



**REQUEST for QUALIFICATIONS (RFQ)**  
**PRE-CONSTRUCTION COST CONSULTING SERVICES**  
**NEW JAMES BROWN ARENA PROJECT**  
**AUGUSTA-RICHMOND COUNTY COLISEUM AUTHORITY (ARCCA)**

March 3, 2021

The Augusta-Richmond County Coliseum Authority (ARCCA) is seeking statement of qualifications for Preconstruction Cost Consulting Services from qualified firms with experience with public assembly / arena facility type for the above referenced project. The ARCCA has retained the services of Perkins + Will Architects and has embarked on a process to replace the existing arena constructed in 1980 with a new 10,000 seat multi-purpose facility to enhance its ability to attract new events and to provide a modern state-of-the-art facility to accommodate a variety of ticketed events.

Reference the website [www.NewJamesBrownArena.com](http://www.NewJamesBrownArena.com) for the Request for Qualifications, the Design Study dated September 2020 prepared by Perkins + Will Architects and for all other specific project information.

The existing Augusta Entertainment Complex (AEC) consists of the existing James Brown Arena and the William B. Bell Auditorium located in downtown Augusta. The arena opened in 1980, the exhibition hall opened in 1974 and the adjacent Bell Auditorium opened in 1940.

The proposed new James Brown Arena will meet the following building program requirements:

- Seating capacity – Seating capacity will range between 8,000 to 10,000 seats, depending on the event with a maximum seating capacity of 11,000 for a maxed-out center stage type of event.
- Premium Seating – A range of premium seating options to include 12 luxury suites, loge boxes, and 1,150 club seats.
- Exhibit/tradeshaw and meeting room space - The conceptual design for the new arena proposes to have the event floor at grade level where participants attending an exhibit or tradeshow could have access directly from the street / plaza. The exhibit / tradeshow floor area will be at least 30,000 square feet of flat-floor space to allow the Coliseum Authority to host larger events, exhibitions, tradeshows, consumer shows and conferences.
- Administrative Offices – The new arena will incorporate approximately 2,000 square feet of administrative office space.
- The new arena will be physically joined to the existing Bell Auditorium via a connector on the event and main concourse levels which will serve as an interior promenade / concourse. The project consists of approximately 300,000 gross square feet.
- Parking – The existing parking lot located on 7th Street directly across from the existing and o new arena site will be reworked to accommodate approximately 800 vehicles. Through strategic property acquisitions, an additional 150 vehicles can be accommodated. On the arena site, the conceptual design indicates that approximately 350 premium parking spaces can be accommodated on-site. This gives a total of approximately 1,300 parking spaces that can be accommodated on-site.
- Conceptual Cost Estimate – The total program cost is \$228M with building construction and site work costs at \$186M.

The ARCCA proposes to demolish the existing arena, construct a new arena and create an addition to the existing Bell Auditorium and connector to establish an overall entertainment complex as illustrated in the Conceptual Design Study and the Preliminary Building Program posted on the [www.NewJamesBrownArena.com](http://www.NewJamesBrownArena.com) website.

The firm selected to provide pre-construction cost consulting services for this project will not be precluded from participating in the delivery of other services required for the project, such as, general construction, construction management, architectural / engineering services and other similar related services. The ARCCA will undertake a separate RFQ/RFP process, unrelated to this procurement, for a construction management team upon confirmation of full project funding which is anticipated in November 2021. The ARCCA shall retain ownership of the deliverables produced during this procurement and engagement.

The project is currently in the Schematic Design Phase and it is projected that decommissioning and demolition of the existing James Brown Arena and construction activity will begin in the 1<sup>st</sup> Quarter 2022 with a project completion of September 1, 2024. The Schematic Design Documents will be completed in March 2021 where the following project components / areas will be defined:

- Density of on-site development, accessibility, parking accommodations and environmental issues;
- Identification of major building components and systems;
- Confirmation of capacity of off-site utilities and recommendations improvements, upgrades and / or relocations;
- Identification of on-site utilities to be relocated / removed;
- Geotechnical profile of the site characteristics and the impact on the infrastructure;
- New arena footprint and configuration / geometry and architectural relationship to existing Bell Auditorium; and
- Updated Building Program.

The following is a projected Scope of Services that are anticipated for this procurement:

#### **CONSULTATION**

- Provide an initial evaluation of the Project's preliminary building program and construction cost budget requirements relative to each other.
- Provide constructability reviews inclusive of recommendations on construction feasibility; actions designed to minimize adverse effects of labor or material shortages; time requirements for procurement, installation, and construction completion; and factors related to construction cost, including estimates of alternative designs or materials, preliminary budgets and possible economies.
- Attend Project Coordination Meetings as requested with the Owner and Architect and as scheduled by the Owner's Representative to review the drawings and specifications and to address the status of the schedule and the budget and contribute its meeting notes towards the issuance of project team's meeting minutes.

#### **ESTIMATING**

- Prepare for the review by the Owner, Owner's Representative and Architect a detailed estimate with supporting data when it is determined that the following design phase milestones have been achieved relative to the drawings and specifications:
  - (1) 100% Schematic Design Documents;
  - (2) 50% Design Development Documents; and
  - (3) 100% Design Development Documents.
- If any estimate submitted to the Owner exceeds previously approved estimates or the Owner's construction budget, the Contractor shall make immediate and appropriate recommendations to the Owner, Owner's Representative and Architect as to courses of action that may be considered.
- With each estimate, include a written statement of the assumptions, clarifications and allowances made in the preparation of the estimate to supplement the information contained in the drawings and specifications.
- Establish estimating allowances, consistent with market conditions and its standard estimating practice, appropriate to the phase of completion of the drawings and specifications.
- Initiate development of subcontractor interest and engage / involve major trades as prudent during the evolution of the design.
- Develop a list of possible subcontractors and vendors from whom proposals could be requested for each primary component of the work.
- Assist the Owner's Representative with the development of a local and DBE/MBE/WBE participation strategy.
- Define trade packages for all scopes of work.

## **SCHEDULING**

- With each cost estimate milestone, prepare a Construction Schedule which reflects current market conditions at the time of the estimate.
- It may be necessary to include major preconstruction milestones / activities including completion of Construction Documents, completion of estimates, permitting, and pre-bid logistical activities.
- Update the Construction Schedule as needed as the design evolves to indicate proposed activity sequences and durations, milestone dates for receipt and approval of pertinent information, submittal of estimates, delivery of materials or equipment requiring long-lead time procurement, and a proposed date of Substantial Completion.
- If the preliminary Construction Schedule varies from previously submitted schedules and certain milestones or critical dates may not be met, make appropriate recommendations to the Owner, Owner's Representative and Architect.
- Make recommendations regarding the phased issuance of drawings and specifications by the Architect to facilitate phased construction of the Project, if such phased construction is appropriate for the Project, taking into consideration such factors as economies, time of performance, availability of labor and materials, construction phase participation goals and provisions for temporary facilities.
- Recommendations for procurement of long-lead time items which are required to meet the Construction Schedule.

## **CONSTRUCTABILITY**

- Conduct constructability reviews at the completion of:
  - (1) 100% Schematic Design Documents;
  - (2) 50% Design Development Documents; and
  - (3) 100% Design Development Documents.

### **Summary of Basic Services:**

1. Preparation of a cost model based on the Preliminary Building Program;
2. Preparation of a Preliminary Construction Schedule;
3. Preparation of comparative cost analysis for materials, systems and components;
4. Costs implications for different design scenarios;
5. Preparation of a cost model sufficient for developing a strategy for phasing;
6. Descriptive text which defines the basis of the cost estimate; and
7. Documentation supporting all assumptions, qualifications, clarifications and analysis.

As a notice to firms receiving this RFQ, it is the ARCCA's intent to select a company that is most qualified to provide the services outlined in this RFQ. The selection of a firm to provide such services does not preclude that firm from participating in a subsequent RFQ/RFP selection process for a Construction Manager after project funding is solidified in December 2021. Currently, it is envisioned that the Construction Manager RFQ/RFP process, to be undertaken at a later date, will be procured by selecting a lead contractor first, then a separate selection process for the Contractor's construction management team, through an agreed upon process, to maximize the local and equal business opportunity participation at the prime contractor / joint venture level.

The ARCCA reserves the rights to cancel this solicitation at any time for any reason and reject all proposals or parts thereof, or items therein, and to waive technicalities required for the best interests of the ARCCA. Omission of any required information may be sufficient cause for rejection of the proposal. The ARCCA shall have no liability to any proposer arising out of such cancellation or rejection.

### **The ARCCA has the following selection schedule for this procurement:**

RFQ issue date	Wednesday, March 3 <sup>rd</sup>
Deadline for statement of interest/questions	Tuesday, March 9 <sup>th</sup> , 12 noon EDT
Issue Responses to any questions	Friday; March 12 <sup>th</sup>
Deadline for Qualifications	Friday, March 19, 2:00 pm EDT
Evaluation of Qualifications	Friday, March 19 <sup>th</sup> to Wednesday, March 24 <sup>th</sup>
Shortlisted Firms Notification	Wednesday, March 24 <sup>th</sup> or Thursday, March 25 <sup>th</sup>

**Selection schedule (continued):**

Shortlisted Firms Interviews	Wednesday, March 31 <sup>st</sup> and/or Thursday, April 1 <sup>st</sup>
Selection of Firm	Friday, April 2 <sup>nd</sup>
Initiate Pre-Con Cost Consulting Services	Monday, April 5 <sup>th</sup>

To accomplish the tasks outlined in this RFQ, the ARCCA has budgeted the amount of \$150,000 to perform the services needed to support the Project Team during the Schematic Design and Design Development Phases.

**Qualifications and References:**

1. Statement of qualifications to provide requested services;
2. Provide information on work experience / roles on other arena / public assembly type facilities; and
3. Provide a minimum of three (3) and maximum of five (5) references for similar services provided within the past five (5) years.

**Evaluation Considerations:**

1. Demonstrated Interest and Organizational Strength
2. Technical Expertise
3. Estimating Ability
4. Relevant Project Experience
5. Understanding of the Project Scope
6. Ability and Availability of Key Personnel
7. Company's Diversity, Equity and Inclusion (DEI) Policy and Implementation
8. Past DBE/MBE/WBE Participation Strategy and Results
9. Historical Adherence to Schedules and Budgets
10. Construction Industry Recognition

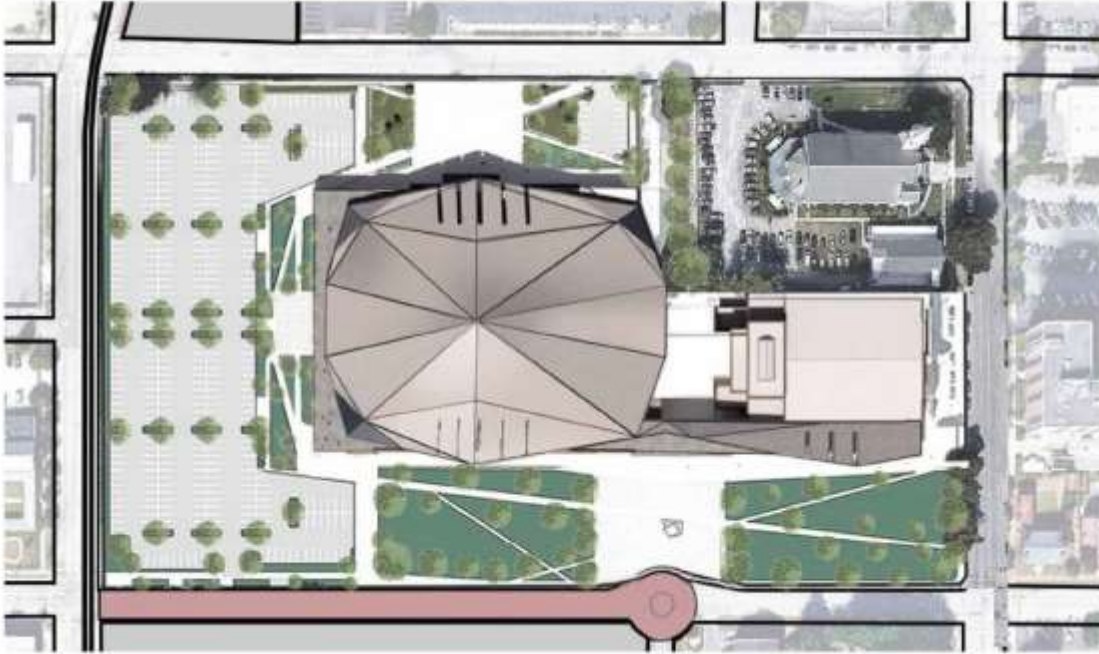
**Instructions for Statement of Interest, Questions, Proposal Delivery and Deadline:**

Upon receipt and review of this RFQ, potential Respondents should issue a Statement of Interest by Tuesday, March 9, 2021 at 12 noon EST via email to the Owner's Representative/Project Executive, HB Brantley at [hbrantley@hjrussell.com](mailto:hbrantley@hjrussell.com).

Questions that the Respondent would like to have answered in connection with the preparation of its response to this RFQ must be submitted no later than Tuesday, March 9, 2021 at 12 noon EST via email to the Owner's Representative/Project Executive, HB Brantley at [hbrantley@hjrussell.com](mailto:hbrantley@hjrussell.com). Responses to all questions shall be provided in writing on an anonymous basis and sent by email to all firms participating in the RFQ process.

**Statement of Qualifications are due no later than Friday, March 19, 2021 before 2:00 pm EST and submitted via email to HB Brantley; Owner's Representative/Project Executive for the new James Brown Arena project at [hbrantley@hjrussell.com](mailto:hbrantley@hjrussell.com).** Only proposals received by the stated time and date will be considered.

ARCCA reserves the right to accept or reject any and all proposals in whole or in part and to waive all informalities. The ARCCA does not discriminate on the basis of race, color, national origin, sex, religion, age and handicapped status in employment or provision of service.



Proposed James Brown Arena Site Development Plan prepared by Perkins + Will Architects.

***END OF REQUEST FOR QUALIFICATIONS***