



Henderson County Capital Projects

100 North King Street, 1st Floor, Project Management
Hendersonville, North Carolina 28792

Memorandum To: *Interested Qualified Firms*

From: *Bryan Rhodes, Capital Projects Director*

Subject *Request for Qualifications:
Special Inspections and Construction Materials Testing Services
Henderson County, UNC Health Pardee
Medical Office Building, Spartanburg Highway Project*

Date: *November 5, 2025*

RFQ: Special Inspections and Construction Materials Testing Services
Henderson County, UNC Health Pardee
Medical Office Building Project

Henderson County is accepting Statements of Qualifications for Special Inspections and Construction Materials Testing Services to provide complete special inspections and construction materials testing services during construction for the new Henderson County, UNC Health Pardee Medical Office Building Project in Hendersonville, NC. Plans and specifications may be obtained by submitting a request to Jon Papps (jonpapps@ls3p.com). An Information Exchange link will be provided, to allow access and download of the documents. Construction is scheduled to begin approximately January 2026. The project is a new construction of a 42,951 sq. ft. Medical Office Building. Material testing services to include, but not limited to: concrete compressive strength testing, proof rolling observations, field density testing, reinforcing steel observations, structural steel observations, welds, etc.

The Statement of Qualifications should include the following, of which will be **equally** weighted, and will be used to evaluate prospective firms in the selection process:

1. A brief description of the firm and its program of services with emphasis on the firm's history and resource capability to perform the required services.
2. The project team and the individual qualifications of the members of the team.
3. A list of recent related project experiences. The project experience of the project team and/ or related experience within Henderson County is particularly important. In addition, each project listed needs to have past client contact information.
4. Outline the proposed services for soils, foundations, concrete, and steel testing, and any other services necessary and/or required to complete the work.
5. Additional references.



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Qualifications are due:

November 19, 2025 @ 2:00pm

4 Hard Copies in Sealed Envelope, No Emails

Henderson County Government Offices
Attention: Bryan Rhodes
100 North King Street, 1st Floor, Project Management
Hendersonville, NC 28792

**Location of
Work:**

Henderson County UNC Health Pardee MOB
1500 Spartanburg Highway
Hendersonville, NC 28792

As a general guide to prospective proposers, the Professional Services selection procedures adopted by North Carolina, appropriately modified by Henderson County, will be employed in this process. All proposals must include all aspects of North Carolina law and Henderson County policy. The owner retains the unqualified right to reject any and/or all proposals. The owner may or may not interview potential candidates to assist in the selection process. The selected firm will be qualified and selected based on the information contained in their respective submitted qualification packages.

See “Doing Business with Henderson County” for general information and Henderson County Insurance and Bond Requirements along with Minority Business Participation Guidelines at <https://www.hendersoncountync.gov/county/page/doing-business-henderson-county>

As a party wishing to contract or otherwise do business with Henderson County, You must understand that you have a duty (imposed by North Carolina law in 2013), as a condition of payment for goods provided or services rendered, to Comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes (E-Verify). Further, if you provide the goods and services to the

County utilizing a subcontractor, you must require the subcontractor to comply With the requirements of Article 2 of Chapter 64 of the General Statutes as well. You are required to verify, by affidavit, compliance of these terms of this Section upon the County’s request.

For coordination, the primary contact for project information will be Bryan Rhodes, HC Capital Projects Director, 828-606-9094, or at brhodes@hendersoncountync.gov