

Wilson Community College DESIGN-BUILD: REQUEST FOR QUALIFICATIONS (RFQ)
ADVERTISEMENT FOR OWNER

Department/Agency	Wilson Community College
Project Title	Workforce Training Center
Design Services	Design-Build
Scope	This project consists of designing and constructing a single-level, 30,000 GSF training center at the North Campus at 587 Site. The facility will provide general laboratories and simulated cleanroom environments that facilitate knowledge-based and hands-on skills training on biomanufacturing processes and equipment, including procedures required to meet the expectations of agencies that regulate medical products. Training spaces will feature the same process and testing equipment used by most companies that manufacture biopharmaceutical and industrial bioproducts. If local companies use specialized equipment, similar equipment will be installed in the training center. Flexibility in facility design is critical so that the laboratories and simulated cleanroom environments can be scheduled for academic courses, continuing education, and customized industry training; as well as be adaptable for emerging and/or shifting industry training needs.
Contact	Will Robl
Telephone	252-246-1240
Email	Manager-Purchasing@wilsoncc.edu
Construction Estimate	\$30,000,000
Source of Funds	NC General Assembly Appropriation
NCCCS #	2831
Publish Date	10/09/2024
Closing Date	10/30/2024 at 3 pm
Submit Three (3) Hard Copies and One (1) Electronic Copy of Statement of Qualifications	Wilson Community College 902 Herring Ave F Building, Business Office Suite Wilson, NC 27893 ***Please include electronic copy on flash drive***
Physical Location for Fed Ex/UPS Delivery:	Wilson Community College 902 Herring Ave F Building, Business Office Suite Wilson, NC 27893
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>CONSTRUCTION: NC Licensing Board for General Contractors: (https://nclbgc.org) NC State Board of Examiners of Electrical Contractors: (https://www.ncbeec.org) NC State Board of Examiners of Plumbing, Heating and Fire Sprinkler Contractors: (https://www.nclicensing.org) NC Landscape Contractors' Licensing Board: (https://nclclb.com)</p> <p>DESIGN: NC Board of Architecture: (http://www.ncbarch.org) NC Board of Examiners for Engineers and Surveyors: (http://www.ncbels.org) NC Board of Landscape Architects: (http://www.ncbola.org)</p>

REQUEST FOR QUALIFICATIONS (RFQ)

SCO Project ID# 28660 NCCCS# 2831
Design-Build services for
Wilson Community College
Workforce Training Center, Wilson, NC

Pursuant to N.C.G.S. 143-128.1A. Design-Build Contracts, Wilson Community College is seeking proposals from qualified design-build teams interested in designing and constructing a single-level, 30,000 GSF training center at the North Campus at 587 Site. The facility will provide general laboratories and simulated cleanroom environments that facilitate knowledge-based and hands-on skills training on biomanufacturing processes and equipment, including procedures required to meet the expectations of agencies that regulate medical products. Approximately 50% of the space will be dedicated to laboratories, with the remaining 50% for general purpose classrooms, offices, storage, and utilities. Training spaces will feature the same process and testing equipment used by most companies that manufacture biopharmaceutical and industrial bioproducts. If local companies use specialized equipment, similar equipment will be installed in the training center. Flexibility in facility design is critical so that the laboratories and simulated cleanroom environments can be scheduled for academic courses, continuing education, and customized industry training; as well as be adaptable for emerging and/or shifting industry training needs.

The aesthetic expectations include a building with an above-average number of external windows that allow natural light to enter 1) offices and hallways and 2) perimeter hallways surrounding laboratories that have internal windows for viewing purposes. Ample natural light should be a feature, as the Training Center should mirror the aesthetics of current biomanufacturing facilities.

The intent of this RFQ is to select a Design-Build team based on Qualifications Selection to provide the design and construction services in a timely fashion and within allocated resources for Wilson Community College's new Workforce Training Center.

Project Site: North Campus at 587 Site, Wilson, NC

NOTES: This site is the exact location of the Workforce Training Center with identified parcel. The DB team will not help with site selection. The DB will conduct a geotechnical study.

Existing utilities at the site include water main, natural gas, gravity sewer, and electrical service. A waterline extension to the site will be needed. The facility will require centralized or distributed process utilities to generate deionized water, clean steam, chilled water, compressed air (from compressor), and compressed oxygen, nitrogen, and carbon dioxide gases (from cylinders). No internal production of Water for Injection (WFI) will be required. A waste treatment system capable of killing and neutralizing biological waste will also be required.

A parking lot and roadway are also included in the project.

Project Title: Workforce Training Center

Project Scope: Listed above

Contact: Mr. Will Robl, CPC, Manager-Purchasing@wilsoncc.edu

Contact Number: 252-246-1240

Project Budget: \$30,000,000

Source of Funds: State Appropriations

Project Schedule: Anticipated selection in November 2024, and 24-month design/construct schedule.

Publish Date: October 9, 2024

Closing Date: October 30, 2024

HUB certified contractors are encouraged to submit qualifications for this project.

Proposing firms must submit THREE (3) copies of the qualification information package. In the interest of cost-savings to the Design-Builders, consistency of the submittals, and more efficient use of time by the pre-selection committee, the qualifications information package should not include any notebooks, binders, tab, clips, etc. The format should be 8-1/2" x11" pages stapled in the upper left-hand corner.

The qualifications information package should not exceed forty (40) single-sided pages or twenty (20) double-sided pages, not including the cover. E-mail and Fax submittals will not be accepted. Qualifications information packages delivered via FedEx/UPS should be directed to the following address:

Wilson Community College
ATTN: Will Robl
902 Herring Ave.
F-Building, Business Office Suite
Wilson, NC 27893

The laws of North Carolina and applicable regulations of licensing boards will be observed in receiving proposals and awarding the contract. The proposing firms must be properly licensed to provide Construction Services and Design Services in the State of North Carolina.

Selection Criteria for Design-Build

The following criteria will be taken into consideration in selecting a Design-Builder for this project. Each criterion has equal weight, except for **3a: Experience and Past Performance Record, Similarity of referenced projects to RFQ project**; and **3b: Experience and Past Performance Record, Previous budget and schedule targets met**, which are weighted more significantly. The detailed breakdown of points per criterion is provided in the *Evaluation Criteria Scoring Chart* attached at the end of the document.

1. Profile of each the key firms on the team (design-builder, contractor(s), designer(s), etc.) Include firm history, ownership, description of services, location, staff size and record o successfully completed projects without major legal or technical problems.
2. Resume of each key personnel represented on the team, including licenses (with numbers) and qualifications.
3. 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 (firms and/or personnel)
4. 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. 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. 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. Quantifiable description of current workload and available resources to successfully complete this project.
8. Description, with examples, of the process for successfully delivering this proposed project. Address each phase of the project (design, pre-construction and construction). Provide an explanation of project team selection - including an outline of the strategy for prequalifying construction subcontractors and obtaining competitive bidding; include practices and procedures to ensure quality, and other factors that may be applicable based upon the provisions of Article 8 of Chapter 143 of the General Statues. The following project team selection options are permitted:
 - 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 design-builder 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 design-builder 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.

- b. A list of the licensed contractors and design professionals whom the design-builder proposes to use for the project's design and construction and an outline of the strategy the design-builder plans to use for open subcontractor selection based upon the provisions of Article 8 of Chapter 143 of the General Statutes. If this project team selection option is used, the design-builder may also self-perform some of the work with employees of the design-builder, but shall not enter into negotiated contracts with first-tier subcontractors.

9. Certifications:

- a. The Design-Builder shall provide a letter, dated within the last 30 days, from a surety company, signed by their Attorney in Fact, verifying their willingness to issue 100% payment and performance bonds for this project, and on behalf of your firm's or its agent, are licensed to do business in North Carolina. The letter must verify your company's capability and capacity to complete above stated project based on your current value of work. Surety company's 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. Selected Design Builder will contract with the College using the Design-Build Construction Contract and the terms and conditions stated, and in addition must adhere to the Design-Build General Provisions and the General Conditions of the Contract as issued by the North Carolina Department of Administration State Construction Office. Above stated documents can be reviewed by using the following links:

Design Build Construction Contract Form

<https://www.doa.nc.gov/documents/files/sco-design-build-construction-contract-forms-and-bonds-3-1-2023/open>

General Conditions

<https://www.doa.nc.gov/media/16946/open>

Design-Build General
Provisions

<https://www.doa.nc.gov/media/17052/open>

EVALUATION CRITERIA SCORING CHART

Item Description	Score	Max. Points
1) Corporate Profile (suitability of corporate profile for project needs)		5
2) Proposed Prime Consultant and Sub-consultant Team		35 (a-c below)
a) Demonstrates overall capacity and sufficiency of qualified staff resources		6
b) Education, experience, and track record of prime consultant's team leadership		5
c) Education, experience and track record of other key personnel in each required discipline:		24 (1-8 below)
1) Architect		3
2) Civil Engineering (Including Landscape Services)		3
3) Plumbing, Mechanical, Electrical Engineering and Fire Protection		3
4) IT/AV Consultants		3
5) Structural Engineering		3
6) Access Card, Security Camera Consultants		3
7) Acoustical Consultant		3
8) Lab Design Consultant		3
3) Experience and Past Performance Record:		32 (a-f below)
a) Similarity of referenced projects to RFQ project		8
b) Previous budget and schedule targets met		8
c) Client satisfaction, other project participants' satisfaction		4
d) Project management systems (scope, time, cost, quality, etc.)		4
e) Services and deliverables quality management systems		4
f) Green Globes Design experience		4
4) Proposed Work Methodologies:		28 (a-g below)
a) Proposed priorities, sequences, etc. for this project		4
b) Coordination of required disciplines to optimize design		4
c) Design philosophy		4
d) Management systems, strategies and skills		4
e) Standard Construction Administration Services		4
f) Support for the development of HUB firms		4
g) Project Close-out and Completion effectiveness		4
Total Score		100