



REQUEST FOR PROPOSALS

A. SCOPE OF WORK

1. Design/Build Services for a proposed 50,000 square foot speculative industrial building and the associated site infrastructure improvement. The building will be located in the Marlboro County Industrial Park as indicated on the attached site maps. Services provided should include Construction Drawings, Specifications, and necessary permitting services to construct the proposed Speculative Building, Program Management, Topographic Surveying, Geotechnical Exploration, Civil Design and Permitting, Civil Construction Services, Construction Materials Testing and Special Testing. The design/build team should, at a minimum, include a licensed general contractor with industrial experience, a licensed engineering firm and a licensed architect.
2. Interested Design/Build Teams must be bonded and insured in accordance with the requirements of this Request for Proposals.
3. Interested Design/Build Teams must provide a minimum five (5) year warranty on the building and its components.

B. BUDGET

Our budget for this project will not exceed \$2,300,000 (two million, three hundred thousand dollars). Marlboro County expects a "turn-key" finished product. Cost is a selection factor and firms that propose a quality product at less cost than our budget will be viewed more favorably. Our goal is to maximize the quality of a speculative building within this budget.

C. SCHEDULE OF SUBMITTAL

Design/Build Teams interested in submitting must provide five (5) copies of the Statement of Qualifications and Proposal to the Marlboro County Economic Development Office by **4:00 PM on May 4, 2021**. RFP's will be publicly opened and documented as received by the County. The County will evaluate the design/build terms based on the Scoring Guidelines included as part of this Request for Proposals. Finalist teams will be asked to make a presentation to the selection committee between May 5 and May 10 (excluding weekend days). An award will be made on or before May 11.

D. QUESTIONS/REQUESTS FOR INFORMATION

Interested Design/Build Teams should submit all Questions and/or Requests for Information in writing via email to jrmunnerlyn@marlborocounty.sc.gov

DEADLINE FOR WRITTEN QUESTIONS IS 5:00 PM on April 28, 2021.

E. 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 Marlboro County regulations. Building Permits associated with the construction of the proposed Speculative Building shall be applied for and obtained by the selected Design/Build Team.

The SCDHEC Land Disturbance Permit, Site Plan Approval and other site permits shall be obtained and provided by the selected Design/Build team. All other permits, approvals and fees will be the sole responsibility of the Design/Build Team.

2. Loading Requirements:

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

3. Sitework Requirements:

The Design/Build team is responsible for all engineering and site improvements associated with the proposed Speculative Building. The site for the proposed building has previously undergone extensive due diligence and analysis necessary to be a "certified industrial site". This report shall be made available upon request.

4. Building Requirements:

a. Facility Size:

50,000 square feet As mentioned earlier, we would like to maximize the quality of construction within our stated size and budget. Please note that the cost and features of the proposed construction are selection factors.

b. Exterior Dimensions:

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. Our preference is for a rectangular configuration that maximizes use of the site and allows for expansion potential.

c. Minimum Ceiling Clearance:

32 feet at lowest point

d. Column Spacing:

Must be clarified and approved. 50 x 50 minimum, 54 x 54 recommended.

e. Foundation:

Footings shall be constructed of cast in place concrete in accordance with

current IBC, State of South Carolina, Marlboro County, American Concrete Institute (ACI) requirements

f. Doors:

Price Proposals should include four (4) dock doors with associated foundations. The location of these dock doors is dependent on the Design/Build teams' recommendation based on building location, orientation and expansion potential.

g. Geotechnical:

Preliminary Geotechnical Explorations have been conducted within the Industrial Park. These reports are included via the Dropbox link on the cover page for reference. A site-specific Geotechnical Exploration to be completed by the Design/Build team must be included as part of this proposal.

5. Exterior Requirements:

a. Walls:

Exterior walls shall be constructed of concrete wall panels - either pre-cast wall or tilt-up panels. Walls shall have a smooth finish on the exterior and are to be painted. Color must be approved. Expansion wall may be metal.

b. Roof:

Minimum 45-mil membrane roof system with R-20 Insulation and a 20- year warranty.

c. Loading Docks:

The building design and proposal should include four (4) dock doors. An add alternate may be provided for additional doors and associated foundation on a per door basis. In addition, a drive-in door should be provided in the base bid price. Building design should allow for installation of future dock doors and truck court.

d. Roof Drainage:

Roof drainage downspouts shall discharge to an underground collector pipe. Size and location to be determined by the Design/Build team. It is preferred for the roof to be a single sloped roof; however, if it is more cost effective and not a hindrance to the expandability of the building, an alternative roof slope can be recommended.

e. Landscaping:

The proposal must include a landscaping plan and allowance is to be included in the total project budget.
Grassing for disturbed areas will be in accordance with the Civil Construction Drawings and Specifications.

f. Site Improvements:

Grading, Storm Drainage, and Erosion Control Improvements will be in accordance with the Construction Drawings and Specifications to be completed. All site improvements must be included in the overall proposed budget.

g. Electrical:

- Provide a minimum of eight (8) exterior wall mounted lighting fixtures. Light fixtures to be controlled by photocell for each wall.
- Temporary electrical service to the building must be installed underground.

h. Parking:

A portion of the parking area will be paved to allow access to prospective buyers. This cost is to be included in the overall project budget.

6. Interior Requirements:

a. Floor:

- A six (6)-inch reinforced concrete floor throughout; or 4" crusher run throughout with a minimum 25' x 25', 4" concrete landing pad within building entrance.
- 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.
- Knock-out panels should be included along the wall face for future windows. Design/Build teams may provide an add alternate for installation of windows.

c. Electrical:

- Provide minimal lighting within the building to provide a sense of security as well as visibility for marketing purposes.

d. Ventilation:

- Provide sufficient ventilation to achieve air changes of 3 per hour. It is recommended to provide ventilation to minimize issues with moisture, while providing a cost-effective solution.

e. Insulation:

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

f. Finishes:

- Exterior walls are to be painted. Color must be approved.

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 Marlboro County and those that are so located, and those that provide on-site equipment maintenance, evaluation, or other services for the protection of Marlboro 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 Marlboro 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 Combined |
| BUILDER'S RISK INSURANCE | Value of the |

Construction

8. Notes:

- a) 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.
- b) The Design/Build team shall coordinate and conduct weekly NPDES Compliance Inspections. This cost is to be included in Design/Build Proposals.
- c) Materials Testing associated with the construction of the proposed Grading Activities and Building Construction will be provided by the Design/Build team.
- d) Design/Build Proposals shall include the cost of Building Permits, as well as necessary business licenses and other permits and approvals, as may be required. This includes permits or approvals related to the Site Improvements.
- e) 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 Marlboro County.
- f) 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.
- g) Design/Build Teams must provide a Schedule of Values including, but not limited to General Conditions, Licenses and Fees, Design Fees, and a breakdown of cost by Division.

9. Innovation:

The following items 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.
- Provide a design that allows the building to be retrofitted to meet “green” construction standards.
- Develop a layout that creates an “impressive” viewing for vehicles passing the building on the highway.
- 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.

10. Schedule:

We would like to see construction substantially complete by March 31, 2022. Project completion schedule is one of the scoring criteria.

F. 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, certified check, or cashier's check in the amount of 5% of proposed price must be submitted with offer. The successful offeror will also be required to furnish a Performance Bond 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. Such deposit will be filed with the executed contract documents and made a part thereof all within thirty days of awarding contract. 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

Provide a detailed schedule from Design stage through completion of the project scope.

4. Budgeted and Actual Costs and Schedules

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.
- b. The use of local subcontractors is highly encouraged.

6. Willingness and ability to Provide Follow-up Services

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 up-fits and/or expansions.

7. Cost Proposal

Provide a Not-To-Exceed Lump Sum price to complete the above- d e s c r i b e d scope of work along with any recommended or stated 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 design, engineering, architectural, construction, general conditions, permits, licenses, fees, taxes and bonds.

G. REQUIREMENTS OF PROPOSAL SUBMITTAL

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

| | |
|---------------------------------------|------------|
| 1. Cost proposal | 25 points |
| 2. Quality of proposed construction | 25 points |
| 3. Project completion schedule | 15 points |
| 4. Innovation and creativity | 15 points |
| 5. Past experience and qualifications | 20 points |
| | <hr/> |
| | 100 points |

SELECTION PROCESS

Upon receipt of the proposal packages from each of the interested Design/Build Teams, Marlboro County will verify that each submission is complete and provide to the Selection Committee.

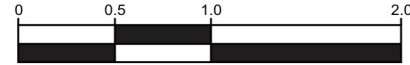
Once the Selection Committee has completed the ranking process for each submission and has heard a presentation from up to three (3) finalist candidates, if applicable, they will begin negotiations with the highest-ranking firm. In the event that Marlboro County is unable to reach an agreement with the selected firm they will then begin negotiations with the next ranking Design/Build Team and continue until an agreement has been reached.

OWNER'S RIGHTS: Marlboro 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. Marlboro County will be sole judge as to whether RFPs submitted meet all requirements. All submittals shall become the property of Marlboro County. This solicitation does not commit Marlboro County to award a contract, to pay any cost incurred in the preparation of responses or to procure or contract for goods or services.

SITE CERTIFICATION FOR THE MARLBORO COUNTY INDUSTRIAL PARK MARLBORO COUNTY, SOUTH CAROLINA INDUSTRIAL PARK BOUNDARY MAP

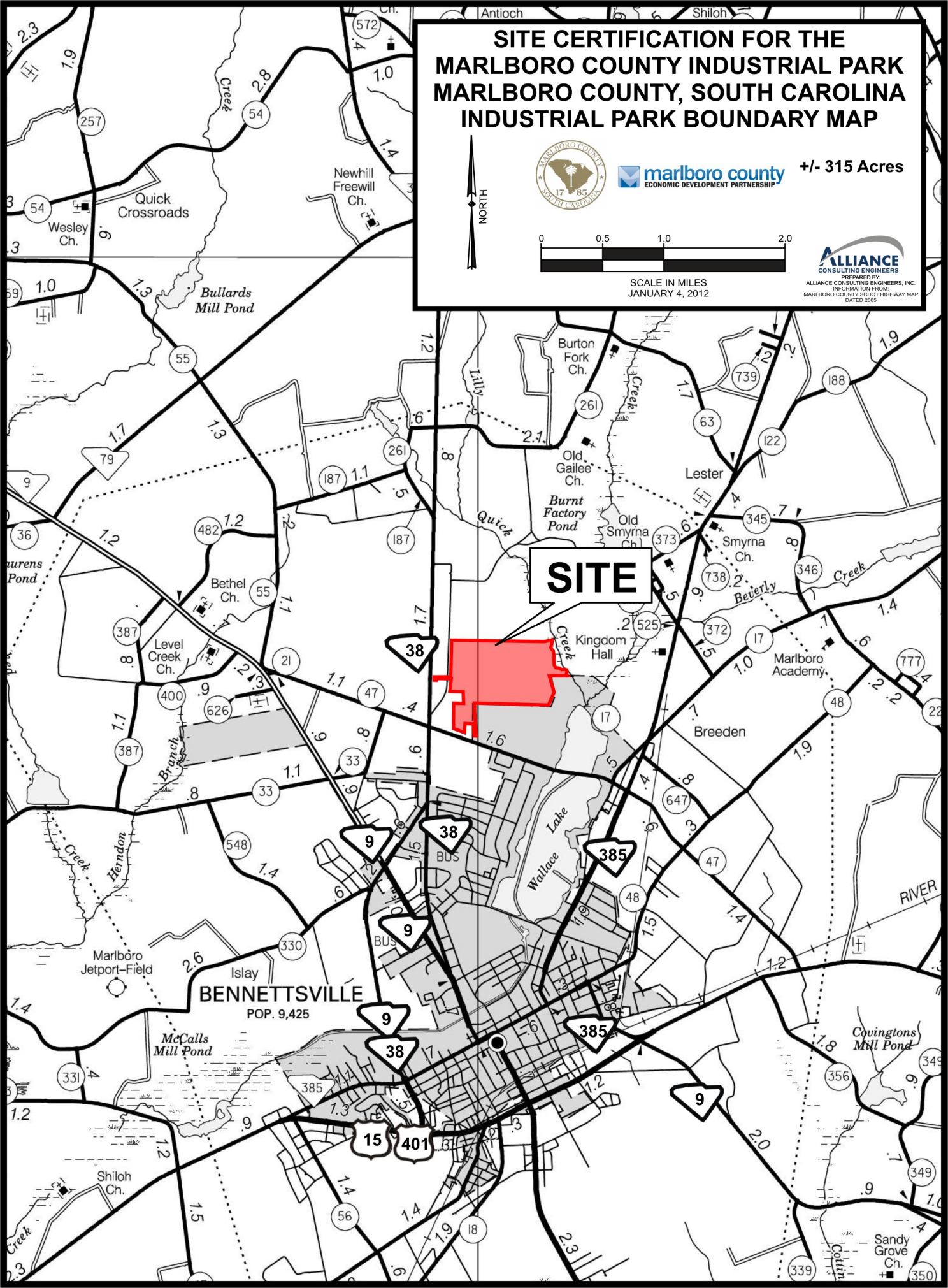


+/- 315 Acres



SCALE IN MILES
JANUARY 4, 2012

ALLIANCE
CONSULTING ENGINEERS
PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
MARLBORO COUNTY SCOTT HIGHWAY MAP
DATED 2005





MC INDUSTRIAL PARK - Site 1

Marlboro County, S.C.

CONTACT: jrmunnerlyn@marlborocounty.sc.gov

MC Industrial Park Site 1
~37 Acres

Trailer
Baron

Industrial
Performance
Products

Probitas
AAC

SC Hwy 38

SC Hwy 9 - 1.5 miles