



JOHNSTON COUNTY PUBLIC SCHOOLS

REQUEST FOR QUALIFICATIONS
RFQ No. 200-JCPS-01052026-CR

OWNER'S REPRESENTATIVE
SUPPORT SERVICES

CLAYTON HIGH SCHOOL REBUILD
PROJECT

QUESTION DEADLINE: 2:00 p.m. EDT, December 18, 2025
PROPOSAL DEADLINE: 1:00 p.m. EDT, January 5, 2026

REQUEST FOR QUALIFICATIONS
Owner's Representative Support Services

JOHNSTON COUNTY PUBLIC SCHOOLS
NORTH CAROLINA

The District requests Statements of Qualifications for Project Management Support Services for a new school facility project (New Clayton High School). This request for qualifications (RFQ) solicitation does not commit the District to award a contract, to pay any cost incurred in the preparation of this proposal, or to procure or contract for these services.

For information purposes, this RFQ includes the following information on the following items:

- 1) Project site: 600 S. Fayetteville Street, Clayton, NC 27520
- 2) Project scope: Johnston County Public Schools is soliciting proposals for Owner's Representative Support Services for the Clayton High School Rebuild Project. The school will comply with general program guidelines set forth by the North Carolina Department of Public Instruction. NCDPI provides technical assistance for school construction. The school will be built on the same site as the current Clayton High School.
- 3) Project budget: \$134,381,316
- 4) Project Building Method and Team:
Method: Design-Build Method (consistent with N.C. Gen. Stat. § 143-128.1A)
Design-Build Team: Barnhill Contracting Company/LS3P Associates LTD
- 5) Project schedule:
December 2025- Phase 1 of New Construction Begins
January 2028- Phase 2 of New Construction and Demolition of current building begins
[JCPS can provide further details upon written request of information required.]

6) Experience / References:

- Provide a statement of your firm's qualifications, including general information and any history of the firm deemed necessary. Also, include comments about capacity to take on this work.
- Describe your experience with school construction, including programming, planning, procurement, financing, and delivery of the scope within schedule and budget.
 - Specifically, Minimum of five (5) years of experience with public school construction in North Carolina, and three (3) years of experience as an Owner's Representative.

- o Provide information about your experience with public school construction on an active school site.
- Describe your experience with facilitating value engineering and constructability reviews during the project pre-construction phases.
- Describe your experience and process for evaluating progress and performance during construction.
- Provide three (3) references for similar services provided to other public K-12 school district clients. Include contact information that JCPS can use to connect with clients.

7) Important Information:

DELIVER PROPOSALS TO:

Purchasing Department
 2320 US 70 Business Hwy East
 Smithfield, NC 27577
 (919) 934-6031
purchasing@johnston.k12.nc.us

Please use the above contact and do not contact other staff or elected officials in regards to this procurement process. Improper contact may result in disqualification of your proposal.

Number of Copies and Due Date

Three (3) copies, as well as a thumb drive with digital copy, are **due by 1:00 p.m., Monday, January 5, 2026**. Statements of Qualifications/Proposals received after that time will not be considered. Copies via email will not be accepted. The District is not responsible for late submissions. Mark the outside of the package with a label titled “**Clayton High School Rebuild Proposal - Owner’s Representative**” with the due date.

****** Please limit proposals to 100 pages or 50 double sided pages******

Submit all questions to the Purchasing Department via email to purchasing@johnston.k12.nc.us by 2:00pm on Thursday, December 18, 2025.

Responses to these questions will be provided no later than 2:00pm on Friday, December 19, 2025 via this [LINK](#).

Scope of Services

Scope of services shall include, but may not be limited, to the following:

- Provide routine cost monitoring, and update cash flow forecasts (cash flow projection reports)
- Provide monthly project status reports
- Collaborate with JCPS on public relations activities and community engagement

- Attend job site meetings; perform a minimum of weekly construction observation inspections
- Identify in writing any non-conforming work
- Review and recommend monthly progress payments
- Facilitate and/or participate in development of recovery schedules, if needed
- Establish change order monitoring system (log) and link to Project Status financial report
- Evaluate and recommend cost proposals for changes to the project
- Assist with negotiation of change orders and/or claims; summarize claims analysis

In addition to Scope of Services “standards,” Owner’s Representative shall:

- Ensure all debt instruments (bonds, sureties, and other agreements) are in place in accordance with LOI
- Ensure allocation and completion of site work
- Attend community engagement meetings

Other Conditions:

- A. The District reserves the right to cancel or reject any or all proposals and to negotiate and award a contract deemed to be in the District’s best interest.
- B. The District shall not be liable for any expenses incurred by any firm responding to this RFQ. Firms submitting a proposal in response to this RFQ agree that the materials and submittals are prepared at the firm’s own expense with the express understanding that the firm cannot make any claims whatsoever for reimbursement from the District for the costs and expense associated with preparing and submitting a proposal. Each firm shall hold the County/District harmless and free from any and all liability, costs, claims, or expenses incurred by, or on behalf of, any person or firm responding to this RFQ.
- C. The District is not required to enter into a contract with any Offeror if not entering into such a contract deemed by the District in the best interest of the District.
- D. The Offeror certifies that, to the best of its knowledge, no employee of the District nor any member thereof, nor any public agency or official affected by the proposal, has a pecuniary interest in the business of the Offeror, and that no person associated with the Offeror has any interest that would conflict in any manner with the performance of the proposal.
- E. This public body does not discriminate against faith-based organizations or against a bidder or offeror because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by State law relating to discrimination in employment.
- F. After selection, and prior to contract signing, the firm will be required to provide proof of licensing and insurance, and other requirements per District policy and State law.

Submitting Confidential Information

Each proposal becomes the property of the County/District and is considered a public record except for material that qualifies as “Trade Secret” information under North Carolina General Statute § 66-152 *et seq.* To properly designate material as a trade secret under these circumstances, each firm must take the following precautions: (a) any trade secrets submitted by the firm should be submitted in a separate, sealed envelope marked “Trade Secret – Confidential and Proprietary Information – Do Not Disclose Except for the Purpose of Evaluating this Proposal,” and (b) the same trade secret/confidentiality designation should be stamped on each page of the trade secret materials contained in the envelope. Any firm that designates its entire proposal as a trade secret may be disqualified from consideration.