

Department of General Services / Construction

River District Permanent Firehouse #44

Charlotte Fire Department plans to build a mass timber all-electric infill 2-story, 3-bay firehouse to manage response volumes in the newly developed River District. The facility will be approximately 14,600 square feet. The building is proposed to be located on Dixie River Road, near the future Catawba Crossing, and the parcel ID number is 14128101, parcel 3. The city is planning to utilize the Progressive Design-Build delivery system, city sustainability guidelines, city building standards, specifications, and past firehouse plans as a guide to meet the needs of the fire department. The city has completed the selection process for an Owner's Advisor to assist with the procurement selection process for a design-build team.

Details

Posting Number	2024-Q2(Apr-Jun)-DGS-14057
Anticipated Posting Date	2024-06-28
Commodity Code(s):	90600, 91200

Requirements

Last Updated: 04/10/24

Insurance Requirements

The City requires the awarded vendor(s) to obtain and maintain the following insurance coverage types:

- ☒ Constructions Bonds-For bidding, payment, completion of construction projects
- ☒ Errors & Omissions / Professional Liability-For negligence or failure to perform in a professional capacity
- ☒ General Liability-For bodily injury or property damage, arising from products, premises, completed work, personal & advertising injury
- ☒ Workers Compensation-For lost wages and medical expenses of injured workers

Bonding Requirements

The City plans to require the following bond(s) for this solicitation:

- ☒ Bid Bond-City required Bond to ensure that vendors do not retract bids from the time they submit a bid until the contract has been executed.
- ☒ Payment Bond-City required Bond to ensure that subcontractors and/or suppliers are paid for any work performed.
- ☒ Performance Bond-City required Bond to ensure satisfactory completion of a project by the vendor.

Subcontracting Opportunities

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Under a Progressive Design-Build delivery system the Design-Build team will pre-qualify subcontractors under individual construction packages giving them the opportunity to bid under the Design-Build contract. This will not be a typical Design-Bid-Build project that's normally publicly bid.

Estimated Total Value

The total project value is anticipated to be:

☒ \$10,000,000+

Utilization

The City anticipates setting goals for the following types of subcontractor utilization:

- ☒ SBE-Small Business Enterprise
- ☒ MBE-Minority Business Enterprise
- ☒ WBE-Women Owned Business Enterprise

Contract Term

The term of the project is anticipated to be:

☒ Through Project Completion

Special Notes

The City's General Services Department is embarking on its second design-build project in vertical construction. This project is intended to be implemented via a progressive design-build delivery method in conformance with North Carolina General Statute 143-128.1A, and consistent with the Design-Build Institute of America (DBIA) best practices for design-build generally, and progressive design-build specifically.

The city will issue an RFQ and will select a design-build team based on qualification and experience.

For Questions, Contact:

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