

REQUEST FOR QUALIFICATIONS (RFQ)

DESIGN BUILD
PAMLICO COUNTY COURTHOUSE
CRAWL SPACE STRUCTURAL
STABILIZATION – AREA 1

FOR THE
**PAMLICO COUNTY BOARD
OF COMMISSIONERS**
BAYBORO, NORTH CAROLINA



PREPARED BY:

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REV. MARCH 21, 2017
JOB NO.: 2016 144 RFQ

REQUEST FOR QUALIFICATIONS
PAMLICO COUNTY BOARD OF COMMISSIONERS
LICENSED CONTRACTOR DESIGN BUILD SERVICES FOR
PAMLICO COUNTY COURTHOUSE CRAWL SPACE STRUCTURAL STABILIZATION – AREA 1
PAMLICO COUNTY, NORTH CAROLINA

A. GENERAL

The County of Pamlico intends to construct renovations to its existing Courthouse structure in an area beneath the front foyer area located in the crawl space under the right front entrance of the Pamlico County Courthouse, Bayboro, North Carolina. The Project is intended to provide structural stabilization in an area previously designated as Area 1.

Pamlico County is soliciting Statements of Qualification from Licensed General Contractors interested in providing Design Build services for the Project. The County intends to select a qualified Contractor to provide design build services with a general scope of services as listed below.

B. SCOPE OF SERVICES

1. Initial Design Build Services

- a. After reviewing the documents in the attached Appendix Documents; portion of Crawl Space Recommendations Report, Drawings and Photographs, and any additional information supplied by the County, Contractor shall conduct thorough actual on-site field inspection of project area.
- b. Contractor shall review County's Request for Proposal Design Build Contract documents. Contractor shall develop itemized detailed list of required items to be corrected and coordinate with County's proposed scope of the work documents and drawings.

2. Design Build Services

- a. Prepare as applicable to the project, construction documents, drawings, item specifications, and engineering calculations for temporary structural support / stability during length of project. Prepare cost estimates for demolition and new construction as it relates to the project.
- b. Attend pre-construction conference called by the County and County's Project Engineer.

3. Construction Services

- a. Provide construction time-line and coordinate construction with County and County's Engineer.
- b. Begin demolition and new construction. Schedule Construction conferences as work progresses. Coordinate with County and County's Engineer that the quality of work is in accordance with the contract documents. Notify County and County's Engineer if unforeseen and additional work items are discovered during construction.
- c. Complete project. Conduct Final Inspection. Close out project after final approval from County and County's Engineer and final payment.

C. CONTENTS OF QUALIFICATIONS

1. Completed signed and notarized 'Statement of Contractor's Qualifications' (located in the Appendix Documents), in addition to the following items.
2. Name of Firm.
3. Person Authorized to provide information and negotiate contracts.
4. Location of office(s). If more than one, indicate office from which work will be performed.
5. Brief history of Firm.
6. Firm employment profile.

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7. Project experience. Provide a list of projects (maximum of 10) demonstrating project experience similar to the proposed project. Include general project description, types of structural stability / engineering services provided / performed, and client contact information.
8. List of key personnel to be directly involved in this project, as well as a brief description of their responsibilities. Include a brief resume for key personnel, including specific relevant project experience.
9. Brief project approach, including approximate timeline for completion of the project, and the effects of the project on the existing public and required continual use of the Courthouse Building.

D. EVALUATION CRITERIA

1. Licensed General Contractor selection shall be conducted in accordance with NCGS 143-64.31. Statements of Qualifications received by the deadline and prepared in accordance with the RFQ instructions shall be reviewed to determine the scope and level of service considered most advantageous to the County.
2. The County will select the Contractor considered best qualified to provide the desired level of service, with consideration for the long-term interest of the County's efforts based on demonstrated competence and qualifications without regard to fee other than unit price information.
3. After selection of the best qualified consultant to meet the County's needs, the County shall negotiate a fair and reasonable fee with the Contractor for the desired scope and level of service.
4. Proposals will be reviewed and evaluated by County staff familiar with the Project, in accordance with the following criteria:
 - a. General Qualifications, Competence and Reputation of Firm. (40 Points)
 - Age, size, staff qualifications and stability of Firm.
 - Projects to illustrate competence in structural stability and renovation.
 - Availability of Construction Job Superintendent and crew(s) to handle project.
 - Reputation of Contractor with previous clients and projects.
 - b. Experience of Involved Staff and work crew(s). (40 Points)
 - Contractor's experience with similar types of construction / renovation.
 - Key personnel - roles and experience
 - Sub-Contractors; experiences
 - c. Ability to address specific Courthouse renovation needs (40 Points)
 - Grasp of project requirements
 - Construction timeline for approach / methodology to complete project
 - Familiarity with older buildings and resolving unexpected problems
 - d. Availability (20 Points)
 - Ability to provide access to qualified construction personnel on a continual basis
 - Ability to commit available construction crew(s) and resources to the project through completion and final payment.

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PAMLICO COUNTY, NORTH CAROLINA

E. SUBMISSION INFORMATION

1. Three (3) copies of the Statement of Qualifications, each with requested additional information, must be received by APRIL 18, 2017 at 2:00 P.M. in the office of the County Manager for County of Pamlico. Note: Facsimile and electronic submissions are not acceptable.
2. Statement of Qualifications must be submitted in a sealed envelope marked "Statement of Qualifications for Pamlico County, Design Build Services for the Pamlico County Courthouse Crawl space Structural Stabilization – Area 1 Project".
3. Proposals may be mailed or hand delivered to:
Tim Buck, County Manager
County of Pamlico
302 Main Street
PO Box 776
Bayboro, NC 28515
4. Questions should be addressed to:
Tim Buck, County Manager
County of Pamlico
252-745-3133
Tim.buck@pamlicocounty.org

F. SMALL AND/OR MINORITY FIRMS ARE ENCOURAGED TO SUBMIT QUALIFICATIONS

G. APPENDIX DOCUMENTS

1. STATEMENT OF CONTRACTOR'S QUALIFICATIONS FORM
2. ENGINEERED FOUNDATION SOLUTIONS, PLLC
REPORT OF OBSERVATIONS AND RECOMMENDATIONS
REGARDING THE PAMLICO COUNTY COURTHOUSE

DATED JANUARY 7, 2013, COUNTY OF PAMLICO, NC,
"CRAWL SPACE", PAGES 3 AND 4 (full report available upon request)
3. DRAWINGS
CRAWL SPACE STRUCTURAL STABILIZATION - AREA 1: PROJECT KEY PLAN
PHOTO PAGE 6
PHOTO PAGE 7
PAMLICO CO. COURTHOUSE 1972 HVAC DWG (REDUCED 11" X 17")

APPENDIX DOCUMENTS

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REQUEST FOR QUALIFICATIONS (RFQ)

**PAMLICO COUNTY COURTHOUSE REQUEST FOR QUALIFICATIONS (RFQ)
DESIGN BUILD CRAWL SPACE STRUCTURAL STABILIZATION – AREA 1
FOR THE PAMLICO COUNTY BOARD OF COMMISSIONERS
PAMLICO COUNTY, BAYBORO, NORTH CAROLINA**

REQUIRED FORM

STATEMENT OF CONTRACTOR'S QUALIFICATIONS

This statement of Contractor's Qualifications shall accompany all Request for Proposals (RFP) submitted for the Design Build project for the completion of the Crawl Space Structural Stabilization – Area 1 located at the Pamlico County Courthouse.

Name of Contractor: _____

Telephone Number: _____ License No: _____

Fax Number: _____

Business Address: _____

email address: _____

When Organized _____

Where Organized _____

Partnership: Yes _____ No _____ Corporation: Yes _____ No _____

How many years have you been engaged in this business under the present firm name? _____

Please attach a list of major accounts in North Carolina comparable to the work proposed for this project.

Remarks: _____

I, the undersigned, affirm that the information provided is true and correct to the best of my knowledge and belief.

Dated this _____ day of _____, 20 _____

Firm Name: _____

By: _____
(Signed)

Name: _____
(Please print of type)

Title: _____

NORTH CAROLINA
_____ County

I, _____, a Notary Public for _____ County, North Carolina,
do hereby certify that _____ personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day of _____, 20 _____.

Notary Public

(Official Seal)

My commission expires _____, 20 _____

Interior

The windows in the Courthouse are single pane aluminum framed windows. The caulk on both the interior and exterior shows signs of aging with cracks and gaps developing as the caulk shrinks.

Ground Floor

The floor has a number of areas that slope and deflect under foot. We understand that some doors have needed to be adjusted to close and lock properly

Second Floor

Along the rear, north, and right side of the second floor we noted efflorescence, a white powdery deposit, at the lower corners of windows. Efflorescence is salts that are dissolved from the masonry by water and then deposited as crystals on the surface as the water evaporates into the interior of the building.

Cracks were noted in the plaster particularly along in the right rear area of the building in the judge's chambers, the jury room, and the adjacent bathrooms.

Attic

The trusses, wood with steel bars for tension members, at the right and left sides, and riveted steel angles over the courtroom, appear to be in good condition. The wood trusses only support the roof, while the steel trusses support both the roof and the ceiling joists. In the areas with wood trusses the ceiling joists are supported by the interior walls. The roof has joists spanning between the trusses and diagonal 1x6 boards for sheathing. Some minor water staining was noted on the roof sheathing and supporting joists. The wood trusses are supported by masonry pilasters at the front and rear walls, and the steel trusses are supported by steel columns.

The upper portion of the masonry walls are CMU block with clay brick interspersed.

Crawl Space

Figure 1 illustrates the approximate locations of some of the defects noted in the crawl space.

The crawl space under the Courthouse is accessed via a hatch on the wall just to the left of the door to the furnace room.

The crawl space is divided into rooms by masonry walls. The masonry walls are located below the front and rear walls of the hall on the ground floor.

Below the vaults concrete slabs were used for the floor. The slabs have thickened sections to create beams that span left to right. The formwork remains largely in-place. Below the vault in the Registrar of Deeds room some of the HVAC ducts are hung from the formwork. In areas this

formwork has fallen causing the ducts to loss support. Below the drinking fountain a small slab was also used. It is supported along the front side by a single wythe brick wall.

Below all the other rooms the floor is framed with 2x10 joists at 16 inches on-center. The joists span front to rear, except below the left most portion of the building where they span left to right. The girder across the left end of the central hallway has been deeply notched to allow a pipe to pass.

To the right of the front door of the Courthouse the joists are decayed and heavily damaged by insects. Some evidence of previous repairs were noted in this area.

A drop girder supported on isolated masonry piers has been added in this area.

Short wing walls extend to the rear on either side of the front stoop of the Courthouse. These wing walls support the ends of girders below the walls on each side of the foyer. Bricks have been removed from near the center of the wing walls reducing their capacity to carry the loads.

The exterior walls are approximately 16 inches thick, 12 inches of interlocked clay brick with 4 inch clay brick veneer. The veneer was installed directly against the foundation wall with no apparent air gap or flashing. Iron bars support the masonry over the foundation vents.

Pyramid shaped cast-in-place concrete pedestals that support steel columns are located under the portion of the Courthouse below the Courtroom. These pedestals are located both at the front and rear perimeter walls as well as along the front and rear walls of the central hallway.

The ground surface is not covered with a vapor barrier, and there is a significant amount of debris including masonry and scrap wood on the ground surface.

Crawl space under the hallway between the Courthouse and the Annex

The crawl space under the hallway between the Courthouse and the Annex is accessed from the Courthouse crawl space. At the time of our site visit this crawl space had standing water in it. A sump pump has been placed in this area with a discharge line running out a foundation vent at the front of the building onto the sidewalk. A reinforced concrete pipe passes through this crawl space. One of the joints in the pipe has been wrapped in duct tape. Based on the plans for the Annex it appears that this pipe is the discharge line for the roof drains along the rear of the Annex.

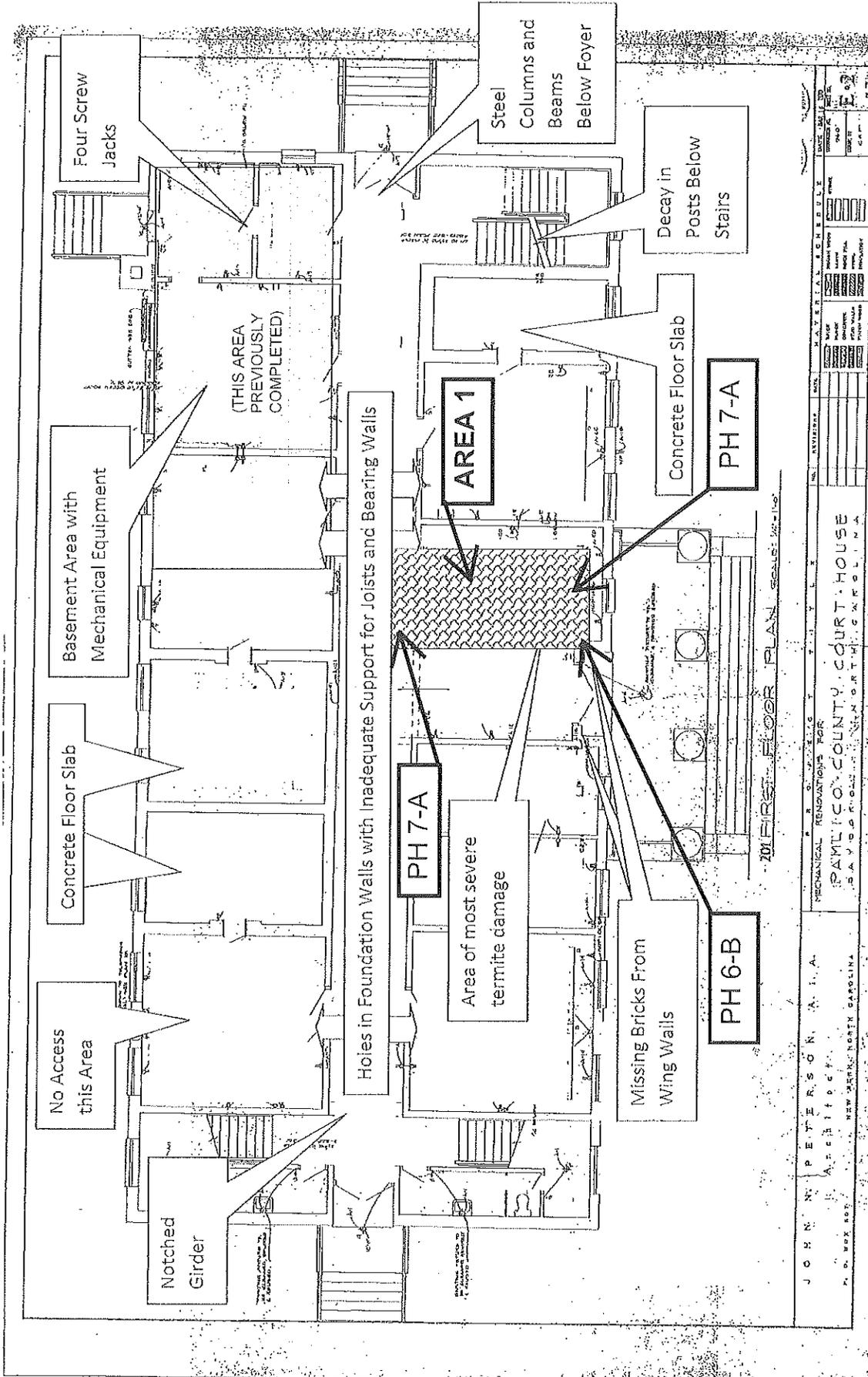
Basement

Furnace Room

The ceiling appears to be framed with joists spanning front to rear; however, as the ceiling of the basement is covered with plaster and sheetrock, the joists could not be observed. Numerous utilities hang from the ceiling. Some of the hangers have pulled loose.

RFP DESIGN BUILD CRAWL SPACE STRUCTURAL STABILIZATION - AREA 1: PROJECT KEY PLAN

Plan of Pamlico County Courthouse Crawl Space and Basement to Illustrate Approximate Locations of Defects Noted -NTS



PH 6-B: PHOTO PAGE 6 PH B
 PH 7-A: PHOTO PAGE 7 PH A

4700 Kerley Road Durham, Nc 27705 (919) 730-3827
 Firm #P-0542

JOHN W. PETERSON, A.I.A. ARCHITECT	MECHANICAL REQUIREMENTS FOR PAMLICO COUNTY COURTHOUSE DAYTON, NORTH CAROLINA	NO. 1111111111	DATE 11/11/11	SCALE 1/8" = 1'-0"
PREPARED BY: JOHN W. PETERSON, A.I.A. CHECKED BY: [] DATE: 11/11/11		LAYER LAYOUT SCHEDULE LAYER NO. 1: [] LAYER NO. 2: [] LAYER NO. 3: [] LAYER NO. 4: [] LAYER NO. 5: [] LAYER NO. 6: [] LAYER NO. 7: [] LAYER NO. 8: [] LAYER NO. 9: [] LAYER NO. 10: []		

Report of Evaluation of the Pamlico County Courthouse and Courthouse Annex

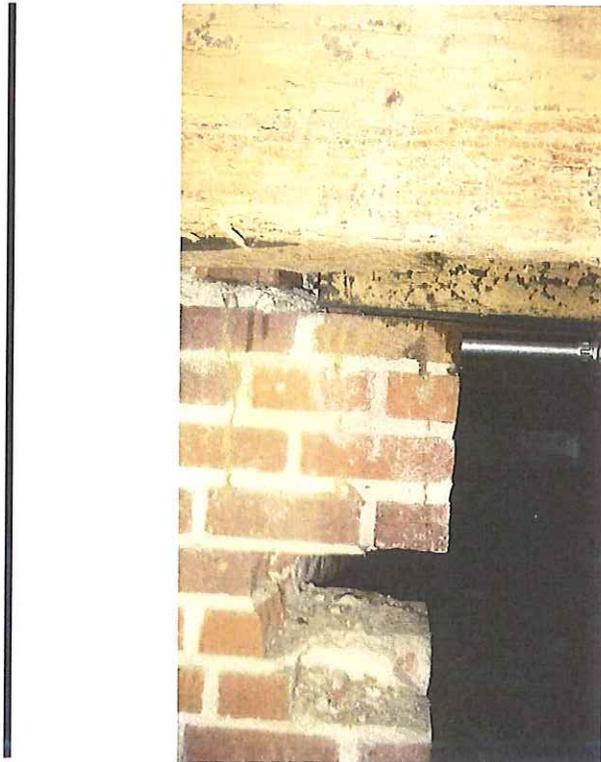
At the Intersection of Main and Third Streets in Bayboro, North Carolina

PH A



Ends of joists over a duct with no support

PH B

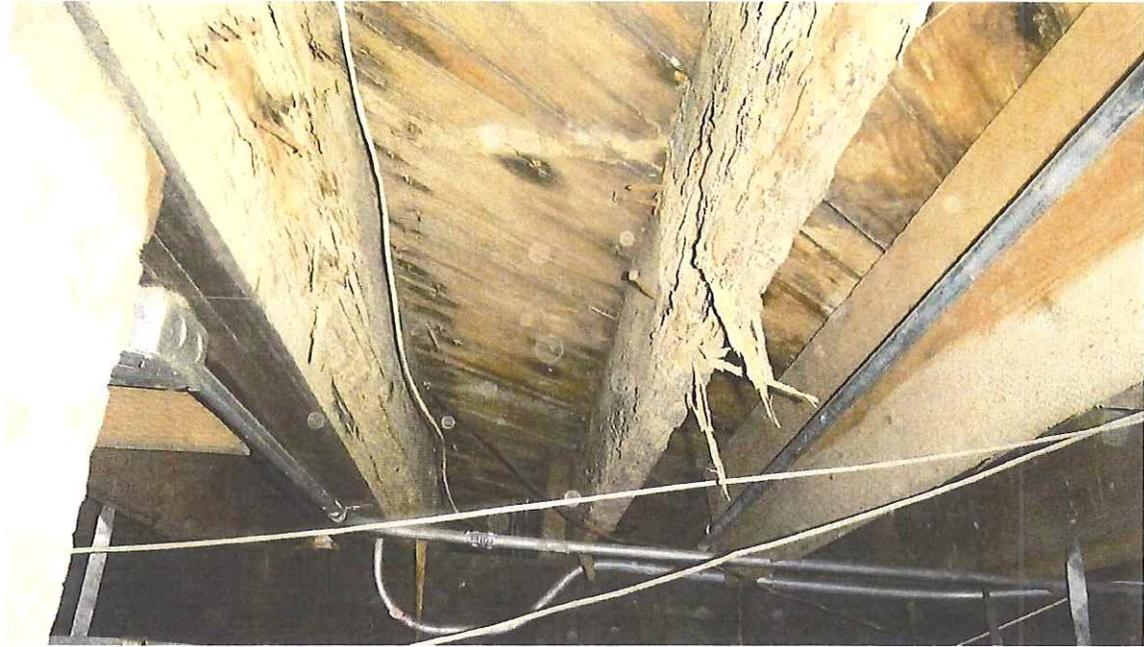


Bricks removed from wing wall below front foyer. Also note termite tubes.

Engineered Foundation Solutions, PLLC
4700 Kerley Road Durham, NC 27705 (919)730-3827
Firm #P-0542

Report of Evaluation of the Pamlico County Courthouse and Courthouse Annex
At the Intersection of Main and Third Streets in Bayboro, North Carolina

PH A

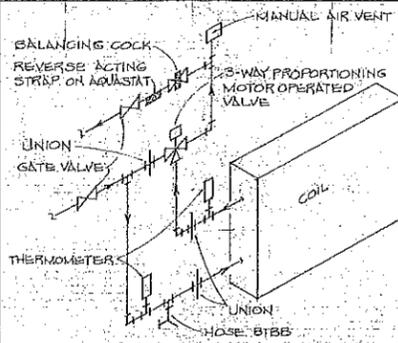


Termite damaged joists to right of front foyer

PH B



Notched joist



102 HOT WATER COIL PIPING
DETAIL - NO SCALE

UNIT	VALVE SIZE	C.V.
1	1"	12
2	1/2"	5.1
3	1/4"	2.1

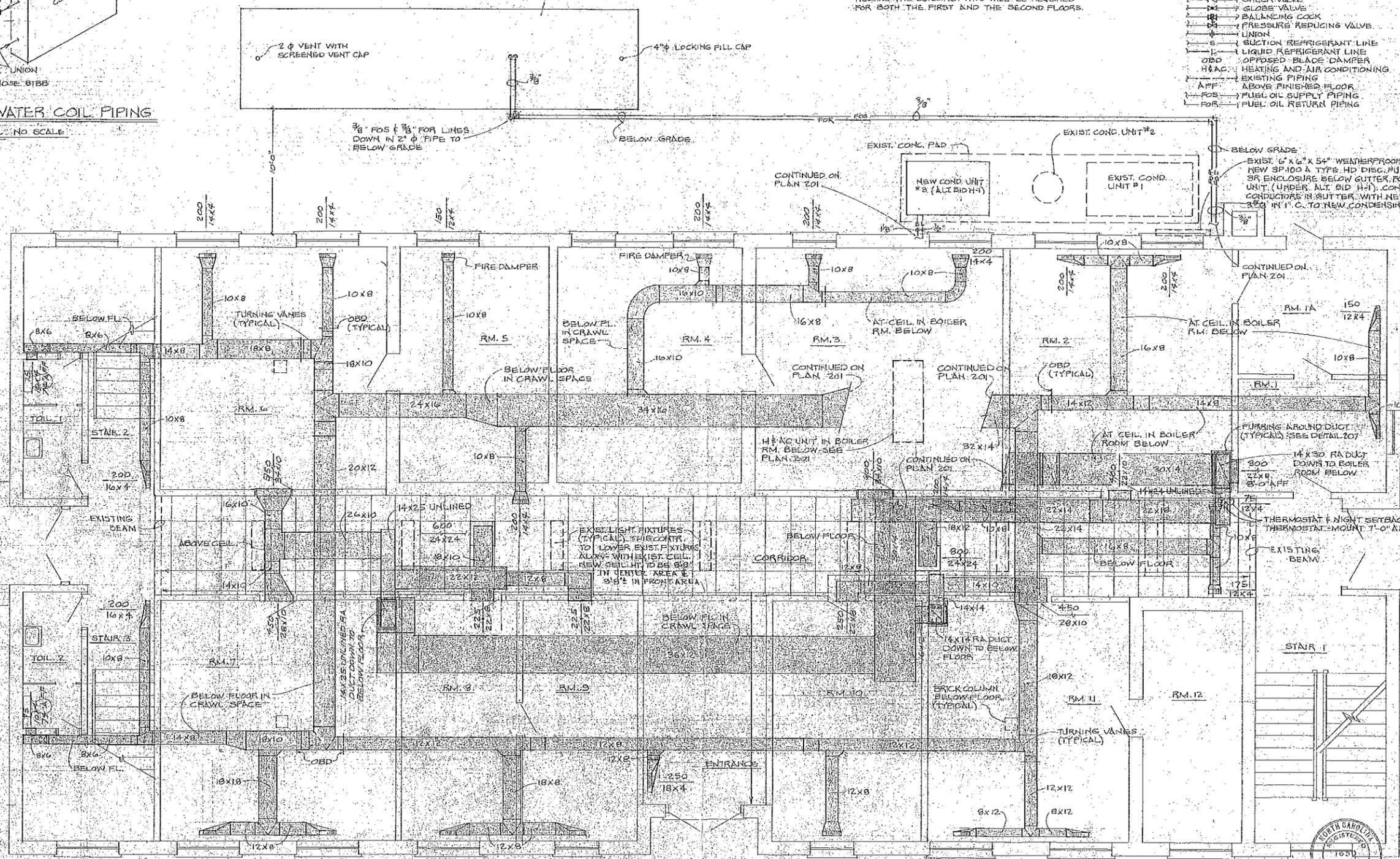
10,000 GAL. OIL STORAGE TANK ABOVE GRADE - SEE DETAIL 205

NOTES

1. ALL SUPPLY AIR DUCT TO BE LINED WITH 1" THICK 1/2" DENSITY DUCT LINER.
2. ALL RETURN AIR DUCT TO BE LINED WITH 1/2" THICK 1/2" DENSITY DUCT LINER UNLESS OTHERWISE NOTED.
3. ALL DUCT DIMENSIONS ARE ACTUAL SHEET METAL SIZE IN INCHES.
4. REMOVE ALL EXIST. CAST IRON RADIATION, PIPING, VALVES, BOILER, ETC. NO LONGER REQUIRED FOR HEATING THE BUILDING. THIS WILL BE REQUIRED FOR BOTH THE FIRST AND THE SECOND FLOORS.

LEGEND

- DUCTWORK
- 14x8 SUPPLY AIR CFM
- 200 FLOOR REGISTER OR SIDEWALL DIFFUSER SIZE IN INCHES
- 16x4 RETURN AIR CFM
- 400 RETURN AIR CFM
- 22x10 RETURN AIR GRILLE SIZE IN INCHES
- HWS HOT WATER SUPPLY PIPING
- HWR HOT WATER RETURN PIPING
- GATE VALVE
- CHECK VALVE
- GLOBE VALVE
- 181 BALANCING COCK
- 182 PRESSURE REDUCING VALVE
- 183 UNION
- S SUCTION REFRIGERANT LINE
- L LIQUID REFRIGERANT LINE
- OBD OPPOSED BLADE DAMPER
- H&AC HEATING AND AIR CONDITIONING
- EXIST. PIPING
- APF ABOVE FINISHED FLOOR
- POS FUEL OIL SUPPLY PIPING
- FOR FUEL OIL RETURN PIPING



101 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



JOHN N. PETERSON, A.I.A.
Architect
P. O. BOX 507
NEW BERN, NORTH CAROLINA

PROJECT TITLE
HEATING & AIR CONDITIONING RENOVATIONS TO
PAMLICO COUNTY COURTHOUSE - PHASE II
BAYBORO, NORTH CAROLINA

NO.	REVISIONS	DATE	MATERIAL SCHEDULE		DATE	COMMISSION NO.	SHEET NO.
			BRICK	ROUGH WOOD		379	
			BLOCK	EARTH			
			CONCRETE	ROCK FILL			
			STUD WALLS	STEEL			
			FINISH WOOD	INSULATION			