

# Resolution

## ESTABLISHING CRITERIA FOR DESIGN-BUILD DELIVERY METHOD FOR CONSTRUCTION PROJECTS

**WHEREAS**, North Carolina law authorizes local governmental entities to utilize the design-build method for construction contracting pursuant N.C. General Statute § 143-128.1A. The design-build method is an integrated approach to a construction project that delivers both design (architectural and engineering) and construction services under one contract with a single point of responsibility; and

**WHEREAS**, under this delivery method, Guilford County Schools (“GCS”) is provided the benefit of the design team and contractor working together to achieve GCS's objectives under a single contract. The applicable statute requires the Board of Education to establish written criteria for determining when the design-build method is appropriate for a project; and

**WHEREAS**, the statute also requires GCS to use the criteria in evaluating each project contemplated for the design-build method. GCS considers the following criteria and adopts them as the standards for this project:

- *The extent to which GCS can adequately and thoroughly define the project requirements prior to the issuance of the request for qualifications (RFQ) for a design-builder.*

The design-build method may be used if it is determined that, for the project, GCS has professional staff that are qualified to thoroughly define project requirements prior to the issuance of a request for qualifications (RFQ) for a design-builder. Consideration will be given to the qualifications and experience of GCS staff and the availability of professional staff in the areas of purchasing, finance, and legal to assist in the development of an RFQ.

- *The time constraints for the delivery of the project.*

The design-build delivery method may be used if a project has an established date by which a facility must be operational to meet GCS's needs and a traditional delivery method (i.e. an RFQ, finalized design and specifications, bidding, and construction) is not likely to provide a finished project in a timely manner.

- *The ability of GCS to ensure that a quality project can be delivered.*

The design-build delivery method may be used if it is determined that, for the project, GCS has staff experienced in design and construction to help ensure that the design-build firm will provide a quality project within the project budget constraints.

- *The capability of GCS to manage and oversee the project, including the availability of experienced staff or outside consultants who are experienced with the design-build method of project delivery.*

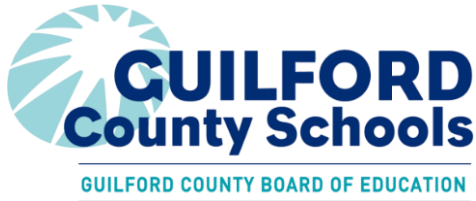
The design-build delivery method may be used if it is determined that, for the project, GCS has qualified staff or outside consultants experienced in construction administration and project management who will be involved during the design and construction of the project. However, overall project management is a primary function of the design-build team.

- *A good-faith effort to comply with historically underutilized business participation requirements (N.C. General Statutes §§ 143-128.2 and 128.4), and to recruit and select small business entities.*

The design-build delivery method may be used if it is determined that, for the project, requirements will be imposed which ensure that contractors will comply with the minority- and women-owned business enterprise (MWBEE) goals adopted by the Board of Education.

- *The criteria utilized by GCS, including a comparison of the advantages and disadvantages of using the design-build delivery method in lieu of traditional construction and bidding methods.*

The design-build delivery method may be used if it is determined that the design-build delivery method meets the operational goals established for the facility, the desired level of quality of the finished product, and is a comparatively more desirable delivery method over traditional construction and bidding methods.



***NOW, THEREFORE, it is hereby RESOLVED that GCS shall utilize the following criteria when considering Design-Build delivery method for each project:***

1. The project is well defined, including qualitative and quantitative characteristics, and possesses one or more unique element that would benefit from the design-build delivery method;
2. The project timeline is an important factor in making the facility operational within a short timeframe so as not to excessively burden GCS operations;
3. GCS has experienced staff and adequate resources to ensure that a high quality project can be delivered within the project budget;
4. GCS has experienced staff or outside consultants experienced in construction administration and project management who will be involved during the design and construction of the project;
5. The project requires good-faith efforts to comply with historically underutilized business participation requirements (N.C. Gen. Stat. §§ 143-128.2 and 128.4), and to recruit and select small business entities;
6. As a result of a more integrated, fluid and flexible delivery process, the design-build delivery method meets the operational goals established for the facility, the desired level of quality of the finished product, and is a comparatively more desirable delivery method over traditional construction and bidding methods.

Adopted this 10<sup>th</sup> day of December 2024.

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Deena Hayes, Chairperson  
Guilford County Board of Education

Attest:

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Whitney Oakley, Ed.D.  
Superintendent