

**REQUEST FOR STATEMENT OF QUALIFICATIONS  
FOR  
SPECULATIVE BUILDING DEVELOPMENT SERVICES IN  
FAIRFIELD COUNTY, SOUTH CAROLINA**

Fairfield County has allocated two million dollars (\$2,000,000) for the development of a 75,000sf - 125,000 sf speculative building to be located in the Fairfield Commerce Center (FCC) in Ridgeway, South Carolina and is issuing a Request for Qualifications (RFQ) for development services associated with the design, construction, financing and marketing of the project.

**Scope of Services:** Qualified firms are to provide a Statement of Qualifications (SOQ) for the Speculative Building which will include but is not limited to the following services:

- a. Design Services
- b. Financing Alternatives
- c. Market Analysis to determine appropriate size, clear heights etc.
- d. Construction Plans and Specifications
- e. Permitting Services
- f. Bidding and Award Services
- g. Construction Management
- h. Post Construction Marketing
- i. Creativity and Collaboration for successful implementation

The purpose of this solicitation is to select a development team to provide a turnkey Speculative Building Solution located in the Fairfield Commerce Center. Fairfield County is seeking an experienced developer with the necessary skill sets needed to deliver the project in a timely manner within an established budget scenario.

**Fairfield County will provide the following:**

- Appropriate acreage within FCC
- Rough grading of the building pad
- Two million dollars (\$2,000,000) to be creatively used to achieve the County and the selected developer's objective. Grading costs and cash is available as a result of the structured settlement with Dominion Energy.

**Each Respondent must:**

- Provide one (1) original and three (3) copies of the Statement of Qualifications Package.
- Meet, at least once, onsite with the Fairfield County Economic Development Director and other necessary staff to understand our market, tour the industrial areas and discuss the county's goals and objectives.
- Provide proposed building specifications suitable for the recruitment of an advanced manufacturing facility or other revenue generating activities based upon market analysis and collaboration with the economic development staff and other outside economic development allies.
- Propose creative financing solution and best use of the county's financial contribution.
- Provide references/contacts from previous clients of similar projects.

**DELIVER QUALIFICATIONS TO:**

Fairfield County Council  
Cathy Washington, Procurement Manager  
P.O. Drawer 60  
350 Columbia Road  
Winnsboro, South Carolina 29180

Questions regarding this RFQ must be received in writing no later than July 19, 2021 at 5:00pm. Questions should be submitted to Mr. Ty Davenport at [ty.davenport@fairfield.sc.gov](mailto:ty.davenport@fairfield.sc.gov). Staff is available for phone or in person discussions prior to submission.

**Selection Criteria:**

The Statement of Qualification submissions will be evaluated and reviewed by Fairfield County staff and weighted for evaluation purposes as follows:

1. Demonstrated experience with similar projects
2. Client references (provide at least three)

All RFQs must be received by **July 27, 2021 by 10:00am**. RFQs received after this cited time will be considered a late qualification statement and are non-responsive. Fairfield County reserves the right to reject any or all Request for Statement of Qualifications, to waive any and all technicalities and to select the firm who is determined to best meet the needs of Fairfield County for this project.