REQUEST FOR QUALIFICATION

New Residence Hall & Dining Hall Capital Projects
Professional Special Inspection Services

Response Deadline: Friday, June 9th, 2023

Direct all inquiries concerning this RFQ to:

Ryan Strickland
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and

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Design & Construction Advisor
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In accordance with our qualifications-based selection system, Proposers are expected to make no contact with ECSU employees or members of the ECSU Board of Trustees during the selection process. All questions should be directed to Mr. Ryan Strickland or Mr. Justin Foy.
Introduction

Elizabeth City State University ("ECSU" or the "University") is requesting qualifications to procure Material Testing and Special Inspection services for a new residence hall and a new dining hall (the "Projects") on the University’s campus in Elizabeth City, North Carolina. The University is committed to Material Testing and Special Inspections to make certain that all building systems are installed for design intentions and meet NC building code requirements.

Institution

On March 3, 1891, Hugh Cale, an African American representative in the N.C. General Assembly from Pasquotank County, sponsored House Bill 383, which established a normal (teaching) school for “teaching and training teachers of the colored race to teach in the common schools of North Carolina.” The bill passed, and the origin of Elizabeth City State University was born. For detailed information on the University’s history, please visit https://www.ecsu.edu/about/general_information.html.

Today, ECSU offers over 30 undergraduate and graduate degree programs, with several online degree options. From business to education to aviation and emergency management, ECSU prepares students to compete in the global work force. We achieve our commitment to the highest quality education by maintaining a rigorous focus on academic excellence through liberal arts programs and using innovative and flexible technology-based instruction models to enhance our signature areas: integrating technology with education, improving human health and wellness, and advancing the natural and aviation sciences. As of May 2020, undergraduate and/or graduate degrees have been conferred upon more than 20,000 students.

ECSU is a NC Promise Tuition Program school. This initiative makes higher education affordable and accessible for both in-state and out-of-state students, while reducing student debt overall. In-state students pay only $500 tuition per semester, and the cost for out-of-state students is $2,500 tuition per semester. The recently approved State budget reinforces the UNC System’s commitment to ECSU and its other NC Promise member institutions.

The New Residence Hall Project

One of the University’s highest priorities is to continue providing quality, safe, and affordable on-campus housing options to all Vikings. ECSU has made significant improvements across Housing & Residence Life over the past decade; however, a new residence hall is required to accommodate ECSU’s recent growth and ensure that all students have convenient accommodations given the University’s location. We know that improved student housing will have a positive impact on campus life as it will help ECSU continue to attract and retain high-quality students and support the University’s goal of developing and maintaining a strong and inclusive on-campus community.

The new 74,000 sf Residence Hall will provide at least 352 total beds in semi-suite configuration to accommodate first and second-year students as well as other upper-division students that do not wish to live in an apartment. The Housing & Residence Life team and several members of the Administration toured multiple new construction projects across the State last fall to gain inspiration and hear lessons learned from their System peers. The building design will include contemporary and attractive elements compared to existing housing that will set the new facility apart. ECSU is anticipating that the residence hall will be open for the Fall 2025 semester.
The New Dining Hall Project

ECSU's new dining hall will replace Bedell Hall and provide modern all-you-care-to-eat offerings for residential students as well as new and exciting retail concepts that will be developed with the selected Design firm Little Architects, Tipton Associates, Aramark, and the University. The new 20,000 sf Dining Facility will replace Bedell and include a full-service kitchen, a dining hall seating area with flexibility for after-hours programming, Dining Services offices for ECSU and Aramark personnel, a small dining room for private functions, and retail space for a POD/convenience store. ECSU and its foodservice partners are anticipating a December 2024 opening for the new dining hall facility.

General Overview of Material Testing and Special Inspection Services

The Materials Testing and Special Inspections Provider will be responsible for providing special inspections required per the North Carolina State Building Code and as listed in the Statement of Special Inspections for:

- Structural Steel & High Strength Bolting
- Welding of Structural Steel
- Cold Formed Steel Deck
- Open-Web Steel Joists & Joist Griders
- Cold Formed Steel Framing
- Concrete Construction
- Masonry Construction
- Soils and Foundations
- Wind Resistance
- Seismic Resistance

Proposed Project Schedule

The Project Schedule is as follows:

Advertisement Phase:
- Advertise RFQ 5/19/2023
- Proposal Due 6/9/2023
- Award of Services week of 6/19/2023

Residence Hall
- Construction Phase: August 2023 – May 2025
- Occupancy/Training Phase: June 2025

Dining Hall
- Construction Phase: August 2023 – December 2024
- Occupancy/Training Phase: December 2024
Experience and Qualifications

The University expects the Materials Testing and Special Inspections Provider to have demonstrated experience in providing services on similar, large higher education buildings. The Provider should have the following experience and qualifications:

A. At least three similar like projects of similar square footage.
B. The team members shall have extensive experience in planned typical materials.
C. A minimum of five years field experience is required for this type of work and systems.
D. The proposer must be licensed as an engineer or architect in the state of North Carolina.
E. Special Inspectors performing the required testing and inspecting shall meet the requirements in specification 014000 “Special Inspections” & 014100 “Collective Inspections and Structural Testing”.

Submittals

ECSU seeks submittals from firms who have recent experience with similar projects. The submittal should contain sufficient information for the evaluation of the qualifications of all members of the proposed team. The submittal shall include the following descriptions:

1. Background statements to include general business qualifications, including brief background and history of firm, organization, location of the home office and other pertinent offices, and corporate staffing, describing the composition of staff in each office.
2. Comprehensive listing of the Materials Testing and Special Inspections Provider previous experience, including University clients and projects.
3. Detailed descriptions of at least three similar projects (description shall as minimum include description of project, dates of project, building square footage, construction cost, fee, owner contact name/address/phone/email, and which of the firm’s personnel were used on the project).
4. At least three references with specific points of contact on projects should be provided.
5. List the key individuals who will be on the Provider team for this contract and provide a description of their relevant qualifications and experience.
7. Experience with the Engineers of Record and the Architect of Record.
8. Describe any plans for Historically Underutilized Business (HUB) participation on the proposed team.

To fairly evaluate the submittals and to better utilize the Selection Committee’s review time, we request that only pertinent information relating to the specific selection criteria listed above be provided in an Executive Summary with supporting material to follow in the submittals. Please provide a cover letter to the submittal with the main team member’s contact information. There is no limit to the quantity of pages for proposals.

Note: One (1) Electronic PDF file of the submittal is required.

Conditions & Reservations

ECSU expects to select one firm but reserves the right to request substitutions of consultants.
ECSU reserves the right to refuse and reject any or all responses to the RFQ, to advertise for new RFQ responses or to accept any RFQ response deemed to be in the best interest of the ECSU in its sole and exclusive discretion. ECSU reserves the right to waive technicalities and informalities. ECSU reserves the right to negotiate with one or more firms and is not obligated to enter into any contract with any respondent on any terms or conditions.

A response to this RFQ should not be construed as a contract, nor indicate a commitment of any kind. The RFQ does not commit ECSU to pay for costs incurred in the submission of a response to this RFQ or for any cost incurred prior to the execution of a final contract. No recommendations or conclusions from this RFQ process concerning your firm shall constitute a right (property or otherwise) under the Constitution of the United States or under the Constitution, case law or statutory law of North Carolina. Neither binding contract, obligation to negotiate, nor any other obligation shall be created on the part of ECSU unless the University and your firm execute a contract.

**Disclaimers**

This RFQ constitutes only an invitation to present qualifications. The rights reserved by ECSU shall be exercised in its sole and absolute discretion, include without limitation the right to:

- Require additional information from one or more Respondents to supplement or clarify the qualifications submitted including, but not limited to, conducting interviews with Respondents if the University, at its sole discretion, deems such interviews to be helpful.
- Conduct investigations with respect to the qualifications and experience of each Respondent.
- Eliminate any Respondent that submits an incomplete or inadequate RFQ response or fails to satisfy the requirements of this RFQ.
- Supplement, amend, or otherwise modify this RFQ, prior to the submission deadline.
- Issue one or more amendments to this RFQ extending the submission deadline.
- Receive questions concerning this RFQ from Respondents and to provide such questions, and the University’s responses, via the Interactive Purchasing System.
- Cancel this RFQ in whole or in part with or without substitution of another RFQ if determined to be in the best interest of the University.
- Take any action affecting the RFQ process, or the Project that would be in the best interest of the University.
- Make public documents associated with the Project, including documents submitted to the University by Respondents.
Exhibits

Residence & Dining Hall Site Location