



REQUEST FOR QUALIFICATIONS

MEBANE EMS BASE

Design-Build RFQ 27-Q001

July 1st, 2026

Qualification Due Date: August 14th, 2026
and time: 4:00 pm

RFQ Number: 27-Q001

Mailing Address: 124 W Elm St
Graham, NC 27253

Delivery Address: 124 W Elm St
Graham, NC 27253

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Table of Contents

Scope Summary.....	Page 3
Section 1. Introduction.....	Page 4
Section 2. General Instructions.....	Page 9
Section 3. RFQ Submittal—Qualifications Submission.....	Page 11

DESIGN-BUILD SERVICES FOR MEBANE EMS BASE CONSTRUCTION

Pursuant to N.C. Stat. Sec. 143-128.1(A), Alamance County is seeking proposals from qualified design-build teams interested in providing design and construction services for the Alamance County “Mebane EMS Base” project. The proposed EMS Base is located at the intersection of NC 119 & Smith Drive, Mebane, NC. The intent of this RFQ is to select a Design-Build team, by Qualifications-Based Selection (QBS), to provide design and construction services for this project.

The intent of this project is to design and construct a new 5,000 sq.ft. EMS base with three (3) bays and suitable living and kitchen area accommodation as well as an approximately 4,000 sq. ft. garage to service emergency vehicles. The site is situated on 2.58 acres of land located on the corner of NC 119 & Smith Drive, Mebane, NC.

The total cost of the project, inclusive of preconstruction/design services, construction management fees, overhead, and markups, has been established as \$4.8 million. It is the goal for the project to be complete in the 3rd quarter of 2027.

Google Maps link of the proposed site: <https://maps.app.goo.gl/Kruhwezp7UgyfyF91A>

The Design-Build team must have experience related to similar projects. The Design-Build team must also have a positive work history with Alamance County or other Counties/entities in the surrounding area.

Overview of the Requested Scope of Work

The specific scope of work for the Project will be defined in the Design-Build agreement. However, at a minimum, the following services will be required of the Design-Build Team:

- Provide preconstruction services including cost estimating, life-cycle cost analysis, value-engineering, constructability reviews, scheduling, phasing plans, etc.
- Provide design and engineering services to complete design-build documents for construction.
- Provide and maintain Request for Information (“RFI”) and submittal logs
- Develop and maintain a master project schedule
- Prepare and maintain a cash flow analysis
- Develop a phasing and sequencing plan
- Define and prepare scopes of work for each phase of the project
- Develop a site management plan
- Provide construction management and general contracting services
- Establish & maintain quality control standards & provide Guaranteed Maximum Price (“GMP”)

1. Introduction

1.1. Purpose of Procurement

1.1.1. Pursuant to N.C. Stat. Sec. G.S. 143-128.1A, Alamance County, hereinafter referred to as “Owner” or “County,” will undertake the design and construction of the Mebane EMS Base to be located at NC 119 & Smith Drive, Mebane NC. Alamance County is proceeding with this project with a qualification process (this RFQ) to determine and approve interested and competent Design- Build teams, hereinafter referred to as “Design-Builder(s).”

1.2. Purpose of the RFQ

1.2.1 Selection of the Design-Builders will be by Qualifications-Based Selection (QBS) beginning with the review of this RFQ submittal. Factors and/or criteria to be used in the evaluation of this RFQ are listed and described in this document. The Owner will adhere to the weightings specified for each evaluation factor stated. **These selections are made solely as judged by the Owner.**

1.2.2 In selecting a firm, the Owner will emphasize the experience of the firm and of assigned personnel in providing like functions on projects of similar magnitude and complexity as the proposed project. Selection preference will be toward firms that have the knowledge and resources for this type of facility design, general contracting, scheduling, contract coordination and compliance, budget control, and design experience in this building type, as well as familiarity with laws, ordinances, and codes applicable to this project.

1.2.3 The window of construction opportunity is an important selection criterion, requiring the Owner to choose a firm with the ability to place quality personnel on this job, ~~and~~ to work effectively and efficiently, and within the given timeframe.

1.2.4 Minority Business Participation

Alamance County has a responsibility, as defined by the goals established in N.C. Gen. Stat. § 143-128.2 to encourage participation by minority businesses in the award of contracts. Bidders are hereby notified that this bid is subject to those responsibilities. It is the practice of the County to (1) provide minorities an equal opportunity to participate in all aspects of its contracting and procurement programs and (2) prohibit any and all discrimination against persons or businesses in pursuit of these opportunities.

1.2.5 It is the responsibility of each submitter to examine the entire RFQ, seek clarifications in writing, and review their submittal for accuracy before submitting their qualifications. Once submission deadlines have passed, all submissions will be final. The Owner will not request clarification from any individual submitter relative to their submission, but reserves the right to ask for additional information from all parties that have submitted qualifications. If there are multiple firms proposed as one team, each firm must describe itself according in the RFQ submittal. **Indicate on the first page of the submittal which firm/company is the lead Design-Builder. Indicate, by firm, those qualifying as a minority firm.**

It is the sincere intention of the Owner to make every effort to be fair and equitable in its dealings with all candidates for selection. If, however, the County should determine that none of the Design-Build teams submitting are advantageous to Alamance County, the County shall have the absolute right to reject any and all submittals.

1.3. Project Delivery and Objectives

1.3.1 The delivery method for this project will be **Design-Build**. There will ultimately be a single contract from the Owner with a lead Design-Builder who will be expected to fulfill the terms of the contract through delivery of a finished, fully usable facility, on a turnkey basis, that satisfies the Owner's project requirements. The Owner chose the Design-Build delivery method specifically to give them a single point of responsibility on the part of the Design-Builder for every design service and construction need. Moreover, the Design-Build delivery method is expected to allow concurrent design and construction activities. The Design-Builder, as the sole responsible source for total project compliance and construction related performance (including architectural programming, design, and construction services) shall act in the best interests of the Owner. At all times and project stages, the Design-Builder shall use their best efforts to perform the project in an expeditious and cost-effective manner, consistent with the Owner's project requirements, time constraints, and budget. The lead Design-Builder shall hold all design professionals, testing services, trade contractors, and trade supplier contracts. The Design-Builder shall develop an overall project schedule, which will be a contractual obligation. In addition, the lead Design-Builder will be responsible for: methods of construction and safety; scheduling and coordination of the work of all construction; and miscellaneous contracts required for completion of the project within its predetermined budget limits and schedule.

1.3.2 The total project budget for the Mebane EMS Base is anticipated not to exceed **\$4,800,000** for the entire project, turnkey, including all costs and fees. All costs include site and building construction related expenses; architectural programming, design, construction related services; testing services; public jurisdiction fees and charges; permits, signage, reasonable design and construction contingency amounts; and other building related professional service fees necessary to fully build the owner's project.

1.3.3 The construction for the Owner's project shall be developed with an intended substantial completion date in the 3rd quarter of 2027 or as otherwise agreed to by the Owner.

1.4. Request For Qualifications (RFQ)

1.4.1. The RFQ selection process will produce a preliminary ranking list for Design-Build candidates. The County reserves the right to ask the highest-ranking teams to interview with an official Selection Committee consisting of various County personnel. The County may then create a final ranking of Design-Builders based upon the interview results, in conjunction with their previously submitted written responses. In lieu of an interview, the County may select the Design-Builder outright with the highest ranking from the initial submittal without an interview process.

1.4.2. No formal design competition will be included.

1.4.3. Once the single Design-Builder is determined, they will be responsible for pricing and value-engineering issues.

1.4.4. Owner / Design-Builder Contract will be negotiated once a selection has been made.

1.4.5. Alamance County reserves the right to accept or reject any or all Statement(s) of Qualifications with or without cause. Issuance of this Request for Qualifications does not commit Alamance County to award a contract, to pay any costs incurred in preparation of a proposal, or to procure or contract for related services or supplies.

1.5. Project Assumptions

1.5.1. The Owner does not desire to enter into "joint-venture" agreements with multiple firms. At the same time, the Owner recognizes that the Design-Build delivery method often involves partnerships between or among firms to combine design and construction management capabilities. In the event that two or more firms desire to establish a joint venture, it is expected that one firm shall become the lead Design-Build firm for the purpose of contract execution, with the remaining firms being consultants to them. The County shall contract with the lead Design-Build firm only.

1.5.2. The Owner expects all parties to this project to work closely together and deal appropriately with project conditions to finish the job successfully. ***Esprit de corps - a spirit of cooperation and collaboration among professional construction services providers - is of utmost importance.***

1.5.3. The Design-Builder will employ the Architect of Record (AOR) and/or Engineer of Record (EOR). These professionals must personally ensure the integrity of all extensions of the design and ensure that all equipment and material meet the design criteria requirements. Insuring compliance with this condition shall be the lead Design-

Builder's function, not an Owner function.

1.5.4. The Design-Builder, as a part of its design and its preconstruction services, will assist with developing a strategy for the best approach for the successful completion of the project. For example, without limitation, the Design-Builder will provide guidance and assistance in the preparation of a schedule and a reliable, preliminary cost estimate.

1.6. Definitions of Terms

1.6.1. Whenever the term "RFQ," is used, the reference is to this Request for Qualifications or portions thereof, together with any exhibits, attachments, or addenda it may contain.

1.6.2. Whenever the terms "shall," "will," "must," or "is required" are used in the RFQ, the referenced task is a mandatory requirement of this RFQ. Failure to meet any mandatory requirement will be cause for rejection of a submittal.

1.6.3. Whenever the terms "can," "may," or "should" are used in the RFQ, the referenced specification is discretionary. Therefore, the failure to provide any items so termed will not be cause for rejection. However, the Selection Committee may consider such failure in evaluating the quality of the submittal.

1.6.4. Whenever the terms "apparent successful" or "top-ranked" or "highest ranking" are used in this document in reference to a firm, the reference is to the firm that the Selection Committee ultimately judges to have submitted the best case, satisfying the needs of the Owner in accordance with the RFQ. However, the selection of an apparent successful firm does not necessarily mean the Selection Committee accepts all aspects of the firm's submittal or proposal.

1.6.5. Whenever the term "submittal" is used in the RFQ, the reference is to the response offered by a firm in accordance with the RFQ. The submittal responds only to the RFQ.

1.6.6. Whenever the term "Selection Committee" or "Review Committee" is used in the RFQ, the reference is to the Owner's representatives responsible for administering and conducting the evaluation and selection process of the RFQ.

1.6.7. "Design-Build" refers to the construction project delivery method in which, among other things, the Owner holds a single contract with a business entity that has responsibility both to design and to construct a project, and that holds the trade contracts.

1.6.8. "Lead Design-Builder" refers to the design-build team member that will contract with the Owner for all work and holds all responsibility of project success, performance, and completion.

1.6.9. “Design Professional” (an inclusive term for all licensed building professionals), “Architect of Record,” and/or “Engineer of Record” all refer to the project's architect(s) and/or engineer(s), whose responsibilities generally include programming, design, code compliance, and detailing of the facility. Under the Design-Build delivery methodology, the Design Professional is an integral part of the Design-Builder entity under single contract with the Owner. These entities also operate under legal definitions of the State of North Carolina with statutory liability and responsibility.

1.6.10. “Subcontractor or Contractor” refers to trade contractors to be competitively bid and who contracts directly with the Design -Builder.

1.6.11. “Design/Build Contractor / Subcontractor” is a trade contractor who contracts directly with the Design-Builder utilizing an open-book GMP contract, who is identified as part of the initial Design-Build Qualifications Submittal and provides both integrated design and construction services.

1.6.12. “Building Commissioning” refers to a formal and systematic process of documentation, adjustment, testing, verification, and training, focused on quality assurance and performed specifically to ensure that the finished facility operates in accordance with the Owner’s documented project requirements and the construction documents.

1.6.13. “Commissioning Provider” refers to the entity or person providing building commissioning services for a project.

1.6.14. “Owner’s Project Requirements” is a written document that details the functional requirements of a project and the expectations of how it will be used and operated.

1.6.15. “Qualifications Submittal” and “Initial Written Submittal” both refer to a firm’s response to the RFQ.

1.6.16. “Qualifications-Based Selection” and “QBS” both refer to a procurement process for the selection of professional construction services for public projects. It is a competitive contract procurement process whereby consulting firms submit qualifications to a procuring entity (Owner) who evaluates and selects the most qualified firm, and then negotiates the project scope of work, schedule, budget, and price.

1.6.17. “Firm” shall be interpreted as referencing the design entity, the construction entity, or the combined (e.g., joint venture) entity, as is reasonable.

2. General Instructions

2.1. Project Site & Scope:

2.1.1. Project Site: The project will be located at NC 119 & Smith Drive, Mebane NC. There will be a pre-constructed entrance to where the EMS Station will be located as well as a 50' culvert installed prior to commencement and construction of the EMS Station.

2.1.2. Project Scope: Design and construct a 5,000 sq. ft. EMS base with three (3) bays and suitable living and kitchen area accommodations as well as an approximately 4,000 sq.ft. garage to service emergency vehicles.

2.2. Selection Process for the RFQ

2.2.1. Request for Qualifications: This document is a Request for Qualifications (RFQ). All interested Design-Build parties shall respond to this document in the appropriate format and required quantity.

2.2.2. Qualification Review Committee: The review of RFQ submittals will be by a Review Committee comprising representatives of the Owner. Questions should be submitted **in writing** via email to **Charles Bullard, Purchasing Manager, at charles.bullard@alamancecountync.gov**

2.2.3. Design-Build Qualifying Process for the RFQ

Written Submittal (RFQ Submittal): The Review Committee will receive and review statements of qualifications and performance data in response to this RFQ. The Review Committee will evaluate all firms first against a set of criteria, provided in **Section 3** below, to determine those firms most qualified and suited for this project.

Qualifications will create a list of three Design-Build teams who may be interviewed or requested to provide a presentation by the County. After the completion of interviews/presentations (if required), the highest-ranked Design-Build team will be selected for contract negotiations. Compensation, fees, pricing methodology, and other commercial terms will be negotiated after selection and shall not be included in the RFQ submittal. If the selected Design-Build team and the County do not come to an agreement; the County reserves the right to enter negotiations with the next highest-ranking Design-Build team.

2.3. Pre-submittal Conference:

There will be a pre-submittal conference for this RFQ on July 16th, 2026 at 11:00am. The conference will be located at Alamance County Office Building located at: 124 W Elm Street Graham, NC 27253.

2.4. Project Schedule: The following Project Schedule represents the Owner’s best estimate of the timeline to be followed for the execution and completion of the Mebane EMS Base. The Owner reserves the right, at its sole discretion, to adjust this schedule as it deems necessary. Notification of any adjustment to the Project Schedule shall be provided to all who have requested this RFQ.

Step in the process	Date
RFQ Issued	July 1, 2026
Pre-Submittal Conference	July 16, 2026
Deadline for Questions	July 24, 2026
Responses to Questions Issued	July 31, 2026
Completed RFQ’s due and received by County	August 14, 2026 at 4:00 PM
Evaluation Committee Review	August 17- 28, 2026
Interviews of Top-Ranked Firms (if required)	September 8-10, 2026
Selection Committee Recommendation	September 14, 2026
Begin Contract Negotiations	September 15, 2026
County Approval of Selection (if required)	October 5, 2025
Execute Design-Build Agreement	October 9, 2026
Kickoff/Notice to Proceed for Preconstruction Services	October 12, 2026

3. RFQ Submittal – Qualifications Submission Format and Requirements

3.1. Physical Submittal

One (1) original and three (3) copies of the information shall be submitted, along with **One (1) USB Drive** containing the submission. Each submittal shall be identical in content. Submitter's responses shall follow the sequence of the Initial Written Submittal outlined here. Responses should be concise, clear, and relevant. Costs incurred in responding to this RFQ is the submitter's alone and the Owner does not accept liability for any such costs. The Owner will not and shall not be required to return any item submitted.

Submittal pages must be numbered consecutively. A table of contents, with corresponding tabs/dividers in the body of the submittal, must be included. Multiple tabs on a single page are acceptable. If more than one item in the table of contents can begin on the same page, it is acceptable to place all corresponding tabs on that page. Any affidavits, certifications, or signed statements called for are to be included in an appendix. Please do not place in the appendix any additional information not explicitly required. Submittals are not limited in page quantity. However, the Owner intends to limit the cost that submitters incur to respond to this solicitation. Therefore, submitters are encouraged to be brief and succinct. **Thick volumes of background and general marketing material are not desired. A firm should highlight instead its responsiveness to the evaluation criteria.** If there are multiple firms proposed as one team, each component firm should describe its own relevant qualifications within the same submittal.

Submittals of qualifications will be accepted until time and date shown in the Project Schedule (Section 2.4). The Owner is not responsible for the proper or timely delivery of submittals. Failure to meet the deadline for receipt of submittals will result in rejection of the submittal. Submittals received after the deadline will not be considered whether delayed in transit or for any other cause whatsoever. Each firm is solely responsible for the accuracy and completeness of its submittal. Errors and omissions may constitute grounds for rejection. **Electronic submittals will not be accepted.**

3.1.1. Submit qualifications documents to the following mailing/physical address:

Alamance County Purchasing Department
124 W Elm St
Graham, NC 27253
Attn: Charles Bullard

The name and address of the firm should appear on the outside of the submittals, and the package should reference the project, i.e., **"RFQ 27-Q001 Design-Build Services, Mebane EMS Base"**

3.2. Criteria for Selection & Weighting of Qualifications Criteria

Evaluative Criteria – The Review Committee will evaluate the submittals uniformly based upon the criteria listed in the table below. The Owner has listed each major category of criteria in order of importance. The services being sought under this RFQ are considered professional in nature. Consequently, the evaluation of submittals will be based upon consideration of the demonstrated qualifications and capabilities of the offerors.

Construction Team: 35 points: Evaluation of lead Design-Builder and Design-Builder's General Contractor/Builder (if different)	• GC experience with Design-Build Process. • GC experience with similar project types. • GC offering Project Managers and Superintendents experienced on similar project types. • GC track record of "on-time and on-budget" projects. • GC litigation, legal action and safety records. • GC reputation, references and referrals. • GC past work experience with Alamance County
Design Team: 35 points Evaluation of Design Professionals – Architect (Arch) and Engineer (Eng)	• Arch/Eng experience with Design-Build process. • Arch/Eng experience with the Team's GC. • Arch/Eng experience with similar projects. • Arch/Eng litigation and/or arbitration records. • Arch/Eng reputation, references and referrals. • Arch/Eng local and familiar with Alamance County Market. • Arch/Eng past work experience with Alamance County.
Project Understanding, Approach, and Schedule: 30 points	• The Design-Build Team's demonstrated understanding of the scope and goals of the project • Ability of the Design-Build Team to complete the project within the desired time frame. • Any unique qualifications relating to this project.

3.3 Submittal Contents

The qualification submittal **must contain** the following information in the following order:

3.3.1. Statement of Interest.

3.3.2. Firm(s) description(s).

3.3.3. Provide a list of the licensed contractors, licensed subcontractors, and licensed design professionals whom the Design-Build Team proposes to use for the project's design and construction. (Statutory Requirement)

3.3.4. Basic company information of all participating companies/firms:

- a. Company/Firm name;
- b. Physical address;
- c. Mailing address & zip code;
- d. Email address & name of primary contact at each company/firm;
- e. Main telephone number and direct telephone number for contacts;
- f. Number of years in business for each company/firm.

3.3.5. Form of firm ownership, including state of residency or incorporation (e.g. sole proprietorship, partnership, corporation, Limited Liability Company, joint venture, etc.)

3.3.6. Succinctly describe the history and growth of the firm(s) and any past or current experience with the Design-Build team being proposed.

3.3.7. List and briefly describe any and all legal actions for the past three years in which the respondent has been a debtor in bankruptcy, a defendant in a lawsuit for deficient performance under a contract or agreement, a respondent in an administrative action for deficient performance, or a defendant in a criminal action. Failure to fully comply with this item will be grounds for elimination from consideration.

3.3.8. Has the firm ever failed to complete any work awarded to it or has it been removed from any project awarded to the firm? Explain.

3.3.9. Design-Builder / Contractor's Safety Record – Provide a detailed Contractor's safety record.

3.3.10. Provide at least three (3) references to which the Design-Build team has worked together in either a Design-Build capacity or in a Construction Management at Risk capacity, providing professional services of a nature and quality similar to those required in this project. This reference information should include a short paragraph describing the service(s) provided, together with the following:

- a. The name of the organization to which the services were provided.
- b. Project location
- c. Dates during which services were performed.
- d. Thorough description of project/Images
- e. Cost description - this description, at a minimum, must include: Original project budget; Final project cost; and (if applicable) an explanation for the difference in the original and final costs.
- f. A current contact name, together with organizational title, current address and telephone number of

the organization.

3.3.11. List five (5) major trade contractor references. Include company name, contact name, together with organizational title, current address and telephone number of the trade contractor.

3.3.12. Office Submitting Qualifications:

If the firm has multiple offices, the qualification statement should include information about the parent company and branch office. Please identify the office from which the project will be managed and that office's proximity to the project site. Parent company (or general office) financial information as totals will be acceptable **if** the parent company or general office is financially responsible for the liabilities of the branch office. If the parent company is not responsible (e.g. its financial resources are not available to the branch office that will perform the contract) it will be misleading to the Owner to offer the financials of any office other than the one with the prospect of a contract with the Owner. Falsified information may serve as a basis for non-consideration and/or voiding of contracts awarded.

3.3.13. Relevant Project Experience of the DESIGNER:

Relevant project experience refers to experience with buildings that are comparable to this project in ways that are architecturally and functionally significant. Preference will be given to designers that have experience on other Design-Build projects as a designer. However, "experience acquired" by the hiring of personnel who have previously participated as designers in another firm or firms will also be considered. In order for the Owner to consider this type of experience, please note this fact in the submittal along with the name of the other firm(s). Describe no fewer than three projects (in order of most relevant to least relevant) that demonstrate the firm's capabilities to provide design services on the project at hand. For each project, the following information should be provided:

- a. Project name
- b. Project location
- c. Dates during which services were performed
- d. Physical description (e.g., square footage, number of stories, site area)
- g. Cost description - this description, at a minimum, must include: Original project budget; Final project cost; and (if applicable) an explanation for the difference in the original and final costs.
- e. Brief description of project
- f. Services performed as Designer
- g. Statement of performance versus owner expectations in the areas of cost, quality, and schedule
- h. Owner reference

3.3.14. Relevant Project Experience of the BUILDER:

Relevant project experience refers to experience as a builder working on projects with similar building type and delivery method (Design-Build method) of this project or experience performing as a general contractor on comparable types and sizes of

projects. Preference will be given to builders that have experience on other Design-Build projects as a builder. However, “experience acquired” by the hiring of personnel who have previously participated as builders in another firm or firms will also be considered. In order for the Owner to consider this type of experience, please express note this fact in the submittal along with the name of the other firm(s). Describe no fewer than three projects (in order of most relevant to least relevant) that demonstrate the firm's capabilities to perform the project at hand. For each project, the following information should be provided:

- a. Project name
- b. Project location
- c. Dates during which services were performed
- d. Physical description (e.g., square footage, number of stories, site area)
- e. Thorough description of project/images
- h. Cost description - this description, at a minimum, must include: Original project budget; Final project cost; and (if applicable) an explanation for the difference in the original and final costs.
- f. Services performed as Builder
- g. Statement of performance versus owner expectations in the areas of cost, quality, and schedule
- h. Owner reference

3.3.15. Minimum Criteria

Firms must meet the criteria in the bullet points immediately below. Firms that do not meet these criteria are automatically disqualified. All documentation required to prove the firm meets the minimum criteria stated below should be included in the appendix of the firm’s submittal.

- Firm’s “Designer(s) of Record” MUST have a current North Carolina Architectural and/or Engineering license(s) as appropriate for their portion of the design work. **A copy of the license(s) is to be included in the appendix.**
- Firm’s “Builder” MUST have a current North Carolina Contractor’s license with an unlimited building classification. **A copy of the license is to be included in the appendix.**

3.3.16. Insurance Requirements

At vendor’s sole expense, vendor shall procure and maintain the following minimum insurances with insurers licensed in North Carolina. Alamance County reserves the right to require higher insurance requirements as deemed necessary for the performance of all Alamance County projects and service contracts. The following insurance is required with these minimum limits of liability:

Commercial General Liability (covers an insured exposure to the public relating to products, premises and complete operations)- \$1,000,000 per occurrence / \$2,000,000

aggregate (most paid out in policy term [one year])

Commercial Auto Liability (covers an insured for bodily injury and property damage to a third party including owned, non-owned and hired vehicles) *- \$1,000,000 per occurrence
Workers Compensation [covers all employees, including Employer's Liability] required for all contractors / service providers (with underwriters' desirability classification color of silver, yellow, red and black) – All others Statutory limits**: \$500,000 per accident; \$500,000 Disease- Each Employee; \$500,000 Disease Policy Limit

Professional Liability - \$1,000,000 CSL per occurrence (when required)

Builder's Risk

Insurance issued on an "All Risk" form, subject to exclusions, and shall not exclude coverage for earthquake, landslide, flood, collapse, or loss due to the results of faulty workmanship. Such Builders Risk Insurance shall cover the insurable interests of the Owner, Engineer, Contractor, Subcontractor, suppliers of any portion of the Work, and any bondholders and shall contain a Waiver of Subrogation clause as to all such entities as part of the form or by separate endorsement. Proceeds of any claim shall be payable to the Owner to be applied toward repair or replacement of the damaged work. The Contractor shall secure and maintain throughout the contract time Builders Risk Insurance coverage for one hundred percent (100%) of the Contract Price (when required).

Additional Insurance Requirements

The (named party) must provide proof of insurance through the issuance of a certificate of insurance showing the above coverage's and limits specified. If the Contractor or Service Provider carries higher limits, such limits must be shown on the certificate. The County has the right to demand a certified copy of any insurance policy. Certificates must be filed with the County Purchasing Department before the (named party) is permitted on County property. Contractors / Service Providers are required to provide thirty (30) day written notice of any lapses or changes in coverage to Alamance Purchasing Department. Failure of Contractors / Service Providers to provide timely evidence of insurance, or to place coverage with insurance, or to place coverage with insurance companies acceptable to the County, shall be viewed as Contractor's delaying performance entitling the County to all appropriate remedies under the law including termination of the contract.

Certificate Holder shall be listed as follows:

Alamance County
Attention: Charles Bullard, Purchasing Manager
124 West Elm Street
Graham, NC 27253

Endorsements

The (named party) is required to add the County to its General Liability and Automobile Liability insurance policies with the following wording "Alamance County, its officers, agents and employees are to be designated as "additional insured" with respect to the

general liability insurance policy.” Endorsements for Commercial General and Liability must be attached with the Certificate of Insurance.

This insurance requirement shall not be construed as limiting in any way the extent to which vendor may be held responsible for the payment of damages to any persons resulting from its operations or the activities of any person or persons for which it is liable. There also should be Waiver of Subrogation language added in favor of the County on the Workers Compensation & General Liability policies.

3.4. Additional Conditions

3.4.1. Confidentiality of Documents: Upon receipt of a proposal by the Owner, the proposal shall become the property of the Owner without compensation to the offeror. Subject to the provisions of the Freedom of Information Act, the details of the proposal documents will remain confidential until final qualification selection is complete.

3.4.2. Costs to Prepare Responses: The Owner assumes no responsibility or obligation to the offerors and will make no payment for any costs associated with the preparation or submission of proposals.

3.4.3. The Owner reserves the right to check references of proposed personnel on the project team and to request substitutions of personnel if it deems such action in the Owner’s best interests. Moreover, the Owner reserves the right to check any reference that it may become aware of in addition to the references provided by the offeror.

3.4.4. Equal Employment Opportunity: During the performance of this Contract, the Design-Builder agrees as follows: The Design-Builder will not discriminate against any employee or applicant for employment because of race, creed, color, sex, age, national origin, place of birth, or physical handicap. Design-Builder must have a history of being non-discriminating and will not discriminate on the basis of race, creed, color, sex, or national origin in any of its employment practices, or procurement practices with respect to the workforce of the firm, or procurement services in connection with this project.

3.4.5. It is a requirement that the selected firms must operate a drug-free workplace and that it will remain that way throughout the duration of the project.

3.4.6. The Owner will not enter into contracts with persons or firms who are delinquent in the payment of ad valorem taxes owed to Alamance County.

3.4.7 E-Verify Employer Compliance: Employers and their subcontractors with 25 or more employees, as is defined in Article 2 of Chapter 64 of the NC General Statutes, must comply with E-Verify requirements to contract with governmental units. E-Verify is a Federal program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work

authorization of newly hired employees pursuant to federal law. The requirements of that policy are included in the invitation to Bid and will be included in the contract for the construction of the Project.

3.4.8 Pricing and Compensation: This Request for Qualifications (RFQ) is a Qualifications-Based Selection (QBS) process. Firms shall not submit fees, pricing, construction costs, guaranteed maximum prices (GMP), markups, overhead percentages, profit percentages, or any other compensation-related information as part of their qualifications submittal.

The County will evaluate and rank Design-Build teams solely on the qualifications criteria identified in this RFQ. Following the selection of the highest-ranked Design-Build team, Alamance County will enter into negotiations regarding scope, schedule, fees, compensation, and other contract terms. If the County is unable to successfully negotiate a contract with the highest-ranked Design-Build team, the County reserves the right to terminate negotiations and begin negotiations with the next highest-ranked firm.

Submission of pricing information during the RFQ phase may result in the information being disregarded during the evaluation process and may be grounds for disqualification if deemed to compromise the integrity of the qualifications-based selection process.

Alamance County Government reserves the right to reject any and all submittals.