**Harnett County Schools**

601 South Main St.

Lillington, NC 27546

**DESIGN-BUILD REQUEST FOR QUALIFICATIONS**

**INSTRUCTIONS:**

Pursuant to N.C. Stat. Sec. 143-142.A1, Harnett County Schools (Referred hereafter as “HCS”) is seeking proposals from qualified design-builders to perform construction of a freezer attached to the existing maintenance warehouse. The intent of this RFQ is to select a design-builder based upon qualifications and cost to provide design and construction of a freezer on a building pad attached to the existing warehouse located at 1500 South Main St. Lillington, NC 27546.

Design-Builders wishing to submit for consideration should follow the guidelines established herein. Three copies of the design-builder’s Statement of Qualifications responding to the items in the attached Exhibit A, along with supporting documentation, should be submitted to Harnett County Schools, 1500 South Main St. Lillington, NC 27546, by **2:00** **p.m. on Wednesday, June 26, 2024**. Site visits will be arranged upon request. Exhibits B, & C, include specifications for the thermal break and freezer. The envelope should clearly reference “Design-Build RFQ.” An electronic copy of the response to the Statement of Qualifications shall be sent to Steve Matthews at [smatthews@harnett.k12.nc.us](mailto:smatthews@harnett.k12.nc.us) with a copy to Brooks Matthews at [wmatthews@harnett.k12.nc.us](mailto:wmatthews@harnett.k12.nc.us) Statements of Qualifications received after the above deadline will not be considered. Questions regarding this RFQ should be submitted in writing to Steve Matthews at [smatthews@harnett.k12.nc.us](mailto:smatthews@harnett.k12.nc.us) with a copy to Brooks Matthews at wmatthews@harnett.k12.nc.us

1. **Proposed Projects/Scope ($4,200,000.00 Budget)**
2. Design and construct a Bally stand-alone freezer connected to the existing warehouse located at 1500 South Main St. Lillington NC 27546. The freezer exterior dimensions will be approximately 99'-9"(l) x 65'-3"(w) x 24'-1"(h) and include a pallet rack internal structure. The freezer will need to be connected to the existing building with an enclosed walkway with appropriate exits. Additional specifications can be found in exhibits B & C, which are attached. The building construction is to be turnkey completed ready for use with all electrical, refrigeration and plumbing. The school system intends to issue the notice to proceed with work on August 1, 2024 and to allow 300 days for the completion of the work, but these dates are subject to negotiation with the selected design builder. The plans for the building must be reviewed and approved by DPI Plant Operations section.

Work will be completed in a manner acceptable to HCS, building inspectors and DPI Plant Operations Section and is to be in full compliance with the terms and conditions of any contract, including any documents incorporated by reference.

1. **Professional services Required**

Design-builders will provide turnkey design, contract administration and construction services for the above-referenced projects.

1. **Schedule**

Release of RFQ: June 16, 2024

RFQ responses due: June 26, 2024

Notification of interviews: June 26, 2024\*

Interviews: July 9, 2024\*

Anticipated Selection: July 15, 2024\*

*\*These dates may be amended if additional rounds of solicitation for RFQ responses are conducted in accordance with S.L. 2021-189, Sec. 1.6.*

The official schedule for review, selection and approval of the proposals will be determined following the receipt of proposals.

1. **Selection Criteria & Format of Proposal**

The criteria in the Statement of Qualifications (Exhibit A) will be used.

1. **Additional Information**

Harnett County Schools has adopted policies regarding the use of good faith efforts to reach diverse contractors and encourage participation in the school system’s contracts by such contractors, including Policy 9125 (Participation by Minority Businesses) and Policy 6402 (Participation by Historically Underutilized Businesses). The selected vendor will be required to abide by these policies, any other applicable state laws, and any applicable federal requirements, including the Uniform Guidance (2 CFR Part 200), regarding participation by minority-owned and women-owned businesses.

**Exhibit A**

**Harnett County Schools**

601 South Main St.

Lillington, NC 27546

**STATEMENT OF QUALIFICATIONS**

The project involves design and construction of a building as described in the Request for Qualifications. The following criteria will be used to select firms for interview and the final selection. Please address the following in your submissions:

1. **Expertise and past performance with K-12 projects:**
   * Provide a list of all K-12 public school construction projects you completed in North Carolina in the last five years, including the name of the owner, the scope of the project, and the contract amount: \_\_\_\_\_\_\_\_\_\_\_\_
   * Identify which of these projects were design-build contracts: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
   * Describe your experience in determining life cycle for the type of building described: \_\_\_\_\_\_\_\_\_\_\_\_\_
   * Describe your experience designing and constructing public projects in northeastern North Carolina locations: \_\_\_\_\_\_\_\_\_\_\_\_\_\_
   * State whether or not your company is the sole provider of all trades. If not the sole provider of all trades, then list your proposed contractors and designers for the projects (provide resumes for the key design and construction representatives): \_\_\_\_\_\_\_\_\_
   * What is the current workload of the design team? \_\_\_\_\_\_\_\_\_\_
   * What is the current workload of the contactor(s)? \_\_\_\_\_\_\_\_\_\_
   * You may include any letters of recommendation.
2. **Contract Performance:**
   * For the project listed above in section 1, what was the owner’s initial budget compared to your actual design-build contract amount, including any change orders? \_\_\_\_\_\_\_\_\_\_\_
   * What were the change order amounts for the shown project listed in section 1 above provided as a percentage of the original contract amount? \_\_\_\_\_\_\_\_\_\_\_
   * Have you had any legal issues or major technical issues on any of the projects listed in Section 1 above (Yes/No)? \_\_\_\_\_\_\_\_\_\_\_\_

If yes, please include an explanation.

* + Provide your MWBE participation on each of the projects listed in Section 1: \_\_\_\_\_\_\_\_\_\_\_
  + Provide the *original* contract substantial and final completion dates for each project listed in Section 1 above, and the actual substantial and final completion dates, including explanations for any time extensions approved in writing by the owner extending the original contract completion dates: \_\_\_\_\_\_\_\_\_\_\_
  + You may include any letters of recommendation.

1. **Current Projects:**
   * Provide a list of all of your current K-12 design-build public school construction projects that are currently under design or construction in North Carolina, including a contact person for the local school system, the current status of the project, and the project budget.
2. **Proximity to, and familiarity with, the area where the project will be located:**
   * Do you have an office within seventy-five miles of Harnett County, North Carolina (Yes/No)? \_\_\_\_\_
   * Where is the closest office to Lillington, NC? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
   * Are you familiar with North Carolina building codes and ordinances (Yes/No)?
   * How many public projects have you completed in the last 5 years within 75 miles of Harnett County, North Carolina? \_\_\_\_\_\_\_\_\_
3. **Project Team Selection Method:**

* Identify the project team selection option will you use and with which you will comply as outlined in G.S. 143-128.1A(c)(8). (S.L. 2022-1, Sec. 2. (a)):

**SELECT ONE**

\_\_\_\_ G.S. 143-128.1A(c)(8)(a) (List of licensed contractors, licensed subcontractors, and design professionals; optional listing of unlicensed subcontractors)

**OR**

\_\_\_\_ G.S. 143-128.1A(c)(8)(b) (List of licensed contractors and design professionals; plan for subcontractor selection)

* Submit an explanation of your project team selection method noted above:
  + Your explanation must identify the relevant list of licensed contractors, licensed subcontractors (if applicable to selection option chosen), unlicensed subcontractors (if applicable to selection option chosen), and design professionals.
  + If licensed subcontractors are not identified in your list, you must outline the strategy you plan to use for open subcontractor selection based on the provisions of Article 8 of Chapter 143 of the North Carolina General Statutes.
  + Consistent with the method selected, address your plan for self-performance of work.

1. **Cost:**

* Based on the proposed $4,200,000 budget for the completion of the project listed in the RFQ, please provide the following information assuming a single contract for all of the work referenced in the RFQ.

1. Design fee (lump sum based on budget)
2. Construction fee (lump sum based on budget)
3. Monthly General Conditions (lump sum based on budget)
4. Bonds/Insurance (lump sum based on budget)
5. Cost of the Work (lump sum based on budget)
6. Construction Contingency (lump sum based on budget)
7. Proposed Liquidated Damages - Substantial (daily rate)
8. Proposed Liquidated Damages – Final (daily rate)

I certify that the preceding and referenced information is accurate to the best of my knowledge and belief.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Title