## DESIGN-BUILD: REQUEST FOR QUALIFICATIONS (RFQ)

**August 16, 2022**

<table>
<thead>
<tr>
<th>Department/Agency</th>
<th>Appalachian State University</th>
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</thead>
<tbody>
<tr>
<td>Project Title</td>
<td>Holmes Convocation Center Parking Deck</td>
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<tr>
<td><strong>Scope of Work</strong></td>
<td>Per NC Statute 143-128.1A Design-Build Contracts, construct a new six-level, double ramp, parking deck with 600 stalls of parking on the existing surface parking lot site of the Holmes Convocation Center (See preliminary scope on page 2). Construction includes the relocation of existing site utilities. The &quot;Hill &amp; Holmes Site Parking Deck Feasibility Study&quot; is attached for informational purposes only. The selected Design-Build is responsible for verifying all information and producing the Final Project Design. <a href="https://pdc.appstate.edu/">https://pdc.appstate.edu/</a></td>
</tr>
</tbody>
</table>
| **Project Schedule**    | August 24, 9:00 am – Optional On-site Visit at Holmes Parking lot  
September 6, 2022 - RFQ Due  
September 12 - Shortlist Design-Build Contractors  
September 22 - Interview Design-Build Contractors  
September/October – Selection, Contract Award, Start Design  
March 2023 – Start Construction  
July 31, 2024 – Project Complete |
| **Contact**             | Mark Nuessmeier, AIA |
| **Telephone**           | 828-262-8570 |
| **Email**               | [nuessmeierme@appstate.edu](mailto:nuessmeierme@appstate.edu) |
| **Total D-B Project Budget** | $17,500,000 |
| **Source of Funds**     | Bond Issuance, Session Law 2022-15 House Bill 1068 |
| **Approved OC-25 #**   | 20284 |
| **Publish Date**        | August 16, 2022 |
| **Closing Date**        | September 6, 2022 |
| **Submit THREE (3) hard-copy copies and ONE electronic copy on USB storage device of qualifications information package (Mailing Address):** | Mark Nuessmeier, AIA  
Appalachian State University  
Facilities Annex  
2458 NC-105  
Boone, NC 28607 |
| **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://nclbc.org](https://nclbc.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://ncliclb.com](https://ncliclb.com)  
**DESIGN:**  
NC Board of Architecture and Registered Interior Designers: [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) |
I. SCOPE

- Construct a new six-level, double ramp, parking deck with 600 stalls of parking on the Holmes Convocation Center (HCC) Parking area (See attached study). The Hill Street site noted in the study shall not be included in the project. Design and construction of the deck, all building systems and the site shall comply with current State Construction Office Guidelines and code requirements for all matters including accessibility. Life expectancy of the structure to be fifty years.
- Deck architectural features to be consistent with Holmes Convocation Center and campus context.
- D-B Team to follow Town of Boone UDO zoning and fire marshal requirements.
- Basis of design - simplest structure for maximum parking-stall quantity.
- Install duct bank for power, fiber, telephone (AT&T) and cable (Spectrum) and coordinate relocation of all existing wired utilities that cross the site in advance of deck construction. Switchgear and conduit for electrical trunk line to be furnished by New River Light & Power (NRLP). NRLP to relocate power and fiber lines. Secondary feeder and gear for deck, separate from the duct bank, will be part of D-B project.
- Follow best practices for stormwater, sedimentation and erosion control
- Demolish existing parking lot and site amenities
- Parking stalls widths - 9' x 18' current campus standard; drive aisles are 24' wide- current campus standard—justify adequacy and factors pertaining to modification to minimize quantity of compact-only stalls. The number of ADA parking stalls shall comply with Chapter 11 of the North Carolina Building Code and accommodate the Appalachian State University master parking plan.
- Vehicular headroom (7'-2" min.) and gross vehicle weight rationale and recommendations for standard passenger vehicles, accessible vans, service vehicles for daily use and special events.
- Electric vehicle charging – provide 6 fast-charge stations, 480v – located for optimum safety. PVC coated conduits and corrosion resistant equipment. Connectivity to campus payment system.
- Corrosion protection on exposed and encapsulated metal elements – use best practices.
- Strategy for preserving deck pavements and structure respective of ice-melt and salt application.
- Premium paint quality for striping and finishes.
- Structure enclosure characteristics for lowest fire rating.
- Elevators with climate-controlled lobbies (AppState will provide a list of preferred elevator manufacturers).
- Mechanical equipment room near elevator shaft.
- Fire suppression, dry pipe system, with interconnected fire alarm system. Call-out required. Include all penetrations and preparation for antenna. UPS for monitoring equipment.
- Rest rooms not required.
- Frost-protected housekeeping hose-bibs at each level.
- Data/communications closet for all deck amenities. Wireless connectivity on all levels. Furnish underground conduit pathways for network connectivity to HCC and John E Thomas Building.
- Lighting illumination levels and controls. Motion activated, D-B Team to specify minimum foot candles and special event foot candles. Meet all NC State Energy Code Requirements. LED lighting power load calculations are to be x2 to meet the State Construction Office requirements. Lighting illumination levels for the deck also need to be in accordance with IES guidelines
- Determine viability to connect to proximal HCC or New River Light & Power sub-station generator for emergency power or provide generator for emergency power for elevator and life safety.
- Ground level storage room for parking services equipment
- Snow removal/snow melt considerations for top level. Project alternate for active melt system.
- Provisions for solar/photo voltaic equipment not required.
- Incorporate license plate recognition cameras using Genetec Cameras and equipment required for AIMS Parking Management system connecting to Campus network at deck telecom room. Describe extent of scope of additional gates, arms, card access, and payment systems for off-hours and event parking.
- Traffic and pedestrian wayfinding signage. Site and building signage.
- Security systems on all levels (emergency phones, alarm stations, cameras, etc.,)
- Site restoration and Landscaping.
- Pedestrian bridge to HCC as a project alternate. Covered, non-conditioned structure.
II. SCHEDULE

August 24, 2022, 10:00 am – Optional On-site Visit at Holmes Parking lot
September 6 - RFQ Due
September 12 - Shortlist Design Build Contractors
September 22 - Interview Design-Build Contractors
September/October – Contract Award
October – Start Design
March 2023 – Construction Starts
July 31, 2024 – Project Complete

III. OVERALL PROJECT BUDGET

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Design-Build team budget</td>
<td>$17,500,000</td>
</tr>
<tr>
<td>Owner underground power relocation,</td>
<td></td>
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<tr>
<td>Miscellaneous expenses and Project contingencies</td>
<td>$ 2,500,000</td>
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<tr>
<td>Total Project Authority</td>
<td>$20,000,000</td>
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RFQ INFORMATION PACKAGE RESPONSE

Proposing firms must submit THREE (3) hard copies and one (1) electronic copy of the qualification information package. 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 submissions will not be accepted. The qualifications information package response should include 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 Resume of key personnel to be assigned to the project showing successful participation in similar projects. Evidence of appropriate licensure in the State of North Carolina should be provided (license numbers).
   Note that the successful design-builder shall obtain written approval from Appalachian State University prior to changing key personnel as listed in the design-builder’s submission.

3. 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. 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 strategy for pre-qualifying construction subcontractors and obtaining competitive bidding; practices and procedures to ensure quality; and other factors that may be applicable. Provide explanation of project team selection. The response shall consist of either of the following project team selection options:

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 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.

b. 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:

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 to exceed current HUB Goals and requirements. Indicate the minority participation goal that you expect to achieve on the project. The design-build firm selected for this project will make a good faith effort to seek inclusion of minority owned businesses in the execution of this 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. During the presentation the teams will need to address scope requirements and viable options/alternate solutions.

a. Traffic Impact Analysis for the subject project will be shared with the selected design-build contractor

b. Initial-preliminary geotechnical investigation to be conducted during RFQ posting. Results will be shared with selected design-build contractor.