

PUBLIC NOTICE

Public Notice is hereby given that the State of Delaware, Office of Management and Budget, Division of Facilities Management (“OMB/DFM”) is issuing this Request for Qualifications (RFQ) from all interested parties to provide Design/Build (D/B) services for **Project MJ1002000083 – 704 N. King Street Renovation**. Submissions will be received by way of the Bonfire Portal at <https://DFM.bonfirehub.com>. Interested teams should provide a response in accordance with the directions and information provided. Respondents should include teams consisting of Delaware licensed/registered contractors and architectural/engineering firms. The number of firms comprising the team is not being mandated, but the final contract will only be signed with one entity.

Project Description

The structure at 704 N. King Street, Wilmington, DE, has recently been acquired by the State of Delaware. The structure has six stories of tenant space consisting of a total of approximately 93,300 sf. It also contains an elevator penthouse and a lower level loading/unloading area and adjacent mechanical/electrical/utility area accessible at street level from Walnut Street. The first floor, accessible on the west side via the roof deck of an adjacent underground parking garage, is currently occupied, and this tenant will remain in the structure throughout the duration of the project. The top five levels of the structure are vacant. The main goal of the project is to renovate the entire structure for office space for future occupants.

The structure is concrete columns and beams and precast concrete slabs with a precast concrete façade containing approximately 300 openings for fixed windows and doors. The footprint of the structure is approximately 128’ x 121.5’. The existing roof is low slope and ballasted. The core of the structure contains three elevators, two stairwells, restrooms, and mechanical rooms. The overall arrangement of this core area is expected remain essentially unchanged. Some of the floor levels have various wall partitions, while some levels are wide open.

Refer to the Project Information Manual for more detailed information.

The goal of this RFQ is to determine a select group of DB teams that will be eligible to interview for final selection. The number of eligible teams selected for interviews will be a function of the number of teams that respond to this RFQ. The selection process is based on experience and qualifications.

No other information is available concerning this project. Questions regarding this solicitation must be submitted in writing by **Friday, February 14, 2025**. Responses will be posted by **Friday, February 21, 2025**.

Selection Process

For purposes of this RFQ, the Owner’s Representatives have developed a Schematic set of documents, including drawings and specifications, along with a Project Information Manual. The provided information should be the basis for developing a response to the RFQ. No other information about the Project is available at this time. The State will form a committee to evaluate and score the RFQ responses according to the criteria provided. Based on the number of responses received, the State will determine an appropriate number of DB teams to interview for the final selection.

Please see Submission Requirements and Supplementary Information section of the Project Information Manual for the required information to be submitted and the selection criteria to be utilized. See scoring sheet to be utilized for selection.

Submission Requirements

The Division of Facilities Management will accept submission of qualifications until **3:00 p.m. on Friday, February 28, 2025**. In addition to the electronic submission required through the software platform, please

provide five (5) hard copies of your proposal by 3:00 p.m. on Monday, March 3, 2025. Respondents bear the risk of late submissions. Submission of hard copy proposals shall be directed to:

Jerry Platt, P.E.
Division of Facilities Management
Haslet Armory
122 Martin Luther King Jr. Blvd. South
2nd Floor
Dover, DE 19901

The Division of Facilities Management reserves the right to accept or reject any or all proposals and waive any requirements of this RFQ.

END OF PUBLIC NOTICE