

# North Carolina Children's

Request for Qualifications (RFQ)  
- Commissioning Agent -

---

## ***North Carolina Children's Campus***

---

Date of Issuance:

**March 13, 2026**

North Carolina Children's  
Real Estate, Development & Facilities  
Morrisville, North Carolina

**PURPOSE OF RFQ:**

North Carolina Children's (NCC) is seeking a Commissioning Agent to provide Preconstruction and Construction phase services for the North Carolina Children's Campus in Apex, NC. This Request for Qualifications (RFQ) invites submissions from firms interested in pursuing the project described herein. Responses will be evaluated based on qualifications, and a shortlist of candidates will be selected to advance to the next phase of the process.

SECTION 1 - Overview and Project Description

SECTION 2 - Selection Criteria

SECTION 3 - Submission Requirements

SECTION 4 - Selection Process Timeline

## SECTION 1 | OVERVIEW & PROJECT DESCRIPTION

---

NCC is in the planning phase for the new North Carolina Children’s Hospital Campus, a transformative project aimed at advancing pediatric health across the state and region.

As the first freestanding children’s hospital in North Carolina, this flagship facility will deliver top-tier care to children and families without requiring them to travel out of state. Designed to become one of the nation’s leading pediatric hospitals in both clinical excellence and academic scope, it will also include cutting-edge child and adolescent psychiatry services. NCC is currently seeking a Commissioning Agent (CxA) partner for MEP systems to support this landmark initiative.

The project is comprised of the following buildings integrated within a unified campus:

- 1) A 500-bed pediatric hospital
- 2) A 70-bed pediatric inpatient behavioral health hospital that includes outpatient services
- 3) A comprehensive medical office building that includes an ambulatory surgery center
- 4) An administrative office building
- 5) Central utility plant

The selected Commissioning Agent will initially be engaged for preconstruction services only. The scope of these services shall encompass the full campus development, including sitework and all of the buildings listed above. The intent, dependent upon the successful completion of the preconstruction phase services by the Commissioning Agent, would be to negotiate a Lump Sum for the Commissioning of the pediatric hospital building and central utility plant portions of the project. The construction of the behavioral health hospital, medical office building, and administrative office building may be subject to separate selection processes.

Anticipated key milestone dates for the execution of the project are:

Commencement of design:	February 2026
Award CxA preconstruction contract:	May 2026
Commence siteworks:	Q3 2027
Commence hospital construction:	Q4 2027
Complete hospital construction:	Q4 2032

## SECTION 2 | SELECTION CRITERIA

---

NCC intends to engage a highly qualified and experienced commissioning firm to support the development of the North Carolina Children’s Campus. The selected firm will be expected to work collaboratively with NCC leadership, project stakeholders, design professionals and other consultants/vendors, demonstrating a commitment to excellence, responsiveness, and a strong service ethic.

Responding firms should demonstrate a proven history of commissioning similar projects, particularly within complex, multi-stakeholder healthcare environments. Submissions will be evaluated by a Selection Committee based on the following criteria:

- **Relevant Experience:** Demonstrated success in providing MEP CxA services for projects of similar size, scope, and complexity, particularly within pediatric, behavioral health, and ambulatory care environments.
- **Team Qualifications:** Strength and qualifications of the proposed team, including key personnel's experience, availability, and capacity to complete the requested services.
- **Methodology and Approach:** Thoroughness of the proposed commissioning plan, including design review, functional testing, and systems integration approach.
- **Technical Capabilities:** Capabilities in document review and preparation, pre-functional testing, and equipment training to optimize cost and project schedule.
- **Client References:** Positive references from previous clients on comparable projects.
- **North Carolina Presence:** Preference, where appropriate to project scope, will be given to firms who have a significant presence, and do business in North Carolina.
- Firms will be selected based on demonstrated competence and overall qualifications for the project outlined in this RFQ. Given the complexity of this project, responsiveness and the ability to maintain close collaboration with NCC and the design team throughout the duration of the project are essential.

### SECTION 3 | SUBMISSION REQUIREMENTS

---

***Firms responding to this Request for Qualifications (RFQ) must provide the following information in the order outlined below. Brevity and clarity are encouraged.  
(All submissions should be limited to 30 pages)***

#### **1) Cover Letter**

Please include the following details:

- i. Name, mailing address, phone number, and email for the primary contact
- ii. Legal name of the firm
- iii. Headquarters and all office locations
- iv. Office from which services for this project will be performed
- v. Legal business status (e.g., corporation, partnership, JV, LLC)
- vi. Number of years in business
- vii. Annual volume of commissioning work for the past 5 years
- viii. Annual volume of healthcare commissioning work for the past 5 years

*\*If firm intends to partner with another firm or other firms for the delivery of this project, provide the above information for all firms.*

#### **2) Prior Experience**

Please describe the firm's recent experience relevant to this project. Provide examples of 3-5 similar projects. Include brief project profiles with project reference contact information for each profile. Place emphasis on projects managed by the key personnel proposed for this project. Project information shall include:

- i. Project name
- ii. Image(s)
- iii. Description
- iv. Architect of Record
- v. Square Footage
- vi. Construction Cost
- vii. Schedule duration
- viii. Date of completion
- ix. Commissioning Role (design, construction, turnover)
- x. Types of systems Commissioned
- xi. Owner Contact Information (directly involved in project)
- xii. Key staff involved (indicate their role, confirm if the key staff member is currently employed at the firm)

### 3) Key Personnel Information

- a. Identify key individuals proposed for the project. Describe their qualifications, role (during the preconstruction and construction phases), and relevant experience, with emphasis on work performed on similar projects in similar roles.
- b. Resumes of key personnel, including primary office location, should be included in the appendix and will not count toward the page limit.

### 4) Project Team/Capabilities

- a. Describe the firm's experience in the aspects of commissioning across the various phases of a project. Provide examples of projects that were successfully implemented. Identify individuals on the firm's proposed team that have experience with commissioning complex healthcare projects.
- b. Explain the firm's approach to commissioning during design, pre-functional and functional testing, and for mitigating the potential impact to project cost and schedule arising from factors such as coordination of sub-contractors, supply chain disruptions, labor shortages, energy price volatility, and changes in economic policy.
- c. Identify experience in document preparation specifically around operations maintenance plans, commissioning manuals, and functional acceptance testing.
- d. Describe how your team approaches providing training to operations and maintenance personnel.
- e. Describe the firm's quality control procedures.
- f. Provide the firm's licenses and certifications required to perform commissioning services in the state of North Carolina.

### 5) References

- a. **Three Client references:** Including name, project name and contact information.
- b. **Three Architect references:** Including name, project name and contact information.

### 6) Claims and/or Disputes

Describe all instances of project disputes that have resulted in mediation, arbitration, litigation, or any other dispute resolution process during the last five years. For each dispute

or claim, describe the parties involved, the nature of the dispute, and the amount in the dispute. Please provide this information for all such disputes arising out of the firm’s projects, regardless of whether the firm was a party or a witness in the dispute. This information will be kept strictly confidential and used only for the purposes of this selection.

**7) Additional Information**

- a. Any restriction, limitation, or prohibition of use or release of submitted materials must be clearly indicated as proprietary and identified in the submission.
- b. Owner shall not be liable for any costs incurred by respondents in preparation and submission of responses nor for costs related to any element of the selection and contract negotiation process.
- c. The NCC Campus projects will comply with the requirements of the local Authorities Having Jurisdiction and will be governed in accordance with private construction on State land.
- d. The contract form will be a NCC Professional Services Agreement.
- e. All questions should be submitted via email to [ncchildrens\\_RFP@dcinsightllc.com](mailto:ncchildrens_RFP@dcinsightllc.com) by March 27, 2026, 3:00pm ET. A written response will be posted alongside the RFQ.
- f. The deliverable shall be submitted as a minimized PDF electronic file via email to [ncchildrens\\_RFP@dcinsightllc.com](mailto:ncchildrens_RFP@dcinsightllc.com) no later than April 2, 2026, at 3:00 PM ET for distribution to the selection team.

**SECTION 4 | ANTICIPATED SELECTION PROCESS TIMELINE (Subject to Change)**

Date	Event
3/13/2026	RFQ issued
3/20/2026	Questions due: 3:00pm ET
3/27/2026	Question responses issued
4/2/2026	Submissions due: 3:00pm ET
4/15/2026	RFP issued to qualified firms
June 2026	CxA firm selected