



Board of Education Agenda Abstract

Meeting Date: December 4, 2025
Agenda Type: Discussion and Action

Subject: Recommendation for Approval: Architectural & Engineering Services Contract for the Replacement of Carrboro Elementary School - 2024 Bond Project

Division:	Operations	Department:	Operations and Facilities
Person Responsible:	Al Ciarochi Deputy Superintendent of Operations, David Contreras, Executive Director of Facilities and Capital Projects	Feedback Requested From:	District RFQ Committee, Carrboro Elementary Administration, Turner & Townsend Heery

Strategic Plan Alignment: Equitable and Transparent Fiscal Stewardship and Operations

Previous Work Session (Y/N):	No	Date:	
Previous Discussion and Action (Y/N):	No	Date:	

Attachment(s):

[CHCCS Carrboro ES A-E RFQ.docx.pdf](#)
[\[LS3P\] ReplacementofCarrboroElementary-Digital-LS3P.pdf](#)
[LS3P_Carrboro ES Fee Proposal_REV\(2\)_11-26-25.pdf](#)
[Final Contract for CarrboroES Design Consultant Agreement \(TS rev 12.3.25\) with Exhibits 4917-4594-2654.1_K Peele.PreAudit.J.Scott.pdf](#)
[12.04.25 Presentation for A_E Award for Carrboro ES.pdf](#)

PURPOSE:

Requesting CHCCS Board of Education Approval of an Architectural & Engineering Services Contract for the Replacement of Carrboro Elementary School - 2024 Bond Project

BACKGROUND:

Project Name

Request for Qualifications for the Architectural & Engineering Services for the Replacement of Carrboro Elementary School - 2024 Bond Project

Date Issued

September 8, 2025

Due Date

September 26, 2025

RFQ Committee Members

School Team:

Jordi Roman, Principal, Carrboro Elementary School

Kimberly Winslow, Assistant Principal, Carrboro Elementary School

Deb Cox, Teacher, Carrboro Elementary School

Maria Fernanda Ortiz, PTA Representative, Carrboro Elementary School

Central Services Team:

Al Ciarochi, Deputy Superintendent of Operations

Jonathan Scott, Chief Financial Officer

Brandy Reeves, Chief of Staff & School Leadership

David Contreras, Executive Director, Capital and School Facilities

Debby Atwater, Executive Director, Technology

Aisha Howard, Executive Director of Elementary Education

Amy Rickard, Principal, Morris Grove Elementary School

Charles Williams, Lead Project Manager, Capital Projects and Sustainability

Shelba Levins, Operations Project Manager, School Construction

Scott Ursery, Project Manager, Capital Projects

Justin Kiser, Assistant Finance Officer

Design Vendors Submitted

Boomerang Design, PA

Clark Nexsen

CPL Architects and Engineers, P.C.

CRA Associates, Inc.

Davis Kane Architects, PA

DLR Group

EVOKE Studio - Architecture

Hord Coplan Macht, Inc.

Little Diversified Architectural Consulting, Inc.

LS3P Associates LTD

Moseley Inc.

Perkins Eastman Architects DPC

Ratio USA, LLC dba RATIO USA, PLLC

Skinner Farlow Kirwan Architecture

Sfl+a Architects

SHP

Smith Sinnett Architecture, P.A.

Design Vendor Semi-Finalists

Clark Nexsen

CRA Associates, Inc.

DLR Group

Hord Coplan Macht, Inc.

LS3P Associates LTD

Design Vendor Finalists

DLR Group

LS3P Associates LTD

RFQ Committee Recommendation to Board

LS3P Associates LTD

Board of Education Award Date

December 4, 2025

Executive Summary: Selection of LS3P Associates LTD for the Carrboro Elementary School Replacement Project

The RFQ Committee narrowed down and interviewed five (5) of the seventeen (17) submittals on October 22, 2025, to learn about their interest and experience with elementary school design based on their ability to fully meet and exceed the Owner's criteria as advertised in the advertised RFQ, which included:

- **Letter of Interest**

How complete and concise was the letter of interest and RFQ response? Was the RFQ well organized, with full information responding to all

- **Expertise of the Firm and References**

Provided a comprehensive and insightful experience of managing similar elementary school projects, especially within North Carolina, with successful references.

- **Team Organization, Management, and General Qualifications**

The candidate has provided competent and adequate staff, as well as qualified consultants.

- **Project Approach**

Candidate has affirmed each of the Owner's requirements for this project and demonstrates a clear understanding of the Owner's needs and clear direction toward completing the scope of work.

- **Innovative Design**

Candidate has demonstrated an ability to provide a project that exceeds expectations without exceeding the proscribed scope and budget, while paying attention to the Owner's needs.

- **EXHIBIT A**

The candidate has responded satisfactorily to all information within Exhibit A.

After selecting the two semi-finalist firms, the RFQ Committee conducted school tours with each firm to walk through recent elementary school designs while students were using the buildings. The school tours included Pleasant Plain Elementary (DLR Group) and Stough Magnet Elementary (LS3P Associates LTD).

Based on this evaluation, the Committee determined that LS3P Associates LTD is the best fit for the design of the Carrboro Elementary School Replacement Project. Their clear and comprehensive proposal, unmatched K-12 experience, strong project team, and proven track record give Chapel Hill-Carrboro City Schools complete confidence in their ability to deliver this critical project successfully.

Overview of Selected Firm

Established in 1963, LS3P is a multidisciplinary firm offering architecture, interiors, and planning services to a wide variety of clients nationwide. LS3P creates architecture that enriches the community through a culture of design excellence, expertise, innovation, and collaborative engagement. With 100 years of school design experience (including its Boney Architects heritage dating back to 1922) and LS3P's work on over 2,500 school facilities, LS3P has served over 160 school districts across the Southeast, many of which are in North Carolina. LS3P is passionate about creating leading-edge learning environments and has conducted extensive research into the future of education. LS3P's expertise includes the design of flexible, diverse learning spaces that support the full integration of technology. LS3P believes that better spaces support innovative teaching and engaged learning. By collaborating with CHCCS, LS3P can forge enduring connections by bringing new levels of thought, insight, and inspiration to the design and architecture process, with proven results. With a staff of over 500 employees, LS3P has the resources to offer total design capabilities from site selection to

occupancy. Yet, they are small enough to give personal attention to our district.

FINANCIAL IMPACT:

Capital funding for Architectural & Engineering Services has been identified within the BoCC-approved 2025-26 Capital Investment Plan, as part of the 2024 Orange County Bond Program. The proposed contract award (\$3,081,600) consists of a total basic services design fee of \$2,686,389 (6.39%) and is based on an initial construction budget of \$ 42,000,000. It also includes additional scope design fees totaling \$245,211 and a \$150,000 allowance for preliminary site/field engineering services.

PERSONNEL IMPACT:

N/A

SUGGESTED ACTION: Seeking CHCCS Board of Education Approval of an Architectural & Engineering Services Contract for the Replacement of Carrboro Elementary School - 2024 Bond Project

RESOLUTION: Be it, therefore, resolved that the Board of Education approves a contract, in the amount of \$3,081,600, to LS3P Associates LTD, for Architectural & Engineering Services. Upon approval, the Board of Education also authorizes the Board Chair to execute a finalized contract pending final review and approval by Board Counsel.