

REQUEST FOR QUALIFICATIONS

**SUMTER COUNTY SPEC BUILDING V & LEE COUNTY PAD
READY SITE DEVELOPMENT
SUMTER, SOUTH CAROLINA**

DESIGN-BUILD SERVICES

The County of Sumter/Lee County, South Carolina (Owners) will undertake the design and construction of a new Spec Building & pad ready site to be located on county property within the county limits of Sumter/Lee, South Carolina 29150.

- 1.1.1. The Counties of Sumter and Lee, South Carolina, Through The Link Regional Economic Alliance, hereinafter referred to as "Owner," will undertake Two (2) simultaneous projects. Project A) the design and construction of a new 50,000 sq ft industrial speculative building in Sumter County, and B) the development of three (3) padded industrial sites with accompanying infrastructure support in Lee County. For specific site locations please see the map on the last page of this document.
- 1.1.2. The projects involve the civil engineering and design, architectural programming and design, and construction of the new Spec Building and the 3 padded sites, and other such features necessary to satisfy the Owner's Project Requirements.
- 1.1.3. There will be a single solicitation and procurement of one Design-Build firm (Design-Builder) to design and construct the facility.
- 1.1.4. \$4,000,000 is the total budget of the entire project, including all costs and fees for architectural programming, design, and construction services and other such features necessary to satisfy the Owner's Project Requirements.
- 1.1.5. The construction substantial completion date desired is June 30, 2019.

- Project Commencement: early Spring 2019
- Project Completion: June 30, 2019
- Total Construction Budget: \$4,000,000.00

- ▶ **IMPORTANT NOTE: THE CONSTRUCTION BUDGET** ◀
- ▶ **GIVEN ENCOMPASSES ALL CONTRACTOR** ◀
- ▶ **PROGRAMMING, DESIGN, AND CONSTRUCTION COSTS,** ◀
- ▶ **INCLUDING BUT NOT LIMITED TO FEES, OVERHEAD,** ◀
- ▶ **MATERIALS, LABOR, AND SO ON:** ◀

The delivery method for this project will be Design-Build. There will be a single contract from the Owner with a Design-Builder who will be expected to fulfill the terms of the contract. Selection of these professional construction services will be by Qualifications-Based Selection (QBS) involving a multi-step process, described thoroughly in the Request for Qualifications/Request for Proposals.

In an effort to provide an opportunity for enhanced knowledge about this project and for networking purposes, the Owner will host a **MANDATORY** pre-submittal conference to take place well before the deadline for submittals. Details are in the RFQ/RFP.

Please act quickly and request the RFQ/RFP immediately in order for you to know the date and time of the pre-submittal meeting.

Interested parties should not query any Sumter County officials, employees, or other representatives about this project except those named in the advertisement or RFQ/RFP on penalty of possible disqualification.

In order to be considered for selection, interested firms must contact the office listed below to request the specific requirements and submittal format. A formal RFQ/RFP with the submittal format, specific requirements, and the list of selection criteria will be sent as soon as possible **by e-mail** in response to all requests; therefore, **your response must include an e-mail address.**

Requests for the RFQ/RFP package should be sent to Purchasing@sumtercountysc.org (If you encounter problems receiving the RFQ/RFP package, please call (803) 436-2329.

Questions about the RFQ/RFP must be directed in writing to Robert E. Galloway, Jr., Purchasing Director; Purchasing@sumtercountysc.org.

The Owner reserves the right to reject any and all submittals in response to this advertisement and Request for Qualifications/Request for Proposals.

Caution: The only official source for this document is the one cited in the advertisement. Not getting this document directly from that source could mean that this document has been superseded by a later version. Only those requesting this document from the advertised source will be included on a mailing list for updates. The Owner is not responsible for any reader's failure to heed this warning.