

EXECUTIVE SUMMARY

The City conducted a competitive sealed bidding process in accordance with North Carolina General Statutes. Bids were evaluated using the Lowest Responsive Responsible Bidder (LRRB) standard. Based on evaluation of cost, responsiveness, and responsibility, staff recommends award to Group III Mgt.

COMPANY	LOWEST COST	RESPONSIVE BID	RESPONSIBLE BIDDER	PASS / FAIL
Eastern Builders	\$13,543,264	No (Not Licensed in NC)	N/a	Fail
Group III Mgt.	\$13,663,000	Yes	Yes	Pass

EVALUATION FRAMEWORK

1. Lowest Cost

Lowest bidder identified as Group III with \$13,663,000.

2. Responsive Evaluation

Bid complies with all requirements including forms, addenda, legal requirements (NC GC License) , and specifications.

3. Responsible Evaluation

Contractor demonstrates experience (references) , financial capacity, qualified team, and ability to perform.

FINAL DETERMINATION – GROUP III Mgt.

Lowest Cost: Pass

Responsive: Pass

Responsible: Pass

RECOMMENDATION

Award contract to Group III Mgt. as the Lowest Responsive Responsible Bidder.

APPENDIX A – Bonding & Surety Verification

APPENDIX B – Financial Capacity and Verification of Assets

APPENDIX C , D, E – Reference Bid Package

APPENDIX F – NC GC Licensing Certification

APPENDIX G – Key Personnel – Bill Ellis

Additional Reference: North Carolian State Construction Office - Steve Lipke

McArthur Sports Complex Project

Contract Award Recommendation Package

Executive Summary

Based on a comprehensive evaluation of bids, contractor qualifications, financial capacity, bonding verification, and independent reference checks, Group III Management, Inc. has been fully vetted and is recommended for award of the McArthur Sports Complex Project.

Group III submitted a total bid of \$13,663,000, which represents the lowest responsive and responsible bid received. The bid was complete, compliant with all solicitation requirements, and properly acknowledged all addenda. The bid tabulation confirms a competitive market response, with Group III's pricing falling below all other qualified bidders while remaining within a reasonable and balanced range.

Financial due diligence confirms that Group III possesses the capacity to successfully deliver a project of this size and complexity. The contractor has no record of default, tax delinquency, or disqualifying litigation. Bonding capacity has been independently verified through United Fire & Casualty Company, which has confirmed support for projects up to \$25 million (single) and \$50 million (aggregate), backed by an A- rating from A.M. Best.

Past performance evaluations from federal and private clients consistently demonstrate strong project delivery. The U.S. Army Corps of Engineers rated Group III's work as very good, noting effective collaboration and successful resolution of complex issues. The U.S. Forest Service highlighted the contractor's proactive problem-solving, strong documentation, and commitment to delivering quality outcomes. A private owner reference confirmed 5/5 performance across quality, schedule, and communication, with the project delivered on time and under budget.

In addition to core construction capabilities, Group III has strengthened its team with the inclusion of Mr. Bill Ellis as a Sports Complex Consultant. Mr. Ellis brings 42 years of Parks and Recreation experience, including 25 years as a Director, and direct oversight of over 40 baseball fields and stadium facilities. His expertise provides a significant advantage in ensuring constructability, functionality, and long-term performance of the facility.

Collectively, the evaluation confirms that Group III Management, Inc. meets all criteria for a responsible bidder and presents the best overall value to the City. The firm demonstrates the financial strength, relevant experience, qualified team, and proven performance necessary to deliver the McArthur Sports Complex Project with a high level of confidence and low execution risk.

Recommendation: Proceed with award to Group III Management, Inc.

Appendix A – Bonding & Surety Verification



SURETY

United Fire & Casualty Company
United Fire & Indemnity Company
Financial Pacific Insurance Company

February 27th, 2026

City of Fayetteville
433 Hay Street,
Fayetteville, NC 28301

Re: Group III Mgt, Inc. - McArthur Sports Complex

To Whom It May Concern:

The purpose of this letter is to confirm that Group III Mgt, Inc. is a valued surety customer of United Fire & Casualty Company. United Fire is licensed to do business in the State of Tennessee, and we are listed on the U.S. Department of the Treasury's Listing of Approved Sureties (Department Circular 570) with an underwriting limitation of \$63,547,000. We are rated "A-" by A.M. Best & Co.

We have been providing bonds to Group III Mgt, Inc. since 2022. We will consider performance and payment bonds for them on projects up to \$25,000,000 and on aggregate programs of work of \$50,000,000.

Contingent upon satisfactory review of contract documents, financing information and other pertinent underwriting information at the time performance and payment bonds are required, it would be our intention to provide such bonds related to the McArthur Sports Complex project, which we understand may have a contract value near \$13 million, at that time. I can confirm issuance of the bid bond for the project on 02/12/26.

You understand of course that any arrangement to provide bonds is a matter between ourselves and Group III Mgt, Inc and we assume no liability to you, nor to any other third party, should we decide not to issue said bonds.

Sincerely,
United Fire & Casualty Co.

Ryan Williams

Ryan Williams
Executive Surety Underwriter

Bid Bond Verification E-Mail

Walter N. Lennon

From: Malmberg, Barbara <balmberg@unitedfiregroup.com>
Sent: Tuesday, February 24, 2026 11:43 AM
To: Tanya L. Hazlett
Cc: Walter N. Lennon; Kimberly D. Toon; Kymberly Locklear; Tanya L. Hazlett
Subject: [EXTERNAL]FW: Bid Bond Verification -Group III Mgt, Inc. - McArthur Sports Complex Project COF1516790
Attachments: Group II Mgt. - McArthur Sports Complex.pdf
Importance: High

Good morning,

I can verify the attached bid bond is valid and correct.

Thank you,

Barbara Malmberg *(she/her)*
Surety Service Assistant | United Fire Group



Home Office | 118 2nd Ave SE, Cedar Rapids, IA 52401 | PO Box 73909, Cedar Rapids, IA 52407-3909
Phone: 866-791-1193
balmberg@unitedfiregroup.com

From: Tanya L. Hazlett <TanyaHazlett@FayettevilleNC.Gov>
Sent: Tuesday, February 24, 2026 9:01 AM
To: Surety <Surety@unitedfiregroup.com>
Cc: Walter N. Lennon <WalterLennon@FayettevilleNC.Gov>; Kimberly D. Toon <KimberlyToon@FayettevilleNC.gov>; Kymberly Locklear <KymberlyLocklear@FayettevilleNC.gov>; Tanya L. Hazlett <TanyaHazlett@FayettevilleNC.Gov>
Subject: Bid Bond Verification -Group III Mgt, Inc. - McArthur Sports Complex Project COF1516790
Importance: High

This Message has originated from outside your organization.

Good afternoon, Kaitlyn,

I would like to verify the attached bid bond for **Group III Mgt, Inc.** for the **McArthur Sports Complex** project for the City of Fayetteville.

The bid amounts are as follows:

Base Bid:	\$12,788,000.00
Alternate G1:	\$592,000.00
Alternate G2:	\$283,000.00
Total Bid Amount:	\$13,663,000.00

Appendix B – Financial Capacity – Verification of Assets



Advisors
Financial Network

Attachment 1

Warner, Hood, Hardee & Stroud Wealth
Advisors
498 Red Banks Rd.
Ste. A
Greenville, NC 27858

Office: 252-597-9447
wellsfargoadvisors.com

02/25/2026

Group III Mgt, Inc
2715 W Vernon Ave
Kinston, NC 28504

RE: Verification of Assets

Dear Mr. Greene,

In response to your recent request to verify certain information about your Wells Fargo Advisors Financial Network, LLC accounts, we are providing this letter as confirmation that:

- (i) You maintain the following accounts with Wells Fargo Advisors Financial Network, LLC, please see details below:

Account Registration:	Account Type	Account No. Ending In:	Opening Date
Group III Mgt, Inc	Corporation Account	*0491	09/11/2007
Group III Mgt, Inc	Corporation Account	*1901	06/30/2017

- (ii) As of close of business on 02/24/2026, the combined market value of the Accounts was in excess of \$3,700,000.00.

Important Disclosures

This letter is provided for informational purposes only. It does not constitute a guaranty of future account value, nor does it confirm the recipient's ownership interest in the account. The information contained in this letter does not imply that the Account will remain with Wells Fargo Advisors Financial Network, LLC in the future. We do not accept any duty, responsibility, liability or obligation that may arise from providing this letter, including any reliance upon the information or for any loss or damage that may result, nor do we represent or warrant that the information provided in this letter is complete or accurate. Any errors or omissions in the information shall not be a basis for a claim against us.

Sincerely,

Warner, Hood, Hardee & Stroud Wealth Advisors

Investment and Insurance Products are:

- Not Insured by the FDIC or Any Federal Government Agency
- Not a Deposit or Other Obligation of, or Guaranteed by, the Bank or Any Bank Affiliate
- Subject to Investment Risks, Including Possible Loss of the Principal Amount Invested

Investment products and services are offered through Wells Fargo Advisors Financial Network, LLC (WFAFN), Member SIPC. Warner, Hood, Hardee & Stroud Wealth Advisors is a separate entity from WFAFN.
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Appendix C – Reference: USACE (Fort Bragg)

Walter N. Lennon

From: Gabzdyl, Michael A (Adam) CIV USARMY CESAW (USA) <Michael.A.Gabzdyl@usace.army.mil>
Sent: Thursday, February 26, 2026 10:15 AM
To: Walter N. Lennon
Cc: Kimberly D. Toon; Kymberly Locklear; Tanya L. Hazlett
Subject: [EXTERNAL]RE: Reference Check for Group III Mgt, Inc. – Fort Bragg Building E-1930 Project

Responses provided below for the Building E-1930 project for the U.S. Army Corps of Engineers at Fort Bragg. If there are any questions my contact information is at the bottom. Responses are provided to match the Government contractor rating system's records for this project (CPARS).

This was a three-phase contract that included:

- **Phase 1 – Renovation:** Interior floor spaces reconfigured, replacement of all interior finishes, additional shower unit installation, site preparation, and development to implement HVAC and water connections to the existing central plant loop.
- **Phase 2 – Modernization:** Addition of a fire protection sprinkler system to previously unprotected areas of the building.
- **Phase 3 – Security Upgrades:** Installation of a new electronic security system, including head-end equipment, card access, CCTV cameras, and intrusion detection.

1. Quality of Work

Was the work completed to your specifications and standards?

Rating (1 = Poor, 5 = Excellent): [4]

Comments: Quality was overall Very Good, Contractor worked with USACE to address a critical HVAC design issue discovered late in the construction process (USACE owned design, KTR responsible for construction and testing only). Through their assistance, a solution was found and the project was completed successfully.

2. Timeliness and Budget

Was the project completed on schedule and within budget? If not, how were issues handled?

Rating (1 = Poor, 5 = Excellent): [3]

Comments: Contractor was rated Satisfactory, they were timely with their schedule. Work did extend past the scheduled project completion date at no fault of the contractor (design error as described above), however contractor worked with USACE to identify the issue and address the problem through corrective modification. KTR ultimately finished on time, and were responsive until the end. To address budget, USACE does not rank cost control on fixed-price contracts. Contractor completed all work within their scope without adjustment to funds, modifications issued were negotiated well, KTR supported their costs and any modifications were for additional work beyond the original scope.

3. Communication and Professionalism

How was your experience working with Group III Mgt, Inc.? Would you hire them again?

Rating (1 = Poor, 5 = Excellent): [4]

Comments: Based on my experiences, I would certainly hire Group III again for any project of similar scope/complexity.

Appendix D – Reference: US Forest Service

Walter N. Lennon

From: Karahalis, Sam - FS, NC <sam.karahalis@usda.gov>
Sent: Monday, February 23, 2026 5:22 PM
To: Walter N. Lennon
Cc: Kymberly Locklear; Kimberly D. Toon
Subject: [EXTERNAL]RE: Reference Check for Group III Mgt, Inc. | Croatan Ranger Station Replacement

Hi Walter,
My responses are in line and in **green** in the trailing message.



Sam Karahalis
Disaster Assistance Recovery Team Project
Manager
Forest Service
National Forests in North Carolina
p: 252-638-5628
c: 828-713-3262
sam.karahalis@usda.gov
141 East Fisher Avenue
New Bern, NC 28560

1. Quality of Work

Was the work completed to your specifications and standards?

Rating (1 = Poor, 5 = Excellent): [1] [2] [3] [4] [5]

Comments: Group III came in immediately after contract award with hundreds of product submittals for the A&E firm to review. All of their staff have been in the business for decades and they missed very little. The Ranger Station as a commercial office and public facing building has its complexities. The A&E firm did their best to specify every thing in writing or in the plans, but some things inevitably get missed or don't come together as drawn in the plans. Group III's Site Superintendent and Project Manager are solution focused when that happens and they are usually bringing the discrepancies up weeks in advance of an impact to the project.

2. Timeliness and Budget

Was the project completed on schedule and within budget? If not, how were issues handled?

Rating (1 = Poor, 5 = Excellent): [1] [2] [3] [4] [5]

Comments: The project is about two months behind schedule due primarily to weather delays. The surveyor did bust a number on the pad and slab elevation and put the footings in 18" low. When this came up they corrected the problem at no cost to the Forest Service. There has been some change order proposals which have added cost to the job due to the specifications or plans being unclear. Specifically they were almost all related to NCDEQ, Craven County Water, or New Bern Sewer requirements that the A&E did not correctly specify or didn't specify in enough detail. There have also been three change order proposals which represent a credit to the Forest Service as they understood the requirements to be more expensive than they thought. For example, they thought all of the fencing around the helibase was to be 6' with 3 strand barbed wire. They gave us a credit back for the footage of fence which was internal and only had to be 4' tall.

3. Communication and Professionalism

How was your experience working with Group III Mgt, Inc.? Would you hire them again?

Rating (1 = Poor, 5 = Excellent): [1] [2] [3] [4] [5]

Comments: I would hire them again. They are experienced construction professionals. They document the project very well. They are fair. They work hard to deliver quality construction in a timely fashion.

Thank you for your time and assistance!

Walter

US Forest Service – Ranger Station

Contract number: Croatan Ranger Station District Office Replacement and Heli-base Adjustment

Location, agency/owner: New Bern NC US Forest Service/US Department of Agriculture

Dollar value (inclusive of all changes): \$7,219,762.92

Contract type: Firm Fixed Price

Project delivery method: Bid Build

Owner Point of Contact with a telephone number and email address: Sam Karahalis

828-713-3262 cell# email: sam.karahalis@usda.gov

Completion Date: Ongoing

Description of the work:

Work consists of site preparation, private access roads construction, utilities construction, construction of 6600 square foot Ranger Station, fencing, and construction of two helipads.



Appendix E – Reference: SPCA Project

----- Forwarded message -----

From: **Randy Kelley** <rkelley@masseymotors.com>

Date: Tue, Feb 24, 2026 at 8:55 AM

Subject: Re: Reference Check for Group III Mgt, Inc. – SPCA Shelter Project

To: Walter N. Lennon <WalterLennon@fayettevillenc.gov>

I could not directly answer the questions regarding Griop III
So I will here:

1. 5
2. 5 On time and under budget
3. 5 Great communication, always kept up to date. I would definitely hire them again.

1

1. Quality of Work

Was the work completed to your specifications and standards?

Rating (1 = Poor, 5 = Excellent): [1] [2] [3] [4] [5]

Comments: _____

2. Timeliness and Budget

Was the project completed on schedule and within budget? If not, how were issues handled?

Rating (1 = Poor, 5 = Excellent): [1] [2] [3] [4] [5]

Comments: _____

2

3. Communication and Professionalism

How was your experience working with Group III Mgt, Inc.? Would you hire them again?

Rating (1 = Poor, 5 = Excellent): [1] [2] [3] [4] [5]

Comments: _____

Reference: SPCA – Society of Prevention of Cruelty to Animals

Contract number: Public Job--New Lenoir County Society of Prevention of Cruelty to Animals Kinston NC
Location, agency/owner: Lenoir County SPCA
Dollar value (inclusive of all changes): \$3,352,048.00
Contract type: Firm Fixed Price
Project delivery method: Design Build
Owner Point of Contact with a telephone number and email address: Randy Kelley 252-521-5284 email: rkelley@masseymotors.com
Completion Date: 1/25/24

Description of the work

Design and construction of a new Society for Prevention of Cruelty to Animals Shelter to be located in Lenoir County, Kinston NC. The work will consist of site work, grading, paving, utilities, storm water control, concrete, masonry, LP Smart panel wall assembly, millwork, store front entrances, window, doors, frames, hardware, finishes including epoxy flooring, ceilings, painting, kennels, signage, toilet and bath accessories, wood frame with slab on grade and shingled roof. New walk-in freezer, Plumbing, HVAC and Electrical work systems.

In addition, an operating room and supporting facilities will be furnished. Drop off sally port, site lighting, an animal exercise area and brick courtyard also included in the project.



Appendix F – North Carolina Licensing Board for General Contractors

Expiration Date

2026

License No.

22369

North Carolina

Licensing Board for General Contractors

This is to Certify That:

Group III Mgt, Inc.

Kinston, NC

is duly registered and entitled to practice

General Contracting

Limitation: Unlimited

Classification: Building

until

December 31, 2026

when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/01/2026

This certificate may not be altered.



E. Paul
Chairman

Ann B. Davis
Secretary-Treasurer

Appendix G – Key Personnel



GROUP III MGT., INC.

PO Box 1393 (28503) 2715 West Vernon Ave., Kinston, NC (28504)

Phone (252) 527-3333

Fax (252) 527-3377

February 25, 2026

To: Mr. Watler Lennon—City of Fayetteville

Re: McArthur Road Sports Complex

From: Trent King-Group III Estimator

Attached you will find the financial letter that was requested (Attachment 1). I have also included 4 successfully completed projects by Group III in the Fayetteville area (Attachment 2). We have been constructing projects in the Fayetteville area for 20 years.

If we are award the McArthur project, we plan to have Mr. Bill Ellis as our Sports Complex Consultant on the project. He was employed for 42 years with the Parks & Rec Department of Lenoir County of which 25 years he was the Director of Parks & Rec. He oversaw the Kinston Indians Baseball Stadium, Kinston High School and 42 recreational baseball fields.

Appendix H – Certified Bid Tabulation

CITY OF FAYETTEVILLE MCARTHUR ROAD SPORT COMPLEX

Bid Opening Date: February 12, 2026 @ 2:00pm

COMPANY	Licence	BID	ALT G1	ALT G2	Total	ADDENDUM No.1	ADDENDUM No. 2	ADDENDUM No.3
*Eastern Builders Inc.		NO BID						
Cooper Tacia General Contracting Co.	65299	13,728,000.00	552,341.00	269,305.00	14,549,646.00	X	X	X
Allen Grading Company	36649	15,650,000.00	1,550,000.00	320,000.00	17,520,000.00	X	X	X
Group III Management	22369	12,788,000.00	592,000.00	283,000.00	13,663,000.00	X	X	X
Swinerton Builders	73913	12,980,000.00	600,000.00	272,000.00	13,852,000.00	X	X	X
Sanford Contractors	6301	13,980,000.00	695,000.00	270,000.00	14,945,000.00	X	X	X

*Eastern Builders Inc. was not licensed in the entity that submitted the bid

I certify that the amounts stated above are true and correct based on the February 12, 2026 bid opening.


 Crawford Design Company
 Del Crawford, ASLA, LEED AP



Risk Assessment & Procurement Justification

As part of the evaluation process, the City performed a comprehensive review of potential risks associated with contractor selection, including financial capacity, project experience, performance history, and ability to deliver a project of this size and complexity.

Based on this review, no material risks or deficiencies were identified that would preclude award to Group III Management, Inc.

The following considerations support this determination:

Financial & Bonding Capacity: Independent surety verification confirms sufficient bonding capacity and financial stability to support a project of this magnitude.

Relevant Experience: The contractor has successfully completed projects of similar scope, including federal and municipal work involving site development, utilities, and vertical construction.

Past Performance: Reference checks from federal agencies and private owners indicate consistent delivery of quality work, strong communication, and effective issue resolution.

Specialized Expertise: The inclusion of a dedicated Sports Complex Consultant with extensive Parks and Recreation experience provides additional confidence in the contractor's ability to successfully deliver a facility of this type.

Competitive Procurement Outcome: The bid tabulation reflects a competitive procurement process, with Group III Management, Inc. submitting the lowest responsive and responsible bid without evidence of unbalanced or irregular pricing.

Conclusion: Based on the totality of the evaluation, the selection of Group III Management, Inc. represents a low-risk, best-value decision for the City and is fully supported by the documentation contained within this package.

LEO McKEITHAN

NCCU, NCSSM
919-418-7754
leo.mckeithan@doa.nc.gov

GREG BROOKS

ECU, FSU, ECSU
919-524-4593
douglas.g.brooks@doa.nc.gov

JOSH FREY

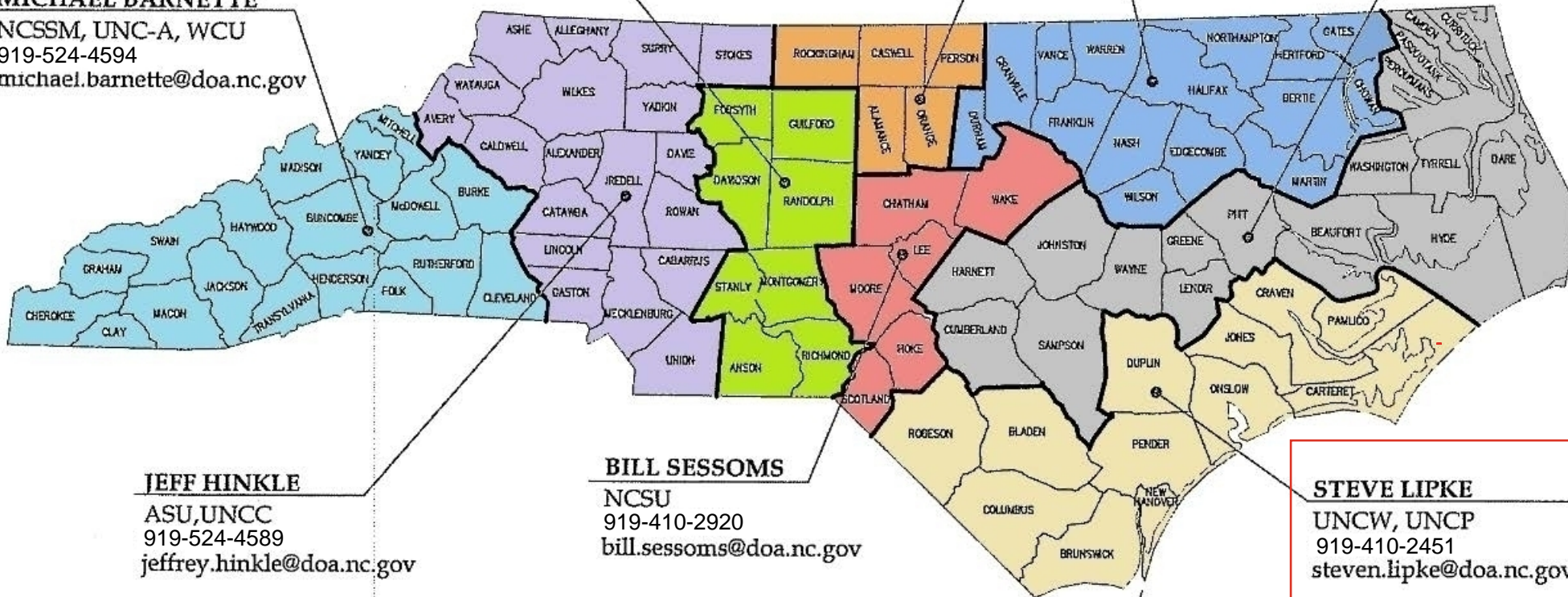
NCA&T, UNCG, UNCSA, WSSU
919-410-2796
joshua.frey@doa.nc.gov

STEVE SANDIFER

UNC
919-614-6773
steven.sandifer@doa.nc.gov

MICHAEL BARNETTE

NCSSM, UNC-A, WCU
919-524-4594
michael.barnette@doa.nc.gov



JEFF HINKLE

ASU, UNCC
919-524-4589
jeffrey.hinkle@doa.nc.gov

BILL SESSOMS

NCSU
919-410-2920
bill.sessoms@doa.nc.gov

STEVE LIPKE

UNCW, UNCP
919-410-2451
steven.lipke@doa.nc.gov

STATE OF NORTH CAROLINA

SCO MONITORS ZONES

MARCH 2024