

Durham Public Schools
Request for Statement of Qualifications (RFQ) for
Professional Design Services for Durham School of the Arts (DSA)
Campus Replacement

RFQ#:179-2122-616-NEW-DSA

February 10, 2022

REQUEST FOR STATEMENT OF QUALIFICATIONS

Durham Public Schools (DPS) is the 9th largest school district in North Carolina, serving more than 32,000 students in both the city and county of Durham. This request covers both Design Consulting and Construction Administration services. This is an invitation and request for Statement of Qualifications from Design Consulting firms. Services to be provided include customary architectural services and related civil, landscape, structural, plumbing, fire protection, mechanical and electrical systems engineering, and similar services. This request is for the Design Consulting and Construction Administration services for the Durham School of the Arts 6-12 Campus Facility.

Responses to this Request for Statement of Qualifications will be received at the time and location designated within, and shall include the information requested hereafter. Responses received after this time will not be considered. Successful firms will be selected on an as needed basis during the specified time above. The need for interviews is not anticipated at this time, however DPS may request one if deemed necessary on a project by project basis.

A project description is included as Attachment A to this RFQ. Depending upon the program requirements, additional disciplines may also be necessary.

It is the intent of this solicitation process to fully comply with G.S. 143-64.31 for the procurement of professional design services, to announce all requirements for said services, to select firms qualified to provide such services on the basis of demonstrated competence and qualification for the type of professional services required without regard to fee other than unit price information at this stage, and thereafter to negotiate a contract for those services at a fair and reasonable fee with the best qualified firm. If a contract cannot be negotiated with the best qualified firm, DPS shall terminate negotiations with that firm and initiate negotiations with the next best qualified firm. Selection of a firm shall include the use of good faith efforts by DPS to notify minority firms of the opportunity to submit qualifications for consideration by DPS. DPS reserves the right to waive technicalities and informalities and, at its sole discretion, to reject any and all responses to the RFQ.

PROJECT SCOPE

Durham Public Schools has designated \$75,771,502 for the construction of major renovations to the existing building(s) and additions to Durham School of the Arts. We anticipate the new renovations and additions will be planned for a capacity and core of 2000 students. Durham School of the Arts is a Historic Building/Campus and the preservation of this distinction must be taken into consideration.

The Design Consultant's work includes traditional design and construction administrative services, as well as assistance with the selection and layout of certain furniture and equipment. Initial phases of design will include pre-design services such as planning and phasing after evaluating impacted areas of the existing facility. The consultant's scope of services will include (but is not limited to) the following:

Durham Public Schools
Request for Qualifications (RFQ)
Professional Design Services for Durham School of the Arts New Campus Facility

- Planning and program assistance
- Site evaluation for phasing strategies
- Coordination / approvals with all regulatory agencies
- Cost Estimating
- Schematic Design, Design Development, and Construction Documents
- Bidding / Negotiation
- Construction Administration
- Close out / Occupancy
- Warranty.

The selected Design Consultant's project team will provide the turnkey professional services necessary for the project's completion. The core disciplines will likely include architecture, structural, plumbing, mechanical, and electrical engineering. The project team will also include consultants for any other specialty deemed programmatically necessary.

The Design Consultant is expected to work with the Owner's third party Commissioning Agent.

INSTRUCTIONS FOR SUBMISSION – MINIMUM REQUIREMENTS

Submittals shall contain all elements outlined in this section. Submittals shall be prepared simply and economically, and shall provide concise answers to the requested information in the order and format prescribed. Failure to do so may be cause for disqualification from further consideration. Emphasis will be placed upon clarity and completeness of the submitted response.

Statement of Qualifications

1. Letter of Interest:

This one page document should be prepared and signed by the representative of the firm authorized to sign contracts. The letter should allow personal expression as to:

- a. why your firm is best suited to perform design services for DPS
- b. what specific qualities/attributes your firm offers to ensure superior performance
- c. other information you feel best presents your firm's expertise in response to this project.

2. Submittal Content:

The submittal should include the following information as a minimum, organized as outlined below:

- a. Firm's legal name.
- b. Firm's address, phone number, email address, website URL.
- c. Firm's professional license number.
- d. Contact information for communication in follow up to this submittal.
- e. Brief history of the business including:
 - i. Years of service under present business name
 - ii. Prior business names under which like services were offered (if any)
 - iii. Business location (office from which work will be performed)
 - iv. Jurisdictions your organization is legally qualified to offer and practice professional design services
 - v. Firm's HUB / MWBE status/type.
- f. Project Experience: in a table format, provide a summary listing of all similar projects completed within the past 5 years. Include the following for each project:
 - i. Project Name
 - ii. Facility name and location

Durham Public Schools
Request for Qualifications (RFQ)
Professional Design Services for Durham School of the Arts New Campus Facility

- iii. Size
 - iv. Scope
 - v. Cost at bid
 - vi. Completed construction cost
 - vii. Current owner contact information
 - viii. Year completed
 - ix. Written references from project owner
 - x. MBE Participation (see Attachment A).
- g. Client references: provide (5) references for recent work of similar size and complexity. Include current contact information for each (can be incorporated with item above).
 - h. Staff resumes: identify key personnel within your firm who will likely be assigned to our projects. Include Principal, Project Engineer, Project Manager, field staff, and construction administrators.
 - i. Litigation: identify any work that resulted in litigation and briefly summarize outcomes. Include judgments, claims, arbitration, mediation, or lawsuits pending or outstanding within the past five years (your organization as either as plaintiff or defendant).
 - j. Disclose any history or condition that would put the firm in a conflict of interest for the design and construction portions of the work.
 - k. Project Completions: list any projects your organization has failed to complete any part of its contractual obligation for professional services.
 - l. Submit a declaration under penalty of perjury by an authorized corporate officer or principal, stating that reasonable diligence has been used in preparation of the Statement of Qualifications submitted in response to the RFQ and that all information provided is true, correct and complete.

3. Supplemental Information:

It is unnecessary to provide supplemental information on the first submittal. However, if the respondent so chooses, additional information may be provided in the form of project profiles, firm brochures, or similar material. Please keep to a minimum.

4. Additional Requirements:

- a. Interested firms should familiarize themselves with DPS Board Policies. These policies can be viewed on the DPS website at www.dpsnc.net.
- b. Any firm responding to this RFQ must hold a current license in good standing with the North Carolina Board of Architecture. Sub-consultants must also hold a current license in good standing with the appropriate North Carolina governing agency for each discipline.
- c. The selected firm will be required to provide certification documenting compliance with the Lunsford Act / Criminal Background Check and requirements as outlined in the G.S. Chapter 14 for personnel who will be on school sites as part of the performance of their work.
- d. The selected firm is required to comply with all applicable laws when providing services for DPS, including E-Verify and requirements of the Affordable Care Act.
- e. The selected firm will be required to provide certification documenting compliance with the Iran Divestment Act pursuant to G.S. 147 Article 6E by documenting they are not listed on the Final Divestment List created by the North Carolina State Treasurer.
- f. DPS requires the following minimum insurance for these projects:

Insurance Description	Minimum Required Coverage
Workers' Compensation	Statutory

**Durham Public Schools
Request for Qualifications (RFQ)
Professional Design Services for Durham School of the Arts New Campus Facility**

Public Liability	Combined Limit
Bodily Injury: Each Person	\$ 1,000,000.00
Bodily Injury: Each Accident	\$ 1,000,000.00
Property Damage: Each Accident	\$ 1,000,000.00
Automobile Liability & Property Damage	Combined Limit
Bodily Injury: Each Person	\$ 1,000,000.00
Bodily Injury: Each Accident	\$ 1,000,000.00
Property Damage: Each Accident	\$ 1,000,000.00
Professional Liability	\$ 1,000,000.00

Submittal Questions

1. Firms shall submit any questions by 3:00 pm on Thursday, February 17, 2022.
2. Questions will include a reference to the applicable RFQ section and page number.
3. Questions received prior to the submission deadline date, Durham Public School's response, and any additional terms deemed necessary by DPS will be posted in the form of an addendum by 5:00 pm on Wednesday February 23, 2022.
4. No information, instruction, or advice provided orally or informally by any DPS personnel, whether made in response to a question or otherwise regarding this RFQ, shall be considered authoritative or binding. Firms shall be entitled to rely only on written material contained in an addendum to this RFQ.
5. Address any questions via email to:
Tanita Nicholson, Purchasing Agent, Durham Public Schools
Tanita_Nicholson@dpsnc.net

Selection and Award Process

Statements of qualification will be evaluated by a selection committee. The committee may include administrators, school staff, Board of Education, and community members. A short list of firms deemed to be the most highly qualified for the proposed project(s) will be identified by the selection committee. Shortlisted firms may be invited to participate in an oral presentation and interview to determine which team is the best qualified to work with the district and community in completing the project(s). The district may request additional information from firms on the short list prior to interviews. If deemed beneficial some members of the selection committee may visit completed projects prior to the final selection recommendation and approval.

The recommendation of the selection committee will be subject to a successful contract negotiation and approval by the Board of Education. If an agreement cannot be reached the district reserves the right to negotiate with other qualified firms.

**Durham Public Schools
Request for Qualifications (RFQ)
Professional Design Services for Durham School of the Arts New Campus Facility**

Selection Criteria

Finalists for contract consideration by the district will be selected on the basis of qualifications and demonstrated competence as evidenced by the information presented in the qualifications submittal. Evaluation of qualifications may include, but not limited to the following:

1. The Proposer’s understanding of the educational environment related to the project and qualifications to complete the services required.
2. The Proposer’s previous experience, qualifications and competence on educational facility projects of similar size and scope.
3. Past performance on similar projects, and as indicated from reference contracts.
4. Experience and qualifications of personnel assigned to the project.
5. Methodology used to achieve technical, management and project control.
6. Ability to communicate with the selection committee both in written format and verbally.

The Review Committee will use a qualifications-based process to select the most qualified Respondent using a weighted scoring system to evaluate proposals on the following criteria:

- a) Experience K12 design in North Carolina (30%).
- b) Professional qualifications of proposed design team (15%).
- c) Past performance and Relationship of Proposed Consultants (30%)
- d) Firm Capacity and Proposed Schedule (15%).
- e) Partnerships with Certified/Qualified DBE/MBE/WBE providers, including those with local ties to the Durham County region (10%).

Evaluation Criteria

The Owner’s Selection Committee will evaluate and score the RFQ submittals based on the selection criteria listed below:

Evaluation Criteria	Max Points Possible
RFQ Response: Submitted a complete and concise letter of interest in response to the RFQ. The RFQ is well organized, with complete information responding to all of the submittal criteria.	10 points
Experience and Qualifications: Provided a comprehensive and insightful experience of working a large-scale bond program, specifically for Performing Arts educational institutions and qualifications package, which highlighted key personnel in addition to other items as stated.	50 points
Adherence to Schedule: Demonstrated past ability to complete projects within the timeframe needed. Submitted examples of previous programs/projects completed on or before schedule. Provide a preliminary schedule(s) for project scopes of work.	20 points
References: Provided a comprehensive project list with contact information for projects completed over the last five years.	5 points

Durham Public Schools
Request for Qualifications (RFQ)
Professional Design Services for Durham School of the Arts New Campus Facility

MWBE: The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses. This will be applied to your MWBE Participation and is worth 15 points broken down as follows:	
MWBE 1: Company presented evidence of meeting owners' MWBE utilization goals on previous contracts. Company should list previous contracts, minority and women-owned businesses utilized, the contract amount, and the percentage of MWBE utilization for each contract.	5 points
MWBE 2: Company is a Joint Venture partnership with a certified MWBE firm for this proposal (Attach a copy of the notarized Joint Venture Agreement)	2 points
MWBE 3: Company's MWBE Plan for this proposal (MWBE Goals & Responsibilities, MWBE Program Actions, Project Outreaches, Prequalification Assistance, Monitoring & Reporting, and Mentor-Protégé Program)	7 points
MWBE 4: Composition of the firm's team at a minimum meets the district's MWBE participation goal at the subconsultant level and includes MWBE firms in significant and meaningful roles	1 points
<i>Total Points</i>	<i>100 points</i>

**Durham Public Schools
Request for Qualifications (RFQ)
Professional Design Services for Durham School of the Arts New Campus Facility**

Submission Schedule and Deadlines

1. Submittals shall be neatly packaged and sealed with the address of both the provider and recipient affixed to the exterior face. The physical size of all submission materials shall be limited to an 8 ½ by 11 format, bound securely. All submission materials will remain in the possession of DPS and held in confidence.
2. Submittals are to be received no later than **3:00 p.m., Thursday March 3, 2022.**
3. Three (3) hard copies of your submittal should be packaged, sealed, marked, and delivered as:

**Statement of Qualifications
Professional Design Services for Durham School of the Arts 6-12 Campus**

**Tanita Nicholson
Durham Public Schools
Purchasing Agent
511 Cleveland Street
Durham, North Carolina, 27701**

4. In addition, a PDF of the submittal should be emailed to Dist.Purchasing@dpsnc.net by the hard copy submission deadline.
5. The following schedule is anticipated to select firms for this project:

RFQ Issued/Advertised:	February 10, 2022
RFQ Questions Due:	February 17, 2022
RFQ Answers to Questions Posted:	February 23, 2022
RFQ Package Due:	March 3, 2022
Design Firms interviews	Week of March 7,2022
Selection for Services by Board of Education	March 24, 2022

Contact Policy

Until a contract resulting from this RFQ process is executed, no employee, agent or representative of any professional services provider shall make available or discuss its proposal with the media in any form, electronic or printed, or with any elected or appointed official or officer of DPS, or any employee, agent or other representative of the DPS unless required by law.

**Durham Public Schools
Request for Qualifications (RFQ)
Professional Design Services for Durham School of the Arts New Campus Facility**

**ATTACHMENT A
Durham Public Schools
Durham School of the Arts 6-12 Campus Facility
Building Description and Scope Definition**

The 2019 Capital Improvement Plan (CIP) includes funds for the design of a New 6-12 Performing Arts Center. The following is a general description of project scope as currently identified by the DPS Board of Education. This information is subject to change and will evolve as necessary to address emerging program and curriculum strategies for the proposed facility and District-wide.

Project Scope:

The scope of work may include pre-design services such as planning and programming assistance. Otherwise the scope will include design and construction contract administrative services, assistance with selection and layout of furniture and equipment, and developing property accounting drawings.

DPS plans to open a new state of the heart school for the performing arts. This campus will serve grades sixth through twelfth (6-12) with a design capacity of approximately 2000 students by FY2026/2027. The project is on approximately 54 acres owned by DPS in the northcentral area of Durham County.

The project Scope of Service shall include, but not necessarily limited to the following:

- Programing and Space Needs Assessment utilizing NCDPI Typical Space Profiles
- Site and Building Evaluations
- Coordination with all Regulatory Agencies
- Cost Model and Design Phase Cost Estimates
- Schematic Design and Design Development Documents
- Construction Documents
- Bidding / Negotiating
- Construction Administration
- Close out / Occupancy

The selected Design Consultant is to provide complete services including architectural and landscape architectural services, and civil, structural, plumbing, mechanical, and electrical engineering services, and any other required sub-consultant services.

DPS is committed to sustainable design and construction. Tools such as energy modeling and utilization of BIM for design development and modeling are encouraged. The Design Consultant is expected to work with the Owner's Commissioning Agent during design and construction phases of the work. Currently, DPS intends to seek WELL Building Certification. The Design Consultant will be expected to complete a WELL Building checklist as basic services and to recommend the most feasible level of certification and/or other sustainable building practices that could be considered. When approved by DPS, the services required for WELL Building registration and required services will be considered additional services as outlined in the Agreement for Design Consultant Services.

The Design Consultant is expected to work with the Owner's third party Commissioning Agent.

**Durham Public Schools
Request for Qualifications (RFQ)
Professional Design Services for Durham School of the Arts New Campus Facility**

ATTACHMENT B

Durham Public Schools

Minority Business Enterprise Participation in Construction and Purchase Contracts

Durham Public Schools Board of Education Policy Number 6070

It is the policy of the Board to provide minorities' equal opportunity to participate in all aspects of the school system's contracting and purchasing programs, including but not limited to participation in procurement contracts for materials, supplies and equipment, and contracts for the construction, renovation or repair of school facilities and equipment.

It is further the policy of the Board to prohibit discrimination against any person or business enterprise on the basis of race, color, ethnic origin, sex, handicapping condition, or religion and to conduct its contracting and purchasing programs so as to prevent such discrimination.

It is the policy of the Board in concert with other local, state and federal agencies and with the assistance of minority groups and agencies, actively to seek and identify qualified minority business enterprises (MBEs) and to offer them the opportunity to participate and to encourage them to participate, in the school system's contracting and purchasing programs. Under this policy, the Board adopts the definition of MBEs contained in G.S. 143-128.2.

It is not the policy of this Board to provide information or other opportunities to minority business enterprises that will not be available to all other business enterprises. It is the intent of this policy to establish procedures designed to assure MBEs access to information and opportunities available to other business enterprises.

It is not the intent of this policy to establish procedures that will increase the cost of the school system's construction and purchasing programs. It is the intent of this policy to widen opportunities for participation, to increase competition, and to reduce costs.

The Board will award public building contracts without regard to race, religion, color, creed, national origin, sex, age, or handicapping condition, as defined in G.S. 168A-3.