Northampton County Schools
701 North Church Street
Jackson, NC 27845

DESIGN-BUILD REQUEST FOR QUALIFICATIONS

INSTRUCTIONS:

Pursuant to N.C. Stat. Sec. 143-128.1A, Northampton County Schools is seeking proposals from qualified design-builders to perform renovation of an existing school building to accommodate prekindergarten students. The intent of this RFQ is to select a design-builder based upon qualifications, budget adherence, and schedule to provide design and construction services necessary to repurpose an area of Gaston STEM Leadership Academy located at 400 Broughton Street, Gaston, N.C.

Design-Builders wishing to submit for consideration should follow the guidelines established herein. Three copies of the design-builder's Statement of Qualifications responding to the items in the attached Exhibit B, along with supporting documentation, should be submitted to Northampton County Schools, 701 North Church Street, Jackson, NC 27845, by **January 5, 2026.** The envelope should clearly reference "Design-Build RFQ." An electronic copy of the response to the Statement of Qualifications shall be sent to Phil Matthews at matthewsp@northampton.k12.nc.us with a copy to David Crossin at crossind@northampton.k12.nc.us. Statements of Qualifications received after the above deadline will not be considered. Questions regarding this RFQ should be submitted in writing to Phil Matthews at matthewsp@northampton.k12.nc.us with a copy to David Crossin at crossind@northampton.k12.nc.us. If desired, a tour of the facility will be welcomed and can be scheduled by contacting Mr. Phil Matthews or Mr. David Crossin.

1. Proposed Project Scope

Design and construct renovation work at the existing Gaston STEM Leadership Academy located at 400 Broughton Street, Gaston N.C. Please find the attached Exhibit "A" that consists of diagrams of the building as it exists now and diagrams of what is generally desired. The budget for this work is 1.5 million dollars.

The work will involve, but not necessarily limited to, the following:

- Removal, relocation, and construction of interior walls along with associated ceiling and floor work.
- Installation of all needed associated doors, windows and hardware.
- Installation of three new prekindergarten bathrooms (water supply is available in general area).
- Installation of approximately five exterior doors (three in classrooms that are not being remodeled).
- This project is not expected to involve any additional electrical or HVAC work but relocation of electrical outlets and duct work may be required.
- A sidewalk and fencing is part of the project.
- All design plans and construction documents must be approved by the North Carolina Department of Public Instruction and all state and local authorities having jurisdiction over the project.
- All design plans and specifications shall be approved by the Northampton County Board of Education (Board).
- A complete turnkey project ready for use is required.

2. Professional services Required

The selected design-builder will provide turnkey design, contract administration, and construction services for the above-referenced project. Everyone involved with all trades shall be properly licensed for the task performed. The standard design-build contract for Northampton County Schools will apply.

3. Schedule

The Board anticipates entering into a contract with the selected design-builder in February 2026. The Board would like to have the project completed by December 15, 2026.

The official schedule for review, selection and approval of the proposals will be determined following the receipt of proposals.

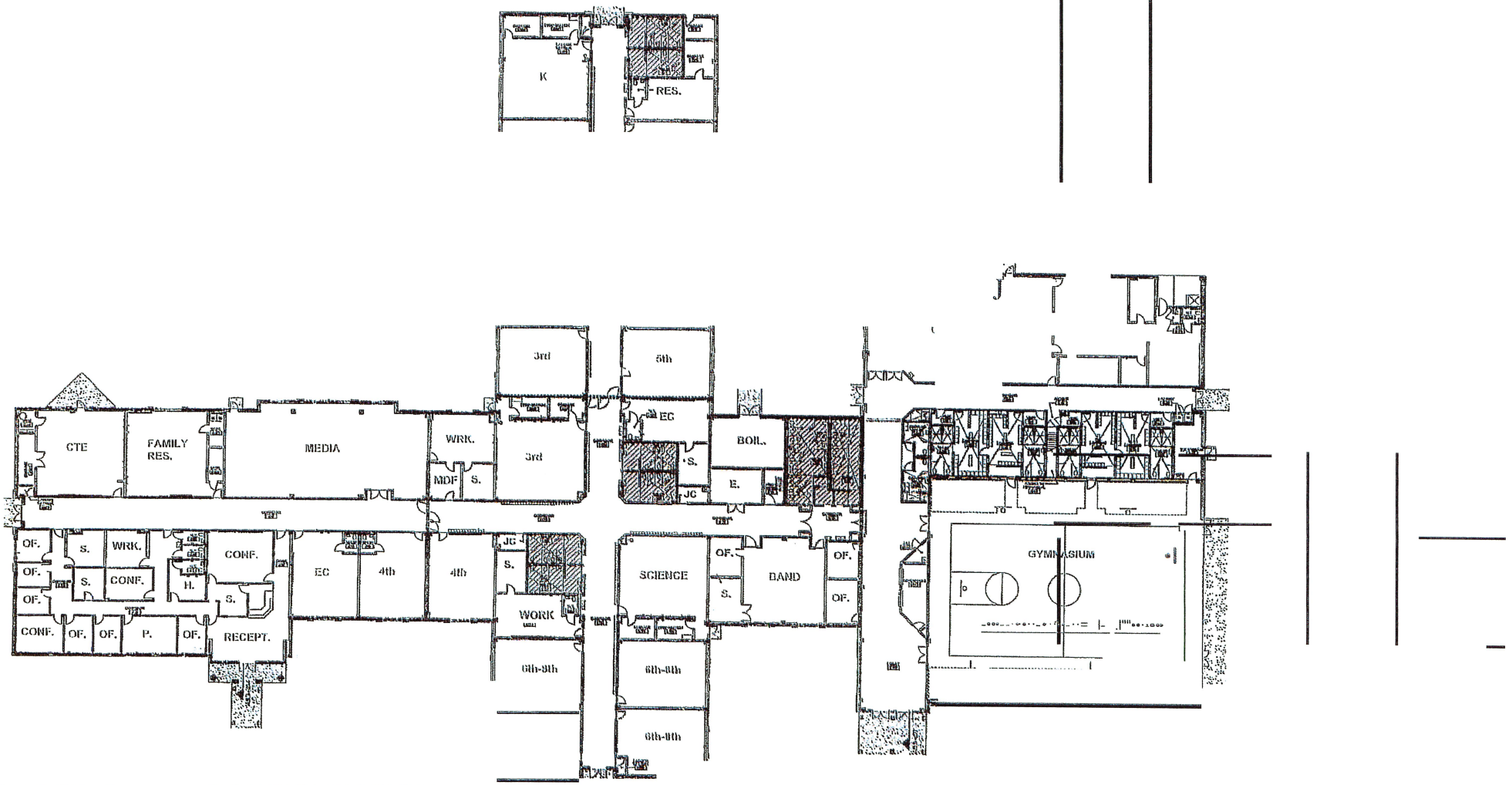
4. Selection Criteria & Format of Proposal

The criteria in the Statement of Qualifications **(Exhibit B)** will be used.

5. Additional Information

The Northampton County Schools has adopted policies regarding the use of good faith efforts to reach diverse contractors and encourage participation in the school system's contracts by such contractors, including Policy 9125 {Participation by Minority Businesses) and Policy 6402 (Participation by Historically Underutilized Businesses). The selected design-builder will be required to abide by these policies and any other applicable state laws regarding participation by minority-owned and women-owned businesses.

Exhibit "A"



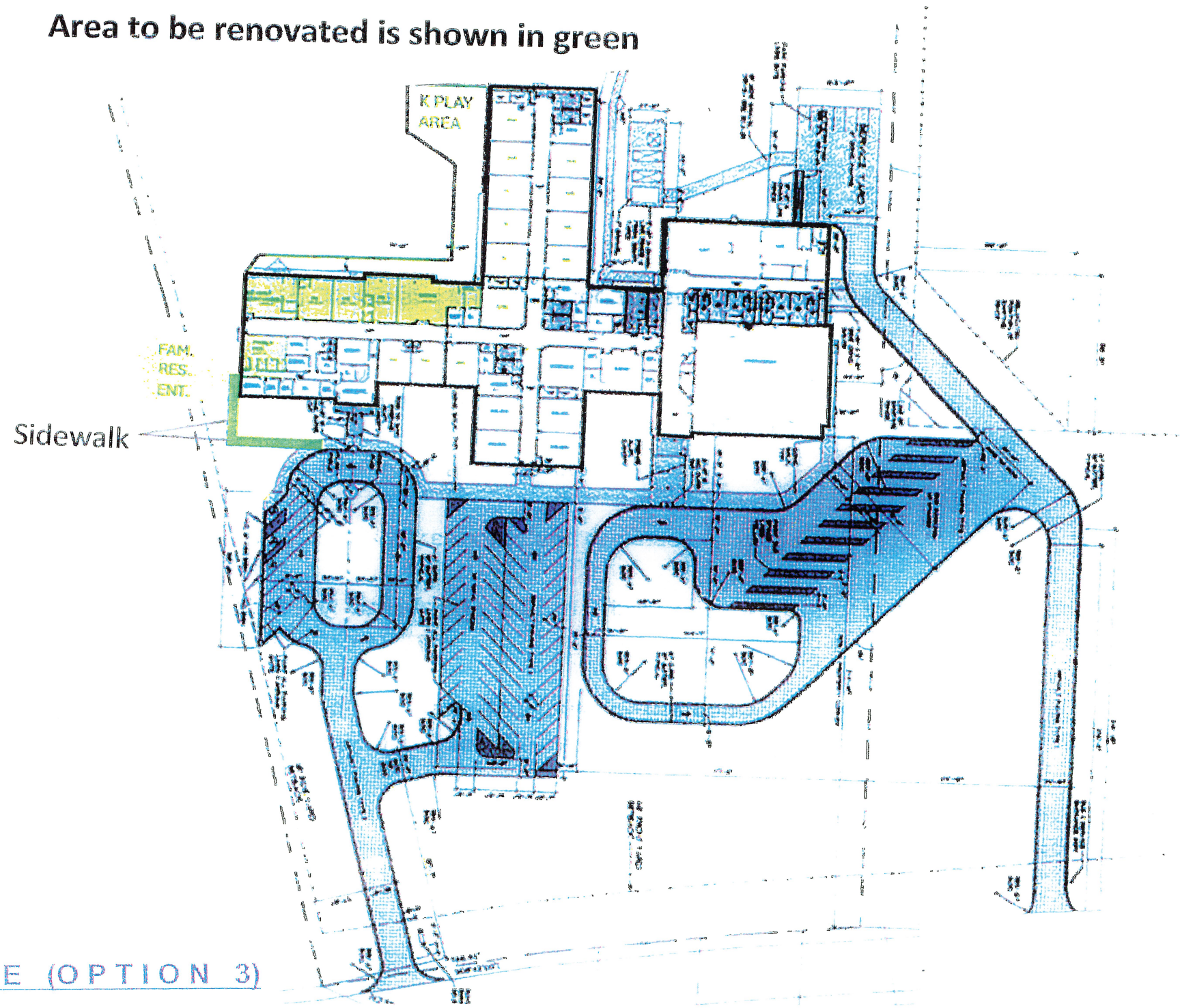
EXISTING CONFIGURATION

Gast on STEM Leadership Academy

Area to be renovated is shown in green

OPTION 3

Area to be renovated is shown in green



SITE (OPTION 3)

Exhibit B

Northampton County Schools
701 North Church Street
Jackson, NC 27845
STATEMENT OF QUALIFICATIONS

The project involves design and construction to renovate the existing Gaston STEM **Leadership** Academy as described in the Request for Qualifications. The following criteria will be used to select firms to be interviewed and the final selection. Please address the following in your submissions:

1. **Expertise and past performance with K-12 design-build projects**
   - Provide a list of all K-12 public school design-build renovation projects you completed in North Carolina (highlight projects completed in northeastern North Carolina) in the last five years, including the name of the owner, the scope of the project, and the contract amount:
   - Describe your experience designing, renovating or constructing public K-12 design-build school projects in North Carolina:
   - State whether or not your company provides both design and construction services or whether you are submitting as a joint venture:
   - List the key design and construction individuals assigned to this project, including resumes for each key design and construction representative:
   - What is the current workload of the design team:
   - What is the current workload of the contactor(s):
   - You may include any letters of recommendation.

2. **Expertise and past performance with K-12 projects as construction managers, general contractors, and designers on projects other than design-build projects**
   - Provide a list of all K-12 public school renovation projects (not design-build)you completed in North Carolina (highlight projects in northeastern North Carolina) in the last five years, including the name of the owner, the scope of the project, and the contract amount:
   - Describe your experience designing, renovating, or constructing (not design- build) public school projects in North Carolina:
   - You may include any letters of recommendation.

3. **Contract Performance**
   - For the project listed above in Sections 1 and 2 above, provide the owner's initial budget, your original design-build contract amount, and the total amount of all change orders:
   - For the projects listed in Sections 1 and 2 above, provide the change order amount as a percentage of the original contract amount:

- Provide a list of any legal issues, claims by or against the owner, or work quality or performance issues on any of the projects listed in Sections 1 and 2 above;
- Provide your MWBE participation on each of the projects listed in Sections 1 and 2 above:
- Provide the original contract substantial and final completion dates for each project listed in Sections 1 and 2 above, and the actual substantial and final completion dates, including explanations for any time extensions approved in writing by the owner extending the original contract completion date:

4. **Current Projects**
   - Provide a list of all of your current K-12 design-build public school construction projects that are currently under design or construction in North Carolina, including a contact person for the local school system, the current status of the project, and the project budget:

5. **Proximity to, and familiarity with, the area where the project will be located**
   - Provide the location of your nearest office to Northampton County, North Carolina:
   - Provide your familiarity with North Carolina building codes and ordinances:
   - Provide the number of public projects you have completed in the last 5 years within 150 miles of Northampton County, North Carolina:

6. **Project Team Selection Method**

   Please provide one of the following:

   a. A list of the licensed contractors, licensed subcontractors, and design professionals whom the design-builder proposes to use for the project's design and construction. If this project team selection option is used, the design-builder may self-perform some or all of the work with employees of the design-builder and, without bidding, also enter into negotiated subcontracts to perform some or all of the work with subcontractors, including, but not exclusively with, those identified in the list. In submitting this list, the design-builder may, but is not required to, include one or more unlicensed subcontractors the design-builder proposes to use. If this project team selection option is used, the design-builder may, at its election and with or without the use of negotiated subcontracts, accept bids for the selection of one or more of its first-tier subcontractors.

   OR

   b. A list of the licensed contractors and design professionals whom the design-builder proposes to use for the project's design and construction and an outline of the strategy the design-builder plans to use for open subcontractor selection based upon the provisions of Article 8 of Chapter 143 of the General Statutes. If this project team selection option is used, the design-builder may also self-perform some of the work with employees of the design-builder but shall not enter into negotiated contracts with first-tier subcontractors.

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

Name

Date

Title

Contact information