

REQUEST FOR QUALIFICATIONS FOR
CHARTER SCHOOL GENERAL CONTRACTORS
WHO WILL ACT, IN PART, AS DEVELOPERS

OCEANSIDE COLLEGIATE ACADEMY OF SOUTH CAROLINA
MT. PLEASANT, SOUTH CAROLINA

PROJECT SUMMARY:

Oceanside Collegiate Academy of South Carolina (“OCA” or the “School”) is located at 580 Faison Rd., Mt. Pleasant, South Carolina. OCA opened in August 2016 and is grade levels 9th grade up to the 12th grade in accordance with demand and capacity. During the 2021-2022 school year, the School served approximately 650 students in grades 9-12, and as of today, the School had a total enrollment of approximately 670 students in grades 9-12.

The 9-12th building was completed in August 2017 and consists of an approximately 40,000 square foot main building on an approximately 30-acre campus (the “Existing Facility”). The School needs to develop a new athletic center, press box, concession stand, storage building, parking areas and renovations to the existing building (to repurpose current athletic/academic spaces).

To undertake the new project in the \$8+/- million-dollar range, the School requires a General Contractor/developer who will undertake such design and estimating to present a GMP contract with a GMP by July 1, 2023, to be used in a municipal bond financing through JEDA. The General Contractor is expected to carry all the civil and building design work until bond closing at which time the company will be fully reimbursed for all cost undertaken until bond closing. At bond closing, the General Contractor will continue to build the project from bond proceeds and to complete the on-site and off-site elements required to permit the opening of the newly constructed facilities in July 1, 2024. The General Contractor shall provide Performance and Payment Bonds for the entire value of the contract. Only contractors who have extensive and demonstrated charter school experience in South Carolina should submit due to the number and complexities of working with South Carolina regulatory bodies. The General Contractor/developer will be selected on qualifications.

KEY DATES TO ADHERE TO:

<u>ACTIVITY</u>	<u>DATE</u>
RFQ Release Date	August 1, 2022
Responses Due	August 15, 2022
Interviews Conducted (optional)	September 1, 2022
GC/Developer Selected	September 5, 2022
GC Agreement Negotiated	September 15, 2022
Notice to proceed issued	September 20, 2022
GC and Bond Team Call	October 1, 2022

Current Facility:

Oceanside Collegiate Academy currently operates the School out of an educational facility located in Mt. Pleasant, South Carolina, which was completed in August 2017, and consists of an approximately 40,000 square foot main building on an approximately 30-acre campus (the “Existing Facility”). The main building contains over 10 classrooms, as well as laboratory rooms, specialty rooms including a student center, weight room. In addition to the main building, there is also an outdoor athletic field and a gymnasium with regulation basketball goals, volleyball equipment and acoustical wall panels.

Oceanside Collegiate Academy would like the campus to contain the following:

- 1) athletic center (to include gymnasium, weight room, staff office space, athletic training room and locker rooms)
- 2) an athletic field perimeter barrier
- 3) a press box
- 4) permanent bleachers
- 5) concession stand
- 6) ticket booth
- 7) bathrooms
- 8) storage building
- 9) additional parking areas
- 10) baseball/softball fields
- 11) tennis courts
- 12) ingress/egress as required by OSF/DOT
- 13) associated utilities
- 14) existing weight room converted to faculty lounge
- 15) existing team room & athletic coaches office converted to classroom space
- 16) existing athletic trainers room converted to storage
- 17) existing science room converted to collegiate level lab space
- 18) existing teacher work room converted to flex space
- 19) existing gymnasium floor replaced
- 20) adding murals to the existing gymnasium
- 21) any other requirements imposed by municipal/state permitting authorities

General Contractor’s Roles and Responsibilities (the “GC”):

(1) The General Contractor/developer must drive the design and construction estimating process aggressively to reach a GMP price by July 1, 2023. The General Contractor will be “*at risk*” in carrying all design and project management costs. The approach this project is taking will require the general contractor to lead the overall process of building out the site to accommodate the Gymnasium Building and ancillary spaces as outlined. Depending on how far the money can stretch, the school has other needs to consider. The General Contractor will work with the bonding team to drive this process quickly so that a Guaranteed Maximum Price contract can be delivered to the bonding team for use in the bonds.

(2) The General Contractor must act as an *interim or temporary developer* until bond closing. The General Contractor/Developer will be carrying the financial load until the bond issue closes. Therefore, the General Contractor must be sufficiently acquainted with charter school business plans and bonding to assess the risks of stepping into this transaction as a full participant. There is no assurance the bond process will be timely or successful. The bond closing will contain moneys to reimburse the General Contractor for his or her outlays for carrying the project. From the closing of the bond and going forward, the bonds will provide all moneys needed for the project. The charter school has adopted the required reimbursement resolution necessary for bond reimbursement to occur. The School’s most recent audited financials, the adopted reimbursement resolution, and the School’s most recent updated five-year business forecast are attachments to this RFQ. The bonding team is available to be interviewed by the General Contractor/developer prior to an agreement being executed.

Inclusions and Exclusions from Guaranteed Maximum Price Contract:

Attached is a current view of the requested spaces and functions to be in Gymnasium building, depending on how far the bonding capacity will go (will support the project). FF&E for all other classrooms and functions needs to be within the GMP including the following:

1. Project Furnishing. This includes Window coverings, parking lot signage, permanent exterior signage, projection equipment, playground equipment, gym equipment, school desks and tables, general admin office equipment and desks, office furniture, display cases and limited site furnishings such as benches and chairs.

2. Equipment and Systems. This includes IT, BB, Cabling, Phone Handsets/Fiber, Intercom, Sound Systems, Security Cameras/Card Access, Main Computers/Servers/WAP, Interactive Boards/TVs/ and fire department system requirements.

Lastly, the GMP budget should be developed to provide an owner’s contingency with a shared savings clause.

EVALUATION TO BE BASED ON QUALIFICATIONS

The proposal from General Contractors/Developers will be evaluated based on qualifications. The School may conduct telephonic interviews and has reserved time for site visits from interested parties. The proposals will be evaluated on the following seven (7) criteria:

- 1) Demonstrated ability in South Carolina of completing charter school projects as a General Contractor or a Developer;
- 2) Ability to proceed immediately and to form a design component to work under the General Contractor;
- 3) Willingness to be reimbursed from bond proceeds;
- 4) Demonstrated ability to work through issues with OSF and SCDOT;
- 5) References;
- 6) Proposed fee structure; and
- 7) Resume of the Person assigned to make decision on the Project for the General Contractor/developer.

Instructions to Proposers:

Proposers should submit the completed “Proposer’s Submittal Form” along with a brief resume of the professional representing the General Contractor/developer who will be assigned to the project and fully empowered to make decision for the General Contractor/Developer. The Proposer’s Submittal Form is the first attachment to this RFQ. The completed Proposer’s Submittal Form and the resume must be sent to Damon Stephenson, Director of School Development, Pinnacle Charter School Management Group by 4:00 p.m. eastern time on August 15, 2022. Email responses are preferred, but hard copy may be delivered at the address below:

Damon Stephenson, Director of School Development
Pinnacle Charter School Management Group
580 Faison Road
Mt. Pleasant, South Carolina
(910) 599-0788
dspehenson@pcaschools.org

The School will not accept late delivery of proposals, and the School reserves the right to reject any and all proposals received. The School is under no obligation to accept any proposal or to proceed with the project described in this RFQ. The School will not reimburse any Proposer for his/her cost to prepare a response to this RFQ. Please do not submit any confidential information as this RFQ and all responses to it are public record documents and must be shared with the public under South Carolina public records laws.

Your interest in this exciting project is appreciated.

Any company wishing to submit a proposal may contact the school to ask for the following attachments to help facilitate their proposal.

Contact: Damon Stephenson at dstephenson@pcaschools.org

1. Enrollment Plan by grade by year
2. 5 year business plan projections of the School
3. Bond Reimbursement Resolution
4. Two years of audited financials of the School
5. Contract with The Charter Institute at Erskine, the Sponsor
6. Site Master Plan and As-Built Drawings for the existing school

**Oceanside Collegiate Academy
Project Proposal Form**

Please complete all sections of the form

1. Legal name of entity:

Primary Contact:

Address:

Telephone Number:

E-mail Address:

2. Please provide a list of fully completed charter school facility projects in South Carolina as either the General Contractor, Developer, or both.

<u>Year</u>	<u>Name of Charter School</u>	<u>Project Amount</u>
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3. Please list charter school projects currently underway (being constructed but not issued a Certificate of Occupancy) in South Carolina.

<u>Year Construction Started</u>	<u>Name of Charter School</u>	<u>Roles of the Company GC/Developer/Both</u>
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4. List any project in which your company was the general contractor or developer where OSF or SCDOT's regulatory process "failed" to open the school on time.

<u>Name of Charter School</u>	<u>Year of the Project</u>
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5. Provide your company's proposed fee for acting in the capacity as General Contractor/ Developer and fee for financing all design and preconstruction services until bond financing. This fee is to be expressed as a percentage of the Total Project Cost (do not include interest on the working capital). Such fee does not include the cost of civil engineering, architectural services, or other design services nor does it include payment and performance bonding.

Proposed GC Fee:

Preconstruction Finance Fee:

6. Please provide a reference from bond counsel or an investment banker who can attest to your company's ability to work efficiently with a municipal bond team on a South Carolina charter school project.

Name:

Company:

Telephone:

7. Indicate your acceptance of the roles and responsibilities of the GC/Developer as outlined in the Request for Proposal, including your ability to begin work immediately and to support the request for working capital. Your acceptance is indicated by signing below.

Signature of Company Official: _____

Date: _____