

Water and Sewer Authority of Cabarrus County
Easement Acquisition Services for the Rocky River Sewer Rehabilitation Project
Request for Qualifications
RFQ Announced: September 19, 2025
SOQ Due: October 1, 2025

The Water and Sewer Authority of Cabarrus County (hereinafter called “WSACC”, or “Owner”) invites real estate acquisition and surveying firms (hereinafter called “Consultant”) having sufficient experience in providing property acquisition services as related to securing easements for water & wastewater utilities, to submit qualifications for easement acquisition services on the Rocky River Sewer Rehab project.

In May 2025, WSACC retained the services of HDR Engineering, Inc of the Carolinas (hereinafter called “HDR”) to provide design services on the Rocky River Sewer Rehab project. The Rocky River Sewer Rehab project includes evaluation of roughly 63,000 LF of pipe and 160 manholes, along with design for associated inflow and infiltration-related improvements. The alignment begins near Highway 73 at flow meter “KRR”, shown in Figure 1, and terminates near Highway 29 at flow meter “Silver Maple”, shown in Figure 2. WSACC has found it increasingly difficult to access different portions of the alignment for maintenance purposes as development has progressed in the area. This Request for Qualifications (RFQ) is for property acquisition services to secure additional access easements related to the rehabilitation and on-going access / maintenance of the Rocky River Sewer Interceptor.

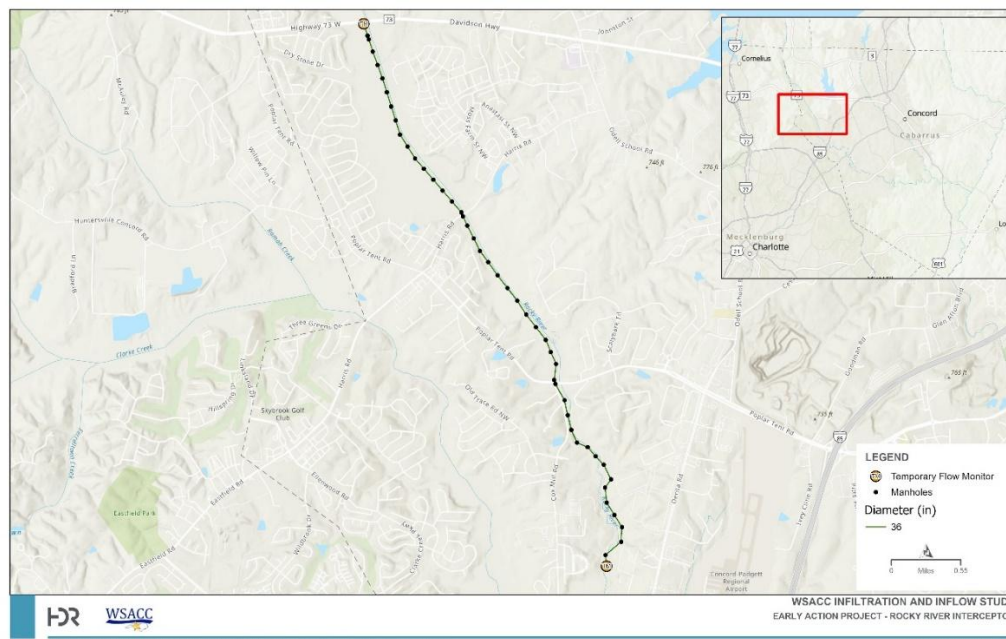


Figure 1- Rocky River Sewer Interceptor Section from Flow Meter 'KRR' near Davidson Highway to Flow Meter 'URR@SD' located East of Cox Mill Road

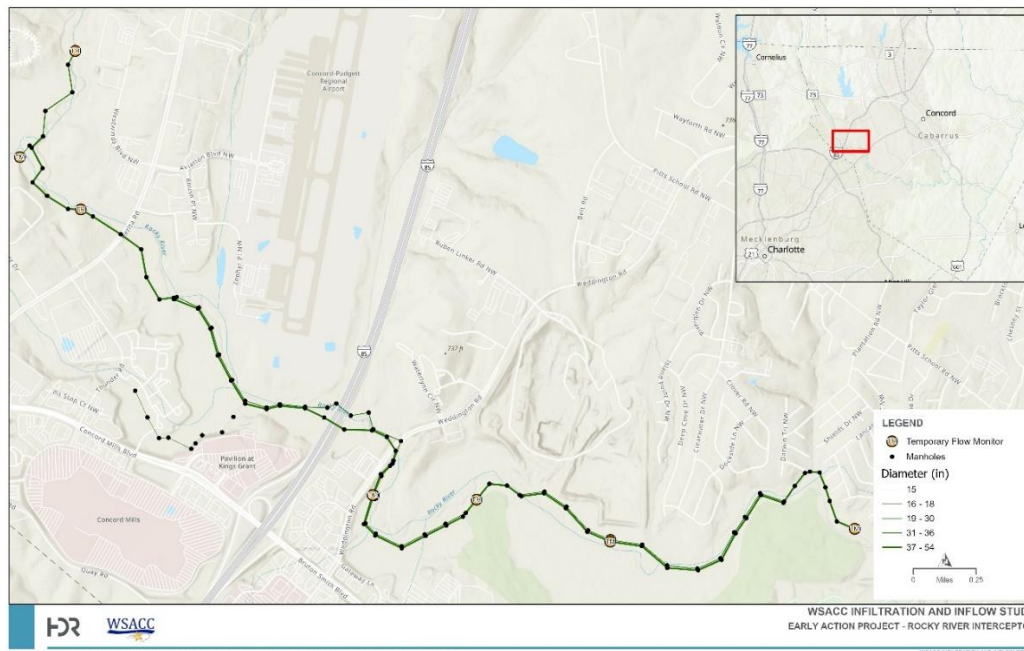


Figure 2 -- Rocky River Sewer Interceptor Section from the Flow Meter 'URR@SD' located East of Cox Mill Road to the Flow Meter 'Silver Maple' near Concord Parkway

Scope of Work

WSACC owns and operates 127 miles of wastewater collection system gravity lines, six pump stations and 21 miles of force main, and two wastewater treatment plants: the Rocky River Wastewater Treatment Plant (RRWWTP) and the Muddy Creek Wastewater Treatment Plant (MCWWTP). The RRRWWTP is currently permitted for a monthly average flow up to 30.0 million gallons per day (mgd), with expansion in progress to take the RRRWWTP to a permitted monthly average flow up to 34 MGD. The MCWWTP is currently permitted for a monthly average flow up to 300,000 gallons per day (gpd). WSACC provides bulk collection of wastewater from the City of Concord, City of Kannapolis, Town of Harrisburg, Town of Mount Pleasant, and Town of Midland, as well as portions of Charlotte Water's service area in Mecklenburg County. The Rocky River Sewer Interceptor is one of the main interceptors in WSACC's system, with diameters ranging from 36 inches to 54 inches.

As HDR has progressed on the Rocky River Sewer rehab design, WSACC has identified additional access easements along the alignment needed to provide additional construction access and future maintenance needs.

WSACC is requesting statements of qualifications (SOQs) from qualified Consultants interested in providing easement acquisition services for the Rocky River Sewer Rehab Project. This effort will include securing additional access easements on behalf of WSACC.

One electronic copy in searchable PDF format (provided via email or on flash drive), is to be submitted per the instructions outlined within the RFQ. Please review them carefully.

The project scope includes, but is not limited to, evaluation of existing easements; title and deed research; property appraisals; surveying; preliminary stakeout; preparation of plats suitable for access easements; property owner contact, negotiation, and coordination; and preparation of closing and recording forms. This effort is intended to fully secure access easements on behalf of WSACC. See Attachment A showing the proposed access easements along the alignment.

WSACC currently anticipates that the scope will generally include the following elements, subject to further discussion and recommendations from the Consultant:

1. Evaluation of existing easements:
 - a. Deed and title research.
2. Evaluation of existing property and prior rights.
3. Preliminary communication with the property owner and coordination.
4. Surveying:
 - a. Preliminary stakeout.
 - b. Plat preparation.
5. Property appraisals.
6. Negotiated settlement with property owners.
7. Closing and recording forms.

WSACC may also elect to include other related services in the scope of work. A decision on any additional related components will be made after selection, and WSACC will work with the selected firm on the additional scope item(s) at that time.

Key Success Factors

1. Effective, consistent, and thorough communications with employees throughout the WSACC organization, the WSACC Board, State regulators, and others as needed.
2. Well-developed scope and schedule.
3. Efficient project scheduling to enable a seamless easement acquisition.
4. Establishing a cost-effective acquisition approach.
5. Thorough understanding of local laws and regulations regarding easements and property acquisitions.
6. Well-documented project milestones and well-documented project changes (as needed).

Selection Process

Pursuant to North Carolina General Statute 143-64.31, WSACC is conducting a “qualifications-based” selection process without regard to fee.

WSACC will conduct a fair and impartial evaluation of all SOQs that are received in accordance with the provisions of this RFQ. WSACC will appoint a selection committee to perform the evaluation. WSACC reserves the right to obtain clarification of any point in a firm’s / team’s qualification package or to obtain additional information. All firms / teams who submit qualification packages will be notified of the selection committee’s choice. Final approval of any selected firm / team is subject to the action of the WSACC Board.

SOQ Submittal

SOQs should include the following sections:

- Project Team
 - Proposed Subconsultants (if any)
 - Brief Biographies for Key Team Members
- Experience and Approach

No “new work product” for the project may be part of the SOQs, and no “new work product” will be considered in the selection process.

The last day for questions on the RFQ is September 29, 2025. Questions must be submitted via email to Kevin Loescher at kloescher@wsacc.org.

SOQs shall be in a letter proposal format, and shall be submitted as a flash drive at the address below or via email to kloescher@wsacc.org. If submitted as a flash drive, the SOQ shall be submitted to the Water and Sewer Authority of Cabarrus County located at 232 Davidson Highway, Concord, N.C., 28027. Whether submitted as a flash drive or an email, all proposals are due before 2:00 p.m. October 1st, 2025. Email or submittal envelope should be marked:

Statement of Qualifications – ‘Easement Acquisition Services for the Rocky River Sewer Rehab Project’

Attention: Kevin Loescher

Firms may change or withdraw their SOQs at any time prior to the due date by providing clear and concise written notice via email to WSACC. Withdrawal of an SOQ will not preclude a firm from submitting a new SOQ, provided the new SOQ is properly submitted and received prior to the due date identified above.

Negotiations and Modification of Contract Documents

WSACC reserves the right to conduct negotiations with the Consultant regarding any remaining issues provided that the general work scope remains the same and that the field of competition does not change as a result of material changes to the requirements stated in the RFQ. If, in WSACC’s sole discretion, it determines that the highest qualified Consultant is not responsive to the negotiation process, or that the parties will be unable to reach a mutually-acceptable Contract, WSACC may terminate negotiations with the Consultant. WSACC will then continue the process of negotiation with the next highest qualified Consultant until WSACC either successfully negotiates with a Consultant or cancels the procurement.

Conditions and Reservations

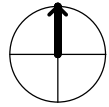
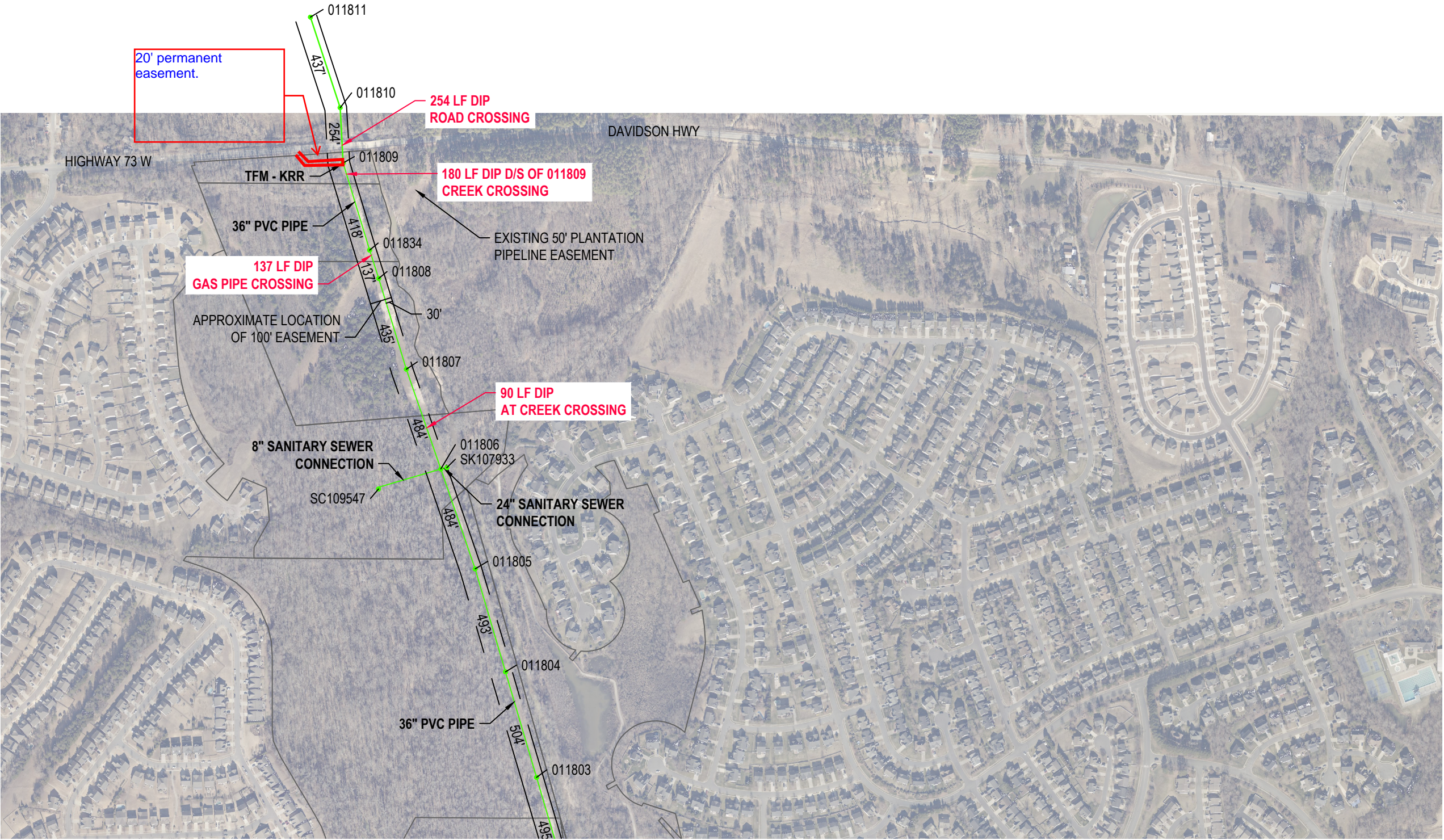
WSACC reserves the right to request substitutions of subconsultants. WSACC reserves the right to contact any Consultant if such is deemed desirable by WSACC to obtain any additional information including but not limited to experience, qualifications, abilities, and financial standing. WSACC reserves the right to conduct investigations with respect to the qualifications and experience of any Consultant. WSACC reserves the right to contact any firm/team to negotiate if such is deemed desirable by WSACC. WSACC reserves the right to reject any or all responses to the RFQ, to advertise for new RFQ responses, or to accept any RFQ response deemed to be in the best interest of WSACC. WSACC reserves the right to waive technicalities and informalities.

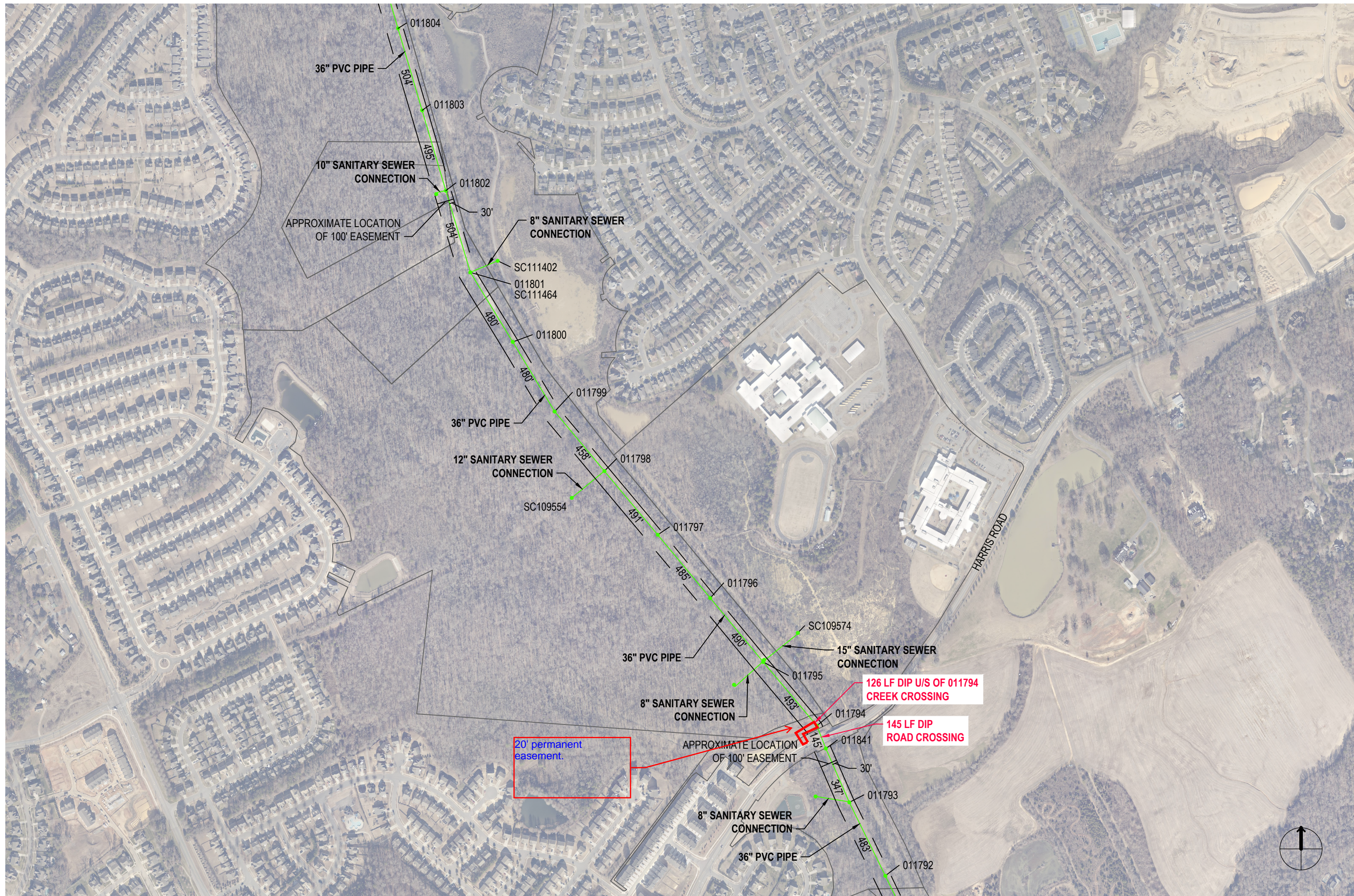
A response to this RFQ should not be construed as a contract, nor indicate a commitment of any kind. No binding contract, obligation to negotiate, or any other obligation shall be created on the part of WSACC unless WSACC and a firm jointly execute a contract.

Cost of SOQ Preparation

WSACC accepts no liability for the costs and expenses incurred by Consultants responding to this RFQ, in preparing responses for clarification, in attending interviews, participating in contract development sessions, or in attending meetings and presentations required for the contract approval process. Each Consultant that enters into the procurement process shall prepare the required materials and SOQ at its own expense and with the express understanding that the Consultant cannot make any claims whatsoever for reimbursement from WSACC for the costs and expenses associated with the procurement process. The RFQ does not commit WSACC to pay for costs incurred in the submission of a response to this RFQ or for any cost incurred prior to the execution of a final contract.

Attachment A







8" SANITARY SEWER CONNECTION

36" PVC PIPE

8" SANITARY SEWER CONNECTION

8" SANITARY SEWER CONNECTION

SC111739

APPROXIMATE LOCATION OF 100' EASEMENT

72 LF DIP U/S OF 011786 CREEK CROSSING

90 LF DIP U/S OF 011784 CREEK CROSSING

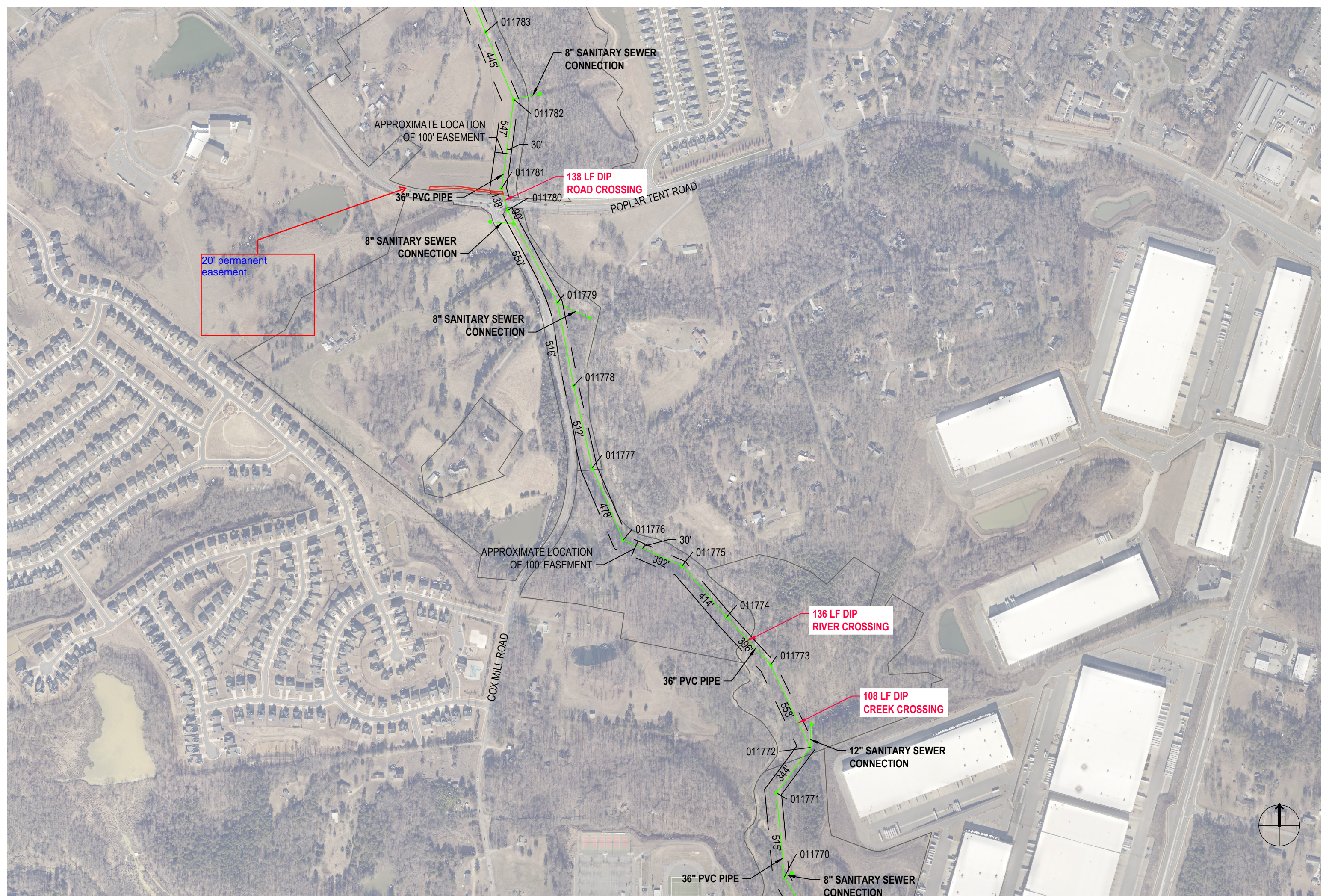
20' permanent easement.

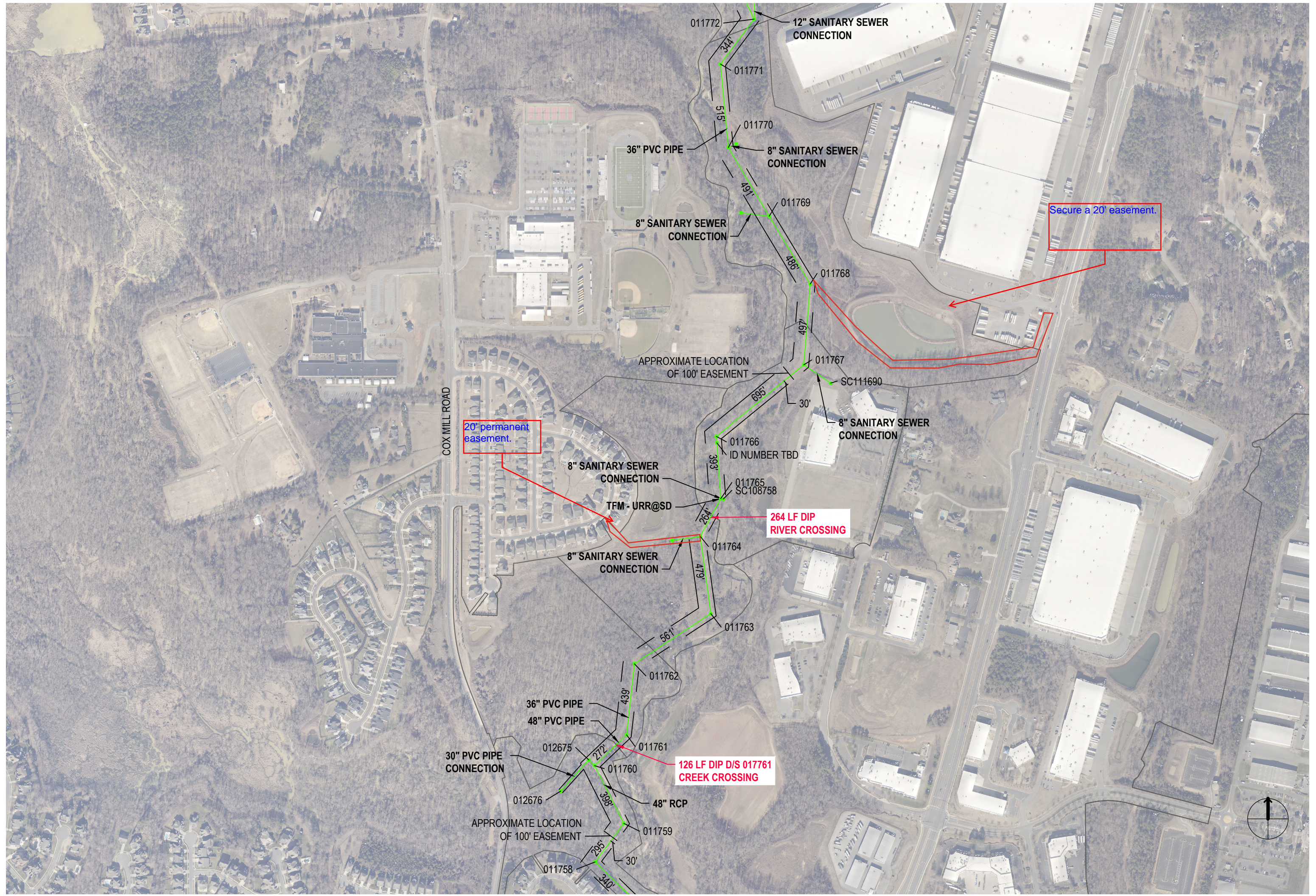
EXISTING 200' DUKE POWER EASEMENT

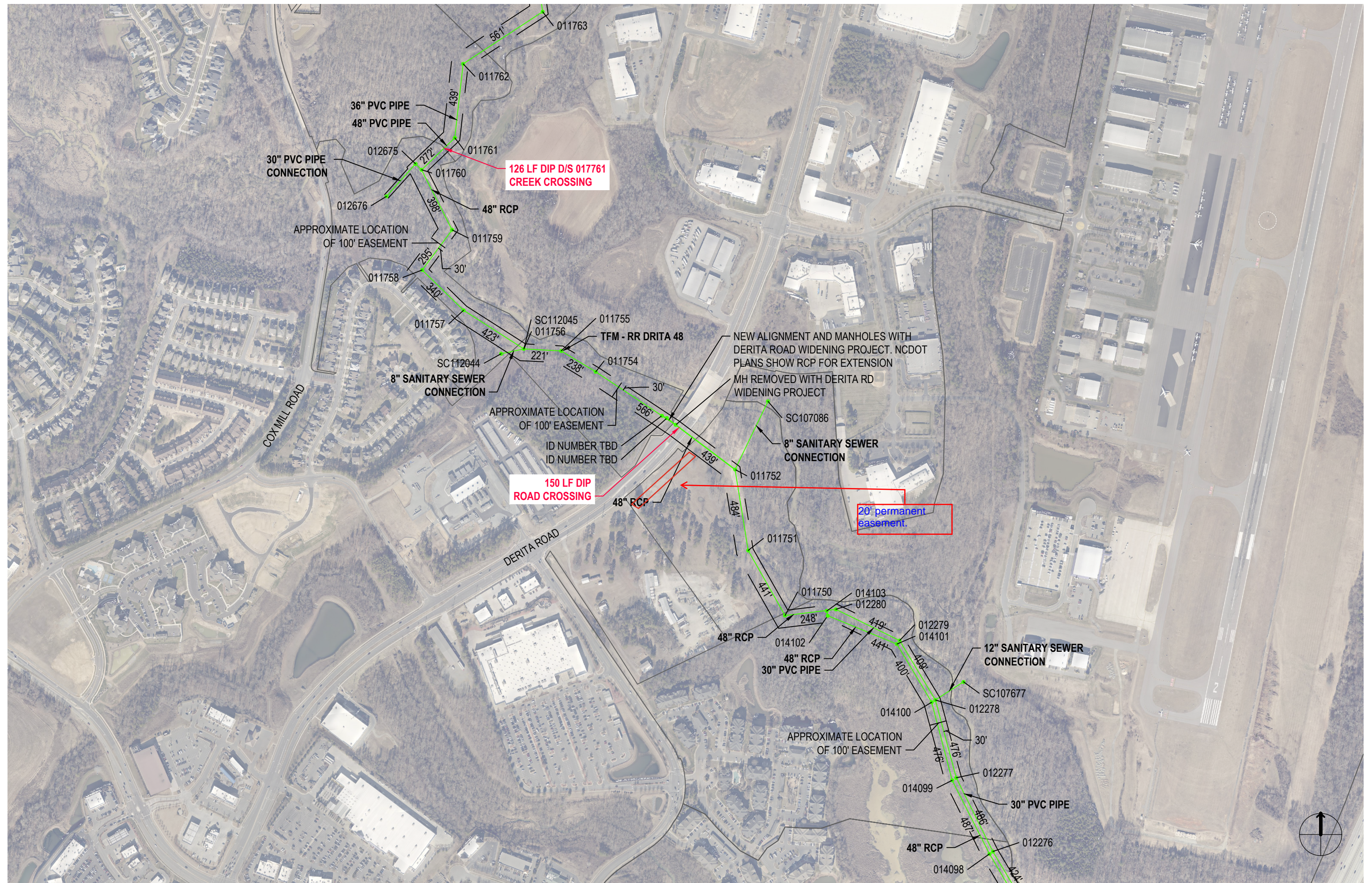
8" SANITARY SEWER CONNECTION

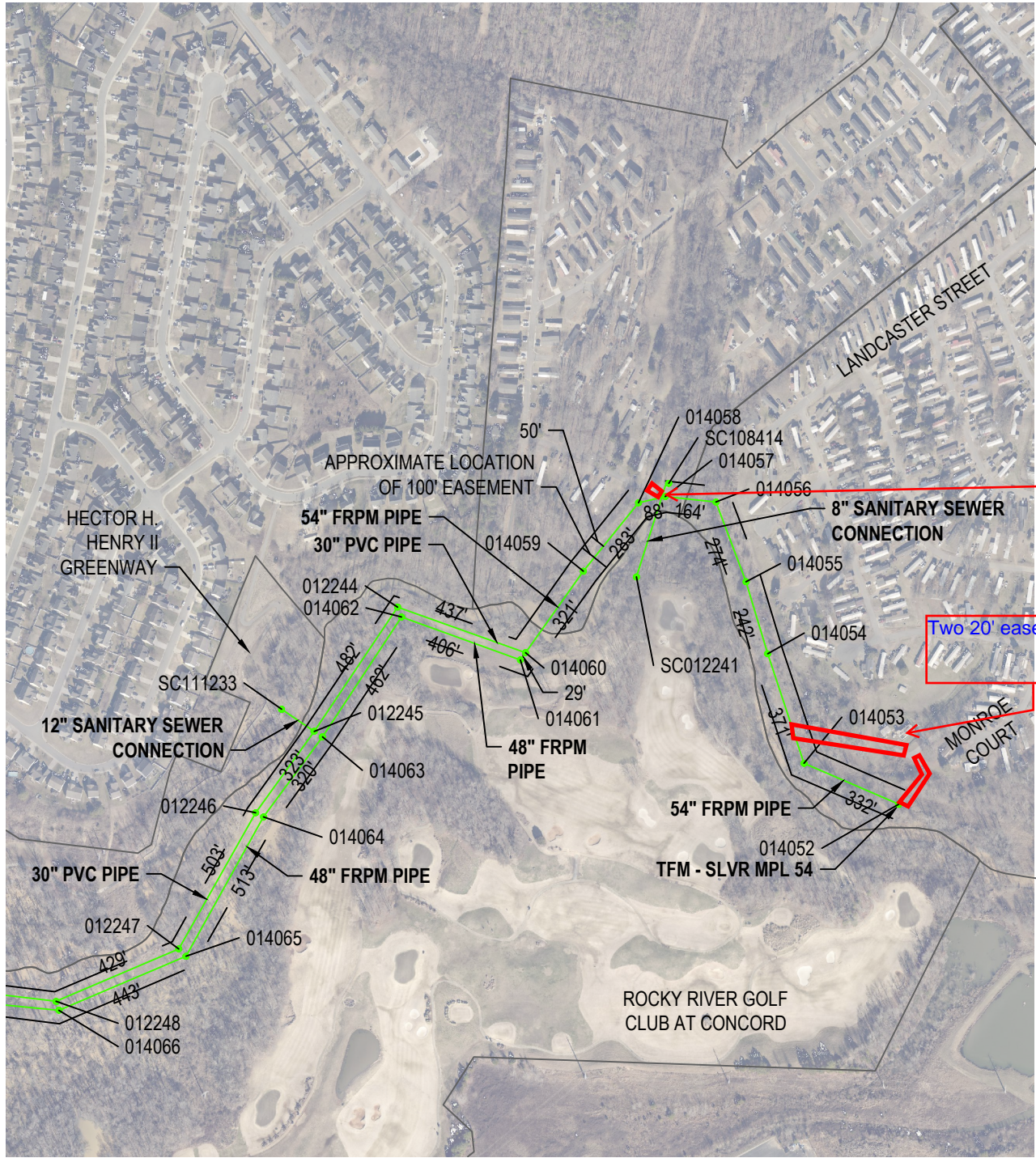
APPROXIMATE LOCATION OF 100' EASEMENT











20' easement

Two 20' easements.

