

ROCKINGHAM COUNTY SCHOOLS

511 Harrington Highway, Eden, NC 27288

Request for Qualifications

Design-Build Services

New Reidsville Elementary School Consolidation Project

December 12, 2025

PART 1 - ADVERTISEMENT

In accordance with the General Statutes of North Carolina, Section 143-64.31, as amended, we hereby invite Respondents to provide Design-Build services for the construction of a new elementary school in Reidsville, which the Needs-Based Public-School Capital Fund Grant funds.

The RFQ can be obtained from the Rockingham County Schools website at rock.k12.nc.us beginning December 12, 2025.

Responses are due to Rockingham County Schools, no later than 2:00 p.m. on February 05, 2026. For further information, email Erselle Young at eyoung@rock.k12.nc.us.

PART 2 - INTRODUCTION

Rockingham County Schools (RCS) formally invites qualified Design-Build firms to submit proposals for the comprehensive design of a new building for the Reidsville Elementary School.

This project, made possible by a \$42 million Needs-Based Public School Capital Fund Grant (the maximum funding available) and \$2.1 million match from Rockingham County, aims to consolidate South End Elementary and Moss Street Elementary into a single, centralized, modern campus.

Project Highlights:

- Funding: \$44.1 million School Construction from Needs-Based Public-School Capital Fund Grant and \$2.1 million match from Rockingham County.
- Goal: Consolidation of two existing elementary schools (South End and Moss Street).
- Capacity: 600-700 students.
- Focus: Efficient, modern educational design and collaboration with the Reidsville Community.

Owner Background

Rockingham County Schools (RCS) serves as the Public-School district for Rockingham County, North Carolina, catering to approximately 11,379 students from Pre-Kindergarten through 12th grade. RCS oversees a diverse portfolio of 24 educational facilities, which includes 13 elementary schools, 4 middle schools, 6 high schools, and 1 specialty center. The district is dedicated to providing high-quality educational environments that promote 21st-century learning principles.

PART 3 – SCOPE OF WORK

- 1) Project site: 1307 S Park Dr, Reidsville, North Carolina 28443
- 2) Project scope: Rockingham County Schools (NC) is soliciting proposals for the design and construction of a 600-700 student elementary school. The school will comply with general program guidelines set forth by the North Carolina Department of Public Instruction. NCDPI provides technical assistance and authorization of State funding for school construction.
- 3) Anticipated Budget: Estimated up to \$44.1 Million.
- 4) Project Schedule: Estimated project start date of April 2026 and an estimated project completion date of May 2028.

PART 4 - MINIMUM REQUIREMENTS AND QUALIFICATIONS

Firms and individuals must be fully licensed and certified in North Carolina at the time of submittal; failure to meet this requirement will result in rejection. Submissions must be professional, clear, concise, and complete, but not overly elaborate. Submittals are strictly limited to 50 pages (8-1/2x11), with a minimum 11-point font.

Required Information Fields: Respondents must provide the following information on the cover page:

- Company Name
- Federal ID/SSN
- NC Sales & Tax Reg. No.
- Full Address (Street and P.O. Box)
- Name and Title of Authorized Signer
- Signature
- Telephone/Fax/Email
- Contract License No.

SUBMITTAL INSTRUCTIONS

Firms must submit ten (10) hard copies and one (1) electronic copy (PDF, max 50 Mb) by the deadline of 2:00 p.m. on February 05, 2026. Late submittals will not be accepted.

PART 5 - SUBMISSION REQUIREMENTS AND CONTENT OF RESPONSE

SUBMITTAL REQUIREMENTS

Firms and individuals must be fully licensed and certified in North Carolina at the time of submittal; failure to meet this requirement will result in rejection.

Required Information Fields: Respondents must provide the following information on the cover page:

- Company Name
- Federal ID/SSN
- NC Sales & Tax Reg. No.
- Full Address (Street and P.O. Box)
- Name and Title of Authorized Signer
- Signature
- Telephone/Fax/Email

- Contract License No.

CONTENT OF RESPONSE

The Respondent must submit the following:

- Section 1 - Letter of Interest (Maximum two pages)
- Section 2 - Experience of Firm and References
- Section 3 – Past Performance on similar work
- Section 4 – Team Organization and Management, and General Qualifications
- Section 5 - Project Approach
- Section 6- Location/Familiarity
- Section 7 – Legal History and Conflict Disclosure
- Section 8 – Financial Information

PART 6 - PROPOSED SCHEDULE (EASTERN STANDARD TIME)

The proposed time schedule for this selection process is below. Dates are tentative and subject to change (except the RFQ issue date, the deadline to submit questions, and the RFQ due date).

Activity for the Facilities Committee (We will work backwards from May)	Proposed Date December 2, 2025
RFQ Issuance:	December 12, 2025
RFQ Question Deadline:	December 16, 2025
RFQ Question Responses:	December 18, 2025
Pre-Construction Meeting (Optional) Beginning at 10:00am 1307 South Park Drive, Reidsville, NC	January 7, 2026
RFQ Responses Due (Mandatory Deadline):	February 05, 2026
Interview Invitations sent to Short-Listed Candidates:	February 19, 2026
In-person Interviews:	March 9, 2026
Notification of Intent to Award Contract:	March 24, 2026
Notification to Unsuccessful Applicants:	March 25, 2026
Board Approval to Proceed with Contract Negotiations:	April 13, 2026

Contract Negotiations:	April/May, 2026
Notice to Proceed Given to Successful Firm:	No later than May 11, 2026

PART 7 - INQUIRIES, GENERAL COMMENTS, AND LEGAL REQUIREMENTS

• INQUIRIES

- All requests for clarification must be submitted in writing to eyoung@rockk12.nc.us.
Written addenda will be posted on the School System's website.

• GENERAL COMMENTS

- RCS reserves the right to reject any and all responses. ○ Respondents must refrain from contacting school system employees or committee members regarding this solicitation (except for written inquiries). ○ RCS encourages participation by Minority and Women-Owned Businesses (MWBE).
- CERTIFICATIONS AND LEGAL
 - The selected firm must comply with all North Carolina legal requirements, including E VERIFY, the LUNSFORD ACT/CRIMINAL BACKGROUND CHECKS, and furnishing proof of required insurance coverage:
 - Professional Liability (\$2,000,000 min.), Public Liability, Automobile Liability, and Workers' Compensation.

PART 8 - SELECTION CRITERIA

A. Expertise of Firms

- i. Brief firm introduction; Provide a description of the team and firm that will enter into the contract, including origin, background, current size, available resources, locations, and general organization for design and construction; Include an authorized contact person for the proposal process. Provide copies of your North Carolina General Contractor License, Licenses of design professionals proposed, bonding capacity, and a summary of the firm's financial stability. Each offeror shall certify that each licensed design professional who is a member of the design-build team, including subconsultants, was selected based upon demonstrated competence and qualifications in the manner provided by G.S. 143-64.31.

B. Past performance on similar work

- i. List five to ten most relevant school projects completed by your firm as the contractor or Design-Builder.
- ii. Provide the total number of K-12 facility projects completed within the last five (5) years in North Carolina with a construction value exceeding \$35,000,000.
- iii. Examples of coordination with multiple agencies
- iv. List of references (a minimum of 3 references)
- v. Describe your firm's expertise and comprehensive methodology for replacement or consolidation projects that require managing construction activities within fully functional, occupied school campuses.

Construction Phasing and Sequencing: Detail your strategy for designing project phasing that navigates tight physical site constraints while ensuring the continuous, uninterrupted operation of educational activities, including student drop-off/pick-up and bus routes.

Safety and Security Protocols: Describe the specific safety and security measures (e.g., dedicated construction access, controlled physical barriers, comprehensive traffic flow management) your firm integrates into the design and construction administration phases to

effectively isolate construction activities from the daily routine of students, staff, and the public.

C. Team Organization and Management, and General Qualifications

- i. Organizational chart, including both Design and Construction Teams
- ii. Resumes of all key team members proposed to be assigned. If any subconsultants are proposed, please indicate the person, firm, and provide information in Section “a. Expertise” for each firm. Note: The design-builder shall obtain written approval from the District prior to changing key personnel after the contract has been awarded.

D. Project Approach

- i. Experience in collaborative relationships
- ii. Cost estimating approach / Examples of GMP compared to final cost
- iii. Program to maximize HUB, local, and minority business participation, including pre-qualification procedures. List proposed subcontractors OR strategy to be used to prequalify firms. Include a description of good faith efforts to be used for your bid solicitation process. If a firm is a Small, Minority, Local, or Disadvantaged Business please include certification(s).
- iv. A typical draft floor plan that could be applied to the project, and/or other conceptual pictures or renderings that are similar and applicable to the project.
- v. Hourly rates for professionals

E. Location/Familiarity with the area

- i. Knowledge of local codes and ordinances; Previous experience in the region; Location of firm(s).
- a. Will the designated Project Management Office for this engagement be located in or near Rockingham County, NC (Yes/No)?
- b. If yes, state the address of this office. If no, identify the office location closest to Rockingham County, NC.

F. Legal History and Conflict Disclosure

Have any of your previous projects resulted in major legal issues or significant technical failures? (Yes/No). If so, provide a concise explanation and a summary of the resolution.

G. Financial Information, including

- i. Financial Statement for past 2 years
- ii. Proof of ability to obtain performance and payment bonds.
- iii. Budget Accuracy (Final Estimate vs. Bid Price): For your last five (5) completed school facility projects exceeding \$35,000,000, provide the variance between your final construction budget estimate and the actual construction bid prices (excluding contract award amounts).
- iv. Design Quality Assurance (Errors and Omissions): For the same five (5) projects, report the percentage of Change Orders attributed to design errors and omissions relative to the initial bid price.
- v. Contract Document Management: For the same five (5) projects, document the number of distinct bid packages utilized and the total number of addenda issued.

- Phase 1 Written Submittal Review.

Selection Criteria	Max Points Possible
Section 1: Letter of Interest	5 points
Section 2: Expertise of Firms	15 points
Section 3: Past Performance on similar work	20 points
Section 4: Team Organization and Management, and General Qualifications	15 points
Section 5: Project Approach	20 points
Section 6: Location/Familiarity with Area	5 points
Section 7: Legal History and Conflict Disclosure	5 points
Section 8: Financial Information	15 points
Total Points	100 points

- Phase 2 - Interview

An interview invitation will be sent out to the Candidates with the highest RFQ submittal scores on the date noted in the selection schedule. The purpose of the interview is to ensure a complete understanding of the RFQ responses and to introduce key members of the design team. The apparent winner will be determined by a consensus ranking of interview, presentation, reference checks, and overall confidence among the selection committee that the candidate is the best choice to represent Rockingham County Schools.

Other Conditions:

- A. The District reserves the right to cancel or reject any or all proposals and to negotiate and award a contract deemed to be in the District's best interest.
- B. The District shall not be liable for any expenses incurred by any firm responding to this RFQ. Firms submitting a proposal in response to this RFQ agree that the materials and submittals are prepared at the firm's own expense with the express understanding that the firm cannot make any claims whatsoever for reimbursement from the District for the costs and expense associated with preparing and submitting a proposal. Each firm shall hold the County/District harmless and free from any and all liability, costs, claims, or expenses incurred by, or on behalf of, any person or firm responding to this RFQ.
- C. The District is not required to enter into a contract with any Offeror if not entering into such a contract

deemed by the District in the best interest of the District.

- D. The Offeror certifies that to the best of its knowledge no employee of the District nor any member thereof, nor any public agency or official affected by the proposal, has a personal benefit (as defined by State law and Board Policy 2121) in the business of the Offeror, and that no person associated with the Offeror has any benefit that would conflict in any manner with the performance of the proposal.
- E. This public body does not discriminate against faith-based organizations or against a bidder or offeror because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by State law relating to discrimination in employment.
- F. After selection, and prior to contract signing, the firm will be required to provide proof of licensing and insurance, and other requirements per District policy and State law.
- G. Minority/Women and Small Business Enterprises: It is the policy of the District to provide minorities, women, and small business enterprises equal opportunity for participating in all aspects of contracting and procurement programs, including but not limited to employment on construction development projects, and materials/services, consistent with the laws of the State of North Carolina. The policy prohibits discrimination against any person or business in pursuit of these opportunities on the basis of race, color, national origin, religion, sex, age, disability, or veteran's status. To qualify as a MBE/HUB, at least fifty-one percent (51%) of the business must be owned by one or more persons who are members of at least one of the groups set forth in N.C.G.S. § 143-128.4(b), or in the case of a corporation, at least fifty-one percent (51%) of the stock is owned by one or more persons who are members of at least one of the groups set forth in N.C.G.S. § 143-128.4(b).
- H. Submitting Confidential Information: Each proposal becomes the property of the County/District and is considered a public record except for material that qualifies as "Trade Secret" information under North Carolina General Statute § 66-152 *et seq.* To properly designate material as a trade secret under these circumstances, each firm must take the following precautions: (a) any trade secrets submitted by the firm should be submitted in a separate, sealed envelope marked "Trade Secret – Confidential and Proprietary Information – Do Not Disclose Except for the Purpose of Evaluating this Proposal," and (b) the same trade secret/confidentiality designation should be stamped on each page of the trade secret materials contained in the envelope. Any firm that designates its entire proposal as a trade secret may be disqualified from consideration.

PART 9 - Design-Build Written Determination

REFERENCE TO LAW N.C.G.S. § 143-128.1A.(b): "A governmental entity shall establish in writing the criteria used for determining the circumstances under which the design-build method is appropriate for a project, and such criteria shall, at a minimum, address all of the following: (1) The extent to which the governmental entity can adequately and thoroughly define the project requirements prior to the issuance of the request for qualifications for a design-builder. (2) The time constraints for the delivery of the project. (3) The ability to ensure that a quality project can be delivered. (4) The capability of the governmental entity to manage and oversee the project, including the availability of experienced staff or outside consultants who are experienced with the design-build method of project delivery. (5) A good-faith effort to comply with G.S. 143-128.2, G.S. 143-128.4, and to recruit and select small business entities. The governmental entity shall not limit or otherwise preclude any respondent from submitting a response so long as the respondent, itself or through its proposed team, is properly licensed and qualified to perform the work defined by the public notice issued under subsection (c) of this section. (6) The criteria utilized by the governmental entity, including a comparison of the advantages and disadvantages of using the design-build delivery method for a given project in lieu of the delivery methods identified in subdivisions

(1), (2), and (4) of G.S. 143-128(a1).”

(1) The District has adequately and thoroughly defined the project requirements.

(2) The District shall ensure a quality facility will be completed by selection of a highly qualified Design team as part of the DB contract, who will actively participate in projects meetings.

(3) The Design-Build process will assist local, HUB, small, and minority firms by providing a prequalification process that is anticipated to include points associated for status of resident and minority firms for all 1st tier subcontractors. Evaluation criteria considers status of firms, their ability and strategy to ensure participation goals are met and/or good faith efforts are achieved in accordance with NC statutes.

(5) The following criteria was utilized to compare of the advantages and disadvantages of the various contracting options available to the District:

- a. Rockingham County Schools does not have enough staff to procure and manage multiple, separate design and construction contracts for a major school project and thus requires the assistance of a professional construction firm for this major undertaking. The District shall manage and oversee the Design-Build contract in a seamless format, with one contract to provide coordination and management of the process.
- b. The timeline of seeking a public bond referendum extends the schedule, and the Design-Build process will allow a jump-start to the schedule by having both design and construction firms to be ready upon funding approvals. No Design-Build firm may offer limited design and pre-construction services prior to full funding approvals at its own risk and without expectation of reimbursement.
- c. Rockingham County Schools requires a creative prequalification and recruitment effort for 1st and 2nd tier subcontractors. The Design-Build process will assist with gaining the labor force required for a project of this magnitude.
- d. The Design-Build process will provide for a process to prequalify and assist local and HUB firms throughout the subcontracting process.
- e. The nature of funding the project via a bond referendum and the rising costs in the market demand a Guaranteed Maximum Price to ensure the project remains within budget.
- f. The advantages of utilizing Design-Build services outweigh all disadvantages of traditional delivery in terms of budget, creativity, and flexibility for a design and construction process that can begin quicker than traditional DBB, schedule, and location/regional demands of the project stated above.