



**Festival & Entertainment Stage Areas
Downtown Elkin
Design – Build Project
Request for Proposals
REVISION ADDENDUM June 19, 2023**

Project Overview

Project	Design-Build two complimentary outdoor stages and covered dining and restroom area
Site	3.2 acre site located at 257 Standard, Street, Elkin, NC 28621
Indicative budget	\$800,000, inclusive of contingency for all three elements
Due Date	July 10, 2023
Submissions:	By email or usb drive in PDF format, hard copies not required
Questions	Posted on ElkinNC.org webpage with a downloadable PDF of the RFP.

Project Details

This project entails the construction of two stages, and a covered dining and restroom area. For consistency we will refer to these individual construction elements as:

- West lawn small stage
- East lawn large elevated stage
- Open Air Shelter/Restroom

The vision for this space is to host large music and entertainment events. Crowd flow, emergency access and attractive lighting for all structures, as well as necessary public utilities, stormwater management and grading should be considered. The Town has determined the preferred placement and orientation for the stages in the lawns. See the attached site plan.

The West lawn small stage is envisioned to be a simple concrete pad structure with a covering. It will require lighting, and electrical capabilities for larger production equipment (sound, lighting). The structure will be oriented so that sound and visibility is projected to the entire lawn.

The East lawn larger elevated stage should be capable of hosting larger performances (minimum 5 piece band), with an enclosed and temperature controlled 'backstage/green room' with a single restroom. The structure should be elevated for performance projection across the entire lawn, and shall conform to NC and local flood plain ordinances. The structure should be capable of supporting large weight loads for lighting and sound rigging. A ramp shall be included in the design for equipment loading and accessibility.

The Open Air Shelter/Restroom shall be located behind the East lawn stage and consist of a Open Air/Picnic style shelter with a sealed concrete floor, capable of handling several dining tables, and have adequate lighting and electrical receptacles. Restrooms shall be of commercial grade, and consist of 2 stalls each for men and women, lavatories, hand dryers, etc. and a separate supply/janitorial closet. Consideration should be given to how these restrooms will be cleaned and how that relates to floor drainage. Concrete 'parking' pads should be located adjacent to the covered area, for accessible parking, ingress/egress and parking for mobile food trucks/trailers. Concrete curbing should be included in ingress/egress and attach or conform to existing curb.

The existing metal shed will be demolished by the town prior to construction; this is the location where the new Open Air Shelter/Restroom area should be constructed.

Desired design and site details

On the site is a 6,000 SF existing building that was renovated in 2018. It houses a Yadkin Valley regional visitor and trails center and has the elements of a metal roof, rock façade

enhancements, and a large inviting front porch. The design and feel of the stages and concession area should mirror this existing building.

Consistent elements to include with the design are steel, wood and stone.

The Yadkin Valley is home to over forty-five vineyards, and the design aesthetic should follow that vineyard-ambiance of modern rustic or lodge rustic design elements.

In consideration of the flood plain regulations and the need to conform to all state and local ordinances, firms are highly recommended to consider these regulations and incorporate findings into development costs.

Proposal Inclusions

Proposals will be submitted on a Design-Build process, based on the three major construction elements stated above. Proposed concepts should all be within the \$800,000 budget, including contingency costs. Outline costs for each major element (west lawn small stage, east lawn elevated stage, open air shelter/restroom). The Town will evaluate the costs for each element; the awarded firm will be contracted to perform construction as one project.

Proposed concept designs are required to be shown in the the proposal; highlighting the use of the material elements desired, and their consistent use through all three elements and blending with the existing building on site. Dimensions of structures should be detailed for the concepts. A separate design concept for additional exterior site lighting, that may be adjusted during night events shall be incorporated into the design. The town will implement this design in other areas of the site for consistency.

Provide examples of work and assurances of the project's design aesthetic requirements.

Include a construction timeline from commencement, staging and completion.

Selection Process

All proposals submitted will be evaluated by a Town of Elkin staff committee. The committee will consider, but not be limited to, the major factors that will be incorporated in a weighted-scale matrix to help objectively highlight the proposal that best meets our needs. A site visit is highly recommended. The committee reserves the right to narrow the field to two final proposals and require further information of both for a final award.

The major factors that will be considered are:

- Entity's experience in this field of work; number of examples provided highlighting this work,
- Entity's experience with construction projects of this scale in Surry County/Northwest NC region,

- Sample illustration of design proposed and its incorporation of the desired design elements and entire site area,
- Costs proposed are within the budget, including contingency ranges
- Calendar and staff availability to provide first priority attention to this project to completion,
- References, and quality of references provided by referrals

Once a proposal is selected, the committee will meet with the selected firm and representatives to set a design and construction calendar. The Town would prefer to review a final contract for the project and have it presented at a regularly scheduled town board meeting no more than 60 days following the notice of award.

Questions

If you have questions about this RFP, please contact either Leslie Schlender, Economic Development, at 336-258-8907, lschlender@elkinnc.org, or Brent Cornelison, Town Manager, 336-258-8901, bcornelison@elkinnc.org.

All questions received will be posted on ElkinNC.org where the RFP is also posted.

Due Date

All proposals to be considered must be received by the **end of the business day, 5pm, July 10th, 2023**. Late proposals will not be considered. It is the sole responsibility of the offerer to see that the proposal is received before the submission deadline.

Thank you for your consideration of this impactful Town of Elkin project.

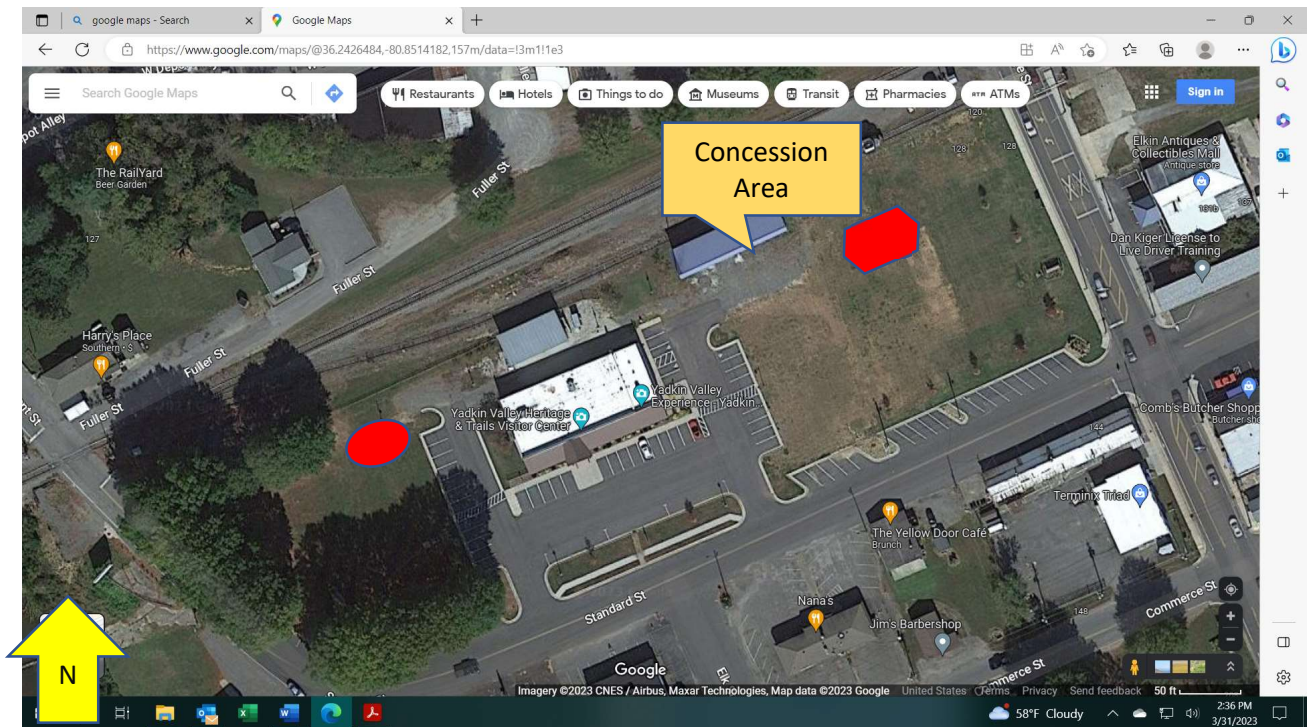
Sample designs

The following are photos of structures that highlight either the basic materials, or general layout needs of the two stages. In their simplest forms, they are covered areas, one of which will need to be elevated, and have a backstage room attached. The design materials to capture are steel, rock and wood.

The first photo below is of the existing building renovated in 2018



Aerial of site and the orientation of construction elements; *not to scale*



Site concept plan; PDF file of this available upon request

