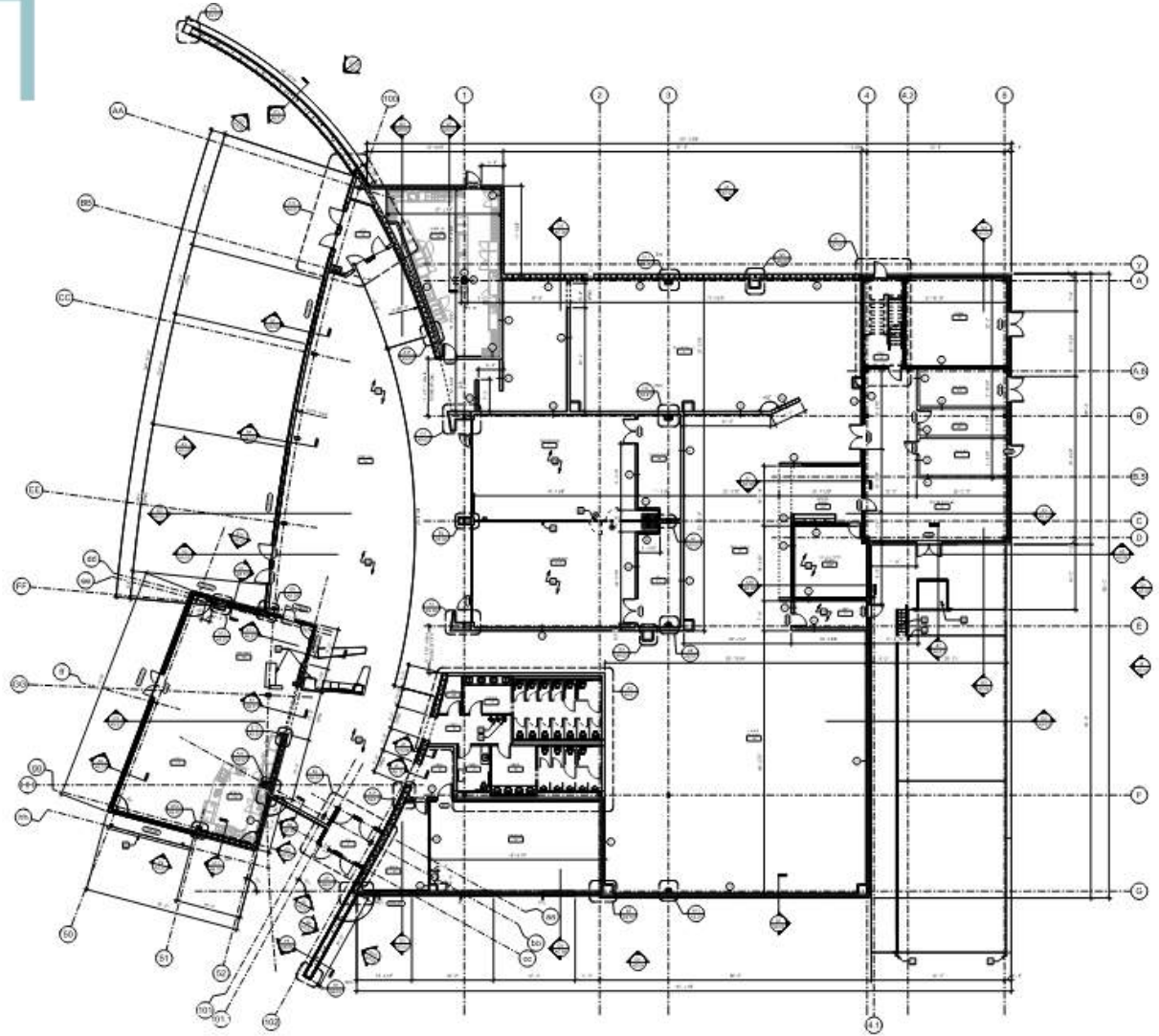
- Civil Sitework
- Square Footage: 28,218
- Construction Type: II-B
- Structure + Building Envelope
- NFPA 13
- MEP Systems
- **Delineate: Base Building Scope vs Exhibit Scope**





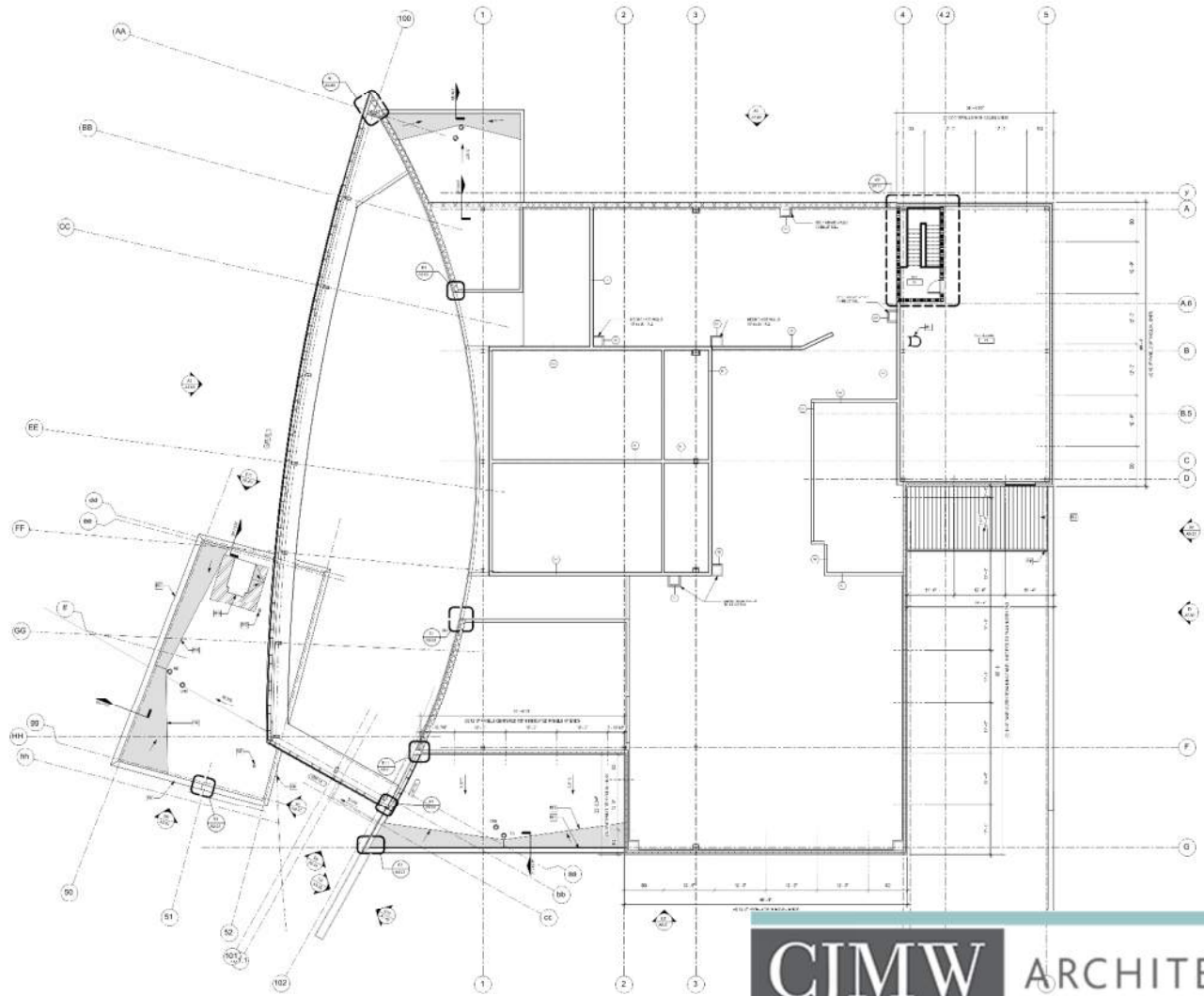
SITE / PLAN CONTEXT





FLOOR PLAN
LEVEL 1



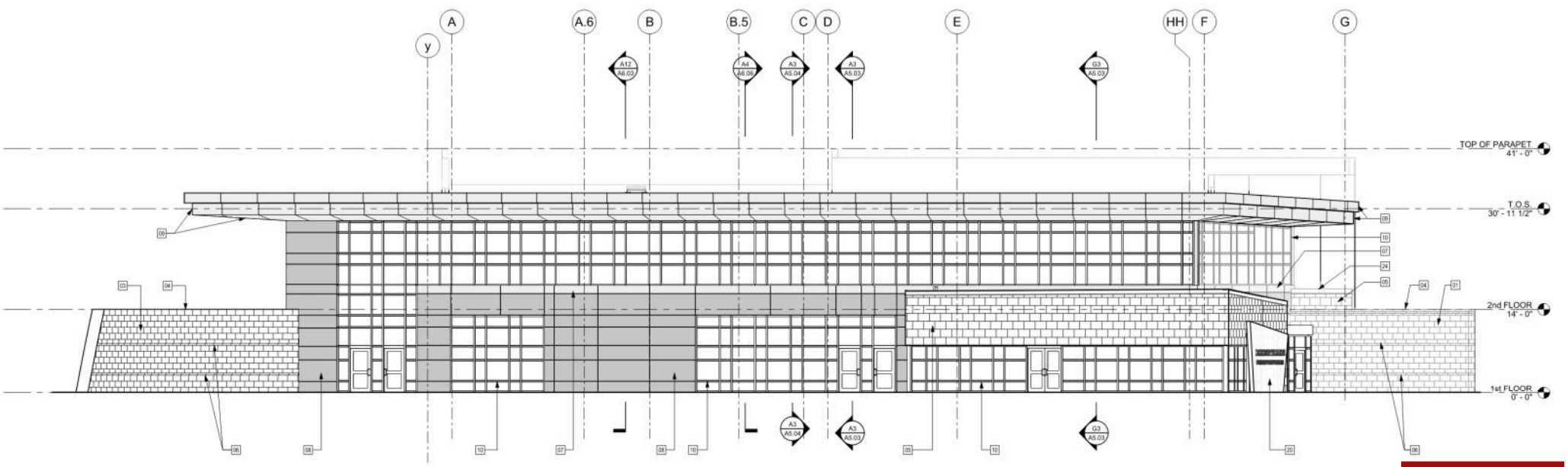


FLOOR PLAN LEVEL 2

SAMET

CJMW ARCHITECTURE





WEST ELEVATION

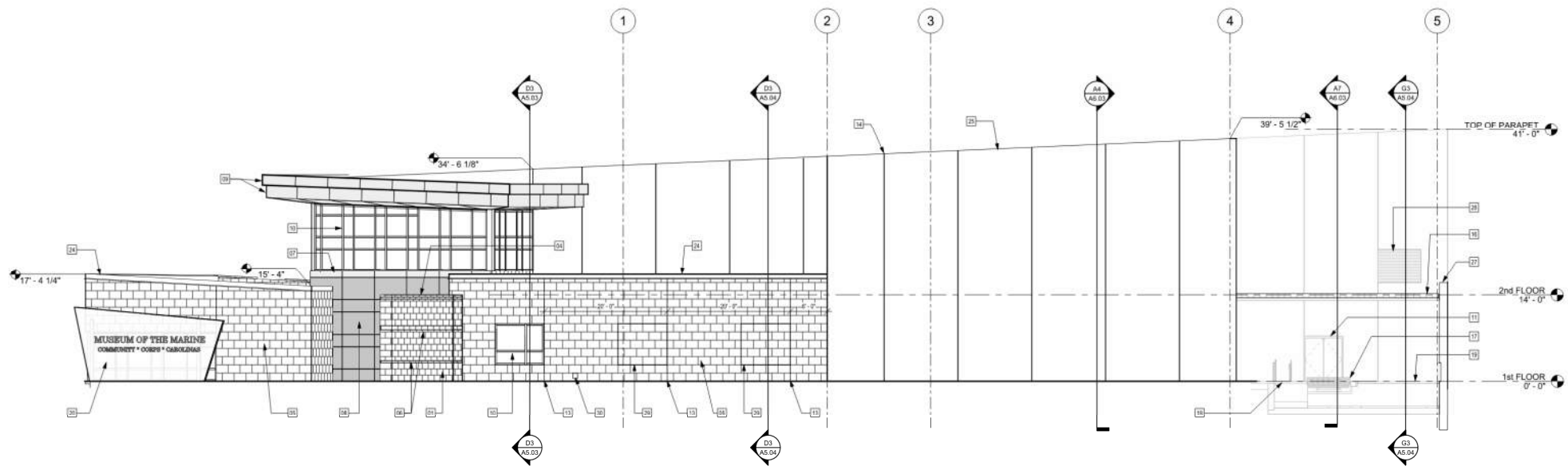
1/8" = 1'-0" A3

EXTERIOR ELEVATIONS

CJMW ARCHITECTURE

SAMET





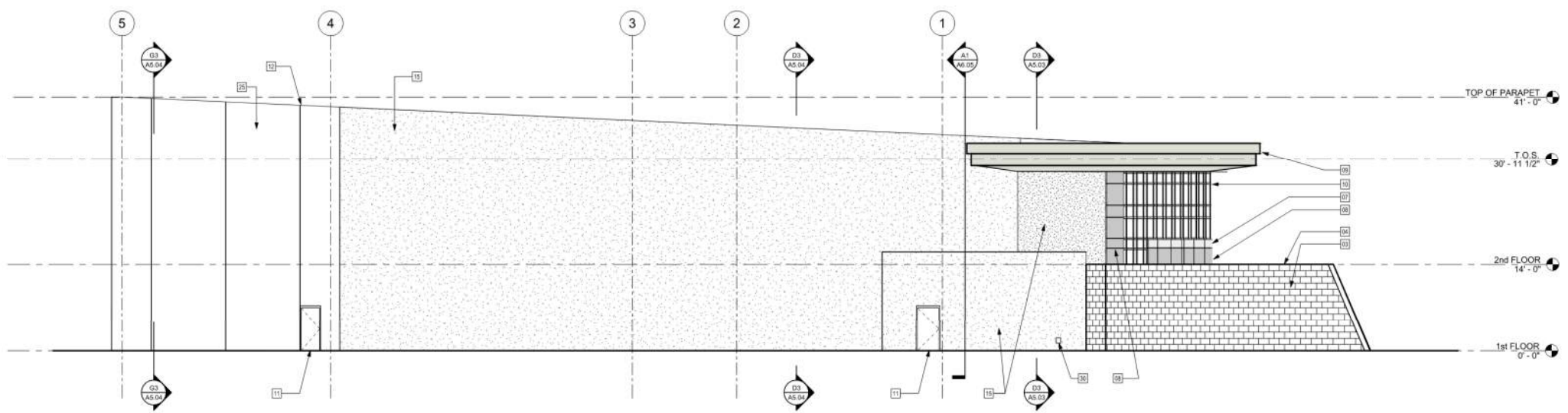
SOUTH ELEVATION

1/8" = 1'-0"

G3

EXTERIOR ELEVATIONS





NORTH ELEVATION

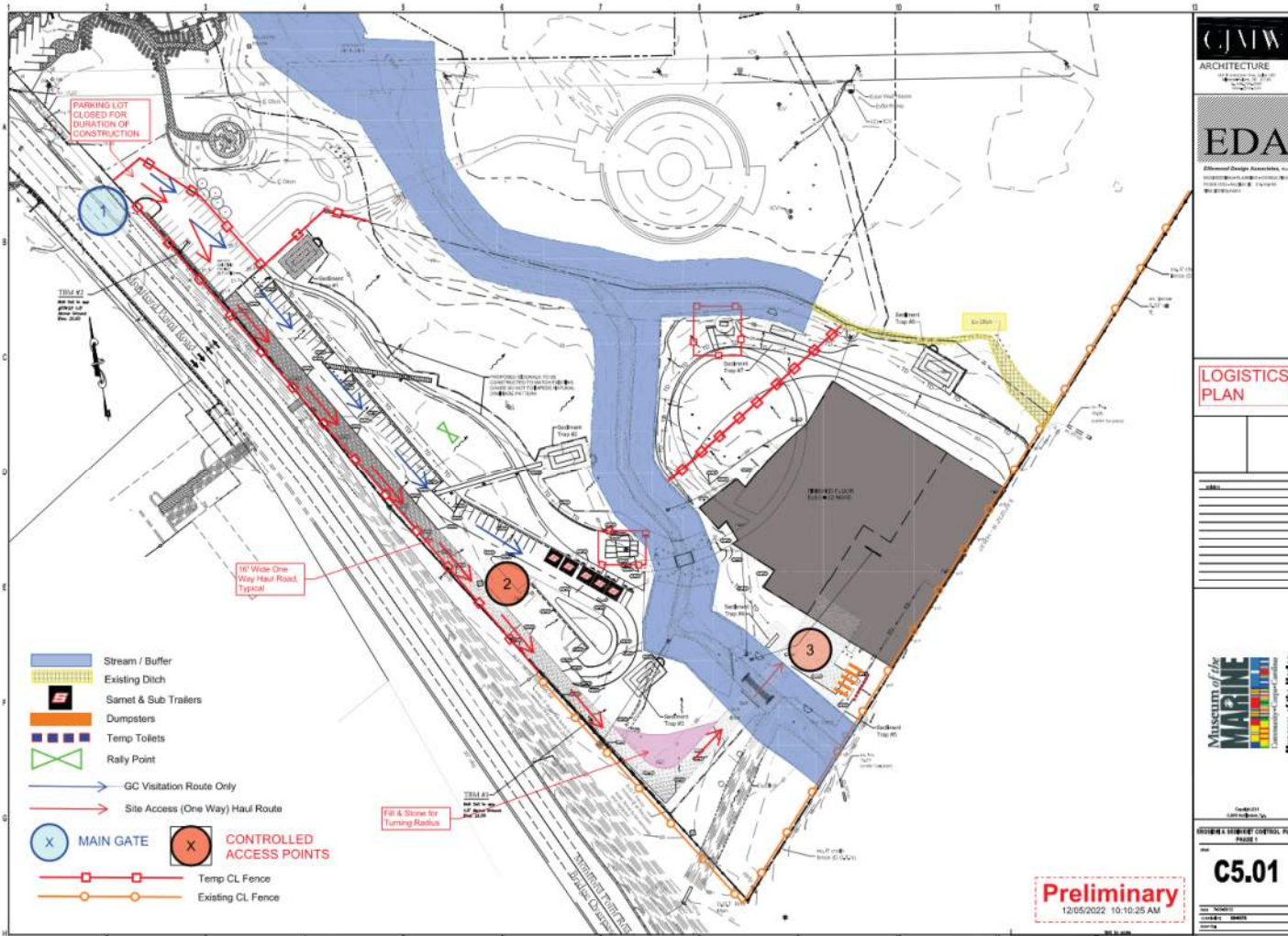
1/8" = 1'-0" **A3**

EXTERIOR ELEVATIONS

CJMW ARCHITECTURE

SAMET





SITE LOGISTICS PLAN



SAFETY + QUALITY CONTROL

**SAFETY IS NON-NEGOTIABLE.
QUALITY IS CONSISTENYLY MEASURED & CONTAINED.**

- Site Specific Safety Plans
- Presentation of Credentials
- JHA + AHA Planning
- Routine Safety Observations + Notifications
- Full PPE at All Times
- Everyone Goes Home Safe

- Submittal Approvals before Pre-installation meeting.
- Hold pre-installation meetings
- 1st delivery inspections
- 1st installation inspections
- Benchmark inspections



SAFETY + QUALITY CONTROL

SAFETY IS NON-NEGOTIABLE.
QUALITY IS CONSISTENYLY MEASURED & CONTAINED.

Subsurface
Building Controls
Grading
Utilities

Concrete
Foundation
Slabs
Walls

Structure
Masonry
Structural Steel
Wood Framing

Envelope
Air Barriers, Flashings
Windows, Doors, Penetrations
Roofing, Transitions, Penetrations, Balconies
Cladding: Masonry, Siding, Panels, EIFS, etc.

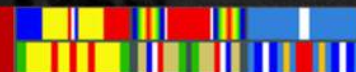
Systems
Mechanical
Electrical
Plumbing
Sprinkler

PROCORE Edit Export

10/13 Inspected

- 5 Conforming
- 0 Deficient
- 1 Data Number/Test
- 4 N/A
- 3 Uninspected

#	Location	Type	Quality	Distribution	Status	Private
1					COMPLETED	Yes



WHAT IS IMPORTANT



- SAFETY. ALWAYS + FIRST: worker and public
- Coordination! Early and often
- Communication! Early and often with each other + Samet.
- Thorough coordination with museum exhibits
- Consistent and accurate scheduling coordination – GC & trade partners
- Properly installed / commissioned climate control systems
- Properly installed flashing, weatherproofing, and air & water barriers

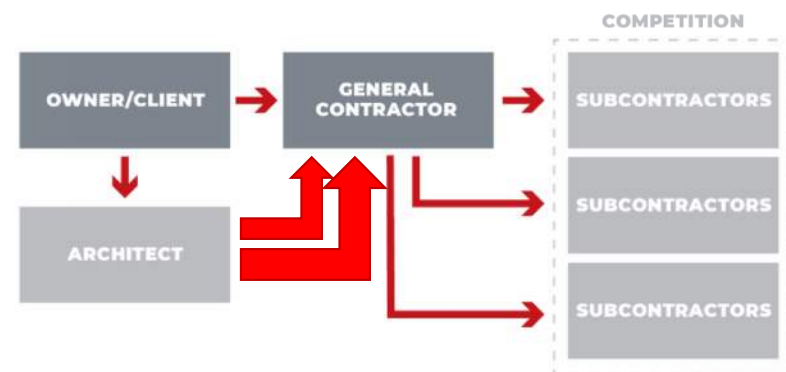
CONSTRUCTION MANAGEMENT @ RISK

CM@RISK

The **CM@RISK** method allows us to choose quality subcontractors – not simply the lowest bidders – to build your facility to your expectations. The CM@Risk method permits us to serve as a consultant, acting in our client's best interest from predevelopment through final construction. Using our skills in this this delivery method potentially reduces the risk to the owner by ironing out details in the pre-planning stage and thus saving time and costs.

ADVANTAGES —

- > **Create** collaborative team
- > **Quality** over price
- > **Efficient** preconstruction timing + schedule
- > **Preplanning** can save costs



LEVERAGING TECHNOLOGY

 BUILDINGCONNECTED

 PROCORE®

BUILDR



CLOSEOUT

The screenshot displays the BUILDR web application interface. At the top, a navigation bar includes 'Coral Bay Club' and menu items like 'Documents', 'Photos', 'Directory', 'Warranty Requests', and 'Settings'. The main content area is divided into several sections:

- Documents:** A sidebar lists categories such as Trades, As-Builts, Calculations, Certificates, Drawings, Inspection Reports, Manufacture Warranty, Mix Designs, O&M Manuals, and Other.
- Navigation:** A central sidebar lists 'Home', 'Directory', 'Companies', 'Groups', 'Requirements', 'Document Requests', 'Syncs', and 'Project Delivery'. The 'Requirements' section is highlighted.
- Summary Cards:** Three cards show progress for different document types:
 - O&M Manuals:** 3 Requirements, 66% Complete
 - Maintenance Schedules:** 7 Requirements, 70% Complete
 - As-Builts:** 11 Requirements, 34% Complete
- Requirements for Bahnsen Mechanical Systems:** A detailed view of requirements with a 'New Requirement' button and a filter bar showing counts for All (6), Draft (0), Requested (3), Submitted (0), Review (0), and Completed (3). A table below lists requirements with their status:

CATEGORY	SPEC SECTION	STATUS
As-Builts		Completed
Manufacture Warranty		Requested
O&M Manuals		Completed
Owner Training		Requested
Product Data		Completed
Shop Drawings		Requested

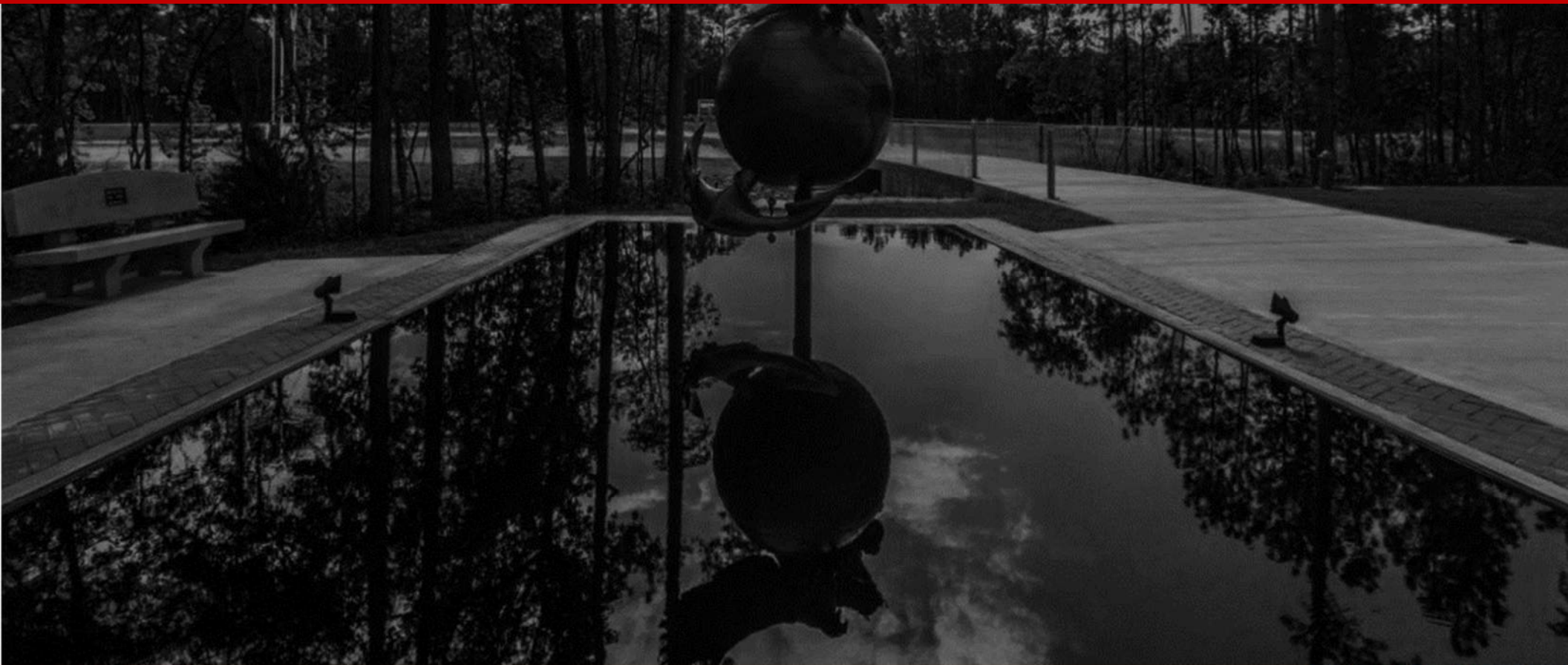
- PAPERLESS
- CONVENIENT ACCESS with cloud-based platform
- One-stop place for finding closeout documents, O&M manuals, test reports, etc.
- MOBILE FRIENDLY

MILESTONES

- Out for Bid 10/25/23
- Pre-Bid Meeting 11/09/23
- Bids Due 11/22/23
- NTP 2/21/24
- Building Pad Complete 7/16/24
- Building Dried-In 2/11/25
- Main Power Connect 9/25/25
- **Dust Free Environment 10/3/25**
- Substantial Completion (SC) 11/12/25
- Final Completion (CO) 12/31/25



3D MODEL FLY-THROUGH



PREQUALIFICATION

- Must be prequalified with Samet to bid
- Project Specific Application
- Meet bond requirements for select bid packages
- Relevant experience
- Safety & insurance
- NC licensing, where required
- Invite for plans & specifications

TENTATIVE DEADLINE: November 15, 2023 by 5pm

For prequalification contact: Emmy Molnar: 910-460-0701



PREQUAL / BONDING / INSURANCE

- 1. All subcontractors with cumulative subcontracts > \$100,000 must be prequalified.
- 2. All subcontracts greater than or close to \$500,000 must be bonded. A bond form can be found here:
https://www.sametcorp.com/prequalify_renew/
- 3. Prequalification can start here:
https://www.sametcorp.com/prequalify_renew/
- 4. A sample COI can be found here:
https://www.sametcorp.com/prequalify_renew/



SAMPLE COI

NOTE: This is a Sample Certificate that is required by Samet (and all of its subsidiaries). It is only a sample. The Minimum Coverages shown below are just that. You must verify against and meet any Project Specific requirements. All other below check boxes are **PROJECT SPECIFIC** and otherwise noted. **CERTIFICATE OF LIABILITY INSURANCE** Current Date

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Subcontractor's Insurance Agency Name and Address	CONTACT NAME PHONE FAC. No. Ext. ADDRESS INSURER(S) AFFORDING COVERAGE INSURER A. Insurance Company's Name(s) INSURER B. " INSURER C. " INSURER D. " INSURER E. " INSURER F. "	FAX (Alt. No.)
INSURED Subcontractor's Name Address City, State, Zip NOTE: Must match the name on Subcontract/PO	NAC #	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COV. LTR.	TYPE OF INSURANCE	ACORD NO.	IND.	W/O.	POLICY NUMBER	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				Policy Numbers Required for each type of Insurance Coverage	Current Date	Current Date	EACH OCCURRENCE DAMAGE TO RENTED EQUIPMENT (EXCLUDED) \$ 1,000,000 MED EXP. (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOSP AGG. \$ 2,000,000
A	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PER SECT <input type="checkbox"/> LOC <input type="checkbox"/>							
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS NON-OWNED AUTOS HIRED AUTOS				Other EIFS ← If Project includes EIFS, subcontractor performing EIFS application must have EIFS Coverage as part of COI. Must include Hired and Non-Owned OR Any Auto			COMBINED SINGLE LIMIT AGGREGATE \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB EXCESS LIAB							EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
A	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROJECT OR PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Membership in NW)				You MUST enter a "Y" or "N" in this box based on your policy. If Proprietor/Partner/Officer/Member are permitted exclusions.			PER EACH ACCIDENT \$ 1,000,000 ILL DISEASE - EA EMPLOYEE \$ 1,000,000 ILL DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liability				If you are a design professional or a subcontractor providing design-build or design assist services, this coverage is required.			Per Claim: \$1,000,000 Aggregate: \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required). The Certificate Holder, Owner and all other parties as required by Contract are Additional Insured on a Primary & non-Contributory basis which includes "your work". A Waiver of Subrogation in favor of Holder is provided on all policies scheduled above. A 30-day cancellation notice must be provided by endorsement. **NOTE: Additional Insured endorsement must include On-Going & Completed Operations coverage. Copies of all endorsements are required.**

CERTIFICATE HOLDER Samet Corporation and all of its Affiliates and Joint Venture partners 309 Callimore Dairy Road, Suite 102 Greensboro, NC 27409	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Agent Signature Required
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PRODUCER Subcontractor's Insurance Agency Name and Address	CONTACT NAME PHONE FAC. No. Ext. ADDRESS INSURER(S) AFFORDING COVERAGE INSURER A. Insurance Company's Name(s) INSURER B. " INSURER C. " INSURER D. " INSURER E. " INSURER F. "	FAX (Alt. No.)
INSURED Subcontractor's Name Address City, State, Zip NOTE: Must match the name on Subcontract/PO	NAC #	

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COV. LTR.	TYPE OF INSURANCE	ACORD NO.	IND.	W/O.	POLICY NUMBER	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input type="checkbox"/> OCCUR <input type="checkbox"/>							EACH OCCURRENCE DAMAGE TO RENTED EQUIPMENT (EXCLUDED) \$ MED EXP. (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPOSP AGG. \$
A	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PER SECT <input type="checkbox"/> LOC <input type="checkbox"/>							
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS NON-OWNED AUTOS HIRED AUTOS							COMBINED SINGLE LIMIT AGGREGATE \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB EXCESS LIAB							EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROJECT OR PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Membership in NW)							PER EACH ACCIDENT \$ ILL DISEASE - EA EMPLOYEE \$ ILL DISEASE - POLICY LIMIT \$
A	Pollution Liability				If you are a demolition, grading, remediation, abatement or similar subcontractor who has pollution exposure, OR if there is a project specific pollution requirement, this coverage is required.			Per Claim: \$1,000,000 Aggregate: \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required). A 30-day cancellation notice must be provided by endorsement.

CERTIFICATE HOLDER Samet Corporation and all of its Affiliates and Joint Venture partners.	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Agent Signature Required
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IN-KIND DONATIONS

- Corporate Donations – Direct to the Carolina Museum of the Marine
- Subcontractor Donations – Use Bid Form Deductive Alternate
- All Others – Contact Carolina Museum of the Marine



**THANK YOU
AND GOOD
LUCK.**

