

Department/Agency	Rowan-Cabarrus Community College
Project Title	North Campus Fire Training Center Infrastructure Extensions
Design Services	Civil Engineering and Construction Management Services
Scope	<p>This request for proposals is for civil engineering design and construction management services for the Rowan-Cabarrus Community College's (RCCC) North Campus Fire Training Center Infrastructure Extensions.</p> <p>The project is envisioned as extension of water, sewer and other utilities as well as roadways and drives to the Fire Training Center on North Campus. The project will include all associated utilities, drainage, and retention.</p> <p>Specific goals for the project and individual buildings are addressed in this draft document. The scope of work includes: schematic design, design development, construction documents, construction administration, project close-out, warranty period management (1 year), and performance verification.</p> <p>The project will include site development, yielding fully functional facilities. The Engineer shall seek all required approvals, handle bidding, and administer the construction under a CM at Risk delivery model. The project will be designed and administered as a formal project under State Construction Office requirements.</p>
Contact	Ronda Holland
Telephone	704-216-3455
Email	CollegeEnvironment@rccc.edu
Total Project Budget	\$1,500,000
Source of Funds	HUD
Approved OC-25 #	NCCCS # 2852
Publish Date	November 5, 2024
Closing Date	November 21, 2024 @ 2:00 PM
Submittal Packages should be transmitted to:	<p>Electronic submissions only (Read Receipt Requested) to:</p> <p>Email: CollegeEnvironment@rccc.edu</p>
NC Licensing Statement	<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>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)</p> <p>HUB firms are encouraged to submit proposals for this project.</p>

It is the intent of Rowan-Cabarrus Community College to select a Civil Engineering Design firm to design and provide construction management for the project. In selecting the Civil Engineer, the College's Selection Committee will take into consideration qualifying factors such as:

SELECTING CRITERIA

In selecting the Civil Engineers, the College's Selection Committee will take into consideration qualifying factors addressed below with their relative weighting:

1. Expertise and previous experience in North Carolina Department of Transportation projects and educational projects (Higher Education and K-12) and K-12). 25%
2. Demonstrated understanding and implementation of North Carolina Department of Transportation standard practices, regulations, and guidelines for transportation improvements as well as the Rowan-Cabarrus capital project requirements including the RCCC Facilities Design Manual. 20%
3. Demonstrated mastery of the following critical concepts in the design and construction of public educational facilities: the North Carolina State Construction Manual and related forms, the North Carolina Community College System (NCCCS) Capital Improvement Guide. 10%
4. Technical expertise including BIM, Microsoft Project GANTT chart scheduling, life-cycle costing, and conceptual estimating. 10%
5. Demonstrated understanding of the College's Facilities Design Manual. 10%
6. Qualifications and experience of proposed staff and consultant team. 10%
7. Quality of the proposal, including inclusion of all the Submittal Requirements addressed below. 10%
8. Proximity to and familiarity with the College's service area (Rowan County and Cabarrus County). 5%
9. After Selection Committee Members votes have been tallied and averaged, one (1) additional point will be awarded to Historically Underutilized Business (HUB) certified proposers with an additional one half (1/2) point for each HUB certified subconsultant necessary to support the effort of this contract. A maximum of two (2) additional points may be granted under this criterion.

Firms must be registered and active with the North Carolina Electronic Vendor Portal prior to submitting a proposal.
<https://eve.nc.gov/> Failure to register may result in disqualification.

SUBMITTAL REQUIREMENTS

Submit one (1) electronic copy of the submittal package in Adobe.pdf format. Electronic submissions only (Read Receipt Requested). Each package shall include, in the following order:

1. A Letter of Interest – no more than one page. Letter of interest should include License Number, E-Procure number, SCO Vendor Number.
2. A design approach for a typical formal project from Initial Concept through Close-out, including Owner Team/Design Team organizational chart.
3. Three single page examples of appropriate projects, including; photos and/or renderings, a description of key elements and challenges, estimated and constructed cost, and estimated and actual design and construction durations (with explanation of significant deviations).
4. A proposed Gantt Chart Schedule for a project from Conceptual Design through Construction Completion.
5. Three (3) letters of recommendation from prior education clients within the State of North Carolina, on their letterhead.
6. Resumes of key staff (Project Engineers, Construction Administrators) proposed to support the effort of this contract.
7. A listing of key sub-consultants to support the effort of this contract (Specialty Architects/Designers, Electrical, Structural, Civil Engineers, Cost Consultant, Scheduling Consultant).
8. Historically Underutilized Business (HUB) Certification for any entity proposed to support the effort of this contract.
9. Signed copy of all addendums issued to this advertisement.

Electronic submissions only.

**Rowan-Cabarrus Community College
North Campus**

Fire Training Center Infrastructure Extensions

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Owner's Project Requirements

November 4, 2024

Rowan-Cabarrus Community College
North Campus
Fire Training Center Infrastructure Extensions
Owner's Project Requirements
November 4, 2024

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Supporting Documents

Facility Design Manual, Version 1.1, February 2024
Rowan-Cabarrus Community College North Campus Facility Master Plan, 2022
City of Salisbury Uniform Construction Standards Manual

Rowan-Cabarrus Community College
College Environment Division
Department of Planning and Capital Projects
2024

Rowan-Cabarrus Community College
North Campus
Fire Training Center Infrastructure Extensions
Owner's Project Requirements
November 4, 2024

Introduction

This Draft RCCC Owner's Project Requirements document is to capture, in writing, the initial concept for the \$1,500,000 Fire Training Center Utilities Extensions Project for Rowan-Cabarrus Community College's North Campus in Salisbury, NC. These Owner's Project Requirements shall inform prospective Designers, Construction Managers at Risk, Commissioning Agents, etc. on the goals and requirements the Owner has created for the project. They should use this document to evaluate their interest in the project, select their proposed teams, and guide the writing of their proposals in response to the Request for Proposals (RFP) to show their alignment with the Owner's stated goals. The first task after selection and contracting with the Project Team will be finalizing of these Owner's Project Requirements into the overarching document which will guide the project through completion.

The Project is envisioned as:

The extension of water, sewer and other utilities as well as roadways and drives to the Fire Training Center on North Campus. The Project will include all associated utilities, drainage, and retention.

Specific goals for the project and individual buildings are addressed in this draft document. The scope of work will include: schematic design, design development, construction documents, construction administration, project close-out, warranty period management (1 year), and performance verification.

The project will include site development, yielding fully functional facilities. The Designer shall seek all required approvals, handle bidding, and administer the construction under a CM at Risk delivery model. The project will be designed and administered as a formal project under State Construction Office requirements.

Rowan-Cabarrus Community College
North Campus
Fire Training Center Infrastructure Extensions
Owner's Project Requirements
November 4, 2024

1. General Project Requirements

1.1. Owner Directives and Goals

1.1.1. Directives

- 1.1.1.1. All aspects of the project design shall comply with the College's February 2024 Facilities Design Manual.
- 1.1.1.2. The construction of the project will be accomplished by the Design-Bid-Build delivery method.
- 1.1.1.3. As a formal project under the \$2,000,000 threshold for administered under State Construction Office (SCO) requirements, this project will be administered by College staff and will utilize the following contractual documents:
 - 1.1.1.3.1. Standard RCCC Design Contract.
 - 1.1.1.3.2. Standard RCCC Construction Contract.

1.1.2. Goals:

- 1.1.2.1. Extend Navigation Way app. 700' to the south from the College Drive intersection to a point at the southern boundary of the Fire Training Center. This roadway will have an app. 200' drive extending into the Fire Training Center, and the cuts and curbs into the Technology Education Complex.
- 1.1.2.2. Construct a slow speed (20 MPH), roundabout traffic circle using NC DOT's "inscribed circle diameter" specifications (app. 125') at the intersection of Navigation Way and College Drive.
- 1.1.2.3. Extend a sewer line to the Fire Training Center which will accommodate future development of the Center as well as future development of the southern areas of North Campus. The extension will include taps and laterals to tie into existing sewer systems for Buildings N107, N110, N114, and taps and capped laterals to serve future development of the Career & College Promise Building, the Technology Education Complex, and others along College Drive and Navigation Way in this area.
- 1.1.2.4. Extend a potable water line app. 500' along the Navigation Way Extension which will have taps for the Fire Training Center, Technology Education Complex and accommodate future development of the southern areas of North Campus.
- 1.1.2.5. Extend fiber optic cabling app. 600' from the future pull box southeast of the TEC Project Advanced Manufacturing Building to drive going into the fire training center and along the drive to a termination point for future building connection.

1.2. Approvals

- 1.2.1. The project is located within the City Limits of the City of Salisbury, NC, and will require the city's development approval. Design elements of the project may necessitate an amendment to the Conditional Overlay District Zoning which covers the North Campus.
- 1.2.2. Rowan County is the Authority Having Jurisdiction (AHJ) and will issue Building Permits and perform building inspections.
- 1.2.3. Other Permits as required by AHJ.

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1.3. Drawing Requirements: RCCC will require AutoCAD/vector-based editable copies of drawing files as well as PDF copies of all stages of project development from schematic design through project closeout.

1.4. Basis of Design

1.4.1. No specific Basis of Design Requirements

2. Site Requirements

2.1. Site Requirements (General)

2.1.1. Landscaping: Include roadside plantings of native trees. The traffic roundabout should have low plantings in the center.

2.1.2. Sidewalks: Shall extend along both sides of the roadway and connect adjacent buildings and parking lot to the network of campus sidewalks.

2.2. Roadways, Drives, and Parking Lots

2.2.1. Roadways

2.2.1.1. Roadway extensions shall be connected to the existing roads to provide a logical, efficient flow of traffic through and around the campus while minimizing pedestrian crossings.

2.2.1.2. Carefully consider the use of heavy-duty pavement to support the traffic through the campus.

2.2.1.3. Roadways will be designed according to the City of Salisbury's Uniform Construction Standards Manual.

2.2.1.4. Extend Navigation Way app. 700' to the south from the College Drive intersection to a point at the southern boundary of the Fire Training Center. This roadway will have an app. 200' drive extending into the Fire Training Center, and the cuts and curbs into the Technology Education Complex.

2.2.2. Traffic Circle:

2.2.2.1. Construct a slow speed (20 MPH), roundabout traffic circle using NC DOT's "inscribed circle diameter" specifications (app. 125') at the intersection of Navigation Way and College Drive.

2.2.2.2. Should have a roughly 10' wide x 8" thick concrete apron around the inside of the circle.

2.2.2.3. Should have a raised landscaped island inside the circle. With a raised center pedestal to accommodate a piece of sculptural artwork.

2.2.3. Driveways: Drives serving buses, deliveries, and waste removal will be constructed from heavy-duty pavement designed for the appropriate number of daily trips.

2.2.4. Lighting

2.2.4.1. Street Lighting will comply with the City of Salisbury Requirements.

2.2.4.2. Street lighting will be designed, furnished and installed through Duke Energy's program.

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- 2.3. Utility Extensions:** Utility extensions shall be located to minimize the impact on future roadways and structures, while providing necessary access points and pull boxes for shutoffs, maintenance, and new installations.
- 2.3.1. Electrical Power:** Provide electrical power for all roadway lighting. And landscape lighting within the traffic roundabout.
- 2.3.2. Fiber Optic Data:** Extend fiber optic cabling app. 600' from the future pull box southeast of the TEC Project Advanced Manufacturing Building to drive going into the fire training center and along the drive to a termination point for future building connection.
- 2.3.3. Potable Water:** Extend a potable water line app. 500' along the Navigation Way Extension which will have taps for the Fire Training Center, Technology Education Complex and accommodate future development of the southern areas of North Campus.
- 2.3.4. Storm Water:** Necessary stormwater detention/retention ponds will be carefully designed to become campus amenities that protect and enhance the groundwater, natural wetlands, and streams on campus.
- 2.3.5. Sewer:** Extend a sewer line to the Fire Training Center which will accommodate future development of the Center as well as future development of the southern areas of North Campus. The extension will include taps to Buildings N107, N110, N114, Career & College Promise Building, the Technology Education Complex, and others along College Drive and Navigation Way in this area.