

REQUEST FOR QUALIFICATION AND PROPOSALS

The McIntosh County Industrial Development Authority (MCIDA) is seeking statements of qualifications and proposals from qualified design-build general contractor teams for a Guaranteed Maximum Price Contract for the construction of a 200,000-300,000 square foot industrial building at the Tidewaters Industrial Park. Work will include all design and permitting associated with a complete project including site development, the building structure and all improvements. Contractor teams with industrial building experience are preferred, but not required

The MCIDA intends to qualify contractors first and then from those qualified contractors receive competitive price proposals for the proposed work. Information to be submitted by interested contractors are as follows:

1. History of the contractor and resources
2. Experience with Industrial Building projects
3. Key personnel and their qualifications
4. Current workload
5. Experience with similar projects and a list of references
6. Ability to provide adequate insurance and assurance of financial capacity to complete the scope of work
7. Statement of Qualifications Form

Interested parties should request copies of the Statement of Qualifications form prior to preparing and submitting their proposal. These forms and an initial project scope of work for the tasks to be performed as well as copies of the Contractor Qualification Questionnaires are available at the McIntosh County Industrial Development Authority office, 211 North Walton Street, P O Box 896, Darien, GA 31305.

All inquiries concerning this RFQ should be made to Dawn Malin, President, at the above location or at (912) 437-6659, or by email at dawn@mcintoshga.com. All interested contractors will be required to complete the Qualification Questionnaire and submit said questionnaire to the MCIDA office no later than 4:00 pm EDT, May 26, 2022.

Qualification Questionnaires will be opened and scored based on organization, licensing certifications, experience, references financial capacity, and management/operations. Once all Qualification Questionnaires are scored each submitting contractor will be notified whether their firm has qualified to be eligible to submit a Price Proposal Package.

The MCIDA intends to have a mandatory walk through with all qualified contractors by June 3, 2022 for an on-site discussion regarding the specific scope of work to be accomplished. At that walk through, the MCIDA intends to provide each qualified contractor a copy of any updated or revised Scope of Work for the project.

The MCIDA further intends to receive Pricing Proposals from qualified contractors no later than July 22, 2022. At that time, Price Proposal Packages will be opened for evaluation regarding their Guaranteed Fixed Price amount. Following the opening of the Proposals, such will be scored on a comparative basis.

Based on the combined scoring on the Qualification Questionnaire and the Pricing Proposal, the MCIDA will select the responsible and responsive offeror, or offerors, whose proposal or proposals are determined to be in the best interests of the MCIDA, taking into consideration the evaluation factors set forth above, as well as factors such as the work to be performed by local contractors, work to be performed by the contractors employees, and dates of commencement and completion.

The MCIDA may choose to negotiate with one or more of the selected contractors. The award will be made to the responsible and responsive offeror whose proposal is determined to be the most advantageous to the MCIDA.