

## **REQUEST FOR QUALIFICATIONS DESIGN - BUILD SERVICES**

**November 22, 2024**

### **Clayton High School Rebuild**

Johnston County Public Schools (JCPS) requests Statements of Qualifications from Design-Build firms to provide comprehensive design and construction services for the replacement of Clayton High School and subsequent demolition of the existing school buildings. This request for qualifications (RFQ) does not commit JCPS to award a contract, to pay any cost incurred in the preparation of proposals, or to procure or contract for these services. Pursuant to North Carolina General Statute 143-64.31, JCPS utilizes a “qualifications-based” selection process without consideration of fee during the initial phase in hiring the Design-Build (D-B) firm. The school district’s primary purpose in using the D-B process is to utilize fast-tracked design and construction services to deliver quality construction in an economical and efficient manner. JCPS believes the D-B delivery method will provide a greater return on investment while also delivering high-quality, fast-track, turn-key facilities that will enhance the educational opportunities of the students and staff utilizing the facilities.

**Project Site:** Clayton High School is located at 600 S. Fayetteville Street, Clayton, NC 27520

**Project Scope:** This project involves the design and construction of a new, consolidated, state-of-the-art high school to replace multiple outdated structures. The new facility will retain the 2000-student capacity and adhere to the space profile set forth by the North Carolina Department of Public Instruction and currently in use by Clayton High School and JCPS. The project aims to provide modern learning spaces, enhanced safety features, and visually appealing design elements. Upon completion of the new facility, the existing high school building will be demolished. Also included are upgrades to the existing athletic facilities as well.

**Anticipated Project Budget:** Estimated not to exceed \$120,000,000.

**Project Schedule:** Pending funding and based on Board of Education and County approvals, the RFQ will be awarded in early 2025. Turnover and move into the new school in the summer of 2028 and completion of the demolition and subsequent construction work in 2029.

**Criteria for Selection and the Weighting of the Qualifications Criteria:** A statement of qualifications from interested firms with specific experience similar to this project is requested and will be evaluated by the Evaluation Committee using the following criteria. Firms will be selected for interviews and final selection. Please address the following in your submission in the same order as requested:

**1. Proposed Team:** Expertise, qualifications, and experience with all aspects of a Design-Build project from programming, design guidelines, preconstruction, approvals to construction, collaboration, and closeout. **(30%)**

- Provide a brief overview or organizational chart of your preconstruction, design, proposed consultant firms, and construction management teams. Include a resume for each key member and only include staff that will be part of the project and indicate their role in adding value to the project.
- Describe your current workload and capacity for being selected for the project.
- Describe how your team ensures continuity throughout the life of the contract and a seamless handover of project information and oversight as the project progresses.
- Describe your methodology for ensuring quality design, budget control, and effective collaboration among the various disciplines, team members, and consultant's involved in the project.
- How will your team embrace the project schedule timeframes above and work to meet those deadlines?
- Has any member or firm on the proposed team been involved in any litigation in the state of North Carolina? (Yes/No) If yes, please include an explanation.

**2. Experience in similar school projects (40%):**

- List your most relevant school-related projects completed by your firm as the contractor or Design-Builder.
- Describe your experience in designing and executing the construction of a new school while the existing campus remained operational?
- How did you collaborate with the campus, stakeholders, and local community to ensure not only the successful completion of the project but also the integration of the new school into the existing environment?
- Describe your approach to collaborating with authorities having jurisdiction.
- Describe your approach to cost estimating and budget control that ensures the project team balances budgetary constraints with the owner's and stakeholder's desired outcomes.

- Describe how your team uses value-based measures to provide cost-effective projects and provide recent examples of GMP and final unit price information for these projects.
- What is your program to maximize local, HUB, and minority business participation? List the percentage of total project MBE participation for your last five K-12 school construction projects over \$30M.
- Please provide a minimum of 3 public school owner references and their contact information.

**3. Proximity to and familiarity with the area where the Project will be located (10%)**

- Where are key staff located in relation to Clayton, North Carolina that will service this project?
- Do you have experience working with local authorities having jurisdiction who will review your work product?

**4. Innovative, Technical, Efficient, Methodical Approach (20%)**

- What innovative design approaches will your team embrace for this project to create inspiring and engaging designs that are both efficient and cost-effective?
- How do you integrate life cycle analysis, building envelope, HVAC systems, technology, and other features to achieve sustainable design and high efficiency?
- Describe an example of how your team overcame a design or budget challenge on a previous project.
- Showcase an example or two of innovative design solutions and list any awards, recognitions, or professional acknowledgments received for innovative or sustainable design. Please only include examples from a member(s) of the proposed project team.
- How will you measure and evaluate the project's return on investment (ROI) and long-term economic benefits?

**Notice of any rules, ordinances, or goals established by the governmental entity:** The District encourages the utilization of at least 10% of minority/women-owned businesses, small, and any other Historically Underutilized Businesses as outlined in multiple policies adopted by the JCPS Board of Education. All JCPS Board of Education policies and State General Statutes shall apply to this contract.

**Other Information:** After final selection and prior to contract signing, the firm will be required to provide proof of licensing, insurance, bonding capacity, and other requirements per District policy and State law. This public body does not discriminate on any basis prohibited by state law. The offeror certifies that to the best of its knowledge no member of the District or elected official 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. To properly designate confidential material as “Trade Secret” and not subject to public records, each page shall be stamped “Trade Secret”. Any firm that designates an entire proposal as trade secret may be disqualified from consideration.

**Each Offeror shall submit with its proposal an explanation of its project team selection consisting of either:**

- a. List of licensed contractors, licensed subcontractors, and licensed design professionals the design-builder proposes to use on the project, OR
- b. The design-builder’s strategy for selecting contractors and subcontractors on the requirements of Article 8 of Chapter 143.

**Qualifications will be received:**

**by Wednesday, December 18th, 2024 at 11:00 AM in person or by FedEx or UPS by providing (5) paper copies AND a digital copy of your response at 2320 US 70 Business East, Smithfield, NC 27577 Package should indicate RFQ No. 200-JCPSCD-12182024-CR.**

**\*\*\* USPS mail is automatically routed to our PO Box which creates issues for large packages, please do NOT use this method to send proposals.\*\*\***

**Note:** Johnston County Public Schools reserves the right to select any or no proposals. All proposals become the property of the district and will not be returned.

- Upon receipt of proposals, firms will be evaluated in detail and selected to interview. Following selection, contract terms, conditions, and fees will be negotiated with the selected firm. In the event contract negotiations are unsuccessful with the selected firm, the selection committee will select another firm to begin negotiations with.
- Any questions regarding this RFQ shall be submitted directly to the Purchasing Department by Wednesday, December 11th at 5:00pm by email at [purchasing@johnston.k12.nc.us](mailto:purchasing@johnston.k12.nc.us), subject line must reference RFQ No. 200-JCPSCD-12182024-CR. A copy of the question and written response will be sent to all firms interested in the project.

**\*\*\*\* Please limit proposals to 50 pages \*\*\*\***