

GENERAL CONTRACTOR SELECTION PROCESS

The City of North Augusta, South Carolina and Greenstone Properties, the City's Construction Manager-Advisor, are soliciting information from interested general contractors to assist in the selection of a single general contractor to construct the new GreenJackets Ballpark Project.

Project Summary: The GreenJackets Ballpark, as described in part below but not limited thereto, anticipates beginning construction in late 2014 in order to open the facility for the 2016 baseball season.

- Approximate 7 Acre Site.
- MiLB Single-A Standards affiliated with the San Francisco Giants.
- Totals approximately 4,500 Seats, as follows:
 - Approximately 3,500 Fixed Seats (Including General Admission, Loge, Club, and Suite seating).
 - Approximately 1,000 other "assignable" seating positions, including picnic terrace, drink rail positions, grass berm seating, outfield "soft seating," etc.
- 9 Private Suites with outdoor seating.
- Press Box behind Home Plate.
- Main Club Lounge/Banquet space with club seating.
- Open Party Terraces with club seating.
- Core and Shell Franchise restaurants with point of sales serving ballpark.
- Core and Shell Restaurant at 5,000 SF w/ Terrace and Beer Garden.
- Team Concessions, Kitchen, and Commissary.
- Public gang toilet rooms.
- Full Team Facilities and Administrative Offices.
- 360 degree wrap around concourse.
- Steel structure construction.

Two Step Process: The General Contractor selection process will be conducted in two steps: Request for Qualifications and later Request for Proposals.

STEP ONE: REQUEST FOR QUALIFICATIONS:

Open to all qualified general contractors licensed in the State of South Carolina.

Contractor Submittal Requirements:

- Description of organization(s).
- Biographies of key management and supervisory personnel.
- Specific expertise held by the organization(s) that could benefit the project.
- Specific subcontractor relationships held by the organization(s) that could benefit the project.
- Experience with the construction of Minor League and/or Major League ballparks.
- Ability to execute the work; staffing and work load at the time of construction.
- Verification of licensure in the State of South Carolina.
- Verification of Contractor's Liability Insurance.
- Current bonding commitments and maximum current bond amount.
- Description of quality assurance program.

- Supporting Documents provided by Odell Associates, Inc., the Project Architect: Schematic Design Phase drawings and narratives; SketchUp Model; Project renderings.
- Supporting RFQ Documents provided by Greenstone Properties include the current master site plan of the overall mixed use development.

Selection: It is anticipated that up to five general contractors will be selected for an interview, subsequent to which three will be selected to commence to the Request for Proposal phase.

STEP TWO: REQUEST FOR PROPOSALS:

Contractor Submittal Requirements:

- Budget estimates based upon the supporting documents.
- Proposed procurement and construction schedule.
- Proposed costs as indicated on page 4.
- Proposed fees on +/- changes to the Work.
- Overview of strategy to utilize qualified local subcontractors for a meaningful portion of the Work.
- A copy of this Request for Proposals fully completed.

Supporting Documents: Design Development phase drawings and project manual provided by Odell Associates, Inc., the Project Architect.

Selection: One general contractor will be chosen to proceed towards the establishment of a guaranteed maximum price agreement after a second interview or meeting to review the proposed construction cost and schedule.

Agreement: It is the intent of the City of North Augusta and Greenstone Properties to pursue the AIA Document A 102 – 2007 *Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price*.

Developer / Construction Manager: Greenstone Properties is developing the overall mixed-use development, and will serve as the Construction Manager-Advisor to the City of North Augusta. Greenstone Properties, in its capacity of Construction Manager-Advisor, will manage and oversee the work of the general contractor, although the general contractor will contract directly with the City of North Augusta.

Proposal Intendment: This General Contractor Selection Process is NOT an offer by the City of North Augusta to enter into a contract. The City of North Augusta will determine in its sole and absolute discretion whether to hire or not to hire a contractor. Neither the City of North Augusta nor a contractor shall have any duty with each other unless and until the appropriate Agreement is executed by both parties.

Hold-Harmless Agreement: By submitting pursuant to this Request for Qualifications and the subsequent Request for Proposals, each contractor agrees to hold the City of North Augusta, Greenstone Properties, Odell Associates, Inc., and its consultants, harmless for any and all actions and decisions relating to this General Contractor Selection Process.

Reservations by the City of North Augusta: By submitting pursuant to this Request for Qualifications and the subsequent Request for Proposals, each contractor acknowledges that the City of North Augusta reserves the right to reject any submissions for any reason, to waive any heretofore stated requirements, and to accept any submission that the City of North Augusta may deem to be in its best interest.

Questions from Proposers: Technical clarifications shall be emailed to the following:

Charlie Thompson
Greenstone Properties
thompson@ecocapitaladvisors.com

Jonathan Blain, AIA (South Carolina AR 8250)
Odell Associates, Inc.
blainj@odell.com

Todd Glover
City Administrator, City of North Augusta
tglover@northaugusta.net

Proposer Submission:

Submit the complete Step One Request for Qualification package as follows:

Proposals Due:
Day / Date: Monday, October 20, 2014
Time: 5:00 PM
Location: Office of the City Administrator
100 Georgia Avenue
North Augusta, SC 29841-3843

Submit the complete Step Two Request for Proposal package as follows:

Proposals Due:
Day / Date: (To be determined)
Time: (To be determined)
Location: Office of the City Administrator
100 Georgia Avenue
North Augusta, SC 29841-3843

Format: For the Request for Qualifications and for the subsequent Request for Proposals (for the three finalists), provide for each, four (4) printed copies in a plain envelope, box, and/or mailing tube, as appropriate to the size of the Proposal package. Indicate only the following on the cover:

Name of construction firm.
GreenJackets Ballpark Project
North Augusta, South Carolina

Other Request for Proposal Requirements: In addition to the proposer’s qualifications indicated above for Step One, those general contractors invited to participate in the Step Two: Request for Proposal process shall provide the following information with the subsequent Request for Proposal submittal:

CONTRACTOR’S FEE

The Contractor will manage and construct the Work in accordance with the Contract Documents for the following Stipulated Fee of:

_____ dollars.

(written)

\$ _____

(numerals)

COST FOR DIVISIONS 00 AND DIVISION 01

The Contractor will administer and manage the Work in accordance with the requirements in Division 00 and Division 01 specification sections for the following Stipulated Sum:

_____ dollars.

(written)

\$ _____

(numerals)

TIME

The Contractor will complete the Work in accordance with the Contract Documents, ready for the Owner’s occupancy, and ready for final payment, within the following calendar days:

(written)

(numerals)