

REQUEST FOR QUALIFICATIONS (RFQ)

Design-Build Services for Connect Community Village / Bluegrass Veterans Ranch 3D
Concrete Printed Office Project

I. GENERAL INFORMATION

Project Title & Description:

Design-Build Services for 3D Concrete Printed Office Facility at Connect Community Village / Bluegrass Veterans Ranch. The project involves the design and construction of an innovative office structure utilizing 3D concrete printing technology to serve the administrative and community coordination functions of the Connect Community Village and the Bluegrass Veterans Ranch.

Owner Information:

Connect Community Village
<https://connectcommunityvillage.com>
2845 Pine Hill Rd, Somerset, KY 42503
Virginia Dial
(606) 305-1137
ccvdial@gmail.com

RFQ Number & Date:

RFQ-2025-001
Issued: **June 10th, 2025**

Submission Deadline:

July 15th, 2025, by 5:00 PM EST

II. PROJECT OVERVIEW

Project Background:

Connect Community Village and Bluegrass Veterans Ranch provide transitional and long-term support to veterans and community members through holistic care, housing, and workforce development. This project reflects a commitment to innovation and sustainability by incorporating 3D concrete printing technologies.

Project Goals & Objectives:

- Construct a durable, functional office using 3D concrete printing.
- Integrate advanced design and energy-efficient systems where feasible.
- Provide a collaborative space for operations, intake, and community engagement.

Project Location:

Bluegrass Veterans Ranch Site

2845 Pine Hill Rd, Somerset, KY 42503
Coordinates: 37.176997, -84.541727

Project Schedule:

- RFQ Issuance: **June 10th, 2025**
- RFQ Pre-Bid (optional) Meeting Times: June 30th and July 1st 2025*
- RFQ Submission Deadline: July 15th, 2025, by 5:00 PM EST
- Anticipated Contract Award: July 25, 2025

***Optional Pre-Bid Meetings will occur electronically via Microsoft Teams**

June 30th 2025: 5PM – 7PM

Join the meeting here - [Optional Pre-Bid Meeting Link - June 30](#)

July 1st 2025: 9:30AM – 11:30AM

Join the meeting here - [Optional Pre-Bid Meeting Link - July 1](#)

Budget:

Fixed Cost: \$80,000.00

III. SCOPE OF WORK

Detailed Description:

The selected design-build team will provide turnkey services for the planning, design, permitting, and construction of a 3D concrete printed office building, approximately 800 sq ft. The structure will include a multi-functional office space and an ADA-compliant toilet room.

Design Requirements:

- Incorporate 3D concrete printing for exterior and structural elements
- Sustainable features preferred (e.g., energy-efficient HVAC, passive solar design)
- Meet ADA and relevant local code requirements
- Design for durability and resilience

Construction Requirements:

- Use code-compliant 3D concrete printing systems
- Complete foundation work (utilities to the site and site work by CCV)

- Interior framing, finishes, MEP integration
- Ensure safety, quality, and compliance throughout

Key Stakeholders:

- Connect Community Village
- PROGRESS Appalachia
- Design-Build Team
- Local Building Authorities

Phases of the Project:

1. Scoping & Design Development
2. Permitting & Pre-Construction
3. Construction & Inspection
4. Close-Out & Handover

IV. REQUIRED QUALIFICATIONS

Design-Build Team:

Each design-build team must include:

- Eric Wooldridge (required as architectural team member – involvement level negotiable)
- Additional architect/engineer as needed
- General contractor and preferred subcontractors
- 3D concrete construction company subcontractor

Experience:

- Minimum of three similar construction projects, preferably with innovative or alternative building technologies

References:

- Provide three references from past clients on similar projects

Team Structure:

- Identify each team member, role, and affiliation. Clearly indicate Eric Wooldridge's role, general contractor, and 3D printing partner.

Insurance & Bonding:

- General Liability and Workers Comp per KY law
- Performance and Payment Bonds required at contract execution

Disability Accommodations:

Please contact **Denise O'Donnell** at denise@scopecfo.com or **502-812-0736** for any accommodations.

V. EVALUATION CRITERIA

Base Criteria (100 Points):

- Team Experience and Qualifications – 30
- Project Approach & Methodology – 30
- Schedule & Budget Management – 20
- Innovation – 10
- References – 10

Bonus Criteria (Up to 20 Points):

- Sustainability Features – 5
- Local Contractor Involvement – 5
- Veteran-Owned/Operated Teams – 5
- In-Kind/Matching Contributions – 5

Selection Process:

Evaluations conducted by a selection committee of CCV Board Members.

VI. SUBMISSION REQUIREMENTS

Team Availability for CCV-Assembled Team:

Please indicate openness of team members to participation in a CCV-assembled hybrid team (optional, does not impact competitiveness).

In-Kind/Matching Contributions:

Describe any contributions of labor, materials, or financial support. Include letters of commitment where applicable.

Communication & Questions:

All RFQ questions must be submitted via email to:

Denise O'Donnell – denise@scopecfo.com

Submission Format:

Submit one PDF electronically, max 15 pages including cover letter and appendices.

Required Documents:

- Cover Letter
- Team Qualifications and Roles
- Relevant Project Experience
- Project Approach & Timeline
- Budget and Budget Narrative (must clearly connect costs to scope and schedule)
- References
- Proof of Insurance and Bonding Capacity

Submission Address:

All RFQ documents and information must be submitted via email to:

Denise O'Donnell – denise@scopecfo.com

VII. CONTRACTUAL TERMS**Administrative & Indirect Costs:**

Capped at 10% of total contract. All costs must be clearly itemized and justified.

Contract Type:**Fixed Price Design-Build Agreement**

Governing document: **AIA Document A105** (Standard Form of Agreement for a Small Project)

Payment Terms:

Progress payments based on deliverables and milestones. Final payment upon project acceptance and close-out.