

REQUEST FOR QUALIFICATIONS (RFQ)
For Design/Master Planning Consulting Services

Conlon Western Wake Campus Master Planning

NCCCS# 2795

RFQ Closing Time: August 22nd, 2024, at 2:00 p.m.

Part 1 – Submittal Requirements

<u>Section No.</u>	<u>Section Name</u>
Section I	Requests for Qualifications
Section II	Statement of Qualifications (SoQ) Content Requirements
Section III	Available Project Information
Section IV	Sample SoQ Evaluation Form

1. INTENT

The intent of this Request for Qualifications (RFQ) is to solicit Statements of Qualifications (SoQ), in accordance with the requirements described in this RFQ, for the following:

- A. Professional architectural and engineering services to support master planning efforts for a new, greenfield campus in Apex, NC.
- B. After successful completion of the master plan, Wake Tech may elect to move to full design services with the selected firm OR may elect to proceed to full design services with another firm reviewed during this selection process OR may elect to issue a new or revised RFQ to obtain such services. Wake Tech reserves the right to make the final decision without consultation with the selected master planning firm.
- C. Full design consulting services includes programming, schematic design, design development, construction documents, and construction administration from an Architectural/Planning firm acting as the lead firm and their assembled sub-consultant teams.
- D. Wake Technical Community College encourages participation by MWBE firms and supports efforts to ensure and promote opportunities for minority businesses.
- E. A qualification and performance analysis process will be employed for this selection. The successful Firm(s) will be those who show successful experience in the scope and types of work proposed.
- F. The successful Firm will be required to enter a fixed fee contract utilizing the Wake Technical Community College STANDARD FORM OF AGREEMENT BETWEEN OWNER AND DESIGNER.

2. DEFINITIONS

- A. "The Owner" means Trustees, officers, and/or employees of Wake Technical Community College, Raleigh, NC.
- B. "Firm" means the person or organization responding to this RFQ.
- C. "Statement of Qualifications (SoQ)" means the submission received from a Firm in response to this RFQ.
- D. "Request for Qualifications" or "RFQ" means this entire document, including all of the documents and any addenda thereto issued before the RFQ closing time.

3. STATEMENT OF QUALIFICATIONS SUBMISSION

- A. SoQ's will be received at the Southern Wake Campus – Building T, Suite 201 up to 2:00 p.m. on August 22nd, 2024, (the RFQ closing time) by:

Mr. James M. Skinner
Project Manager – Design & Construction
Wake Technical Community College
Building T, Suite 201
4723 Advantage Way
Raleigh, NC 27603
Telephone: (919) 866-5621

- B. SoQ's submitted via fax or e-mail are not acceptable and will not be considered.
- C. Firms will be evaluated on experience and qualifications. Fee related information is not requested and will not be used in the evaluation process.
- D. On the envelope clearly indicate the name of the Firm and the name of Project for which the SoQ is being submitted for.
- E. Refer to Section II - SoQ Content Requirements, for details.
- F. There will *not* be a "public opening" of the SoQ's with Firms present.

4. COST OF SUBMISSION AND OWNERSHIP OF SoQ's

- A. Wake Technical Community College is not responsible for any costs incurred by Firms in preparing, submitting, or presenting their SoQ's.
- B. All SoQ's become the property of Wake Technical Community College upon submission and will not be returned.

5. THE SERVICES AND THE SCHEDULE

- A. The Scope of Work to be provided under the contract is specified in Section III, Part 1. of the RFQ.
- B. Tentative schedule objectives for the project are as follow:
- | | |
|-------------------------------|----------------|
| 1. Designer/Planner Selection | 2 - 3 months |
| 2. Master Plan Creation | 4 - 6 months |
| 3. Project Design | 14 - 16 months |
| 4. Construction | 16 - 20 months |

6. MINIMUM QUALIFICATION REQUIREMENTS

- A. Firms must be licensed to practice architecture and/or engineering in the State of North Carolina in accordance with the laws of the State of North Carolina.

- B. Firms must have Professional Liability Insurance coverage. Limits shall be determined prior to award of the design contract(s).

7. EVALUATION PROCESS

- A. The evaluation team will be comprised of representatives of Wake Technical Community College and others, as deemed appropriate by the college.
- B. Firms are deemed to understand and agree that the SoQ's submitted by them will be used by the evaluation team in determining, according to the evaluation team's sole and best judgment and discretion, the Firms who are best qualified to provide the required services.

8. SUPPLEMENTARY INFORMATION AND INTERVIEWS

- A. Following the evaluation team's initial evaluation of the SoQ's, Wake Technical Community College may require select Firms to attend an interview. Unsolicited supplementary or clarifying information received after the RFQ closing time will not be considered.
- B. Interview Information:
 - 1. The purpose of the interviews will be to obtain supplementary clarifying information in addition to the written SoQ's.
 - 2. Wake Technical Community College will notify those Firms selected for an interview.
 - 3. The interviews will take place at a place and time determined by Wake Technical Community College and are anticipated to be within 30 days after the RFQ closing time.
 - 4. Selected Firms will receive supplemental information regarding the interview process with notification of selection.
 - 5. Each Firm is expected to have in attendance the person(s) from their firm(s) who will be responsible for the execution of this project.
 - 6. Wake Technical Community College reserves the right to independently verify the past performance of any Firm or any member of the Firm's project team.
 - 7. Following the interviews, the evaluation team will make a selection based on a tabulation of the evaluation sheets from all of the team members. Results of the evaluation and selections will be presented to the Board of Trustees of Wake Technical Community College for approval.

9. PRE-RFQ MEETING

N/A

10. INQUIRIES

- A. Inquires for this RFQ are to be submitted on or before 07/31/2024 and directed to the following person via email:

James M. Skinner
Project Manager – Design & Construction
Wake Technical Community College
jmskinner@waketech.edu

END OF SECTION

STATEMENT OF QUALIFICATIONS (SOQ) FORMATTING REQUIREMENTS

- A. This Section specifies in detail, the form and minimum content requirements for information required to be submitted in each SoQ.
- B. Firms may, at their discretion, include additional information which they consider relevant to ensure a full and proper evaluation, provided that the specified maximum allowable number of pages is not exceeded.
- C. Limit SoQ submission to a maximum of 15 pages, sized 8½" x 11" or equivalent (e.g. 11" x 17" fold out sheets for charts, schedules, etc. count as a single page, any other use of 11" x 17" sheets counts as two pages). A page shall be considered to have printing only on one side. A sheet printed on both sides shall be considered as two pages. This page limit *excludes* a transmittal letter, title page, table of contents and SF330. The page limit *includes* resumes of key personnel and any unsolicited supplementary information such as corporate brochures, etc. The information found in SF330 does not replace the required information for this SoQ and may or may not be used in the evaluation of the firm's qualifications.
- D. Organize the SoQ submission to present the required information clearly and succinctly. Use the main headings and present the information in the order provided in Section IV - SoQ Evaluation Form. All scores are dependent upon completeness and applicability of information within the SoQ.
- E. Provide five [5] complete hard copies of the SoQ and one [1] electronic copy on USB drive.

1. CORPORATE PROFILE

- A. Provide general information about the Firm, which need not be specific to this RFQ. Include history of the Firm, years in business, office locations, number and experience of staff, types of services provided and specialist areas of expertise.

2. PROPOSED PRIME CONSULTANT AND SUBCONSULTANT TEAM

- A. Firms must demonstrate in their SoQ that they, together with their sub-consultants, have the capacity available to commit to managing and performing all the consulting services and producing all the deliverables required for this project, within the required project schedule. Capacity includes sufficient qualified staff resources, technology, and equipment. Firms must demonstrate educational qualifications, experience, and track record of prime consultant's leadership.

- B. Firms must assemble and identify in their SoQ a master planning consulting team to include, at a minimum, the following specialist disciplines:
 - 1. Architectural
 - 2. Civil/Site Engineering (including Landscape Services)
 - 3. Plumbing, Mechanical, Electrical Engineering, and Fire Protection
 - 4. Cost Estimating Services
 - 5. Miscellaneous Consultants
- C. Firms must indicate whether each of the above disciplines will be resourced through the Firm's own staff or through sub-consultants.
- D. Provide, for the Firm and for each proposed sub-consultant firm:
 - 1. Name of firm, head office address, telephone number and fax number – if joint venture, whether special or ongoing relationship.
 - 2. If different from the above, the firm's branch, regional or other office address, and telephone number at the location from which most of the services will be performed.
 - 3. Name, position, office address, telephone number, and e-mail address of firm's primary contact person for purposes of this RFQ.
 - 4. Name(s) of firm's principal(s) and their professional credentials.
 - 5. Names of key personnel proposed to be committed to the project. Identify their discipline, their role (e.g. team leader, lead designer, technical expert, etc.), their professional credentials and experience and their proposed extent of participation in the project.
 - 6. Other relevant information, at the Firm's discretion, within the specified maximum page limitation requirement for the proposal
- E. Describe how the prime consultant and sub-consultant team will be organized, by indicating formal reporting lines and informal lines of communication in a proposed organization chart.

3. EXPERIENCE AND PAST PERFORMANCE

- A. Firms should provide summaries of three to six projects completed within the last five years, for which the Firm has provided master planning services. These referenced projects must include:
 - 1. At least two projects similar in nature and scope of services to the project for which proposals are being sought.
 - 2. At least two projects that have been performed by the prime consultant and sub-consultant team, including key personnel who are substantially the same as the one proposed for this project.

3. The referenced projects may be past projects for Wake Technical Community College or for other clients.
4. The summary for each referenced project shall include:
 - a) Name, location and brief description of the project.
 - b) Name of client (owner) and name, telephone number and e-mail address of client representative.
 - c) Identification of prime consultant and sub-consultant team, including names of key personnel.
 - d) Name of construction contractor and name, telephone number and e-mail address of contractor representative.
 - e) Planned and actual start and completion/occupancy dates, with an explanation of any significant deviations.
- B. Client Satisfaction, client recommendations, etc.
- C. Project management systems, services, and deliverables quality management systems (scope, time, cost, quality, etc.)
- D. Green Globes Design experience.

4. PROPOSED WORK METHODOLOGIES

- A. Describe proposed priorities, sequences, etc. for this project.
- B. Describe how the required disciplines will be coordinated to optimize the design and ensure high quality master planning documents, to be the roadmap for future development.
- C. Describe the Firm's philosophy and how the college's needs and requirements will be considered during the master planning process.
- D. Describe the management systems, strategies, and skills employed to ensure that:
 1. Wake Technical Community College's expectations around project scope, time, cost, quality, performance, and aesthetics will be met.
 2. The highest quality of professional services and deliverables will be provided to Wake Technical Community College within the required timelines.
- E. Describe the Firm's approach to supporting the growth/development of HUB/MWBE firms; and how the master plan will promote HUB/MWBE participation during the process.
- F. Describe the project close-out and completion effectiveness.

END OF SECTION

1. PROJECT DESCRIPTION

Wake Tech's existing Western Wake Campus, located in a leased facility in Cary, will be relocated to a new, highly accessible 34-acre site on NC 55 in Apex. The new Conlon Western Wake Campus will be part of the 1,000-acre Veridea development project that spans NC 55, U.S. 1 and the new Highway 540 expansion. The Veridea development project also includes single and multi-family housing, commercial, industrial production, and life science space, which are not part of the Wake Tech project. The new permanent campus will be just south of downtown Apex and north of downtown Holly Springs and will be within a few miles of most of the new and expanding biotechnology companies in that part of Wake County.

Current Western Wake Campus operations will be relocated to the new site and will feature classrooms and labs to support degree, non-degree continuing education, and College and Career Readiness programs. The Apex location will serve as the hub for Wake Tech's business programs with administrative offices for the Provost for Business and Personal Services Division as well as an Entrepreneurship Center for the Small Business Center/Entrepreneurship programs and offices/workspace for the National Association of Community College Entrepreneurship.

The Conlon Western Wake Campus will also be a new primary site for Wake Tech's Simulation and Game Development program (currently located at Wake Tech's Southern Wake Campus) with specialized labs to support both the advanced programming and gaming art degrees falling under the Simulation/Game Development program. In addition, the new campus will be a site for an Esports arena supporting Wake Tech's competitive Esports team.

Included in Phase I development will be a Western Wake Workforce Center with a central focus on biopharmaceutical training. The site will be a main hub for the BioWork workforce training program, as well as the necessary science labs (microbiology, biochemistry) and aseptic training labs to support the BioQuality certificate program and advanced training courses currently available through the BioNetwork Capstone Center. In addition, the Workforce Center will include flexible industrial training space to support industry customized training.

The Conlon Western Wake Campus will be in close proximity to some of North Carolina's newest and largest biopharma companies including Fujifilm Diosynth, Biotechnologies, Amgen, and CSL Seqirus, while also being centered between the sites of the new Apple Campus in RTP, the Epic Games headquarters in Cary, and the new VinFast electric vehicle facility in Moncure.

The project may include campus site development, infrastructure installation, and the construction of one new building (to be named Fujifilm Diosynth Hall) up to 125,000 square feet funded over three years as determined by owner. Subsequent projects may construct additional buildings to increase the academic capabilities. The owner holds the sole right to re-advertise to other design firms based on performance, and overall quality provided during the creation of the Master Plan.

2. PROJECT BUDGET

A. The total construction estimate for this project is TBD.

3. PROJECT SCHEDULE

- A. See Section I, Part 5-B for project schedule objectives.

4. PROJECT DELIVERY SYSTEM

- A. The anticipated project delivery system is undetermined at this time.

5. PROJECT MANAGEMENT FRAMEWORK

- A. A Project Manager, employed by Wake Technical Community College, has authority and responsibility for the overall management and delivery of the project. No other Wake Tech representatives are authorized to make decisions or commit Wake Tech on the project unless specifically approved by the Wake Tech Project Manager or their supervisor chain.
- B. The successful Firm will be expected to appoint a project leader who will interface with the Wake Technical Community College's project manager. This interface will be the formal and principal point of contact and communication between the successful Firm and Wake Technical Community College.

6. OTHER CONSULTANTS

- A. Wake Technical Community College may retain the following special consultants under direct contract with the College.
1. Special Inspections
 2. Surveying
 3. Construction Materials Testing
 4. Geotechnical
 5. Commissioning
 6. Structural Peer Review
 7. Other Specialty Services as needed

7. OTHER AVAILABLE PROJECT INFORMATION

- A. The following additional information, which may be relevant to the consulting services, is appended to this Section for information purposes:
1. The project will be designed and built to meet, at minimum, Green Globe (two-globe) standards, however, higher levels of achievement are encouraged.

END OF SECTION

NAME OF RFQ/PROJECT: **Conlon Western Wake Campus Master Planning**

EVALUATION CRITERIA

Item Description	Score
1) Corporate Profile (suitability of corporate profile for project needs): 2%	
2) Proposed Prime Consultant and Sub-consultant Team: 38%	
a) Demonstrates overall capacity, sufficiency of qualified staff resources, educational qualifications, experience, and track record of prime consultant's team leadership.	
b) Identify consulting team that includes, as a minimum the following disciplines:	
1) Architectural	
2) Civil Engineering/Site Engineering (Including Landscaping Services)	
3) Plumbing, Mechanical, Electrical Engineering, and Fire Protection	
4) Cost Estimating	
5) MISC Consultants	
c) Indicate whether each of the above disciplines will be resourced through the Firm's own staff or through sub-consultants.	
d) Provide detail information for the Firm and Sub-Consultant Firm. NOTE: Include the information requested for items 1 – 6 (Section II, 2 D).	
e) Describe how the prime consultant and sub-consultant team will be organized, by indicating formal reporting lines and informal lines of communication in a proposed organization chart.	
3) Experience and Past Performance Record: 30%	
a) Provide a summary of three to six projects completed within the last five years. NOTE: Include the information requested for items 1 – 4 (Section II, 3, A)	
b) Provide original construction budget / final costs and actual start / completion date.	
c) Client satisfaction, other project participants' satisfaction	
d) Project management systems, services, and deliverables quality management systems (scope, time, cost, quality, etc.)	
e) Green Globes Design experience	
4) Proposed Work Methodologies: 30%	
a) Proposed priorities, sequences, etc. for this project	
b) Coordination of required disciplines to optimize design	
c) Design philosophy	
d) Management systems, strategies, and skills	
e) Support for the development of HUB firms	
f) Project Close-out and Completion effectiveness	
Total Score (All scores are dependent upon completeness and applicability of information within the SoQ.)	