

MEG CBRE

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BROWNSTONE



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

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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