



Madison County Government

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**REQUEST FOR DESIGN-BUILD CONSTRUCTION OF PUBLIC SERVICE
COMPLEX QUALIFICATIONS**

**Madison County, NC
Public Service Complex**

Issue Date: May 8, 2024

RFQ Due Date: May 28, 2024

Madison County Government

Madison County, North Carolina

Request for Qualifications (RFQ) for Public Service Complex

Madison County Government is requesting proposals from qualified Design-Build Contracting Firms for services associated with the design, permitting, and construction activities necessary to construct a Public Service Complex. Build-design of the multiple facility complex to begin in 2024 with an estimated completion date of 2030. The primary site is on a 60-acre county owned site between Tillery Branch Road and Medical Park Drive in Marshall, NC. The complex includes a Public Safety Judicial Center, Veterans Memorial, maintenance facility, and a community parks and recreation complex.

Firms interested in being considered for this work should submit qualifications to:

Post Office Delivery or Hand Delivery

Rod Honeycutt
County Manager
Madison County
Government
PO Box 579/107 Elizabeth Lane
Marshall, NC 28753

For consideration, **six (6) hard copies and one digital version** (in PDF format) of the response to this request for qualifications must be submitted to Madison County Government in sealed packaging by **two o'clock p.m. (2:00 p.m.) on May 28, 2024**. The electronic copy shall be provided as a CD, DVD, or USB flash drive.

Submittals should be contained within an envelope or package and plainly labeled:

REQUEST FOR QUALIFICATIONS – Madison County Government – Public Service Judicial Complex

Inquiries:

Questions concerning this RFQ shall be submitted in writing to Rod Honeycutt, via email to rhoneycutt@madisoncountync.gov and copied to Mandy Bradley mbradley@madisoncountync.gov **no later than 2:00 P.M., EDT on May 17, 2024**. Please include the RFQ name in the subject line of the email correspondence.

Site Visits:

Contact Rod Honeycutt via email at rhoneycutt@madisoncountync.gov copied to Mandy Bradley at mbradley@madisoncountync.gov to schedule a site visit.

Table of Contents

1. PROJECT SITE INFORMATION	3
2. SCOPE OF WORK	3-5
3. ANTICIPATED PROJECT BUDGET	6
4. PROJECT SCHEDULE	6
5. PROPOSAL SUBMITTAL FORMAT AND CONTENTS	7
6. EVALUATION METHOD	9
7. GENERAL REQUIREMENTS AND DISCLOSURES	10

Note that the terms "Consultant" and "Design-Build Firm" are used interchangeably in this document and both refer to entities intending to submit responses to this RFQ.

1. PROJECT SITE INFORMATION

Madison County plans to construct the facility and amenities, including landscape architecture, surveying, civil, mechanical, electrical, plumbing, structural, architectural, construction, and construction administration. All structures and work are new construction. **The project's specific Scope of Work for the selected Design-Build Team will be defined in the Design-Build Agreement.** However, at minimum, the Design-Build Team will require the following services:

- Madison County intends to build a multiple facility complex beginning in 2024 with an estimated completion date of 2030. A potential site is on a 60 acre county owned site between Tillery Branch Road and Medical Park Drive in Marshall, NC. The complex includes a Public Safety Judicial Center, Veterans Memorial, Maintenance Facility, and a community parks and recreation complex. There is another potential site for the Public Safety Judicial Center at 5707 US-25 Marshall, NC.
- The current county courthouse is a historical three-story building built in 1907. Due to the growth in the programs and functions within the courthouse and the County, a new facility is necessary. A space needs study of the current facility revealed the need for incorporation of space for courtrooms (s), judge's chambers, offices of the District Attorney, and offices for the Clerk of Court, integrating room for other functions in accordance with the court's operations. In addition, the complex requirement includes offices for necessary County personnel and departments, along with associated parking lots.

2. SCOPE OF WORK

- Madison County Government is seeking qualified, experienced Consultant teams to provide design-build services for the subject project to include: Strategic planning, programing, design, permitting, and construction services for the public service complex as referenced above. The project must meet the Americans with Disabilities (ADA) accessibility requirements for grading and surrounding areas including access roads. Emphasis will be placed on firms that can demonstrate collaborative delivery and the ability to deliver a transparent guaranteed maximum price (GMP) proposal. The following may be considered a minimal list of project requirements, and shall not be considered all-inclusive:
 - A. Working and leading discussions with the appropriate entities including Madison County for the construction of the Public Service Judicial Complex and specifications compliance as outlined in the S.L 2021-180 Courthouse Funding Award. Ideally, having successful experience with projects acquired under such funding.
 - B. Properly Evaluate Project Areas
 - i. Perform site visits, as well as survey and subsurface soils/geotechnical evaluations to ensure proper design.
 - ii. Review existing conditions, site topography and drainage patterns.
 - iii. Understand current and proposed uses.
 - iv. Evaluate existing stormwater management permits, control measures, and conveyance systems.
 - v. Determine soil types and seasonal high-water table elevations.
 - C. Consider seasonal climate variations, inclusive of storm events.

D. Utilize Effective Design and Construction Methods

- i. Use highly qualified design professionals, licensed for practice in North Carolina and eligible to work for NC State Agencies.
- ii. Meet with Madison County Government on a regular basis to review design opportunities and constraints.
- iii. Conduct any necessary code and zoning research on safety, function, transportation, and accessibility.
- iv. Identify regulatory agencies and permits required for the project.
- v. Assess programming and overall facility use needs as may be applicable.
- vi. Design base that meets all critical elements for long term surface stability and effective drainage.
- vii. Ensure proper materials selection and workmanship by highly skilled professionals.
- viii. Implement measures to avoid fill settlement.
- ix. Effective utilization of time and resources to meet budget and schedule constraints.
- x. Certify construction standards and warranty workmanship.
- xi. State and local permitting processes as required.
- xii. Schematic Design services.
- xiii. Design and Construction drawings.
- xiv. Project oversight, management, and inspections.
- xv. Construction administration service.
- xvi. Construction of project.
- xvii. Project reporting and closeout including record drawings.

E. Turn-Key Services.

- i. Strategic plan for best location, construction sequence, and required utility grid necessary to support the Public Service Complex.
- ii. Architectural Design Plans, Construction Drawings.
- iii. Structural amenities, including buildings and all site furnishings.
- iv. Sustainable design should be taken into consideration based on Leadership in Energy and Environmental Design (LEED) principals. This project is not required to meet LEED certification.
- v. Engineering and environmental plans and construction drawings.

- **Madison County reserves the flexibility to select contractor(s) or subcontractor(s) through the initial RFQ process or a subsequent RFQ process.** After contract award, the Design-Builder can only substitute key personnel (the contractors, subcontractors, and design professionals identified in the Design-Builder's response to the RFQ) after obtaining written approval from the County.
- Project construction - Provide construction management and general contracting services. Public participation and meetings with the Board of Commissioners (BOC).
- Surveying, geotechnical, and environmental assessment services as required to provide base data

information to complete tasks above.

3. ANTICIPATED PROJECT BUDGET

- Services performed under this RFQ will be funded in three phases with Madison County Appropriated funds. The anticipated budget for this project will have cost allowances for each phase with each containing a maximum budget. **Phase I** - Strategic Planning, Programming, design, and geotechnical tasks not to exceed \$3 Million Dollars. **Phase II** - FY2024/25 Construction not to exceed (cost determined during programming). **Phase III** - FY2025/26 Construction not to exceed (cost determined during programming). The County will leverage documents provided by the Design-Build team to secure Phase II and III funding. The total budgetary cost for the public service complex is not to exceed \$60,000,000.00.

4. PROJECT SCHEDULE

- The proposed project schedule milestones are as follows:
 - RFQ Issued May 8, 2024
 - Optional Pre-Submittal Meeting / Site Visits May 17, 2024
 - Written Questions Submitted to County May 17, 2024
 - County Response to Questions May 20, 2024
 - RFQ Due May 28, 2024
 - Proposal Opening/ BOC Distribution May 28, 2024
 - Short List Selection May 30, 2024
 - Firm Interviews (if elected) / Criteria Evaluation June 11, 2024
 - Begin Negotiations /Issue Contract with Qualified Firm June 12, 2024
 - Design/Permitting Complete November 2024
 - Construction Complete 2030
 - Project Closeout; As-Builts; Deliverables 2030

5. PROPOSAL SUBMITTAL FORMAT AND CONTENTS

- The instructions below provide guidance and information to help in the preparation and submittal of concise responses this RFQ. The purpose is to establish the format and contents of the proposal so that responses are complete, contain all essential information, and can be easily evaluated.
- The qualifications proposal should be no more than 20 pages, ten (10) double-sided sheets, in length, excluding binding, covers, and tabs. Proposals shall be presented in a well-organized

and concise manner and bound to allow ease of review. Please provide a cover that depicts the Project Name and Design-Build Firm Name.

- The following items must be addressed in your package:
 - A. Introductory Letter: Respondents shall submit a clear concise response indicating the following:
 - i. Name of Firm,
 - ii. Project Manager (or Primary Contact) and his/her contact information,
 - iii. Firm's contact information (i.e., phone, facsimile, email, etc.),
 - iv. Why Madison County Government should select your firm for this work, and
 - v. Acknowledgment of any RFQ Amendments (if any).
 - B. Qualifications and Experience: Respondents shall submit the following information to demonstrate their experience and qualifications. Only include those projects in which the project team members have actively participated or led:
 - i. Provide up to five (5) projects of similar scope for work completed over the past seven (7) years. Include sub-consultants (if any) utilized and their capabilities as related to the work. List a reference with contact information for each project cited. Note whether the project was completed within scope, budget, and schedule requirements.
 - ii. Provide an additional list of up to three (3) projects of a similar nature that are currently in design, permitting, or construction phases. Include sub-consultants (if any) utilized and their capabilities as related to the work. List a reference with contact information for each project cited. Note whether any project phases were/are within scope, budget, and schedule requirements.
 - iii. Provide a brief description of current workload and management intent regarding scope and schedule if selected. Madison County Government anticipates the design work to begin quickly and would require designer availability within a short period of time of awarding this work.
 - C. Project Approach and Schedule: A summary description of how your firm proposes to approach this project. Include a summary discussion of proposed methodologies, techniques, and procedures for each work item.
 - D. Project Team(s): Consultant shall submit in its response an explanation of its project team selection consisting of either:
 - i. An Organization Chart of the project team specifying the dedicated Project Manager, key personnel, licensed contractors, licensed subcontractors and licensed design professionals assigned to the design and construction teams and the availability of backup personnel that will support this project. Include a brief summary identifying roles and responsibilities and general qualifications (i.e., professional registrations, certifications and/or licenses) of each team member

(including subconsultants and subcontractors) in disciplines appropriate to the project, as well as education, availability to work on this project, experience, years of experience (with current firm and other firms). Please do not list firm staff that will not work directly with the project team; or

- ii. An organization chart of the project team specifying the dedicated project manager key personnel, licensed contractors, and licensed design professionals assigned to the design and construction and an outline of the strategy the design-builder plans to use for open contractor and subcontractor selection based upon the provisions of Article 8 of Chapter 143 of the General Statutes.
- E. The design-build firm shall certify that each licensed design professional who is a member of the design-build team, including subconsultants, was selected based upon demonstrated competence and qualifications in the manner provided by G.S. 143-64-31.
 - F. Insurance and Contract Statement: Provide a statement that the firm will provide insurance as follows: The Contractor shall obtain and maintain in effect during the term of this Agreement, general liability and automobile liability insurance in which the Owner and the Contractor shall each be named as insured parties, which insurance shall protect the Owner and the Contractor from claims in an amount not less than \$1,000,000 for personal injury, including death, to any one person and in an amount not less than \$1,000,000 for any one occurrence, and from claims for property damages in an amount of not less than \$1,000,000 for each occurrence arising from any act or omission of Contractor, its agents, employees or subcontractors. The Contractor shall obtain and maintain in effect during the term of this Agreement, a policy of workers' compensation liability insurance in which the policy shall protect the Owner and the Contractor from claims in an amount not less than the statutory amount. The Contractor shall promptly furnish to the Owner certificates of insurance evidencing such insurance coverage. Insurance required hereunder shall be maintained by insurance companies properly licensed by the Insurance Department of the State of North Carolina and rated A or better by Best Insurance Guide.
 - G. Identification of Lawsuits and Administrative Claims/Fine: Consultants must identify all lawsuits, administrative claims or fine proceedings Consultant has been a party to in the past five (5) years. Include any fines levied by any governmental unit relating to the proposed work in this RFQ such as fines from the EEOC, Department of Labor or other unit of government.
 - H. All bidders shall be required to provide Payment and Performance Bonds as required by North Carolina law.

6. EVALUATION METHOD

- All Proposals will be evaluated based on the following criteria:
 - A. **(30%): Professional Qualifications. Include Letter of Interest.** State the full name and address of your Firm and, if applicable, the branch office or other subsidiary element that will perform, or assist in performing, the work hereunder. Indicate

whether it operates as an individual, partnership, or corporation. Include information showing it is licensed to operate in North Carolina. **Include the project team organization chart** identifying the project team manager and names of executive and professional personnel by skill and qualification that will be employed in the work. Emphasis will be placed on team members with Design-Build credentials. Show where these personnel will be physically located during the time they are engaged in the work. Indicate which of these individuals you consider key to the successful completion of the project. Detailed resumes and qualifications are required for all proposed project personnel. Identification of any associate firms or must also be identified, including their key principle and associate staff and responsibilities. **Demonstrate** experience working with State of NC and local government **procurement policies/guidelines**. State history of the firm and provide statement of qualifications, length of existence, types of services provided, etc. Identify the technical details that make the firm uniquely qualified for this work.

- B. **(25%): Courthouse Experience.** Please provide a one page description of **three (3) current or recent-past (10 Years) courthouse projects with similar size and scope (\$60 MIL)**. Include a brief description of each including size, cost, staff, and completion period. Demonstrate design-build experience where the Firm complied with State of NC and local procurement policies during bid process, including type & size of project, value, and the firm participation and experience in working with procurement policies. Project listing must exhibit that the Firm as well as the individuals assigned to the project has proven ability in implementing similar projects.
- C. **(30%): Proposed Work Plan.** Provide a detailed and comprehensive description of how the Firm intends to provide the services requested in this RFQ. This discussion shall include, but not be limited to: scope of work, description of the anticipated approach including the work plan, proposed meetings, how the project(s) will be managed and scheduled, how and when data will be delivered to the County, communication and coordination, the working relationship between the Firm and County staff, the Firm's general philosophy in regards to providing the requested services, and approach to project budget control. Responses will be evaluated on the clarity, thoroughness, and content of their responses to the above items.
- D. **(10%): Legal Status of Consultant.** Must include all litigation or other legal action taken against Firm or that Firm was involved in within the **last five years** and indicate disposition of each case.
- E. **(5%) References.** A minimum of **three (3) client references** must be provided for similar projects recently completed. It shall include the firm/agency name, address, email, telephone number, project title and information, and contact person.

- Madison County Government will review all RFQ submittals. Madison County Commissioners will review the qualifications packages. Madison County Government

reserves the right to reject any and/or all submittals. Respondents that are deemed competitive by Madison County Government may be asked to attend an interview and should make themselves available for a presentation to the Madison County Commissioners. Each firm will be responsible for all costs (e.g. travel and presentation materials) related to the presentation. The selected firm will be notified by Madison County Government and will enter into contract negotiations for receiving this work. If no agreement can be reached with the selected firm, Madison County Government will negotiate with another qualified firm(s).

7. GENERAL REQUIREMENTS AND DISCLOSURES

- All qualifications packages and materials submitted hereunder become the exclusive property of Madison County Government. Madison County Government reserves the right to reject any or all submittals. This RFQ is neither a contractual offer nor a commitment to purchase services. Madison County Government assumes no contractual obligation as a result of the issuance of this request, the preparation or submission of a qualifications statement by a Consultant, the evaluation of statements, or final selection. All submissions may be kept by Madison County Government and may be disclosed to third parties at Madison County Government's discretion.
- The Consultant shall be required to (a) furnish all tools, equipment, supplies, supervision, transportation, and other execution accessories, services, and facilities; (b) furnish all materials, supplies, and equipment specified and required to be incorporated in and form a permanent part of the completed work; (c) provide and perform all necessary labor; and (d) in accordance with good technical practice, with due diligence, and in accordance with the requirements, stipulations, provisions, and conditions of this document and the resultant contract, execute and complete all specified work to the satisfaction of Madison County Government.
- Records received by Madison County Government in response to this RFQ or a request for proposals are public records and subject to public inspection and copying. Some bid records are public as soon as received by Madison County Government, while others may become public at bid opening or at bid award. The Public Records law (N.C.G.S. 132-1 et seq.) authorizes Madison County Government to withhold from public inspection and copying legitimate and properly marked 'trade secrets. If a record meets all the following conditions:
 - A. It is a "trade secret" as defined in G.S. 66-152(3); and
 - B. It is the property of a private "person" as defined in G.S. 66-152(2); and
 - C. It is disclosed or furnished to Madison County Government in connection with a bid or proposal; and
 - D. It is marked as "confidential" or as a "trade secret" at the time of its initial disclosure to Madison County Government, then Madison County Government may withhold that trade secret from a public record inspection request.
 - E. If as part of Consultant's bid or proposal, Consultant submits to Madison County Government any record, or portion of a record, that Consultant considers to be a trade secret meeting the definition contained in G.S. 66-152 (2), Consultant shall clearly mark the particular record, or portion of the record, that meets the definition of trade secret as

TRADE SECRET or CONFIDENTIAL TRADE SECRET. In the event Madison County Government receives a public records request for records Consultant designates as 'trade secret' Madison County Government will notify Consultant and give Consultant the opportunity to, within one week of such notification, (1) confirm in writing that the specific record, or portion of record, that Consultant designated as TRADE SECRET meets the requirements of G.S 132-1.2 and G.S. 66-152, and the reasons therefore, and (2) to indemnify Madison County Government in the event a challenge is brought for the withholding of a record based on Consultant having designated it a trade secret. Madison County Government will only withhold the record if both conditions have been fulfilled to Madison County Government's satisfaction.

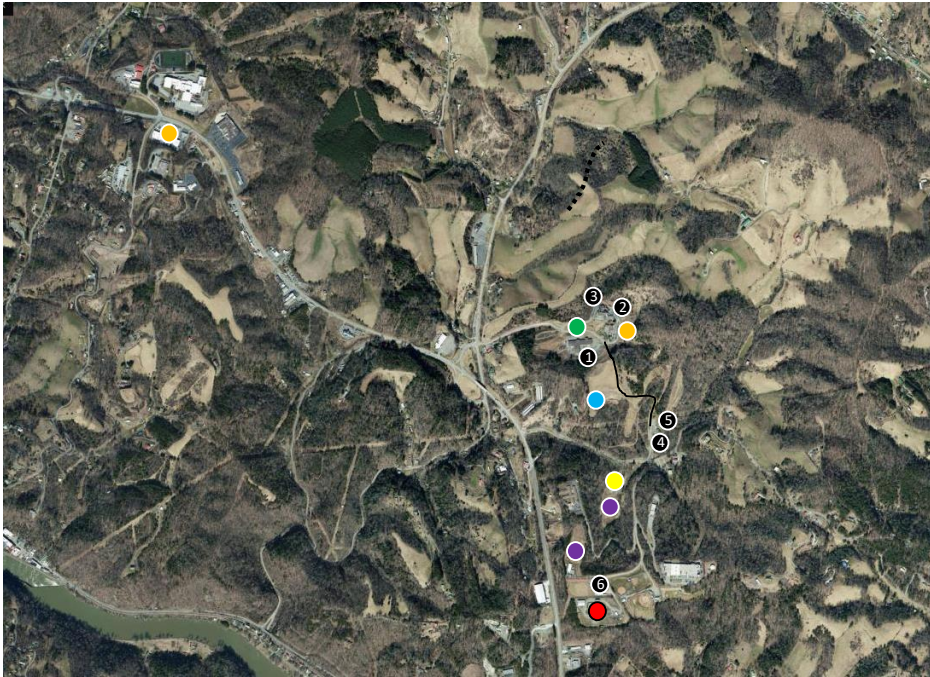
- Licensure is required for professional Engineers, Architects, Landscape Architects, and other professional services. The Architects and Engineers performing the work must be licensed Architects or Professional Engineers in the State of North Carolina and must have good ethical and professional standing. Any consultant proposing to use corporate subsidiaries or subconsultants must include a statement that these companies shall be properly licensed in like fashion. It will be the responsibility of the prime consultant to verify license(s) of any corporate subsidiary or sub-consultant prior to contract negotiations.
- Consultants shall be required to submit evidence they have relevant experience and have previously delivered services such as those required.
- Consultant may additionally be required to show they have satisfactorily performed similar work in the past and that no claims of any kind are pending against such work. No submittal will be deemed responsive from any Contractor/Consultant who is engaged in any work which would impair their ability to perform or finance this work or from any Consultant with outstanding claims pending for work of a similar nature, either completed or in progress.
- The Consultant must have the financial ability to undertake the work and assume the professional liability. The firm(s) must have an adequate accounting system to identify costs chargeable to the Project.
- The Consultant shall be fully responsible for all costs incurred in the development and submission of this submittal. Selected Consultants may be asked to present in person to Madison County Government. All costs of such presentations shall be borne solely by the Consultant.
- The Consultant will be responsible for providing a performance and payment bond in accordance with the provisions of Article 3 of Chapter 44A of the General Statutes as part of any contractual agreement. Contractors shall have the ability to be bonded for the cost of the Project.
- By submission of a response, the Consultant agrees that at the time of submittal, it: (1) has no interest (including financial benefit, commission, finder's fee, or any other remuneration) and shall not acquire any interest, either direct or indirect, that would conflict in any manner or degree with the performance of Consultant's services, and (2) will not benefit from an award resulting in a "Conflict of Interest." A "Conflict of Interest" shall include holding or

retaining membership, or employment, on a board, elected office, department, division or bureau, or committee sanctioned by and/or governed by Madison County Government. Consultants shall identify any interests, and the individuals involved, on separate paper with the response and shall understand that Madison County Government, in consultation with legal counsel, may reject their proposal.

- Changes to personnel on project team(s), particularly a Project Manager, are to be avoided wherever possible. If during the contract negotiation phase the Consultant requests to make a change to any personnel listed within the Consultant's submitted Proposal, the request to Madison County Government must be made in writing and detail the proposed replacement personnel, resume(s) and reason(s) as to why the replacement is needed. Madison County Government will consider the request and may or may not accept the new personnel changes. If Madison County Government denies the Consultant's request for a change in personnel, the Consultant will be required to confirm in writing that the personnel submitted within Consultant's original qualifications package will perform the work, or Madison County Government will no longer consider the Consultant as the best qualified firm and may enter into contract negotiations with the next most qualified Consultant. The Consultant shall obtain written approval from Madison County Government prior to changing key personnel after the contract has been awarded.
- Any application and its principals and key personnel and employees may not be debarred or suspended nor otherwise on the Excluded Parties List System (EPLS) in the System for Award Management (SAM). Consultants must include verification that the service provider, as well as its principals and key personnel are not listed (are not debarred) through the System for Award Management (www.SAM.gov). Consultants are expected to enclose a print-out of search results that includes the record date.
- Small and minority businesses, women's business enterprises, and labor surplus area firms are encouraged to participate in this RFQ. Madison County supports 10% (percent) minority and women owned and small business participation. The following affirmative steps are required any successful Consultant:
 - A. Placing qualified small and minority businesses and women's business enterprises on solicitation lists,
 - B. Assuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources,
 - C. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises,
 - D. Establishing delivery scheduled, where the requirement permits, which encourage participation by small and minority businesses and women's business enterprises,
 - E. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration (SBA) and the Minority Business Development Agency (MBDA) of the Department of Commerce.
- This RFQ is a request for the submission of qualifications and associated proposals for service and is not itself an offer, nor should it be construed as an offer.

- Madison County Government expressly reserves the right to modify, reschedule, or cancel this request at any time, whether before or after any proposals have been submitted or received.
- Madison County Government reserves the right to reject and not consider any or all Consultants in its discretion.
- Madison County Government reserves the right to reject any or all companies, to waive any informality in the RFQ process, or to terminate the RFQ process at any time, if deemed to be in its best interest.
- In the event the party selected does not enter into the required agreement to carry out the purposes described in this request, Madison County Government may, in addition to any other rights or remedies available at law or in equity, commence negotiations with another person or entity.
- In no event shall any obligations of any kind be enforceable against Madison County Government unless and until a written agreement is entered into.
- By submitting a response to this request, the Consultant waives all rights to protest or seek any remedies whatsoever regarding any aspect of this request, the selection of another Consultant or Consultants with whom to negotiate, the rejection of any or all offers to negotiate, or a decision to terminate negotiations.
- Madison County Government reserves the right not to award a contract pursuant to the RFQ.
- All items become the property of Madison County Government upon submission and will not be returned to the Consultant.
- Proposals will be evaluated using the factors listed in this RFQ.
- Madison County Government reserves the right to interview or to choose not to interview Consultants prior to making a final selection.

Proposed Madison County Public Service Complex



■ Road Between Long Branch and Medical Park Drive

- Veterans Memorial
- County Maintenance Facility
- Public Safety Judicial Center
- Fairground Upgrades
- Sports / Park Complex
- Industrial Complex

Existing Facilities

- ❶ Madison County Sheriff Office
- ❷ Madison Health Department
- ❸ Hot Springs Health Clinic
- ❹ Madison County Transportation
- ❺ Madison County Animal Services
- ❻ Cooperative Extension Center

As Of: 03/06/24