

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	Wayne Community College
Project Title	Pine Building renovation
Scope of Work	<p>This project renovates and expands the existing 27,460 gross square foot Pine Building, to be utilized for the delivery of academic instruction in the allied health field. The addition will consist of a 120-seat tiered lecture hall with an entrance lobby and required facility additions to support code requirements of the increased occupancy level. The lecture hall will be equipped with IT and audio/visual technology to provide robust academic instruction.</p> <p>The renovation activities will include (1.) a complete renovation of the entire first floor – approximately 8,500 net square feet – with upgrades to all finishes of all classrooms, labs and offices. Additionally, the first floor will require reallocation of some spaces to accommodate new instructional needs. This reallocation will include, but is not limited to, some installation of simulated healthcare space, including hospital beds and simulated function headwalls. (2.) a renovation of approximately 3,000 net square feet of the second floor. This activity will remove a non-bearing wall to expand an allied health lecture hall, with the necessary accommodations to upfit the lecture hall into one functional space. The project will include an examination and upgrades, as required, to the building mechanical systems.</p> <p>Refer to Appendices for detailed information on the project scope.</p>
Project Site	<p>This design build project is to be delivered on the Wayne Community College main campus, with activity performed on the existing Pine Building. See link for main campus map.</p> <p>https://www.google.com/maps/@35.4038704,-77.9434508,519m/data=!3m1!1e3?hl=en</p>
Schedule	construction start May 2025 / complete April 2026
Contact	Derek Hunter, Vice President, Operations
Telephone	919.739.7020
Email	mdhunter@waynecc.edu
Total Project Budget	\$8,681,100.00
Source of Funds	State / SCIF
Approved OC-25 #	N/A
Publish Date	21 Mar 2024 to be adjusted pending approval date from SCO
Closing Date	22 Apr 2024 @ 3:00 PM deadline
Submit ONE (1) copy of qualifications information package, along with a USB flash drive with entire package contents (Mailing Address):	<p>Wayne Community College 3000 Wayne Memoria Drive Goldsboro, NC 27534</p> <p>**MUST include a flash drive with electronic copies of Letter of Interest and Standard Form 254 (SF 254) with information package.**</p>

Physical Location for Fed Ex/UPS delivery (Delivery Address):	Wayne Community College 3000 Wayne Memorial Drive Goldsboro, NC 27534 Sealed qualifications for construction of the WCC Pine Building Renovation may be delivered via UPS / Fed Ex, or may be received in person, at Wayne Community College, 3000 Wayne Memorial Drive, Goldsboro, NC 27534, Dogwood Building – Cashiers’ Office , until but no later than 3:00 PM , local prevailing time, April 22, 2024 .
NC Licensing Statement	<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>

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. 10% - 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.
2. 10% - Resume of each key personnel represented on the team (design-builder, contractor(s), designer(s), etc.). Identify licenses (with numbers) and qualifications.
3. 10% - Examples of experience in each of these areas:
 - 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. 10% - Examples of recent experience with estimating project cost. Include examples of design-build projects with comparison between initial design-build estimate and final cost.
5. 10% - Examples of recent experience with adhering to project schedules. Include examples of design-build projects with comparison between initial schedule and final delivery date.
6. 10% - 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.
7. 10% - Quantifiable description of current workload and available resources to successfully complete this project.
8. 10% - 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. Wayne Community College has selected the following option for team selection:

§ 143-128.1A.c.8.a.

- 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 designbuilder 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 designbuilder 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.
9. 10% - Certifications:
 - 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. 10% - Additional information as requested by the Owner or deemed appropriate by the Design-Builder.

STATE BUILDING COMMISSION - SELECTING CRITERIA for DESIGN-BUILD

Proposing firms must submit ONE (1) copy of the qualifications 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" x 11" 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. E-mail and Fax submittals will not be accepted.

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

ADDITIONAL INFORMATION OWNER REQUIREMENT

****Include a flash drive with electronic copies of Letter of Interest and Standard Form 254 (SF 254) with information package.****

APPENDIX A

Design Detail for Proposed Pine Building Addition

All exterior aesthetic features of planned addition to be matched to existing Pine Building exterior. Proposed deviations to a direct match of existing exterior must be approved as “complimentary and acceptable” by Owner.

Building Occupancy Status During Construction

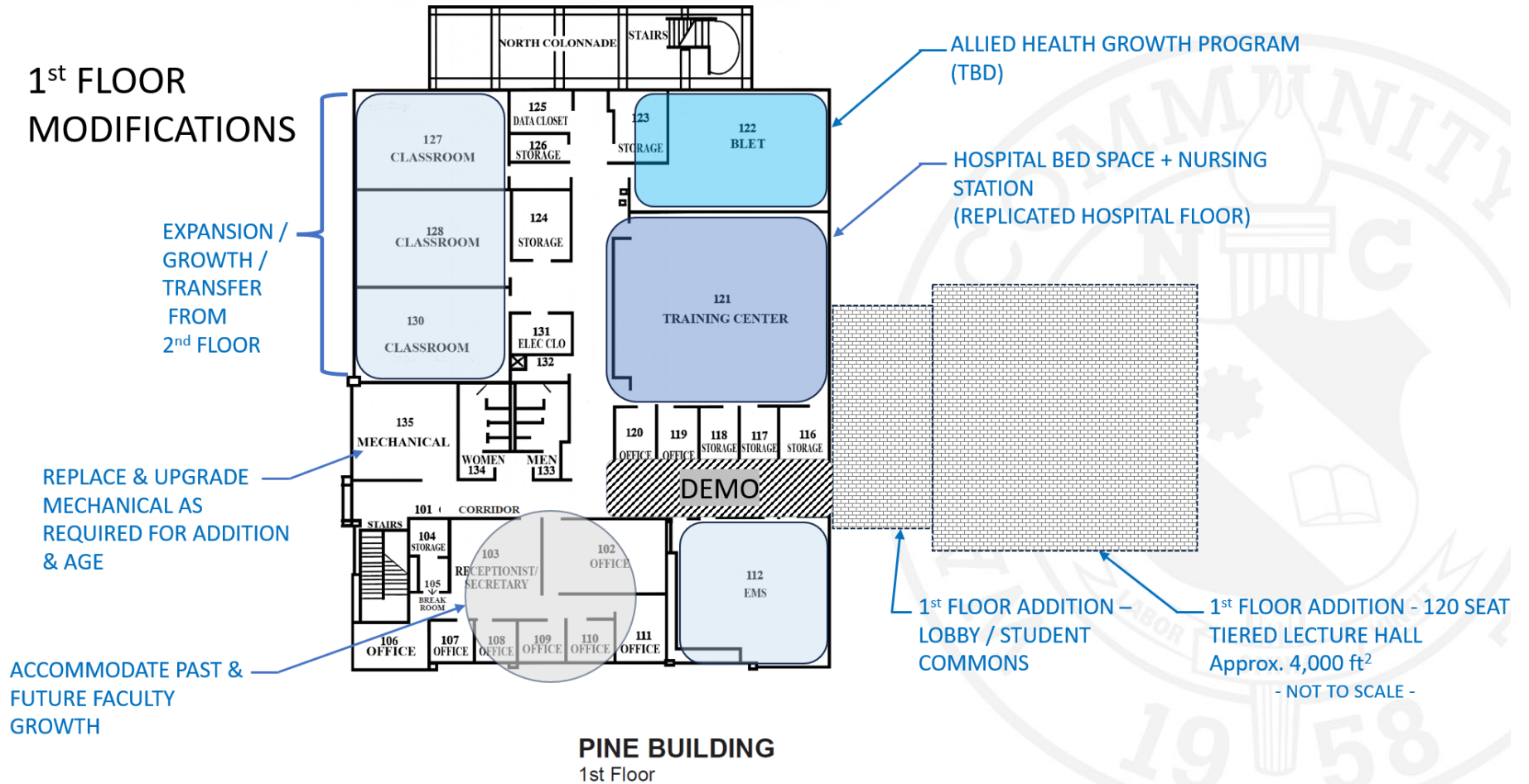
All second-floor space will be occupied with course instruction actively being delivered during normal business hours during the construction and renovation process. Environmental accommodations are required by the contracting teams to provide full access, provide climate control, and abate noise, dust, fumes, and other distractions deemed negative to the academic environment.

APPENDIX B

Project Scope Detail with Proposed Location of Pine Building Addition



WAYNE COMMUNITY COLLEGE



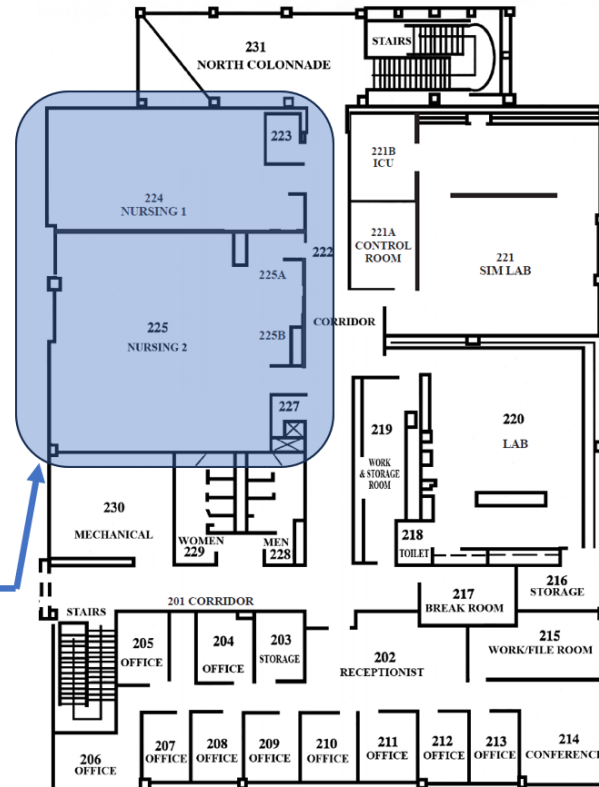
APPENDIX B - continued

Project Scope Detail with Proposed Location of Pine Building Addition



2nd FLOOR MODIFICATIONS

COMBINE ROOMS 224 &
225 TO CREATE NURSING
LECTURE &
DEMONSTRATION SPACE



PINE BUILDING
2nd Floor

1st FLOOR ADDITION -
120 SEAT TIERED
LECTURE HALL
Approx. 4,000 ft²