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

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| **Department/Agency** | North Carolina State University  Facilities Division, Design & Construction |
| **Project Title** | Roof Replacement – Lee Residence Hall |
| **Scope of Work** | Lee Residence Hall was built in 1964 and is a ten-story, 187,200 GSF building. The roof of the building is around 18,200 square feet and is approximately twenty years old and the previous successful coating, was placed roughly fifteen years ago. Approximately two years ago another roof coating was applied and over the past two years it has degraded significantly, destroying the roofing materials below and leaving openings where the infrastructure penetrates it. A rain and windstorm in December of 2022 further damaged the roof and allowed moisture infiltration, dampening the insulation. A temporary fix was applied again, but the insulation remains damp below.  This project will involve the design of the removal and installation of a new fully adhered PVC membrane roof:   * Removal of the current, damaged roof membrane * Removal of the current, damaged insulation * Removal of the existing metal coping * Repair of the existing vapor barrier in damaged areas * Installation of new minimum 5” insulation that meets current building code. * Design and installation of new tapered insulation to provide positive drainage to existing roof drains. * Installation of a new metal coping * Installation of a new fully-adhered PVC roof membrane to be heat-welded in field up the sides of the existing parapet. * Contractor must be qualified and approved to procure and install Sarnafil, FiberTite, or Soprema PVC roofing systems. * New code-compliant fall protection will be considered as a part of this project. * This design-build project will be executed immediately, and it is anticipated that the building will be occupied during construction. |
| **Project Site** | The project is located at 2530 Sullivan Drive, Raleigh, NC 27607 in the Central Campus Precinct. |
| **Schedule** | Design/Build team selection is scheduled for April 12, 2023. The selected firms will be notified. A Pre-Interview Briefing will be held for the selected firms on **April 17, 2023 at 10am. The interview will be held on May 1, 2023 between 1:00pm – 4:00pm.** A time will be assigned at the Pre-Interview Briefing. Interested firms should please hold these dates and times.  Anticipated Design & Construction Schedule:  Construction Documents: Late Summer 2023  Bid Opening (If Needed): Fall 2023  Construction NTP: Late 2023/Early 2024 |
| **Contact** | Melissa Diamond, Design Project Manager  NC State Facilities Division, Design & Construction  Administrative Services III, Suite 331  2601 Wolf Village Way  Raleigh, NC 27695-7520 |
| **Telephone** | 919-513-0373 |
| **Email** | [mrdiamon@ncsu.edu](mailto:mrdiamon@ncsu.edu) |
| **Total Project Budget** | The total project budget of $750,000 includes design, construction and testing costs. |
| **Source of Funds** | N/A |
| **Approved OC-25 #** | N/A |
| **Publish Date** | March 6, 2023 |
| **Closing Date** | April 4, 2023 at 5:00pm |
| **Submit electronic copy of qualifications information package (Email Address):** | Emailed response required to Melissa Diamond, Project Manager: [mrdiamon@ncsu.edu](mailto:mrdiamon@ncsu.edu)  Electronic submissions only. Please submit financials separately and marked confidential. |
| **Physical Location**  **for Fed Ex/UPS delivery:** | Electronic submissions only. |
| **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:  **CONSTRUCTION:** |
| **NC Licensing Board for General Contractors:**  ([https://nclbgc.org](https://nclbgc.org/))  **NC State Board of Examiners of Electrical Contractors:**  ([https://www.ncbeec.org](https://www.ncbeec.org/))  **NC State Board of Examiners of Plumbing, Heating and Fire Sprinkler Contractors:** ([https://www.nclicensing.org](https://www.nclicensing.org/))  **NC Landscape Contractors’ Licensing Board:**  ([https://nclclb.com](https://nclclb.com/))  **DESIGN:** |
| **NC Board of Architecture:** ([http://www.ncbarch.org](http://www.ncbarch.org/))  **NC Board of Examiners for Engineers and Surveyors:**  ([http://www.ncbels.org](http://www.ncbels.org/))  **NC Board of Landscape Architects:** ([http://www.ncbola.org](http://www.ncbola.org/)) |

**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.
2. Resume of each key personnel represented on the team (design-builder, contractor(s), designer(s), etc.). Identify licenses (with numbers) and qualifications.
3. Examples of experience in each of these areas:
   1. Projects with scope similar to proposed project, successfully completed by team members (firms and/or personnel).
   2. Design-Build projects successfully delivered by team members (firms and/or personnel).
   3. 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.
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.
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.
7. Quantifiable description of current workload and available resources to successfully complete this project.
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:
   1. 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.
   2. 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:
   1. 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.
   2. 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.
   3. 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. (See Below).
11. Litigation/Claims. If yes to any of the questions below, list the project(s), dollar value, contact information for owner and designer and provide a full explanation with relevant documentation.
    1. In the last ten years, have any private development key team members failed to complete work awarded to it?

\_\_\_Yes \_\_\_No. If yes, explain in more detail.

* 1. In the last ten years, have any private development key team members failed to substantially complete a project in a timely manner (i.e. more than 20% beyond the original contracted, scheduled completion date)?

\_\_\_Yes \_\_\_No. If yes, explain in more detail.

* 1. In the last five years, have any private development key team members been involved in any suits or arbitration?

\_\_\_Yes \_\_\_No. If yes, explain in more detail.

* 1. Are there currently any judgments, claims, arbitration proceedings or suits pending or outstanding against any private development key team members, its officers, owners, or agents?

\_\_\_Yes \_\_\_No. If yes, explain in more detail.

* 1. Are there currently any judgments, claims, arbitration proceedings or suits pending or outstanding against your company, its officers, owners, or agents?

\_\_\_Yes \_\_\_No. If yes, explain in more detail.

* 1. In the last ten years, have any private development key team members, their officers, owners, or agents been convicted of charges relating to conflicts of interest, bribery, bid-rigging, bankruptcy, money-laundering, or fraud?

\_\_\_ Yes \_\_\_ No. If yes, explain in more detail.

* 1. Have any of your key team members, their officers, owners, or agents ever been barred from bidding public work in North Carolina?

\_\_\_Yes \_\_\_No. If yes, explain in more detail.

* 1. Does your company or any key team members, their officers, owners, or agents have a potential conflict of interest with this project?

\_\_\_Yes \_\_\_No. If yes, explain in more detail.

1. Financials – Attach latest balance sheet and income statement if available, based on company type from the contractor. Audited statements preferred. If not available, attach a copy of the latest annual renewal submission to the relevant licensing board. Indicate Dunn & Bradstreet rating if one exists. (Firms must submit financial data and may clearly indicate a request for confidentiality to avoid this item becoming part of a public record).