Request for Proposals (RFP): School Building Demolition

Project Name: South End Elementary School Demolition
Project Location: 1307 South Park Drive, Reidsville, NC 27320
Project Number: RCS-DEM-2026-001
Issuing Entity:
Rockingham County Schools
511 Harrington Hwy
Eden, NC 27320
Pre-Bid Onsite Meeting: July 15, 2026 at 10:00 AM
Deadline for Questions: July 17, 2026 at 5:00 PM
Submittal Deadline: July 20, 2026 at 2:00 PM
Anticipated Award: August 11, 2026

1. Introduction & Purpose

Rockingham County Schools ("Owner") requests proposals from licensed, qualified contractors **("**Proposer") for the full demolition and removal of the former South End Elementary School building and all associated structures located at 1307 South Park Drive, Reidsville, NC 27320. The building comprises approximately 40,000 square feet of former educational facility space. The goal is to return the site to a safe, graded condition suitable for future development. This solicitation is issued pursuant to applicable North Carolina public contracting statutes, including G.S. 143-129 and G.S. 143-131, and all applicable local policies of the Rockingham County Board of Education. The Owner reserves the right to reject any and all proposals, to waive any informalities or irregularities in proposals, and to award the contract in the manner deemed to be in the best interest of the Owner.

2. Scope of Work

The selected contractor shall furnish all labor, materials, equipment, permits, and supervision necessary for the complete demolition of the facility. The scope of work includes, but is not limited to, the following:

Hazardous Materials Abatement: Conduct a comprehensive hazardous materials review, including but not limited to asbestos-containing materials (ACMs) and lead-based paint (LBP), ***using the Owner's "surveillance report" and drawings as a guide for identification*** ***(details of the report and drawings are available at the RCS Maintenance Facility, 391 County Home Rd, Reidsville, NC).*** Abate all identified hazardous materials in accordance with NCDHHS regulations, EPA 40 CFR Part 61 Subpart M (NESHAP), OSHA 29 CFR 1926.1101 (asbestos), OSHA 29 CFR 1926.62 (lead), and all applicable North Carolina regulations, including N.C.G.S. §130A-444 et seq. and 10A NCAC 41C .0600 et seq. All abatement work must be completed before the commencement of demolition activities. The Proposer shall engage only properly accredited and licensed abatement professionals. For the Proposer's reference, attached is a brief asbestos report for South End Elementary School; visit the Maintenance Facility for the full report.
(School drawings ONE, TWO, and THREE - Hazardous materials brief: Asbestos)

Demolition: Complete demolition of the entire approximately 40,000 square foot building, including all structural and non-structural components, footings, foundations,

slab-on-grade, underground utilities within the building footprint, and any ancillary structures (e.g., storage buildings, covered walkways, portable classrooms). Demolition shall be performed in accordance with all applicable OSHA safety standards (29 CFR 1926 Subpart T) and local building codes.

Site Utilities: Identify, mark, and locate all utilities (water, sewer, electric, gas, telecommunications) passing through the site. Coordinate with all applicable utility providers. Cap and disconnect all utilities at the property line or main connection point as required by the respective utility provider and local municipalities. Contractor shall contact NC811 prior to any excavation.

Debris Removal & Disposal: Remove all debris, concrete, and materials from the site. All materials shall be transported to and disposed of at properly licensed and permitted disposal facilities in compliance with all federal, state, and local waste management regulations. The Proposer shall provide disposal manifests and receipts to the Owner. Recycling and salvage of materials is encouraged where feasible and shall be documented.

Site Restoration: Grade the site to match surrounding topography, provide proper drainage, and ensure positive stormwater runoff away from adjacent properties. Apply topsoil and seed/straw the disturbed area using a seed mix appropriate for the Piedmont region of North Carolina. Maintain erosion control measures until vegetative cover is established. All backfill shall consist of clean, compacted fill material free of debris, asphalt, slag, or demolition waste, in compliance with applicable North Carolina Department of Environmental Quality (DEQ) standards.

Permitting: The Proposer shall be responsible for obtaining all necessary federal, state, and local permits and approvals required for the work, including but not limited to demolition permits, NESHAP notifications, environmental permits, and erosion and sediment control permits. The cost of all permits shall be included in the Proposer's cost proposal. Copies of all permits shall be provided to the Owner prior to commencement of work.

Erosion & Sediment Control: Install and maintain erosion and sediment control measures (silt fence, sediment traps, inlet protection) in accordance with the North Carolina Erosion and Sediment Control Planning and Design Manual and all applicable DEQ requirements. Erosion control measures must be in place prior to any land-disturbing activity and maintained throughout the project until final stabilization is achieved.

Site Security & Safety: The Proposer shall secure the site with appropriate fencing (minimum 6-foot chain link with privacy screening or orange high-visibility safety fence), signage, and barriers to prevent unauthorized access during all phases of the project. The Proposer shall comply with all OSHA safety standards, including 29 CFR 1926 (Construction Industry Standards), and shall prepare and submit a site-specific Health and Safety Plan (HASP) to the Owner prior to commencement of work.

Photo Documentation: The Proposer shall provide comprehensive photographic documentation of the entire demolition process, including: pre-demolition conditions (interior and exterior), utility disconnection, hazardous materials abatement, demolition progress, debris removal, backfill and grading, erosion control measures, and final site restoration. Photo documentation shall be submitted to the Owner with each progress report and with the final project closeout documentation.

3. Qualifications & Licenses

Proposers must demonstrate the following minimum qualifications at the time of proposal submission:

- An active North Carolina General Contractor's license (unlimited classification or classification appropriate to the project value) as required by N.C.G.S. §87-1.
- Proof of OSHA 30-hour Construction Safety training for the on-site project superintendent (required). All workers shall have, at minimum, OSHA 10-hour Construction Safety training.
- Proof of current insurance coverage meeting the minimum requirements set forth in Section 7 of this RFP (Insurance & Bonding Requirements).
- Current North Carolina accreditation for asbestos abatement work, or a commitment to use a properly accredited subcontractor, in compliance with N.C.G.S. §130A-444 et seq.
- Compliance with the E-Verify requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, as required by G.S. 143-129(j).
- No current debarment, suspension, or proposed debarment by any federal, state, or local governmental entity.

4. Proposal Submittal Requirements

Submissions must include all of the following. Incomplete proposals may be deemed non-responsive and rejected:

Company Experience: A list of at least three (3) similar school or large public structure demolitions completed in North Carolina within the past five (5) years, including project name, location, owner contact information, contract value, and completion date.

Methodology & Project Schedule: A detailed narrative describing the proposed demolition plan, phasing, safety measures, hazardous materials handling approach, and a project timeline showing key milestones from notice to proceed through final site restoration.

Cost Proposal: A firm, fixed price for the entire scope of work. The cost proposal shall include a line-item breakdown showing separate costs for: (a) hazardous materials abatement; (b) demolition; (c) debris removal and disposal; (d) site restoration; and (e) permitting and bonds. The price shall be all-inclusive of labor, materials, equipment, permits, bonds, insurance, overhead, and profit.

Key Personnel: Identification of the proposed project manager and on-site superintendent, including their qualifications, certifications, and relevant experience.

Subcontractor List: A list of all proposed subcontractors, including their scope of work, licensing, and applicable certifications (particularly for hazardous materials abatement).

Certificates of Insurance: Current certificates of insurance evidencing coverage meeting the minimum requirements of Section 7.

Non-Collusion Affidavit: A signed affidavit certifying that the proposal is made without collusion, in accordance with G.S. 143-54.

E-Verify Certification: A signed certification of compliance with Article 2 of Chapter 64 of the North Carolina General Statutes (E-Verify) for the Proposer and all subcontractors.

5. Selection Criteria

Proposals will be evaluated by an evaluation committee based on the following weighted criteria. The Owner reserves the right to request oral presentations, clarifications, or Best and Final Offers (BAFOs) from any or all Proposers.

1. Cost Proposal — 40%
2. Qualifications, Experience & Past Performance — 30%
3. Technical Approach, Methodology & Project Schedule — 20%
4. Safety Record & Compliance History — 10%

6. Contact Information

Direct all inquiries and submit proposals to:

Jason Hyler
Chief Operations Officer
Rockingham County Schools
jhyler@rock.k12.nc.us
336-627-2611

All proposals must be received at the above email address or delivered in person to the Rockingham County Schools central office by the submittal deadline. Late proposals will not be accepted.

7. Insurance & Bonding Requirements

The successful Proposer shall procure and maintain, at its sole cost and expense, the following minimum insurance coverages throughout the duration of the contract. All insurance policies shall be issued by companies authorized to do business in North Carolina with an A.M. Best rating of A- VII or better. The Owner, Rockingham County Schools,

shall be named as an additional insured on all liability policies. Certificates of insurance must be provided before the commencement of any work.

Commercial General Liability Insurance: $1,000,000 per occurrence / $2,000,000 aggregate, including products-completed operations, contractual liability, and broad form property damage.

Workers' Compensation Insurance: Statutory limits as required by North Carolina law, with Employer's Liability limits of not less than $500,000 per accident / $500,000 disease per employee / $500,000 disease policy limit.

Automobile Liability Insurance: $1,000,000 combined single limit for bodily injury and property damage, covering all owned, hired, and non-owned vehicles used in connection with the work.

Environmental/Pollution Liability Insurance: $1,000,000 per occurrence / $2,000,000 aggregate, specifically covering claims arising from the abatement, removal, transport, and disposal of asbestos, lead-based paint, and other hazardous materials.

Umbrella/Excess Liability Insurance: $2,000,000 per occurrence / $2,000,000 aggregate, providing excess coverage over CGL, auto liability, and employer's liability.

Performance and Payment Bonds: The successful Proposer shall furnish performance and payment bonds, each in an amount equal to 100% of the contract price, issued by a surety company licensed to do business in North Carolina, in accordance with G.S. 143-129(c) and Article 3 of Chapter 44A of the North Carolina General Statutes. Bonds shall be delivered to the Owner within ten (10) days of contract award and prior to the issuance of a Notice to Proceed.

Bid Bond/Deposit: Each proposal for construction work shall be accompanied by a bid bond or deposit of cash, cashier's check, or certified check in an amount equal to not less than five percent (5%) of the total proposal price, in accordance with G.S. 143-129(b). The deposit shall be forfeited if the successful Proposer fails to execute the contract within ten (10) days of award or fails to provide the required bonds.

8. Indemnification & Liability

To the fullest extent permitted by law, the Proposer shall indemnify and hold harmless the Owner, Rockingham County Schools, its board members, officers, agents, and employees from and against all claims, damages, losses, and expenses (including reasonable attorney's fees) arising out of or resulting from the performance of the work, provided that such claim, damage, loss, or expense is caused in whole or in part by the negligent act or omission, reckless conduct, or willful misconduct of the Proposer, any subcontractor, or anyone directly or indirectly employed by them, in accordance with N.C.G.S. §22B-1. Nothing herein shall be construed to require the Proposer to indemnify the Owner against liability for damages arising out of the Owner's sole negligence.

The Proposer shall be solely responsible for the safety and protection of all persons and property at the project site. The Proposer assumes all risk of loss or damage to its own equipment, materials, and work until final acceptance by the Owner.

9. Contract Terms & Conditions

Contract Execution: The successful Proposer shall execute a formal written contract with the Owner within ten (10) days of the notice of award. The contract shall incorporate the terms of this RFP, the Proposer's accepted proposal, and any addenda or negotiated terms. All contracts shall be executed in writing as required by G.S. 143-129(c).

Notice to Proceed & Project Duration: Work shall not commence until the Owner issues a written Notice to Proceed (NTP). The Proposer shall complete all work within the timeframe proposed in its accepted proposal, but in no event later than ninety (90) calendar days from the date of the NTP, unless extended by written agreement of the Owner.

Liquidated Damages: In the event the Proposer fails to complete the work within the time specified, the Owner shall assess liquidated damages in the amount of $500 per calendar day for each day of delay beyond the contractual completion date. The parties agree that this amount represents a reasonable estimate of the damages the Owner would incur as a result of delayed completion, and is not intended as a penalty.

Termination for Cause: The Owner may terminate the contract if the Proposer: (a) fails to prosecute the work in a timely manner; (b) fails to comply with any material term of the contract; (c) becomes insolvent or files for bankruptcy; or (d) fails to maintain required insurance or bonds. The Owner shall provide written notice specifying the grounds for termination and allow ten (10) calendar days for the Proposer to cure the default. If the default is not cured, the Owner may terminate and complete the work by other means, with the cost thereof charged against the Proposer.

Termination for Convenience: The Owner may terminate the contract at any time for its convenience by providing thirty (30) days' written notice to the Proposer. In such event, the Proposer shall be compensated for work satisfactorily completed prior to the effective date of termination, less any payments previously made.

Payment Terms: The Owner shall pay the Proposer based on verified completion of work milestones as follows: (a) 30% upon completion of hazardous materials abatement, verified by clearance testing; (b) 40% upon completion of demolition and debris removal; (c) 25% upon completion of site restoration and grading; and (d) 5% retainage, released upon final inspection and acceptance by the Owner. All invoices shall be submitted with supporting documentation and are subject to verification. Payment shall be made within thirty (30) days of receipt of a proper invoice.

Change Orders: No changes to the scope of work, contract price, or project schedule shall be made without the prior written approval of the Owner in the form of a written change order. The Proposer shall not be entitled to compensation for any work performed without a properly executed change order.

Dispute Resolution: The parties shall attempt to resolve disputes informally. Any dispute that cannot be resolved informally shall be submitted to non-binding mediation before a mutually agreed-upon mediator in Rockingham County, North Carolina, as a condition precedent to litigation. This contract shall be governed by the laws of the State of North Carolina, and any litigation shall be brought in the courts of Rockingham County or the applicable state court having jurisdiction, in accordance with G.S. 22B-3.

Notice Requirements: All notices required or permitted under the contract shall be in writing and delivered by hand, certified mail (return receipt requested), or overnight courier to the addresses specified in Section 6. Notice shall be deemed given on the date of receipt.

10. Equal Opportunity & Public Law Compliance

Non-Discrimination: The Proposer shall not discriminate against any employee, applicant for employment, subcontractor, or supplier on the basis of race, color, religion, sex, national origin, age, disability, veteran status, or any other characteristic protected by federal, state, or local law. The Proposer shall comply with all applicable federal and state equal employment opportunity laws and regulations.

Historically Underutilized Businesses (HUB): In accordance with N.C.G.S. \u00a7143-128.2 and G.S. \u00a7143-48, Rockingham County Schools encourages the participation of minority-owned, women-owned, and disadvantaged business enterprises. Proposers are encouraged to make good-faith efforts to utilize HUB-certified firms as subcontractors, with a goal of ten percent (10%) HUB participation.

Iran Divestment Act and Boycott Compliance: By submitting a proposal, the Proposer certifies that it is not identified on the Final Divestment List created by the State Treasurer pursuant to G.S. 147-86.58 (Iran Divestment Act), nor on the list of restricted companies pursuant to G.S. 147-86.81 (companies boycotting Israel). Any contract with a company on either list shall be void ab initio.

11. Protest Procedures

Any Proposer wishing to protest the award of a contract shall submit a written protest to the Chief Operations Officer within thirty (30) calendar days of the date of contract award. The protest shall include the specific grounds for the protest, how the protesting party was aggrieved, and any supporting documentation. The Owner shall review the protest and issue a written determination within fifteen (15) business days of receipt.

12. General Provisions

Pre-Bid Conference: A pre-bid conference and site visit will be held on July 15, 2026, at 10:00 AM at the project site. Attendance is not required. The purpose of the conference is to review the project scope, site conditions, assess work, and answer questions.

Questions & Addenda: All questions regarding this RFP must be submitted in writing to the contact identified in Section 6 no later than the deadline specified in the project schedule. Responses will be issued in the form of written addenda distributed to all known prospective Proposers. No oral representations or interpretations shall be binding upon the Owner.

Withdrawal of Proposals: A Proposer may withdraw its proposal at any time prior to the submittal deadline by submitting a written request signed by an authorized representative. Proposals may not be withdrawn after the submittal deadline without the consent of the Owner.

Validity Period: All proposals shall remain valid and irrevocable for a period of ninety (90) days following the submittal deadline.

Ownership of Proposals: All proposals and supporting materials submitted become the property of Rockingham County Schools and will not be returned. All proposals are subject to the North

Carolina Public Records Act (G.S. Chapter 132), except for information properly designated as a trade secret under G.S. 132-1.2.

Independent Contractor: The successful Proposer shall perform all work as an independent contractor and not as an agent or employee of Rockingham County Schools. The Proposer shall be solely responsible for the supervision, direction, and control of its employees, agents, and subcontractors.