



## CMS Beverly Woods Elementary School - REQUEST FOR PREQUALIFICATIONS

March 3, 2026

**Edifice LLC is the Construction Manager at Risk for the CMS Beverly Woods Elementary School.** New Beverly Woods Elementary School will be a new elementary school building that is approximately 115,000 ft. The building will replace the existing Beverly Woods Elementary, which will remain in operation during the construction of the new school. The school will be constructed with multiple volume spaces serving K-5 students. Single-story spaces and a three-story classroom wing will be used for the structure. The building program will include 45 classrooms, dining, kitchen, office, and media center spaces for the school. Phase 1 Construction of the New School will run from October 2026 through March of 2028, with the Phase 2 Demolition of the existing school and installation of play fields and remaining hardscape running through March 2029.

An **Outreach and Public Information Session** about the project will be held at a later date. Prospective bidders and suppliers can meet the project team and learn all about the project at this meeting. Attendance is not mandatory but highly encouraged for the networking opportunity.

### **Pre-qualification Instructions:**

**Prequalification Due:** April 1st, 2026- Mechanical, Electrical & Fire Alarm, Sitework  
June 23, 2026- REMAINING TRADES

Completed prequalification statements should be submitted to Edifice LLC, Attention: Veronica Romero, 2213 Toomey Ave, Charlotte, NC 28203, or by email ([vromero@edificeinc.com](mailto:vromero@edificeinc.com)). Relevant project experience will be highly weighted for pre-qualification. **Formal Bid Packages** require annual prequalification and the project-specific form. **Informal Bid Packages** only require a current annual prequalification.

Contractors are invited to pre-qualify for the following early **formal trade packages** (but not limited to): Mechanical, Electrical and Fire Alarm, and Sitework. **Remaining trade packages:** General Trades, Demolition, Concrete, Masonry, Structural & Misc Steel, Millwork & Casework, Waterproofing & Sealants, Membrane Roofing, Metal Panels, Doors & Hardware, Glass & Glazing, Drywall and Framing, Acoustical Ceilings, Flooring, Tile, Painting, Specialties and Athletic Equipment, Food Service Equipment, Fire Protection, Plumbing, Telecom, Structured Cabling, Security & Access Control, Ground Improvement, and Landscape. **Informal trade packages:** Final Cleaning, Spray Fireproofing, Overhead Doors, Signage, Operable Partitions, Stage Equipment, Window Treatment, Elevators, Test and Balance, and Fencing. These packages are a description of the work and not the final list of trade packages; the CM reserves the right to add or delete trade packages.

All pre-qualified bidders are required to seek Minority, Women, Small Business Enterprises (MWSBE) participation. The minimum goal for this project is **21%** participation.

Bidders must be properly licensed under all state laws, regulations, and ordinances governing the respective trades and work to be performed. The General Statutes of the State of North Carolina applicable to license requirements, submission of bids, and award of public contracts shall be observed in the receiving of bids and awarding of contracts for the work.

Further information **may be** required in addition to this pre-qualification statement based on your response. These items may include additional financial statements, proof of applicable licenses, certification status, safety program/policy, drug and alcohol program/policy, additional project experience, and or certificates of insurance. Completing this statement does not guarantee pre-qualification.

The CM and Owner reserve the right to reject any or all pre-qualifications. A written appeal may be filed with Edifice within three business days of receipt of notice that the firm has been denied prequalification. Appeals should be submitted to Matt Toffey at [mtoffey@edificeinc.com](mailto:mtoffey@edificeinc.com) or hand-delivered. The instructions and full appeals procedure can be found in the Prequalification Policy located on our website at <http://edificeinc.com/subcontractors/>. This project shall include all goals and objectives of the owner. Edifice invites all local, minority contractors and suppliers to participate in the pre-qualification and bidding process. For further information or questions, contact Edifice at 704-332- 0900.