

ROWAN COUNTY

North Carolina



Request For Qualifications

**Architectural Services
for
West End Plaza Renovations**

June 5, 2015

INTRODUCTION

Rowan County requests Statements of Qualifications (SOQ) from interested and qualified architectural firms for professional architectural and construction administration services. Rowan County anticipates awarding a single contract for the services required.

DESCRIPTION

The Rowan County Board of Commissioners recently purchased the West End Plaza (formerly the Salisbury Mall) located at 1935 Jake Alexander Blvd. West in Salisbury, North Carolina. The 320,000 square foot facility is currently occupied by some retail tenants and has some vacant space. The County plans to make renovations and move various governmental departments into the Plaza. The architectural services include working with County officials to perform design and construction administration services to renovate the facility as needed.

PURPOSE

The purpose of this Request for Qualifications (RFQ) is to obtain information about Architectural firms interested in providing expert professional design and construction administration services at the discretion of Rowan County for renovations at the West End Plaza. The information obtained will be utilized by Rowan County to evaluate each interested firm by utilizing the criteria outlined in this RFQ.

SCHEDULE

It is the intention of the Rowan County Board of Commissioners to select an architectural firm for the services described within this RFQ. The following is a preliminary date list for this project:

<u>Task</u>	<u>Date</u>
Release RFQ	June 5, 2015
Accept Qualifications	June 23, 2015
Interview Planning Consultants (if applicable)	Week of June 23, 2015
Award Contract	July 6, 2015

REQUIREMENT / SCOPE

To be considered for selection, the Architectural Firm shall be qualified and capable of providing the following services:

- 1) Work with Rowan County officials to perform design and construction administration services as needed for the renovation and the redevelopment of the West End Plaza into a mixed-use facility to include retail and government offices.

PROPOSAL FORMAT

To facilitate review of your SOQ by Rowan County, it is requested that your submission conform to the following format:

Coversheet – List project title (West End Plaza Architectural Services), the name of your firm, and the name, address, email address and telephone number of a contact person for questions concerning the proposal submitted.

Experience of the Firm – Provide a narrative of your firm’s prior experience and qualifications in design and construction administration services for similar projects. Provide a list of similar projects completed within the last five (5) years. Also, please reference the experience of firm personnel in working with similar projects.

Project Team – Provide a list of the project team members that you propose to use on this project and identify the responsibility of each team member and their current office location. Provide a brief resume for each person, detailing specific similar project experience.

References – Provide the name, address, email address and telephone number of at least three (3) references familiar with the quality of work done by your firm on similar projects.

Other Supporting Data – Include any other information you feel to be relevant to the selection of your firm for this project. The entire SOQ must not exceed fifteen (15) pages, excluding the cover sheet and letter of introduction. SOQ’s exceeding 15 pages will not be considered.

CRITERIA FOR REVIEW OF STATEMENT OF QUALIFICATIONS

Criteria to be used in screening and ranking of the SOQ and selection of the successful firm are as follows:

Qualifications of the Firm, Including Firm Personnel – Preference shall be given to those firms and personnel with experience and training in design and construction administration for similar projects, as outlined in this RFQ.

Overall Qualifications of the Project Manager and Project Team – Qualifications of the Project Manager and those personnel that will be assigned to the project, including the location of their office, will be considered. Preference shall be given to project teams with specific experience in similar projects and any familiarity with the region and proposed projects, as outlined in this RFQ.

Response Capability / Project Understanding – Preference shall be afforded to those firms, who in the opinion of Rowan County are able to adequately respond to requests for consultation meetings, meet project administration requirements, and understand detailed project requirements.

CONTRACT

After all of the SOQ's have been reviewed, the firm selected will be invited to negotiate a contract with Rowan County for architectural and construction administration services for renovations at the West End Plaza. Rowan County reserves the right to contract with the selected firm for all or a portion of the services described in this Request for Qualifications.

PROPOSAL SUBMISSION

Submit three (3) copies of the SOQ no later than 3:00 p.m. on Tuesday, June 23, 2015. No submittals will be accepted after this time. All submittals should be clearly marked "**West End Plaza Architectural Services**". Faxed qualifications will not be accepted. Submit to:

Rowan County
Attention: David Sifford, Purchasing Agent
130 West Innes Street
Salisbury, NC 28144

All questions regarding this RFQ shall be submitted in writing and directed to:

David Sifford, Purchasing Agent at david.sifford@rowancountync.gov

In order that the selection process is as objective as possible, please do not contact Rowan County staff or officials other than as noted above.

GENERAL COMMENTS

1. Any cost incurred by respondents in preparing or submitting a proposal shall be the respondents' sole responsibility.
2. All responses, inquiries or correspondence relating to this RFQ will become the property of the County.
3. The County reserves the right to reject any or all packages received or to request additional information as may be needed to determine qualifications. It is the intention of the County to negotiate contracts for services at fair and reasonable prices with what it determines to be the best qualified Architectural Firm.
4. The County may or may not conduct interviews. If interviews are held, firms are hereby notified that the interview process will quickly follow the submittal deadline and firms should prepare their submittal and proposed team accordingly. Elaborate presentations and submittals during the interview process are not expected or requested. Each interview will last no more than two hours and will be conducted at the J. Newton Cohen, Sr. Rowan County Administration Building located at 130 West Innes Street.

REQUEST FOR QUALIFICATIONS

**ARCHITECTURAL SERVICES
FOR
WEST END PLAZA RENOVATIONS**

ROWAN COUNTY, NORTH CAROLINA

ACKNOWLEDGEMENT OF RECEIPT

Please fill in the requested information below as acknowledgement that you have received the Request for Qualifications noted above. If your firm is interested in participating, this sheet must be completed and returned to:

David Sifford, Purchasing Agent
Rowan County
130 West Innes Street
Salisbury, NC 28144
Phone: 704-216-8174
Fax: 704-216-8166

david.sifford@rowancountync.gov

Name of Firm: _____

Address: _____

Phone Number: _____ Fax Number: _____

E-Mail: _____

_____ YES – our company does have an interest in responding

_____ NO – our company does not have an interest in responding

Name (print): _____ Title: _____

Signature: _____ Date: _____

**NOTICE TO RESPONDENTS
PLEASE RETURN THIS SECTION UPON RECEIPT**