



Poe Hall - Renovation

2310 Katharine Stinson Drive
Raleigh, NC

NC State Project Number: 202519003

NC State Code & Item: 42424/314

SCO Project Number: TBD

REQUEST FOR QUALIFICATIONS (RFQ) for: Design-Build Services

Original Revision Published: May 13, 2025

Revision 1 Published: May 13, 2025

RFQ Closing Date & Time: June 6 @ 2:00 PM

Owner

State of North Carolina through North Carolina State University

NC State's Project Manager

James Cox
(919) 219-1381

This RFQ Advertisement supersedes and replaces the RFQ Advertisement that was issued on May 1, 2025. All revisions are noted with red, bold, and underlined text formatting.

Introduction: The purpose of this Request for Qualifications ("RFQ") for Design-Build Services is for North Carolina State University ("NC State") to solicit responses in accordance with the requirements of this RFQ for the selection of a Design-Builder to join the project team for the upcoming Poe Hall – Renovation project.

Project Description: Built in 1970, Poe Hall is a seven-story, concrete frame, 150,982 GSF building in the North Precinct of Main Campus at NC State. In 2023, the presence of hazardous materials was detected in the building; subsequently, the building was vacated, with all occupants relocated to other buildings.

A separate project and Design-Builder will perform all hazardous material abatement and selective deconstruction work. At the end of abatement and selective deconstruction, all that will remain is an intact concrete frame that is ready for the work of this project to begin. The Design-Builder for this project will be expected to coordinate efforts with the Design-Builder of the abatement and selective deconstruction efforts.

This project will comprehensively renovate Poe Hall such that the College of Education may resume normal operations in the building as quickly as reasonably practicable, with NC State and the Design-Builder agreeing to a project schedule prior to execution of the Construction Guaranteed Maximum Price ("GMP").

The project will include involvement from the State Construction Office.

Project Scope: NC State seeks the professional services of a Design-Builder to join the team in the Design Phase to provide services for the project through programming, design, construction, and post acceptance.

The scope summary includes, but is not limited, to:

1. Entrances to the building will provide cover, meet Americans with Disabilities Act ("ADA") requirements at a minimum, and strive to incorporate Universal Design Principles where feasible.
2. The site will have some covered and open seating hardscape/landscape areas that visually connect to the Court of North Carolina on the north side and enhance the Stinson Drive plaza on the south side. Stormwater impacts will be minimized on site via consideration of vegetated swales, rain gardens, and permeable pavements.
3. The new building skin will use a mix of materials, including brick/masonry, glazed assemblies, and building panels for contextual similarity to neighboring buildings. A tripartite façade design will utilize a hierarchy of mullions, different textures/patterns, and other features to achieve human scale components.
4. The target for the building's net to gross ratio is 60:40.
5. An in-depth programming effort is required for multiple space typologies, including: classrooms; STEM teaching labs, fabrication labs, and observational research labs; diagnostic clinics; a library; offices, conference rooms, and breakrooms; gathering and study spaces; wellness rooms; and vending or another type of food/beverage point-of-sale option.

6. Per NC State's new space standards:
 - a. Programming must determine the spatial, seating, Audiovisual ("AV") and other requirements for the flexibility/adaptability of pedagogies for approximately sixteen generally-scheduled classrooms and one digital education classroom. One of the generally-scheduled classrooms is a sloped-floor auditorium that must be retrofitted for handicapped accessibility.
 - b. Programming must determine the mix and variety of office and conference space types with the hybrid work overlay for the spatial and AV requirements of each department's needs.
 - c. Acoustic considerations and daylighting/view access are critical to all programming efforts.
7. New required building systems include: plumbing, mechanical, electrical, fire protection, fire alarm, building automation, and elevators.
 - a. All exterior equipment must be screened.
 - b. The preferred location for all equipment is in a penthouse on the roof.
8. A Telecommunications Network Hub will be located on the first floor.
9. For sustainability, the building/site should:
 - a. Design to Sustainable Sites standards and integrate Climate Positive Design for the landscape.
 - b. Achieve LEED Silver certification as a minimum, preferably higher, for the building.
 - c. Achieve an Energy Use Intensity ("EUI") target of 70 or better, with consideration of on-site renewable energy production.
 - d. Perform energy modeling and life cycle cost analysis.
 - e. Incorporate high R-value insulation, Low-E glazing for the building envelope.
 - f. Incorporate bird collision-deterrent glazing in high-risk areas.
 - g. Integrate smart building HVAC systems, data analytics, and smart metering.
 - h. Integrate Energy-efficient LED lighting.
 - i. Implement water usage reduction measures.
10. Utilities and Infrastructure will utilize the following:
 - a. Existing systems that were capped/disconnected during the abatement will be reconnected and include: steam, chilled water, domestic water, sanitary sewer, and electrical.
 - b. Telecommunications: all components must be in accordance with NC State University's Wiring Standard 3.0 and ubiquitous Wi-Fi coverage requirements per Communication Technologies' predictive design.

Project Schedule: The Design-Builder selection process is scheduled to be complete by mid-July 2025. The selected team must be ready to kick-off the project as soon as contracting is complete, and work diligently to fully staff the project. Time is of the essence, and Final Acceptance of the project will be negotiated between the selected Design-Builder and NC State during the Design Phase such that the project can be completed as quickly as reasonably practicable, prior to the execution of the GMP.

Project Budget: NC State has established the following ranges for the Project Budget:

- 1) \$160,000,000 to \$185,000,000 for NC State's Total Project Cost, inclusive of all Design-Builder's costs, other Consultants, Owner's Contingencies, and Associated Construction Costs, inclusive of the costs listed in items 2 and 3 herein.
- 2) \$2,500,000 to \$3,500,000 to begin Advance Planning with the Design-Builder and address initial soft costs by Owner.
- 3) \$120,000,000 to \$140,000,000 for Design-Builder's Total Project Cost Not to Exceed

Refer to the Owners Role & Work Responsibilities section of this RFQ for additional information regarding what aspects of the work are included in the Design-Builders scope of work.

**Design-Builder's
Project Team
Selection and
Section of the
Design-Builder:**

Selection Option A: In its qualification information package, the Design-Builder shall include a list of the licensed contractors, licensed subcontractors, and design professionals whom the Design-Builder proposes to use for the project's design and construction. With this project team selection option being utilized, 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, whose scope of work proposed for the project does not require that it be licensed. Since 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, in accordance with Part H.4 of the Design-Build General Provisions.

NC State has identified a minimum 10% HUB Participation goal for the subcontracted work of this project. Additionally, the Design-Builder is encouraged, as part of forming the team and developing the HUB Plan for the project, to maximize HUB Participation as much as practicable. The Design-Builder's response must include HUB Partner(s) to assist the Design-Builder with performance of the project.

- 1) The Design-Builder should partner with HUB certified Design Professional(s) as much as practicable.
- 2) The Design-Builder must have a HUB certified construction partner either via a Joint Venture or contractual relationship for the project.
- 3) The HUB Partners used by the Design Builder to satisfy items 1 and 2 herein do not contribute to HUB Participation Goal.

Each RFQ response should include the Design-Builder Information Form filled out in the Microsoft Word format. The form provides basic information about the firm, staff, and similar projects that are included in the response.

**Critical Selection
Criteria:**

- 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.

Demonstrate Overall Capacity

Firms must demonstrate in their response that they, together with their sub-consultants, have the capacity available to commit to managing and performing all the consulting services and producing all the deliverables required for this particular project, within the required project schedule. Capacity includes sufficient qualified staff resources, technology, and equipment. Firms must demonstrate educational qualifications, experience, and track record of Design-Build's leadership.

Design Professional Team

Firms must assemble, and identify in their response whether each of the disciplines will be resourced through the Firm's own staff or through sub-consultants a consulting team that includes, as a minimum, the following specialist disciplines:

- i. Architectural
- ii. Space Programming
- iii. Civil/Site Engineering
- iv. Landscape Design
- v. Plumbing, Mechanical, Electrical Engineering, and Fire Protection
- vi. Structural Engineering
- vii. IT/AV, Card Access, Security

a. Provide, for the Firm and for each proposed sub-consultant firm:

- i. Name of firm, head office address, telephone number and fax number – if joint venture, whether special or ongoing relationship.
- ii. If different from the above, the firm's branch, regional or other office address, and telephone number at the location from which most of the services will be performed.
- iii. Name, position, office address, telephone number, and e-mail address of firm's primary contact person for purposes of this RFQ.
- iv. Name(s) of firm's principal(s) and their professional credentials.
- v. Names of key personnel proposed to be committed to the project. Identify their discipline, their role (e.g. team leader, lead designer, technical expert, etc.), their professional credentials and experience and their proposed extent of participation in the project.
- vi. Other relevant information, at the Firm's discretion, within the specified maximum page limitation requirement for the proposal

Design-Builder's Subcontractor Team

Firms must submit a list of subcontractors the Design-Builder proposes to use to perform the construction of the project. If the Design-Builder will self-perform any trade, they should identify which trades they intend to self-perform. Refer to Part H.4 of the Design-Build General Provisions for additional requirements.

Organization

Describe how the Design-Build and Design Professionals team will be organized, by indicating formal reporting lines and informal lines of communication in a proposed organization chart.

- 3) Examples of experience in each of these areas:
 - a. Projects with scope similar to the 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).
 - d. Provide three similar projects the Design-Builder and Design Professional have worked on together, regardless of delivery method. Present this information in a similar format to the Standard Form 330 sections F and G.
 - e. **Provide one similar project the Design-Builder has worked on, regardless of delivery method and independent of the Design-Professional. Present this information in a similar format to the Standard Form 330 sections F and G.**
 - f. **Provide one similar project the Design-Professional has worked on, regardless of delivery method and independent of the Design-Builder. Present this information in a similar format to the Standard Form 330 sections F and G.**
- 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 the 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.

- 9) 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) Additional information as requested by the Owner or deemed appropriate by the Design-Builder, including the following:
- a. Describe the Design Professional's design philosophy and how the building user's needs and requirements will be considered in the design process, with specific emphasis on Programming and Test Fits.
 - b. Describe the Design Professional's construction administration services approach, project close-out, and completion effectiveness.
 - c. Describe the Design-Builder's and Design Professional's experience with Telecommunications Network Hub projects.
 - d. Describe how the Design-Builder will work to expedite the project schedule in both the design and construction phases. If possible, provide specific examples on the procurement of long lead time components, prefabrication of components, and other creative ways to compress a project schedule.
 - e. Describe the historical relationship between the Design-Builder and the Design Professional, including projects delivered as a team, regardless of the delivery method (i.e. Design-Build, Design-Bid-Build, Integrated Project Delivery, etc.) or project type (i.e. Higher Education, Health Care, Commercial, Industrial, Life Science, etc.).

- f. Provide examples of projects where the Design-Builder has entered into a GMP at Schematic Design or Design Development, and provide Design-Builder's performance adhering to the budget and schedule. When example projects are not Design-Build or in Higher Education, Design-Builder should specify delivery method and project type.
- g. Describe the Design-Builder's Safety Program and Safety Record for the past five years.
- h. Experience in design projects to be part of an existing campus context.

11) Supplemental Documentation: Each Design-Builder must provide each of the following as a separate file in their submission.

- a. 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 as a supplemental attachment to the response.
 - i. Has your company ever failed to complete work awarded to it?
☐ Yes ☐ No
 - ii. Has your company ever failed to substantially complete a project in a timely manner (i.e., more than 20% beyond the original contracted, scheduled completion date)?
☐ Yes ☐ No
 - iii. Has your company filed any claims with the North Carolina State Construction Office within the last five years?
☐ Yes ☐ No
 - iv. Has your company been involved in any suits or arbitration within the last five years?
☐ Yes ☐ No
 - v. Are there currently any judgments, claims, arbitration proceedings or suits pending or outstanding against your company, its officers, owners, or agents?
☐ Yes ☐ No
 - vi. Has your present company, its officers, owners, or agents ever been convicted of charges relating to conflicts of interest, bribery, or bid-rigging?
☐ Yes ☐ No

- vii. Has your present company, its officers, owners, or agents ever been barred from bidding public work in North Carolina?

___Yes ___No

- b. Financials – Attach latest balance sheet and income statement if available, based on company type. 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.)
- c. A minimum of three references with current contact information, no more than one page total.
- d. Provide a sample programming document prepared by the Design-Professionals Programmer for a similar scale project along with a one-page cover letter describing the programming process and the duration of the programming effort. The project that this programming document comes from does not necessarily need to be one of the similar projects submitted under Section 3 of the Critical Selection Criteria. If desired, firms may clearly indicate a request for confidentiality to avoid this item becoming part of a public record.

Selection Schedule: RFQ Opens: May 1, 2025
Questions Due By: May 21, 2025 at 5:00 pm
RFQ Responses due by: June 6, 2025 at 2:00 pm

A pre-submittal meeting will be held the week of May 12, 2025. Interested Design-Builders are invited to [RSVP here](#). Attendance is not mandatory but is highly encouraged.

The shortlist for Design-Builder will be made on or before June 20, 2025. Shortlisted firms will be notified after Board of Trustees approval in June.

Interviews for the shortlisted Design-Builder will be the week of July 7, 2025, and NC State anticipates notifying the selected firm the week of July 14, 2025.

Contract: North Carolina State University received approval from the State Construction Office to use the Design-Build Delivery Method on May 1, 2025.

Once selected, the Design-Builder and North Carolina State University will negotiate a fee for the Design Phase of the project and execute a Design-Build Contract for the Design Phase. After the Design Phase deliverables as defined in the Project Execution section of this RFQ have been reviewed and approved by NC State and the State Construction Office, the Design-Builder will prepare the GMP. Upon acceptance of the GMP by NC State and the State Construction Office, a change order will be issued into incorporate the GMP and the Design Phase Deliverables into the Design-Build Contract.

NC State has developed additional insurance requirements in addition to what is included in the OC-15DB. The additional insurance requirements are included herein under the heading “Additional Insurance Requirements”.

Project Execution: The selected Design-Build firm will work directly with a committee of NC State personnel comprised of representatives from Design and Construction, Campus Planning and Strategic Investment, and the Project Manager. Formal communication with the University will be through the Project Manager.

Design Phase

During the Design Phase of the project, the Design-Builder and NC State will work together to program the project and refine NC State's programmatic and technical requirements. NC State has prepared the initial draft of the programmatic and technical requirements for the project, the Table of Contents of which is included in this RFQ for reference. At the end of the Design Phase, the Design-Builder will submit the following items to NC State and the State Construction Office:

- 1) Advance Planning Document in accordance with the State Construction Office Construction Manual
- 2) Finalized Project Requirements Document
- 3) 100% Schematic Design for the entire project, inclusive of completed Division 00 & 01 Specification sections
- 4) Cost Estimate
- 5) Project Schedule

Construction Phase

After approval of the GMP, the Construction Phase will begin and the Design-Builder will fulfill the requirements of both the Design Phase Services and Construction Phase Services as outlined in the North Carolina State Construction Office Design-Build General Provisions, the North Carolina State Construction Office Design-Build General Conditions, (Form OC-15DB), and the work breakdown included in Section 2 of this RFQ to finish the design and construct the project. This will entail the preparation of drawings, specifications, and other documentation as needed to be reviewed by NC State University and the State Construction Office. It is expected that multiple drawing packages will be created by the Design-Builder to efficiently progress through Design. While procurement may begin upon execution of the GMP and with the approval of NC State and the State Construction Office, no construction work may occur without the approval of NC State and the State Construction Office.

The Design-Builder must always comply with NC State's Contractor Safety Requirements.

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>)

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>)

DESIGN:

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>)

Reference Documents:

Links to the Design-Build (DB) documents are listed on the State Construction Office website under the heading NCDOA Forms and Documents, Design-Build Forms. The link to the **NCDOA State Construction Office** website is: <https://ncadmin.nc.gov/divisions/state-construction-office>

Links to the specific DB documents *from the State Construction website* are also listed below:

- [Design-Build General Provisions](#)
- [Design-Build General Conditions, Form OC-15DB](#)
- [Design-Build Construction Contract Form](#)
- [Form of Performance and Payment Bonds](#)
- [Appendix H – Rules Implementing Mediated Settlement](#)

Questions, Proposal Format, and Submittal:

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

James Cox
NC State University, Design and Construction
(919) 219-1381
Jrcox4@ncsu.edu

Submit Questions to: [Poe Renovation Questions](#) or directly to the Project Manager, James Cox.

- Responses to Questions: [NCSU Question Responses](#)
- All questions must be submitted by May 21, 2025 at 5:00 pm
- Responses will be posted by May 28, 2025 at 5:00 pm

Each respondent must submit via email the following:

- 1) The Qualifications Information Package in .pdf format,
- 2) DB Information Form filled out in Microsoft Word format,
- 3) The Design-Builders Litigation/Claims Summary in .pdf format,
- 4) The Design-Builders Financials in .pdf format,
- 5) Design-Builders References in .pdf format.
- 6) **[Sample Programming Document for a similar scale project](#)**

Firms may, at their discretion, include additional information which they consider relevant to ensure a full and proper evaluation, provided that the specified maximum allowable number of pages is not exceeded.

Qualifications Information Package Format and Page Count

Limit responses to a maximum of seventy-five (75) pages, sized 8½" x 11" or equivalent (e.g. 11" x 17" fold out sheets for charts, schedules, etc. count as a single page, any other use of 11" x 17" sheets counts as two pages), with a minimum font size of 10. This page limit excludes a transmittal letter not exceeding one page, a title page, and a table of contents. The page limit includes resumes of key personnel and any unsolicited supplementary information such as corporate brochures, etc.

Organize the response to clearly and succinctly present the required information. Use the main headings and present the information in the order provided in the Critical Selection Criteria Section of this Advertisement.

Owners Role & Work Responsibilities

Pursuant to Paragraph D.6 of the Design-Build General Provisions, NC State will be responsible for the following services outside of the Design-Builder. Design-Builder is expected to coordinate with NC State and it's other vendors to successfully deliver the project.

- (1) Identifying the scope of work
- (2) Construction Materials Testing
- (3) Commissioning Inspections
- (4) Geotechnical Inspections
- (5) Special Inspections
- (6) Hazardous Materials Surveys.

Separate from these items, below is the division of work between Design-Builder and Owner, when it comes to design and construction:

Discipline	Design Resp.	Installation Resp.
Architectural	DB	DB
Surveying	DB	DB
Civil Engineering	DB	DB
Landscape Architecture	DB	Owner
Structural	DB	DB
PMEFP	DB	DB
Door Hardware (except final cores)	DB	DB
Door Hardware - Final Keying	DB	Owner
Toilet Accessories	DB	DB
Lab Equipment	DB	DB
Furniture, Fixtures, and Equipment	DB	Owner
Audiovisual - Pathways	DB	DB
Audiovisual - Programming	DB	Owner
Audiovisual - Hardware	DB	DB, with some components furnished by Owner
BDF/IDF/Distributed Telecom - Pathways, Cabling, Network Racks	DB	DB
BDF/IDF/Distributed Telecom - WAPs, Network Switches	DB	Owner
MDF Telecom - Ductbank from Winston to MDF	DB	DB
MDF Telecom - Cabling in Ductbank from Winston to MDF	Owner	Owner
MDF Telecom - MDF Components	Refer to MDF Technical Requirements	
Security - Pathways (incl. back boxes) & Door Hardware	DB	DB
Security - Cabling & Devices (Card Readers, Cameras)	Owner	Owner
Signage (Interior & Exterior)	DB	Owner
Branding	Owner	Owner
Cost Estimating	DB	N/A
3rd Party Cost Estimating	Owner	N/A
Occupant Move-in	Owner	Owner
Construction Waste Management	DB	DB
Permanent Waste Management	DB	Owner

Additional Insurance Requirements

Form OC-15DB Article 34 "Minimum Insurance Requirements" paragraph g. allows the Owner to require additional insurance beyond what is listed in the other paragraphs in the Article.

The Project Manual prepared by the Design-Builder will include the below in the Supplemental General Conditions. For clarity, items that are beyond the requirements of the OC-15DB have been underlined, with the exception of paragraph numbers that changed due to additional requirements.

Replace **Article 34 "Minimum Insurance Requirements"** in full, with the following:

The work under this contract shall not commence until all required insurance and verifying certificates of insurance have been obtained and documentation has been approved in writing by the Owner. A cancellation endorsement shall be provided for all required policies that contains a provision that coverages afforded under the policy will not be cancelled, reduced in amount or coverages eliminated until at least thirty (30) days after giving written notice, by registered or certified mail, return receipt requested, or by any method permitted by Rule 4 of the North Carolina Rules of Civil Procedure (G.S. § 1A-1, Rule 4), to the insured and the Owner, of such alteration or cancellation.

a. Worker's Compensation and Employer's Liability

The Design-Builder shall ensure that it and all subcontractors shall provide and maintain, during the life of the contract, workmen's compensation insurance, as required by law, as well as employer's liability coverage with minimum limits of \$100,000.

b. Public Liability and Property Damage

The Design-Builder shall ensure that it and all subcontractors shall provide and maintain, during the life of the contract, comprehensive general liability insurance, including coverage for premises operations, independent contractors, completed operations, products and contractual exposures, as shall protect such contractors from claims arising out of any bodily injury, including accidental death, as well as from claims for property damages which may arise from operations under this contract, whether such operations be by the contractor or by any subcontractor, or by anyone directly or indirectly employed by either of them and the minimum limits of such insurance shall be as follows:

Bodily Injury Liability: \$1,000,000 for each person and \$1,000,000 for each accident

Property Damage Liability: \$1,000,000 for each accident and \$3,000,000 for the aggregate of operations

In lieu of limits listed above, a \$3,000,000 combined single limit shall satisfy both conditions.

Such coverage for completed operations must be maintained for at least three (3) years following final acceptance of the work performed under the contract.

c. Property Insurance (Builder's Risk/Installation Floater)

The Design-Builder shall ensure that it and all subcontractors shall purchase and maintain property insurance during the life of this contract, upon the entire work at the site to the full insurable value thereof. This insurance shall include the interests of the Owner, the Design-Builder, and subcontractors in the work and shall insure against the perils of fire, extended coverage, and vandalism and malicious mischief. If the Owner is damaged by failure of the Design-Builder to purchase or maintain such insurance, then the Design-Builder shall bear all reasonable costs properly attributable thereto; the Design-Builder shall effect and maintain similar property insurance on portions of the work stored off the site when request for payment per articles so includes such portions.

d. Automobile Liability Insurance

Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Design-Builder with policy limits of not less than One Million (\$1,000,000.00) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance, and use of those motor vehicles along with any other statutorily required automobile coverage.

e. Professional Liability

The Design-Builder, which includes the prime designer and all his consultants on the Design-Build team, shall each carry a minimum of \$1,000,000 of professional liability.

f. Umbrella Excess Liability

Design-Builder shall provide umbrella and/or excess liability insurance on an occurrence basis providing following form coverage for the underlying coverage outlined above with the following minimum limits throughout the Project and for a minimum of three (3) years following final acceptance of the work performed under the contract:

<u>Each Occurrence Limit:</u>	<u>\$10,000,000</u>
<u>Aggregate Limit:</u>	<u>\$10,000,000</u>

The umbrella and/or excess liability policy shall not require that the underlying limits be exhausted solely through actual payment by the underlying insurers.

g. Deductible

Any deductible, if applicable to loss covered by insurance provided, is to be borne by the Design-Builder.

No insurance required to be maintained by Design-Builder by this Article shall be subject to more than a \$50,000 deductible limit without Owner's prior written approval, which approval shall not be unreasonably withheld or delayed.

h. Proof of Carriage

The Design-Builder shall ensure that it and all subcontractors shall furnish the Owner with satisfactory proof of carriage of the insurance required before written approval is granted by the Owner.

i. Other

All policies maintained by Design-Builder shall be purchased only from insurers who are licensed to do business in the State of North Carolina, comply with the requirements thereof, and who carry A.M. Best Company rating of no less than "A-".

All policies maintained by Design-Builder as required herein shall be written as primary policies, not contributing with and not supplemental to the coverage that Owner may carry; provided, Design-Builder may elect to carry the required insurance in the form of a blanket policy, so long as such policy provides the same amount and scope of insurance coverage required under this Article. Each of Design-Builder's policies on which Additional Insured are named shall contain an "Other Insurance" endorsement that provides:

"This insurance is primary and non-contributory to and will not seek contribution from any other insurance available to an additional insured under your policy, provided that:

- (i) The additional insured is a named insured under such other insurance, and
- (ii) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured."

Anticipated Programmatic & Technical Requirements Table of Contents

As part of NC State's due diligence for this project, NC State has prepared a file containing the programmatic and technical requirements for the project. While these requirements are important for the outcome of the project, for brevity they have not been included in this RFQ. NC State and the selected Design-Builder will work together during the Advance Planning phase to further develop the programmatic and technical requirements in this file. A final copy of the requirements document must be included by the Design-Builder in the Advance Planning deliverables.

TABLE OF CONTENTS

<u>Section No.</u>	<u>Section Title</u>
1	Advertisement
2	Scope Statement
3	Select Pages from the Duda Paine Visioning Study
4	Programming Summary Sheet
5	Owners Role and Work Responsibilities
6	Planning and Design Requirements
7	Signage Standards
8	NC State Design and Construction Guidelines
9	SCO Design Guidelines
10	Request for Deviation from Design Guidelines
11	Owners Supplemental Design Requirements & Documentation Requirements
12	Main Distribution Framework Requirements
13	Telecom – BDF/IDF/Distributed Cabling Requirements
14	Security
15	Audiovisual
16	Stormwater Requirements
17	Division 00 & 01 Requirements