



FW: RFQs for Architects

2 messages

Don Adams <donadams@jacksonnc.org>  
To: Heather Baker <heatherbaker@jacksonnc.org>

Mon, Dec 11, 2017 at 11:08 AM

Hello Heather,

I reached out to the School of Government to ask the questions below. I did this to cover all basis for tomorrow's commissioner work session.

Don

**From:** Houston, Norma [mailto:[nhouston@sog.unc.edu](mailto:nhouston@sog.unc.edu)]  
**Sent:** Monday, December 11, 2017 10:52 AM  
**To:** Don Adams <[donadams@jacksonnc.org](mailto:donadams@jacksonnc.org)>  
**Cc:** Houston, Norma <[nhouston@sog.unc.edu](mailto:nhouston@sog.unc.edu)>  
**Subject:** RE: RFQs for Architects

Hi Don:

Thanks for your message. Here are my answers to your questions:

1. At what point can I move to the next firm if necessary?

ANSWER: You can negotiate with the next best-qualified firm when negotiations for a "fair and reasonable fee" (quote from the statute) are terminated. What the statute governing the hiring of architects does not allow is negotiations with multiple firms simultaneously. Here's the language directly from GS 143-64.31: "If a contract cannot be negotiated with the best qualified firm, negotiations with that firm shall be terminated and initiated with the next best qualified firm."

2. What if my Board rejects the selected firm? Is it ok to move to the next firm?

ANSWER: Yes. If your Board rejects the selected firm, that would constitute termination of negotiations with that firm and you could proceed to negotiate with the next-best qualified firm. I'll note that state law does not require governing board approval of a contract with an architect, but it is common to take such contracts to the board for approval and your local policies may even require it.

I hope this is helpful and if you have any additional questions, please don't hesitate to contact me.

Best wishes,

Norma

**From:** Don Adams [mailto:[donadams@jacksonnc.org](mailto:donadams@jacksonnc.org)]  
**Sent:** Friday, December 8, 2017 9:28 AM  
**To:** Houston, Norma <[nhouston@sog.unc.edu](mailto:nhouston@sog.unc.edu)>  
**Subject:** RFQs for Architects

Hello Ms. Houston,

May name Don Adams and I am County Manager in Jackson County, NC. I have a quick question on the RFQ process for Architects. I have sent out an RFQ for an indoor pool project that will be put onto referendum in November 2018 and my team and I have selected a firm. We had two firms that were extremely qualified. I am in negotiations now with the selected firm. The pricing coming back from this firm is high and they don't seem to want to go down any. NOTE: They are high but not extremely high (They are quoting me \$38,000 when I think it could be done for \$28,000 or less). NOTE: Although these amounts are less than \$50,000 and do not require a RFQ process it is my intentions to use the selected firm in the actual constructions phase of this project if it passes referendum (I noted this in the RFQ). I have done business before the second firm that was also qualified and believe that they would give me a better price. But I also know that selection is not based upon price. So with this limited information here are my questions.

At what point can I move to the next firm if necessary?

What if my Board rejects the selected firm? Is it ok to move to the next firm?

Thank you for your assistance

Don Adams

Jackson County Manager

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Thank you for sharing. This is information I can usually provide to you pretty quickly if you need it in the future.

Heather  
[Quoted text hidden]  
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