



shaping our future

REQUEST FOR QUALIFICATIONS

for

CONSTRUCTION MANAGEMENT AT-RISK SERVICES

RFQ# 20251215

**Multiple Elementary School
Additions and Renovations**

ADDENDUM NO. 1

January 2, 2026

Question & Answer Log:

1. **Question:** Will each school be awarded independently, or will both (Belmont Central Elementary School & New Hope Elementary School) be awarded as part of one contract?

Response: It is the intent of Gaston County Schools (GCS) to award both schools to one construction firm to provide Construction Management At-Risk Services.

2. **Question:** Would we be able to receive more clarification on the overall design schedule? When would documents be available for the CMAR to start subcontractor bidding?

Response: The design schedule is anticipated to last 9 to 10 months, beginning this January, and may include early bid periods as needed with input from the CM. Also, refer to the response to Question 10.

3. **Question:** Is there an anticipated move-in date or semester that the district is targeting to open the new additions and/or renovations at each school? If not, is the district targeting both schools be built concurrently or would one start and then another one start when the first one finishes?

Response: It is the intent for both projects to be designed and for preconstruction services to be provided at the same time. At this time, dates for substantial and final completion have not been determined, and it has not yet been determined if both schools will be under construction at the same time. GCS may be interested in learning more about the advantages and disadvantages of constructing both at the same time vs. constructing one and then the other. GCS is also interested in input from the CM on the overall construction schedule and phasing that will be most advantageous to the district.

4. **Question:** Is there an approximate square footage that the district is targeting each of the additions?

Response: At this time, there is no approximate square footage target for the additions at either school. However, GCS is anticipating up to a 10-classroom addition at each school, plus other additions of assembly spaces at each school to accommodate the increase in student enrollment.

5. **Question:** Does the district have a standard contract that they use for CMAR projects? Will it be an AIA Contract or another form of contract?

Response: GCS will enter into an agreement recommended by their legal counsel. The Contract will likely be a modified version of the AIA A133 - 2019 Standard Form of Agreement Between Owner and Construction Manager as Constructor, along with the AIA A201 - 2017 General Conditions, and GCS Supplement Conditions.

6. **Question:** Will you be selecting the same GC for both? Or 2 separate GC's (1 for each project)?

Response: See response to Question 1.

7. **Question:** What is schedule/intended construction timeline for each project? Will both be under construction concurrently? Or one after the other?

Response: See response to Question 3.

8. **Question:** Max pages less than 40 double-sided (80 pages of content)- does that include dividers, cover, cover letter, and forms that are required?

Response: The maximum page count does not include dividers, front or back covers, cover letter, table of contents, or any of the required forms.

9. **Question:** Sample work product- are you looking for an example from a previous project or is this intended to be a sample for your proposed projects?

Response: The sample work products requested should be from your previous K-12 projects. GCS and our design team will be most interested to see cost estimates and construction schedule examples from previous addition/renovation or on-site replacement projects.

10. **Question:** When do you anticipate construction to start on both of these? June/July '26?

Response: GCS and the design team will want CM input on this; however, beginning construction with early site and enabling packages by mid-summer 2026 may be an option the district would like to explore.

11. **Question:** Section 3 Submission Requirements/Instructions, Part 2 "Experience of Firm and References", item e. says to "Provide a brief photographic and written overview of similar work in Education Design." Can you provide more information as to the information desired here? With the information provided in item c, we are to expand on similar work for no less than 3 similar projects. Is this a location to expand on opportunities that are not within the last 5 years? Please clarify.

Response: The information requested in Section 3, item e. can be thought of as showcasing the remainder of your relevant portfolio in education design, focusing on K-12, projects most relevant to this RFQ, and can certainly include projects older than those completed within the last 5 years.