

**Thomasville City Schools  
400 Turner Street  
Thomasville, NC 27360**

**REQUEST FOR QUALIFICATIONS**

**INSTRUCTIONS:**

This Request for Qualifications (RFQ) is designed to comply with all applicable rules and regulations – including all Board of Education Policies. Construction Manager at Risk firms wishing to submit for consideration should follow the guidelines established herein. A Statement of Qualifications (Exhibit 1) and supporting documentation should be submitted to Eric Johannesen, Thomasville City Schools, 400 Turner Street, Thomasville, NC 27360, before 4:00 p.m. on Friday, August 25, 2023. Statements of Qualification received after that time will not be considered.

**1. Project**

The Project is the construction of a new Thomasville High School. The project will entail the construction of the new high school on an existing site adjacent to the existing school, and the demolition of a significant portion of the existing high school upon the completion of the new school. The new school will be approximately 140,000 square feet. The project will be designed to generate more electricity than it consumes and will include a geothermal HVAC system as well as solar panels. The total project budget includes construction, demolition of the existing facilities, fees, furniture, technology, and contingency costs for a total cost of approximately \$70,000,000. The Owner anticipates funding for the project to be committed in early 2024 therefore the selected CM at risk will not perform any services until the project is funded.

**2. Executive Summary**

Executive Summary limited to three (3) pages including the name of the Proposer, location of Proposer's principal place of business, a brief narrative description including the age of the business, type of business organization, and services offered. The summary should describe the Proposer's approach to providing Construction Management at Risk project delivery. Identify the Proposer's strengths and any special qualifications your firm may possess. Summarize your firm's approach to a project's preconstruction, construction, and warranty/closeout phases, including the Proposer's approach to project safety during preconstruction and construction.

### **3. Schedule**

Submit qualifications by 4:00 p.m., Friday, August 26, 2023. The Owner reserves the right to select a CM based on proposals but may choose to conduct interviews.

### **4. Selection Criteria & Format of Proposal**

The selection committee will use the criteria in the Statement of Qualifications form (Exhibit 1) to evaluate your submission. Please note, it is very important that you follow the exact order when responding to each item on the form. Not doing this makes it very difficult for the selection committee to evaluate your submission. Also, answer all questions and fill in every blank where applicable. The information may be provided on a separate document, but the format and order must be followed. Provide five (5) copies of your submittal and one electronic copy.

### **5. Questions**

Questions regarding this RFQ must be submitted before 12:00 Noon, Monday, August 21, 2023, via email to Eric Johannesen at [johannesene@tcs.k12.nc.us](mailto:johannesene@tcs.k12.nc.us). All questions will be answered by the end of the day Tuesday, August 22, 2023.

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**REQUEST FOR QUALIFICATIONS – CONSTRUCTION MANAGEMENT AT RISK  
(New Thomasville HS)**

The following criteria will be used to select Construction Management at Risk firms for interview and the final selection. Please address the following in your submissions:

**1. Construction Management at Risk expertise and past performance on school projects:**

- How many public school projects has your firm completed as a CM in the last 6 years?
- How many schools has your firm completed that include geothermal HVAC systems and solar panels in the same building?
- On your last five CM projects, what were your original budget estimates compared to the actual bid prices/GMP (percent difference)?
- How many CM at risk public school projects have you completed that were in excess of forty million dollars?
- What was the actual number of non-owner-generated change orders on your last 5 CM at Risk projects?
- Provide a list of all projects noted above, including the name of the architect.

**2. Staffing and proposed design team for the project:**

- Number of employees in your firm?
- Number of employees with CM at Risk experience?
- List proposed team members with a summary of their education background, professional registration, years of experience, experience with CM at Risk projects and direct experience with school projects.
- What is your current workload in dollars?
- What is your current CM at Risk workload in dollars?

**3. Miscellaneous:**

- List any awards, recognitions or professional acknowledgments you've received for your participation in construction projects.
- How do you manage the process of reviewing and approving subcontractor submittals/RFI's?
- Provide a record of all completed public school projects over the past 3 years that are not included in an earlier response.
- What is the average percentage of MBE participation for subcontractors on your last 5 non-CM at Risk projects over 40 million dollars?
- What is the average percentage of MBE participation for subcontractors on your last 5 CM at Risk projects over 40 million dollars?

- Describe your recent experience and process for addressing project cost control and maintaining schedules.

**4. References**

- You may include any Letters of Recommendation that you desire.

I certify that the preceding and referenced information is accurate to the best of my knowledge and belief.

_____	_____	_____
Name	Date	Title