



WATAUGA COUNTY

814 W. King Street, Boone, NC 28607 - Phone (828) 265-8000

NOTICE

**Watauga County Government
Boone, NC**

Design-Build Request for Qualifications

Watauga County is requesting that interested Design-Build firms submit qualifications for a red meat slaughter & chill facility. This project is located at the Watauga County Landfill/Transfer Station property and it includes construction of a facility that will be used for the commercial slaughter, cooling, and initial process/breakdown of USDA inspected red meat. This project also includes the construction of appropriate water & sewer & infrastructure for the facility. Engineering firm Mattern & Craig is the principle engineering firm that has been contracted for the design of water/sewer & infrastructure for the plant (civil engineering elements). It is expected that the Design-Build firm selected will work jointly with Mattern & Craig to complete the water/sewer aspects of the project.

Project Site: located off landfill road to the north of the existing county transfer station (preliminary site map available upon request)

Project Objectives:

- General Note – The County has selected the Design-Build method of project procurement in order to lessen the time needed to accomplish the project objectives. In addition, the County desires to have one party, the Design-Build Firm, responsible for design and construction of the project and to serve as the one source responsible for all design, cost, construction and warranty issues. The County will require the product manufacturers to offer a warranty on all equipment contained therein. Appropriate design and product choices should be made to guarantee wind and weather resistance and be in compliance with all environmental and Dept of Env Quality regulations.
- Phase One – Verify site conditions and prepare working drawings for the project. Immediately notify Owner of any existing conditions that may negatively affect the project budget, discuss possible cost-saving measures that may be considered and submit a lump-sum guaranteed maximum price for each phase of construction. Submit working drawings and a Bird's Eye Perspective NTS to Owner for approval and issuance of building permit.

- If the Design-Build Firm and County are unable to agree on a guaranteed lump-sum price, then the contract will be terminated, the Design-Build Firm will be paid for Phase One Design and all design work will become unrestricted property of the Owner.
- Phase Two (Slaughter Plant Construction) – construction and upfitting/equipping of a modern, slaughter & chill facility following all federal, state, and local regulations. Construction and upfit (all necessary equipment for red-meat slaughter & preliminary processing) should be turn-key. It is expected that the successful design-build firm will work closely with the end-use operator of the facility for equipment & upfit needs.
- Phase Three (Water/Sewer Infrastructure) -- The Contractor shall connect to a water & sewer/infrastructure system also to be completed by the DB contractor, per engineering design & collaboration with Mattern & Craig.

Project Scope:

- A ~4,600-5,000 square foot facility that includes: cattle pen area, knockpit, maintenance room, harvest MCC, harvest floor, tripe room, office space, supply room, coolers/rail system, boiler room, waste water/offal storage, shipping dock, box storage, and fabrication space and associated equipment for turn-key slaughter & cooling/initial processing
- Evaluate site conditions, owner requirements and building codes; project to not exceed a budget total of **\$3,604,952**. It is understood collaboration between all parties of the agreement will be necessary to discuss value engineering and other cost-saving measures to stay within the project budget. (note: **additional budget for water/sewer infrastructure is \$817,558**, which, for grant agency purposes is considered a ‘separate’ project and not included in the above-mentioned budget total, but can be added for a ‘total funds committed’ to the project)
- Provide guaranteed maximum price of construction.
- Provide all labor and material to complete all work detailed in the construction drawings. Upon completion, submit an As-Built Record drawing certified by all design professionals. Submit a hard copy and in electronic format.
- Conduct regular progress meetings, update project schedule and appear before the Watauga County Board of County Commissioners for a final report upon completion of the project and all deliverables including warranties for all materials.
- Submit budget for architectural and engineering services in sufficient detail to determine the fee for each design professional.
- Secure all applicable permits from County and Town of Boone. (County will pay cost of permit fee. Work with Mattern & Craig for water/sewer fees)
- Provide construction administration services and submit pay application in a manner acceptable to the Watauga County Finance Office.

- Maintain regular (monthly) contact with Watauga County Cooperative Extension and High Country Council of Governments who have/are managing several state and federal grants which are funding the project.

Anticipated Budget: \$3,604,952 for facility construction & equipment (+\$817,558 for water/sewer infrastructure)

Project Schedule:

- July 15, 2024 – Response to RFQ due
- Aug 1, 2024 -- QBS selection committee evaluation of responses
- Sept 1, 2024 – Award of DB contract
- Oct 1? 2024 – Notice to proceed
- Construction date to be determined and stated in the DB contract

HUB Participation: Successful DB firm shall strive to meet Watauga County's 3% participation goal

Minimum Qualifications:

- **Design-Build Lead – Properly licensed in the State of North Carolina in the appropriate classification in which to perform this work. Provide other professional services by those appropriately licensed to preform work in the State of North Carolina.**
- **Possess the ability to secure a payment and performance bond in the full amount of the project value, and maintain sufficient insurance coverage throughout the duration of the project.**
- **Successfully designed and built red meat slaughter/processing plants of similar scope.**
- **Appropriately licensed in the State of North Carolina, and provide professional liability coverage in the amount of \$1.0 million dollars.**

Design-Build teams shall submit in their responses an explanation of their project team selection including either of the following:

- A list of licensed contractors, subcontractors and design professionals whom the DB team proposes to use for the project's design and construction
- An outline of the strategy the DB team plans to use for open contractor and contractor selection based upon the provisions of NCGS Article 8, Chapter 143

Evaluation Criteria:

- **Design-Build Firm Experience (30 Points):** Responders shall list all relevant experience with projects of similar size and complexity, history of meeting project budget and schedule and identify key personnel. Responders shall provide three professional references.
- **Project Understanding and Approach (30 Points):** Responses shall demonstrate an understanding of the project goals and objectives. Responses shall include a

preliminary project schedule, staging of materials and clearly address key project milestones.

- Design Professionals' Experience and Qualifications (30 Points): Responders shall list all relevant project experience. Provide three professional references.
- Safety and Protection of Owner's Property (10 Points): Responders shall submit a plan addressing worker and public safety.

Design-Build Firm Selection:

The County's project evaluation committee will make a recommendation to the Watauga County Board of County Commissioners based upon the review of all RFQ submittals and points awarded after review of submittals and interviews with short-listed responders. The Board will take into consideration the committee's recommendation and award if deemed to be in the best interest of the County. The successful responder shall be prepared to submit a detailed written proposal including: scope of work, staffing plans, project schedule and a design fee proposal post award by the Board.

The County may withdraw this RFQ, reject qualifications or any portion thereof at any time prior to award.

Interested parties may send a request for information regarding this project by email to deron.geouque@watgov.org

Responses to this RFQ are due by 5:00 p.m. on Monday, July 15, 2024, at the Watauga County, 814 W King Street, Boone, NC 28607. RFQ can be emailed to deron.geouque@watgov.org