

REQUEST FOR QUALIFICATIONS

TITLE: ARCHITECTURAL/ENGINEERING SERVICES FOR A NEW FY27 TRANSITIONAL HOUSING FACILITY

DATE ISSUED: September 30, 2026

DUE DATE: October 29, 2026

TIME: 5:00pm

LOCATION: ASHEVILLE BUNCOMBE COMMUNITY CHRISTIAN MINISTRY (ABCCM)

1845 BREVARD ROAD, ARDEN, NC 28704

TELEPHONE: (828) 398-6014

Pursuant to the General Statutes of North Carolina, statements of qualification will be received for the following:

ARCHITECTURAL/ENGINEERING SERVICES FOR A NEW FY27 TRANSITIONAL HOUSING FACILITY CALLED RECOVERY HOUSE

ABCCM is seeking Statements of Qualifications from design firms interested in designing and providing bidding and construction administration for a new transitional housing facility called Recovery House. Statements of qualification will be accepted until October 29, 2026 before 5:00pm for the above named item. Questions about the project may be asked by contacting ABCCM's Project Team at projects@abccm.org or (828) 398-6014.

A. Purpose:

ABCCM is seeking Statements of Qualifications from design firms interested in designing, bidding and administering the construction contract for a new transitional housing facility called Recovery House. The construction is in response to increasing need of housing opportunities for homeless women and children. The project site's address is 33 Olin Haven Way, Asheville, NC 28806.

B. Project Summary:

The project will provide the design of a new 4 story, 64 unit transitional housing facility that will host 128 individual beds. Because the rooms will have at least 2 program participants per room, the bathrooms will be located in the center of the room, providing natural privacy for both sides of the room. Amenities to be included but not limited to: a lobby, elevator, public bathrooms in lobby area, laundry rooms, offices, and a meeting room. The facility will also include mechanical, electrical, and data rooms. The facility shall be completely electric and shall meet or exceed LEED Gold standards. The project shall accommodate rooftop solar panels, potential peak shaving with DC-coupled battery energy storage system, EV chargers and systems, and enhanced envelope commissioning. The facility will have a full facility backup generator.

C. Submission Requirements:

- 1) Letter of Interest – A letter of interest must be submitted giving the qualifications of the project team, including the firm's history.
- 2) Provide an organizational chart and resumes which will address the following:
Name the Principal in Charge, Project Manager, and other individuals to be assigned to the project, providing for each the number of years of service with the company, number of years of professional experience, and educational background inclusive of professional licenses and certifications.
- 3) Provide the firm's physical address. If the firm has multiple offices, please provide the primary office location that will service the project.
- 4) Please provide images and information for a minimum of four current or completed similar projects within the last seven years which are relevant to the scope of the project as listed above.
- 5) Demonstrate success with similar projects, preferably within North Carolina.
- 6) Provide examples of the experience of key members of the proposed team for the basic project requirements indicated above.
- 7) For sub-consultants, inclusive of but not limited to landscape design, surveying, engineering, civil engineering, or other key components, please list the names and addresses of each company, as well as the names and resumes for any primary personnel to be assigned to the project.
- 8) Provide the current workload of the principal firm, and the individual workload of the Project Manager.
- 9) Deadline – One digital copy in .pdf format of the submission must be received by ABCCM at the ABCCM Servant Leadership Center, 1845 Brevard Road, Arden, North Carolina, 28704, by October 29, 2026 before 5:00pm. There is no page limit. Mail/deliver via flash drive the submissions at the address above or email to projects@abccm.org.

D. Federal Uniform Guidance:

Portions of this contract shall be Federally funded, therefore the contract shall follow the requirements under 2 C.F.R Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. See "Attachment A" for full details.

E. Qualifications:

- 1) Interviews are not anticipated on this project currently, but ABCCM reserves the right to request interviews.
- 2) Applicants will be evaluated on their overall qualifications to perform the required professional services, in conjunction with the anticipated needs of ABCCM and information provided by the applicants as well as information obtained from references, persons, or other sources identified by the applicant or otherwise known in the community.
- 3) ABCCM reserves the right to reject any/all submittals.
- 4) Candidates with prior similar work experience are urged to apply.

F. Contact Information:

Questions about the project may be asked by contacting ABCCM's Project Team at projects@abccm.org or (828) 398-6014.