

REQUEST FOR QUALIFICATIONS

OWNER'S ADVISOR FOR 100 MGD RESERVOIR AND ASSOCIATED INFRASTRUCTURE

DESIGN BUILD PROJECT

LOWER CAPE FEAR RIVER WATER AND SEWER AUTHORITY

LELAND, NORTH CAROLINA

GENERAL

Lower Cape Fear Water and Sewer Authority (LCFWASA) desires to contract a professional engineering firm to act as Owner's Advisor for a new 100 MGD Reservoir. LCFWASA Serves Brunswick, Bladen, Pender, New Hanover Columbus Counties, and the City of Wilmington. As the largest regional water system in Eastern North Carolina, the Authority's primary role is to provide raw water from the Cape Fear River to supply treatment facilities serving over 550,000 customers.

LCFWASA received state funding to acquire land and perform preliminary engineering and design for a 100 mgd reservoir. The Owner's Advisor (OA) must work to align the owner's priorities throughout the course of the initial project (60% design) and the actual construction and full design. The Owner's advisor must be prepared to help the Owner develop a detailed Owner's Project Criteria designed specifically to meet the Owner's needs and to manage project risk. These services may include criteria development, design administration, review of equipment and material specifications, review of project costs, commissioning and other applicable support functions and services. The OA must work with the Owner to customize services to most effectively match the project's requirements and the Owner's needs, allowing the scope of work to be tailored to provide services that are necessary to supplement the Owner's existing project staff's availability. The Owner's advisor shall have thorough knowledge and expertise with all components of reservoir design associated infrastructure as well as have a vast understanding of Design Build. OA should also understand all requirements and rules for State Revolving Loan Funding.

The selected consultant will provide engineering services generally as follows:

1. The consultant will assist LCFWASA with developing the owner's project criteria for an initial design-build agreement for a new reservoir using the Design Build Institute of America (DBIA) approach outlined by DBIA 520 Agreement.
2. The consultant will attend design build project meetings and assist LCFWASA with review of submittals, schematics, cost reports, maintain an overall project schedule, and review the 60% design documents to confirm specifications and project scope is met.
3. The Owner's Advisor shall have strong design, project cost and schedule background to be able to evaluate the Design Builders proposal, provide independent cost estimating and validate the overall proposal meets the owners project criteria.
4. The Owner's advisor shall assist with the coordination and administration of State Funding requirements.
5. Construction administration and observation services during the construction phase of the project will be provided under a separate amendment during the time of construction award.

Consulting services are expected to extend throughout the design build process.

SUBMISSION OF QUALIFICATION STATEMENT/PROPOSAL

Consulting engineering firms are invited to submit a Statement of Qualifications and Proposal to the LCFWASA offices to be received no later than 2:00 pm on May 21, 2026. Submittals received after this deadline will not be considered.

Statement of Qualifications shall be sent to:

Lower Cape Fear Water and Sewer Authority
Attention Tim Holloman, Executive Director
1107 New Pointe Blvd, Suite 17
Leland, NC 28451

Director@lcfwasa.gov

SOQ's shall be limited to 25 pages or less, excluding resumes and appendices.

All proposals will be evaluated by a selection committee team consisting of LCFWASA directors and partner representatives.

One firm will be selected from this request for qualifications. Firms shall submit five (5) written copies and one (1) electronic file of their statement of qualifications for consideration. Information submitted shall be in compliance with N.C.G.S. 143-64.31 through 64.34 (aka Mini Brooks Act). **CONSULTANT SELECTION**

LCFWASA will follow a qualifications-based selection process. Consultants must demonstrate their level of competence and qualification, and each sub-consultant's level of competence and qualification, with respect to the listed evaluation factors for the services needed.

SOQ's will be evaluated on the following three (3) considerations and the level of importance for each consideration. The SOQ shall be formatted consistently with the evaluation consideration. Criteria shown under each of the three (3) considerations are to be addressed in the SOQ. Consultants may provide additional information as necessary.

1. Project understanding and approach (45%)
 - a. Understanding of the project
 - b. Approach for the work and to keep the project on schedule and on budget
 - c. Description of the owner's consultant team's quality control program
 - d. Experience with Federal and/or State Grant programs
2. Relevant firm experience with Design Build projects (30%)
 - a. Projects of similar size and scope
 - b. References and descriptions of similar projects
 - c. Record of project success as an Owner's Advisor
3. Overall staff experience proposed for this project (25%)
 - a. Principal in charge of the project
 - b. Individual team members for each discipline and relevant experience
 - c. Location of each team member to facilitate efficient project execution

A more detailed scope of work and fee schedule will be negotiated with the best qualified firm. If negotiations are not successful with any selected firm, LCFWASA will terminate negotiations with that firm and initiate negotiations with the next qualified firm.

REQUIREMENTS

Qualifying Statements shall include:

1. Firm name, address, telephone number, fax number, email address and contact person(s).
2. Year in which the firm was established and any former names under which the firm operated.

3. Qualifications and experience of personnel who would be performing owner's advisor services for the project(s) by providing:
 - a. A list of projects demonstrating experience/understanding of similar reservoir projects to include:
 - i. a summary of the scope and type of services performed,
 - ii. the owner of the project, and
 - iii. owner contact reference name, phone number and email for the project
4. A description of the team's understanding of design-build delivery or other alternative delivery methods
5. A description of the team's experience with design-build delivery projects and meeting established schedule milestones
6. Discuss project understanding and project approach
7. The following criteria will be deemed necessary for selection:
 - The firm must meet the following insurance requirements. Workers' Compensation may be waived if firm has no employees.
 - General Liability \$1,000,000 per occurrence/\$2,000,000 aggregate. Authority must be additional insured.
 - Workers' Compensation \$500,000/\$500,000/\$500,000
 - Auto Liability Insurance \$1,000,000 per occurrence combined single limits applicable to claims due to bodily injury and/or property damage
 - Professional Liability not less than \$1,000,000 per loss.
 - A firm wishing to be considered must be properly registered with the Office of the Secretary of State.

The selection of an engineering firm will be handled in accordance with the following process:

1. Submission by the firm of a Qualification Statement by no later than June 25, 2026, at 2:00 pm.
2. LCFWASA will select up to one firm to provide the engineering service based on the criterion stated in this notice and other relevant materials that may be submitted by applicants.

NOTIFICATION

The selected firms will be notified by telephone and/or email.

LCFWASA reserves the right to reject any and all of Proposals.