

RFQ 57-16

**REQUEST FOR QUALIFICATIONS:
DESIGN TEAM SERVICES FOR COVERED POOL FACILITIES FOR BUNCOMBE COUNTY SCHOOLS
Issued: Tuesday, November 8, 2016**

The Board of Education is hereby soliciting responses from interested architectural and engineering teams. Professional services will be procured through a qualification-based selection process, in accordance with G.S. 143-64.31, G.S. 143.64.32, and G.S. 115C-521(E). Professional services will be rendered using a standard Buncombe County Schools professional contract. The scope of work is described herein:

SUMMARY OF PROJECT:

Replacement of the covered pool facility with support spaces on the T.C. Roberson campus. The facility will include a 10-lane x 25-yard tank. Support spaces include restrooms, offices, storage spaces, spectator space and site improvements.

SCOPE OF WORK:

The architectural/engineering services include schematic design, cost control, construction document preparation, bidding and construction administration. See the Zeugner Pool Replacement "Evaluation" for additional information.

PROJECT SCHEDULE:

Design work will begin upon selection and successful contract negotiations, expected to be completed February 3, 2017. Occupancy of the facility is projected for October 1, 2018.

SUBMITTAL REQUIREMENTS:

Five (5) copies of the submittals shall be made in an 8 1/2" x 11" bound hardcopy format. Provide (1) electronic copy in pdf format on CD or flash drive. Limit responses to no more than 16 one-sided or 8 double-sided sheets. Proposals more than 20 one-sided sheets may not be considered. The submittal shall contain no less than the following:

1. Cover sheet title: "Covered Pool Facility for Buncombe County Schools", Date, Firm name and contact information. Link to firm website and/or optional supplementary information.
2. Letter of introduction and interest stating specific project for consideration as defined above.
3. Office, project manager and design team members and/or firms to service the project with bio of firm, team members and licenses and certifications. Flow diagram graphically representing team organization. Lead designer for each specialty must be clearly identified.
4. A list of other projects with client references for which similar work has been performed.
5. Reports or graphic illustrations of similar work performed.

SELECTION SCHEDULE:

Responses to this RFQ are due at NOON on Monday, November 21, 2016.

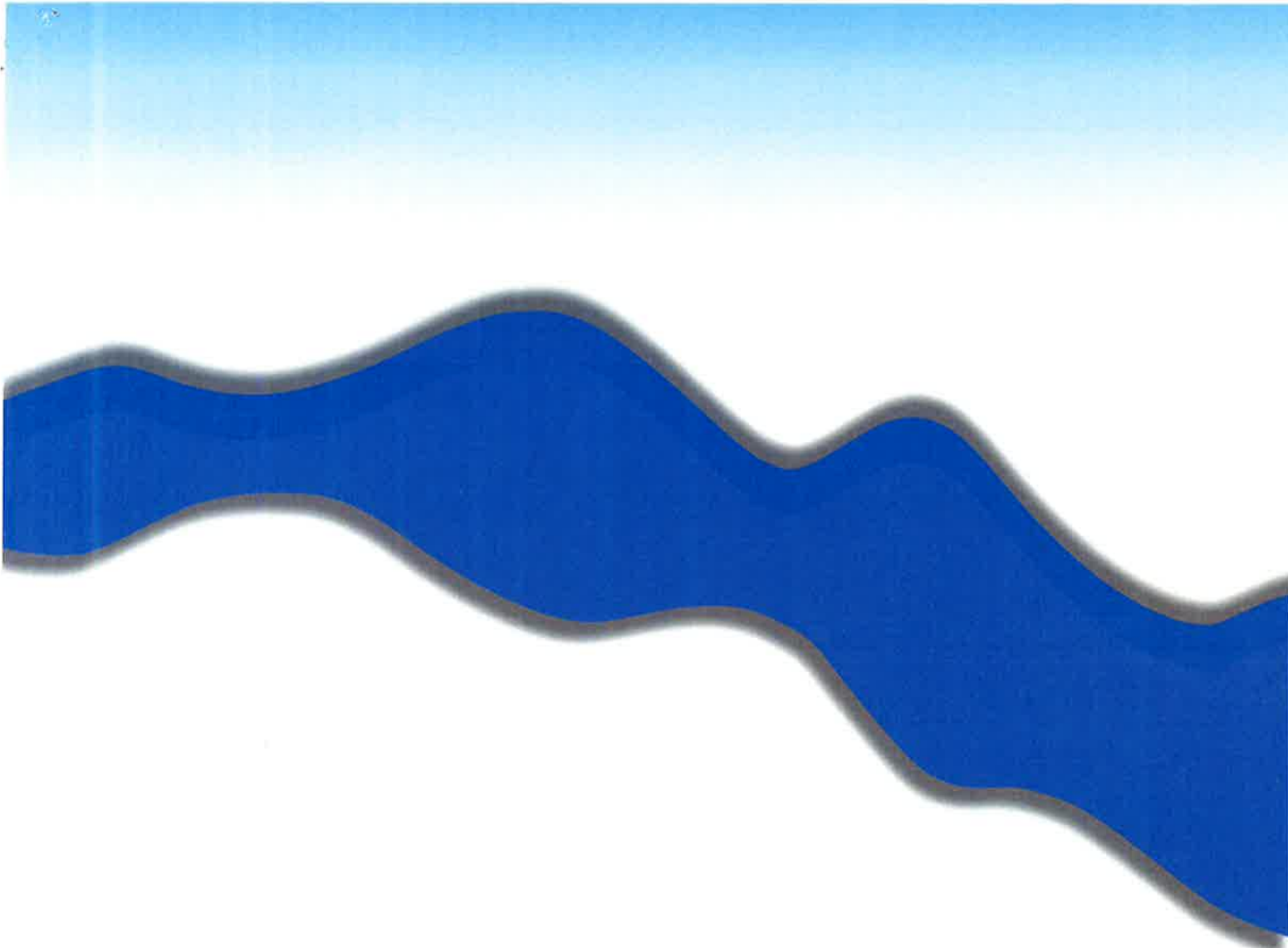
Interviews are not anticipated, however, a shortlist of firms may be requested by the selection committee to submit additional information. Demonstration of experience, qualifications, budget and cost control capabilities and specialized resources will be of interest to the Committee. The selection committee will recommend a designer and two alternates to the Buncombe County Board of Education for the referenced work, followed by negotiations for service fees. If negotiations are not successful, the alternate selection will be contacted.

All submittals, questions and inquiries shall be sent to:

Tim Fierle, AIA
Director of Facilities
Buncombe County Schools
175 Bingham Road
Asheville, NC 28806
Phone: 828-255-5916
Email: tim.fierle@bcsemail.org

Under no circumstances shall contacts be made with other Buncombe County Schools' personnel or members of the Buncombe County Board of Education regarding this Request for Qualifications and selection process.

End Request for Qualifications: Design Team Services for Covered Pool Facility for Buncombe County Schools



Zeugner Pool Replacement “Evaluation”

Submitted September 2016





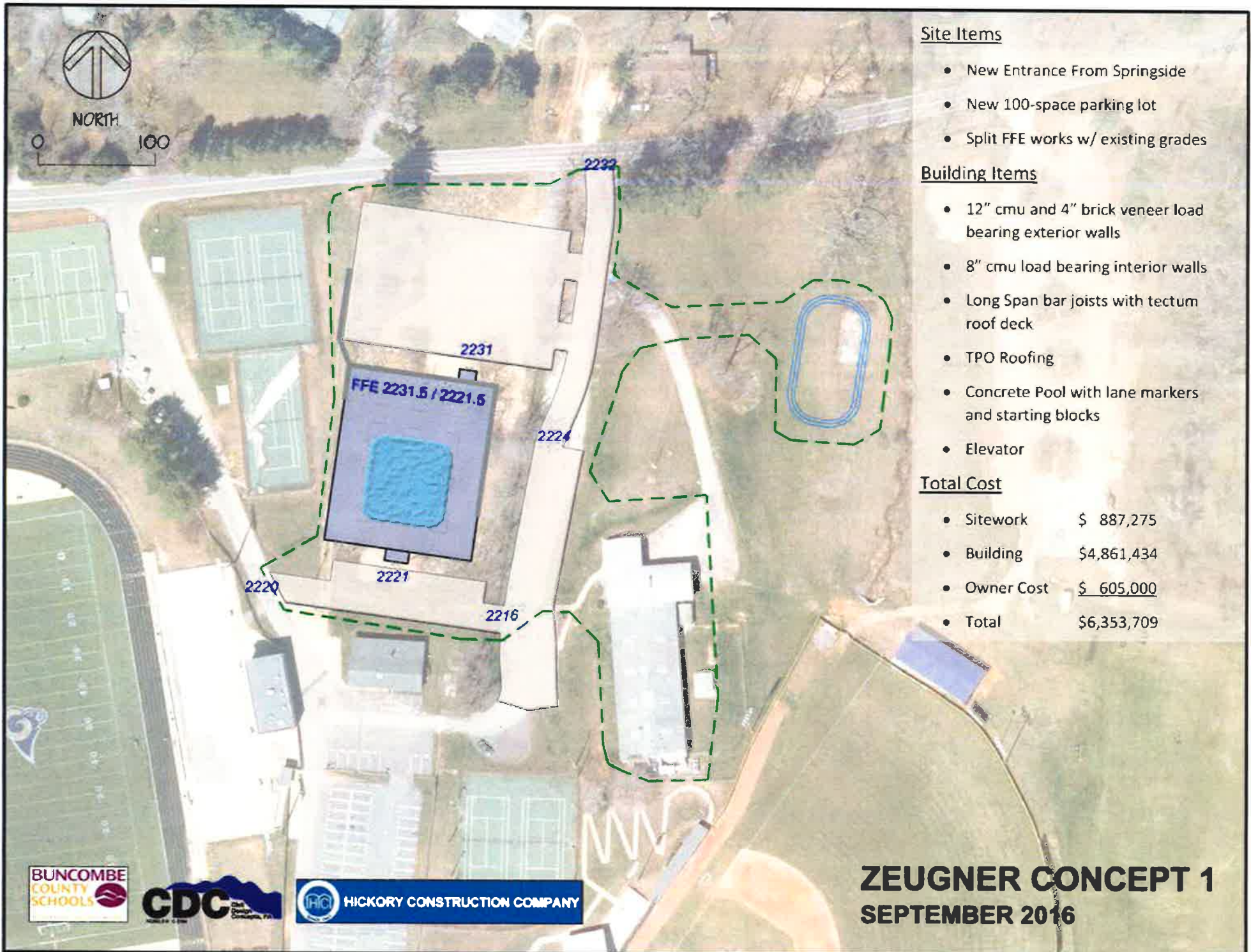
Goal

Evaluate multiple conceptual layouts to determine the most cost effective replacement of Zeugner pool adjacent to T.C. Roberson High School and summarize key items to note.

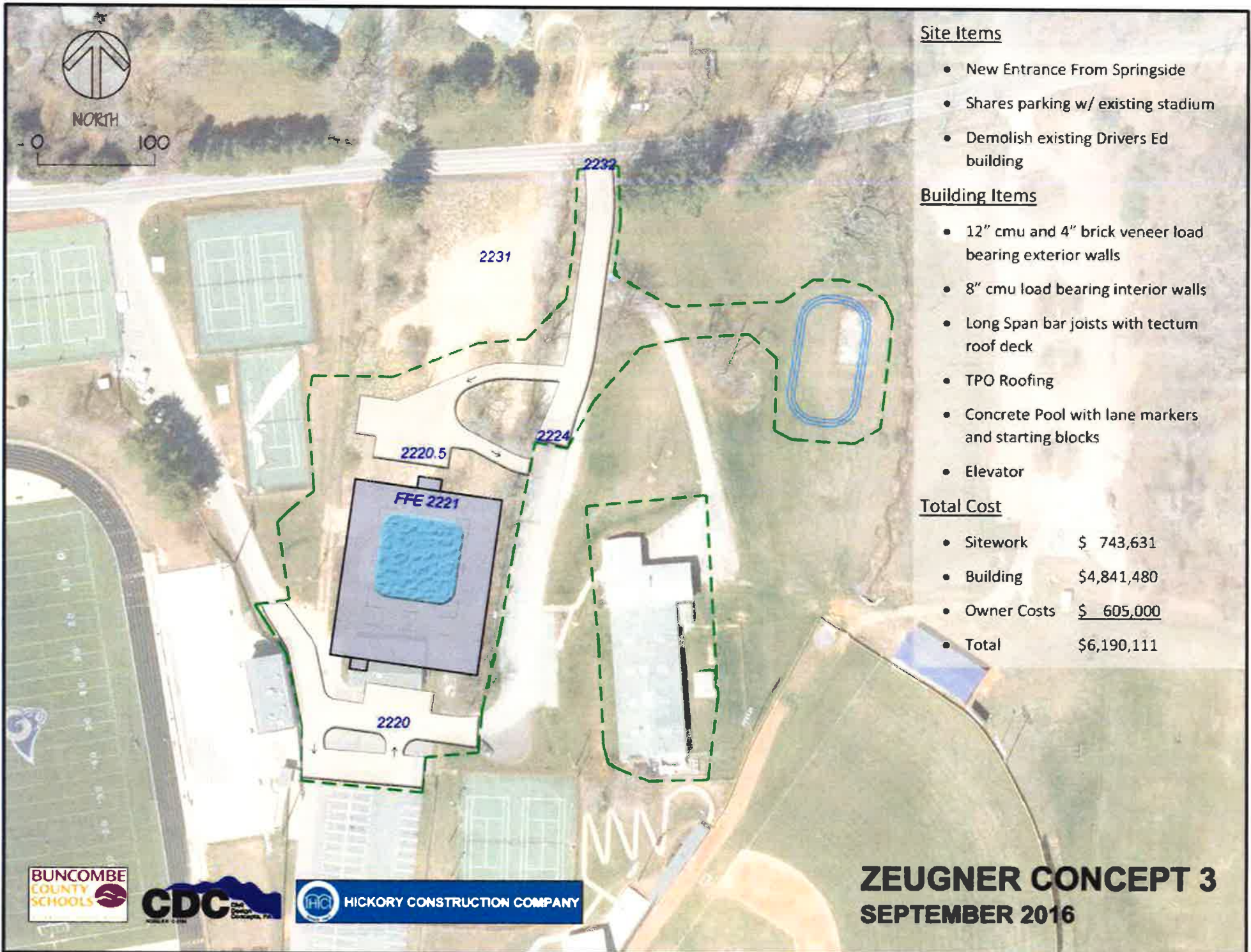


Zeugner Pool Replacement Feasibility 102 Springside Rd Asheville, North Carolina

Mailing Address: P.O. Box 5432, Asheville, NC 28813
168 Patton Avenue Asheville, NC 28801 52 Walnut Street Ste. 9, Waynesville, NC 28786
Phone 828-252-5388 Fax 828-252-5365 Phone: 828-452-4410 Fax: 828-456-5455







Site Items

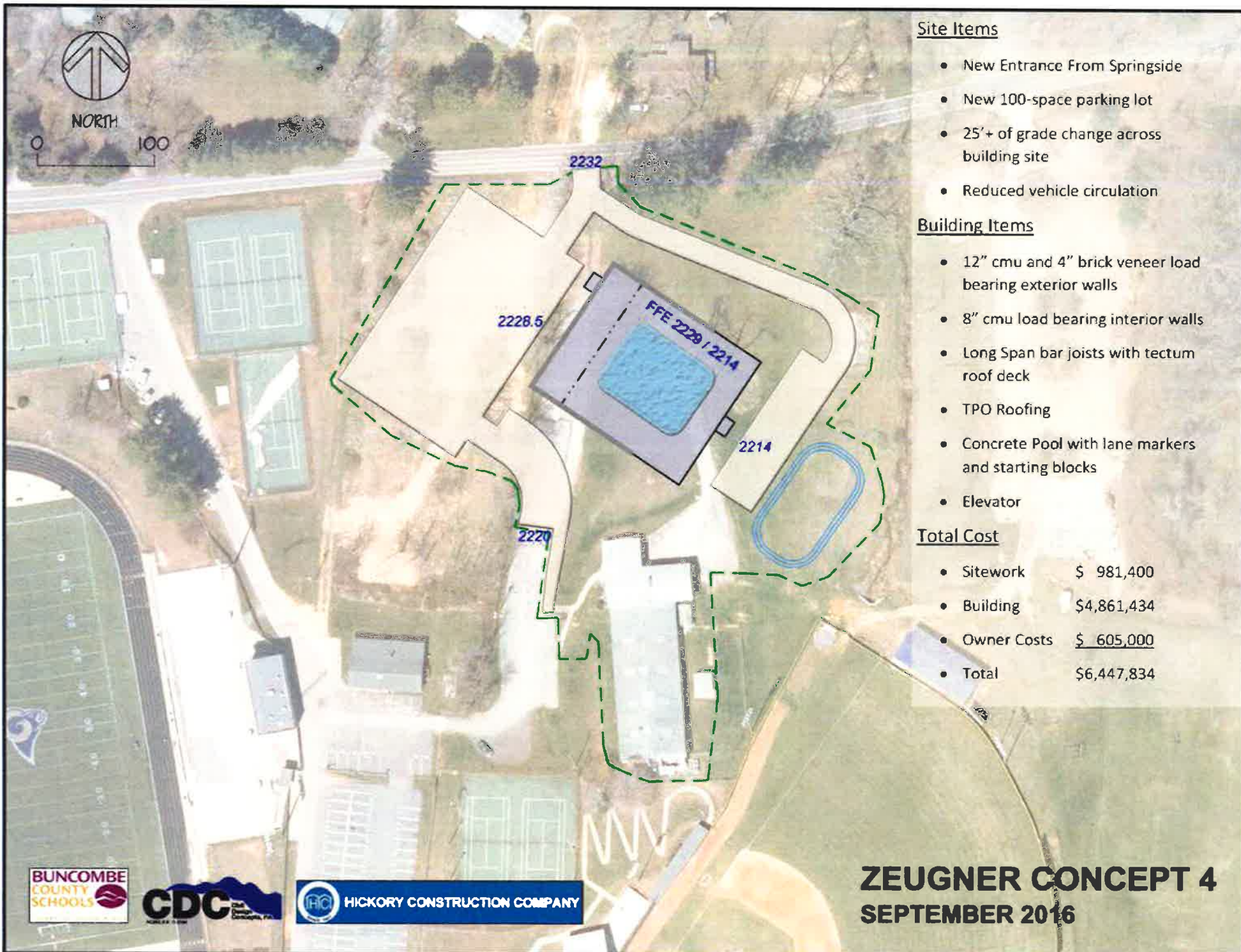
- New Entrance From Springside
- Shares parking w/ existing stadium
- Demolish existing Drivers Ed building

Building Items

- 12" cmu and 4" brick veneer load bearing exterior walls
- 8" cmu load bearing interior walls
- Long Span bar joists with tectum roof deck
- TPO Roofing
- Concrete Pool with lane markers and starting blocks
- Elevator

Total Cost

- | | |
|---------------|-------------------|
| • Sitework | \$ 743,631 |
| • Building | \$4,841,480 |
| • Owner Costs | <u>\$ 605,000</u> |
| • Total | \$6,190,111 |



Construction Cost Summary



Concept 1



Concept 2



Concept 3



Concept 4

Site	\$887,275	\$959,150	\$743,631	\$981,400
Building	\$4,861,434	\$4,841,480	\$4,841,480	\$4,861,434
Owner*	\$605,000	\$605,000	\$605,000	\$605,000
Total	\$6,353,709	\$6,405,630	\$6,190,111	\$6,447,834
Alternate I	\$6,045,809	\$6,097,730	\$5,882,211	\$6,139,934
Alternate II	\$6,485,709	\$6,537,630	\$6,322,111	\$6,579,834

Alternative I (Deducts \$307,900)

Pre-Engineered Metal Building includes:

- Clear Span Frame
- Standing Seam Roof
- Exterior walls to be Masonry
- Exposed Steel to have epoxy paint

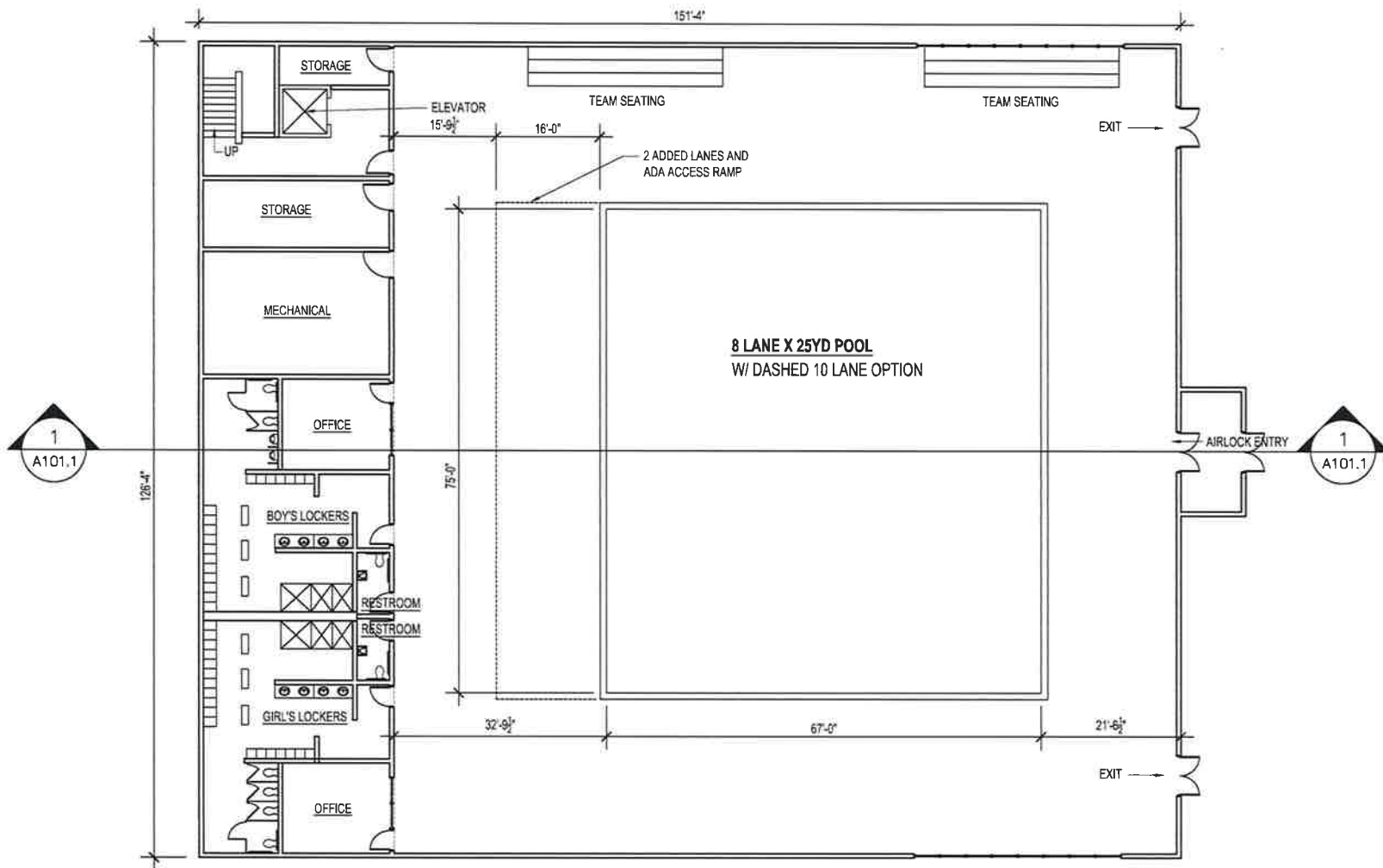
Alternative II (Additional \$132,000)

- Two additional swimming lanes

*Owner costs includes Design Fees, Impact Fees, Geotech, Test and Balance and Commissioning.

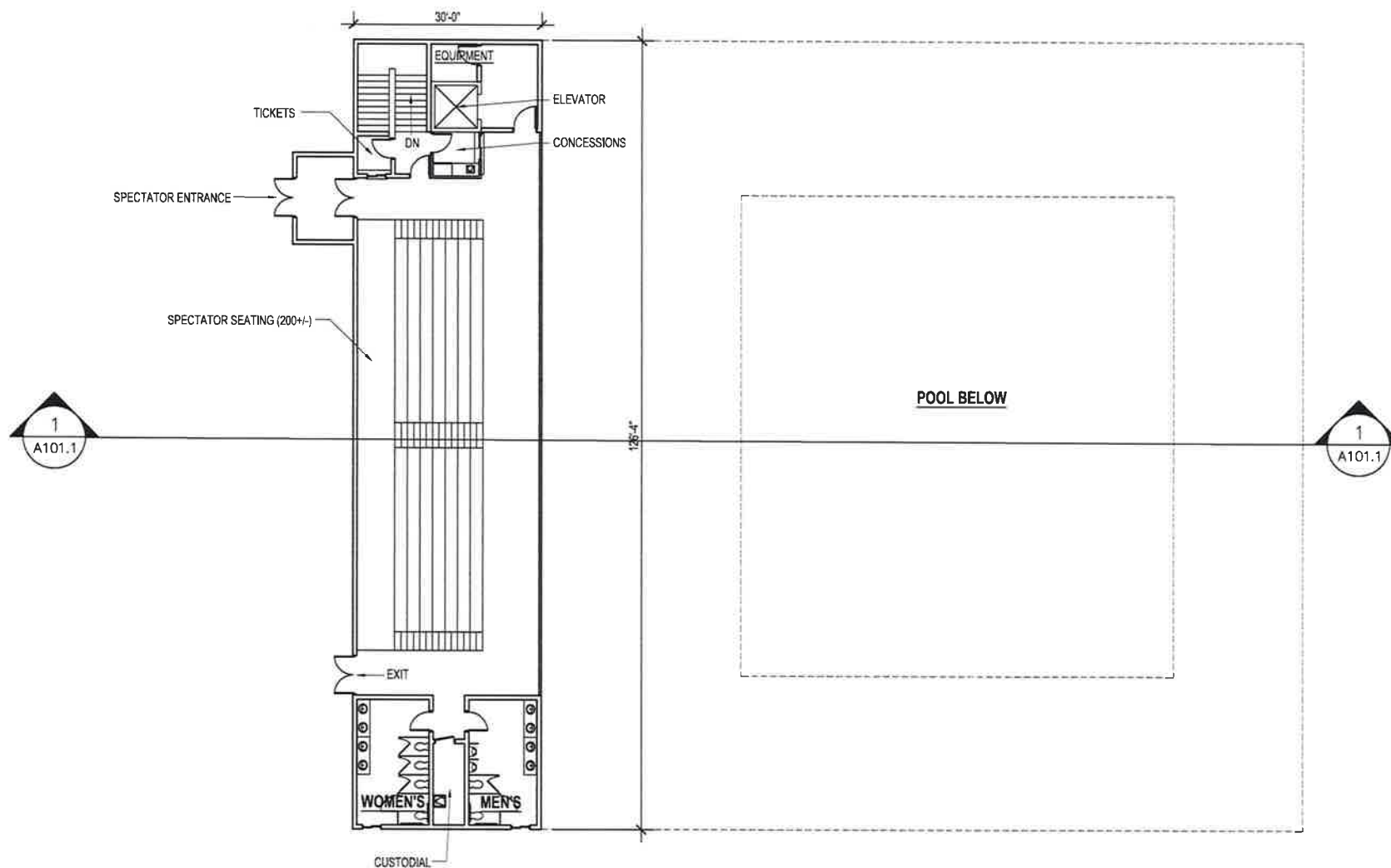
Construction Schedule

Design	4 months
Permitting	3 months
Construction	12 months



1 POOL LEVEL FLOOR PLAN
1/16" = 1'-0"

POOL/LOWER LEVEL CONDITIONED SPACE= 19,118 SQ FT
SPECTATOR/UPPER LEVEL CONDITIONED SPACE= 3790 SQ FT
TOTAL CONDITIONED SPACE= 22,908 SQ FT



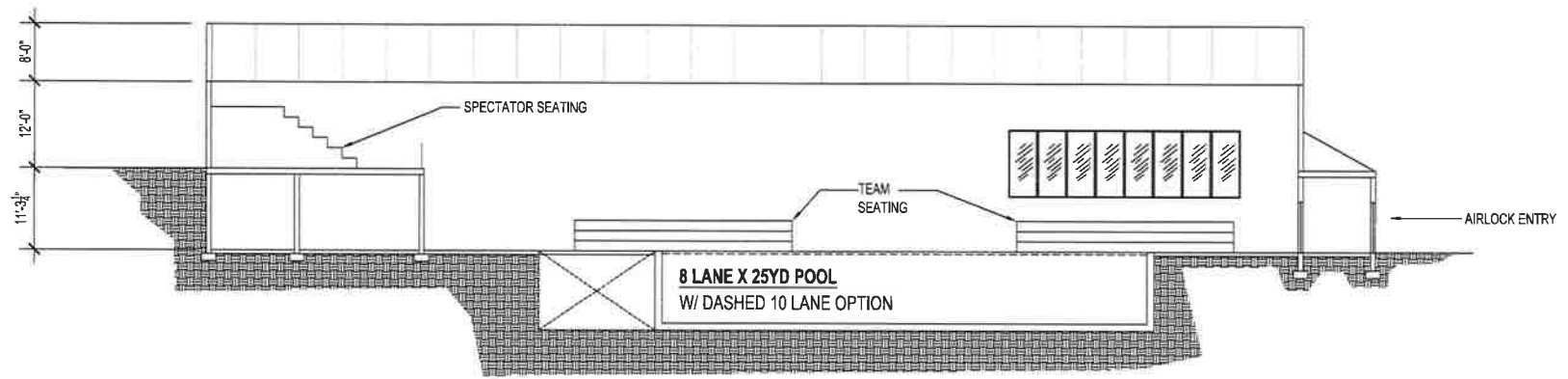
1 SPECTATOR LEVEL UPPER FLOOR PLAN
1/16" = 1'-0"
SPECTATOR/UPPER LEVEL CONDITIONED SPACE = 3790 SQ. FT.

**UPPER
FLOOR PLAN
A102.2**

DESIGNED BY: TMF
DATE: MAY 25, 2016

PROJECT CODE:
XXX

FOR REVIEW ONLY



1 LONGITUDINAL BUILDING SECTION
1/16" = 1'-0"

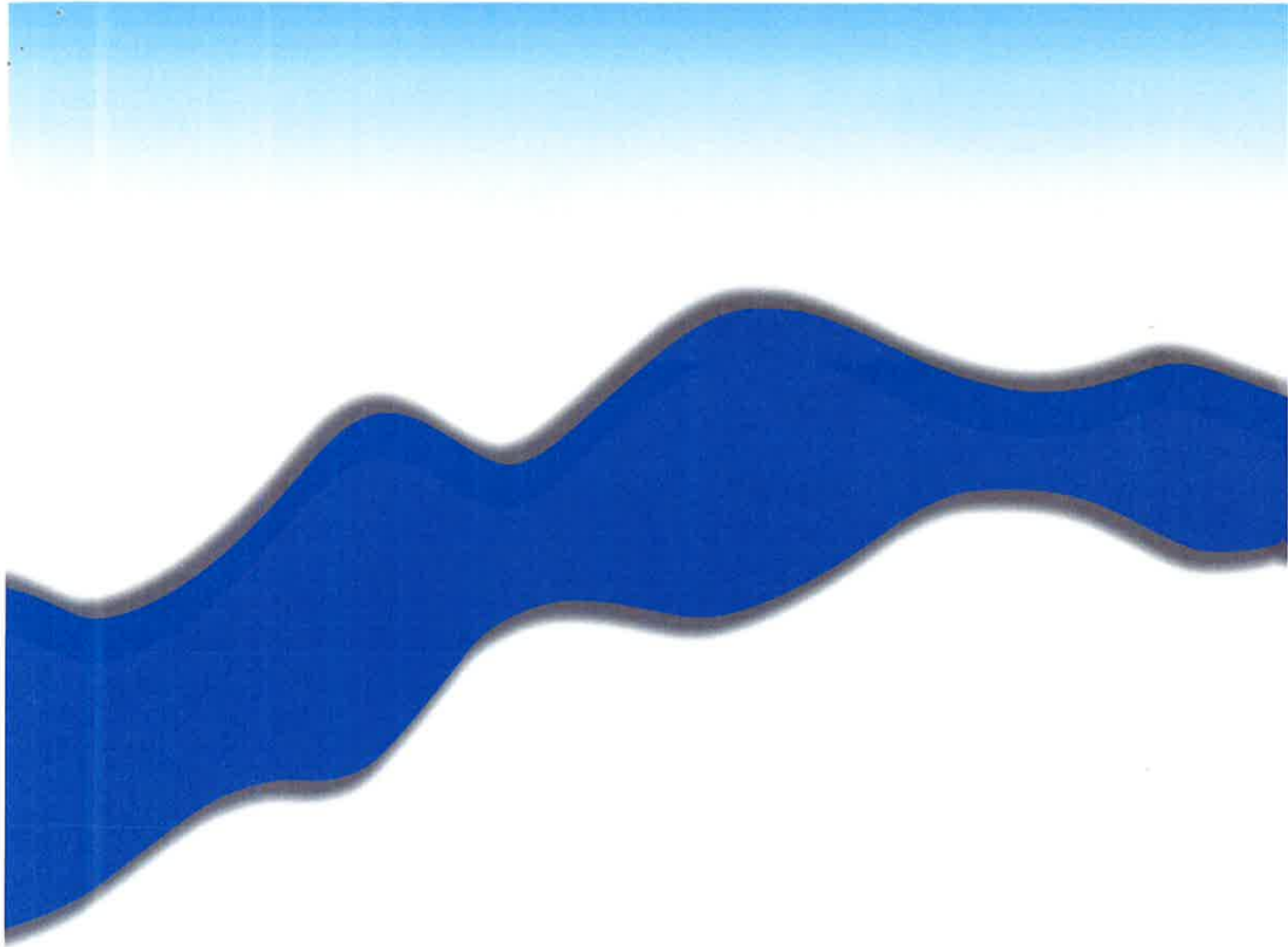
FOR REVIEW ONLY

BLDG.
SECTION

A101.1

DESIGNED BY: TMF
DATE: MAY 25, 2016

PROJECT CODE:
XXX



Asheville Office • 828.252.5388
168 Patton Avenue Asheville, NC 28805

Waynesville Office • 828.452.4410
52 Walnut Street, Suite 9 Waynesville, NC 28786

www.cdngo.com

Zeugner Pool Replacement Timeline

[illegible]