



February 2, 2026

RE: **Request for Qualifications  
Design-Build Services  
Davie County Economic Development Commission**

To Whom It May Concern:

The Davie County Economic Development Commission is seeking a Design-Build team to provide design, landscape architectural, engineering, and general contracting services to remove three (3) dams/impoundments and restore the stream in the areas of the three (3) impoundments and continue the stabilization/restoration of the stream to the confluence with the Yadkin River. Attached is a "Request for Qualifications" that identifies the project anticipated to be undertaken by the Davie County Economic Development Commission during the contract period.

To be considered, all responses must be submitted in writing no later than **3:00 PM (EST) on March 13, 2026**. Teams' mailing responses should allow delivery time to ensure the timely receipt of their proposals. The responsibility for getting the response to the Davie County Economic Development Commission office on or before the specified time and date is solely and strictly the responsibility of the responding team. The Davie County Economic Development Commission will not be responsible for any delays caused by any occurrence. Responses may be hand-carried or mailed to:

**Davie County Economic Development Commission Office**

**Attn: Terry Bralley**

**135 South Salisbury Street**

**Mocksville, NC 27028**

Hours of Operation: 9:00 a.m. - 3:00 p.m. (EST)

A mandatory site visit will be held on **February 11, 2026, at 10: 30 AM (EST)** at 419 Twins Wy, Bermuda Run, NC 27006 (RISE Indoor Sports Parking Lot) for teams wishing to submit a qualification package.

Teams responding shall be licensed and responsible for complying with North Carolina laws, regulations, and local ordinances. The Davie County Economic Development Commission reserves the right to waive any informalities, to reject any responses to the Request for Qualifications, and to accept any responses which, in its opinion, may be in the best interest of the Davie County Economic Development Commission.

No responses to the Request for Qualifications will be received or accepted after 3:00 PM (EST), March 13, 2026. Late qualification packages will be deemed invalid and returned unopened to the firm.

Thank you,  
Davie County Economic Development Commission



**Request for Qualifications  
RFQ # 001-26**

**Design-Build Services**

**For**

**Davie County Economic Development Commission  
Fred Bahnson Dam Removal and Bahnson Creek Restoration – Bermuda Run Site**

**Issued By:  
Davie County Economic Development Commission**

**135 South Salisbury Street  
Mocksville, NC 27028  
Phone: (336) 909-1403**

**Date of Issue: February 2, 2026**

**Due Date: March 13, 2026, 3:00 PM (EST)**

## KEY INFORMATION SUMMARY SHEET

Request for Qualifications  
RFQ # 001-26

RFQ Issue Date: February 2, 2026

Mailing address to submit proposals: Davie County Economic Development Commission  
Attn: Terry Bralley  
135 South Salisbury Street  
Mocksville, NC 27028

Office address for hand delivery: 135 South Salisbury Street  
Mocksville, NC 27028

Electronic file (pdf) Email Address: Terry Bralley (terry.bralley@daviecounty.com)  
\* This is in addition to a hard copy.

Responses Due: March 13, 2026 3:00 PM (EST)

## **1. INTRODUCTION**

Pursuant to N.C.G.S. § 143-128.1A, Davie County Economic Development Commission is soliciting proposals from qualified design-build teams that are interested in providing design, landscape architectural, engineering, and general contracting services remove three (3) dams and restore the stream in the areas of the three (3) impoundments and continue the stabilization/restoration of the stream to the confluence with the Yadkin River. The intent of this RFQ is to select a design-build team through Qualifications-Based Selection (QBS) to provide design and construction services for this project. The Davie County Economic Development Commission is requiring a General Contractor (GC) to lead the team. The GC and the Architect/Engineer are one "team," but the contract will be between Davie County Economic Development Commission and the GC.

This Request for Qualifications ("RFQ") describes the required scope of work for the selected design-build team, selection process, evaluation criteria, and the minimum information that must be included in the RFQ. Failure to submit information in accordance with these requirements and procedures may result in disqualification. This RFQ is for ONE agreement covering all the work described herein. Qualifications are due by March 13, 2026, 3:00 PM (EST).

## **2. PROJECT BACKGROUND AND DESCRIPTION**

The Project is located on an unnamed tributary of the Yadkin River within the City Limits of Bermuda Run. The project name will be referred to as Bahnson Creek. The project involves removing three (3) existing water impoundments/dams, restoring the stream through this reach, and continuing the stabilization of this tributary to the confluence with the Yadkin River. The primary goal of the Project is to remove the risks and safety concerns posed by three (3) impoundments and associated dams, and to restore and stabilize approximately 6,100 ft of the UT Yadkin River.

The project will reduce excess sediment from streambank erosion entering the Yadkin River from the UT Yadkin River and create/enhance riparian buffers by increasing the width and diversity of riparian corridors along the restored/stabilized reach of the UT Yadkin River.

## **3. GENERAL INFORMATION**

Davie County Economic Development Commission is requesting qualifications that shall address, at a minimum, the tasks outlined in this RFQ. Davie County Economic Development Commission intends to award the design, landscape architectural, engineering, and general contracting services for this project as a single Design-Build Contract encompassing the removal of three (3) existing water impoundments/dams and the restoration and stabilization of approximately 6,100 ft of the UT Yadkin River. All work shall comply with the requirements of federal, state, and local laws, professional engineering standards, and other regulations that may apply.

**4. PROJECT SCHEDULE:**

Event	Date
RFQ Release – Posted to Davie County Economic Development Commission Website	February 2, 2026
Mandatory Site Visit/Pre-RFQ Meeting @ 10:30 AM (EST)	February 11, 2026
All Questions are Due by 5:00 PM (EST)	March 2, 2026
Addenda – Posted to Davie County Economic Development Commission Website by 5:00 PM (EST)	March 6, 2026
Qualifications Submittals Due by 3:00 PM (EST)	March 13, 2026
Notice of Award by 3:00 PM (EST)	April 10, 2026

**6. SCOPE OF WORK**

The proposed scope of services includes, but is not limited to:

**6.1 Project Description & Criteria:** The specific scope of work for the selected Design-Build Team for the project will be defined in the Design-Build agreement. However, at a minimum, the following services will be required of the Design-Build Team.

1. Identify and scope the dam removal of the three (3) impoundments and stream restoration project on the UT Yadkin River – Bermuda Run site (approximately 6,100 feet)
2. Draft and complete engineering designs and plans for the dam/impoundment removal and stream restoration project.
3. Licensed design professionals serving on the Design-Build Team shall retain independent professional responsibility for their respective services and shall perform such services in accordance with applicable North Carolina licensure laws and professional standards.
4. Secure land rights MOU agreements on riparian areas and work within property boundaries
5. Secure all required local, State, and Federal permits.
6. Construct the project per the engineering design and plans.
7. Administer and manage the Project and report to Davie County Economic Development Commission
8. Staff reserves the flexibility to approve contractor(s) or subcontractor(s) identified through the initial RFQ process or, if necessary, through a subsequent RFQ for clearly defined supplemental services not included in the base scope of work. After contract award, the design-builder can only substitute key personnel (the contractors, subcontractors, and design professionals identified in the design-builder’s response to the RFQ) after obtaining written approval from the staff at Davie County Economic Development Commission.
9. Project Construction- Provide construction management and general contracting services.
10. On-Site Project Administration
  - a. Site supervision
  - b. Liaison to the architect, engineering, general contractor, and specialized contractors
  - c. Interface with partners (NCDOT, NCDEQ, NCDCCR, etc.)

**6.2 Scope of Services:** The Scope of Services shall be comprehensive, including programming, schematic design, design development, cost estimates, development of construction documents, and general contracting services. Selected firm(s) will coordinate meeting(s) with Davie County Economic Development Commission staff to gain insight into project needs and changes during the design and construction process.

As a part of the assigned scope, the Design-Build Team is expected to:

- Develop a schematic engineered plan for the streambank restoration areas. Periodic updates to the Davie County Economic Development Commission staff will be required.
- Develop a complete project cost estimate to include all required services, costs, and contingencies.
- Complete the plan and development drawings and specifications for the project that meet all local code requirements. Plans must be sealed by a design professional licensed in North Carolina.
- Provide a total project phasing plan for consideration.
- Provide construction management and general contracting services.

## **7. CONTENTS OF QUALIFICATIONS**

Please include the following in your proposal:

1. Cover letter.
2. Name of legal entity to enter into design-build contract with the Davie County Economic Development Commission and location of company headquarters, local office location, type of business (sole proprietorship, partnership, corporation, etc.), state of incorporation or organization, and Federal Employer Identification Number, and name, title, and contact information of primary contact person for submittal.
3. Year in which the firm was established, and any former names under which the firm operated.
4. Organizational chart including the name and office location of all personnel who will be assigned to this project, including general contractor, consultants, or subcontractors. Pursuant to N.C.G.S. §143-64.31 and 143-128.1A, provide project team description (with resumes and detailed background information) to include the General Contractor for the Design-Build Team, emphasizing the experience and capabilities of key personnel and clearly delineating the roles and responsibilities of various team members. List any professional registrations and certifications (with applicable states), each team members' years of service with the team, and their role in past projects.
5. Proposed project team's experience, capabilities, and unique qualifications in the areas outlined in this RFQ.
6. Track record of bringing projects in on time and within budget.
7. Describe the firm's approach to and method of cost control and project scheduling.
  - Current workload and percentage of availability
  - Quality control and assurance process
8. List of previous projects performed by the firm and any contractors or subcontractors for projects similar in size or type to the Bahnsen Creek project. Include a brief description of each project, the date services were performed, the owner's contact information (name,

phone number, email address, and physical address), the total project dollar value, and the total time period involved. Also, list any Errors and Omissions on each project in dollars and the percentage of total construction cost. If the key personnel's involvement was with another firm, list that firm.

9. Conceptual and technical project approach and work methodology, expanding or revising the scope of services, if necessary, to address permitting requirements, site conditions, or regulatory agency comments. Any deviations from the scope shall be clearly designated in the proposal. Include and describe all necessary sub-consultant services. Include a discussion of the plan for possible public involvement and engagement.
10. Proposed schedule for completing the work.
11. Firm's proximity to and familiarity with the area where the projects are located.
12. Litigation history: listing any pending or settled lawsuits or professional liability claims in which the firm has been involved in over the past ten (10) years. Please explain each occurrence, the circumstances, and the outcome.
13. State any conflicts of interest any Design-Build team member may have with the Davie County Economic Development Commission.
14. Additional information the respondent believes to be relevant to the selection efforts.
15. Contractors subject to this RFQ, as a preference, should have an NC Contractor's license with a minimum of 5 years in business, doing associated stream restoration type projects.
16. The Davie County Economic Development Commission will require a bond pursuant to Article 3 – Chapter 44A, for 100% of the contract price.

## **8. SELECTION PROCESS**

Selection of the landscape architectural, architectural, engineering, design consultant, and general contracting services will be based on the proposal contents, prior experience, and specific experience and capabilities of the designated Design-Builders Team. The team, and particularly the project manager, must be competent in all areas outlined under the scope of work above. Key personnel shall have the professional license(s) issued by the State of North Carolina as required for these services. Based on this information, Davie County Economic Development Commission staff will recommend a firm to the Davie County Economic Development Commission Board for contract award. The selected firm must be able to begin work immediately upon award of the contract, attend and/or make proposals to staff, and maintain the required level of effort to meet the project schedule. A Selection Committee will evaluate the information submitted. Please do not contact any other Davie County Economic Development Commission staff member other than the designated contact person regarding the project contemplated under this RFQ. At the same time, this RFQ is open, and a selection has not been finalized. Any attempt to do so may result in the disqualification of the firm's submittal from consideration.

## **9. QUALIFICATIONS PACKAGE EVALUATION CRITERIA**

Qualifications Packages will be evaluated on the firm's ability to meet the requirements of this RFQ. Some specific weighted evaluation criteria will include:

	<b>Evaluation Criteria</b>	<b>Points</b>
1.	Design-Build Team: Evaluation of Design Professionals <ul style="list-style-type: none"> <li>▪ Arch/Eng/Landscape Arch experience with Design-Build Process.</li> <li>▪ Arch/Eng/Landscape Arch experience with the Team’s GC.</li> <li>▪ Arch/Eng/Landscape Arch firm’s litigation and/or arbitration records.</li> <li>▪ Arch/Eng/Landscape Arch firm’s reputation, references, and referrals.</li> </ul>	35
2.	Design-Build Team: Evaluation of lead Design-Builder and Design Builder’s General Contractor/Builder (If different) <ul style="list-style-type: none"> <li>▪ GC experience with Design-Build Process.</li> <li>▪ GC experience with successfully restored streambanks and storm water management systems.</li> <li>▪ GC track record of “on-time and on-budget” projects.</li> <li>▪ GC litigation, legal action, and safety records.</li> <li>▪ GC reputation, references, and referrals</li> </ul>	25
3.	Disciplines, qualifications, certifications, and demonstrated abilities of all team members.	20
4.	Introduction: Company Information <ul style="list-style-type: none"> <li>▪ Firm’s name and business address, including telephone, email address, and website address.</li> <li>▪ The type of firm (individual, partnership, corporation, etc.) and list the names of all partners, principals, etc.</li> <li>▪ Year established. Include former firm/company name(s) and year(s) established, if applicable.</li> <li>▪ The name, title, address, and telephone number of the firm’s authorized negotiator. The person identified must be empowered to make binding commitments on behalf of the firm.</li> <li>▪ Letter of Interest</li> </ul>	15
5.	Experience with State, Municipal, or Davie County Economic Development Commission facility projects. Public involvement experience.	5
	<b>Total</b>	<b>100</b>

**10. SUBMITTAL REQUIREMENTS**

If your firm would like to be considered for providing the required services for the Davie County Economic Development Commission, please submit one (1) hard copy, marked “RFQ# 001-26” and one electronic. Electronic submittal should be emailed to: Davie County Economic Development Commission, Terry Bralley (terry.bralley@daviecounty.com). Submittals will be received no later than **3:00 PM (EST) on March 13, 2026**, at the Office of the Davie County Economic Development Commission, 135 South Salisbury Street, Mocksville, NC 27028.

Each firm is solely responsible for the timely delivery of its Proposal. No Proposals or Qualifications Packages will be accepted after the deadline. Firms accept all risks of late delivery of Qualifications regardless of fault.

Please direct all questions and requests for information by email to Terry Bralley (terry.bralley@daviecounty.com). All questions shall be submitted **10 working days (March 2 by 5:00pm)** before the submission date. The question deadline will allow an addendum to be issued to clarify the project, if necessary. All addenda will be posted on the Davie County Economic Development Commission's website (<https://www.daviecountyedc.com/>). All requests for clarification/information shall be in writing. No verbal correspondence is considered binding.

Any clarification or revisions to this Proposal will be made only through an addendum, which will be emailed directly to firms. It is the Proposer's responsibility to monitor emails for addenda.

The Package should consist of a cover Letter of Interest and the information described below. Due to the Selection Committee members' time constraints, please limit your submittal to twenty-five (25) pages in the 8.5" x 11" format. Front and back copying is acceptable, but each side counts as a page. Cover letters of interest, table of contents, tabs, or dividers are not included in the page count. Longer submissions may be removed from consideration. The Cover Letter of Interest must identify a contact person for questions during the Proposal process and provide contact information, including a telephone number, fax number, email address, and postal address.

#### ***Clarification of Submittal***

The Davie County Economic Development Commission reserves the right to obtain clarification of any item in a team's proposal or to obtain additional information.

#### ***Conditions and Reservations***

The Davie County Economic Development Commission expects to select and contract with one (1) lead Design-Build team, but reserves the right to request substitutions of consultants, contractors, or subcontractors. The Davie County Economic Development Commission reserves the right to reject any or all responses to the RFQ, to advertise or solicit the RFQ responses, or to accept any RFQ response deemed to be in the best interest of the Davie County Economic Development Commission. The Davie County Economic Development Commission reserves the right to waive technicalities and informalities.

A response to this RFQ should not be construed as a contract, nor indicate a commitment of any kind. The RFQ does not commit the Davie County Economic Development Commission to pay for costs incurred in the submission of a response to this RFQ or for any cost incurred before the execution of a final contract. No recommendations or conclusions from this RFQ process concerning your firm shall constitute a right (property or otherwise) under the Constitution of the United States or under the Constitution, case law, or statutory law of North Carolina. Neither a binding contract, obligation to negotiate, nor any other obligation shall be created on the part of the Davie County Economic Development Commission unless the Davie County Economic Development Commission and your firm execute a contract.

END OF REQUEST FOR QUALIFICATIONS