

**REQUEST FOR QUALIFICATIONS
NORTHEAST SPORTSMAN COMPLEX
DOE MOUNTAIN RECREATION AREA
1203 HARBIN HILL ROAD
MOUNTAIN CITY, JOHNSON COUNTY, TENNESSEE**

1. INTRODUCTION

1.1. Summary

The Doe Mountain Recreation Authority (DMRA) is issuing a Request for Qualifications (RFQ) for the project and services described herein. Submittals will be received until **Friday, February 2, 2024, at 2:30** pm Eastern Time and then publicly opened and read aloud.

1.2. Contact Information

Project Contact:

Charles Ridlehuber
Executive Director
1203 Harbin Hill Road
Mountain City, TN 37683
Email: ed@doetn.com
Phone: (888) 211-9160

Topic: Northeast Sportsman Complex - Planning and Design

RFQ Issued: **January 8, 2024**

Submittal of Questions: **January 19, 2024, 4:30pm**

Answers to Questions: **January 22, 2024, 4:30pm**

Submission Deadline: **February 2, 2024, 2:30pm**

2. Project Background and Description

DMRA proposes to build the Northeast Sportsman Complex located at 1203 Harbin Hill Road in Mountain City, Tennessee. The project will create rifle, pistol, shotgun, and archery shooting ranges and an indoor Sportsman Center that would be used for education, programs and events; parking areas, access road; restrooms; and outdoor educational facilities.

The U.S. Fish & Wildlife Service, Wildlife and Sport Fish Restoration Program (WSFR) works with states to conserve, protect, and enhance fish, wildlife, their habitats, and the hunting, sport fishing and recreational boating opportunities. The Division of Wildlife and Sport Fish Restoration Program provides oversight and/or administrative support for grant programs, including the Wildlife Restoration Grant Program and the Basic Hunter Education Program. Spending for the Hunter Education Program is authorized in the Wildlife Restoration Act. The Hunter Education Program provides grant funds to the state fish and wildlife agencies for projects to provide instruction in firearm operations and safety,

wildlife management, nature conservation, ethics, game laws, outdoor survival and wilderness first aid. Funds may also be used for the development and operations of archery and shooting range facilities.

The goal is to teach students to be safe, responsible, conservation-minded hunters. Most States, including Tennessee, require completion of a hunter education course prior to purchasing a hunting license.

The purpose of the proposed Doe Mountain Sportsman Complex project is to provide a place for wildlife education and expand and increase shooting opportunities and safe firearm education for the public, resulting in safe hunting and shooting experiences in the northeast Tennessee area.

The need for the project is due to a shortage of available public ranges particularly in East Tennessee. Greeneville, is the closest Hunter Education Safety Facility serving East Tennessee and is 92 miles southwest of Mountain City and the TWRA/John Sevier Range in Knoxville, located over 156 miles southwest of Mountain City. There is a need to provide the public with structured and safe hunting, shooting, and archery opportunities, as well as, youth recruitment and hunter education and firearms safety in order to preserve the rich hunting and gun heritage in Tennessee.

Location map, carbon plots, and survey are included in Appendices.

The proposed project goals are to include the following:

1. Develop a 50-to-75-yard pistol range with 8 to 10 stations
2. Develop a 100-to-300-yard rifle range with 4 to 6 stations
3. Develop a Sporting Clay course with 2 to 3 stations
4. Develop a 3-D archery courses with 40 stations
5. Develop a Skeet and Trap Combo Range with 2-3 stations
6. Develop a Stand/Flurry Range with 2-3 stations
7. Develop a Tactical Range with 6 stations
8. Develop an outdoor classroom pavilion
9. Develop a Sportsman Complex with a training facility: check-in area, classroom, interior bathrooms, exterior bathrooms, kitchen, and ammo storage
10. Develop access roads, trails, parking areas and bathrooms to serve the public

Doe Mountain Recreation Area is enrolled in a 40-year, revenue-generating, forest carbon storage program that commenced in 2019. There are nearly 100 permanent forest monitoring plots across the property, some of which overlap the Northeast Sportsman Complex (see map in Appendix A). The plots are used to measure the mountain's tree growth and also determine the amount of carbon offset revenue available to the DMRA. Carbon revenue decreases or, in some cases, must be repaid, if the DMRA's activities do not result in more stored carbon in the property's trees than is released into the atmosphere via timber cutting. To that end, successful applicants will demonstrate how the carbon monitoring plots will be addressed and avoided to the greatest extent possible.

The Project shall be designed and built in accordance with all governing bodies and their recognized codes including, but not limited to, the Mountain City Building Department, the Mountain City Fire Department, National Fire Protection Agency (NFPA), American with Disabilities Act (ADA), International Energy Conservation Code, National Institute for Occupational Safety and Health (NIOSH), Occupational

Safety and Health Administration (OSHA), Environmental Protection Agency (EPA) and any other federal and state agencies relative to building requirement or health regulations.

DMRA has chosen the Design-Bid-Build method of delivery and needs to maximize the value of the established budget for the Work. Architectural and Engineering (A&E) services shall assist DMRA in refining their budget for the Range. The A&E shall be responsible for all disciplines required to design, engineer, estimate, and perform construction administration for the Project in accordance with all governing codes and requirements. The A&E's compensation for design and preconstruction Work will be subject to a Not-to-Exceed amount and paid on hourly rates. Upon completion of Pre-Final Design Documents, A&E shall present a construction estimate proposal to DMRA, which DMRA intends to use to propose funds for the Project. Subsequent to approval by DMRA Board, the AE shall assist DMRA in securing a General Contractor for the project.

The Project Site is owned by DMRA and located southwest of Mountain City in Johnson County, Tennessee. The designated site is approximately 215 acres with an estimated 70 acres that will contain the construction area. See (Appendices for Location Map and Survey). A residential area borders the property to the north and west while open space and undeveloped land occupies the to the north, east, and south. The Range shall be designed and constructed in a manner that will minimally impact the residential occupants adjacent to the site, specifically noise pollution. A&E shall be responsible for providing geotechnical information relative to the range development.

3. Evaluation Criteria

Proposals will be based on the comprehensive review of submissions and shall be weighted based on the following:

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- 1. Past experience in the type of requested services

Scoring Method: Points Based

Weight (Points): 25 (25% of Total)

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- 2. Credentials, staff qualifications, and availability

Scoring Method: Points Based

Weight (Points): 25 (25% of Total)

-
- 3. Method of Project approach and reporting

Scoring Method: Points Based

Weight (Points): 25 (25% of Total)

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- 4. Amount of current work under contract with other private, municipalities, or government agencies for similar services

Scoring Method: Points Based

Weight (Points): 15 (15% of Total)

- 5. Project Schedule-will be evaluated as to the proposed timeline in meeting the DMRS's time frame
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Scoring Method: Points Based

Weight (Points): 10 (10% of Total)

4. Proposer Response

Please use the following format to structure your RFQ response. Your response should include each section detailed below in the order presented. The detail represents the items that are to be covered in each section of your response. Failure to follow the directions or to address all items will impact the evaluation. Failure to address a significant portion of the items may classify the response as non-responsive and preclude it from further consideration. The number of pages in the RFQ response cannot exceed 15 pages. Appendices will not be counted as part of the 15-page limit. Resumes and marketing material may be included and will not be counted towards the 15-page limit; however, this information must be in its own section at the back of the RFQ response.

Cover Page and Table of Contents

Show the name of your firm, address, telephone number(s), name of contact person and title, and date. Table of contents should clearly identify material by section and page number.

RFQ

- 1) **Proposer Profile:** The Proposer will provide a description of its organization and any other firms who will be providing products or services through a subcontracting arrangement with the Proposer.
- 2) **Qualifications:** Proposer's qualifications to perform the services requested that will also address the evaluation criteria.
- 3) **Experience:** Please describe your organization's experience in providing similar services. Identify and briefly describe any pending criminal or civil suits brought against the Proposer, or suits which have resulted in an adverse judgment or settlement within the past five (5) years, arising out of Proposer's inability to complete similar services and projects.
- 4) **References:** Please provide references for at least three organizations for whom Proposer is or has provided similar services. Identify any public sector experience in Tennessee.
- 5) **Key Personnel:** Identify and provide a brief professional resume of the key personnel anticipated to be used to provide the services sought.

5. Signature Sheet

SIGNATURE SHEET

I, the undersigned, do hereby agree to all terms and conditions listed within this formal solicitation, and will supply all information as required in this solicitation.

COMPANY NAME: _____

ADDRESS: _____

TELEPHONE: _____

FAX: _____

EMAIL: _____

ADDENDUM ACKNOWLEDGEMENT

The proposer shall acknowledge obtaining all addenda issued to this request. Failure to acknowledge all addenda may be cause for rejection of the response.

AUTHORIZED SIGNATURE: _____

TITLE: _____

(Print / type name as signed above): _____

DATE: _____

6. Vendor/Contractor Information Sheet

Thank you for your interest in working with the DMRA on this project. Please complete the form below. The information provided will be incorporated into the sample agreement once an award has been issued.

Project Name _____

Company Name: _____

State of Business Registration _____

Type of business entity (sole proprietorship, corporations, LLC):

Authorized Company Signatory Information (This is the person authorized to bind the company in a contract):

Name: _____

Title: _____

Email Address: _____

Phone Number: _____

Notices to Contractor/Vendor to:

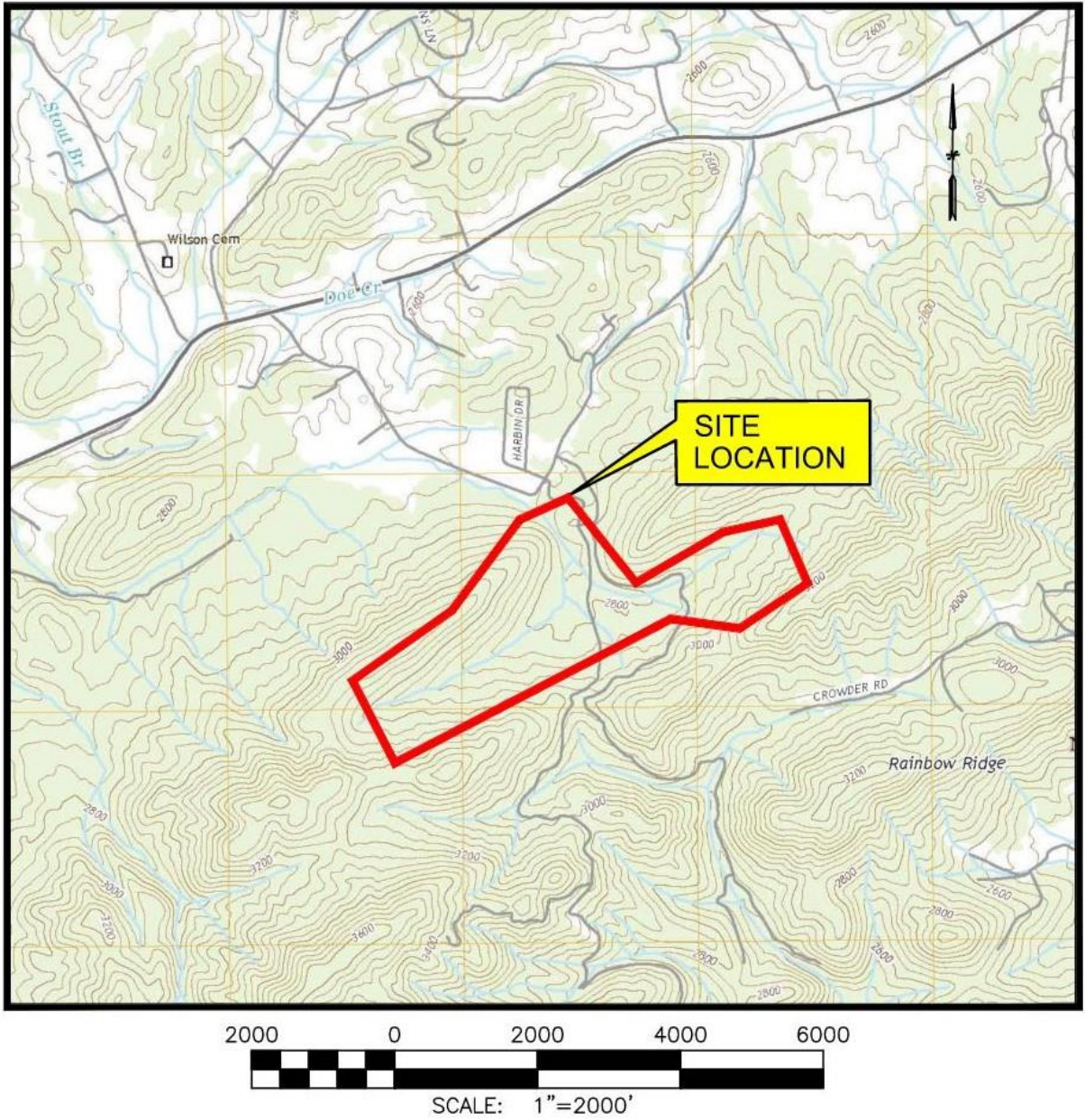
Name: _____

Address: _____

Email Address: _____

7. Appendices

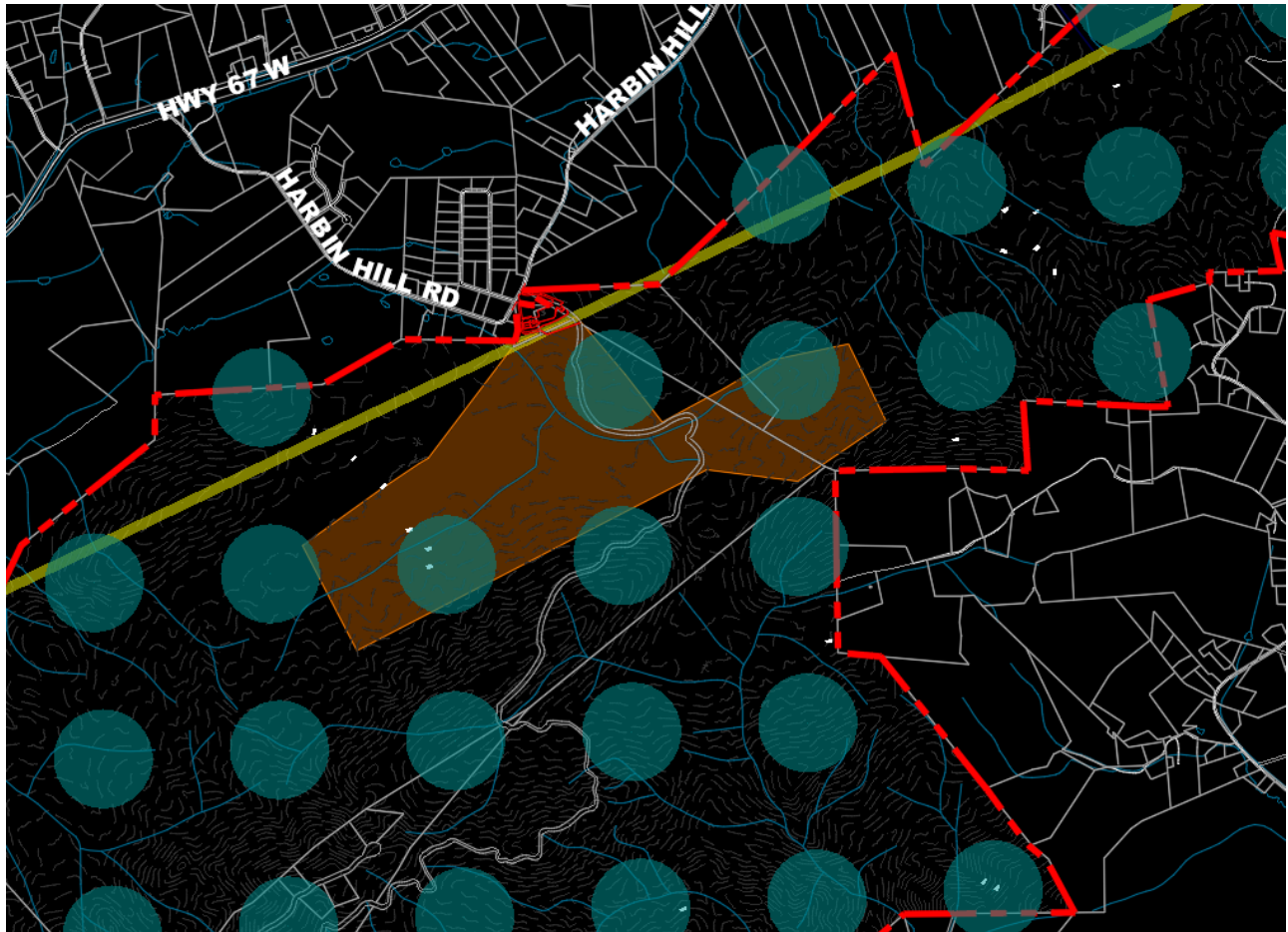
APPENDIX A: Location Map



Taken from: U.S.G.S.
7.5 Minute Series (Topographic)
Mountain City, TN 2019

Figure 1
Site Location Map
Doe Mountain Recreation Authority
1203 Harbin Hill Road
Mountain City, Johnson County, Tennessee

APPENDIX B: Carbon Tree Plots



APPENDIX C: Survey

