
Bond Update

Fredrick A. Davis, II, AIA, Chief Operating Officer
December 8, 2025



ENGAGE. CHALLENGE. **INSPIRE.**

2024 Bond Update

Outcomes

1

RFQ Recommendations (Summary Updates)

2

Next Steps (Meetings, Engagement)



New Elementary School Request for Qualifications

RFQ Timeline

DESIGN

RFQ Issue	Friday, September 26, 2025
RFQ Due	Friday, October 24, 2025
Interviews	Thursday, November 13, 2025
Board of Education Recommendation	Monday, December 8, 2025
Contract Negotiations	Month of December
Notice to Proceed to Successful Firm	Tuesday, January 13, 2026

Project Management

RFQ Due	Thursday November 6, 2025
Interviews	Thursday, November 13, 2025
Board of Education Recommendation	Monday December 8, 2025
Contract Negotiations	Month of December
Notice to Proceed to Successful Firm	Tuesday, January 13, 2026



New Elementary School Request for Qualifications

Selection Criteria

DESIGN

Selection Criteria	Max Points Possible
Section 1: Letter of Interest. How complete and concise was the letter of interest and RFQ response? Was the RFQ well organized, with complete information responding to all submittal criteria?	5
Section 2: Expertise of Firm and References. Provided a comprehensive and insightful experience of managing similar elementary school projects, especially within North Carolina, with successful references.	25
Section 3: Team Organization, Management and General Qualifications. The candidate has provided talented and experienced staff, as well as qualified consultants.	15
Section 4: Project Approach. Candidate has affirmed each of the Owner's requirements for this project and demonstrated a clear understanding of Owner's needs and clear direction toward completing scope of work.	20
Section 5: Innovative Design. Candidate has demonstrated an ability to provide a project that exceeds expectation without exceeding the scope and budget, while paying attention to the Owner's needs.	30
Section 6: EXHIBIT A. Candidate has responded satisfactorily to all information within Exhibit A.	5
Total Points	100

Project Management

Selection Criteria	Max Points Possible
Understanding of OCS needs and responsiveness to this RFQ	30
Relevant experience in K-12 program/construction management	20
Qualifications and experience of key personnel	20
Technical approach and project methodology	20
References and past performance	10
Total Points	100



New Elementary School Design Request for Qualifications

Qualification Submittals

- Sixteen design firms submitted
- The selection committee reviewed the top eight submittals
- Four firms were interviewed
- Firm Rankings
 - KEi/Clark Nexsen
 - The DLR Group
 - CRA/PBK
 - Ratio Architects



New Elementary School Project Management RFQ

Project Management Qualification Submittals

- **Two firms submitted**
- **Firm Rankings**
 - PMCNC
 - Owner Rep Consulting



New Elementary School Request for Qualifications

Selection Committee

- **Ambra Wilson** - Exec Director of Elementary Education
- **Dr. Anna Hipps** - Cedar Ridge High School Principal
- **Dr. Julie Pack** - Chief Academic Officer
- **Fredrick Davis** - Chief Operating Officer
- **Hank McKee** - Maintenance Director
- **Kandis Sauls** - Central Elementary School Principal
- **Rhonda Rath** - Chief Financial Officer
- **Tenisha Williamson** - Gravelly Hill MS Principal



New Elementary School Request for Qualifications

Recommendation

- Authorize Negotiation of Design Contract with KEi/Clark Nexsen



- Authorize Negotiation of Bond Project Management Services with PMCNC



Next Steps

Upcoming Meetings

- **Finance and Capital Planning Meeting (January)**
 - Budget
 - CIP
- **Community Meetings (TBD)**
 - Educational Environment Goals
 - Sustainability
 - Innovations in design



