



## **REQUEST FOR QUALIFICATIONS FOR CONSTRUCTION MANAGER AT RISK SERVICES**

### **TRANSYLVANIA COUNTY SCHOOLS**

#### **1. INVITATION**

The Transylvania County Board of Education (the Board) is issuing a Request for Qualifications (RFQ) to firms interested in providing construction manager at risk (CMAR) services for additions and renovations at Brevard High, Rosman High, and Rosman Middle schools. Firms with relevant experience and qualifications are encouraged to submit.

This RFQ is not an Invitation for Bid. Responses will be evaluated on the basis of the qualifications of the firms submitting an RFQ. There will be no public opening and reading of any responses received by the Board.

#### **2. PROJECT DESCRIPTION AND SERVICES**

Transylvania County voters recently authorized \$68 million in bonds for additions and renovations at Brevard and Rosman High and Rosman Middle schools. A school and project overview is included in Exhibit A.

The selected firm will become part of a project team consisting of architects, School Bond Construction Committee, administration, and school staff to perform services as required. The CMAR shall provide typical construction management services and other authorized special services as needed. The final Scope of Services, together with the fee, will be negotiated and included in the final executed agreement. Services will include but are not limited to:

- Attending meetings with the Board, staff, and School Bond Construction Committee.
- Collaborating with architects on the design and development of construction documents.
- Consulting with the Board on project budget, scheduling, needs, and scope of work.
- Preparing and coordinating bid packages and construction administration.
- Opening bids and awarding contracts.
- Guaranteeing the cost of the project.

#### **3. TIMELINE**

The schedule is as follows:

- February 5, 2019 - Issuance of RFQ
- February 28, 2019 – Deadline for receipt of responses
- March, 2019 – Committee discussion/presentations/recommendation
- April 8, 2019 – Board selection

The Board reserves the right to modify the schedule at any time.



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#### 4. **RESPONSES**

A response to this RFQ should take the following form:

##### **A. Submittal Documents**

Please submit a total of eight (8) hardcopies of the submittals plus 1 digital version.

##### **B. Submittal Content**

Please include the following in the proposal in the order listed:

##### **Table of Contents**

##### **Transmittal Letter**

**Description of the Firm:** Include a complete narrative description of your firm. Information may include:

- The respondent's areas of specialization (public sector, schools, etc.)
- Firm history, honors and awards
- Location of home and branch offices
- Names of the principal officers of the firm
- Identification of the major consultants if known.

**Organization:** Identify the lead construction superintendent(s) that would be assigned to the project(s). Include their experience with projects of this size. Also describe how the respondent, if selected, would organize its personnel for the project.

**Narrative:** Address the criteria for selection listed in #5 below.

**Relevant Experience:** List no more than three relevant projects. Relevant projects are educational facilities which best exemplify your qualifications for this project. Please include the following:

- Name and description of project
- Team members involved in the project and their role
- Illustrative photographs or renderings, if available
- Client contact name, address, and telephone number.



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**Submittals must be delivered to the following on or before 4:30 pm on February 28, 2019.**

Norris Barger, Director of Business Services  
Transylvania County Schools  
225 Rosenwald Lane  
Brevard, NC 28712  
(828) 884-6173  
[nbarger@tcsnc.org](mailto:nbarger@tcsnc.org)

*Late submittals will not be accepted.*

#### **5. CRITERIA FOR SELECTION**

The purpose of this RFQ process is to identify qualified firms that are the most capable of providing the described services. The proposal should be organized to clearly address the following criteria that, among others, will be used to evaluate qualifications:

- General corporate philosophy and approach to construction management
- Prior experience with public-sector clients and processes for projects of similar scale and complexity
- Examples of previous multi-site and occupied site projects including preconstruction costing.
- Professional qualifications of individuals assigned to the project
- Approach to subcontractor solicitation and prequalification
- Partnerships with any educational planning firms that would be used
- Commitment to developing an energy efficient and healthy building plan

#### **6. SELECTION**

The School Bond Construction Committee, representing the Board and community, will review and discuss submittals, and recommend the top three candidates, in ranked order, to the Board. The committee may request firms to make a short presentation as part of the submittal. The Board may accept the recommendation of the committee or select another firm with which to negotiate scope and fee.

The Board reserves the right to reject all firms, decline to proceed with selection of any candidates, request additional qualifications, and to make necessary inquiries to verify qualifications. Nothing in this document shall require the Board to proceed with design and/or construction services. The Board also reserves the right to waive any irregularities associated with the RFQs therein.



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#### **7. ADDITIONAL INSTRUCTIONS, NOTIFICATIONS AND INFORMATION**

An RFQ pre-submittal conference will not be held. The Board, however, welcomes questions. Questions regarding this solicitation should be addressed to:

Norris Barger  
Director of Business Services  
Transylvania County Schools  
225 Rosenwald Lane  
Brevard, NC 28712  
(828) 884-6173  
[nbarger@tcsnc.org](mailto:nbarger@tcsnc.org)



## **REQUEST FOR QUALIFICATIONS FOR CONSTRUCTION MANAGER AT RISK SERVICES**

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#### **EXHIBIT A**

##### **Brevard High School**

The project will include but is not limited to:

1. Replacement of the cafeteria, kitchen, auxiliary gym, CTE classrooms, and administration areas
2. Renovation of existing classroom and auditorium space
3. Sitework for parking and traffic control and routing

Work will be phased over a period of 3-4 years to reduce disruption to the learning environment.

##### **Rosman High/Middle School**

The project will include but is not limited to:

1. Replacement of the current middle school classroom building
2. Addition of new high school classroom space
3. Renovation of current high school space for future middle school
4. Sitework for parking and traffic control and routing

Work will be phased over a period of 3-4 years to reduce disruption to the learning environment.

Plans are to proceed simultaneously at both sites.

# **BREVARD HIGH SCHOOL**

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747 Country Club Rd

Brevard, NC 28712

828-884-4103

## **Property Summary**

Property #	Pin #	Acreage	Deed Bk/Pg	City Limits?	Fire District	Zoned?
1	8585-44-6723-000	33.36		Y	Brevard	R-2
2	8585-35-5436-000	22.04	302/352	ETJ	Brevard	R-2
3	8585-45-1339-000	2.84	675/411	ETJ	Brevard	R-2
4	8585-54-7844-000	2.83		ETJ	Brevard	R-2
5	8585-54-9661-000	12.06		ETJ	Brevard	R-2

## **Building Summary**

Building	Square Ft	Year Built	Building Type
Main Building	101,360	1959	Masonry Non-combustible
Math Wing	11,840	1966	Masonry Non-combustible
Career and Technical Education	27,900	1970	Masonry Non-combustible
Fieldhouse	6,600	1970	Masonry Non-combustible
Track Concessions	680	1971	Masonry Non-combustible
Football Stadium		1977	Masonry Non-combustible
Stadium Concession/Restrooms/Storage	1,561	1977	Masonry Non-combustible
Track Storage	485	1977	Masonry Non-combustible
New Gymnasium	21,700	1989	Masonry Non-combustible
Science Wing	15,241	1999	Masonry Non-combustible
Stage Craft Bldg	1,204	1999	Masonry Non-combustible
Football Stadium Restrooms	832	2006	Masonry Non-combustible

## **Systems Summary**

Water:	Municipal	
Sewer:	Municipal with lift station	
Power:	Duke Energy	
HVAC:	Natural gas-fired boilers	Electric water heaters
		Electric chillers



# **BREVARD HIGH SCHOOL**

## **Site Plan - Main Campus**

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# **BREVARD HIGH SCHOOL**

## **Site Plan - Additional Properties**

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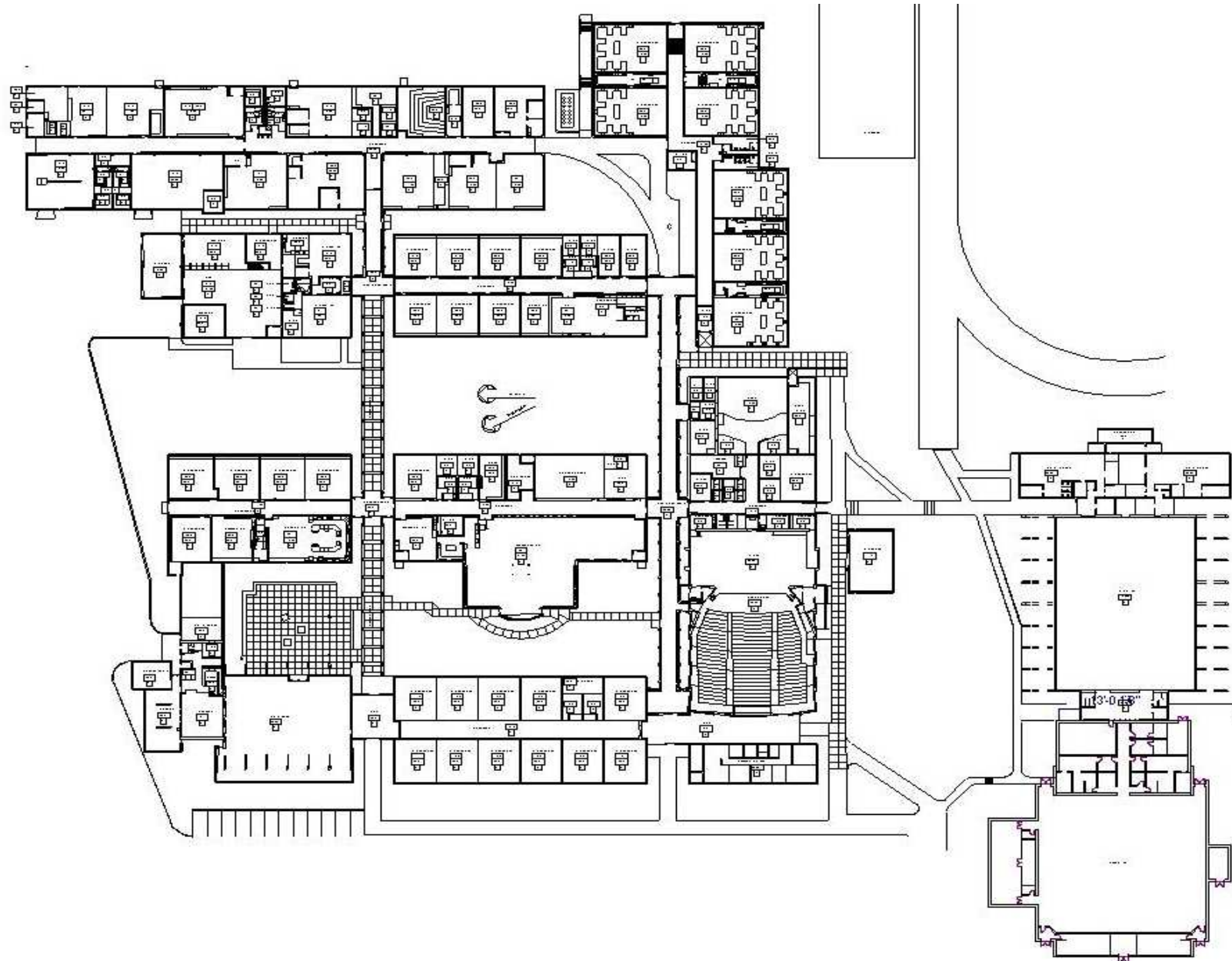




# BREVARD HIGH SCHOOL

## Floorplan

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# **ROSMAN HIGH SCHOOL/ROSMAN MIDDLE SCHOOL**

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749 Pickens Hwy.  
Rosman, NC 28772  
828-862-4284

2770 Old Rosman Hwy.  
Rosman, NC 28772  
828-862-4286

## **Property Summary**

Property #	Pin #	Acreage	Deed Bk/Pg	City Limits?	Fire District	Zoned?
1	8552-89-1248-000	5.48		Y	Rosman	
2	8552-78-9617-000	5.37		Y	Rosman	
3	8552-87-1634-000	2.28		Y	Rosman	
4	8552-77-6873-000	3.98		Y	Rosman	
5	8552-77-4829-000	1.12	291/44	Y	Rosman	
6	8552-89-4323-000	12.26		Y	Rosman	

## **Building Summary**

Building	Square Ft	Year Built	Building Type
Main High School Building	34,278	1973	Masonry Non-combustible
1949 Addition (currently RMS)	21,450	1949	Masonry Non-combustible
1956 Gymnasium Bldg	12,516	1956	Masonry Non-combustible
1956 Shop Addition	6,396	1956	Masonry Non-combustible
1990 Gymnasium	14,735	1990	Masonry Non-combustible
2000 Classrm/Media/Café Addition	57,013	2000	Masonry Non-combustible
Football Stadium/Fieldhouse	4,048	2003/07	Masonry Non-combustible
Concession/Restroom/Visitor Lockers	2,592	2004	Masonry Non-combustible
CTE Addition	2,790	2012	Masonry Non-combustible

## **Systems Summary**

Water:	Municipal	
Sewer:	Municipal with lift station	
Power:	Duke Energy	
HVAC:	Oil-fired boilers	Electric water heaters
	Electric chillers	Oil-fired water heaters



# ROSMAN HIGH SCHOOL/ROSMAN MIDDLE SCHOOL

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## Site Plan - Main Campus

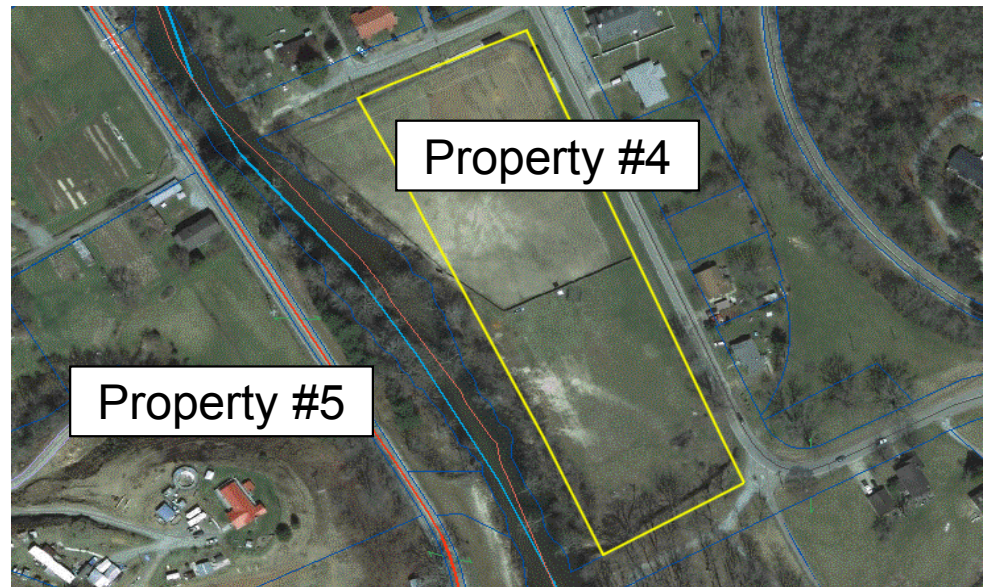
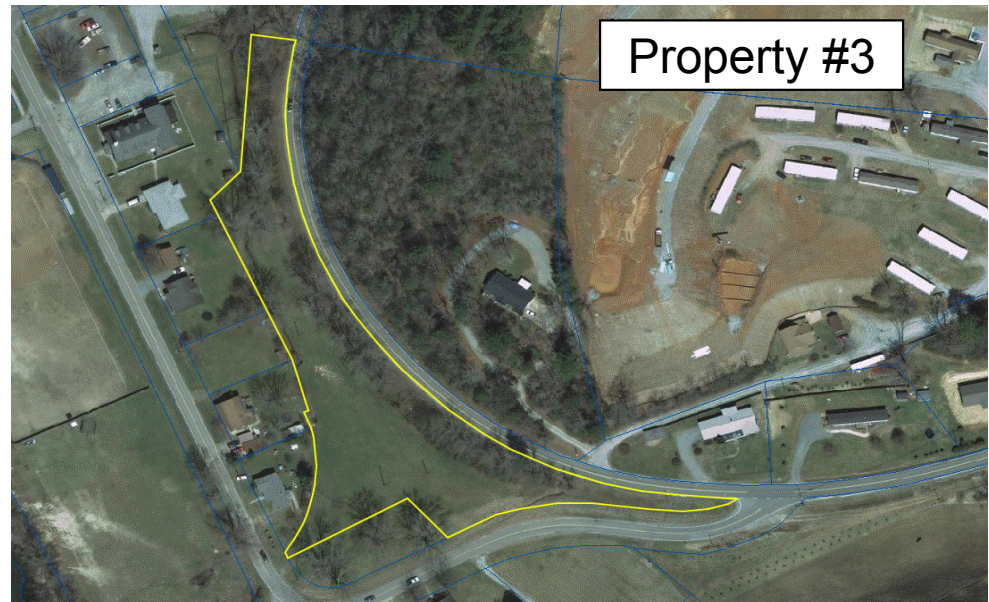




# ROSMAN HIGH SCHOOL/ROSMAN MIDDLE SCHOOL

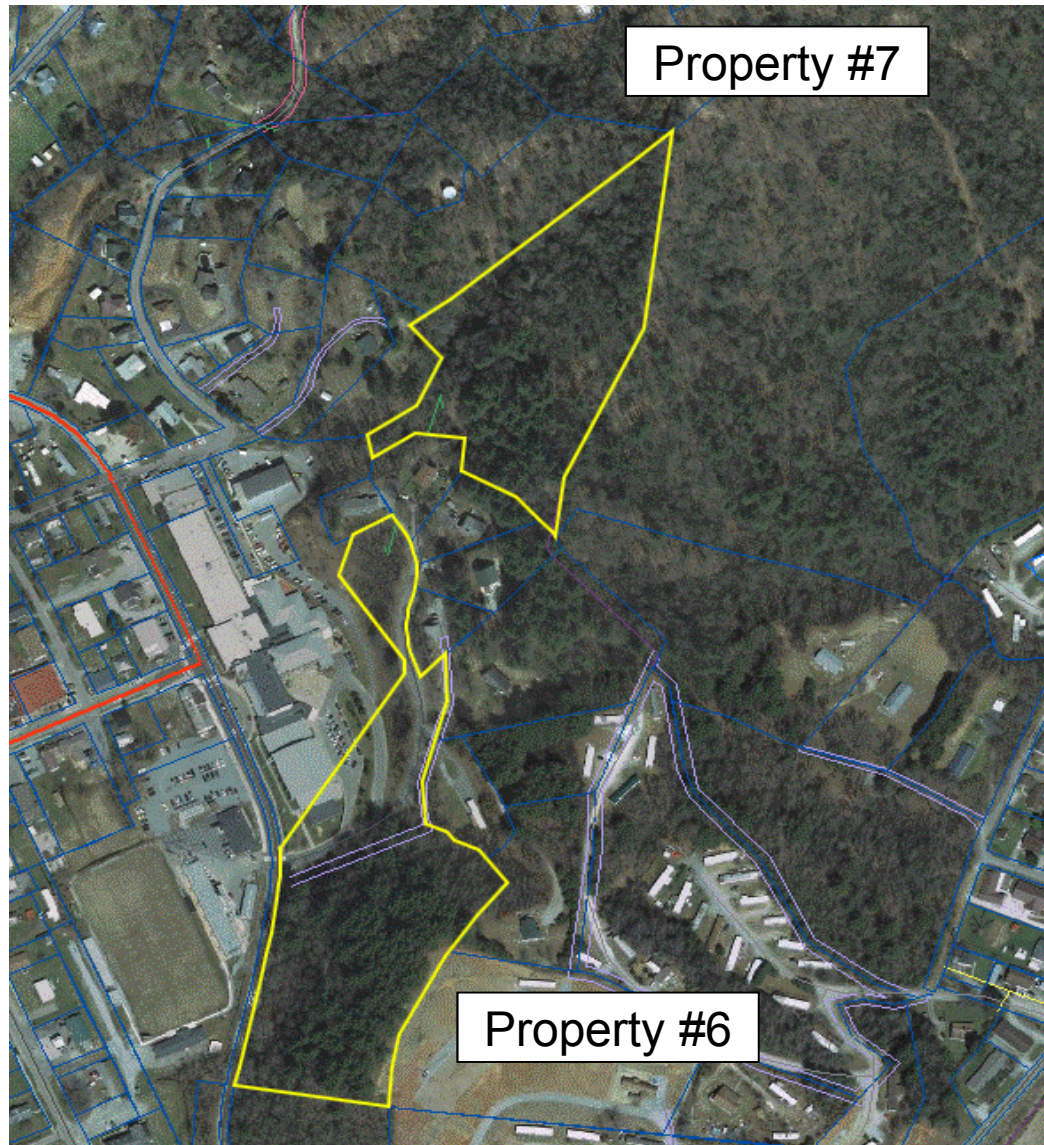
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## Site Plan - Additional Properties

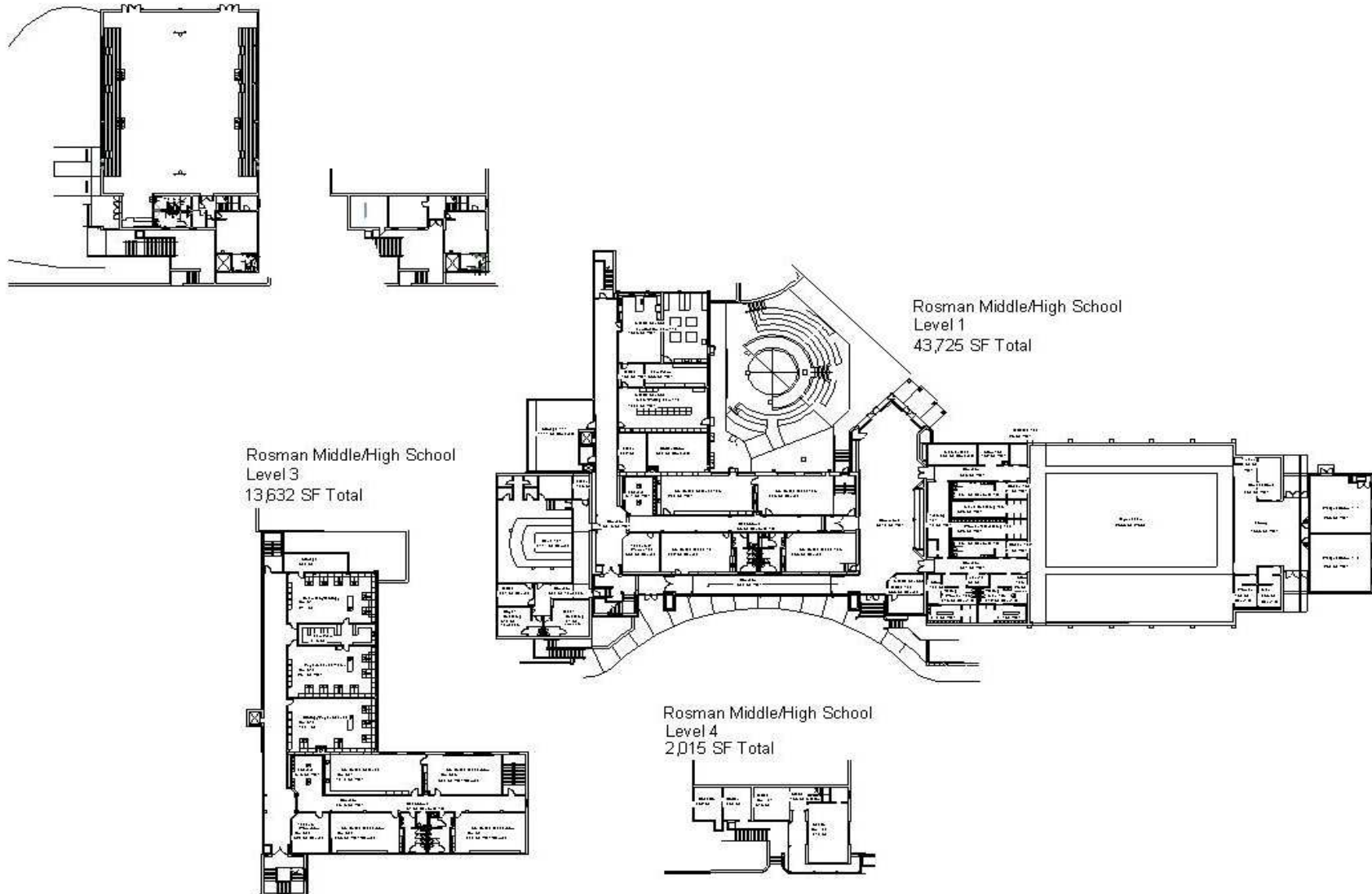




## Site Plan - Additional Properties



## Floorplan





# ROSMAN HIGH SCHOOL/ROSMAN MIDDLE SCHOOL

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## Floorplan

Rosman Middle/High School  
Level 2  
70,588 SF Total

