



**State Construction
&
Design Build**

Who is SCO?

- Agency within the Department of Administration
- Staffed with 54 Architects, Engineers and Admin
- Per Statute has the responsibility that can be summarized as the overall coordination and management for implementation of the State's Capital Improvement Program

GS 143-341 Powers and duties of Department

(3) Architecture and Engineering

- a. To examine and approve all plans and specifications for the construction or renovation of:
 1. All State buildings* or buildings located on State lands, except those buildings over which a local building code inspection department has and exercises jurisdiction; and
**except does not apply to UNC projects < \$2,000,000*
 2. All community college buildings requiring the estimated expenditure of construction or repair work for which public bidding is required under G.S. 143-129 prior to the awarding of a contract for such work; and to examine and approve all changes in those plans and specifications made after the contract for such work has been awarded. (>\$500,000)

b. To assist, as necessary, all agencies in the preparation of requests for appropriations for the construction or renovation of all State buildings

b1. To certify that a statement of needs pursuant to G.S. 143-6 is feasible. For purposes of this sub-division, “feasible” means that the proposed project is sufficiently defined in overall scope; building program; site development; detailed design, construction, and equipment budgets; and comprehensive project scheduling so as to reasonably ensure that it may be completed with the amount of funds requested. At the discretion of the General Assembly, advanced planning funds may be appropriated in support of this certification. This sub-division shall not apply to requests for appropriations of less than one hundred thousand dollars (\$100,000).

- c. To supervise the letting of all contracts for the design, construction or renovation of all State buildings and all community college buildings whose plans and specifications must be examined and approved under a.2. of the subdivision.

- d. To supervise and inspect all work done and materials used in the construction or renovation of all State buildings and all community colleges whose plans and specifications must be examined and approved under (a.2) of this subdivision; and so such work may be accepted by the State or by any State agency until it has been approved by the Department

§ 143-345.11. Secretary's approval of plans for State buildings required.

- (a) No agency or other person authorized or directed by law to select a plan and erect a building for the use of the State or any State institution shall receive and approve of the plan until it is submitted to and approved by the Secretary as to State construction standards and at a minimum as to the safety of the proposed building from fire, including the property's occupants or contents.

State Construction Office

The only independent agency that conducts a broad-based comprehensive review of the entire project to ensure value for the public funds committed for the project and enhance the success of the project through compliance with statutory requirements. In addition, each project gains real-time benefit from other projects statewide – present and past.



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East Carolina

100
YEARS

1910-2010

Delivery Methods in NC

Prior to 8/23/2013

Separate Prime Bidding (Multiprime)

Single Prime Bidding

Dual Bidding

Construction Manager at Risk

Alternative Contracting Methods

Additional Delivery Methods for NC

As of 8/23/2013

Design Build

Design Build Bridging

Public Private Partnership

Design Build Process

DESIGN BUILD



Owner Need

Governmental entity shall establish in writing the criteria used for determining the circumstances under which this is the appropriate method and this criteria shall address, at a minimum, all of the following:

- Extent to which the project requirements can adequately and thoroughly define the project requirements
- Delivery time constraints
- Ability to ensure a quality project can be delivered
- Capability of owner to manage and oversee the project, including the availability of staff or outside consultants who are experienced
- A good faith effort per 143-128.2 and to recruit and select small business entities
- Criteria used by owner, including a cost & benefit comparison of using design-build in lieu of separate prime, single prime, or CMR

State Owners Need Money

RFQ

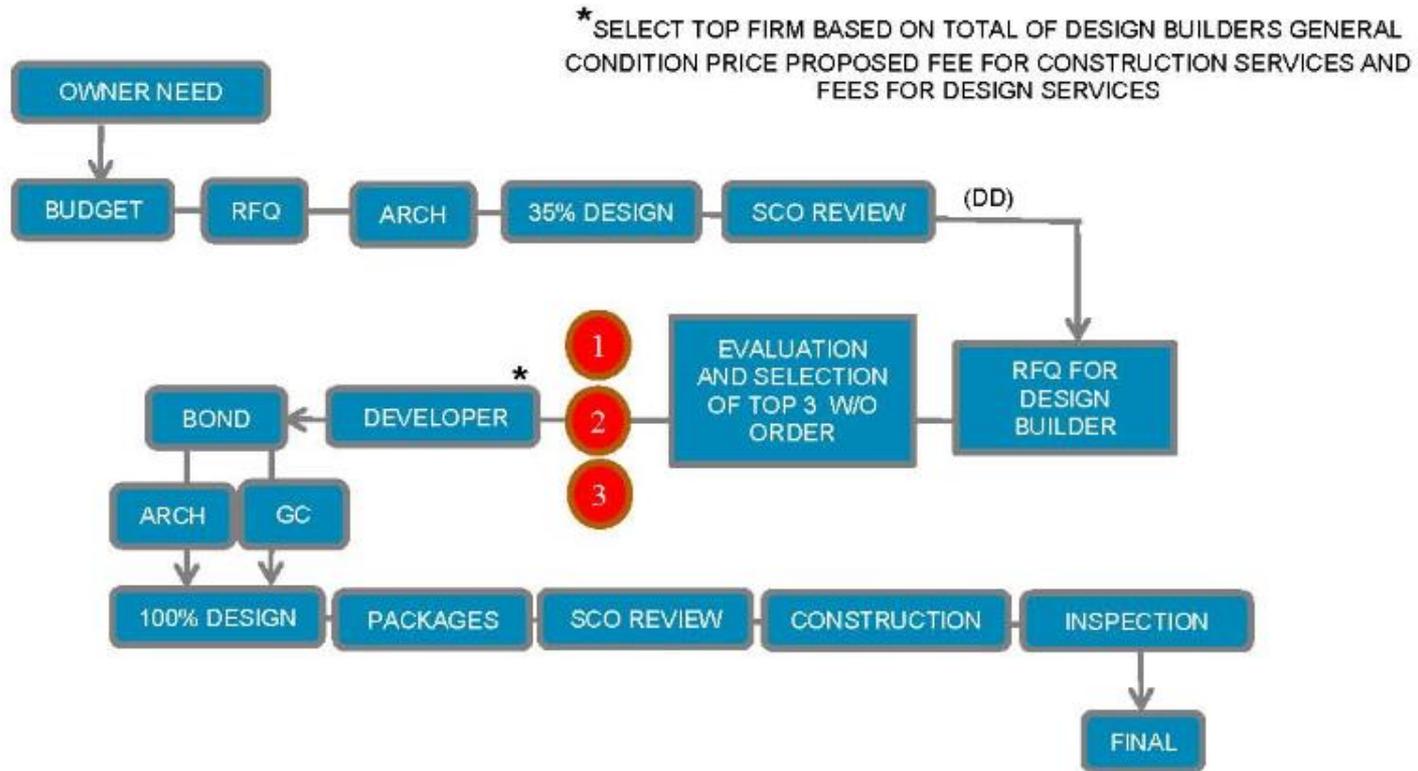
- Public Notice (Advertisement – 15 days)
 - Project Site
 - Project Scope
 - Anticipated Project Budget
 - Project Schedule
 - Selection Criteria and the Weighting of Criteria
 - Notice of any special rules, ordinances or goals
 - Other Information
 - Statement telling design builder he shall submit with response an explanation of its project team selection, which shall consist of either
 - List of licensed contractors, subcontractors and design professionals on the team
 - Outline of the strategy the design-builder plans to use for open contractor and subcontractor selection based on Art. 8 of GS 143

Evaluation

- Follow Designer & CMR Selection Procedures
 - Committee reviews responses
 - Committee interviews 4-6 firms
 - Firms are ranked in order of qualifications
 - SBC or BOT will approve order
 - Negotiations with the #1 firm commences
 - If a fair price cannot be negotiated with #1, negotiations will move to #2, etc.

Design Build Bridging Process

DESIGN BUILD BRIDGING



Owner Need

Governmental entity shall establish in writing the criteria used for determining the circumstances under which this is the appropriate method and this criteria shall address, at a minimum, all of the following:

- Extent to which the project requirements can adequately and thoroughly define the project requirements
- Delivery time constraints
- Ability to ensure a quality project can be delivered
- Capability of owner to manage and oversee the project, including the availability of staff or outside consultants who are experienced
- A good faith effort per 143-128.2 and to recruit and select small business entities
- Criteria used by owner, including a cost & benefit comparison of using design-build in lieu of separate prime, single prime, or CMR

State Owners Need Money

Design Criteria Design Professional

- Will be selected to provide 35% drawings
- Follow Designer & CMR Selection Procedures
 - Committee reviews responses
 - Committee interviews 4-6 firms
 - Firms are ranked in order of qualifications
 - SBC or BOT will approve order
 - Negotiations with the #1 firm commences
 - If a fair price cannot be negotiated with #1, negotiations will move to #2, etc.

Design Criteria Package

- Why?
- Includes what?
 - Programmatic needs, interior space requirements, intended space utilization
 - Physical site characteristics such as topo survey
 - Material quality standards or performance criteria
 - Special material requirements
 - Provisions for utilities
 - Parking requirements
 - Type, size and location of adjacent structures
 - Preliminary drawings and specs sufficient in detail to allow design-builder to make proposal
 - Notice of any rules, ordinances or goals of the owner

RFP

- Public Notice (Advertisement – 21 days)
 - Project Site
 - Project Scope
 - Anticipated Project Budget
 - Project Schedule
 - Selection Criteria and the Weighting of Criteria
 - Notice of any special rules, ordinances or goals
 - 35% design criteria package prepared by the DCDP
 - Other Information
 - Statement telling design builder he shall submit with response an explanation of its project team selection, which shall consist of either
 - List of licensed contractors, subcontractors and design professionals on the team
 - Outline of the strategy the design-builder plans to use for open contractor and subcontractor selection based on Art. 8 of GS 143

RFP

- Statement that each design-builder shall submit in its request for proposal a sealed envelope with all of the following:
 - Design-builder's price for providing general conditions of the contract
 - Design-builder's proposed fee for general construction services
 - Design-builder's fee for design services
 - (Note: These will all be firm numbers not percentages)

Evaluation

- Follow Designer & CMR Selection Procedures
- Committee reviews responses
- Committee interviews 4-6 firms
- Top three firms are grouped without ordinal ranking
- Owner will then open sealed envelopes of those 3 and the lowest responsive bidder will be selected based on cumulative amount of design-builder's general conditions, design-builder's fee for general construction services and design-builder's fee for design services.

After Selection

Design Builder shall accept bids from all first tier subcontractors per Article 8. (All the same rules that the State has to follow on Single prime bids)

How do I see Design-Build/Bridging
being used on State of NC
projects?

Questions?