

REQUEST FOR PROPOSALS

Project: The Calhoun County Economic Development Corporation is requesting a Design/Build Speculative Building Package for the Proposed 50,000-Square Foot Speculative Building at the Calhoun County I-26 Industrial Park in Calhoun County, South Carolina.

RFP #: SB2015

Advertisement: November 4, 2015

Proposal Due Date: December 1, 2015 at 10:00 AM EST
Calhoun County Administration Building
County Council Chambers
102 Courthouse Drive – Suite 108
St. Matthews, South Carolina 29135

Sealed Proposals must be submitted to:

Mr. Boyce Till, Procurement Officer
102 Courthouse Drive – Suite 112
St. Matthews, South Carolina 29135

A. SCOPE OF WORK

1. Design/Build Services for the proposed 50,000 SF speculative building and the associated site infrastructure improvements. Services provided should include Construction Drawings, Specifications, and necessary permitting services to construct the proposed Speculative Building. Digital Copies of the Construction Plans are available via email. Hard Copies of the Construction Plans and Specifications associated with the Site Infrastructure Improvements are available through Thomas & Hutton for a non-refundable fee of \$150.
2. Construction of the approximately 50,000-square foot Speculative Building shall be a Shell with Structural Steel Frame and Insulated Concrete Walls.
3. Interested Design/Build Teams must be bonded and insured in accordance with the requirements of this Request for Proposals.
4. Interested Design/Build Teams must provide a minimum five (5) year warranty on the building and its components.

B. SCHEDULE OF SUBMITTAL

Design/Build Teams interested in submitting must provide five (5) copies of the Statement of Qualifications and Proposal to the Calhoun County Procurement Office by 10:00 AM on December 1, 2015. The County will then select the most qualified team based on the Scoring Guidelines included as part of this Request for Proposals.

C. QUESTIONS/REQUESTS FOR INFORMATION

Design/Build Teams should submit all Questions and/or Requests for Information in writing to:

Mr. Ross Oakley, PE
Thomas & Hutton
Post Office Box 7608
Columbia, South Carolina 29202
Phone: (803) 451-6789
Fax: (803) 451-6776
E-mail: oakley.r@thomasandhutton.com

Questions and/or Requests for Information must be submitted prior to November 17, 2015 at 5:00 PM EST in order to be considered for response. Thomas & Hutton will compile the responses and provide to each of the plan holders.

D. PROJECT REQUIREMENTS

1. Regulatory Compliance:

The Construction Plans and Specifications associated with the proposed Speculative Building shall be in compliance with current State of South Carolina and Calhoun County Regulations. Permits associated with the construction of the proposed Speculative Building shall be applied for and obtained by the submitting Design/Build Team.

The SCDHEC Land Disturbance Permit and Site Plan Approval shall be provided obtained and provided by Thomas & Hutton and should not be included as part of this Statement of Qualifications and Proposal.

All other permits and approvals will be the sole responsibility of the Design Build Team.

The selection of the Successful Responsive Offeror shall adhere to the Calhoun County Procurement Code Section 2-457.

2. Loading Requirements:

Structural Design of the building shall be in compliance with current applicable International Building Code requirements.

3. Sitework Requirements:

The site improvements associated with the proposed Speculative Building shall be in accordance with the Construction Plans and Specifications prepared by Thomas & Hutton.

4. Building Requirements:

a. Exterior Dimensions:

Calhoun County is providing a 250-ft X 250-ft graded pad. The Design-Build team is to provide a recommendation for the dimensions of the proposed building taking into consideration a design that is cost effective and marketable. Minor variations may be proposed to achieve a creative design feature/concept at the building entry.

b. Minimum Clearance:

30 feet at lowest point

c. Column Spacing:

Minimum spacing shall be 40 feet each way. 50 feet is preferable.

d. Building Expansion:

The Southern wall to be expandable with ability to expand to approximately 100,000 SF to the South.

e. Foundation:

Footings shall be constructed of cast in place concrete in accordance with current IBC, State of South Carolina, Calhoun County, American Concrete Institute (ACI) requirements. Foundation recommendations are include in the Geotechnical Exploration Report completed by Terracon dated July 11, 2015. The building will be constructed with no dock doors or truck court; therefore no truck dock foundations are required. As an alternate to the Proposal, provide the cost to construct truck dock foundations for two (2) dock doors along the northern end of the building. The foundations along the northern wall shall be extended to a depth to accept the future truck court, which shall be set at four (4) feet below the finish floor elevation.

5. Exterior Requirements:

a. Walls:

Exterior walls shall be constructed of insulated concrete wall panels with an eight (8) inch thick concrete wall to extend four (4) foot above finish floor along the north and east walls. The northeast wall shall include a twelve (12) inch thick concrete wall to extend four (4) feet above finish floor.

b. Roof:

Minimum 60-mil membrane roof system with R-20 Insulation and a 20- year warranty.

c. Loading Docks:

- The building shall be designed to accommodate future dock doors and truck court along the northern end of the building; however, the construction of these are not included in this project. Please see the foundation alternative above.
- Building design should allow for installation of future dock doors and truck court.

d. Roof Drainage:

Roof drainage downspouts shall discharge onto concrete splash blocks. Size and location to be determined by the Design/Build team. It is anticipated that the roof will be a single sloped roof from the east side of the building to the west.

e. Landscaping:

- Provide a \$10,000 allowance for landscaping along the eastern wall and at the entrance to the building.
- Grassing for disturbed areas in accordance with the Civil Construction Drawings and Specifications.

f. Site Improvements:

Grading, Storm Drainage, and Erosion Control Improvements in accordance with the Construction Drawings and Specifications.

g. Electrical:

- Provide a minimum of eight (8) exterior wall mounted lighting fixtures. Light fixtures to be controlled by photocell for each wall.
- Electrical work shall be in compliance with current National Electrical Code, State of South Carolina and Calhoun County requirements.
- Temporary electrical service to the building must be installed underground.

h. Parking:

Provide gravel parking area and gravel entrance drive in accordance with the Construction Drawings and Specifications.

6. Interior Requirements:

a. Floor:

- A 6-inch concrete floor slab with 4-inch compacted stone will be required at the location of the entrance to the building. The pad should be 50-ft X 50-ft or 40-ft X 40-ft depending on the design of the column spacing.
- A geotechnical exploration report completed by Terracon dated July 11, 2015 is included for reference.
- Soil treatment by use of a termiticide that is warranted for not less than

five years against infestation of subterranean termites.

b. Openings:

- Personnel Doors and Windows: All perimeter doors and windows shall meet the current International Energy Code. All exterior doors shall be protected by recesses in the wall or canopies.
- Extruded aluminum, factory color anodized; 1" insulated low "e" glazing; keyed cylinder with interior lever handle, closer, push/pull threshold, weather-stripping all doors.

c. Electrical:

- Provide minimal lighting within the building to provide a sense of security as well as visibility for marketing purposes.
- Electrical work shall be in compliance with current National Electrical Code, State of South Carolina, and Calhoun County requirements.

d. Ventilation:

Provide sufficient ventilation achieve a minimum of three (3) air changes per hour.

e. Insulation:

- Minimum R-value for walls shall be R-7.6.
- Minimum R-value for roofs shall be R-20.

7. Insurance Requirements:

The limits of liability for the insurance shall provide coverage for not less than the following amounts or greater where required by Laws and Regulations: Successful offeror(s) shall name the County as additional insured on the contractor's insurance policies. Contractor will be required to provide a 'Certificate' of Insurance for any CONTRACTOR visiting on-site in Calhoun County and those that are so located, and those that provide on-site equipment maintenance, evaluation, or other services for the protection of Calhoun County, contractor shall maintain throughout the performance of its obligations under this Agreement a policy or policies of Workers' Compensation Insurance with such limits as may be required by SC law, and a policy or policies of general liability insurance with limits required by SC law and sufficient to cover any loss or potential loss resulting from this contract insuring against liability for injury to and death of persons and damage to and destruction of property arising out of or based upon any act or omission of the CONTRACTOR or any of its subcontractors or their respective officers, directors, employees or agents and a policy or policies of Automobile Liability Insurance with such limits as may be required by law insuring against liability for injury to and death of persons and damage to and destruction of property arising out of or based upon any act or omission of the CONTRACTOR or any of its subcontractors or their respective officers, directors, employees or agents while operating their vehicle(s) on Calhoun County property.

<u>Schedule</u>	<u>Limit</u>
WORKERS COMPENSATION As required by the State of South Carolina.	Statutory
COMPREHENSIVE GENERAL LIABILITY <i>(Such coverage may be a combination of a basic policy and an umbrella policy.)</i>	\$5,000,000
Premises Operations	\$1,000,000 <i>(each occurrence)</i> Single Limit
Contractual Liability Independent Contractors Personal Injury Products - Completed Operations	
PROFESSIONAL LIABILITY <i>(Applies to each of the design professionals)</i>	\$1,000,000 <i>(each occurrence)</i>
AUTOMOBILE LIABILITY All Owned, Non-Owned, and Hired	\$500,000 <i>Combined</i>
BUILDER’S RISK INSURANCE	Value of the Construction

8. Notes:

- Design/Build Team shall be responsible for all Temporary Construction Facilities and controls, including temporary utilities, associated with the construction of the proposed Speculative Building.
- Thomas & Hutton shall coordinate and conduct weekly NPDES Compliance Inspections.
- Materials Testing associated with the construction of the proposed Grading Activities will be provided by Calhoun County/Thomas & Hutton.
- Design/Build team shall be responsible for Special Inspections and Materials Testing for the building construction.
- Design/Build Team shall provide a five (5) year warranty against any defect or failure for all materials and equipment furnished as part of the Speculative Building Project. All materials and equipment furnished as part of the Speculative Building Project shall be repaired or replaced as needed by the Design/Build Team at no expense to Calhoun County.
- The Design/Build Team must provide a color rendering of the proposed

Speculative Building with the Proposal Submittal. This should be in high resolution (available in electronic format) fit for reproduction.

9. Innovation:

The following items are not required but are strongly encouraged as design challenges. Each Innovation criteria will be evaluated for the opportunity to earn additional points.

- Provide a design that maximizes bay spacing while optimizing costs.
- Develop a design to maximize interior lighting using natural light, artificial light, painted interior or any combinations of those elements as determined by the design/build team while optimizing costs.

E. REQUIREMENTS OF PROPOSAL SUBMITTAL

Interested Design/Build Teams to submit Statement of Qualifications and Proposal in a sealed package with the Project Title and RFP number clearly identified on the outside of the package. A Surety Bond or certified check in the amount of 5% of proposed price must be submitted with offer. The successful offeror will also be required to furnish both Performance and Payment Bonds guaranteeing faithful performance and payment of all bills and obligations arising from the performance of this contract in the amount of 100% of proposed price. Proposals shall sufficiently address each of the following topics:

1. Past Experience with Similar Projects
 - a. Provide a list of at least five (5) examples of similar projects
 - b. Provide a list of at least five (5) examples of industrial building upfit projects the team has been involved with.
2. Project Approach and Creativeness
 - a. Provide an outline of the proposed project approach
 - b. Provide examples of recommended improvements associated with the proposed Speculative Building
3. Project Schedule
 - a. Provide a detailed schedule from Design stage through completion of the project scope.
4. Budgeted and Actual Costs and Schedules
 - a. Provide the Budgeted and Actual Costs of Construction and list the amount of time required to complete the scope of work for at least five (5) projects of similar size and scope.
5. Vicinity of the Design/Build Team
 - a. Provide a description of the location of the Design/Build Team including anticipated sub-consultants to be utilized on the project.
6. Willingness and ability to Provide Follow-up Services
 - a. Provide a statement that the Design/Build team members are willing and able

to provide on-call services to meet with potential prospects of the Speculative Building and discuss pricing for upfits and/or expansions.

7. Cost Proposal
 - a. Provide a Not-To-Exceed Lump Sum price to complete the above described scope of work along with any recommended alternates that would enhance the marketability or budget. A detailed Schedule of Values shall be included with the submittal, which should detail the cost of construction, general conditions, fees and bonds.

The scoring criteria for the Request for Proposal will be based on the following criteria:

- | | |
|--|-----------|
| 1. Past Experience with Similar Projects | 20 points |
| 2. Project Approach and Creativeness | 15 points |
| 3. Project Schedule | 10 points |
| 4. Budgeted and Actual Costs and Schedules | 10 points |
| 5. Willingness and ability to Provide Follow-up Services | 20 points |
| 6. Cost Proposal | 25 points |

SELECTION PROCESS

Upon receipt of the Statement of Qualifications and Proposal packages from each of the interested Design/Build Teams, Thomas & Hutton will verify that each submission is complete and provide to the Selection Committee.

Once the Selection Committee has completed the ranking process for each submission, they will begin negotiations with the highest ranking firm. In the event that Calhoun County is unable to reach an agreement with the selected firm they will then begin negotiations with the next ranking Team and continue until an agreement has been reached.

OWNER'S RIGHTS: Calhoun County reserves the right to accept or reject any, all or any part of offers received as a result of this request, to waive any informalities or to cancel in part or in its entirety this request, if it is in its best interest to do so. Calhoun County will be sole judge as to whether RFQ/RFP's submitted meet all requirements. All submittals shall become the property of Calhoun County. This solicitation does not commit Calhoun County to award a contract, to pay any cost incurred in the preparation of responses or to procure or contract for goods or services.