

RENAISSANCE ACADEMY

**Request for Statement of Qualifications and Proposals
for
Design-Build Services for a New Gymnasium/Multi-purpose Complex**

**Submittal Deadline:
May 21, 2026 at 3:00 p.m.**

**Submit a sealed Package to:
Susan Binninger
907 North Main Street, Suite 202, Anderson, SC 29621
864-225-0591
sbinninger@boardofed.net**

Ad for website or SC Business Opportunities or newspaper:
Renaissance Academy is requesting Statements of Qualifications and Proposals for a 2-step Design-Build procurement process to deliver a new gym. For a complete copy of the requirements, please email sbinninger@boardofed.net or see the website for the RFQ. No site visits or pre-proposal meetings shall be conducted.

Design-Build Services

Renaissance Academy (Owner) invites firms or team of firms capable of performing Design-Build Services in accordance with Section 11-35-3005 of SC Code of Laws to submit a letter of interest and statement of qualifications. Firms will be evaluated on their qualifications, experience, past performance, design solutions, local experience, safety performance, financial stability, and other factors. The selected Design-Build team shall guarantee the cost of the entire project by submitting a Guaranteed Maximum Price during the design stage. The Owner may accept or deny the Guaranteed Maximum Price at the time of submittal. No previous studies or drawings have been prepared, and it is up to the Design-Build offer to propose services for a comprehensive design and construction process. The Owner reserves the right to select or change design and engineering consultants and vendors prior to contract negotiations.

One (1) hard copy and a digital copy (PDF on a thumb drive) of your qualifications marked "Design-Build Proposal" must be mailed or delivered on or before **3:00 p.m. on or before May 21, 2026** to: Susan Binninger, 907 North Main Street, Suite 202, Anderson, SC 29621. Please use the following contact and do not contact other staff or elected officials in regards to this procurement process. Improper contact may result in disqualification of your proposal. This RFP contains sufficient information to submit a qualifications package; therefore, no pre-proposal conferences, design documents, meetings, or site visits shall be conducted at this time. Any questions that are necessary to complete proposals can be sent in writing 7 days prior to submission deadline to: **e-mail:** sbinninger@boardofed.net

Step 1 - Contents of Submittals

There is no page limit; however, please keep proposals as brief as possible. Offerors shall include the following information:

- Letter of Interest stating the number of years firm has been in business; how long firm has provided Design-Build services; information for team's key contact(s) during the selection process;
- Pre-requisite Contents: (Mandatory)
 - Copy of your SC General Contractor's License;
 - Copy of proposed registered Architect's license;
 - Proof of Insurance including CGL and Worker's Comp. insurance (limits to be negotiated; please include a minimum of \$1 M/occurrence in a sample certificate).
 - Letter from bonding agency, stating agreement to provide a surety bond for up to \$5 million, listing current available bonding capacity and total maximum capacity; and
 - A letter from your insurance company stating the firm's average EMR for the past 5 years.

1) Qualifications:

- a. Firm introduction and experience in Design-Build services and other GMP contracts, highlighting any expertise related to recreation and school projects. It is understood that additional subconsultants and subcontractors will be added to the team as the project progresses; however, teams must include, at minimum, their proposed architect of record.

- b. Organizational Chart of proposed team and resumes. Prime contractors may only submit once and may not be a subconsultant on another contractor's submittal. The primary Project Architectural/Engineering firm shall also submit only within one contractor's Design-Build submittal as the primary Architect.
- c. Financial capacity / stability – Briefly address your ability to perform and provide the resources required for this project.

2) Technical:

- a. Approach - Briefly describe your approach to Design-Build services, including cost control, estimating, quality assurance, schedule adherence, Owner coordination and reporting, value management philosophy, and other services. Include your approach to pre-construction services including conducting a site evaluation, cost analysis, step to providing a Guaranteed Maximum Price, and other related services.
- b. Design Requirements / Proposal Development Documents – Your firm's proposed solutions, design innovations, and conceptual design process that would be included in a project of this size and complexity. Firms shall submit their design process and similar concepts they or prototypes used in the past, that they would propose to consider on this project.

Step 2 -

Shortlisted firm(s) will be requested to provide additional information including a proposed schedule and other pertinent information upon request. This request for proposals (RFP) does not commit the Owner to award a contract, to pay any cost incurred in the preparation of this submittal, or to procure or contract for these services. The Owner reserves the right to accept or reject any or all submittals as a result of this solicitation, to negotiate with all qualified offerors, or to cancel in part or in its entirety this solicitation if it is the best interest of the Owner. The Owner shall award public contracts without regard to race, religion, color, creed, national origin, sex, age, or handicapping condition. All other procurement provisions and policies of the Owner apply to this solicitation. A firm(s) may be selected based on the submittals listed above. At the Owner's discretion, additional details and/or presentation may be required:

Each firm selected for further consideration shall be notified in writing. A Technical response and/or presentations may include:

- 1) The evaluation criteria for the Part II includes: Demonstrated compliance to meet the design requirements; Offeror Qualifications; Financial Capacity; Project Schedule; Ability to meet the budgets proposed.

Confidential Information:

It is understood that information submitted in response to this RFP and subsequent information may contain technical, financial, or other data that would constitute trade secrets, the public disclosure of which possibly could injure the Firm's competitive position. To the extent the Firm reasonably determines that information in its response constitutes trade secrets in accordance with SC law, the Firm may seek to protect such trade secrets from disclosure by specifically identifying the pages of its Response that contain such information by marking any such pages as "Confidential." It is not acceptable to mark an entire submittal as confidential.

Evaluation Criteria – Step I

- A. Past performance and number of years in providing Design-Build services. Recent experience with similar type facilities. Innovation in design process. (20 points)
- B. Qualifications of key personnel proposed such as Executive-In-Charge, Project Manager(s), Project Architect(s), Designers, Superintendents, and any proposed subconsultants. (20 points)
- C. Financial stability and capacity of firm (10 points)
- D. Safety Program; The firm shall have a detailed safety program as the majority of services will be performed at or near occupied facilities. (10 points)
- E. Previous experience in cost estimating within a GMP contract; in-house services related to Pre-Construction and Design services. (10 points)
- F. Knowledge and understanding of Local Building Codes. (10 points)
- G. Ability to provide effective communication and support to the Owner. (20 points)

An Evaluation Committee will determine which, if any, proposals are in the Owner's best interest to accept. During the evaluation process, the Owner may request additional information, clarifications, explanations and answers from any respondent. The Owner may request any or all respondents to participate in a presentation and/or interviews in regard to their qualifications. Fees shall be negotiated with the highest ranking Offeror. The Owner reserves the right to conduct negotiations with any number of respondents, as determined by the Owner, for entering into contract agreement. All firms shall be notified in writing concerning the rankings and potential interviews and technical document submittals. The Owner shall have the right to negotiate any and all of the final terms and conditions of any agreement with the Firm and nothing in this RFQ or any Response shall be deemed or construed as a limitation of such rights.

Written Determination for Method of Project Delivery

The Academy is in the process of finalizing plans for a new gym building to serve the needs of the students. The Academy has considered all project delivery methods, and decided on utilizing the Design-Build process due to the following reasons:

- 1) **Available Funding:** The Academy has not obtained full funding for the project; therefore, we are seeking design and phasing solutions from the architecture-construction industry.
- 2) **Schedule –** The Academy wishes to make improvements on a fast-track schedule to take advantage of low costs and rates. The Design-Build process is much faster than other methods.
- 3) **Fixed Cost -** The complexity of this project and restrained budget requires that an Architect and Contractor work together early in the process to ensure all project needs are met. A quality contractor/design team that has the ability to guarantee costs and quality is required.

For the reasons above, the Academy recommends using the Design-Build

Request for Proposals method with pre-requisite and technical approach for this project delivery.

Procurement Process: The Academy shall solicit sealed proposal packages by public advertising.

Scope of Work:

It is the intent of the Owner that the successful Design-Build entity will provide the required services for a fixed cost to be mutually agreed upon by the parties. It is further the intent of Owner that the successful firm will provide a Guaranteed Maximum Price (GMP) for the cost of the construction of the projects to include a Guaranteed Delivery Date (GDD). The Owner also intends that the successful firm accept the following stipulations:

- A. Provide Performance and Material and Labor Payment Bonds in the amount of 100% of the GMP.
- B. Individual Trade Contracts will be between the Design-Builder and the Trade Contractors.
- C. The Design-Builder will not perform any portion of the construction with its own forces except as may be mutually agreed to by the owner and the Design-Builder.
- D. The Design-Builder will be "at risk" in the proposed undertaking and will be responsible for completing the project within the GMP.
- E. Should the final cost of the project be less than the GMP, 100% of the savings shall revert to the owner.
- F. The Owner shall have the authority to suspend or terminate performance of the project.
- G. The Design-Builder will share with Owner the calculations and assumptions on which the proposed GMP is based. The Design-Build firm shall work closely with the Owner's Administration and staff throughout the life of the contract.

General List of Representative Services to be Provided (This is not an all-inclusive list)

Planning / Pre-Construction Phase

The Design-Builder is expected to work with the Owner to plan the project to include:

1. Reviewing ideas and suggestions offered by the Owner with regard to schedule, budget, feasibility and constructability. Work with staff to include space programming, staff suggestions, and community input into the design. Study the site and proposed plans to determine alternative methods or materials that would incur cost savings, and provide a report of such study.
2. Submit design concepts, design drawings by a registered architect licensed in the State of SC, construction schedule, and related engineering design in a timely manner.
3. Evaluate designs with respect to constructability issues.
4. Evaluate value-engineering opportunities. Provide all cost estimates.
5. Attend all applicable Project Meetings, as well as Owner meetings as requested.

6. Other similar services (schedule, design, budget) as required to complete the Planning, Design and Pre-Construction process.

Bidding Phase

1. Arrange bid packages.
2. Develop requirements to assure time, cost and quality control during construction.
3. Provide a provisional construction schedule for issuance with the bid package.
4. Identify bidders and generate bidder interest, including the planning and implementation of a Local Business Participation Program.
5. Schedule and conduct pre-bid conferences in conjunction with the architect.
6. Advertise and distribute bidding documents.
8. Provide a Guaranteed Maximum Price Proposal in a clear and transparent format.

Construction Phase

1. Maintain staff for construction management procedures.
3. Develop and maintain a detailed schedule including permitting, delivery, approvals, inspection, testing, construction and occupancy.
4. Conduct and record job meetings. Provide monthly reports to the Owner. Attend monthly meetings.
5. Maintain a system for review and approval of shop drawings.
6. Maintain records and submit routine reports to Owner.
7. Maintain quality control and ensure conformity to contract documents.
8. Provide cost control through progress payment review and verification according to the approved schedule and contract amounts.
9. Coordination of post completion activities, including the assembly of guarantees, manuals and the owner's final acceptance.
10. All other services that are required to deliver a program, design, construction, and complete facility that meets the requirements of the project(s).