

REQUEST FOR QUALIFICATIONS AND PROPOSALS

The Owner, Effingham County Industrial Development Authority (ECIDA), is soliciting statements of qualifications and proposals from firms interested in providing Construction Manager At Risk (CMR) services for the project known as the Speculative Class A Office Building.

Project Overview: The Owner wishes to construct a new Class-A professional office building to serve as their headquarters and speculative office space. The proposed new building will be located at the intersection of Hwy 21 and Trade Center Parkway in Effingham County. The proposed new building is currently under design and design is approximately 65% complete. The new facility will be 3 floors, approximately 9,500 SF per floor. The first floor includes a central lobby, multipurpose meeting rooms, and vacant tenant space. The second floor will be occupied by Owner. The third floor is vacant tenant space. The new building will be fire sprinklered. The construction type will be structural steel with light gauge metal stud framing. The exterior veneer is a combination of brick and cast stone. Floor framing and roof framing will be steel bar joists. The roof material will be PVC. The HVAC units will be located on the roof.

The complete RFQ/P can be obtained from the Project Architect, Robert Armstrong, AIA by e-mail at rarmstrong@husseygaybell.com. Any questions about any aspect of the RFQ/P, or the project, shall be submitted in writing to the Project Architect.

RFQ/P submittals must be submitted by 5:00 PM on 12-14-2023, via e-mail, to the Project Architect, Robert Armstrong at rarmstrong@husseygaybell.com. Proposers can request a complete set of Design Development drawings in PDF format from the Project Architect.

The Owner reserves the right to reject any or all submittals, and to waive technicalities at the discretion of the Owner. No other communication with Owner is permitted during the selection process.