

Department/Agency	North Carolina Department of Public Safety
Project Title	New NC Alcoholic Beverage Control (ABC) Campus – Advance Planning Phase
Design Services	Architecture/Engineering
Scope of Work	<p>The Department of Public Safety invites experienced design firms to submit qualifications to provide professional services for the planning of a new NC Alcoholic Beverage Control (ABC) Campus and Warehouse.</p> <p>The facility is conceived as a 20,000 SF office and 425,000 SF warehouse with an automated storage and inventory management system. The facility and site must be conducive for a 150,000 SF warehouse expansion if needed in the future to extend the usefulness of the site.</p> <p>The Advance Planning Phase effort shall include all services required to provide the ABC Commission with the analysis necessary regarding the best alternatives for site, facility, systems, and delivery method.</p> <p>The design team is expected to undertake the following tasks as part of the Advance Planning Phase effort: stakeholder meetings to understand scope and need, identification of suitable candidate sites, site evaluation for feasibility of development, conceptual layout and elevation of the facility, alternatives analysis of feasible sites and delivery options, and life cycle cost estimation of each alternative.</p> <p>Full Architecture and Engineering design services are required and will include all submittal requirements for the State Construction Office for all submittal phases, Cost Estimates updated at each phase with each SCO submittal, bidding services, construction administration services, record drawings in AutoCAD (latest version), and project closeout as defined by the State Construction Manual (Twelfth Ed.) dated March of 2019.</p> <p>In addition to traditional Architecture/Engineering services, the successful design team will demonstrate capabilities in the following areas: location analysis for warehouse and distribution operations; evaluation of development impacts and compliance with local jurisdictions; life-cycle costing of build, build-lease, build-finance, and P3 delivery methods; and, automated warehouse inventory management systems, and lease-operate arrangements of the same.</p>
Contact	Robert Gron, PE
Telephone	(919) 632-9496
Email	robert.gron@ncdps.gov
Total Project Budget	\$304,887,000 (with \$4,700,000 Available for Planning & Design)
Source of Funds	Non-General Fund per Session Law 2023-134, Section 40.4.(a)
Approved OC-25 #	#20237092004
Publish Date	April 8, 2024
Closing Date	Tuesday – April 30, 2024 @ 4:00 PM

Submit THREE (3) Copies of Letter of Interest and SF-254 (Mailing Address):	Department of Public Safety Attn: Robert Gron, PE Central Engineering 4201 Mail Service Center Raleigh, NC 27699-4201
Physical Location for Fed Ex/UPS Delivery (Delivery Address):	Department of Public Safety Attn: Robert Gron, PE Central Engineering 512 N. Salisbury Street, 2 nd Floor Raleigh, NC 27604
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>

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.