



REQUEST FOR QUALIFICATIONS

#2671

**SURVEYING SERVICES
FOR
CITY OF CONCORD ELECTRIC SYSTEMS
CONCORD, NORTH CAROLINA**

March 12, 2025

1.0 INTRODUCTION

1.1 PROJECT AND INFORMATION

The project involves surveying services for the preparation of easement plats and eminent domain plats, if needed, for electric power transmission lines for the City of Concord Electric Systems in Concord, North Carolina. Surveying services will be needed for 39 parcels located along Poplar Tent Road.

1.2 PURPOSE AND SCOPE

The purpose of the proposed surveying services is to obtain survey data by the standards as set forth by the Rules of Standard Practice as outlined by the North Carolina Board of Engineers and Land Surveyors and North Carolina General Statutes to include GS 47-30 (Mapping Requirements) and North Carolina Administrative Code – 21 NCAC 56.16061606 (Specifications for Topographic and Planimetric Mapping, Including Ground, Airborne, and Spaceborne Surveys). The survey will be horizontally tied to the North Carolina State Plane Coordinate System under the North American Datum of 1983 (NAD83). The project's units will be the U.S. Survey Foot. The scope of services for this project is as follows:

- Obtain field reconnaissance for property boundaries of the subject parcels, as well as, for adjacent roadway rights-of-way and adjacent parcels in order to accurately depict existing property lines within the survey area.
- Record data will be acquired from sources to include the County Register of Deeds, the Owner, and other available sources that describe the Owner's parcel, as well as, adjacent parcels throughout the survey area.
- The new easement and the temporary construction easement will be field staked.
- Confirm on the project site, parcel property boundaries adjacent to and within the survey area.
- Property boundary locations will be shown giving lengths and bearing on each straight line and interior angles, radius and length of curved lines will be shown for the subject parcel and associated rights-of-way.
- Visible encroachments and easements of record, where readily obtainable, will be located and shown on the final drawing. Adjacent properties to the survey area will be noted with owner name, and legal reference.
- Tree or Tree Identification/Tagging. Diameter and tree species.

2.0 PLAT REQUIREMENTS

2.1 CONCEPTUAL LAYOUT

All parcels will require an easement plat (Exhibit). The individual plat (Exhibit) illustrating easements to be acquired will be prepared on 8" x 14" standard sheets and shall have parcel numbers assigned to each piece of property. Survey Firm will prepare a plat showing existing

and proposed metes and bounds, as determined by actual survey or from acceptable deeds and recorded maps, for each easement to be acquired. All metes and bounds for easement acquisitions shall be shown on the parcel plat. In addition to the information shown on the design plans, the following data will be shown on the plats in accordance with the normal practices:

- The total area of the parcel (deed area), the area to be acquired, area currently maintained (if applicable), and the area of the parcel remaining shall be shown on each individual plat in square feet to the nearest square unit and in acres.
- The total area of temporary construction easements being acquired shall be shown to the nearest square foot and in acres .
- The proposed right-of-way width shall be shown.
- All dimensions shall be in English units (U.S. Survey Feet).
- Suitable hatch or layering shall be used to clarify the proposed and existing easements.
- Legal Description written for the acquired easement.

2.2 CITY OF CONCORD’S RESPONSIBILITIES

The City of Concord’s (herein known as “the City”) responsibilities include:

- Handle and facilitate communications and correspondence and negotiate with impacted property owners;
- Acquire permanent and temporary construction easements;
- Notify Surveying Firm of special provisions so the provisions can be included;
- Acquire signatures from the property owners on the deed and easement plat;
- Record easement exhibits at the Register of Deeds;
- Where necessary, determine ownership of property in question by a title search and other legal consultation.

2.3 EXCEPTION PLATS

When requested by the City, the Surveying Firm will prepare the Exception (Eminent Domain) plat suitable for recording in the Cabarrus County Register of Deeds. The plats will illustrate the limits of the subject property and other required items to include the bearings and distances within the associated area. The Eminent Domain plat shall include the buildings, driveways, etc. shown on the larger plat of the entire property including the taking itself. The plats will be submitted to the City of Concord Electric Systems for review and approval.

2.4 DELIVERABLES

A final survey deliverable will include a drawing depicting the findings of the survey described above. This drawing will be provided in PDF format. Drawing layering system will be provided based upon a system established by the National CAD Standards (NCS). This drawing will be signed and sealed by a Professional Land Surveyor licensed to practice in the State of North Carolina. The Surveying Firm will send out signed copies for review and, upon approval, produce a signed map suitable for recording. When delivered to the City of Concord the Eminent Domian plat shall be printed on an 18” by 24” mylar with 3 original copies.

3.0 CITY OF CONCORD RESPONSIBILITIES

It shall be the responsibility of the City of Concord Electric Systems' to provide the following items:

- Access to the site;
- Any other electronic information on the site to be used in the preparation of plans;
- Reasonable advanced notice of scheduled meetings;
- Assistance in obtaining information from all other consultants on the design team as needed to complete our tasks;
- Documents that would be beneficial during Survey Firm's evaluation;
- Decisions on critical design issues, as necessary, in a timely manner;
- DWG file with new easements and temporary construction easements;
- Right of Entry (ROE) from impacted property owners.

4.0 EXCLUSIONS

The following items are excluded from the Scope of Services:

- Subdivision, Tree Conservation or Recombination Platting Services;
- Subsurface Utility Engineering (SUE);
- ALTA/NSPS Land Title Survey;
- Construction Surveying;
- Wetland/Stream Delineation Services;
- Any Environmental Phase I or II investigations;
- Review and Recordation Fees.

5.0 RFQ SUBMITTALS

5.1 RFQ SUBMITTAL DATE

Please provide the following information no later than April 15, 2025 at 10:00 AM (EST).

1. Legal Company Name.
2. Location of offices that may be utilized during the project.
3. Brief description of Company history.
4. Number of employees.
5. List of References.
6. List of Similar Projects.
7. Crew Availability.

RFQ's should be sent via email to Fred Porter at porterf@concordnc.gov.

5.2 CANDIDATE TO BEAR EXPENSE; NO CLAIMS AGAINST CITY

No candidates will have any claims or rights against the City arising out of the participation by a candidate in the proposal process. No candidate will have any claims or rights against the City for the City's failure to award a contract to it or for awarding a contract to another person, firm, or corporation, regardless of whether the other person, firm, or corporation participated in the RFQ process or did not submit a proposal that complied with the RFQ. A notice of award will not constitute acceptance by the City; the City's only method of acceptance is the City's execution of a formal contract in accordance with law.

5.3 DISCRETION OF THE CITY

The City reserves the right to reject any or all proposals.

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