



**Request for Qualifications (RFQ)  
For Design-Build Services for  
Cabarrus County Northeast Communications Tower Construction  
06/08/21**

## **1. INTRODUCTION**

Cabarrus County is requesting experienced and qualified firms to submit a Statement of Qualifications to provide design build services associated with the design and construction of a new, 280-300 foot emergency radio communications tower, fenced compound and associated electronics facility located at 4300-4400 Gold Hill Road East in Gold Hill, North Carolina. Parcel numbers are 6603-11-8729.0000 and 6603-12-8250.0000.

Submittal information, the scope of services, statement of qualifications content, selection process and the general terms and conditions are summarized in the request for qualifications.

## **2. SUBMITTAL INFORMATION**

### **2.1 Due Date**

Statements of qualifications shall be submitted no later than 3:00 PM on Tuesday, June 25th, 2021.

### **2.2 Submit To**

Submit statements of qualifications to the following email address, you will receive a reply email confirming receipt:

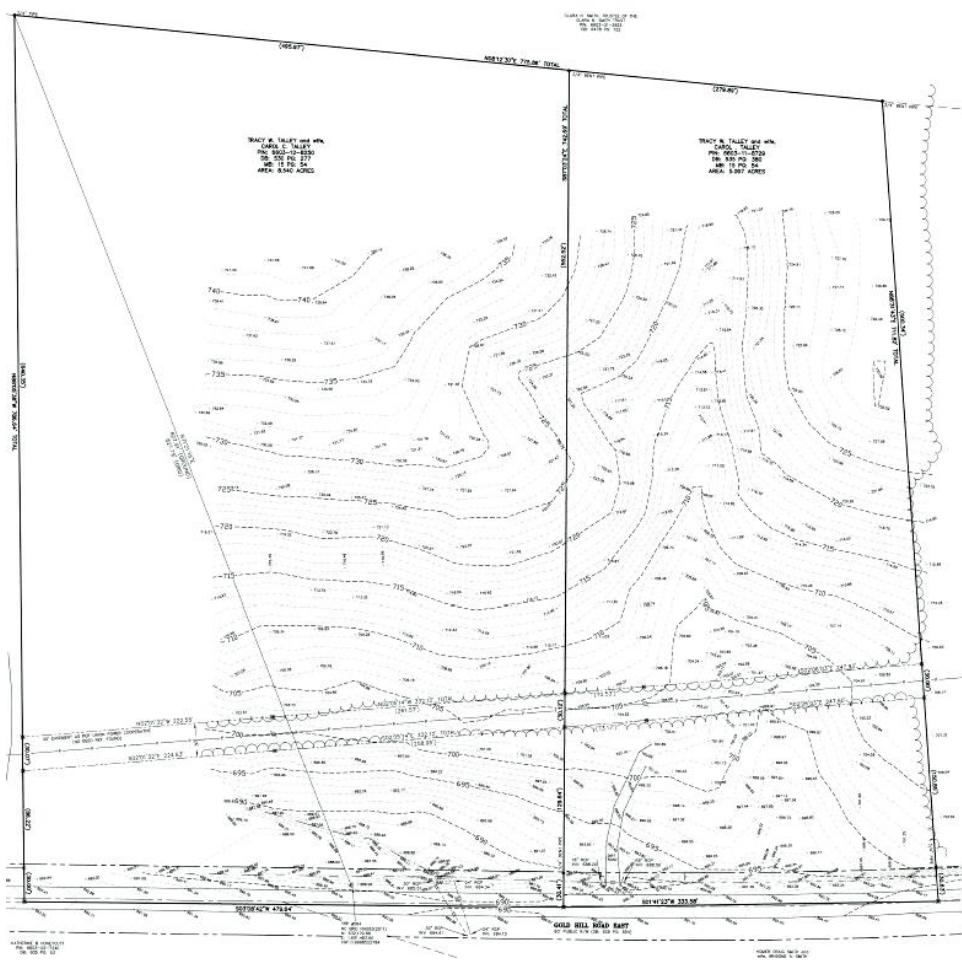
**kdbilafer@cabarruscounty.us**  
**C/O Kyle Bilafer**

### **2.3 Questions**

If you have any questions related to this RFQ please contact Kyle Bilafer, Area Manager of Operations at [kdbilafer@cabarruscounty.us](mailto:kdbilafer@cabarruscounty.us)

## **3. PROJECT SITE**

The project site will be located at 4300-4400 Gold Hill Road East in Gold Hill, North Carolina. Below please find general survey of the site. No geotechnical testing has been performed on the site. Once a design-build group has been selected, the geotechnical testing parameters will be agreed upon and executed.



## 4. PROJECT OVERVIEW

The County currently has a 800 MHz, interoperable, five (5) site, twelve (12) channel simulcast P-25 emergency radio system. The County is seeking to add a 6<sup>th</sup> remote site to the system. The 6<sup>th</sup> remote site is needed to enhance radio coverage in the eastern section of Cabarrus County. The County's simulcast system is part of the larger UASI regional radio system with a master site located in Matthews, North Carolina. Cabarrus County's current radio system structure has a prime/remote site located in Concord and 4 additional remote sites located at Midland Fire Station # 2 in Midland NC, Floyd St. Kannapolis Pitts School Rd Concord, and Mt. Pleasant High School in Mt. Pleasant NC. The project calls for the design and construction of a tower with lighting, complete design of an access road, compound area, shelter design with all utility connections, all path designs and studies, permitting, as well as all of the necessary electronic and microwave design and purchasing for connections to make the remote site fully operational within the County's existing simulcast system.

### 4.1 Site Equipment

The router at the Northeast Cabarrus tower location will need to have two (2) redundant paths to other remote sites in the event of a system failure.

**4.2 Inclusions (The following captures key aspects of the project, but is not considered an exhaustive scope of work. A contract with a fully defined project scope of work will be executed with the selected firm).**

- Assist customer with frequency planning, frequency search services, interference analysis, public notifications, frequency coordination and associated frequency recommendations
- Design including architectural, civil, structural, mechanical and electrical
- Project management
- Site zoning coordination
- Supervision
- Building permit fee
- Insurance
- Material testing costs
- Layout and field engineering
- Mechanical system complete
- Electrical system complete as defined by area
- Provide necessary plans, oversight and coordination to light up the new facility and seamlessly bring the 6<sup>th</sup> tower site online
- Install fence compound construction (100 x 100 feet)
- Install shelter (minimum size of 12' x '16)
- Install fuel tank (minimum size 500 gallons, Diesel)
- Install new generator (minimum specification – outdoor use, 50 kW)
- Install new 280' - 300' self-supported tower with strobe lighting
- Install grounding enhancement materials required to ensure system integrity and match existing grounding design and the County's other radio tower sites
- Install new tower foundations to meet building code and match the specifications of the existing towers on Cabarrus County's emergency radio system
- Install and properly align all new antennas, amplifiers, microwave dishes and transmission lines
- Requirement for a good faith effort to obtain a minimum of 10% minority owned business participation in the project
- Stage, program, and integrate all electrical, utility, and networking equipment (Microwaves, Channels, Gateways, routers Nokia SAR 7705) into Cabarrus County's Radio Network ring, and incorporate into the MPLS network
- Secure power to site (120/240 volt, 200 amp) along with a meter and proper disconnect

**4.3 Exclusions and Clarifications (The following captures key aspects of the project, but is not considered an exhaustive list of exclusions. A contract with a fully defined list of exclusions will be executed with the selected firm).**

- Cabarrus County is financially responsible for all licensing and site coordination
- Sufficient site staging
- Provide sufficient staff for observation of construction and testing/verification of all equipment

**5. PROJECT BUDGET**

The construction project has a not to exceed budget of \$2,200,000.

**6. PROJECT SCHEDULE**

It is the County's goal to initiate the design in July of 2021.

## **7. STATEMENT OF QUALIFICATIONS CONTENT**

- 7.1. Respondents must include a list of the licensed contractors, licensed subcontractors and licensed design professionals the design-build contractor proposes to use for the project's design and construction. The list should include the company's legal name, primary office location, years of experience and a contact person for each firm.
- 7.2. Respondents must include a list of similar projects and the scope completed in the past 60 months including location, client's name and a contact person for references.
- 7.3. Respondents shall include a list of all projects completed specifically within Cabarrus County in the past 60 months.
- 7.4. Respondents shall demonstrate the current financial capacity of the organization and proposed subcontractors as well as scheduling and staffing capacities to meet the established project schedule.
- 7.5. Respondents must address their proposed project approach including, but not limited to innovative concepts and program design elements to minimize the time it takes to design, permit and deliver the facility.
- 7.6. Respondents must address quality control and what steps and measures will be taken to ensure the building is designed and constructed in a cost effective and satisfactory manner.
- 7.7. Respondents shall provide a list of current and projected project workloads and address how the respondent will prioritize completion of the proposed project.
- 7.8. Respondent shall certify to the governmental entity that each licensed design professional who is a member of the design-build team, including sub-consultants, was selected based upon demonstrated competence and qualifications in the manner provided by N.C G.S. 143-64.31.

## **8. RESPONDENT'S RESPONSIBILITIES**

It is the respondent's responsibility to meet the entire intent of these specifications. Respondents shall carefully examine the terms of this document and shall judge for themselves all the circumstances and conditions affecting their proposal. Failure on the part of any Respondent to make such examination and to investigate thoroughly shall not be grounds for any declaration the Respondent did not understand the terms and conditions herein. Cabarrus County shall not be liable for any costs associated with the preparation, transmittal or presentations of any response or materials submitted in the response to the RFQ. It is the responsibility of each respondent to:

- a) Examine the RFQ documents thoroughly
- b) Consider federal, state and local laws and regulations that may impact the proposal
- c) Consider and investigate any other legal, regulatory and/or financial issues the Respondent feels should be addressed related to the award of the intended contract

## **9. SELECTION CRITERIA**

The County will review submittals based on the criteria listed below:

- Respondent's understanding of the project objectives and schedule demands  
20 points achievable
- Respondent's recommended approach to the project  
15 points achievable
- Qualifications of the key staff/partners identified to perform the work and their level of involvement in this specific projects  
10 points achievable
- Respondent's knowledge and demonstrated experience with design-build construction of emergency radio communication facilities  
30 points achievable
- Respondent's knowledge of and past project history in Cabarrus County  
25 points achievable

After reviewing the submitted qualifications, the County may interview select firms or may make a direct selection from the submissions received.

The County reserves the right to negotiate and contract with the respondent(s) deemed suitable to provide the requested services. The County reserves the right to reject any and all statements of qualifications and to evaluate at its discretion the statements of qualifications. The County reserves the right to award the contract based on the selection criteria, statements of qualifications, references and demonstrated knowledge and ability which best serves the County and its interests.

## **10. GENERAL TERMS & CONDITIONS**

### **10.1 Contract Scope**

The contract scope and guaranteed maximum price for the specific project will be established between the County and the contractor upon selection by the County.

## **12. PERFORMANCE & PAYMENT BOND**

Both a performance bond and a payment bond will be required for this project in accordance with the provisions of Article 3 of Chapter 44A of the NC General Statutes.

## **13. DRUG FREE WORKPLACE**

The Contractor(s) acknowledges and certifies that it understands the following acts by the Contractor, its employees and/or agents performing services on County property is prohibited.

- The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs, and;
- Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes).

The Contractor(s) further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by Cabarrus County in addition to any criminal penalties that may result from such conduct.

#### **14. E-VERIFY**

As a condition of payment for services rendered under this agreement, contractor shall comply with the requirements of Article 2 of Chapter 64 of the General Statutes. Further, if contractor provides the services to the County utilizing a subcontractor, contractor shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the General Statutes as well. Contractor shall verify, by affidavit, compliance of the terms of this section upon request by Cabarrus County.