

KINGS MOUNTAIN HOUSING AUTHORITY

201 McGill Court

KINGS MOUNTAIN, NORTH CAROLINA 29721
VOICE (704) 739-2816 - FAX (704) 739-8551

**REQUEST FOR QUALIFICATIONS
INDEFINITE QUANTITY CONTRACT FOR
ARCHITECTURAL/ENGINEERING SERVICES**

Kings Mountain Housing Authority is requesting qualifications from interested Architectural/Engineering firms to provide services for an "Indefinite Quantity Contract". The services contemplated are not related to a specific project. Services required are design and engineering services for preparation of plans, specifications, cost estimates, record drawings, review of shop drawings, construction administration, construction management, preparation of contract documents, review contractor payrolls and wage data, assistance with grant applications, energy audits, utility allowances, section 504/ADA assistance, clerk of works, feasibility studies, 504/physical needs assessment, assist with five (5) year goals/plan, advise the Housing Authority if needed for developing RFPs/RFQs, review recurring problems and make referrals, RAD assistance, Tax Credits and staff training and other professional services as needed by the Housing Authority. The contract scope may require assistance in obtaining separate environmental consultants for evaluation and definition of asbestos materials, toxic waste and lead based paint.

The Contract will be of the Indefinite Quantity Type where the work will be required on an "as-needed" basis, intermittently during the life of the contract, which shall not exceed 24 months.

The hourly rates to be used during the contract will be predetermined during negotiations. The negotiations will take place after notification of selection. The Housing Authority reserves the option to extend the contract for Three additional 12 month periods. In scope changes to projects under this contract and/or contract options are not subject to the initial time period.

Each individual project assigned to the Architect/Engineer will be issued as a separate delivery order and fees will be agreed upon per each delivery order.

Proposals should demonstrate qualifications for work to be performed and should include criteria listed as EVALUATION FACTORS below. The selection of an architectural firm will be in accordance with the "competitive proposal procedure" based on qualifications of the architectural firm. Responses to this invitation will be ranked in order in accordance with the following evaluation factors. No price quotations are to be submitted with this response.

KINGS MOUNTAIN HOUSING AUTHORITY

201 McGill Court

KINGS MOUNTAIN, NORTH CAROLINA 29721
VOICE (704) 739-2816 - FAX (704) 739-8551

EVALUATION FACTORS

POINTS

1.	Evidence of the Architect's ability to perform the work as indicated by the profiles of the principals and staff's professional and technical competence and experience with HUD Modernization Projects.	25
2.	Capability to provide professional services in a timely manner.	20
3.	Evidence that, where design work is involved, the Architect is currently registered in the State where the project is located. (Mandatory)	20
4.	Past performance in terms of cost control, quality of work and compliance with performance schedules on HUD Projects.	10
5.	Knowledge of local building codes	10
6.	Certified statement that the Architect or firm is not debarred, suspended or otherwise prohibited from professional practice by any Federal, State or Local Agency.	5
7.	Other factors as determined to be appropriate by the Housing authority.	10
	Total	<hr/> 100

KINGS MOUNTAIN HOUSING AUTHORITY

201 McGill Court

KINGS MOUNTAIN, NORTH CAROLINA 29721
VOICE (704) 739-2816 - FAX (704) 739-8551

Once the Architectural firms have been ranked, the Housing Authority will carry out contract negotiations with the selected Firm. Contracts will be based on HUD 51915 Model Form of Agreement Between Owner and Design Professional.

Sealed proposals must be received no later than February 11, 2026 in order to be considered. Any questions concerning the proposal should be directed to the Interim Executive Director.

Send Proposals To:

201 McGill Court
Kings Mountain, NC 28086
Attn: Veronica Williams
or vwilliams@kingsmountainha.org

Sincerely,

Veronica Williams, PHM, CPM
Interim Executive Director