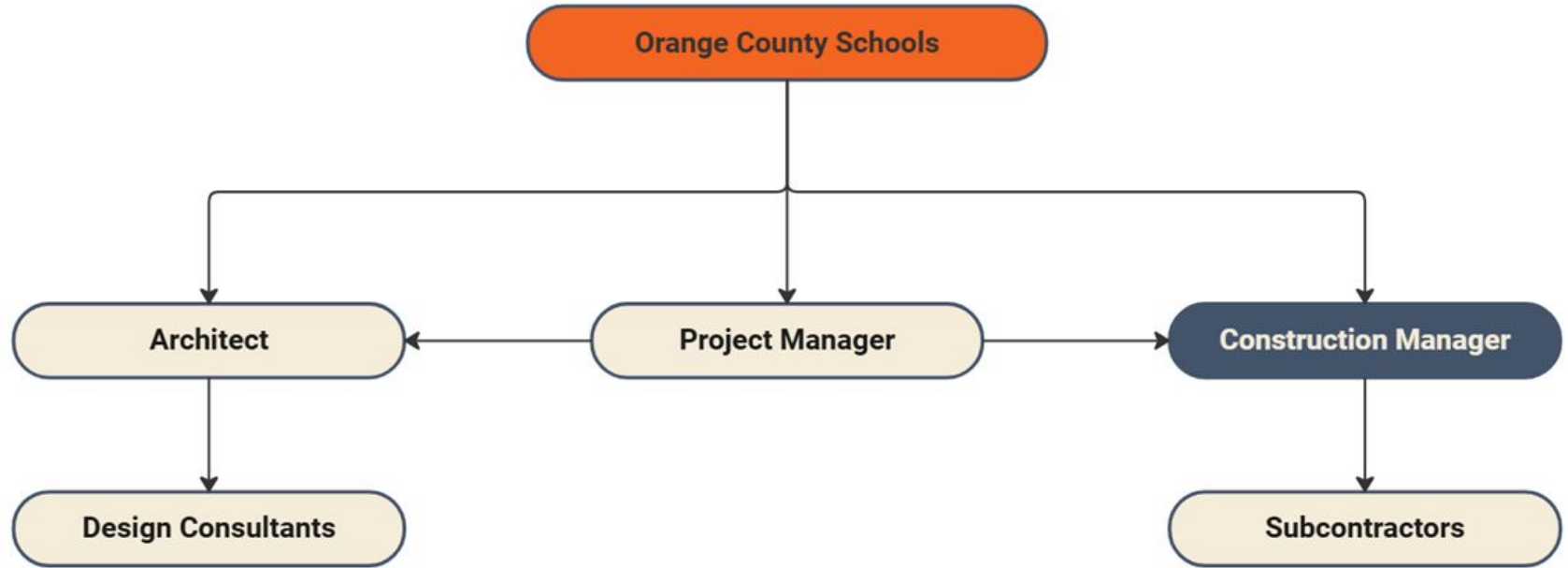

Bond Update

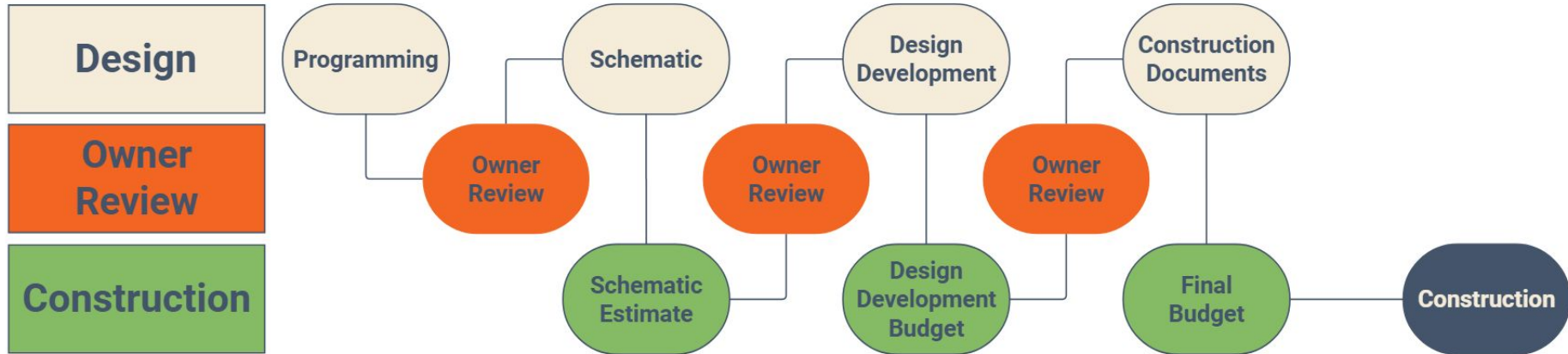
Fredrick A. Davis, II, AIA, Chief Operating Officer
Melanie Gartrell, Director of Construction & Capital Planning
May 18, 2026



Construction Manager at Risk (CMAR) Delivery



Construction Manager at Risk (CMAR) Delivery



Construction Manager at Risk (CMAR) Delivery

Owner Design Participation	<ul style="list-style-type: none">● Work with Architect, along with General Contractor (GC) Input
Architect Selection	<ul style="list-style-type: none">● Owner selects Architect
Contractor Selection	<ul style="list-style-type: none">● Owner interviews GC team● Owner reviews subcontractors
Collaboration	<ul style="list-style-type: none">● Owner-Architect-GC collaborate● GC engages subcontractor input● Estimating & constructability reviews
Schedule	<ul style="list-style-type: none">● Early bid packages allow construction to overlap with design
Costs	<ul style="list-style-type: none">● Cost estimate reviews during design● Able to adjust scope to budget
Costs Transparency	<ul style="list-style-type: none">● Open book: Owner has right to review● Potential for shared savings
Zoning & Permitting	<ul style="list-style-type: none">● Owner manages zoning & permitting team



CMAR Selection Process

RFQ Issued: April 9, 2026

- 2016 - 2024 Orange County data

Qualifications Submitted: April 23, 2026

- (12) Firms Submitted

Shortlist Determined: April 24, 2026

- (4) Firms invited to Interview
- Selection criteria scoring based on expertise & strength of team

Team Interview: May 7, 2026

- Preconstruction & cost management
- Designer collaboration



CMAR Selection Committee

Orange County Schools

- Dr. Julie Pack, Chief Academic Officer
- Ambra Wilson, Exec Director of Elementary Education
- Tenisha Williamson, Principal of Gravelly Hill Middle School
- Fredrick Davis, Chief Operating Officer
- Melanie Gartrell, Director of Construction & Capital Planning
- Henry McKee, Director of Maintenance

KEI + Clark Nexsen

- Lindsey Weeber, Project Architect
- Scott Nelson, Project Architect

Project Management Consultants, NC

- Grace Miller, Redbird Preconstruction
- Steve Hess, Project Manager



New Elementary School Request for Qualifications

Selection Criteria for CMAR (Construction Manager at Risk)

Criteria	Max. Possible
Letter of Interest. Complete, concise, well-organized.	5
Organization and Structure. Competent and adequate staff for project.	15
Past Experience in K-12 and CMAR. Similar projects, especially in North Carolina, with minimal reported issues.	20
Preconstruction Expertise. Clear understanding of CMAR process: estimates, phasing, and variance logs.	30
Construction Expertise. Relevant, logical approach.	5
Workload and Capacity. Firm has capacity to add this project.	5
Safety. Record of safe construction performance.	5
Financial Data. Clean balance sheet, no significant audited discrepancies. Bonding capacity for project.	5
EXHIBIT A.	10
Total Points	100



CMAR Interview Process

Interview Topics

- Preconstruction Process (30%)
- Overall Project Schedule
- Constructability Review (feasibility)
- Bid Packages
 - Influence on design
 - Increasing subcontractor participation (general, local, HUB)
- Contract Process
- Project Closeout
- Communication (public engagement)

Distinguishing Factors

- Operations Focus on Preconstruction
- Cost Estimating Transparency
- Design Collaboration
- Strength of Primary Team



CMAR Interview Process

Four Firms Interviewed (Ranked by Scoring)

1. LeChase Construction (Rochester NY, Durham) + SGS Contracting (Durham)
2. Balfour Beatty US (Dallas TX, Charlotte/Raleigh)
3. T. A. Loving Company (Goldsboro) + DAVIS Construction (D.C.)
4. Barnhill Contracting (Hickory)

Recommended Firm

- LeChase Construction + SGS Contracting



Next Steps

Recommendation to Board of Education

- Approve Staff to Enter Contract Negotiation

Upcoming Meetings

- Finance and Capital Planning Meeting (May 27, 2026)



