1. Is a draft or standard professional services agreement available for review as part of this RFQ, or will contract terms be negotiated following selection? The contract terms will be negotiated following selection.

2. What is the anticipated overall project schedule for the Design-Build delivery, including key milestones such as programming, design, GMP establishment, construction start, and substantial completion? Construction plans should be ready by Oct/Nov 2026 and final completion by August 2028.

3. The RFQ selection criteria reference experience in programming, planning, and pre-construction activities; however, the Scope of Services appears primarily construction-phase focused. Can the District clarify the expected level of Project Management support during the programming and design phases of the project? The Project Manager is expected to be a facilitator for the owners to ensure the project is completed on time and within budget. The Project Manager will be expected to communicate with the Design Build Team and owners throughout the process

4.How does the District envision the Project Manager's role relative to the Design-Build entity during the design phase—advisory to the District, integrated with the Design-Build team, or both? Yes/see above

5.Will the Project Manager be expected to support coordination with NCDPI, including design compliance and milestone submissions? Yes, in conjunction with the Design Team

6. Is the stated $44.1M project budget inclusive of all soft costs, site development, escalation, and contingencies, or is this figure limited to construction only? This is inclusive of ALL costs including all FFE.