

NORTH CAROLINA STATE UNIVERSITY
Outdoor Aquatics Facility
Project Summary for Design-Build Solicitation

May 22, 2019

Project Description

A new outdoor aquatics facility at Carmichael Wellness & Recreation, including a 25-meter by 50-meter (“stretch”) swimming pool with an integrated diving well and 2 bulkheads. A support building housing restroom/shower facilities, enclosed pump room and storage room is included. Site work displaces six existing tennis courts and provides new poolside deck space for recreational and athletic events. Site utilities include electrical power/lighting, sanitary sewer, domestic water and storm water.

Project Scope

Design/Build team must include all design disciplines, general contracting services, and merchandising design services required to deliver a turn-key project. Knowledge and experience with design and construction collegiate level athletic aquatic facilities will be critical to the success of this project. Teams with a proven track record of delivering similar projects by Design/Build are preferred.

Project Site

The project is located on the current location of 6 tennis courts on the Carmichael Wellness & Recreation complex located at the intersection of Cates Ave and Morrill Dr. 6 courts of 12 courts will be used for the pool facilities and the other 6 will be used for contractor staging. The site is North of Rocky Branch Creek which includes new Flood Plain mapping that will require the support building to be located (to the N/W) outside of the flood plain.

Letter of Interest

NC State University is requesting Letters of Interest including the attached “Design-Build Team Matrix”. The Letter of Interest and Design Build Team Matrix shall not exceed 2 sheets of paper (front and back page coverage allowed). No other information is required at this time.

Letter of Interest Due - June 12, 2019 by 5:00 PM

Pre-Submittal Meeting

The pre-submittal meeting will be held on **June 14, 2019 at 10:00 AM** in Administrative Services III Building Conference Room 101, 2701 Sullivan Drive Raleigh, NC 27695-7520 on the NC State campus. Attendance at the pre-submittal meeting is mandatory including optional Webex connection. At this meeting, all D-B teams will be provided with a more detailed RFQ and Conceptual Design Report from which to prepare and submit full qualifications.

Full Qualifications Proposal

A full qualifications proposal will be due on **July 10, 2019 at 5:00 PM**.

Project Schedule

Design/Build team interview/selection is scheduled for August 2019. Project is anticipated to begin design efforts in November 2019. Planned occupancy for the facility is Summer 2021.

Design/Build Process

A building committee will provide guidance and approval of programmatic information and the design. The process will include normal involvement of the State Construction Office and compliance with NC State Design Guidelines and review processes.

Selection Process

Following the receipt of Qualifications, a University Interview Committee, appointed by the Secretary to the University Board of Trustees' Building and Property Committee, will shortlist, interview and make a recommendation of selection to the University Board of Trustees' Buildings and Property Committee.

Critical Selection Factors will be reviewed at the Pre-submittal meeting and shall be addressed as part of the full RFQ/Qualifications to be submitted in July.

1. Experience and expertise with similar (collegiate level athletic aquatics) projects.
2. Past performance on similar projects.

3. Experience with campus design and construction projects.
4. Experience with Design-Build delivery method and history of Design-Build (or other collaboration) with proposed team members.
5. An outline of the strategy the design/builder plans to use for subcontractor prequalification and competitive bidding.
6. 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.
7. Historically Underutilized Business (HUB) representation in proposed team as well as HUB subcontractor participation on past projects.
8. Current workload and State projects completed.
9. Proposed design approach or methodology
10. Recent experience with project cost estimates and schedule adherence.
11. Construction administration capabilities.
12. Record of successfully completed projects without major legal or technical problems.
13. A minimum of three references with contact information.

In order that the selection process is as objective as possible, do not contact members of the Board of Trustees, Athletics or any university officials other than the project manager. All questions and project submittals are to be directed to the project manager.