



**Edgecombe County
Request for Qualifications
Construction Manager at Risk
for Kingsboro Training Center**

RFQ # 2019-03-KTC

Issue Date: February 18, 2019

Response Deadline: March 20, 2019

**Edgecombe County
Purchasing Manager
County Administration Building - Suite 402
201 St. Andrew St. – PO Box 10
Tarboro, NC 27886**



Edgecombe County

Kingsboro Advanced Manufacturing Training Center

Request for Qualifications for CONSTRUCTION MANAGER AT RISK SERVICES

INTRODUCTION

Edgecombe County (owner) has created Kingsboro Mega Site for the purpose of industrial recruitment. Kingsboro is a CSX Select Site with approximately 1,500 acres located 5 miles east of Rocky Mount, NC along Hwy 64 Bypass. With a \$10 million grant from the Golden LEAF Foundation, Edgecombe County is collaborating with Edgecombe Community College to construct a 35,000 square foot advanced manufacturing training center at Kingsboro. Once complete, the facility will be owned and occupied by Edgecombe Community College.

PROJECT DESCRIPTION

Edgecombe County is soliciting statements of qualifications from qualified General Contractors interested in providing Construction Manager at Risk (CM@R) services to construct the new Kingsboro Advanced Manufacturing Training Center. All interested CM@R parties are encouraged to respond to the requirements of this RFQ in appropriate format and required quantity.

The facility will house instructional areas such as an industry work cell, computer integrated manufacturing lab, instrumentation lab, motor control lab, hydraulics and pneumatics lab, and electronics lab, video conferencing room, as well as traditional classrooms, offices, etc. The facility will serve the training needs of industries in the county, with particular convenience to industries located at the megasite. \$10 million project budget.

PROJECT SCHEDULE

The need for this facility has been spurred by the current development of a tire manufacturing facility at Kingsboro. Our hope is that the completion of the training facility will be concurrent to the completion of this new manufacturing plant. Therefore, the expeditious construction of the training facility necessitates the selection of a firm that has a proven record of meeting critical deadlines and the ability to adhere to the following schedule.

February 18, 2019	Advertisement of RFQ for CM@R
March 8, 2019	Deadline for submission of questions
March 20, 2019	RFQ responses due by 5:00 PM local time
April 22, 2019	Selection complete and notification given to the firm
May 6, 2019	Contract negotiation complete and presented to the Board of Commissioners for approval
June 6, 2019	Construction to commence no later than
TBD	Construction Completion

CM@R PROCESS

Selection of the CM@R will be by Qualifications-Based Selection (QBS) beginning with this RFQ submittal. Factors and/or criteria to be used in the evaluation of this RFQ are listed and described in the document. These sections are made solely as judged by the Owner. The process will also include the involvement of representatives of Edgecombe

Community College, which will be the ultimate owner and user of the facility. The delivery method for this project will be CM@R, with a guaranteed maximum price (GMP) and a CM@R agreement between the owner and the CM@R.

SUBMITTAL

Sealed proposals must be received no later than **March 20, 2019 at 5:00 PM**. Submit three (3) copies of your proposal in a mailing container or envelope that is plainly marked on the outside with “Kingsboro Training Center CM@R”. The County is not responsible for delays in the delivery of proposals. We will not open any responses received later than the date and time stated above. Emailed or faxed bids will not be accepted. Proposals are to be delivered to:

Mailing Address:

Dee Waters, Purchasing Manager
Edgecombe County
PO Box 10
Tarboro, NC 27886.

Physical Address:

Dee Waters, Purchasing Manager
Edgecombe County Administration Building
Finance Department – Suite 402
201 St. Andrew Street
Tarboro, NC 27886.

Questions about the RFQ are to be submitted in writing, electronically to Dee Waters at deewaters@edgecombeco.com or by written correspondence, Attn: Ms. Dee Waters, Purchasing Manager. Questions must be received by March 8, 2019. Responses to the questions will be posted on the County’s website at www.edgecombecountync.gov/bid_opportunities.

Proposals shall not be considered confidential, and no information contained therein shall be treated by the County as either confidential, proprietary, or trade secret information. The contents of the proposals shall be considered public records of the County. Any firm submitting a proposal hereunder further acknowledges and agrees that the County is a public entity, which is required to abide by laws governing public records and shall not be liable for disclosures required by law. All materials submitted in response to this RFQ shall become the property of the County upon delivery to the address set forth above. The successful firm must assure that services performed meet all current industry standards, follow best practices, and comply with all applicable laws and regulations.

REQUIRED PROPOSAL DOCUMENTS

Cover Letter

Firms shall provide a cover letter that describes their interest in working with the County on this project. It should also include the following:

- Firm name, address, contact information, and point of contact;
- A summary of the contents of the proposal; and
- Tax ID number or Federal Employer I.D. Number

Proposal Format

Included in its proposal, a firm must provide to following information to the County, and shall guarantee the accuracy of such information by signature of its authorized representative:

- 1. Qualifications:** Describe your firm's qualifications to perform the services requested. Include a list of your team that will be assigned to this project and a description of each member's qualifications. Describe your current workload as far as to show your firm's ability to meet the time demands of this project. Also, include proof of bonding capacity sufficient to execute the work included.
- 2. Experience:** Provide a detailed description of your firm's work on similar projects. Provide supporting information including pictures, locations and costs. If applicable, describe your familiarity with Edgecombe County and Kingsboro Mega Site.
- 3. Approach:** Describe the approach your firm will take to provide the services requested and to meet the ultimate goal of having this facility operational by 2nd quarter of 2020. Describe how you will approach the construction of the project in its multiple phases. Include a timeline for key milestones and deliverables. Also, describe your Historically Underutilized Business (HUB) or Minority and Women-owned Business Enterprises (M/WBE) representation on your proposed project team as well as your use of HUB and M/WBE subcontractors.
- 4. Reference:** Provide references (min 3-max 5) from completed projects that are comparable in size and scope. Include the project type, project budget, contact person, and contact information.

Evaluation Criteria:

After the submission of the RFQ responses, firms may be requested to participate in an interview. Each response will be evaluated and ranked on the criteria set forth below. The criteria will be weighted as noted below in determining the award. After the evaluation, the County will identify the firm that can provide the greatest overall benefit to the project. Should the firm with the highest score decline the offer, the firm with the second highest score will be extended the opportunity to provide services.

Scoring Criteria (100 Points)

1. 50 points – Qualifications and Experience
2. 30 points – Project Approach
3. 20 points – Successful completion of comparable projects

Any proposal submitted without the expressed requirements of this RFQ, or submitted after the deadline will be rejected. The County will review submitted proposals and select the highest ranked and most qualified firm. The County reserves the right to disqualify any firm on the basis of any real or apparent conflict of interest, openly disclosed or otherwise. Once selected, the County will negotiate with the firm a contract with a guaranteed maximum price (GMP). All expenses associated with response to this RFQ are the responsibility of the responder.