

Engineering Services
Request for Qualifications

Design and Construction Administration for
Lift Station, Water, & Sewer Improvements at
the Tidewaters Industrial Complex,
Darien, Georgia

for

McIntosh County Industrial Development
Authority

211 N Walton Street
Darien, GA 31305

Submit Qualifications and Pricing by: October 6, 2026

Via Electronic Submission No later than 3:00 PM to Brian Warner:

brian@mcintoshga.com

For Voluntary Site Visit at Tidewaters Industrial Complex and Questions

Contact Tom Draffin: tom@mcintoshga.com

211 North Walton Street
Darien, GA 31305

REQUEST FOR QUALIFICATIONS

Engineering Services

The McIntosh County Industrial Development Authority (MCIDA) is requesting qualified engineering firms to provide professional design services for the upgrade and expansion of an existing lift station and expansion of water and sewer lines through portions of the Tidewater Industrial Complex (the industrial park) located in Darien, Georgia 31305.

About the MCIDA:

The MCIDA is an economic industrial development authority in Darien, McIntosh County, Georgia. MCIDA owns a 632 +/- acre industrial park bordered by I-95, State Hwy 251, and King Swamp Road. Recent businesses to locate in the park include JB Harris Transport & Logistics and PermaCold cold storage facility. For more information about MCIDA please visit www.mcintoshga.com for more information.

PROJECT DESCRIPTION:

The MCIDA seeks a qualified engineering firm to evaluate the upgrades required to the existing lift station, water lines, and sewer lines, provide design services, prepare final engineering documents, including plans and specifications, establish a reliable construction budget, and provide construction administration for the project meeting the Georgia Department of Economic Development and the Georgia Department of Community Affairs

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requirements to support funding applications under the Rural Site Infrastructure Initiative program.

Anticipated funding sources include Rural Site Infrastructure Initiative funding along with local match contributions.

This scope encompasses all engineering services necessary to carry the project from the current preliminary design concepts through construction administration. Design work is expected to begin upon selection and completion of a contractual agreement.

Scope of Services: Full engineering services to include but is not limited to:

- Schematic design and preliminary cost estimating;
- Environmental review support and coordination with the appropriate regulatory agencies and funding partners;
- Preparation of construction documents and bidding assistance; and
- Construction administration and oversight through project completion.

1. Compensation and Contract Terms:

The selected firm will prepare a site analysis, schematic design, cost estimating, and documentation necessary to complete the project. These services may include final design development, construction documents, bidding assistance, and construction oversight. Compensation for these services will be negotiated as a lump-sum fee arrangement based on a mutually agreed upon scope of work and based upon an agreed-upon scope of work that will not exceed \$2.0 million. Compensation will not be based on a percentage of construction cost.

All services performed shall comply with the procurement standards of the Georgia Department of Community Affairs. The selected firm will coordinate

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closely with the McIntosh County Industrial Development Authority throughout all phases of the project.

2. Evaluation Criteria: Design team's experience in designing similar type projects (experience information requested below should be specific to the scope and size of this project where possible). The following items are required.

i) Firm History and General Information

- (1) Legal Name of the firm
- (2) Primary Address
- (3) List of Principals / Officers
- (4) Brief Description of Firm Culture and Philosophy
- (5) Provide information related to the firm's currently available Commercial General Liability insurance and Errors and Omissions insurance coverage including policy limits.
- (6) Provide a list of any claims or litigation over the last five (5) years related to your firm.
- (7) Provide what systems and technology will be utilized to ensure effective and efficient communication and coordination.

ii) Experience of staff members that would be assigned to this project

- (1) Principal in Charge
- (2) Project Engineer
- (3) Contract Administrator / QAQC

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iii) Identify any consulting firms proposed for this project.

iv) Relevant Project Experience

(1) List project name and location

(2) Brief description and purpose

(3) Completion date

(4) Square footage and approximate construction cost

(5) Owner reference with contact information

v) Provide an estimated timeline for completing the design and construction phases.

vi) Fee Proposal: A fee proposal will be requested after finalists for the position are chosen and after a review of a more defined scope of work with MCIDA along with an hourly rate schedule for staff and anticipated consultants.

vii) Additional Information (Optional)

Firms may include any additional information that demonstrates qualifications, innovation, or familiarity with economic development projects and State of Georgia funded construction projects.

3. Evaluation: Selection will be based on best value considering qualifications, relevant experience, demonstrated understanding of the project requirements, proposed schedule, and cost reasonableness.

The project team may negotiate scope and cost with the most qualified firm. If a contract is not successfully negotiated, CRC may negotiate with the next most qualified firm.

QUESTIONS:

Please address questions ONLY IN

WRITING to:

Tom Draffin at

tom@mcintoshga.com.

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