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**MEETING DATE:** March 24, 2026

**STAFF PERSON RESPONSIBLE:** Tim Hallmark, Director, FFESS

**DESCRIPTION:** Public Contract for Services for the Zebulon Regional Sports Complex Phase 1 Programming and Schematic Design to KT Development in the Amount of \$2,700,000.00.

**SUMMARY:** Douglas County Facilities, Fleet & Emergency Support Services issued RFQ/P #023-25 on September 10, 2025, for the design, construction, and operations of the Zebulon Regional Sports Complex. A total of 10 responses were received on October 24, 2025. The following 4 responses met all mandatory requirements listed in the RFQ/P.

- GH Phipps Construction
- Fransen Pittman General Contractors
- Level5 Collaborative
- KT Development

KT Development was identified as the overall lowest bidder (\$65M Guarantee Maximum Price) and the sole respondent able to provide a complete turnkey solution, including programming, design, construction, and ongoing operations.

**RECOMMENDED ACTION:** Approval of Purchase Order and Public Contract for Services to KT Development in the amount of \$2,700,000.00 for the Phase 1 programming and schematic design of the Zebulon Regional Sport Complex. Funding will be provided from BU 850844 in Fund 250.

**REVIEW:**

Tim Hallmark	Approve	3/13/2026
Jeff Garcia	Approve	3/17/2026
Christie Guthrie	Approve	3/17/2026
Doug DeBord	Approve	3/26/2026

**ATTACHMENTS:**  
ZEB-2026.03.05-County-KT Agreement (PCS FINAL)