

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 November 21, 2024

Department/Agency	Southeastern Community College
Project Title	Nesmith Building – Student Center Renovation Project
Scope of Work	<p>Southeastern CC invites responses to this Request for Qualifications from firms qualified in the State of North Carolina for the design and construction of the Nesmith Building – Student Center Renovation Project on the campus of Southeastern CC.</p> <p>This project consists of renovation of approximately 10,400 sq. ft of the existing Student Center and Instructional Space of the Nesmith Building. The current plan is to relocate Student Services into this space and develop a one-stop shop for students to visit for Admission, Registration, Financial Aid, and Cashier. This project will include removing existing walls to repurpose areas, reconfiguration of electrical and HVAC systems.</p>
Project Site	<p>This design build project is to be delivered on the Southeastern Community College main campus, with activity performed on the existing Nesmith Building. See link for main campus map.</p> <p>https://scnc.edu/about-scc/location-and-map/</p>
Contact	Ashley Butler
Telephone	910-788-6345
Email	Ashley.butler@scnc.edu
Total Project Budget	\$3,000,000.00
Source of Funds	SCIF
Approved OC-25 #	NCCCS #2794
Publish Date	April 10, 2025
Closing Date	May 1, 2025 @ 3:00 PM
Submit Letter of Interest and Standard Form 254 (SF 254):	Electronic Vendor Portal (eVP) E-Bid
Physical Location:	<p>Southeastern Community College 4564 Chadbourn Hwy Whiteville, NC 28472</p>
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:</p> <p>NC Licensing Board for General Contractors: https://nclbgc.org</p> <p>NC State Board of Examiners of Electrical Contractors: https://www.ncbeec.org</p> <p>NC State Board of Examiners of Plumbing, Heating and Fire Sprinkler Contractors: https://www.nclicensing.org</p> <p>NC Landscape Contractors' Licensing Board: https://nclclb.com</p> <p>DESIGN:</p>

	<p>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>
<p>Reference Documents</p>	<p>Links to the Design-Build (DB) documents are listed on the State Construction Office website under the heading NCDOA Forms and Documents, Design-Build Forms. The link to the NCDOA State Construction Office website is: https://ncadmin.nc.gov/divisions/state-construction-office</p> <p>Links to the specific DB documents <i>from the State Construction website</i> are also listed below:</p> <ul style="list-style-type: none"> • Design-Build General Provisions • Design-Build General Conditions, Form OC-15DB • Design-Build Construction Contract Form • Form of Performance and Payment Bonds

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. 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. (10%)
2. Resume of each key personnel represented on the team (design-builder, contractor(s), designer(s), etc.). Identify licenses (with numbers) and qualifications. (10%)
3. Examples of experience in each of these areas: (10%)
 - 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. Examples of recent experience with estimating project cost. Include examples of design-build projects with comparison between initial design-build estimate and final cost. (15%)
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. (15%)
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. (5%)
7. Quantifiable description of current workload and available resources to successfully complete this project. (5%)
8. 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. The following project team selection options are permitted. The governmental entity may specify which option shall be used. If the governmental entity does not specify, the project team selection shall consist of either of the following: (20%)
 - 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: (10%)
 - 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. Additional information as requested by the Owner or deemed appropriate by the Design-Builder.

STATE BUILDING COMMISSION - SELECTING CRITERIA for DESIGN-BUILD

Proposing firms must submit qualifications via Electronic Vendor Portal (eVP) E-Bid. The qualifications information package should not exceed forty (40) pages, not including the cover. E-mail and Fax submittals will not be accepted.

For Design-Build projects, the minimum period of advertisement shall not be less than twenty-one (21) calendar days.