Request for Qualifications
Infrastructure and Central Generator Plant Commissioning

Project Description
This project will install new underground infrastructures (Domestic) Water and electrical distribution systems (15 kV), and a Central Operational Standby Generators Plant. The Domestic Water infrastructure will include two pumps’ stations and two main loops. The purpose of the pump stations are to provide boosted pressure for normal consumption and also for fire protection use. The new electrical distribution system will include two new feeder loops (North & South), four circuits, and the emergency connection to the Central Operational Standby Generators Plant. The Central Operational Standby Generators Plant will consist of two generators and the provision for two future generators and the means to perform weekly run tests without interrupting the University normal power.

New construction will include new piping, pump stations, enclosed metal clad switchgear, pad mounted switchgears, pad mounted transformers, ductbanks, relocation of Radio Tower, manholes, cabling, telecom infrastructures, repair of vaults, Supervisory and Controls Data Acquisition (SCADA) system, and Building and Automation System (BAS) integrations. It is expected for the booster pumps stations monitor and control points will be integrated with the existing Building and Automation System. The electrical distribution system will have its stand-alone SCADA system. The SCADA will have limited capabilities for self-healing and load shedding with the Central Operational Standby Generators Plant.

Project Funding
The total project budget of $39,225,000 includes construction and associated construction costs.

Project Scope
The University seeks the professional service of a Commissioning Agent (CxA) to join the team in the schematic design phase to provide services for the project through design, construction and post acceptance. Commissioning services shall be provided as defined by the latest State Construction Office manual, guidelines and checklists.

Project Schedule
Design Complete – June 2024
Construction Complete – March 2027

Qualifications
The CxA must be a registered engineering firm in the State of North Carolina and the selection process will be based upon qualifications. The CxA must exhibit the basic

Critical Selection Factors
Interested firms can participate in the process by submitting a current SF 330 form and addressing the following in a written proposal. Please one electronic copy of the proposal is requested via email or USB. Most of the criteria listed below can be accommodated in sections A-G of the 330 form. Section H can be used for any additional information. The total submittal, including letter of interest, is limited to 26 sheets of paper. Both sides of the sheet may be used for a total of 52 pages.

Firms are requested to assure receipt of proposals at address listed below by 2:00 pm on March 22, 2024. Proposals may be submitted electronically to DesignandConstruction@ecsu.edu.

1. Experience and expertise in the project type being evaluated.
2. Past performance on similar projects
3. Experience in design projects to be part of an existing campus context.
4. Adequate staff and proposed consultant team – qualifications and examples of previous collaborations.
5. Historically Underutilized Business representation in proposed consultant team
7. Proposed design approach or methodology.
8. Recent experience with project cost estimates and schedule adherence.
9. Construction administration capabilities.
10. Record of successfully completed projects without major legal or technical problems.
11. Smart grid optimization.
12. Other factors which may be appropriate to the project.

Contract
The contract will be negotiated with the CxA in two parts. Part one of the contract starts during design and ends upon completion of the project bidding process. After the scope and costs for the project are finalized, a second part of the contract would then be executed for the construction and occupancy phases of commissioning. The contract with the CxA will be in the form of a Letter Agreement approved by the State Construction Office.

Selection Process
Following the receipt of proposals, a University Interview Committee will shortlist, interview and make a recommendation of selection to award. The selected Commissioning Agent will be approved at the ECSU April Board of Trustees Meeting.

Pre-Submittal Meeting
A Pre-submittal Meeting will be held virtually March 11, 2024, at 2:00 pm. Meeting invitations will be emailed to interested parties. Please email
DesignandConstruction@ecsu.edu. Attendance is not mandatory but highly encouraged.

In order to offer Commissioning Agent services in the response to this solicitation, the proposer must be licensed as an engineer in the state of North Carolina.

Questions/Proposal Submittal
All questions must be submitted electronically in writing at designandconstruction@ecsu.edu by 5:00pm March 13, 2024, and will be answered in writing by March 15, 2024.

All project submittals are to be directed to:

Office of Design and Construction
Elizabeth City State University, H.L. Trigg Building Rm. 133
1704 Weeksville Rd.
Elizabeth City, NC 27909