



**REQUEST FOR PROPOSAL (RFP)  
DESIGN-BUILD BRIDGING SERVICES**

**FORSYTH COUNTY KERNERSVILLE BRANCH LIBRARY**

**FORSYTH COUNTY GOVERNMENT  
201 NORTH CHESTNUT STREET  
WINSTON-SALEM, NC 27101**

**OCTOBER 25, 2016**

## TABLE OF CONTENTS

1.	SUMMARY.....	2
2.	PROPOSAL GUIDELINES.....	2
3.	PROJECT DESCRIPTION.....	3
4.	CONSTRUCTION BUDGET .....	4
6.	QUALIFICATIONS.....	4
7.	PROPOSAL EVALUATION CRITERIA .....	5

## 1. SUMMARY

Forsyth County (Owner) is accepting proposals from Design-Builders for design and construction phase services for the new Forsyth County Kernersville Branch Library.

The Owner is utilizing the Design-Build Bridging project delivery method in accordance with NCGS 143-128.1B. The Design-Builder shall be an appropriately licensed person, corporation, or entity that, under a single contract, offers to provide or provides professional design and general contracting services where services within the scope of the practice of professional architecture and engineering are performed respectively by a licensed architect and licensed engineer and where services within the scope of the practice of general contracting are properly licensed in the state of North Carolina.

The design-builder shall submit in its request for proposal response an explanation of its project team selection, which shall consist of a list of the licensed contractor and licensed design professionals whom the design-builder shall use for the projects design and construction.

The purpose of this Request for Proposal (RFP) is to solicit proposals, conduct a fair and extensive evaluation based on criteria outlined in the NCGS 143-128.1B listed herein, and select the choice candidate.

## 2. PROPOSAL GUIDELINES

In addition to detailing the qualifications of the design-build team, each design-builder shall include in its Request for Proposal a **sealed envelope** with all of the following:

- **The design-builder's price for providing the general conditions of the contract;**
- **The design-builder's proposed fee for general construction;**
- **The design-builder's fee for design services;**
- **Duration in calendar days for achieving Substantial Completion (as defined in the AIA A201-2007 General Conditions of the Contract for Construction, as amended) beginning on the date stipulated in the official written Notice to Proceed issued by the Owner.**

**NOTE: All fees must be clearly described in each proposal.**

The Owner will contract directly with the design-builder using the A141-2014 Standard Form of Agreement Between the Owner and the Design Builder, as amended and the A201-2007 General Conditions of the Contract for Construction, as amended. All contractual terms and conditions will include scope, budget, schedule, and other necessary items pertaining to the project.

## Submittals Due

Each bidder must submit 5 copies of their proposal to the address below:

Date and Time: November 28, 2016 @ 2:00 PM EST

Address: Forsyth County Government Center  
General Services Department  
Construction Management Division  
201 North Chestnut Street  
Winston-Salem, NC 27101  
Attn: Mr. Gary Key, Construction Manager  
Email: keygg@forsyth.cc

Comments: Proposals received after this date and time will be deemed nonresponsive and will not be considered. All proposals must be signed by an official agent or representative of the company submitting the proposal.

### 3. PROJECT DESCRIPTION

The library shall be 20,000 square feet situated on approximately 3.0 acres located at 248 Harmon Lane, Kernersville, NC.

The successful design-builder shall produce and provide professionally designed and engineered Construction Documents (specifications and drawings 50%, 95% and 100%) based upon the thirty-five percent (35%) Design Specifications and Design Documents herein titled the Design Criteria package (attached) prepared by the design criteria design professional and comply with all Local, State and Federal building codes. The library project shall be “turn-key” construction and fully operational at Substantial Completion (as defined in the AIA Document A201 – 2007 General Conditions of the Contract for Construction, as amended). Total Cost to include but not be limited to the following:

- building construction (including all mechanical electrical and plumbing, windows, doors & hardware, etc.)
- provide and install all **built-in** FF&E
- all finishes, signage (interior & exterior)
- asphalt paved parking lot including stripping
- landscaping, irrigation
- concrete pads (mechanical, walkways, etc.)
- domestic water, storm & sanitary sewer
- erosion control

#### 4. CONSTRUCTION BUDGET

The Construction Budget is five million one hundred twelve thousand dollars (\$5,112,000.00 assumes 20,000 Sq. Ft. @ 255/sf.) and includes the following:

- all Design-Builder fees and costs associated with the design and construction;
- FF&E (fixtures, furnishings & equipment) design, specifications, bid documents, (Design-Builder will assist the Winston-Salem City/County Purchasing Department with bidding the FF&E).

#### 5. Projected Schedule

Questions Submittal Deadline.....	October 31, 2016
Response to Questions .....	November 4, 2016
Design-Builder Response to RFP's Due.....	November 28, 2016
Design-Builder Interviews .....	TBD
Design-Builder Selection Process.....	December 2, 2016
Contract Award and Execution.....	January 23, 2017
CD Design Complete .....	May 31, 2017
Final Pricing.....	June 30, 2017
Construction Substantial Completion .....	Duration submitted as part of RFP response.

**All questions must be submitted by email only.**

**The Design-Builder will submit to the Owner the duration in calendar days, needed to review the Owner provided Design Development documents in order to develop a comprehensive list of possible value engineered items. Each item will include a clear description, value of the savings and schedule affect, if any.**

#### 6. QUALIFICATIONS

##### Minimum Requirements:

Design-Builders will be required to meet all minimum qualifications to be considered for this Project. The minimum qualifications are as follows:

- Provided executive background;
- Provided design-build services as part of the design-build and/or design-build with bridging construction delivery method within the last three (3) years with at least two (2) projects each in excess of \$2,000,000 (hard costs);
- Demonstrated specific design-build experience in projects of similar scope and size;
- List number of full time, part time, and contractor and/or design staff in your organization;

- Written verification pertaining to achieving Owner stipulated minority participation goals for three (3) previous completed projects;
- Reference information for previous construction projects where this type construction delivery method was used (include contact person's name, title, address, telephone number, etc.);
- Anticipated resources you will assign to this project (total number, role, title, experience);
- Project management methodology;
- Demonstrated bonding capability up to \$10,000,000 for an individual project; provide a letter from surety that confirms this capacity.

## 7. PROPOSAL EVALUATION CRITERIA

Each design-builder shall provide written documentation demonstrating experience, competence and qualifications for the design-build and/or design-build with bridging construction delivery method.

Following evaluation of the qualifications of the design-builders, Forsyth County shall rank the design-builders who have provided responses, grouping the top three (3) without ordinal ranking. If after the solicitation for design-builders less than three (3) responses have been received from qualified design-builders, Forsyth County shall again solicit for design-builders. If as a result of such second solicitation not as many as three (3) responses are received, Forsyth County will proceed with making its selection. From the grouping of the top three (3) design-builders, Forsyth County shall select the design-builder who is the lowest responsive, responsible bidder based on the cumulative amount of fees provided in accordance with subdivision (d) (10) of NCGS 143-128.1B and taking into consideration quality, performance, and the time specified in the proposals for the performance of the contract. To ensure consideration for this Request for Proposal, your proposal should be complete and include all of the following criteria:

- Overall proposal suitability: proposed solution(s) must meet the scope and needs included herein and be presented in a clear and organized manner
- Organizational Experience: Bidders will be evaluated on their experience as it pertains to the scope of this project
- Previous work: Bidders will be evaluated on examples of their work pertaining to previous completed construction projects using the design-build and/or design-build with bridging construction delivery method;

**Forsyth County has the right to reject any and all RFP responses related to this Project.**