Request for Qualifications (RFQ)

Due Diligence Services for New Industrial Site

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Greene County, North Carolina, USA

GREENE COUNTY
NORTH CAROLINA

Request for Qualifications (RFQ):
Due Diligence Services for New Industrial Site

Introduction:
Greene County Government is seeking qualified environmental and engineering consulting firms to provide comprehensive due diligence services for the development of a new industrial site located on Burnette Road near Farmville, NC. The site currently includes the following Parcel IDs: 0500282, 0506160, 0506161, 0500124, 0500337, 0500756, and 0500432. This Request for Qualification (RFQ) is not limited to these parcels, and additional parcels may be included in the scope of work as the project evolves. The RFQ will remain valid for up to two years to support the county's economic development due diligence efforts.

Project Background:
The proposed industrial site is part of Greene County's strategic initiative to attract and support industrial growth. The site's development is critical to the economic development goals of the county. The selected firm will play a crucial role in ensuring that the site meets all environmental, regulatory, and engineering standards required for industrial development.

Scope of Services:
The selected firm will be required to provide the following due diligence services:
1. **Phase 1 Environmental Site Assessment (ESA):** Conduct a comprehensive Phase 1 Environmental Site Assessment (ESA) that, at a minimum, meets the requirements of the American Society for Testing and Materials (ASTM) Standard E-1527. This assessment should identify potential environmental liabilities, including soil and groundwater contamination, hazardous materials, and other environmental risks.
2. **Detailed Wetland and Stream Determination:** Perform a detailed survey to identify, delineate, and map all wetlands and streams on the site. The survey should adhere to the latest regulatory guidelines and standards.
3. **Threatened and Endangered Species Report:** Assess the presence of threatened or endangered species and their habitats on the site. Provide recommendations for mitigation measures if necessary.
4. **Historical, Archaeological, and Cultural Resources Review:** Conduct a review to identify any historical, archaeological, or cultural resources that may be present on the site. This review should comply with state and federal regulations.
5. **Geotechnical Report:** Perform a geotechnical investigation to assess the soil and geological conditions of the site. The report should include recommendations for foundation design, site preparation, and other construction-related considerations.
6. **Buildable Area Summary Map:** Develop a map outlining the areas of the site that are suitable for development, taking into consideration environmental, regulatory, and engineering constraints.
7. **Existing Utilities Capacity Analysis:** Evaluate the capacity of existing utilities (water, sewer, electricity, gas, etc.) to support the proposed development. Provide recommendations for upgrades or extensions if necessary.

8. **Existing Utilities Map:** Create a detailed map of existing utilities on the site, including locations, sizes, and capacities.
9. **Master Plan:** Develop a comprehensive master plan for the site, including proposed land use, infrastructure requirements, zoning considerations, and development phasing.
10. **Marketing Materials:** Create marketing materials to promote the industrial site. This involves designing flyers and brochures to highlight the site's features, capturing and editing drone footage to showcase its size and infrastructure, and developing detailed aerial maps with GIS data to illustrate the site's layout and key attributes.

Submission Requirements:
Interested firms should submit a proposal that includes the following information:
1. **Firm Overview:** Brief overview of the firm, including history, size, and areas of expertise.
2. **Qualifications and Experience:** Detailed information about the firm's qualifications and experience in conducting similar due diligence services for industrial sites in eastern North Carolina.
3. **Project Approach:** Detailed description of the firm's approach to completing the scope of services, including methods to save money, methodologies, tools, and technologies to be used.
4. **Team Composition:** Information about the key personnel who will be involved in the project, including their qualifications, roles, and relevant experience.
5. **Project Timeline:** Proposed timeline for completing the scope of services, including key milestones and deliverables.
6. **Cost Estimate:** Estimated cost for completing the scope of services, including an approximate breakdown of fees for each task.
7. **References:** A list of at least three references from similar projects in eastern North Carolina, including contact information.

Submission Deadline:
All proposals must be received by January 17, 2025, at 5:00 PM EST.

Evaluation Criteria:
Proposals will be evaluated based on the following criteria:
1. **Qualifications and Experience:** Demonstrated expertise and experience in providing due diligence services for industrial sites in eastern North Carolina.
2. **Project Approach:** Clarity, cost-saving, feasibility, and comprehensiveness of the proposed approach.
3. **Team Composition:** Qualifications and experience of the project team.
4. **Project Timeline:** Reasonableness and feasibility of the proposed timeline.
5. **Cost Estimate:** Competitiveness and transparency of the cost estimate.
6. **References:** Strength of references and past performance on similar projects.

Selection Process:
Greene County Government will review all submitted proposals. The final selection will be based on the evaluation criteria and the best value for the county.

Contact Information:

For any questions or further information, please contact:

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