

a joint venture

in association with 1788







PRE - PROPOSAL MEETING

RFQ: 6582

CONSTRUCTION MANAGER AT RISK



Agenda

- Introductions
- 2022 GCS Bond Program
- The RFQ Process
- MWBE & Workforce Development
- **Important Dates**
- RFQ Submittal
- Q&A











Guilford County Schools

Leadership Team

- Facilities John Simmons
 Senior Executive Director, Facilities/Maintenance
- Facilities Gene Sides
 Executive Director of Planning, Design, & Construction
- Purchasing Velicia Moore
 Director of Purchasing
- **MWBE** Dr. Kimberly Funderburk Senior Director of MWBE & Operational Support







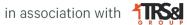


Program Management Office

Leadership Team

- PMO Monte Edwards
 Project Executive
- PMO Eric Allen
 Project Director
- PMO Scott Mincey
 Deputy Project Director
- PMO Rachelle Latimore
 Chief Diversity Officer







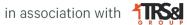


Program Management Office

Leadership Team

- PMO Vernetta Mitchell
 MWBE Implementation
- PMO Thomas Griffis
 Sr. Project Manager









2022 GCS Bond Program

The \$1.7B school bond will address our schools' critical safety and maintenance needs. It will provide safer and healthier learning environments for Guilford County students. The bond will help fund:

- Critical safety and technology upgrades at all district schools.
- The construction, renovation and rebuilding of schools.
- Major repairs to additional schools like roofs, heat, air conditioning, and plumbing.











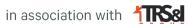
Delivery Method

Why Construction Manager at Risk (CMAR)

The CMAR delivery method is suitable for these projects allowing the Program Management Office to collaborate early with construction managers, control cost, manage risk, and manage quality which is paramount to the owner. It provides a balanced approach that allows flexibility while maintaining accountability throughout construction.











Selection Process

- Record of successfully completed projects of similar scope without major legal or technical problems.
- Previous experience with local governments and municipalities, having completed projects in a timely manner and having performed an acceptable quality of work.
- Key personnel that have appropriate experience and qualifications. Relevant and easily understood graphic or tabular presentations.
- Completion of CM-at-Risk projects in which there was little difference between the GMP and final cost.











Selection Process... Cont.

- Projects that were completed on or ahead of schedule.
- Recent experience with project costs and schedules. Construction administration capabilities.
- Proximity to and familiarity with the area where the project is located.
- Joint Venture preference with M/WBE Firm
- Quality and execution of a M/WBE Participation Plan as required by the Guilford County School Board of Education's M/WBE Program Ordinance.
- Other factors that may be appropriate for the project.









Approved Projects by the Board of Education

PROJECTS	PROJECT TYPE	ESTIMATED SQUARE FOOTAGE	PRIMARY PMO PROJECT MANAGER	DESIGN TEAM
Sumner Elementary School	Rebuild	110,000	Chuck Bostek	Moseley
Swann Center 6-12	Full Renovation (Historical)	150,000	Terrance Gerald	EVOKE Studio
Lindley Elementary K-5	Rebuild	110,000	Michael Gibbs	SHP
Northwood Elementary IB Primary Years	Rebuild	110,000	Asia Anderson	CPL + Moody Nolan
Shadybrook Elementary School	Rebuild	110,000	Chuck Bostek	Moseley
Northwest Middle School Replacement	New Construction	170,000	Michael Gibbs	Little Diversified
Joyner Elementary School	Rebuild	110,000	Terrance Gerald	Perkins Eastman/Neighborhood Concepts
Vandalia Elementary School	Rebuild	110,000	Asia Anderson	CPL + Moody Nolan
Bessemer Elementary School	Rebuild	110,000	Asia Anderson	CPL + Moody Nolan









Minority- and Women- Owned Business Enterprise (MWBE)



M/WBE

- Joint Venture preference with M/WBE Firm
 - Opportunity for relationship building
- M/WBE partnerships
- Goals established per project
- M/WBE Requirements











Professional Development

- Assist minority firms in identifying resources
- Assist minority firms to identify potential partners JV or subcontractors
- Provide guidance and assistance with the project prequalification process
- Develop Methods for Improvement
- Training, mentoring, education/business tools (i.e., Bidding/Estimating, Safety, JV/Partnership Development, Planning, Financing, Operating, Controlling)









Workforce Development Initiative

- Our Workforce Development Goal is to foster a safe, sustainable, and inclusive skilled construction workforce. We act as a catalyst between our Contractors and community resource partners who champion approaches to uplift underserved communities, focusing on economic upward mobility.
- Program Objective & Guidelines
 - Prime/Sub-Contractor Partnerships
 - Increase in local hiring
 - Minimum 1 yr. Continuous employment









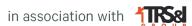


Community Workforce Development Partners

- GuilfordWorks
- Goodwill Industries
- WRLP
- Occupation Heros
- Tiny Houses of Greensboro











Important Dates

- Pre-proposal Meeting: August 1, 2023 @ 1:00 PM
- Questions Due: August 15, 2023 @ 12:00 PM
- Proposals Due: August 25, 2023 @ 2:00 PM
- CM Shortlist Selection: September 7, 2023
- CM Interviews: TBD if needed
- CM Assignment and Contract: TBD









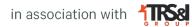
RFQ Submittals

- Submittals shall contain all elements outlined in Section 5.0 of the RFQ.
- Submittals shall contain three (3) hard copies and one(1) electronic Adobe PDF file on a flash drive.
- Packages are to be delivered to:

Guilford County Schools Purchasing Department Velicia Moore, Purchasing Director RFQ# 6582 CM @ Risk Services **Guilford County Schools** 501 W. Washington Street Greensboro, NC 27401











Submittal Questions

Address any questions on or before August 15, 2023, @ 12:00 PM via email to:

Guilford County Schools Purchasing Department Velicia Moore, Purchasing Director gaddyv@gcsnc.com











Questions & Dialogue



www.gcsnc.com

