

Department/Agency	NC Department of Public Safety – NC National Guard (NCNG) - Construction Facilities Management Office (CFMO)
Project Title	Fort Bragg - RTSM 2 Classroom Replacement
Design Services	Architecture/Engineering
Scope of Work	The objective of this contract is to secure professional Architect-Engineering (A/E) services to deliver a comprehensive, biddable design package and provide subsequent construction administration services for a facility replacement project. The A/E firm shall be responsible for conducting site investigations and developing complete plans, technical specifications, and independent government cost estimates (IGCE) to demolish an existing 3,550 SF modular, double-wide trailer classroom and construct a new, permanent replacement facility within the same footprint. The structure designed must accommodate four (4) classrooms configured to modern occupancy standards, gender-segregated ADA-compliant latrines, a staff breakroom, a janitorial closet, administrative office space, and a dedicated, climate-controlled IT closet. Additionally, the design scope must include comprehensive civil and site drawings for exterior improvements, featuring outdoor rinsing stations with dedicated utility connections, a new perimeter security fence, site grading with heavy-use gravel surfacing, and a permanent outdoor break area pavilion. Following the successful delivery and approval of the final 100% design-bid-build package, the A/E firm shall transition to providing comprehensive Construction Administration (CA) services to support the government throughout the construction phase. During this construction phase, the designer shall act as the government's technical representative to oversee the General Contractor's (GC) execution of the work. The A/E's CA responsibilities shall include reviewing and approving contractor submittals, answering Requests for Information (RFIs), conducting periodic on-site quality assurance inspections to verify compliance with the approved design plans, and performing a final inspection to facilitate project commissioning and closeout. This project is contingent upon receipt of State funds. Initial design funds are fully funded. These funds will support 100% design, through Construction Documents (CD). Funding for Bidding, Construction Administration, and Closeout is budgeted from the 2025-2027 Biennium. ADDRESS: A-4505 Gruber Road, Fort Bragg, NC, 28310 The NCNG will provide planning documents, and other related program documents that detail potential future force structure and work activities on the complex for the Designer to Develop and Evaluate Alternatives. As a federally funded, state executed project this project will follow both State and Federal guidelines. The design team should use the following references as basis for design and construction requirements: NC State Construction Manual Army Regulation 420-1, Army Facilities Management, Chapter 10 NGR 415-5, Military Construction Program Execution NGR 420-10, Construction & Facilities Management Office Operations NG Pamphlet 415-12, Army National Guard Facilities Allowances ARNG Design Guide 415-5, General Facilities Information Design Guide Unified Facilities Criteria (UFC) 1-200-1, DoD Building Code w/ Change 3 Unified Facilities Criteria (UFC) 2-100-01, Installation Master Planning with Change 3

	IN ADDITION TO the paper submittals, please email a PDF copy of the Letter of Interest and SF-254 to Gail Simms at gail.n.simms.nfg@army.mil for easier electronic sharing with the pre-selection committee members (<u>hard copies are still required</u>).
Contact	Spencer N. Colburn
Telephone	(984) 664-7711
Email	spencer.n.colburn.nfg@army.mil
Total Project Budget	\$1,353,000
Source of Funds	100% State Funds
Approved OC-25 #	#202770920523
Publish Date	August 25, 2026
Closing Date	Tuesday - September 15, 2026 at 4:00 pm
Submit ONE (1) Copies of Letter of Interest and SF-254 (Mailing Address):	North Carolina National Guard-CFMO-DCM Attn: Gail Simms 1636 Gold Star Drive Raleigh, NC 27607
Physical Location for Fed Ex/UPS Delivery (Delivery Address):	North Carolina National Guard-CFMO-DCM Attn: Gail Simms 1636 Gold Star Drive Raleigh, NC 27607
NC Licensing Statement	In order to offer architectural, engineering, or landscape architectural services in response to this solicitation, the proposing firm must be properly licensed to practice Architecture, Engineering, or Landscape Architecture in the State of North Carolina. More information on the North Carolina state boards may be found at the following websites: NC Board of Architecture: (http://www.ncbarch.org) NC Board of Examiners for Engineers & Surveyors: (http://www.ncbels.org) NC Board of Landscape Architects: (http://www.ncbola.org)

STATE BUILDING COMMISSION - SELECTING CRITERIA

In selecting designers, the selection committee should take into consideration qualification information including such factors as:

1. Specialized or appropriate expertise in the type of project.
2. Past performance on similar projects.
3. Adequate staff and proposed design or consultant team for the project.
4. Current workload and State projects awarded.
5. Proposed design approach for the project including design team and consultants.
6. Recent experience with project costs and schedules.
7. Construction administration capabilities.
8. Proximity to and familiarity with the area where the project is located.
9. Record of successfully completed projects without major legal or technical problems.
10. Other factors which may be appropriate for the project.

STATE BUILDING COMMISSION - SUBMITTAL CRITERIA

Proposing firms must submit THREE (3) copies of the Letter of Interest and THREE (3) copies of your current Standard Form 254 (SF 254) with the information package. The current SF 254 template is located at <http://ncadmin.nc.gov/businesses/construction/forms-documents> which is the State Building Commission approved form.

In the interest of cost-savings to the designers, consistency of the submittals and more efficient use of time by the pre-selection committee, the submitted information package should not include any notebooks, binders, tab, clips, etc. The format should be 8-1/2" x 11" pages stapled in the upper left-hand corner. The Letter of Interest should not exceed ten (10) single-sided pages or five (5) double-sided pages plus the SF 254.

E-mail and Fax submittals will not be accepted.