# CITY OF LENOIR, NORTH CAROLINA

Department of Public Works

June 24, 2026

# REQUEST FOR QUALIFICATIONS (RFQ)

## DESIGN-BUILD SERVICES FOR
## LENOIR FIRE DEPARTMENT FOUNDATION STABILIZATION

**POINT OF CONTACT**
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City of Lenoir, North Carolina
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**DEADLINE FOR SUBMISSIONS – July 10, 2026 BY 3:00 PM**

All communication regarding this RFQ must be directed to the Point of Contact above. Any request for clarification shall be directed by email only. Contact with elected officials or other City staff regarding this solicitation may result in disqualification.

## INVITATION AND PURPOSE

The City hereby invites qualified design-build teams to submit a Statement of Qualification (SOQ) for the design and rehabilitation of the existing City of Lenoir Fire Station #1. The City has elected to use the design-build delivery method pursuant to North Carolina General Statute § 143-128.1A.

This Request for Qualifications (RFQ) is issued for the purpose of identifying the most qualified design-build team to provide comprehensive architectural, engineering, and construction services for this critical public safety facility. Selection will be based on demonstrated competence and qualifications; price and fee information shall not be submitted at this stage.

## PROJECT BACKGROUND AND NEED

The City of Lenoir Fire Station #1 is located at 602 Harper Ave NW, Lenoir, NC (NCPIN #27498765549). In 2021, the City of Lenoir Public Works Department was alerted to a possible infrastructure failure when a sinkhole appeared on the south lawn of Fire Station #1.

Upon initial inspection, it was determined that the 42-inch corrugated metal pipe (CMP) storm drainage pipe running parallel to the facility was severely compromised. The City contracted with Catawba Valley Engineering & Testing in October 2021 to provide an evaluation and analysis to develop the scope of work necessary to address the storm drainage system failure, provide foundation support for the existing building, and evaluate the slab-on-grade conditions of the Fire Station.

The initial study included a visual culvert inspection, subsurface exploration (SPT borings and CPT soundings), and a Geophysical Exploration to evaluate overall soil consistency at the site. A subsequent supplemental study was performed in May 2026, which included an updated Geophysical Exploration.

The supplemental study revealed significant deterioration in subsurface soil conditions near the culvert and building since the 2021 investigation.

The goal of this project is to design and install a foundation and slab-on-grade stabilization system so that site stormwater infrastructure can subsequently be repaired and/or replaced, ensuring the long-term structural integrity and continued operational capability of Lenoir Fire Station #1.

## DETERMINATION OF APPROPRIATENESS OF DESIGN-BUILD METHOD

The City of Lenoir has determined that the design-build delivery method is appropriate for this project pursuant to North Carolina General Statute §143-128.1A for the following reasons:

**Project Complexity and Coordination Needs –** Foundation stabilization and slab-on-grade remediation require integrated geo-structural engineering, site-civil work, subsurface investigation, and construction expertise. A design-build approach promotes coordination between disciplines, reducing conflicts and change orders during construction.

**Schedule Considerations –** The existing infrastructure failure poses ongoing risk to the structural integrity of the fire station and public safety operations. Design-build allows overlapping design and construction activities, compressing overall project delivery time. Timely completion is essential to halt continued deterioration.

**Cost Certainty and Budget Management –** The City requires ongoing cost estimating and scope refinement during design to maintain the project within available funding of $2,574,000 as listed in the FY26-27 Budget for all LFD associated work including both this building stabilization and the storm drainage repair (not included in this scope of service). Design-build delivery facilitates continuous cost feedback and value engineering during the planning and design phases.

**Ability to Define Project Requirements –** The City has existing geotechnical reports, subsurface data, and a defined project site providing a sufficient basis to solicit qualifications and proceed with design-build delivery while allowing the selected team to refine technical details collaboratively with the City.

## PROJECT DESCRIPTION AND SCOPE OF SERVICES

This project consists of design-build services for foundation stabilization and slab-on-grade support at Lenoir Fire Station #1, located at 602 Harper Ave NW, Lenoir, NC. The selected design-build team will provide turnkey design and construction services for the permanent remediation of identified subsurface and structural deficiencies.

**Scope of Services -** The selected design-build team shall provide all services necessary to design and construct a permanent foundation and slab-on-grade stabilization system, including but not limited to:

- Additional site surveys and subsurface explorations as needed to supplement existing geotechnical data
- Geo-structural engineering plans and specifications for the foundation stabilization and slab-on-grade support system(s)
- Permitting and regulatory approvals required for the work
- Installation and construction of remedial stabilization systems per approved design
- Project cost estimating and scope refinement throughout design phases
- Value engineering to optimize cost and performance of the stabilization system
- Construction management, quality control, and safety oversight
- Project closeout and provision of as-constructed drawings

**Coordination with Stormwater Infrastructure Repair -** The foundation and slab-on-grade stabilization work under this contract is intended to establish the prerequisite structural conditions for subsequent repair and/or replacement of the 42-inch CMP storm drainage infrastructure. The design-build team shall coordinate scope sequencing and design recommendations to facilitate that follow-on work.

## PROJECT BUDGET AND FUNDING

The City of Lenoir has allocated funding of $2,574,000 as noted above for both this building stabilization and the storm drainage repair (not included in this scope of service). This project will determine the allocation of this funding required for the design and construction of the foundation stabilization and slab-on-grade support system at Fire Station #1. The design-build team will be expected to work collaboratively with the City to validate scope, provide cost opinions at key milestones, and deliver a project that balances structural performance, durability, and fiscal responsibility.

Price or fee proposals are prohibited during this RFQ phase. The City reserves the right to issue a subsequent Request for Proposals (RFP) or to execute competitive negotiations with the top-ranked team or selected teams following shortlisting.

## PROCUREMENT AND SELECTION PROCESS

This RFQ and the subsequent selection process shall comply with NCGS §143-128.1A, including:

- Use of a qualifications-based selection process at the RFQ stage
- Receipt of at least three (3) responsive SOQs, or re-advertisement if fewer are received
- Selection of the most qualified design-build team prior to contract negotiations
- Minority business participation goals, good-faith efforts, E-Verify, and applicable licensing requirements as required by North Carolina law

The City reserves the right to waive any and all informalities in the selection process and to not award a contract. It is the City's intent to award one contract for these services; however, the City may elect to shortlist more than one qualified team and issue a subsequent RFP. Selection will be based on evaluation factors including past performance, relevant experience, qualifications of key personnel, and demonstrated ability to deliver similar geo-structural design-build projects.

Issuance of this RFQ does not obligate the City to award a contract or to pay any costs incurred in the preparation of responses.

## EVALUATION CRITERIA

| Evaluation Criterion for Initial Shortlisting Criteria | Weight |
|---|---|
| Qualifications and Experience of Key Personnel | 20% |
| Team's Relevant Geo-Structural and Foundation Stabilization Project Experience | 30% |
| Working Knowledge of Municipal Stormwater Infrastructure & Sinkhole Failure Remediation | 20% |
| Successful Past Performance on Municipal Foundation Stabilization Projects | 20% |
| Project Approach and Understanding | 10% |

If interviews are conducted with shortlisted firms, the final selection shall be based upon:

| Evaluation Criterion – Interview and/or Final Selection Criteria | Weight |
|---|---|
| Project Team Experience and Qualifications | 40% |
| Project Understanding and Proposed Technical Approach | 30% |
| Project Management Approach | 30% |

## STATEMENT OF QUALIFICATIONS – CONTENT REQUIREMENTS

Responses shall include, at a minimum, the following components:

### 2.1 – Statement of Services

Provide a narrative describing the Respondent's understanding of the project scope and the services proposed to be delivered. Address the team's approach to any additional surveys, site explorations, geotechnical engineering, foundation stabilization design, permitting, construction, project closeout, and as-constructed documentation.

### 2.2 – Firm and Team Information

Provide team information including:

- Name of company(ies) involved; any prime, joint venture, or subcontractor relationships
- Key services offered and areas of work responsibility by company
- Office location(s) where the work will be performed
- Company size (number of offices and employees per office)
- Brief company history
- Current workload and availability
- Bonding capacity and insurance capability
- Proof of applicable North Carolina licenses for all firms and individuals performing work
- Minority business participation approach

### 2.3 – Proposed Staff and Qualifications

Provide an organizational chart indicating the proposed team structure, key staffing, assigned project roles, and company affiliation. A written narrative shall accompany the chart briefly describing each team member's role, professional certifications, years of experience, educational and professional background, and qualifications for the work.

### 2.4 – Relevant Project Experience

Provide a list of relevant experience in the planning, design, permitting, construction, and construction administration of geo-structural engineering projects of a similar nature. Include for each project:

- Client name and contact information (name, title, and phone number)
- Project description and scope
- Final project cost compared to initial budget
- Delivery method used

### 2.5 – Litigation and Safety Disclosures

Disclose any litigation history related to design or construction projects within the past five years, and provide the team's safety record, including EMR (Experience Modification Rate).

## SUBMITTAL INSTRUCTIONS

Each respondent shall submit three (3) bound paper copies and one (1) electronic PDF copy via email by 3:00 PM on Friday, July 10, 2026, to:

**Jonathan Hogan, Director of Public Works**
City of Lenoir
Post Office Box 958 | Lenoir, NC 28645
Physical: City of Lenoir Public Services Building, 510 B Greer Circle, Lenoir, NC 28645
Email: jon.hogan@CI.LENOIR.NC.US

Submittals received after the deadline will not be considered. All questions and requests for clarification must be submitted via email to the Point of Contact.

Format requirements:

- Maximum 15 pages, 8.5" × 11", single-sided, minimum 11-point font
- A cover letter and table of contents are required; these do not count toward the page limit
- Failure to comply with format requirements may result in disqualification

## ESTIMATED PROJECT TIMELINE

The following schedule is anticipated and is subject to change without notice:

| June 24, 2026 | RFQ Issued |
|---|---|
| July 2, 2026 | Questions Due by 5:00 PM |
| July 8, 2026 | Responses to Questions Provided by 5:00 PM |
| **July 10, 2026** | **Statements of Qualifications Due by 3:00 PM** |
| July 23, 2026 | Review SOQs / Interview Finalists (if needed) |
| July 30, 2026 | Notice of Selection and Award |

## RESERVATION OF RIGHTS

The City reserves the right to reject any or all SOQs, waive informalities, issue addenda, modify the procurement schedule, or cancel this RFQ if determined to be in the best interest of the City. The City is not liable for any costs incurred by Respondents in preparation of their SOQs.