

## Village of Pinehurst

### **REQUEST for LETTERS of INTEREST (RFLOI)**

#### **CONTRACT TYPE: PE/DESIGN**

**TITLE:** Airport Road Greenway Connector  
**ISSUE DATE:** June 1, 2026  
**SUBMITTAL DEADLINE:** June 26, 2026  
**ISSUING AGENCY:** Village of Pinehurst

#### **SYNOPSIS**

##### **SUBCONSULTANTS ARE PERMITTED UNDER THIS CONTRACT.**

This contract shall be partially reimbursed with Federal-aid funding through the North Carolina Department of Transportation (hereinafter referred to as the Department). The solicitation, selection, and negotiation of a contract shall be conducted in accordance with all Department requirements and guidelines.

The primary and/or subconsultant firm(s) shall be pre-qualified by the Department to perform any combination of the Discipline Codes listed below for the Village of Pinehurst. Discipline Codes required are:

- 32 – Categorical Exclusions
- 63 – Environmental Assessment/Finding of No Significant Impacts
- 70 – Erosion and Sediment Control Design
- 106 – Historic Architectural Surveys of Standing Structures (Buildings and Bridges)
- 132 – Landscape & Streetscape Design
- 152 – Pavement Design
- 155 – Pavement Markings Plans
- 171 – Public Involvement
- 192 – ROW Appraisals
- 194 – ROW Negotiators
- 199 – Route Location Surveys
- 201 – Rural Roadway Design
- 235 – Subsurface Utility Engineering
- 243 – Threatened and Endangered Species Survey & Studies
- 247 – Traffic Management Level 3 & 4

- 269 – Urban Roadway Design
- 270 – Utility Coordination
- 294 – Roadway Foundation Investigation and Design
- 296 – Retaining Wall Investigation & Design
- 316 – Multi-Use Trail Design, Survey & Layout
- 360 – Topographic Surveying
- 361 – Boundary Surveying
- 362 – Easement Surveying
- 433 – Tier I Basic Hydrologic and Hydraulic Design

**WORK CODES for each primary and/or subconsultant firm(s) SHALL be listed on the respective RS-2 FORMS (see section ‘SUBMISSION ORGANIZATION AND INFORMATION REQUIREMENTS’ and the list of WORK CODES below)**

This RFLOI is to solicit responses (LETTERS of INTEREST, or LOIs) from qualified firms to provide professional consulting services to:

Design the Airport Road Greenway Connector. The project will establish an approximately 7,000-linear-foot, presumptively 8-foot-wide off-road greenway linking the Pinehurst and Southern Pines trail systems. The greenway generally follows the Airport Road corridor between the Forest Creek area in Southern Pines and McKinnon Road in Pinehurst, closing a long-envisioned regional trail gap.

The project is intended to create a safe and enjoyable route for walkers, runners, and cyclists; enhance connectivity between regional trail systems; support outdoor recreation and wellness initiatives; and improve multimodal connectivity between jurisdictions.

Improvements are anticipated to primarily consist of an off-road shared-use path/greenway with associated roadway crossing improvements, drainage, grading, shoulder work, and related infrastructure as necessary. Continuous greenway lighting is not currently anticipated. The listed roadway-related work codes are included to allow flexibility for intersection, crossing, drainage, shoulder, or roadway tie-in improvements that may be required during final design and NCDOT review.

This project will require coordination with NCDOT and multiple jurisdictions. The project is funded through the Carbon Reduction Program, a federally funded program administered by the North Carolina Department of Transportation (NCDOT). As such, the project must adhere to all applicable federal and state requirements, including compliance with NCDOT and FHWA design standards and environmental documentation processes.

The Village anticipates advancing the project toward construction letting following completion of design, environmental clearance, and required NCDOT approvals. A formal construction LET date has not yet been established but is anticipated in early spring 2027.

Electronic LOIs should be submitted in .pdf format using software such as Adobe, CutePDF PDF Writer, Docudesk deskPDF, etc.

**LOIs SHALL be received via EMAIL no later than 5:00 PM, June 26, 2026.**

**The address for electronic deliveries is: [dwillardson@vopnc.org](mailto:dwillardson@vopnc.org)**

**LOIs received after this deadline will not be considered.**

Except as provided below any firm wishing to be considered must be properly registered with the Office of the Secretary of State and with the North Carolina Board of Examiners for Engineers and Surveyors. Any firm proposing to use corporate subsidiaries or subcontractors must include a statement that these companies are properly registered with the North Carolina Board of Examiners for Engineers and Surveyors and/or the NC Board for Licensing of Geologists. The Engineers performing the work and in responsible charge of the work must be registered Professional Engineers in the State of North Carolina and must have a good ethical and professional standing. It will be the responsibility of the selected private firm to verify the registration of any corporate subsidiary or subcontractor prior to submitting a Letter of Interest. Firms which are not providing engineering services need not be registered with the North Carolina Board of Examiners for Engineers and Surveyors. Some of the services being solicited may not require a license. It is the responsibility of each firm to adhere to all laws of the State of North Carolina.

The firm must have the financial ability to undertake the work and assume the liability. The selected firm(s) will be required to furnish proof of Professional Liability insurance coverage in the minimum amount of \$1,000,000.00. The firm(s) must have an adequate accounting system to identify costs chargeable to the project.

## **PE/DESIGN SCOPE OF WORK**

The **Village of Pinehurst** is soliciting proposals for the services of a firm/team for the following contract scope of work:

The consultant shall provide all engineering, design, and environmental services necessary to advance the Airport Road Greenway Connector from concept through final design and readiness for construction. Services shall include, but not be limited to, the following:

### **1.1 Surveying & Data Collection**

- Perform topographic and boundary surveying of the full project corridor (approximately 7,000 linear feet).
- Identify existing utilities, drainage features, and driveway crossings. There are no expected pedestrian bridges. Nor are there any signalized intersections in the project limits.
- Identify and document potential environmental constraints within the project limits.

### **1.2 Environmental Documentation**

- Prepare NEPA documentation in accordance with FHWA and NCDOT procedures.
- Conduct natural resource screening and support applicable permitting efforts.
- Coordinate with applicable federal and state resource agencies, as required.

### **1.3 Engineering & Design**

- Develop preliminary design concepts, typical sections, and alternatives, if necessary.
- Prepare final construction plans, specifications, and engineer's cost estimates in compliance with NCDOT standards.
- Incorporate ADA-compliant features and appropriate safety design treatments.
- Perform drainage analysis and design associated improvements.

- The consultant should anticipate supporting two public engagement opportunities, including one during preliminary design/concept development and one during later design refinement and project presentation phases.

#### **1.4 NCDOT Coordination**

- Prepare and submit required packages for NCDOT review and approval.
- Coordinate with NCDOT on encroachment agreements and related approvals.
- Ensure compliance with all applicable NCDOT Carbon Reduction Program requirements.

#### **1.5 Right-of-Way Support (if required)**

- Prepare right-of-way plats and easement descriptions (right-of-way acquisition to be performed by the Village).

**PROPOSED CONTRACT TIME: Anticipated Due Date of November 1, 2026.**

**PROPOSED CONTRACT PAYMENT TYPE: Lump Sum.**

### **SUBMITTAL REQUIREMENTS**

All LOIs are limited to fifteen (15) pages (RS-2 forms are not included in the page count) inclusive of the cover sheet, and shall be typed on 8-1/2" x 11" sheets, single-spaced, one-sided.

Again, LOIs shall be submitted by email only in PDF format to [dwillardson@vopnc.org](mailto:dwillardson@vopnc.org) no later than 5:00 PM on June 26, 2026. Hard copies are not required and will not be accepted in lieu of electronic submission.

**Firms submitting LOIs are encouraged to carefully check them for conformance to the requirements stated above. If LOIs do not meet ALL of these requirements they will be disqualified. No exception will be granted.**

### **SELECTION PROCESS**

Following is a general description of the selection process:

- The LGA's Selection Committee will review all qualifying LOI submittals.
- For Limited Services Contracts (On-Call type contracts), the LGA's Selection Committee MAY, at the LGA's discretion, choose any number of firms to provide the services being solicited.
- For Project-Specific Contracts (non On-Call type contracts), the LGA's Selection Committee MAY, at the LGA's discretion, shortlist a minimum of three (3) firms to be interviewed. IF APPLICABLE, dates of shortlisting and dates for interviews are shown in the section SUBMISSION SCHEDULE AND KEY DATES at the end of this RFLOI.

- In order to be considered for selection, consultants must submit a complete response to this RFLOI prior to the specified deadlines. Failure to submit all information in a timely manner will result in disqualification.

## **TITLE VI NONDISCRIMINATION NOTIFICATION**

The LGA in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all RESPONDENTS that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit LETTERS of INTEREST (LOIs) in response to this ADVERTISEMENT and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

## **SMALL PROFESSIONAL SERVICE FIRM (SPSF) PARTICIPATION**

The Department encourages the use of Small Professional Services Firms (SPSF). Small businesses determined to be eligible for participation in the SPSF program are those meeting size standards defined by Small Business Administration (SBA) regulations, 13 CFR Part 121 in Sector 54 under the North American Industrial Classification System (NAICS). The SPSF program is a race, ethnicity, and gender neutral program designed to increase the availability of contracting opportunities for small businesses on federal, state or locally funded contracts. SPSF participation is not contingent upon the funding source.

The Firm, at the time the Letter of Interest is submitted, shall submit a listing of all known SPSF firms that will participate in the performance of the identified work. The participation shall be submitted on the Department's Subconsultant Form RS-2. RS-2 forms may be accessed on the Department's website at [NCDOT Connect Guidelines & Forms](#).

The SPSF must be qualified with the Department to perform the work for which they are listed.

## **PREQUALIFICATION**

The Department maintains on file the qualifications and key personnel for each approved discipline, as well as any required samples of work. Each year on the anniversary date of the company, the firm shall renew their prequalified disciplines. If your firm has not renewed its application as required by your anniversary date or if your firm is not currently prequalified, please submit an application to the Department **prior to submittal of your LOI**. An application may be accessed on the Department's website at [Prequalifying Private Consulting Firms](#) -- Learn how to become Prequalified as a Private Consulting Firm with NCDOT. Having this data on file with the Department eliminates the need to resubmit this data with each letter of interest.

Professional Services Contracts are race and gender neutral and do not contain goals. However, the Respondent is encouraged to give every opportunity to allow Disadvantaged, Minority-Owned and Women-Owned Business Enterprises (DBE/MBE/WBE) subconsultant utilization on all LOIs, contracts and supplemental agreements. The Firm, subconsultant and subfirm shall not discriminate on the basis of race, religion, color, national origin, age, disability or sex in the performance of this contract.

## **DIRECTORY OF FIRMS AND DEPARTMENT ENDORSEMENT**

Real-time information about firms doing business with the Department, and information regarding their prequalifications and certifications, is available in the Directory of Transportation Firms. The Directory can be accessed on the Department's website at [Directory of Firms](#) -- Complete listing of certified and prequalified firms.

The listing of an individual firm in the Department's directory shall not be construed as an endorsement of the firm.

## **SELECTION CRITERIA**

**All prequalified firms who submit responsive letters of interest will be considered.**

In selecting a firm/team, the selection committee will take into consideration qualification information including such factors as:

- Firm Qualifications – 20%
- Relevant Experience – 25%
- Project Approach & Schedule – 15%
- Project Team Qualifications – 25%
- References – 15%

After reviewing qualifications, if firms are equal on the evaluation review, then those qualified firms with proposed SPSF participation will be given priority consideration.

## **SUBMISSION ORGANIZATION AND INFORMATION REQUIREMENTS**

The LOI should be addressed to Doug Willardson, Village Manager and must include the name, address, telephone number, and e-mail address of the prime consultant's contact person for this RFLOI.

The LOI must also include the information outlined below:

### Chapter 1 - Introduction

The Introduction should demonstrate the consultant's overall qualifications to fulfill the requirements of the scope of work and should contain the following elements of information:

- Expression of firm's interest in the work;
- Statement of whether firm is on register;
- Date of most recent private engineering firm qualification;
- Statement regarding firm's(') possible conflict of interest for the work; and
- Summation of information contained in the letter of interest.

### Chapter 2 - Team Qualifications

This chapter should elaborate on the general information presented in the introduction, to establish the credentials and experience of the consultant to undertake this type of effort. The following must be included:

1. Identify recent, similar projects the firm, acting as the prime contractor, has conducted which demonstrates its ability to conduct and manage the project. Provide a synopsis of each project and include the date completed, and contact person.
2. If subconsultants are involved, provide corresponding information describing their qualifications as requested in bullet number 1 above.

### Chapter 3 - Team Experience

This chapter must provide the names, classifications, and location of the firm's North Carolina employees and resources to be assigned to the advertised work; and the professional credentials and experience of the persons assigned to the project, along with any unique qualifications of key personnel. Although standard personnel resumes may be included, identify pertinent team experience to be applied to this project. Specifically, the Department is interested in the experience, expertise, and total quality of the consultant's proposed team. If principals of the firm will not be actively involved in the study/contract/project, do not list them. The submittal shall clearly indicate the Consultant's Project Manager, other key Team Members and his/her qualifications for the proposed work. Also, include the team's organization chart for the Project / Plan. A Capacity Chart / Graph (available work force) should also be included. Any other pertinent information should also be listed in this section.

**Note:** If a project team or subconsultant encounters personnel changes, or any other changes of significance dealing with the company, NCDOT should be notified immediately.

### Chapter 4 - Technical Approach

The consultant shall provide information on its understanding of, and approach to accomplish, this project, including their envisioned scope for the work and any innovative ideas/approaches, and their proposed schedule.

## APPENDICES-

### CONSULTANT CERTIFICATION Form RS-2

Completed Form RS-2 forms SHALL be submitted with the firm's letter of interest. This section is limited to the number of pages required to provide the requested information.

Submit Form RS-2 forms for the following:

- **Prime Consultant firm**
  - Prime Consultant Form RS-2 Rev 1/14/08; and
- **ANY/ALL Subconsultant firms** to be, or anticipated to be, utilized by your firm.
  - Subconsultant Form RS-2 Rev 1/15/08.
  - In the event the firm has no subconsultant, it is required that this be indicated on the Subconsultant Form RS-2

by entering the word “None” or the number “ZERO” and signing the form.

Complete and sign each Form RS-2 (instructions are listed on the form).

The required forms are available on the Department’s website at:

<https://connect.ncdot.gov/business/consultants/Pages/Guidelines-Forms.aspx>

[Prime Consultant Form RS-2](#)

[Subconsultant Form RS-2](#)

All submissions, correspondence, and questions concerning this RFLOI should be directed to Doug Willardson, Village Manager at [dwillardson@vopnc.org](mailto:dwillardson@vopnc.org).

IF APPLICABLE, questions may be submitted electronically only, to the contact above. Responses will be issued in the form of an addendum available to all interested parties. Interested parties should also send a request, by email only, to the person listed above to be placed on a public correspondence list to ensure future updates regarding the RFLOI or other project information can be conveyed. Questions must be submitted to the person listed above no later than **June 19, 2026**. The last addendum will be issued no later than **June 22, 2026**.

## **SUBMISSION SCHEDULE AND KEY DATES**

RFLOI Release – **June 1, 2026**

Deadline for Questions – **June 19, 2026**

Issue Final Addendum – **June 22, 2026**

Deadline for LOI Submission – **June 26, 2026**

Firm Selection and Notification \*– **July 10, 2026**

\* Notification will **ONLY** be sent to selected firms.