

DESIGN-BUILD REQUEST FOR QUALIFICATIONS (RFQ)

June 11, 2024

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 August 8, 2022	
Department/Agency	Isothermal Community College
Project Title	Health & Science Building
Design-Build Services	Design-Build Services
Scope of Work	Design and construction of a new Health & Science Building
Contact	Dr. Madeline Smith, Vice President of Operations
Telephone	(828) 395-1293
Email	mjsmith@isothermal.edu
Total Project Budget	\$32,000,000 inclusive of Owners Contingency, Reserves, and FF&E
Source of Funds	ARPA Temporary Savings Fund
Publish Date	June 11, 2024
Closing Date	July 9, 2024 @ 3:00pm
Submit FIVE (5) copies of qualifications information package to (this is both mailing and delivery address): Submit one electronic copy to mjsmith@isothermal.edu and bkugler@mbpce.com	Isothermal Community College Administration Building, President's Office 286 ICC Loop Road Spindale, NC 28160 FedEx, UPS, or similar carrier methods may require this address for delivery. Please verify information with carrier.
NC Licensing Statement	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:
NC Licensing Statement	<p>CONSTRUCTION:</p> <p>NC Licensing Board for General Contractors: (https://nclbgc.org)</p> <p>NC State Board of Examiners of Electrical Contractors: (https://www.ncbeec.org)</p> <p>NC State Board of Examiners of Plumbing, Heating and Fire Sprinkler Contractors: (https://www.nclicensing.org)</p> <p>NC Landscape Contractors' Licensing Board: (https://nclclb.com)</p> <p>DESIGN:</p> <p>NC Board of Architecture & Interior Designers: (http://www.ncbarch.org)</p> <p>NC Board of Examiners for Engineers and Surveyors: (http://www.ncbels.org)</p> <p>NC Board of Landscape Architects: (http://www.ncbola.org)</p> <p>HUB Contractors are encouraged to submit for this RFQ.</p>

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I. SCOPE

This request is for Qualifications for Design-Build Services for the design and construction of the Isothermal Community College (ICC) Health & Science Building to be located at the Rutherford Campus, 286 ICC Loop Road, Spindale, NC. This project will provide a home for the College's Nursing, EMT, and Paramedic spaces and will offer Clinical space in partnership with the Health Department. Additional spaces will be provided as labs, lounge/waiting areas, and administrative offices. A space allocation is provided in **Appendix A** but should be considered as a preliminary guide only and subject to revision during the design process. The spaces are intended as flexible to be able to quickly respond to changing needs in the medical community.

The building will place a high value on exterior aesthetics. The architectural style will not only complement and enhance the campus but also possess a timeless appeal. Contemporary design is appreciated, but the building should remain relevant and appealing for many years to come and should not become quickly outdated. Building systems will be balanced between familiarity and innovation in the design to ensure that maintenance can be effectively managed without extensive retraining, while also benefitting in advancements in technology and efficiency.

The building will be located on ICC Loop Road to the north of Lot 10 and southwest of the Administration Building (See **Appendix B**). Site improvements will include a parking lot, drop off area, and a mechanical yard.

This will be a formal project overseen by College staff in conjunction with the State Construction Office and a 3rd-party Owner's Representative. It is anticipated that the project will take eight (8) months to design, and an additional fifteen (15) months to construct, targeting the start of operations in Fall 2026. The project is proposed to be funded with American Rescue Plan Act (ARPA) Temporary Savings Funds. The project will be designed and constructed through the Design-Build delivery method.

The scope of work will include programming, design, and GMP development, along with construction administration, construction and close out services. The contractor will seek all approvals, handle bidding, and construction administration in design/build delivery method. This project will be designed and administered under North Carolina State Construction Office requirements.

Isothermal Community College received approval from the State Construction Office on March 25, 2024 for use of Design-Build delivery method on this project. The project delivery method will be Design-Build under NC Statute 143-128.1A Design-Build Contracts. Form of contract can be found at <https://www.doa.nc.gov/documents/files/sco-design-build-construction-contract-forms-and-bonds-3-1-2023/open>

Design-Build General Conditions: <https://www.doa.nc.gov/documents/files/sco-design-build-general-conditions-contract/open>

Design-Build General Provisions: <https://www.doa.nc.gov/media/17052/open>

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II. SCHEDULE

Advertise RFQ	June 11, 2024
Pre-submittal Meeting (<u>Mandatory</u> Attendance)	June 17, 2024 - 2:00 PM
RFIs Due	June 25, 2024
Final Addendum Issued (no later than)	July 2, 2024
RFQ Submission Deadline	July 9, 2024 - 3:00 PM
Shortlist Preferred Candidates	July 15, 2024
Interview & Recommend Preferred Finalist	July 30, 2024
Execute Pre-Construction Agreement	August 16, 2024
Guaranteed Maximum Price	April 25, 2025
Construction Complete	July 25, 2026
Owner Occupancy	Fall Semester 2026

III. SELECTION CRITERIA

ICC will evaluate RFQ respondents according to the provisions of North Carolina G.S. 143-64.31, declaration of public policy regarding qualifications-based selection for Design-Build services. The criteria for weighted percentage information is provided in the RFQ Information Package Response.

Also note that under G.S.143-128.1A.(c) (8), ICC 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. The Design-Builder's response to this RFQ must define how their project team will be selected:

- 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.

IV. RFQ INFORMATION PACKAGE RESPONSE

Format:

Provide TWO (2) copies of the qualification information package. Provide hardcopy in 8 ½ x 11 size, bound by clips or staple, and not exceeding 25 double-sided (or 50 single-sided) pages of copy/illustrations. Do not bind user plastic or wire binders or notebooks. A PDF copy via flash-drive or email- attachment is requested in addition to the hardcopy submittal. Page count will be determined by the PDF inclusive of all covers, resumes, illustrations, etc. but excluding the cover letter (see below) to be

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included as a separate document and PDF.

Contents:

Provide ONE (1) cover letter (max 2 pages) for the submittal package acting as an expression of interest and as transmittal.

The contents of the RFQ submittal describe the composition of the Design-Build team; the reason for their inclusion; the personnel and roles; the management approach; and relevant experience pertinent to this and comparable projects. Use the following outline as a guide (total for the submittal items below is 80%. The remaining 20% will be from the interview scoring of the shortlisted teams).

A. The Design-Build Team (25%)

- (1) Name of key firms selected by the Design-Build Team dedicated to the project
- (2) Describe ownership, thumbnail history, services, location, staff-size of each key firm
- (3) Show/describe each firm's involvement in relevant, successfully completed projects to include, if possible, Community College/Higher Education projects in North Carolina
- (4) Indicate extent of history collaborating with selected firms
- (5) Disclose any current or impending legal issues associated with collaborating participants
- (6) Provide evidence of appropriate certifications (See "F" below)

B. Personnel (10%)

The Design-Build team will identify its roster of key personnel who will be dedicated to this project. Describe why they were selected and the role they will play. Describe how key personnel have demonstrated their qualifications, capacity and relevant successful experience performing the required work. Include appropriate evidence of professional licensure and/or certifications. Note: the successful Design-Builder must obtain advanced written approval from ICC prior to any change in personnel listed in their submittal.

C. Describe Design-Build team's Methodology to achieve ICC's project objectives (35%):

- (1) Your techniques for collaboration in comparable educational environments
- (2) Your plan for determining the true scope of the Work
- (3) Your plan for determining the likely cost and maintaining a workable budget
- (4) Your plan for determining and managing a workable schedule consistent with Item II
- (5) Your plan for managing personnel who are involved in each step of project execution
- (6) Your examples or evidence of applying these techniques on comparable projects of similar scope and complexity

D. Capacity to Deliver Design-Build Services (5%) Bonding:

Provide a letter, dated within the last 30 days, from Design-Builder's surety company, signed by their Attorney in Fact, verifying the surety's willingness to issue sufficient payment and performance bonds for this project, on behalf of design-builder or its agent licensed to do business in North Carolina, and verifying the firm's capability and capacity based on 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.

E. Certifications (5%)

Each Design-Builder shall provide the written certifications that that each design professional who is a member of the design build team is licensed and in good standing in the State of North

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Carolina, including sub-consultants, was selected based upon demonstrated competence and qualifications in the manner provided by G.S. 143-64.31, based solely on qualifications without regard to fee. Include evidence that a qualifications-based selection (QBS) process was utilized.

- F. **HUB Plan**
The Design-Build team will include its plan to obtain participation by HUB firms. Isothermal Community College encourages participation by MWBE firms and supports NC SCO and NCCC system's policy of ensuring and promoting opportunities for minority businesses to meet or exceed the goals set by North Carolina General Statute 143-128.2. 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. 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.
- G. Two (2) letters of recommendation from prior public sector clients, on their letterhead, for similar projects. These letters should include a current phone number where this individual can be reached for comment.
- H. Signed copies of all addenda issues to this advertisement.
- I. A completed and signed W-9 form.

Items F – I, above, are not weighted criteria for evaluation of the RFQ responses but must be included for the submittal to be considered responsive.

V. Pre-submittal Briefing

Interested parties must attend a mandatory pre-submittal briefing on the date shown in **Item II. - Schedule** above. Attendees will observe the project site or sites to examine existing conditions and receive a briefing by the ICC Project Representative(s). The meeting will be held in the President's Board Room of the ICC Administration Building, 286 ICC Loop Road, Spindale, NC. Virtual meeting attendance is available via the following link: <https://zoom.us/j/93747776821>. However, the online meeting will conclude at the end of the briefing prior to the site visit. There will be no individual meetings or marketing meetings conducted or allowed.

VI. Design-Build Selection

Complete submittals are due at ICC on the date and time indicated in **Item II – Schedule**.

Pursuant to G.S. 143.64.31, a selection committee of ICC representatives will shortlist and rank-order the top Design-Build candidates who will be invited to interview. The selection committee will rank order the candidates and enter into contract negotiations with the first-choice team. The ranked candidates will be submitted to the ICC-Board of Trustees. Pending approval, contract execution will take place.

In the event fewer than three respondents provide submittals, the project will be re-advertised and the selection process will continue as described above.

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Exhibit A

Draft Program of Spaces

Space Type	Estimated GSF
Clinical	38,000
Lab	18,000
Administrative	6,000
Student Spaces	3,000
Total	65,000

Total estimated gross square footage is not intended to be a prescriptive or all-encompassing description of the building and is instead intended to be a general guide for determining overall building mass.

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Exhibit B

Site Map

