



**REQUEST FOR QUALIFICATIONS
DESIGN BUILD SERVICES**

DATE ISSUED: June 12, 2025

CAPE FEAR PUBLIC UTILITY AUTHORITY

REQUEST QUALIFICATIONS FOR:

**Design-Build Services
Twin 48" Raw Water Transmission**

**DUE DATE/ TIME:
July 15, 2025 @ 2:00 PM**

Time and Date of Pre-Submittal Conference

June 24, 2025 @ 10:00 AM

Deadline for Inquiries

July 8, 2025 @ 2:00 PM

Time and Date Set for Submittal

July 15, 2025 @ 2:00 PM

REQUEST FOR QUALIFICATIONS (RFQs)
FOR
DESIGN BUILD SERVICES

TWIN 48" RAW WATER TRANSMISSION

INFORMATION AND INSTRUCTIONS TO DESIGN BUILDERS

1 GENERAL INFORMATION

- 1.1 Cape Fear Public Utility Authority (CFPUA) intends to procure a qualified Design Builder (DB) to provide design and construction services for the Twin 48" Raw Water Transmission. The project is located at 1920 N. Terminal Road, Wilmington, NC 28401.
- 1.2 Statement of Qualifications (SOQ) must be submitted in .pdf format to bids@cfpua.org no later than 2:00 PM on July 15, 2025.
- 1.3 Questions pertaining to the selection process should be directed to Bid Manager at bids@cfpua.org no later than 2:00 PM on July 8, 2025.
- 1.4 CFPUA shall not be held responsible for any oral instructions. Any changes to this Request for Qualifications (RFQ) will be in the form of an addendum, which will be furnished to all registered RFQ holders. Please register by email at bids@cfpua.org and provide company name and contact information.
- 1.5 CFPUA reserves the right to reject any or all SOQ's to waive any informality or irregularity in any SOQ received, and to be the sole judge of the merits of the respective SOQ received.
- 1.6 A pre-submittal conference for the Project will be held June 24, 2025 at 10:00 AM local time at the Sweeney Water Treatment Plant located at 1833 N. 5th Avenue, Wilmington, NC 28401. CFPUA staff will discuss the scope of work, general contract issues and respond to questions from the attendees. Because staff will not be available to respond to individual inquiries regarding the project scope outside of this pre-submittal conference, attendance at this pre-submittal conference is not required however highly recommended.
- 1.7 Project Site Visit: The site is secure and not accessible. Attendance to Pre-Submittal Conference is recommended and will be conducted June 24, 2025 at 10:00 AM local time at Sweeney Water Treatment Plant located at 1833 N. 5th Avenue, Wilmington, NC 28401.
- 1.8 Project Description: The Authority's raw water supply is withdrawn and conveyed from the Cape Fear River above Lock & Dam #1 to the Sweeney Water Treatment Plant via two separate pipe systems, one owned by CFPUA, and one owned by the Lower Cape Fear Water and Sewer Authority. Prior to crossing the North Cape Fear River near Hwy 421, these separate conveyance systems converge into twin 48-inch prestressed concrete cylinder (PCCP) pipes that subsequently cross an industrial property at 1910 N. Terminal Road before merging into a tunnel crossing the river. These twin 48-inch PCCP pipes were installed in 1993 and have been in service for 32 years.



CFPUA staff was made aware of a small leak on the southern 48-inch line, near the tunnel vault. This line has been subsequently depressurized and is out of service to allow for inspection and/or repair.

A preliminary engineering evaluation has also confirmed the two distribution pipes have been under significant structural stress due to static (dead) and dynamic (live) loads consistent with an active industrial site. Projected dead loads have been near the original maximum design criteria for the twin 48-inch PCCP's, and the addition of live loads may have compromised structural integrity and lifespan of the twin 48-inch pipes.

CFPUA is in search of a Design Builder (DB) and team to provide a comprehensive engineering analysis of the twin 48-inch PCCP's assessing structural integrity, hydraulic performance and service life under current and projected operational conditions. The team is asked to look at three options:

1. In-place rehabilitation with leak point repair
2. Full replacement within existing easement
3. Re-alignment within limits of 1920 N. Terminal property.

The selected DB will form a team with CFPUA and execute preliminary and final comprehensive agreements for analysis, design, and construction of one of the three options described above for a total project cost not to exceeding the approved budget amount.

Total Estimated Project Budget: \$5,000,000 - \$10,000,000

- 1.9 The DB will be selected based on qualifications.
- 1.10 The Design Build services will be performed using Design Build Institute of America (DBIA) contract documents with one entity identified as the Design Builder (DB). Services will include all necessary activities to design and construct the project.
- 1.11 The DB will be an integral member of the Project Team, consisting of the DB, representatives from CFPUA, and other consultants required. It will be the responsibility of the DB to integrate the design and construction phases, utilizing skills and knowledge of design and general contracting, to provide design, code analysis, value engineering and constructability reviews, develop schedules; prepare detailed project construction estimates; study labor conditions; and, in any other way deemed necessary, to contribute to the development of the Project during the pre-construction/design phase.
- 1.12 The DB assumes design and construction risk and has direct authority over the sub-consultants and subcontractors. The DB will act as the CFPUA's fiduciary and have a relationship of trust and confidence between itself and CFPUA. CFPUA intends to enter into a Preliminary Design-Build Agreement with the selected Design-Build firm utilizing DBIA form 520. Upon completion of the preliminary design-build scope of work, CFPUA intends to develop a Lump Sum or GMP with the selected Design-Build firm for the project utilizing DBIA forms 525, 530 and 535. The Project will be an "open book" job whereby CFPUA may attend any and all meetings of the DB firm relating to the Project and have access to any and all books and records of the DB relating to the Project.
- 1.13 Please see <http://www.cfpua.org/DocumentCenter/Home/View/370> for CFPUA's MWBE Outreach Plan for project goals.

2- ANTICIPATED SCOPE OF WORK

2.1 The project scope of work generally includes, but is not limited to the following primary tasks:

- CFPUA contracted professional services to provide a comprehensive engineering analysis for each of three options, repair in place, full replacement within existing easement, and re-alignment within N. Terminal property for twin 48" PCCP raw water distribution pipes.
- Estimate remaining useful life of existing assets while outlining optimal repair, protection, and replacement strategies
- Technical memorandum summarizing analysis methodology and findings
- Recommendations with cost estimates and implementation timeline for each option
- This project will include all necessary survey, planning, design, technical specifications and construction for the desired option chosen by CFPUA & DB team.
- The project will require all necessary permit approvals and certifications to complete the scope of work.
- Existing raw water distribution must remain in service and adequately protected at all times.

Schedule Estimate:

Begin Project	August 25'
Complete Option Analysis	August 25' – September 25'
Option Determination by DB Team & CFPUA	October 25'
Option Design / Permitting	October 25' – February 26'
Construction	March 26' – May 27'
Substantial Completion	July 27'

Exhibit "A" to this RFQ provides a plan/schematic view of the existing twin 48-inch PCCP and corresponding easement. Note that CFPUA does not guarantee the accuracy of the information in this document.

2.2 After being selected, the DB will execute a contract with CFPUA to provide design and construction services of the project including:

- 2.1.1 Project management and administration through project leadership and overall team coordination.
- 2.1.2 Interdisciplinary coordination
- 2.1.3 Review of codes and standards
- 2.1.4 Identify opportunities for economy
- 2.1.5 Value analysis services, value engineering and offer cost savings suggestions and best value recommendations
- 2.1.6 Project planning and scheduling
- 2.1.7 Constructability studies and reviews

- 2.1.8 Construction cost models, estimates based on marketplace conditions, and cash flow development and analysis
 - 2.1.9 Coordination of contract documents
 - 2.1.10 Provide record documents and drawings
- 2.2 The DB will assume the risk of delivering the Project and will be responsible for construction means and methods.

3 - STATEMENT OF QUALIFICATIONS SELECTION CRITERIA

- 3.1 Firms interested in providing design build services must submit a Statement of Qualifications (SOQ) that addresses the following evaluation criteria. Applicants are encouraged to organize their submissions in such a way as to follow the general evaluation criteria listed below. Information included within the SOQ may be used to evaluate your firm as part of any criteria regardless of where that information is found within the SOQ. Information obtained from the SOQ and from any other relevant source may be used in the evaluation and selection process.

- 3.2 Cover Letter (1-page) containing at a minimum:

Company name, contact name, address, fax number, and email address

- 3.3 Qualifications Criteria

For the development of a shortlist, a rating system will be utilized by CFPUA to score and rank each proposal. Proposers are encouraged to keep their proposals concise and to include a minimum of marketing materials. At a minimum, each proposal must address the following criteria:

Item	Evaluation Criteria	Maximum Points
1	General Information & Relevant Firm Experience	30
2	Team Experience and Qualifications	25
3	Project Understanding and Approach	30
4	Approach to Project Management	5
5	Other Factors	10
6	Financial & Legal	Pass/Fail
Total Possible Points		100

3.3.1 Evaluation Criteria 1 - General information

- a. Description of firm/team
- b. Legal company organization; organization chart with names. Organizational chart shall also include major subcontractors.
- c. Identify the Project Manager for the Design Build firm who will be assigned to this project.
- d. Each Proposer shall submit in its response to this RFQ an explanation of its project team selection consisting of either of the following team selection options:
 - a. A list of the licensed contractors, licensed subcontractors, and 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.
- e. List of applicable North Carolina licenses for construction, engineering, or other trades/professions pertinent to the project requirements.

3.3.2 Evaluation Criteria 1 - Relevant Firm Experience

- a. Applicant's overall reputation, service capabilities and quality as it relates to this project.
- b. List and briefly describe 3 comparable projects completed by your firm or currently in progress; include your firm's role, and discuss contract amendment history, if applicable. For each project, include: contract value and construction value (original value plus contract amendments, if applicable), project owner, project location, contact name and title, address, current and accurate telephone number, fax number, and email address (if available). Projects involving construction of large diameter (36" or greater) pressure pipe networks and/or rehabilitation.
- c. A minimum of one referrals and references from other agencies and owners. If possible, references should be from the projects listed above.

3.3.3 Evaluation Criteria 2 - Team Experience & Qualifications

- a. Describe each team member's position within the firm. Provide resumes of each proposed team member in Appendix A.
- b. Briefly describe each team member's role on this project.
- c. Provide "team" experience working together on similar projects.
- d. Explain your understanding of, and experience with, the Design Build Delivery Method.
- e. Provide information regarding teaming history and working relationship between the Design-Build contractor and the Design-Build consulting engineering firm.

3.3.4 Evaluation Criteria 3 - Project Understanding and Approach

- a. Describe potential risks and mitigations associated with large diameter repair and replacement.
- b. Describe the work you anticipate self-performing, and the work you anticipate being performed by sub-consultants/subcontractors.
- c. Provide an anticipated project schedule with ideas to accelerate the overall duration.
- d. Describe approach to maintaining operations of raw water distribution system during construction activities.
- e. Describe approach to coordination with vendors, training, and warranty compliance.

3.3.5 Evaluation Criteria 4 - Approach to Project Management

- a. Describe your planning, scheduling, estimating, and construction management tools.
- b. Describe your quality control plan during design and construction.

3.3.6 Evaluation Criteria 5 - Other Factors

- a. Describe approach to safety management. Provide current safety ratings, practices, and firm approach to safety.
- b. Current workload and ability to proceed promptly.
- c. Willingness to abide by CFPUA's standard form Agreements with few or no objections or changes. CFPUA accepts the latest version of DBIA Standard Documents with appropriate modifications agreed upon both parties.
- d. Provide statement regarding your assurance that this engagement will not result in a conflict of interest.
- e. Relevant factors impacting the quality and value of work.

3.3.7 Evaluation Criteria 6 – Financial & Legal

No points will be allocated for Evaluation Criteria No. 6; Proposers will be rated as acceptable (pass) or unacceptable (fail)

- a. The selected DB firm will be required to provide a Performance and Payment Bond in the full amount of the contract. For this submittal, proposers shall provide evidence of their ability to provide and maintain the following:
 - i. A Performance and Payment Bond in the amount of at least \$10M
 - II. General Liability Insurance at \$5M per occurrence and \$10M aggregate
 - III. Umbrella Liability Insurance at \$5M per occurrence.
 - IV. Workman's Compensation \$1M Each Accident, \$1M Disease-Each Employee, \$1M Disease-Policy Limit
 - V. Professional Liability at \$2M per occurrence.
- b. List and describe any litigation; arbitration; claims filed by your firm against any project owner as a result of a contract dispute; any claim filed against your firm; termination from a project.

- c. Any firm wishing to be considered must be properly registered with the Office of the Secretary of State.

4 SUBMITTAL REQUIREMENTS

- 4.1 The SOQ shall include a one-page cover letter plus a maximum of thirty-five (35) pages to address the SOQ criteria specified in Section 3 (excluding Resumes and Sub-consultant/Subcontractor Selection Plan). Table of Contents and section divider pages do not count toward the total page count. Resumes for each key team member shall be limited to no more than two pages. Resumes and Sub-consultant/Subcontractor Selection Plan shall be attached as Appendix A.
- 4.2 Firms shall submit their Statement of Qualifications and Appendix for consideration in .pdf format to bids@cfpua.org no later than 2:00 PM local time on July 15, 2025. Maximum file size for .pdf submission is 25MB. A reply will be sent to the email address submitting the statement of qualifications to confirm receipt. It is the submitting firms' responsibility to confirm that CFPUA has received statement of qualifications via email. If email reply is not received from bids@cfpua.org, please call 910-332-6472 or 910-332-6651 before deadline for submission.
- 4.3 Failure to comply with the following criteria may be grounds for disqualifications:
 - a. Receipt of submittal by the specified cut-off date and time.
 - b. Adherence to maximum page requirements. Adherence to the maximum page criteria is critical; each page side (maximum 8 1/2" x 11") with criteria information will be counted. Pages that have photos, charts and graphs will be counted toward the maximum number of pages.
- 4.4 Information submitted shall be in compliance with N.C.G.S. 143-64.31 through 64.34 (aka Mini Brooks Act).

5- SELECTION PROCESS AND SCHEDULE

- 5.1 A Project Evaluation Team (PET) will evaluate each Statement of Qualifications (SOQ) according to the above criteria. No oral interviews are planned in the first step of the selection process. Following a review of the submittals, PET will select DB and post results. Those firms not selected for further consideration will be notified.
- 5.2 The following tentative schedule has been prepared for this project. Firms interested in this project must be available on the interview meeting date.
 - a. SOQ's due: July 15, 2025 @ 2:00 PM
 - b. Firms notified of Short List: July 22, 2025 @ 4:00 PM
- 5.3 CFPUA will enter into negotiations with the selected Offeror using CFPUA's standard form Design Build Contract. If the Offeror is unwilling to execute CFPUA's standard form Design Building Contract and/or the selected firm fails to execute CFPUA's standard form Agreement within two weeks of notification of the highest rated team, CFPUA may then



negotiate with the second or third highest ranked firm until a contract is executed, or CFPUA, in its sole discretion, may decide to terminate the selection process. If CFPUA is unsuccessful in receiving a price proposal within the identified budget, CFPUA may decide to terminate the selection process.

6-ATTACHMENTS

6.1 Exhibit A – Drone Fly Over

Exhibit A

CFPUA Easement

TERMINAL RD

48" Raw Water Lines

N

0 250 500 1,000 US Feet