

Department/Agency	NC Department of Public Safety - NC National Guard (NCNG) – Construction Facilities Management Office (CFMO)
Project Title	Constable Laboratory Building Renovation
Design Services	Architecture/Engineering
Scope of Work	<p>This project is for the renovation of the approximately 55,000 SF Constable Lab Building located in Raleigh, NC to serve as the NC National Guard Administration Building. The primary purpose of the renovation is to reconfigure the building to facilitate work conditions for office personnel by designing a dedicated area for staff office spaces, staff, conference rooms, break areas, storage spaces, waiting areas, and public bathrooms accommodate daily duties of the full-time staff. Modernization of the space will require renovation of interior walls, refurbishing building systems, replacing the roof, window replacements, improved HVAC and humidification systems, refurbishing of MEP rooms, public bathrooms, improving life health and safety systems, and improving the building envelope. Replacement of fixtures with energy efficient options should be evaluated. Demolition and clearing of smaller structures behind facility for additional parking.</p> <p>The men's and women's restrooms will be made handicap accessible in accordance with current NC Building Code. Design of an automated fire alarm system meeting current state and ARNG code requirement to include detection devices, fire control panels, and external horn and strobes with expandability for cellular and VOIP communications. No additional SF will be added to the approximately 55,000 SF facility. The building will meet ADA standards as well as all federal, state, and local codes.</p> <p>Exterior improvements will consist of a decorative main entrance sign, flag poles, outdoor covered break area and reconfiguring the existing parking lot to meet new demands, add additional parking in area of external structures.</p> <p>This project is fully funded with State funds to support all required design, bidding, construction administration, and closeout services.</p> <p>The NCNG will provide planning documents, and other related program documents that detail potential future force structure and work activities on the complex for the Designer to Develop and Evaluate Alternatives.</p> <p>This project will follow both State and Federal guidelines. The design team should use the following references as basis for design and construction requirements:</p> <ul style="list-style-type: none"> a) NC State Construction Manual b) Army Regulation 420-1, Army Facilities Management, Chapter 10 c) NGR 415-5, Military Construction Program Execution d) NGR 420-10, Construction & Facilities Management Office Operations e) NG Pamphlet 415-12, Army National Guard Facilities Allowances f) ARNG Design Guide 415-5, General Facilities Information Design Guide g) Unified Facilities Criteria (UFC) 1-200-1, DoD Building Code w/ Change 3 h) Unified Facilities Criteria (UFC) 2-100-01, Installation Master Planning with Change 3
Contact	Spencer N. Colburn
Telephone	984-664-7711
Email	spencer.n.colburn.nfg@army.mil
Total Project Budget	\$16,428,582
Source of Funds	Session Law 2023-134 (NG23-3)
Approved OC-25 #	#202570920528
Publish Date	MONDAY – JULY 8, 2024
Closing Date	MONDAY – JULY 29, 2024 at 4:00 PM

Submit THREE (3) Copies of Letter of Interest and SF-254 (Mailing Address):	North Carolina National Guard–CFMO–DCM Attn: Gail Simms 1636 Gold Star Drive Raleigh, NC 27607
Physical Location for Fed Ex/UPS Delivery (Delivery Address):	North Carolina National Guard–CFMO–DCM Attn: Gail Simms 1636 Gold Star Drive Raleigh, NC 27607
NC Licensing Statement	<p>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>

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.