

**PERSON COUNTY SCHOOLS**  
302 South Morgan Street  
Roxboro, NC 27573

**DESIGN-BUILD REQUEST FOR QUALIFICATIONS**

Pursuant to N.C. Stat. Sec. 143-128.1A, the Person County Board of Education (“Board of Education”) is seeking proposals from qualified design-builders to perform design, planning, permitting, and construction services to construct a new middle school and to retrofit two existing middle schools into two elementary schools. These projects are contingent upon approval of a county bond referendum in November 2026. The Board of Education will not obligate any funds or enter into any contracts prior to the approval of the county’s bond referendum and will only finalize a design-build contract after the approval of the bond referendum.

Pursuant to N.C.G.S. § 143-64.31, the Board of Education will use a “qualifications-based” selection process without consideration of fees during the initial phase of hiring Design-Build (“DB”) firms. The Board of Education’s primary purpose in using the DB process is to utilize fast-tracked design and construction services to deliver quality improvements in an economical and efficient manner. The Board of Education believes the DB delivery method will provide a greater return on investment while also delivering high-quality, code-compliant facilities that enhance accessibility and safety for students, staff, and visitors.

**Project Information**

1. Project Sites: 3 school sites within the Person County School District (“Person County Schools”), Person County, North Carolina.
  - o Northern Middle School: 1935 Carver Dr., Roxboro, NC 27574
  - o Southern Middle School: 209 Southern Middle School Rd, Roxboro, NC 27573
  - o New Middle School: TBD
2. Project Scope: Construction of a New Middle School up to 218,000 sq ft, serving 1,100 students, and retrofit of the current two middle schools into two elementary schools. The retrofit shall include redesigning the two middle schools to meet the school system's identified elementary programming needs, adjusting the heights of bathroom stalls, water fountains, etc, and safety measures, including, but not limited to, the redesign of site circulation.
  - o 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.
  - o All design plans and specifications shall be approved by the Board of Education.
3. Anticipated Project Budget: Estimated up to \$107,000,000, contingent upon the approval of a bond referendum in November 2026.
4. Project Schedule: The selected design-builder must be able to work with staff to submit the necessary documents for a bond sale in Summer 2027, with a tentative project start date in Fall 2027.

## **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.

## **Anticipated Schedule**

Release of RFQ: July 1, 2026

Deadline for questions regarding RFQ: July 10, 2026

RFQ responses due: July 22, 2026

Anticipated Selection (subject to change): August 13, 2026

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

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

## **Additional Information**

The Person County Schools has adopted policies to comply with G.S. 143-128.2 and G.S. 143-128.4, including Policy 9125 (Participation by Minority Businesses), Policy 6430 (Purchase Requirements for Equipment, Materials, and Supplies), and Policy 6442 (Vendor Lists). The selected design-builder will be required to abide by any of these applicable policies and any other applicable state laws.

## **Submission Requirements**

In the interest of cost savings for the designers, consistency in the submittals, and more efficient use of time by the pre-selection committee, the submitted information package should be emailed in PDF format. The Statement of Qualifications should not exceed ten (10) single-sided pages or five (5) double-sided pages. The Statement of Qualifications should be emailed to the attention of Paul Phillips, Executive Director of Auxiliary Services, [phillipspa@person.k12.nc.us](mailto:phillipspa@person.k12.nc.us). Please entitle the RFQ submission email "RFQ for Person County Schools Bond Projects." Fax submittals will not be accepted.

**For further information, please contact Mr. Phillips by e-mail at [phillipspa@person.k12.nc.us](mailto:phillipspa@person.k12.nc.us) or by telephone at (336) 599-0223 x 25221.**

**No pre-proposal meetings.** Questions must be submitted in writing **by July 22, 2026.**

## **Additional Conditions**

- The Board reserves the right to reject all proposals, negotiate terms, and award based on best value.

- Proposers bear all preparation costs; no claims for reimbursement are permitted.
- MWBE/HUB participation encouraged (state goal: **10% minority business participation**).
- NC resident firms may receive a preference.

**Issued by:**

Person County Board of Education

July 1, 2026

## **Exhibit A**

**Person County Schools**  
302 South Morgan Street  
Roxboro, NC 27573

### **STATEMENT OF QUALIFICATIONS**

The project involves the design and construction of a new middle school and the retrofitting of two existing middle schools to serve as elementary schools. The following criteria will be used to select firms for interview and the final selection. Please address the following in your submissions:

#### **1. Expertise and past performance on K-12 school building and renovation projects**

- Describe your experience designing, renovating, or constructing public K-12 design-build school projects in North Carolina and 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.
- Provide examples of recent experience with estimating project costs. Include examples of design-build projects with a comparison between the initial design-build estimate and final cost.
- Provide examples of recent experience in adhering to project schedules. Include examples of design-build projects with a comparison between the initial schedule and the final delivery.
- Provide your staffing and proposed design team for the project, including areas of licensure with license numbers where applicable.
- State whether or not your company is the sole provider of all trades. If not the sole provider of all trades, then list your proposed contractors and designers for the project (provide resumes for the key design and construction representatives).
- What is the current workload of the design team?
- What is the current workload of the contractor (s)?
- You may include any letters of recommendation.

#### **2. Contract Performance**

- For each project/example listed above in section 1, what was the owner's initial budget compared to your actual design-build contract amount, including any change orders?
- What were the change order amounts for each project listed in section 1 above, provided as a percentage of the original contract amount?
- Have you had any legal issues or major technical issues on any of the projects listed in Section 1 above (Yes/No)? If yes, please include an explanation.
- Provide your MWBE participation on each of the projects listed in Section 1.
- Provide the *original* contract's substantial and final completion dates for each project listed in Section 1 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 dates.

- You may include any letters of recommendation.

**3. Current Projects**

- Provide a list of all of your current K-12 school construction and renovation 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.

**4. Proximity to, and familiarity with, the area where the project will be located (10%)**

- Do you have an office within 75 miles of Person County, North Carolina (Yes/No)?
- Where is the closest office to Roxboro, NC?
- Are you familiar with North Carolina building codes and ordinances (Yes/No)?
- How many public projects have you completed in the last 5 years within 75 miles of Halifax County, North Carolina?

**5. Project Team**

Please provide 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. Please note that 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.

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

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Name

Date

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Title