

# DESIGN-BUILD: REQUEST FOR QUALIFICATIONS (RFQ) ADVERTISEMENT FOR OWNER

Adopted by the State Building Commission on June 25, 2019  
 Amended by the State Construction Office August 8, 2022

<b>Department/Agency</b>	NC School for the Deaf – Morganton Campus
<b>Project Title</b>	Campus Infrastructure
<b>Scope of Work</b>	The project consists of demolishing an abandoned water tower and the associated underground water piping back to the existing valve and capping. New life safety infrastructure will need to be installed for the Main Building Kitchen and Dining Area to provide adequate water pressure for the sprinkler system. The project will also consist of installing a new campus generator to the electrical infrastructure to provide adequate emergency power to the dormitories, kitchen, and central utility plant. The project will also consist of multiple roof replacements based on a roofing study that was completed in December 2022.
<b>Project Site</b>	This design build project is to be delivered on the campus of the North Carolina School for the Deaf in Morganton, NC.  <a href="https://maps.app.goo.gl/P1czcLD9N89mrVZbA">https://maps.app.goo.gl/P1czcLD9N89mrVZbA</a>
<b>Schedule</b>	Project delivery May 2027
<b>Contact</b>	Ryan Strickland – Owner Representative
<b>Telephone</b>	252-567-8608
<b>Email</b>	<a href="mailto:rstrickland@muterconstruction.com">rstrickland@muterconstruction.com</a>
<b>Total Project Budget</b>	\$7,700,000
<b>Source of Funds</b>	SCIF R&R Funds Hurricane Helene Funding

Approved OC-25 #	N/A
Publish Date	4 December 2025
Closing Date	6 January 2026 @ 3:00 PM deadline
Interviews	Only if deemed necessary by governmental body
Submit <b>ONE (1) copy of qualifications information package, along with a USB flash drive with entire package contents (Mailing Address):</b>	Muter Construction 111 E. Vance St. Zebulon, NC 27597 <b>**MUST include a flash drive with electronic copies of Letter of Interest and Standard Form 254 (SF 254) with information package.**</b>
Physical Location for Fed Ex/UPS delivery (Delivery Address):	Muter Construction 111 E. Vance St. Zebulon, NC 27597 Sealed qualifications for the <b>Campus Infrastructure Project</b> may be delivered via UPS / Fed Ex, or may be received in person, at <b>Muter Construction, 111 E. Vance St., Zebulon, NC 27597, Attn: Ryan Strickland</b> , until but no later than <b>3:00 PM</b> , local prevailing time, <b>January 6, 2026</b> .
NC Licensing Statement	<p>In order to offer CONSTRUCTION Services (General Contracting, Electrical Contracting, Plumbing, Heating and Fire Sprinkler Contracting, or Landscape Contracting) and DESIGN Services (Architecture, Engineering, or Landscape Architecture) as part of the response to this RFQ, the proposing firms must be properly licensed to provide Construction Services and Design Services in the State of North Carolina. More information on the North Carolina state boards may be found at the following websites:</p> <p><b>CONSTRUCTION:</b></p> <p><b>NC Licensing Board for General Contractors:</b> (<a href="https://nclbhc.org">https://nclbhc.org</a>)</p> <p><b>NC State Board of Examiners of Electrical Contractors:</b> (<a href="https://www.ncbeec.org">https://www.ncbeec.org</a>)</p> <p><b>NC State Board of Examiners of Plumbing, Heating and Fire Sprinkler Contractors:</b> (<a href="https://www.nclicensing.org">https://www.nclicensing.org</a>) <b>NC Landscape Contractors' Licensing Board:</b> (<a href="https://nclclb.com">https://nclclb.com</a>)</p> <p><b>DESIGN:</b></p> <p><b>NC Board of Architecture:</b> (<a href="http://www.ncbarch.org">http://www.ncbarch.org</a>) <b>NC Board of Examiners for Engineers and Surveyors:</b> (<a href="http://www.ncbels.org">http://www.ncbels.org</a>)</p> <p><b>NC Board of Landscape Architects:</b> (<a href="http://www.ncbola.org">http://www.ncbola.org</a>)</p>

**STATE BUILDING COMMISSION - SELECTING CRITERIA for DESIGN-BUILD**

In selecting the Design-Builder, the selection committee should take into consideration qualification information expressed by the Design-Builder in a package that includes the following:

1. 10% - Profile of each key firm on the team (design-builder, contractor(s), designer(s), etc.). Include firm history, ownership, description of services, location, staff size and record of successfully completed projects without major legal or technical problems.
2. 10% - Resume of each key personnel represented on the team (design-builder, contractor(s), designer(s), etc.). Identify licenses (with numbers) and qualifications.

3. 10% - Examples of experience in each of these areas:
  - a. Projects with scope similar to proposed project, successfully completed by team members (firms and/or personnel).
  - b. Design-Build projects successfully delivered by team members (firms and/or personnel).
  - c. Collaboration between team members (firm and/or personnel).
4. 10% - Examples of recent experience with estimating project cost. Include examples of design-build projects with comparison between initial design-build estimate and final cost.
5. 10% - Examples of recent experience with adhering to project schedules. Include examples of design-build projects with comparison between initial schedule and final delivery date.
6. 10% - Understanding of the project location as exhibited by past experience in the geographic area and/or with the client. Indicate team's proximity to the project area.
7. 10% - Quantifiable description of current workload and available resources to successfully complete this project.
8. 10% - Description, with examples if applicable, of process for successfully delivering this proposed project. Address each phase of project (design, pre-construction and construction). Include explanation of project team selection; practices and procedures to ensure quality; and other factors that may be applicable. North Carolina School of the Deaf in Morganton has selected the following option for team selection:  
§ 143-128.1A.c.8.a.
  - a. A list of the licensed contractors, licensed subcontractors, and licensed design professionals whom the design-builder proposes to use for the project's design and construction. If this project team selection option is used, the design-builder may self-perform some or all of the work with employees of the designbuilder and, without bidding, also enter into negotiated subcontracts to perform some or all of the work with subcontractors, including, but not exclusively with, those identified in the list. In submitting its list, the design-builder may, but is not required to, include one or more unlicensed subcontractors the designbuilder proposes to use. If this project team selection option is used, the design-builder may, at its election and with or without the use of negotiated subcontracts, accept bids for the selection of one or more of its first-tier subcontractors.
9. 10% - Certifications:
  - a. A letter, dated within the last 30 days, from your surety company, signed by their Attorney in Fact, verifying their willingness to issue sufficient payment and performance bonds for this project, on behalf of your firms or its agent licensed to do business in North Carolina, and verifying your company's capability and capacity based on your current value of work. Surety company bond rating shall be rated "A" or better under the A.M. Best Rating system or The Federal Treasury List.
  - 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.
  - c. Written certification by the design-builder that each licensed design professional included as part of the team was selected based solely on qualifications without regard to fee. Include evidence that a qualifications-based selection (QBS) process was utilized.
10. 10% - Additional information as requested by the Owner or deemed appropriate by the Design-Builder.

APPENDIX A  
Current NCSD Campus Map

