

<b>Department/Agency</b>	Department of Public Safety - NC National Guard (NCNG) – Construction Facilities Management Office (CFMO)
<b>Project Title</b>	Full Building Commissioning Services for Morrisville AASF1 - Aircraft Maintenance Hangar
<b>Design Services</b>	Engineering
<b>Scope of Work</b>	<p>The NCNG initiated planning for construction of a 125,000 SF Aviation Maintenance Hangar and renovation of existing facilities at the Army Aviation Support Facility (AASF) #1 in Morrisville, NC. This project will address the existing issue of inadequate space by providing appropriate facilities for maintenance bays, supply facilities, allied trades space, and quality control. Construction will include all utility services, information systems, fire detection and alarm systems, roads, walks, curbs, gutters, storm drainage, parking areas, and site improvements required for a complete and usable project.</p> <p>This project will follow both State Construction Office and DoD Military Construction (MILCON) planning requirements and processes.</p> <p>To comply with federal regulations, guidelines, and best practices the NCNG will procure 3rd Party Commissioning services for design and construction of this facility.</p> <p>The following systems will serve the building and require commissioning in compliance with LEED v4.1 EA Fundamental and Enhanced Commissioning (LEED Silver requirement).</p> <ul style="list-style-type: none"> <li>• Mechanical (HVAC Equipment and Controls)</li> <li>• Plumbing, (Domestic Hot Water, Pumps and Controls)</li> <li>• Electrical (Service, Distribution, Lighting, Controls)</li> <li>• Renewable energy systems (If Applicable)</li> <li>• Building Envelope (Glazing, Roofing, Waterproofing)</li> </ul> <p>Commissioning Agent is required to provide documented confirmation that this facility fulfills the functional and performance requirements of the building owner, occupants, operators, and LEED v4.1.</p> <p>Commissioning Services:</p> <ol style="list-style-type: none"> <li>1. Manage development of the Owner's Project Requirements to establish building's intended function and operation.</li> <li>2. Review design at each milestone and make written comments to design team.</li> <li>3. Prepare and implement the Commissioning Plan.</li> <li>4. Provide projects functional testing procedures, validate the test, adjust, and balance effort, and lead functional acceptance testing of commissioned systems.</li> <li>5. Ensure all equipment and systems commissioned are fully integrated to the DDC / BMS as required for monitoring.</li> <li>6. Provide final commissioning report of all commission activities summary of all commissioning activities.</li> </ol> <p><b>PROJECT ADDRESS:</b> 2051 National Guard Drive Morrisville, NC 27560</p> <p><b>This project is contingent upon receipt of federal funds. Initial funds are expected in the first quarter of Federal Fiscal Year 2024 (October to December of Calendar Year 2023). These funds will support design commissioning. Proceeding with construction phase commissioning will be contingent upon receipt of additional federal funding, date TBD.</b></p>
<b>Contact</b>	Drew Lequick
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<b>Total Project Budget</b>	<b>\$45,000,000</b>
<b>Source of Funds</b>	<b>Federal Funds (MILCON)</b>

<b>Approved OC-25 #</b>	<b>#20257092051</b>
<b>Publish Date</b>	<b>MONDAY – AUGUST 28, 2023</b>
<b>Closing Date</b>	<b>FRIDAY – SEPTEMBER 15, 2023 @ 5:00 PM</b>
<b>Submit THREE (3) Copies of Letter of Interest and SF-254 (Mailing Address):</b>	North Carolina National Guard–CFMO–DCM Attn: Gail Simms 1636 Gold Star Drive Raleigh, NC 27607
<b>Physical Location for Fed Ex/UPS Delivery (Delivery Address):</b>	North Carolina National Guard–CFMO–DCM Attn: Gail Simms 1636 Gold Star Drive Raleigh, NC 27607
<b>NC Licensing Statement</b>	<p>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:</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 &amp; Surveyors:</b> (<a href="http://www.ncbels.org">http://www.ncbels.org</a>)  <b>NC Board of Landscape Architects:</b> (<a href="http://www.ncbola.org">http://www.ncbola.org</a>)</p>

#### **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.