

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 August 8, 2022

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|---|---|
| Department/Agency | Cape Fear Community College |
| Project Title | Building SA Addition |
| Scope of Work | Design and construct an addition to the A.D. Zander Guy Building (Building SA) at the Alston W. Burke Center in Surf City, NC. The addition will be approximately 11,000sf, 1 story and will house two labs for Economic and Workforce Development classes, a biology/chemistry lab and prep room, Offices, bathrooms, corridor, mechanical spaces and other support spaces. The addition exterior shall coordinate with and match or complement the existing building. Sitework includes improving the building pad area, any needed changes to storm water management, minor adjustments to the parking lot layout and upgrade of the existing lift station to increase capacity. |
| Project Site | CFCC – 621 NC HWY 210, Hampstead NC 28443 |
| Schedule | March 2024 through June 2025 |
| Contact | David Kanoy, Exec. Dir. Capital Projects |
| Telephone | 910 362 7695 |
| Email | dkanoy@cfcc.edu |
| Total Project Budget | \$4,000,000 |
| Source of Funds | NC SCIF |
| Approved OC-25 # | |
| Publish Date | 1/26/2024 |
| Closing Date | 2/15/2024 |
| Submit THREE (3) copies of qualifications information package (Mailing/Courier Address): | 411 N. Front St. Wilmington NC 28401 |
| Physical Location for hand deliveries only: | 419 N 3 rd St Wilmington NC 28401 |
| 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)</p> <p>NC Board of Examiners for Engineers and Surveyors: (http://www.ncbels.org)</p> <p>NC Board of Landscape Architects: (http://www.ncbola.org)</p> |

REQUEST FOR QUALIFICATIONS (RFQ)

Project ID #TBD

**Design-build services for
Building SA Addition
CFCC Alston W. Burke Center
621 NC Hwy 210, Hampstead, NC 28443**

Pursuant to N.C.G.S. 143-128.1A. Design-Build Contracts, Cape Fear Community College is seeking proposals from qualified design-build teams interested in providing design and construction services for an addition to the A.D. Zander Guy Building (Building SA) at the Alston W. Burke Center near Surf City, NC. The addition will be approximately 11,000sf, 1 story and will house two labs for Economic and Workforce Development classes, a biology/chemistry lab and prep room, Offices, bathrooms, corridor, mechanical spaces and other support spaces. The addition exterior shall coordinate with and match or complement the existing building. Sitework includes improving the building pad area, any needed changes to storm water management, minor adjustments to the parking lot layout and upgrade of the existing lift station to increase capacity.

The intent of this RFQ is to select a Design-Build team based on Qualifications Selection to provide the design and construction services for Cape Fear Community College Indoor Air Quality Improvements.

Project Site: Cape Fear Community College – Building SA

Project Title: Building SA Addition

Project Scope: See description above

Contact: David Kanoy, Exec. Dir. Capital Projects, dkanoy@cfcc.edu

Telephone: 910 362 7695

Project Budget: \$4,000,000

Source of Funds: SCIF grant

Project Schedule: Design builder selection anticipated mid February 2024. 365 day design/construct schedule anticipated.

Publish Date: January 26, 2024

Closing Date: February 15, 2024- 3:00 PM

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

Submit three (3) copies of the qualifications information package to (physical and mailing address):

411 N. Front Street, Wilmington NC 28401. To ensure consistency of submittals, the qualifications information package should not include any notebooks, binders, tabs, clips, etc. The format should be 8½" x 11" 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 cover. Email and fax submittals will not be accepted.

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 the project. The design-builder with the most experience with projects that align with this project scope will be given the highest weight.

- 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.
- 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:
 - i) Projects with scope similar to proposed project, successfully completed by team members (firms and/or personnel)
 - ii) Design-Build projects successfully delivered by team members (firms and/or personnel)
 - iii) Collaboration between team members (firms and/or personnel)
- 4) Examples of estimating project costs, including a comparison between initial design-build estimate and the final cost.
- 5) Examples of project schedules and show how the schedule was adhered to, including a comparison between initial-design schedule and final delivery date.
- 6) The firm's proximity of the project area and knowledge of project location as exhibited by past experience in the region.
- 7) Description of current workload and available resources to successfully complete this project.
- 8) Description of the process for delivering this proposed project, identifying each phase of the project (design, pre-construction, and construction). Include an outline of the strategy for prequalifying construction subcontractors and obtaining competitive bidding; 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 Statutes.
- 9) Certifications:
 - i) The Design-Builder shall provide a letter, dated within the last 30 days, from your surety company legally authorized to do business in the State of North Carolina verifying their willingness to issue a performance and payment bond in the amount of one hundred percent (100%) of the construction contract amount, conditioned upon the faithful performance of the contract in accordance with the plans, specifications and conditions of the contract, and the prompt payment for all labor or materials for which a contractor or subcontractor is liable.
 - ii) 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.
 - iii) 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, including evidence that a qualifications-based selection (QBS) process was utilized.

Evaluation of Selection Criteria

The responses to the above selection criteria will be evaluated according to the following scoring matrix.

| Evaluation Criteria | Maximum Points |
|---|----------------|
| Experience in superior mechanical design, including reputation for accuracy and sufficiency to detail, planning ability and promptness. | 15 |
| Experience in the construction/modification of higher education buildings | 15 |
| Past performance on similar projects. | 10 |
| Training and experience of the service provider, especially in higher education related projects. | 15 |
| The design-builders price for providing the general conditions of the contract. | 10 |
| Ability to self-perform construction services. | 15 |
| Timely completion of projects within established budgets and time constraints. | 10 |
| Any other factors the College or Evaluation team deems relevant. | 10 |
| Total Points to be Earned | 100 |

The three highest scoring firms will be ranked from first through third, and CFCC will attempt to negotiate a project fee with the highest scoring firm. If that negotiation is unsuccessful CFCC will move on to the second highest scoring firm.