

DESIGN-BUILD REQUEST FOR QUALIFICATIONS (RFQ)

May 31, 2022

Department/Agency	PBS NC
Project Title	Lighting, Aviation Marking, and Elevator Repair
Scope of Work	PBSNC has received funding for a project to replace the broadcast tower obstruction lighting at multiple tower locations in the State of North Carolina and to replace tower guy wire aviation marker balls and elevator cables at the WUND Columbia tower. A map showing the PBSNC tower sites in North Carolina is attached. PBSNC has chosen to execute this project using the Design-Build project delivery method.
Contact	Casey Jennings
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Total Project Budget	\$2,200,000
Source of Funds	State SCIF R&R, Session Law 2021-180
Approved OC-25 #	20227 (approval pending)
Publish Date	5/31/2022
Closing Date	6/24/2022 at 5 p.m.
Submit THREE (3) copies of qualifications information package to (this is both mailing and delivery address): Submit one electronic copy to cjennings@pbsnc.org	Mr. Casey Jennings PBSNC 10 UNC-TV Drive Research Triangle Park, NC 27709
NC Licensing Statement	<p>In order to offer CONSTRUCTION Services (General Contracting, Electrical Contracting, Plumbing, Heating and Fire Sprinkler Contracting, or Landscape Contracting) and DESIGN Services (Architecture, Engineering, or Landscape Architecture) as part of the response to this RFQ, the proposing firms must be properly licensed to provide Construction Services and Design Services in the State of North Carolina. More information on the North Carolina state boards may be found at the following websites:</p> <p>CONSTRUCTION:</p> <p>NC Licensing Board for General Contractors: (https://nclbgc.org) NC State Board of Examiners of Electrical Contractors: (https://www.ncbeec.org) NC State Board of Examiners of Plumbing, Heating and Fire Sprinkler Contractors: (https://www.nclicensing.org) NC Landscape Contractors' Licensing Board: (https://nclclb.com)</p> <p>DESIGN:</p> <p>NC Board of Architecture & Interior Designers: (http://www.ncbarch.org) NC Board of Examiners for Engineers and Surveyors: (http://www.ncbels.org) NC Board of Landscape Architects: (http://www.ncbola.org)</p>

I. SCOPE

- Completion of the lighting replacement, tower guy wire aviation marker balls and replacement of the tower elevator cables at the WUND Columbia 1,574 feet high guyed tower is the top priority of this project. See the table below for lighting requirements for WUND tower. Replacement of the aviation marker balls is required. There are eight levels of guy wires with the top level being 3 ½ inches in diameter. The top-level guys are spliced approximately three quarters of the way up. Sixty-four (64) balls 36 inches in diameter are required. The marker balls will be installed as specified by the Federal Aviation Administration. The elevator cables that need replacement are steel core, 5/8 inch diameter 6X25F prestressed traction steel wire rope.
- The proposed tower light replacement for each of the towers will require application filings with both the Federal Aviation Administration (FAA) and the Federal Communications Commission (FCC). The FAA maintains an advisory circular (AC) document that defines obstruction marking and lighting requirements. The current version of that document is AC70/7460-1M. Each PBSNC broadcast tower has a “determination of no hazard letter” issued by the FAA that outlines the marking and lighting requirements for that tower. A new “determination of no hazard letter” must be issued by the FAA for each tower on which the lighting system is replaced prior to the installation start of the new lighting on that tower. After the FAA issues the revised determination letter for each tower an application will be prepared and filed with the FCC to update the tower antenna structure registration (ASR). The Design-Build contractor will be responsible for preparation and submission of these applications to the FAA and FCC and obtaining approvals as required. The Owner will pay any and all applicable FAA and FCC fees.
- The requirements for lighting replacement at each PBSNC tower are listed below in order of priority. The lighting will be replaced in this order to the extent allowed by the budget. All power conversion, controls and telemetry will be located on the ground so that repairs to the systems can be made without ascending the towers, except for LED equipment. Scope of work will include the installation of additional electrical circuits in existing panels at some locations, but no new electrical panel installations are anticipated. All locations involve new LED fixture installations, including wiring and attachment to towers, although all sites may not require new wiring/cable.

SITE	AGL W/O APPURTENANCES	ASR	CURRENT LIGHTING
1-WUND Columbia	1574 feet Guyed	1063239	8 levels of lights + AOL
2-WUNK Farmville	1108 feet Guyed	1234252	4 levels of lights + AOL
3-WUNP Roanoke Rapids	1112 feet Guyed	1014576	4 levels of lights + AOL
4-WUNU Lumberton	1001 feet Guyed	1014580	3 levels of lights + AOL
5-WUNC Chapel Hill	1181 feet Guyed	1014574	4 levels of lights + AOL
6-WUNJ Wilmington	959 feet Guyed	1014589	3 levels of lights + AOL
7-WUNF Asheville	673 feet Guyed	1023079	2 levels of lights + AOL
8-WUNL Winston-Salem	302 feet Guyed	1014577	1 level of lights + AOL
9-WUNE Linville	400 feet Self-Support	1014575	1 level of lights + AOL
10-WUNG Concord	1358 feet Guyed	1014573	4 levels of lights + AOL
11-Tarboro	212 feet Guyed	1247562	1 light
12-Wendell	250 feet Guyed	1014583	1 light (red only)
13-Western Blvd	206 feet Self-Support	1014582	1 light
14-Williamston	400 Guyed	1014585	2 levels of lights (red only)
15-Wilson	214 Self-Support	1245378	1 light (red only)
16-Research Triangle Park	377 Guyed	1059838	1 light (red only)

AGL – above ground level

AOL – aerial obstruction light – at the top of the tower (antenna)

ASR – antenna structure registration

II. SCHEDULE

An aggressive project schedule is desired due to the continued failure of the tower lighting systems. It is also critical WUND guy wire aviation marker balls and tower elevator cables be replaced as soon as possible. All work should be completed by June 1, 2023.

III. HUB PARTICIPATION

The State of North Carolina has a goal of ten percent participation by minority owned contractors, sub-contractors and/or material suppliers on all construction projects. The design-build firm selected for this project will make a good faith effort to seek inclusion of minority owned businesses in the execution of this project.

IV. RFQ INFORMATION PACKAGE RESPONSE

Proposing firms must submit THREE (3) copies of the qualifications information package. In the interest of cost-savings to the Design-Builders, consistency of the submittals and more efficient use of time by the pre-selection committee, the qualifications information package should not include any notebooks, binders, tab, clips, etc. The format should be 8-1/2" x 11" pages stapled in the upper left-hand corner. The qualifications information package should not exceed forty (40) single-sided pages or twenty (20) double-sided pages, not including the cover. E-mail and Fax submittals will not be accepted, however an electronic copy via email is requested in addition to the hard-copy submittal.

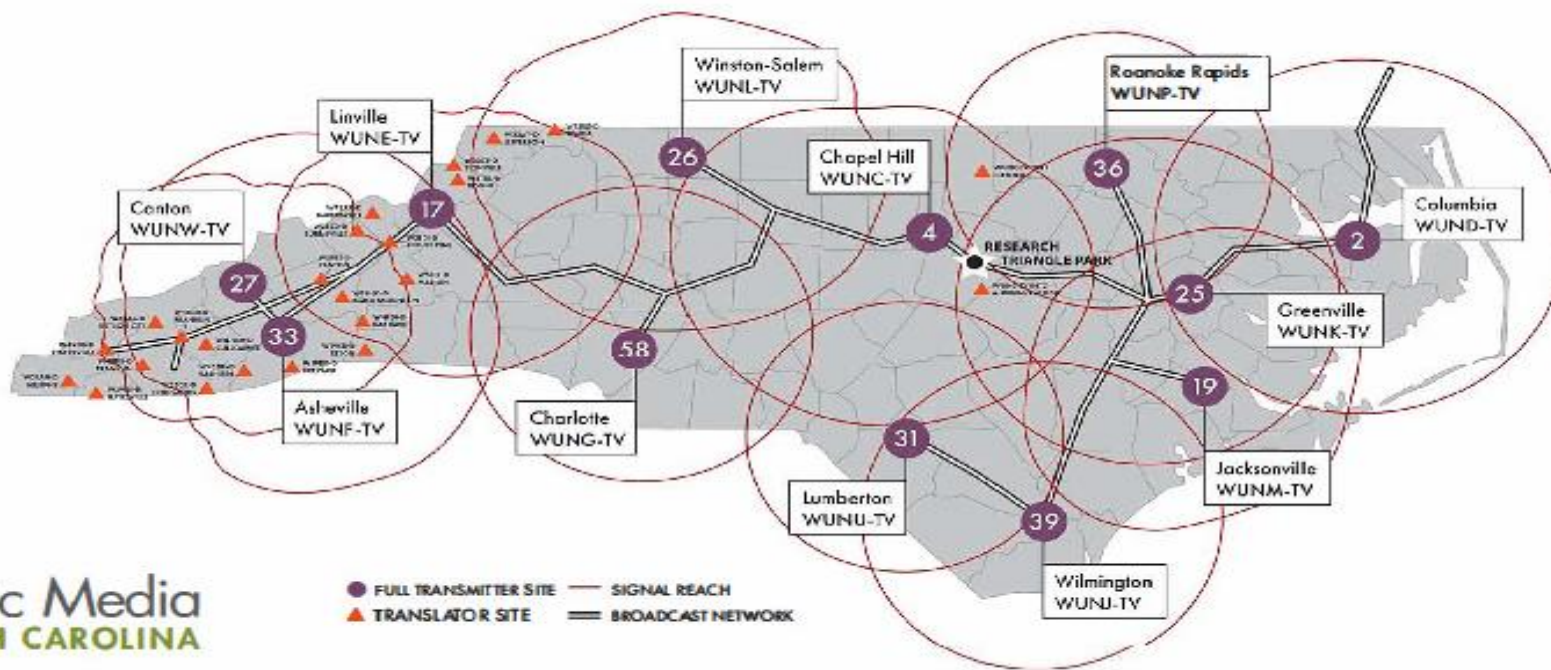
The qualifications information package response should include the following:

- A. **Firm** - A profile of each key firm of the design-build team including the firm history, ownership, description of services, location, staff size and record of successfully completed similar projects without major technical or legal issues. Evidence of appropriate licensure in the State of North Carolina should be provided (license numbers).
- B. **Personnel** -Resume of key personnel to be assigned to the project showing successful participation in similar projects. Evidence of appropriate licensure in the State of North Carolina should be provided (license numbers).
Note that the successful design-builder shall obtain written approval from PBSNC prior to changing key personnel as listed in the design-builder's submission.
- C. **Team Selection** - Each design-builder shall submit in its response to the request for qualifications an explanation of its project team selection, which shall consist of either of the following project team selection options:
 - 1) A list of the licensed contractors, licensed subcontractors, and design professionals whom the design-builder proposes to use for the project's design and construction. If this project team selection option is used, the design-builder may self-perform some or all of the work with employees of the design-builder and, without bidding, also enter into negotiated subcontracts to perform some or all of the work with subcontractors, including, but not exclusively with, those identified in the list. In submitting its list, the design-builder may, but is not required to, include one or more unlicensed subcontractors the design-builder proposes to use. If this project team selection option is used, the design-builder may, at its election and with or without the use of negotiated subcontracts, accept bids for the selection of one or more of its first-tier subcontractors.
 - 2) A list of the licensed contractors and design professionals whom the design-builder proposes to use for the project's design and construction and an outline of the strategy the design-builder plans to use for open subcontractor selection based upon the provisions of Article 8 of Chapter 143 of the General Statutes. If this project team selection option is used, the design-builder may also self-perform some of the work with employees of the design-builder, but shall not enter into negotiated contracts with first-tier subcontractors.

- D. **HUB Plan** - Each design-builder shall describe the program (plan) the company has developed to encourage participation by HUB firms to meet or exceed the goals set by North Carolina General Statute 143-128.2. Explain how the firm will address minority participation in the management levels of the company. Include a HUB plan in the proposal. Provide documentation of HUB participation that the firm achieved over the past three (3) years on both public and private construction projects. Outline specific outreach efforts that design-builder will take to notify HUB firms of opportunities for participation. Indicate the minority participation goal expected to be achieved on the project.
- E. **Project Experience** - Examples of experience in each of these areas:
 - 1) Projects with scope similar to proposed project, successfully completed by team members (firms and/or personnel).
 - 2) Design-build projects successfully delivered by team members (firms and/or personnel).
 - 3) Collaboration between team members (firm and/or personnel).
- F. **Estimating Experience** - Examples of recent experience with estimating project cost. Include examples of design-build projects with comparison between initial design-build estimate and final cost.
- G. **Schedule Experience** - Examples of recent experience with adhering to project schedules. Include examples of design-build projects with comparison between initial schedule and final delivery date.
- H. **Location** - Understanding of the project location as exhibited by past experience in the geographic area and/or with the owner. Indicate team's proximity to the project area.
- I. **Capacity** - Quantifiable description of current workload and available resources to successfully complete this project.
- J. **Project Approach** - Description, with examples if applicable, of process for successfully delivering this proposed project. Address each phase of project (design, pre-construction and construction). Include strategy for pre-qualifying construction subcontractors and obtaining competitive bidding as appropriate to the response on item C., above; practices and procedures to ensure quality; and other factors that may be applicable.
- K. **Certifications** – Each design-builder shall provide the following written certifications:
 - 1) QBS - Each design-builder shall provide written certification that each licensed design professional who is a member of the design build team, including sub-consultants, was selected based upon demonstrated competence and qualifications in the manner provided by G.S. 143-64.31, based solely on qualifications without regard to fee. Include evidence that a qualifications-based selection (QBS) process was utilized.
 - 2) Bonding – Provide a letter, dated within the last 30 days, from design-builder's surety company, signed by their Attorney in Fact, verifying their willingness to issue sufficient payment and performance bonds for this project, on behalf of design-builder or its agent licensed to do business in North Carolina, and verifying the firm's capability and capacity based on current value of work. Surety company bond rating shall be rated "A" or better under the A.M. Best Rating system or The Federal Treasury List.
- L. Additional information as deemed appropriate by the design-builder.

V. SELECTION

The design-builder shall be selected in accordance with G.S. 143-64.31, taking into consideration the information expressed by the design-builder in the RFQ package, in compliance with State Building Commission selection criteria followed by the UNC System.



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