



GREER MIDDLE COLLEGE
CHARTER HIGH SCHOOL

HOME OF THE BLAZERS

REQUEST FOR QUALIFICATIONS

DESIGN-BUILD NEW COMMUNITY SCHOOL

QUESTION DEADLINE: 4:00 p.m. EST, October 13 2023

SOQ DEADLINE: 4:00 p.m. EST, October 20, 2023

**REQUEST FOR QUALIFICATIONS
Design-Build Services**

GREER MIDDLE COLLEGE CHARTER HIGH SCHOOL

Greer Middle College Charter High School (the “*School*”) requests Statement of Qualifications (“*SOQs*”) for design-build services for a new school facility project (grades 3-8 school) to be located at 4520 Locust Hill Road Taylors, SC 29687.

The School will utilize a two-step procurement process, starting first with this “qualification-based” RFQ (the “*RFQ*”) (without consideration of fee), and then proceeding to a Request for Proposals (“*RFP*”). This RFQ does not commit the School to award a contract, to pay any cost incurred in the preparation of an SOQ or subsequent RFP, or to procure or contract for these services set forth below. The School’s primary purpose in using the design-build process is to utilize fast-tracked design and construction services to deliver quality construction in an economical and efficient manner. The School believes the design-build delivery method will provide a greater return on investment while also delivering a high quality, turn-key facility that will enhance the educational opportunities of the students utilizing the facility.

Following evaluation of the SOQ submitted pursuant to this RFQ, the School’s selection committee (the “Committee”) will identify the three (3) most highly qualified design-builders. If fewer than three design-build submit SOQs the school reserves the right the move forward with the RFP process or to again solicit for design-builders.

For informational purposes, this RFQ includes the following information on the following items:

1. Project site: 4520 Locust Hill Road Taylors, SC 29687.
2. Project scope: The design and construction of a new 750 student (400 middle, 350 elementary), grades 3-8, school and athletic facilities to include a gym with 350 seat capacity, track, competition field area primarily for soccer, and parking for school and athletic facilities, and minimum roadway leading to school and track (collectively, the “*Project*”). The School will comply with general program guidelines set forth by the South Carolina Department of Education and their Office of School Facilities.
3. Anticipated project budget: Estimated up to \$22,000,000.
4. Project schedule: Estimated project start date of October 2024 and an estimated project completion date of February 2026, subject to successful financing through a bond issuance on or about September 2024, based upon approvals from the School, State, conduit bond issuer, and any other approvals required for the issuance of bonds.
5. All Greer Middle College Board of Directors Policies and Procedures shall apply to this RFQ and any design-build contract entered into as a result of this procurement.

A. Qualification and Evaluation

Qualifications selection criteria and criteria weighting: the Committee will evaluate the SOQs based on a “Pass/Fail” and “Substantive” evaluation criteria

1. Pass/Fail Evaluation Criteria.

- a. Each SOQ will first be reviewed for responsiveness. An Offeror must submit a responsive SOQ to be evaluated against the Pass/Fail criteria.
- b. The evaluation committee will evaluate each SOQ for responsiveness based on pass/fail criteria set out in this Section A.

No.	Pass/Fail Criteria
(1)	SOQ submitted at the SOQ Submission Location on or before the SOQ Deadline.
(2)	Responsiveness of Offeror to the requirements in this RFQ, and conformance to the RFQ instructions regarding organization and format, including font sizing and maximum permitted pages.
(3)	SOQ includes all materials required to be submitted.
(4)	SOQ includes requested information concerning licensing, bonding capacity and insurance coverage.

2. Substantive Evaluation Criteria

No.	Substantive Evaluation Criteria	Maximum Points
(1)	<p>Offeror’s prior experience. Offeror will be evaluated based on:</p> <ul style="list-style-type: none"> - experience with design-build projects of similar size, scope, use, and complexity as herein required. - details of past record and past performance, number and size of projects completed in the last 3 years, and referenced project experience 	20
(2)	<p>Offeror’s key personnel and other staff assigned to the Project. The Key Offeror will be evaluated based on:</p> <ul style="list-style-type: none"> - the extent to which Offeror demonstrates that Offeror’s organizational and management structure accounts for all activities that are necessary to successfully complete the Project; - relevant experience (including reference projects) of Offeror’s key personnel on all aspects of delivering a project, including educational design standards, preconstruction services, project management, construction, Tilt wall construction; - the demonstrated capability and experience identified in Offeror’s management structure and key personnel in establishing and implementing interrelated processes and project controls that manage project risks while at the same time encouraging innovation; and - the strength of Offeror’s safety record. 	35
(2)	<p>Offeror’s approach to design & construction of the Project:</p> <p>Offeror will be evaluated based on:</p> <ul style="list-style-type: none"> - Offeror’s understanding of alternative project delivery using design-build contracting; - Offeror’s demonstrated understanding of, and sound 	40

	<p>approach to, the design and construction of the Project, including unique issues, specific risks and anticipated challenges associated with the design and construction of the Project;</p> <ul style="list-style-type: none"> - the extent to which Offeror demonstrates a focus and commitment to effective quality management and safety through its description of QA/QC and worker safety approach; - the extent to which Offeror demonstrates an ability to meet time and budget requirements on delivery of projects similar to the one described herein. Include a description of the skill of work load balancing for recent, current, and projected workload of the firm and the personnel proposed for work on this Project; and - the extent to which Offeror will incorporate and deliver innovation in the Project, including an explanation of how the innovation leads to added Project value and shared benefits. 	
(3)	Local preference for “Resident” (South Carolina) firms (i.e., a firm that has paid unemployment taxes or income taxes in South Carolina and whose principal place of business is located in this State). (Note: Resident firms may receive preference in procurement of DB, architectural, and subsequent subcontractor selections).	5
	Total	100

B. Submission Instructions – Location, SOQ Submission Deadline, etc.

1. SOQs shall be delivered to: Ms. Anne Goff, Director of Finance, Greer Middle College Charter High School, 138 W. McElhaney Road, Taylors, SC 29687, Email: agoff@greermiddlecollege.org (the “**SOQ Submission Location**”).
2. Each Offeror shall submit Five (5) copies are due by 4:00 p.m., Friday, September 22, 2023 (the “**SOQ Deadline**”). Statements of Qualifications received after that time will not be considered. Mark the outside of the package with a label titled "NEW 3-8 DESIGN-BUILD SOQ DATED SEPTEMBER 8, 2023". In addition to paper copies, Offerors shall also submit an identical copy of its SOQ by email or secure file-sharing link: (a) in .pdf format and searchable; and (b) tabbed. Offerors are solely responsible for delivery of email copies of their proposals and for any technical issues related thereto. The School is not responsible for late submissions.
3. The School reserves the right to conduct or not conduct interviews, issue subsequent requests for information, or amend the procurement process in accordance with applicable law.
4. Respondents must prepare SOQ submittals on 8-1/2” x 11” sized-equivalent white background, except for organizational charts, which Offerors may present on 11” x 17” sized-equivalent white background. Except for tables and organizational charts, which Offerors may prepare using a minimum of 10-point font size, Offerors must prepare the SOQ using a minimum of 11-point font size.

5. All pages of the SOQ shall be sequentially numbered and shall not exceed 70 pages in whole (including resumes). Offerors shall not include standard corporate brochures, awards, licenses and marketing materials in its SOQ.
6. All answers to questions shall be shared with all Offerors.
7. Any questions that are necessary to complete proposals should be sent in writing on or before 4:00 p.m., Friday, September 15, 2023. To the extent possible, questions should be aggregated into a single Word document following the format below:

No.	Issue Topic	RFQ Question
1	<i>RFQ Questions</i>	<i>May Offerors submit two-part questions pertaining to the same topic?</i>

C. Format of SOQs

The Offerors should address the following in their SOQs:

1. No Conflicts of Interest:

Confirmation of absence of any key personnel and/or organizational conflicts of interest or any potential key personnel and/or organizational conflicts of interest, including a certification that to the best of its knowledge no employee of the School nor any member thereof, nor any public agency or official affected by the proposal, has a pecuniary interest in the business of the Offeror, and that no person associated with the Offeror has any interest that would conflict in any manner with the performance of the proposal

2. Acknowledgements: an acknowledgement of each of the following:
 - a. that Offeror has read the RFQ, including any addenda, and agrees to comply with the contents and terms of the RFQ;
 - b. the Offeror understands that the School is not bound to shortlist any Offeror and may reject each SOQ received;
 - c. except as provided in the RFQ and RFP, all costs and expenses incurred by it in preparing this SOQ and participating in the Project procurement will be borne solely by the Offeror; and
 - d. The School will not be responsible for any errors, omissions, inaccuracies or incomplete statements in the RFQ.

3. Project Approach:
 - a. The Offeror will provide a narrative of its general approach to management and oversight of the Project during the design and construction period which may include:
 - i. Approach to pre-development work;
 - ii. Day-to-day project management and reporting;
 - iii. Schedule and cost management;
 - iv. Resource management;
 - v. Quality control/assurance;
 - vi. Safety management;
 - vii. Document management; and
 - viii. Risk management.

- b. The Offeror will provide a description of Offeror's focus and commitment to effective quality management for the Project, including a description of quality assurance and quality control approach for the entire term of the Project, settlement monitoring, and a system for measuring, assessing, and maintaining accountability for Offeror's performance of the work.

4. Team Summary and Licenses:

- a. 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.
- b. Provide copies of your South 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.
- c. Provide either: (a) list of licensed contractors, licensed subcontractors and licensed design professionals the design-builder proposes to use on the project, OR (b) a list of the licensed contractors and design professionals whom the design-builder proposes to use for the project's design and construction and an outline of the strategy the design-builder plans to use for open subcontractor selection.

5. Staffing:

- a. Organizational chart, including both design and construction teams.
- b. 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 3(a) and (b) for each firm. Note: The design-builder shall obtain written approval from the School prior to changing key personnel after the contract has been awarded.

6. Reference Projects

- a. List the three most relevant projects completed by your firm as the contractor or design-builder.
- b. Expertise in providing design-build services for projects to include Tilt Wall or Precast Concrete Wall Construction.
- c. Examples of providing design and planning services, constructability reviews, and value management.
- d. Statement of coordination with multiple agencies.
- e. Examples of reference projects in South Carolina, if applicable.
- f. Experience in collaborative relationships.
- g. List of references (a minimum of 3 references).

7. Cost Approach: provide an explanation of Offeror's cost estimating approach and examples of reference projects comparing GMPs bid vs. final price.

8. Local expertise: knowledge of local codes and ordinances.

9. Insurance and Bonding capacity: the ability to obtain necessary payment and performance bonds and adequate insurance for the Project.

D. Improper Communications and Contacts

1. The following rules of contact shall apply during the procurement for the Project, effective as of the date of issuance of this RFQ through the execution of the contract to be entered into as a result of this procurement. These rules are designed to promote a fair, competitive and unbiased procurement. Additional rules or modifications to these rules may be issued by the School in connection with the

draft RFP process and in the RFP. Contact includes face-to-face, telephone, electronic-mail (e-mail), texting, social media or formal written communication, either directly or indirectly by an agent, representative, promoter or advocate. Specific rules are as follows:

- a. After submittal of SOQs, no Offeror or any of its team members may communicate with another Offeror or its team members with regard to the RFQ, SOQ, RFP or either team's Offeror;
 - b. Ms. Anne Goff, Director of Finance shall be the sole contact for purposes of this procurement, including the RFQ and the RFP processes;
 - c. Commencing with the issuance of this RFQ and continuing until the earliest of (i) award and execution of the design-build contract (or any other contract for construction services), (ii) rejection of all SOQs by the School or (iii) cancellation of the procurement, no Offeror, or representative thereof shall have any *ex parte* communications regarding the RFQ, RFP, any contract, its SOQ submission, or the procurement described herein with any member of the School or its advisors except as otherwise specified.
2. Any Offeror engaging in communications that the School determines in its sole discretion to be either prohibited by this RFQ or improper, may be disqualified from this procurement.
 3. The School will not be responsible for, and Offerors may not rely on, any oral or written exchange or any other information or exchange that occurs outside the official process specified herein.
 4. The School may, in its discretion, conduct pre-proposal conferences, meetings, or site visits. Any questions that are necessary to complete proposals should be sent in writing at least 7 business days prior to the SOQ Deadline to name listed above.

E. Other Conditions

1. The School 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 School for the costs and expense associated with preparing and submitting a proposal. Each firm shall hold the School 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.
2. The School is not required to enter into a contract with any Offeror if not entering into such a contract deemed by the School in the best interest of the School.
3. The School 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.
4. After selection, and prior to contract signing, the Offeror will be required to provide proof of licensing and insurance, and other requirements as set forth in the RFP.
5. Offerors shall not issue news releases, internet postings, advertisements or any other public communications pertaining to the Project without prior written approval of the School, and then only in coordination with the School.
6. The School will retain full title to and ownership of all SOQ, pre-proposal submissions, RFP proposals (except as otherwise agreed upon) and other Offeror submissions made pursuant to this

RFQ or the RFP. Notwithstanding the foregoing, Offerors may use and reproduce any elements of a SOQ, pre-proposal submission or proposal that are standard and not unique to the subject of the submission and the Project.

F. Reserved Rights

The School reserves to itself all rights (which shall be exercisable by the School in its sole discretion) available to it under the applicable law and procedures, including without limitation, with or without cause and with or without notice, the right to:

1. Cancel or reject any or all proposals and to negotiate and award a contract deemed to be in the School's best interest.
2. Modify the procurement in its sole discretion to address applicable law and/or the best interests of the School;
3. Develop the Project in any manner that it, in its sole discretion, deems necessary;
4. Issue an RFQ relating to a project described in an unsolicited proposal after the rejection or termination of the evaluation of the unsolicited proposal and any competing proposals;
5. Modify all dates set or projected in this RFQ or a subsequent RFP;
6. Reject any and all submittals, responses and SOQs and proposals whether solicited or unsolicited, at any time;
7. Terminate evaluation of any and all submittals, responses, SOQs and proposals, at any time;
8. At the RFQ stage, prior to the initiation of an RFP, consult with any Offeror to include unique, or innovative aspects of their submitted documents into the solicitation;
9. Require confirmation of information furnished by a Offeror and require additional information from a Offeror concerning its SOQ and/or proposal, including requiring additional evidence of qualifications to perform the work described in this RFQ and any subsequent RFP, which may be accomplished in The School's sole discretion by holding meetings and exchanging correspondence with the Offerors to seek and improved understanding of the SOQs and proposals;
10. Add or delete responsibilities from the information and scope of work contained in this RFQ and any subsequent RFP;
11. Issue Addenda, supplements and modifications to this RFQ and/or any subsequent RFP;
12. Revise and modify the evaluation factors or otherwise revise or expand the evaluation methodology for the SOQ at any time before the SOQ Due Date and for proposals at any time before the proposal due date;
13. Cancel this RFQ or a subsequent RFP in whole or in part at any time prior to the execution of any contract related hereto;
14. Issue a new RFQ after withdrawal of the original RFQ and/or RFP;
15. Determine whether to shortlist or prequalify any Offeror responding to this RFQ;
16. Appoint evaluation committees to review SOQs and proposals, make recommendations and seek the assistance of outside technical, financial and legal experts and consultants in the SOQ and proposal evaluation;

17. Establish protocols for remedying minor deficiencies within a specified period of time in an SOQ or proposal;
18. Disqualify any Offeror under this RFQ or any proposer under a subsequent RFP, or during the period between this RFQ and any subsequent RFP for violating any rules or requirements of the procurement set forth in this RFQ, a subsequent RFP or in any other communication from the P3 Office and/or the School;
19. Determine whether to issue a notice to proceed after execution of the design-build contract (or other design/construction contract);
20. Develop some or all of the Project itself;
21. Disclose information contained in an SOQ or proposal to the public as governed by the law and/or by this RFQ and any subsequent RFP.