

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

Department/Agency	Carteret Community College
Project Title	84-812081624 Workforce Center for Construction Trades and Transportation Technology
Scope of Work	Design and Construct a new 30,000 sf, two story Instructional facility to house Construction Trades and Transportation Programs. Facility to include eight large labs, classrooms and meeting spaces, offices, storage, restrooms, elevator, shipping and receiving docks, and support spaces. The exterior shall consist of conventional and pre-engineered steel and should be designed to coordinate with existing campus buildings. Sitework to include grading, paving, landscaping, fencing, minor tree removal, and stormwater installation.
Project Site	3807 Arendell Street Morehead City / Carteret County, NC
Schedule	24 months
Contact	Cindi Goodwin
Telephone	252-222-6087
Email	goodwinc@carteret.edu
Total Project Budget	\$9,375,700
Source of Funds	State Appropriations and NC SCIF
Approved 3-1	July 19, 2024
Publish Date	August 16, 2024
Closing Date	September 13, 2024 5:00 pm
Submit THREE (3) copies of qualifications information package (Mailing Address):	3505 Arendell Street Morehead City, NC 28557
Physical Location for Fed Ex/UPS delivery (Delivery Address):	106 Banks Street Morehead City, NC 28557
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)

SCO Project ID# TBD NCCCS# 2834

Design-Build services for
Carteret Community College
Workforce Center for Construction Trades and Transportation Technology Center
Morehead City, NC

Pursuant to N.C.G.S. 143-128.1A. Design-Build Contracts, Carteret Community College is seeking proposals from qualified design-build teams interested in providing design and construction services for a new two-story instructional facility to house Construction Trades and Transportation Programs, approximately 30,000 sf. The Facility to include 4 large labs for specialized automotive and construction equipment, 6 classrooms, 1 meeting room, 8 faculty offices, 4 storage areas for program materials, restrooms as dictated per code, 1 oversized or freight elevator, shipping and receiving docks, and support spaces which include 2 IT service rooms, 1 break room, and 2 custodial closets. The building shall consist of construction materials designed to coordinate with existing campus buildings. Sitework includes grading, paving for new access drive and parking spaces, landscaping to meet zoning requirements, fencing for space separation and secluding mechanical systems, minor tree removal, and necessary changes to storm water management. Project must include all plumbing, mechanical and electrical infrastructure needed to provide a turn-key project and shall include Information Technology infrastructure including design, conduit, fiber, and low voltage wiring to termination points.

Carteret Community College will provide Owner Preferred Alternates for locks, toilet fixtures and accessories, mechanical controls, and fire system controls. Additionally, the College has branded Logos, colors and type fonts that must be matched.

The College has completed a Phase I Environmental Assessment, property surveys, and asbestos inspections, and reports will be made available as needed.

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 Carteret Community College's new Workforce Center for Construction Trades and Transportation Technology Center.

Project Site: Carteret Community College

Project Title: Workforce Center for Construction Trades and Transportation Technology Center

Project Scope: Listed above

Contact: Cindi Goodwin, Sr Director of Operations and Facilities, CPC, goodwinc@carteret.edu

Contact Number: 252-222-6087

Project Budget: \$9,375,700

Source of Funds: State Appropriations and NC SCIF

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

Publish Date: August 16, 2024

Closing Date: September 13, 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 standard mail should be directed to 3505 Arendell Street, Morehead City, NC 28557 or packages that are hand-delivered via Fed Ex/UPS should be directed to 106 Banks Street, Morehead City, NC 28557.

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

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>