

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 November 21, 2024

Department/Agency	Central Carolina Community College
Project Title	Harnett Main Campus - Fire Training Tower
Scope of Work	Provide design, fabrication, erection, and construction services required to construct a multi-story Conex fire training tower on the Harnett Main Campus of Central Carolina Community College in Lillington, NC. The structure will be located in a currently wooded plot at the northeastern corner of the Harnett Main Campus property, and is proposed as a pre-fabricated, engineered metal structure with integrated lighting and burn rooms appropriate for Class A and Class B fuel combustion. The structure will be a three (3) story Class A burn building that meets the requirements outlined in NFPA 1402, Standard on Facilities for Fire Training, with associated utility, pavement, structural and electrical components. The structure will be erected on a concrete slab with a gated perimeter fence, and LP gas and water/hydrant utilities will be installed to serve the structure. Each container will be configured with interior doors, exterior windows, partitions for administration of controlled burning exercises and confined space evacuation training. Attached and integrated ramps, walkways and platforms on the second and third levels will be used for climbing, ropes, and ladder training. Sitework to include tree removal, grading, paving, landscaping, fencing, and stormwater installation. Refer to Appendices A, B, and C for a site plan, samples of the type and configuration of tower structure, and specific elements considerations in the proposed scope of work.
Project Site	CCCC Harnett Main Campus, 1075 East Cornelius Harnett Boulevard, Lillington, NC 27546
Schedule	Anticipate selection in September 2025, and 9-month design/construct schedule.
Contact	Jon Matthews
Telephone	910-814-8801
Email	jmatthews@cccc.edu
Total Project Budget	\$1,869,000
Source of Funds	OSBM Directed Grant
Approved OC-25 #	N/A
Publish Date	Thursday, August 14, 2025
Pre-Proposal Conference Date, Time and Location	
Closing Date	Friday, September 5, 2025, 2:00 pm
Submit THREE (3) copies of qualifications information package (Mailing Address):	1105 Kelly Drive Sanford, NC 27330
Physical Location for Fed Ex/UPS delivery (Delivery Address):	1105 Kelly Drive Sanford, NC 27330

<p>NC Licensing Statement</p>	<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 NC State Board of Examiners of Electrical Contractors: https://www.ncbeec.org NC State Board of Examiners of Plumbing, Heating and Fire Sprinkler Contractors: https://www.nclicensing.org NC Landscape Contractors' Licensing Board: https://nclclb.com</p> <p>DESIGN:</p> <p>NC Board of Architecture: http://www.ncbarch.org NC Board of Examiners for Engineers and Surveyors: http://www.ncbels.org NC Board of Landscape Architects: http://www.ncbola.org</p>
<p>Reference Documents</p>	<p>Links to the Design-Build (DB) documents are listed on the State Construction Office website under the heading NCDOA Forms and Documents, Design-Build Forms. The link to the NCDOA State Construction Office website is: https://ncadmin.nc.gov/divisions/state-construction-office</p> <p>Links to the specific DB documents <i>from the State Construction website</i> are also listed below:</p> <ul style="list-style-type: none"> • Design-Build General Provisions • Design-Build General Conditions, Form OC-15DB • Design-Build Construction Contract Form • Form of Performance and Payment Bonds

REQUEST FOR QUALIFICATIONS (RFQ)

SCO Project ID# 28438

NCCCS# 2866

Design-Build services for
Central Carolina Community College Fire Training Tower
1075 East Cornelius Harnett Boulevard
Lillington, NC 27546

Pursuant to N.C.G.S. 143-128.1A. Design-Build Contracts, Central Carolina Community College is seeking proposals from qualified design-build teams interested in providing design and construction services for a multi-story Conex fire training tower on the Harnett Main Campus of Central Carolina Community College located in Lillington, NC. The structure will be located in a currently wooded plot at the northeastern corner of the Harnett Main Campus property, and is proposed as a Class A and Class B LP gas burn structure constructed of pre-fabricated, 9'6" x 40' modules with integrated lighting. The structure will be erected on a heat-tolerant concrete apron/slab with a gated perimeter fence, and LP gas utilities will be installed to serve the structure. LP will need to serve burn props inside the structure, as well as burn props adjacent to the structure. LP pipes should be run from the LP source to the structure underground. There should be an additional hook up capability for the adjacent LP props. The structure requires an FDC connection and a standpipe for high rise and water supply training. A water hydrant will be installed within 100 feet of the burn building.

The completed structure will allow for tactical training in critical firefighting skills, including:

- Hose advancement
- Fire attack
- Ventilation
- Search and rescue
- Laddering and rappelling
- Roof penetration
- Confined space exercises
- High-angle rescue operations

The structure will be a three (3) story Class A and Class B LP Gas burn building with associated utility, pavement, structural and electrical components. It will consist of six (6) 9'6" x 40' steel Conex containers stacked in stair-step configuration with metal stairs, inside and outside, for second level entry and rooftop rappelling platforms on the second and third levels. Each level will be configured with interior doors, exterior windows, partitions for administration of controlled burning exercises involving Class A and Class B LP fuels and confined space evacuation training. Attached and integrated ramps, walkways and platforms on the second and third levels will be used for climbing, ropes, and ladder training. The roof must be capable of high angle rescue operations, confined space exercises, and other roof type training exercises. All exterior levels must be equipped with handrails. Sitework to include tree removal, grading, paving, landscaping, fencing, and stormwater installation.

Project must include all plumbing, mechanical and electrical infrastructure needed to provide a turn-key project. Central Carolina Community College will provide Owner Preferred Alternates for locks, perimeter lighting, and perimeter fencing. Additionally, the College has approved PMS paint colors, logos, and type fonts that must be matched.

The College is presently initiating an updated boundary survey, topographical and SUE Levels B and C, stream delineation study, and other elements relevant to complete a Phase I Environmental Assessment of the property. Upon completion, these survey documents will be made available to the selected Design-Build firm. The Design-Build team should be prepared to identify, articulate, and address any additional environmental requirements relevant to the site and project.

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 with allocated resources for Central Carolina Community College's new Fire Training Tower at Harnett Main Campus.

Project Site: Central Carolina Community College

Project Title: Harnett Main Campus - Fire Training Tower

Scope: Listed above

Contact: Jon Matthews, jmatthews@cccc.edu

Contact Number: 910-814-8801

Project Budget: \$1,875,700

Source of Funds: OSBM Directed Funds

Project Schedule: Anticipate selection in September 2025, and 9-month design/construct schedule.

Publish Date: August 14, 2025

Closing Date: September 5, 2025 at 2:00 PM

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. Qualifications information packages delivered via standard mail or hand delivery should be directed to the previously referenced contact person at **1105 Kelly Drive, Sanford, NC 27330**. E-mail and Fax submittals will not be accepted.

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.

For Design-Build projects, the minimum period of advertisement shall not be less than twenty-one (21) calendar days.

STATE BUILDING COMMISSION - SELECTING CRITERIA for DESIGN-BUILD

In selecting the Design-Builder, the selection committee should take into consideration qualification information expressed by the Design-Builder in a package that includes the following:

1. Profile of each key firm on the team (design-builder, contractor(s), designer(s), etc.). Include firm history, ownership, description of services, location, staff size and record of successfully completed projects without major legal or technical problems. **(10%)**
2. Resume of each key personnel represented on the team (design-builder, contractor(s), designer(s), etc.). Identify licenses (with numbers) and qualifications. **(10%)**
3. Examples of experience in each of these areas: **(10%)**
 - 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 (firm 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. **(15%)**
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. **(15%)**
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. **(5%)**
7. Quantifiable description of current workload and available resources to successfully complete this project. **(5%)**
8. Description, with examples if applicable, of process for successfully delivering this proposed project. Address each phase of project (design, pre-construction and construction). Include explanation of project team selection; practices and procedures to ensure quality; and other factors that may be applicable. The following project team selection options are permitted. The governmental entity may specify which option shall be used. If the governmental entity does not specify, the project team selection shall consist of either of the following: (20%)
 - 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: **(10%)**
 - a. A letter, dated within the last 30 days, from your surety company, signed by their Attorney in Fact, verifying their willingness to issue sufficient payment and performance bonds for this project, on behalf of

your firms or its agent licensed to do business in North Carolina, and verifying your company's capability and capacity based on your current value of work. Surety company bond rating shall be rated "A" or better under the A.M. Best Rating system or The Federal Treasury List.

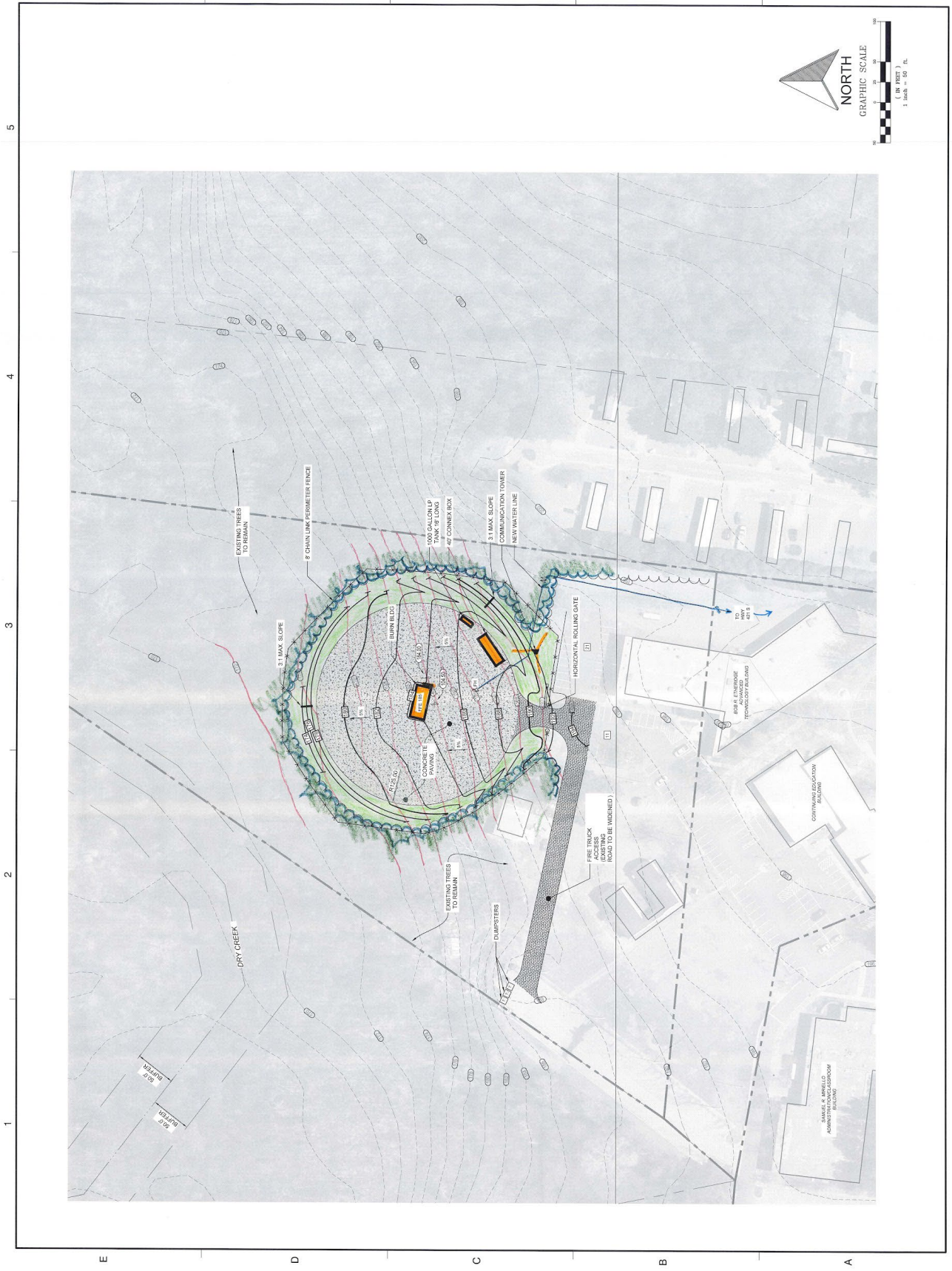
- b. HUB Participation: Describe the program (plan) that your company has developed to encourage participation by HUB firms to meet or exceed the goals set by North Carolina General Statute 143-128.2. Please explain how the firm will address minority participation in the management levels of the company. 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. Additional information as requested by the Owner or deemed appropriate by the Design-Builder.

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 General Provisions](#)
- [Design-Build General Conditions, Form OC-15DB](#)
- [Design-Build Construction Contract Form](#)
- [Form of Performance and Payment Bonds](#)

APPENDIX A - SITE PLAN AND IMAGES



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APPENDIX B - SAMPLE STRUCTURES WITH SIMILAR DESIGN ELEMENTS



APPENDIX C - ADDITIONAL SCOPE OF WORK ELEMENTS AND CONSIDERATIONS

Site Plan Considerations:

- Access to site / travel path for site from the highway is via existing parking lot
- Turning radius requirements for trucks (to be supplied by the owner during the design phase)
- No new parking area needed for privately owned vehicles (adjacent parking to be utilized)
- 10-40 site occupants at any given time
- Security fencing along perimeter of concrete pad; 120' diameter access all around the structure
- Hazardous site runoff / site containment measures not needed per pre-design feasibility study
- LP Gas location
- Dry hydrant needed for water truck hook-up
- Domestic water yard hydrant needed
- Site lighting through the electric utility company (leased pole fixtures)
- Existing dumpsters adjacent to site can be utilized for trash
- Rezoning/Variance applications through the Town of Lillington / Harnett County (owner-coordinated)
- Recombination plats and annexation (owner-coordinated)
- Phase 1 environmental assessment in progress. (owner-procured)
- Site boundary survey with topographical, phase one environmental & existing impervious areas (owner-procured)

Design, Engineering, and Preconstruction included in Design-Build Scope of Work:

- Geotechnical or soils testing TBD during design phase
- Design of offsite improvements (roadway, utilities or lighting design)
- Utility design (water, sanitary sewer, gas, etc.)
- Submission and approval by NC DEQ (not anticipated)
- Civil, Structural, PME engineering, Landscape Architecture
- Structure design (prefabricated burn structure)
- Permanent storm water control measures
- Site plan review, approval or fees
- Obtaining permits / permitting fees
- Construction staking and surveying
- Construction testing Services

Site Preparation and Infrastructure included in Design-Build Scope of Work (estimated quantities/units):

- Site clearing (2.2 acre)
- Strip/haul topsoil (2,400 cu yd)
- Site cut to fill (1,900 cu yd)
- Import fill (2,125 cu yd)
- Fine grade (6,000 sq yd)
- Erosion control (2.2 acre)
- Concrete paving (5,400 sq yd)
- Widened asphalt surface on existing ingress/egress path (632 sq yd)
- Perimeter fence - chain link - 8 ft height (1,043 ln ft)
- Rolling gate - chain link (16' x 8')
- Extend water service to property line (391 ln ft)
- Fire hydrant (within 100 ln ft of structure)
- FDC connection and standpipe supply
- LP tank (1,000 g)
- LP underground piping to structure (125 ln ft)
- Concrete foundation slab (9 cu yd)
- Concrete pad at stair (36 sq yd)QYD
- Burn structure lighting package
- 60 AMP electrical service + underground extension to existing adjacent building