



**REQUEST FOR QUALIFICATIONS  
STANLY COUNTY, NORTH CAROLINA  
RFQ NUMBER: 2021-0001**

**1. INTRODUCTION**

Stanly County (hereinafter referred to as “County”) is requesting experienced and qualified firms and organizations to submit a statement of qualifications to provide design-build services associated with the cost engineering and construction of a new, 150’ x 200’ livestock arena facility adjacent to the Agri-Civic Center located at 26032 Newt Road in Albemarle, North Carolina.

The public and private funding stipulations for this project require the County to consider as an essential component of the selection the ability of the respondents to provide demonstrated examples of the firm’s ability to cost engineer and develop creative solutions to funding limitations.

**2. SUBMITTAL INFORMATION**

**2.1 Due Date**

Statements of qualifications shall be submitted no later than 3:00 PM on Friday, July 30.

**2.2 Submit To**

Submit statements of qualifications to the following address:

**Stanly County Manager’s Office  
C/O Andy Lucas  
1000 N. First Street, Suite 10A  
Albemarle, NC 28001  
Phone: (704) 986-3600**

Submit information in a sealed envelope clearly marked with the following:

**Response to RFQ Number: 2021-0001  
Stanly Community Livestock Arena Project  
Stanly County, North Carolina**

### 2.3 Pre-Response Meeting

All potential respondents are invited to a pre-response meeting on Tuesday, July 13 at 9:00 AM at the Stanly County Agri-Civic Center located at 26032 Newt Road, Albemarle, NC 28001. The meeting will give firms the ability to ask questions about the project, seek clarification regarding budget limitations and gain more insight regarding the County's expectations for the project.

## 3. PROJECT OBJECTIVES

The delivery method for this construction project will be design-build, with a guaranteed maximum price and a single prime design-build agreement between the County and the identified design-build contractor. The prime design-build contractor will be expected to fulfill the terms of the design-build contract through the delivery of a finished, fully usable, operational and code compliant facility that satisfies the County's project requirements.

## 4. PROJECT SITE

The project site is adjacent to the County's current Agri-Civic Center facility located at 26032 Newt Road. Below please find a map of the approximate site for the project and a facility rendering.



## Arena Project Stanly County Agri-Civic Center



### 5. PROJECT SCOPE

The project and current design calls for a 150' x 200' livestock arena with a covered bleacher section. As part of the cost engineering, the selected firm may propose a smaller facility expandable to 150' x 200' in the future. The facility must be at least 80' x 150' to encourage event flexibility.

Plans are for a multi-use facility that can house not only livestock shows for school age children in our community but also event space for livestock producers, machinery shows, wine festivals, equestrian events, weddings, receptions, catered affairs, religious related events, trade show exhibitions, concerts, recreational activities and more.

#### 5.1 Design Criteria

a. The design of the facility including architectural, civil, structural, mechanical, electrical and plumbing has already been completed by Pinnacle Architecture. Upon request, these plans can be reviewed.

The selected firm will need to coordinate with the architect of record and develop cost engineering and other creative solutions to bring the project into the pre-identified, not to exceed project budget.

b. The current building design calls for a pre-engineered metal building and roof system for the arena and bleachers and a separate roofing system for the commons areas such as the ticket office, concession stand and restroom facilities.

## 5.2 Inclusions

- Cost engineering of existing design including architectural, civil, structural, mechanical, electrical and plumbing
- Full construction of the facility and associated parking areas
- Project management
- Supervision
- Building permit and zoning fees
- Insurance
- Material testing costs
- Performance and payment bond
- Utility system connection or extension fees
- Layout and field engineering
- Plumbing system complete from water tap and bore to operational including connections to owner furnished equipment
- Mechanical system complete
- Electrical system complete as defined by area
- Window treatments in ticket office
- Trench rock and mass rock have been identified and quantified, but opportunities may exist to re-evaluate the design stipulations as part of the cost-engineering process

## 5.3 Exclusions and Clarifications

- Design including architectural, civil, structural, mechanical, electrical and plumbing
- Assumes all existing utility lines can be tapped without issues
- Several hundred feet of PVC pipe has been donated for the project for storm water, sewer and water connections
- Special inspections for code officials
- Owner furnished equipment and furnishings (connections have been included)
- Panels, gates and other equipment required in the arena facility
- Receiving and setting Owner furnished equipment

## 6. PROJECT BUDGET

The total budget for all relevant and necessary design-build services for the construction project has been established at \$2.9 million. Costs include construction related expenses, cost engineering upon design review, pre-construction and construction related services, testing services, public jurisdiction fees and charges, and all professional service fees, costs and expenses necessary build and deliver a fully complete and operational project to the County.

The County is specifically interested in working with a General Contractor that can provide a cost efficient and functional facility. The County is extremely cost sensitive and seeks to identify a General Contractor with the demonstrated ability to creatively cost engineer projects without compromising functionality.

## **7. PROJECT SCHEDULE**

It is the County's goal to obtain a certificate of occupancy for the facility prior to December 30, 2022.

## **8. STATEMENT OF QUALIFICATIONS CONTENT**

- 8.1 Each design-builder that responds to the RFQ (hereinafter referred to as "Respondent") must include a list of the licensed contractors, licensed subcontractors whom the design-builder proposes to use for the project's design and construction. The list should include the company's legal name, primary office location, years of experience and a contact person for each firm.
- 8.2 Respondents must include a list of similar projects performed under a guaranteed maximum price arrangement and the scope completed in the past 48 months including location, client's name and a contact person for references.
- 8.3 Respondents shall include a list of all projects completed specifically within Stanly County in the past 48 months.
- 8.4 Respondents shall demonstrate the current financial capacity of the organization and proposed subcontractors as well as scheduling and staffing capacities to meet the established project schedule.
- 8.5 Respondents must address their proposed project approach including, but not limited to innovative concepts and program design elements to minimize the time and cost it takes to cost engineer, permit and deliver the facility.
- 8.6 Respondents must address quality control and what steps and measures will be taken to ensure the building is engineered and constructed in a cost effective and satisfactory manner.
- 8.7 Respondents shall provide a list of current and projected project workloads and address how the Respondent will prioritize completion of the proposed project.
- 8.8 Respondent shall certify to the governmental entity that each licensed design professional who is a member of the design-build team, including sub-consultants,

was selected based upon demonstrated competence and qualifications in the manner provided by NCGS 143-64.31.

## **9. RESPONDENT'S RESPONSIBILITIES**

It is the Respondent's responsibility to meet the entire intent of these specifications. Respondents shall carefully examine the terms of this document and shall judge for themselves all the circumstances and conditions affecting their proposal. Failure on the part of any Respondent to make such examination and to investigate thoroughly shall not be grounds for any declaration the Respondent did not understand the terms and conditions herein. The County shall not be liable for any costs associated with the preparation, transmittal or presentations of any response or materials submitted in the response to the RFQ. It is the responsibility of each Respondent to:

- a) Examine the RFQ documents thoroughly
- b) Consider federal, state and local laws and regulations that may impact the proposal
- c) Consider and investigate any other legal, regulatory and/or financial issues the Respondent feels should be addressed related to the award of the intended contract

## **10. SELECTION CRITERIA AND WEIGHTING**

Stanly County will review submittals based on the criteria listed below in priority order:

- Respondent's understanding of the project objectives and schedule expectations with specific emphasis placed on competent and efficient cost engineering and construction of this type of facility
- Respondent's knowledge, demonstrated experience, and successful completion of design-build, guaranteed maximum price contracts with specific emphasis placed on livestock arenas or similar agriculture type facilities
- Respondent's knowledge of and past project history in Stanly County
- Respondent's recommended approach to the project
- Qualifications of the key staff/partners identified to perform the work and their level of involvement with this specific project

Additionally, the County requests the following information be provided to assist with the selection process:

- a. A description of all claims, disputes, arbitrations, litigations or administrative proceedings, where \$250,000 or more was or is in dispute between January 1, 2016 and the present date, in which the design-build contractor or its proposed Architect or Engineers of Record were a party to the dispute.
- b. Has the firm ever failed to complete any work awarded to it or has it been removed from any project awarded to the firm or debarred by any governmental entity? Please explain.

After reviewing the submitted qualifications, the County may interview select firms or may make a direct selection from the proposals received.

The County reserves the right to negotiate and contract with the Respondent(s) deemed suitable to provide the requested services. The County reserves the right to reject any and all statements of qualifications and to evaluate at its discretion the statements of qualifications. The County reserves the right to award the contract based on the selection criteria, statements of qualifications, references and demonstrated knowledge and ability which best serves the County and its interests.

## **11. GENERAL TERMS AND CONDITIONS**

### **11.1 Contract Scope**

The contract scope and guaranteed maximum price for the specific project will be established between the County and the contractor upon selection of the contractor by the County.

The County/design-build contract will be a customized, modified version of the industry standard AIA document, where the actual cost of the work plus a fixed fee may not exceed the Guaranteed Maximum Price (GMP). The design-build contractor will operate in a transparent and "open-book" manner.

The design-build contractor will engage the Architect of Record (AOR), Engineers of Record (EOR) and all other design professionals necessary to provide professional services, complete and properly coordinated contract documents and to comply with all State of North Carolina licensing and other legal requirements. It is not the function of the County to address or be responsible for compliance with ensuring all equipment and materials meet the design criteria requirements.

## **12. PERFORMANCE AND PAYMENT BOND**

Both a performance bond and a payment bond will be required for this project in accordance with the provisions of Article 3 of Chapter 44A of the NC General Statutes.

## **12. DRUG FREE WORKPLACE**

The Contractor(s) acknowledges and certifies that it understands the following acts by the Contractor, its employees and/or agents performing services on County property is prohibited.

- The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs, and;
- Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes).

The Contractor(s) further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the County in addition to any criminal penalties that may result from such conduct.

## **13. E-VERIFY**

As a condition of payment for services rendered under this agreement, contractor shall comply with the requirements of Article 2 of Chapter 64 of the General Statutes. Further, if contractor provides the services to the County utilizing a subcontractor, contractor shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the General Statutes as well. Contractor shall verify, by affidavit, compliance of the terms of this section upon request by the County.