



**Mingo County Redevelopment Authority  
Request for Proposals**

**Developer/Operator – Twin Branch Drag Strip**

Proposals for a developer and operator of the Twin Branch Drag Strip located in Mingo County, West Virginia, will be received by the Mingo County Redevelopment Authority (“MCRA”) until May 31, 2023 at 12:00pm, for furnishing labor, materials, and all operation services required to bring the drag strip into full operation and operate the drag strip under a lease agreement from MCRA. Offerors are required to submit a proposal by the due date and time identified in this solicitation. For evaluation purposes, the proposal shall be complete and include all of the required offer submittals in order to be deemed responsive to the offer requirements. If the proposal is incomplete and/or includes discrepancies, Offeror may be deemed non-responsive and subject to the rejection process. Proposals received after the scheduled closing time for the reception of proposals will be returned unopened to the consultant. MCRA reserves the right to reject any and all proposals.

**METHOD OF AWARD:** This RFP shall be awarded on an "All or None" basis to the highest scored Offeror meeting all requirements, terms, and conditions of this RFP.

**RESPONSIVE OFFEROR:** An Offeror provides an offer response that is compliant with this RFP’s requirements and indicates performance without material deviation from the terms and conditions of the proposed contract.

**RESPONSIBLE OFFEROR:** An Offeror who is responsible and submits a responsive offer is one who clearly indicates compliance without material deviation from this RFP’s terms and conditions and who possesses the experience, reputation, financial resources, and other factors existing at the time of contract award.

**PERIOD OF PERFORMANCE:** The lease term resulting from this RFP shall commence when a proposal is accepted by the MCRA, and when a contractual agreement is finalized between the MCRA and the approved Offeror, and shall end upon terms to be agreed upon between the MCRA and the approved Offeror.

**ORGANIZATIONAL BACKGROUND:** The MCRA is a public organization established to promote and encourage the economic and civic welfare of Mingo County. MCRA’s mission is to develop, attract and retain businesses, industries, and commerce within Mingo County in order to create employment opportunities and increase the county’s tax base. MCRA’s mission dictates the need for a diversified economy. Creatively, the MCRA has forged public/private partnerships which have resulted in the development of the Twin Branch Drag Strip, a recreational asset intended to facilitate economic growth.

**PROJECT DESCRIPTION:** The Twin Branch Drag Strip is a 1/8<sup>th</sup> mile track that was constructed as a post mine land use project to industry specifications during reclamation activities associated with the former Twin Branch surface mine. The current state-of-the-art facility consists of a 54' x 100' burnout area, a 660' (1/8<sup>th</sup> mile) x 54' concrete racing area with 15" x 31" concrete safety walls that include 10' control cuts and 6" radius drains, a 1,540' x 54' shutdown area, a 200' safety trap, a paved return lane, a staging area, and an emergency vehicle staging area. The MCRA's post mine land use projects are the result of innovative public/private partnerships which facilitate the beneficial, economic reuse of reclaimed mine lands, and the Twin Branch Drag Strip is one such project. The facility has the potential to attract racing enthusiasts to southern West Virginia on a weekly basis, and to create significant economic impact as a result of this unique tourism development project.

## **REQUIREMENTS AND OBJECTIVES**

The MCRA is seeking a developer/operator to complete the racing facility and to operate the same as an International Hot Rod Association ("IHRA") sanctioned drag strip under a lease agreement from MCRA. The MCRA would like the following actions to be completed by the proposed developer/operator:

- Install complete electronic timing system and scoreboards necessary to stage weekly races, including IHRA sanctioned events.
- Install lighting for nighttime events.
- Construct power and water facilities to the track.
- Complete construction of the sand pit.
- Construct safety net at the end of sand pit.
- Provide bleacher seating.
- Construct crowd control fencing necessary for liability insurance.
- Provide spectator liability insurance in the amount of \$1,000,000 per event.
- Provide portable restrooms and handwashing stations at each event in compliance with state and county sanitary and health regulations.
- Provide ticket booth, time shack booth, and race control office.
- Provide property track maintenance equipment.
- Provide adequate PA system and FM radio capability for portable radios.
- Provide and train staff to stage all events, including certified fire safety and emergency medical technicians.
- Coordinate all promotion of racing events, including advertising and prize money.
- Maintain the surrounding facilities, including lawn care and debris removal.
- Offeror will provide documentation to demonstrate solvency including financial statements, balance sheets, and income statements for the past three years. Additionally, please include any other relevant financial documents that demonstrate Offeror's financial health and stability.
- Offeror will provide a proposed budget and time line for completing the above improvements, as well as verification of the availability of funds necessary to complete the budgeted improvements

These items will be provided at Offeror's expense.

Offeror will provide a timeline for completing all construction and improvement activities necessary to open the track. Offeror will also propose a lease term and monthly rental rate under the lease.

Offeror should also provide a comprehensive list of regular racing events and special series events that are anticipated for the Twin Branch Drag Strip, including but not limited to the number of sanctioned events to be conducted in the first year.

Offeror should provide a list of temporary and/or part-time jobs to be created throughout the construction and operation phases.

Lastly, Offeror should provide a complete list of qualifications, previous experience that demonstrates Offeror's ability to operate and promote drag racing events, particularly those that are IHRA sanctioned, and a list of references of previous partnerships with facility owners, business partners, etc.

**SCORING CONSIDERATIONS:** Each proposal shall contain at a minimum, all required items as follows: **(A) Clarity and Organization of Proposal Response:** Proposals will be evaluated for quality, clarity, and responsiveness of proposal in conformance with instructions, conditions, and format. **(B) Offeror's Understanding of MCRA's Development Needs:** Proposals will be evaluated on the basis of the Consultant's demonstrated understanding of the work required, explanation of the project and project scope, and knowledge of the project's requirements and challenges. **(C) Offeror's Approach to Proposed Work:** Proposals will be evaluated on the basis of approach to conducting the construction activities and readying the track for operation. **(D) Offeror's Approach to Project Management:** Proposals will be evaluated on the Offeror's demonstrated ability to operate and promote the drag strip in a manner that's consistent with industry standards, that facilitates economic improvement for the region, that addresses any operational problems that may arise, and that meets the project's needs in a timely manner. **(E) Offeror's Qualification and Experience in Meeting the Project Requirements:** Proposals shall be evaluated on the capability of the Offeror and its management to perform the required services listed in this RFP. The proposal will be evaluated on the Offeror's demonstrated knowledge of industry, experience, and past performance operating and promoting similar drag strip facilities. **(F) References:** Offeror shall provide at least three (3) individuals for whom or with whom he or she has performed work similar to that proposed in this request. Each reference must contain the firm name, contact name, street address, city, state, zip code, telephone number, brief descriptions of service provided, and service dates. **(G) Subcontracts:** If subcontractors are to be used, the prospective Offeror must include a description of the type of business or entity and the work to be done by each subcontractor. No work shall be subcontracted unless listed in the proposal, and all subcontractors must provide liability insurance to the MCRA.

**CONTACT INFORMATION AND DEADLINE FOR SUBMISSIONS:** Only hard copies will be accepted. Hard copies can be mailed to P.O. Box 298, Williamson, WV 25661. Proposals must be received by 4:30pm on May 31, 2023. For questions, contact the MCRA at (304) 235-0042.