



**REQUEST FOR QUALIFICATIONS
STANLY COUNTY, NORTH CAROLINA
RFQ NUMBER: 2019-0002**

1. INTRODUCTION

Stanly County (hereinafter referred to as “County”) is requesting experienced and qualified firms and organizations to submit a statement of qualifications to provide design-build services associated with the design and construction of a new, 40,000 square foot, trades based educational facility on the campus of Stanly Community College located at 100 College Drive in Albemarle, North Carolina.

The window of opportunity for the design and construction requires the County to consider as an essential component of the selection the ability of the respondents to provide qualified and project-ready personnel within an effective timeframe.

2. SUBMITTAL INFORMATION

2.1 Due Date

Statements of qualifications shall be submitted no later than 3:00 PM on Friday, November 8, 2019.

2.2 Submit To

Submit statements of qualifications to the following address:

**Stanly County Manager’s Office
C/O Andy Lucas
1000 N. First Street, Suite 10A
Albemarle, NC 28001
Phone: (704) 986-3600**

Submit information in a sealed envelope clearly marked with the following:

**Response to RFQ Number: 2019-0002
Stanly Community College Design-Build Project
Stanly County, North Carolina**

3. PROJECT OBJECTIVES

The delivery method for this construction project will be design-build, with a guaranteed maximum price and a single prime design-build agreement between the County and the identified design-build contractor. The prime design-build contractor will be expected to fulfill the terms of the design-build contract through the delivery of a finished, fully usable, operational and code compliant facility that satisfies the County and Community College's project requirements.

4. PROJECT SITE

The project site is located on the Albemarle, North Carolina campus of Stanly Community College located at 100 College Drive adjacent to the Morton-Moffitt Cosmetology facility (building #1 on the map below). Further, below please find photos of the current site.



5. PROJECT SCOPE

The project will be located on approximately 5 acres adjacent to other facilities on the Stanly Community College campus in Albemarle, North Carolina.

The building will be used to train Stanly Community College students in HVAC, plumbing, wiring, welding, industrial technology, machining, carpentry, auto body and auto mechanics. The instruction offered in the building will be self-contained with flexible space for special project collaboration. This is a design-build construction.

5.1 Design Criteria

- a. The scope of the site work includes, but may not be limited to, erosion control, demolition, clearing [at driveway], stripping of topsoil wasted on campus, preparation of building pad and parking lot area, fine grading of all areas, installation of domestic water system by tapping into existing water main at main driveway, installation of a fire hydrant on future building side of College Drive, installation of sanitary sewer system by tapping into an existing sewer connection adjacent to the property, installation of appropriate Aggregate Base Course (hereinafter referred to as "ABC") stone at building pad and installation of appropriate stone base for parking areas as well as driveway, installation of appropriate amount of surface hot mix asphalt paving, installation of curb and gutter along the parking perimeter, parking lot striping as required and temporary seeding and staking as required.
- b. The building criteria calls for a pre-engineered metal building and roof system with a brick veneer on a portion of the facility.

5.2 Inclusions

- Design including architectural, civil, structural, mechanical, electrical and plumbing
- Project management
- Supervision
- Building permit and zoning fees
- Insurance
- Material testing costs
- Performance and payment bond
- Utility system connection or extension fees
- Layout and field engineering
- Plumbing system complete from water tap and bore to operational including connections to owner furnished equipment
- Mechanical system complete
- Electrical system complete as defined by area

5.3 Exclusions and Clarifications

- Subsurface exploration and soil evaluation
- Unsuitable soil
- We have assumed all existing utility lines can be tapped without issues
- Special inspections for code officials
- Trench rock and mass rock are excluded and will need to be identified and quantified
- Owner furnished equipment and furnishings (connections have been included)
- Wall mirrors, tack boards and marker boards in classrooms
- Window treatments such as blinds or curtains
- Receiving and setting Owner furnished equipment

6. PROJECT BUDGET

The total budget for all design-build services for the aforementioned construction project has not been established. However, it is envisioned the project will not exceed \$7.5 million. Costs include construction related expenses, architectural programming, design, pre-construction and construction related services, testing services, public jurisdiction fees and charges, and all professional service fees, costs and expenses necessary to fully design, build and deliver a fully complete and operational project to the County.

The County is specifically interested in working with a General Contractor that can provide a cost efficient and functional facility that blends well with the other facilities on the Stanly Community College campus. The County is cost sensitive and will discourage architectural “gold plating” and seeks to identify a General Contractor with the demonstrated ability to creatively cost engineer projects without compromising functionality.

7. PROJECT SCHEDULE

It is the County and Stanly Community College’s goal to obtain a certificate of occupancy for the facility prior to December 1, 2021.

8. STATEMENT OF QUALIFICATIONS CONTENT

- 8.1 Each design-builder that responds to the RFQ (hereinafter referred to as “Respondent”) must include 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. The list should include the company’s legal name, primary office location, years of experience and a contact person for each firm.

- 8.2 Respondents must include a list of similar projects performed under a guaranteed maximum price arrangement and the scope completed in the past 48 months including location, client's name and a contact person for references.
- 8.3 Respondents shall include a list of all projects completed specifically within Stanly County in the past 48 months.
- 8.4 Respondents shall demonstrate the current financial capacity of the organization and proposed subcontractors as well as scheduling and staffing capacities to meet the established project schedule.
- 8.5 Respondents must address their proposed project approach including, but not limited to innovative concepts and program design elements to minimize the time and cost it takes to design, permit and deliver the facility.
- 8.6 Respondents must address quality control and what steps and measures will be taken to ensure the building is designed and constructed in a cost effective and satisfactory manner.
- 8.7 Respondents shall provide a list of current and projected project workloads and address how the Respondent will prioritize completion of the proposed project.
- 8.8 Respondent shall certify to the governmental entity that each licensed design professional who is a member of the design-build team, including sub-consultants, was selected based upon demonstrated competence and qualifications in the manner provided by NCGS 143-64.31.

9. RESPONDENT'S RESPONSIBILITIES

It is the Respondent's responsibility to meet the entire intent of these specifications. Respondents shall carefully examine the terms of this document and shall judge for themselves all the circumstances and conditions affecting their proposal. Failure on the part of any Respondent to make such examination and to investigate thoroughly shall not be grounds for any declaration the Respondent did not understand the terms and conditions herein. The County shall not be liable for any costs associated with the preparation, transmittal or presentations of any response or materials submitted in the response to the RFQ. It is the responsibility of each Respondent to:

- a) Examine the RFQ documents thoroughly
- b) Consider federal, state and local laws and regulations that may impact the proposal

- c) Consider and investigate any other legal, regulatory and/or financial issues the Respondent feels should be addressed related to the award of the intended contract

10. SELECTION CRITERIA AND WEIGHTING

Stanly County and Stanly Community College will review submittals based on the criteria listed below in priority order:

- Respondent's understanding of the project objectives and schedule demands with specific emphasis placed on the competent and cost efficient design and construction of this type of facility
- Respondent's knowledge of and past project history in Stanly County
- Respondent's knowledge, demonstrated experience, and successful completion of design-build, guaranteed maximum price contracts with specific emphasis placed on educational facilities
- Respondent's recommended approach to the project
- Qualifications of the key staff/partners identified to perform the work and their level of involvement in this specific project

Additionally, the County requests the following information be provided to assist with the selection process:

- a. A description of all claims, disputes, arbitrations, litigations or administrative proceedings, where \$250,000 or more was or is in dispute between January 1, 2014 and the present date, in which the design-build contractor or its proposed Architect or Engineers of Record were a party to the dispute.
- b. Has the firm ever failed to complete any work awarded to it or has it been removed from any project awarded to the firm or debarred by any governmental entity? Please explain.

After reviewing the submitted qualifications, the County may interview select firms or may make a direct selection from the proposals received.

The County reserves the right to negotiate and contract with the Respondent(s) deemed suitable to provide the requested services. The County reserves the right to reject any and all statements of qualifications and to evaluate at its discretion the statements of qualifications. The County reserves the right to award the contract based on the selection criteria, statements of qualifications, references and demonstrated knowledge and ability which best serves the County and its interests.

11. GENERAL TERMS AND CONDITIONS

11.1 Contract Scope

The contract scope and guaranteed maximum price for the specific project will be established between the County and the contractor upon selection of the contractor by the County.

The County/design-build contract will be a customized, modified version of the industry standard AIA document, where the actual cost of the work plus a fixed fee may not exceed the Guaranteed Maximum Price (GMP). The design-build contractor will operate in a transparent and “open-book” manner.

The design-build contractor will engage the Architect of Record (AOR), Engineers of Record (EOR) and all other design professionals necessary to provide professional services, complete and properly coordinated contract documents and to comply with all State of North Carolina licensing and other legal requirements. It is not the function of the County to address or be responsible for compliance with ensuring all equipment and materials meet the design criteria requirements.

12. PERFORMANCE AND PAYMENT BOND

Both a performance bond and a payment bond will be required for this project in accordance with the provisions of Article 3 of Chapter 44A of the NC General Statutes.

12. DRUG FREE WORKPLACE

The Contractor(s) acknowledges and certifies that it understands the following acts by the Contractor, its employees and/or agents performing services on County or Stanly Community College property is prohibited.

- The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs, and;
- Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes).

The Contractor(s) further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the County in addition to any criminal penalties that may result from such conduct.

13. E-VERIFY

As a condition of payment for services rendered under this agreement, contractor shall comply with the requirements of Article 2 of Chapter 64 of the General Statutes. Further, if contractor provides the services to the County utilizing a subcontractor, contractor shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the General Statutes as well. Contractor shall verify, by affidavit, compliance of the terms of this section upon request by the County.