MON 03 BRIEF · TUE 04 · WED 05 · THU 06 · FRI 07 BID

BEFORE THE BID

Sample Snapshot

Five verified, pre-GC leads from the November 24, 2026 Raleigh-Durham Week 1 brief.

Excerpt from a real Week 1 brief, Raleigh-Durham, November 24, 2026. Phone numbers and email addresses published in the full brief are replaced here with a redaction bar. This sample is not prepared for a specific company.

Joyfield at Compassionate Drive (200 affordable units), 2340 Compassionate Dr, Raleigh

NEW · A · 88

OWNER	Standard Compassionate Drive Venture LP (Standard Communities)	SEGMENT	Multi-family new build
LOCATION	Raleigh, North Carolina (Wake County)	EST. VALUE	Up to $55.7M Raleigh Housing Authority bonds
STAGE	RHA bond consent on the Nov 17, 2026 City Council agenda (TEFRA hearing Oct 29)	GC NAMED	none found
WHY IT FITS	Bond-financed new build at final local approval from a repeat NC developer	NEXT STEP	Email the NCHFA-listed contact about GC selection for Joyfield and the other Standard NC deals

SOURCE pub-raleighnc.escribemeetings.com/FileStream.ashx?Docum...

CONTACTS [Owner staff] **Feras Qumseya**, Applicant contact, Standard Development Partners, LLC (Standard Communities) · redacted in sample

FIRST TOUCH Email on the NCHFA full applications list; phone on the awards list

Duke Garner Emergency Department (freestanding ED), Garner

NEW · A · 86

OWNER	Duke University Health System	SEGMENT	Commercial
LOCATION	Garner, North Carolina (Wake County)	EST. VALUE	$32,286,073 approved capital cost
STAGE	Certificate of need conditionally approved Aug 28; certificate issued Sep 29, 2026; services by Dec 1, 2027	GC NAMED	none found
WHY IT FITS	Fully approved healthcare new build with a hard deadline	NEXT STEP	Ask Duke facilities how the Garner ED will be procured

SOURCE info.ncdhhs.gov/dhsr/coneed/decisions/2026/aug/decision...

ALSO info.ncdhhs.gov/dhsr/coneed/pdf/certificates/2026/Certi... (certificate issued Sep 29, 2026)

CONTACTS [Owner staff] **Catharine Cummer**, Addressee of CON decision letter, Duke University Health System
No direct phone or email is published for the people named.

FIRST TOUCH Mailing address on the CON decision letter

Heritage Park 1A (112 affordable units), 528 Dorothea Dr, Raleigh

NEW **A · 84**

OWNER	Brinshore Development in partnership with Raleigh Housing Authority	SEGMENT	Multi-family new build
LOCATION	Raleigh, North Carolina (Wake County)	EST. VALUE	Up to $33M RHA bonds; $4.98M City gap financing
STAGE	RHA bond consent on the Nov 17, 2026 City Council agenda (TEFRA hearing Oct 19)	GC NAMED	none found
WHY IT FITS	Funded first phase of a multi-phase housing authority redevelopment	NEXT STEP	Ask Brinshore and RHA how the Phase 1A GC will be chosen
SOURCE	pub-raleighnc.escribemeetings.com/FileStream.ashx?Docum...		
CONTACTS	[Owner decision-maker] **Richard Sciortino**, Founding Principal, Brinshore Development No direct phone or email is published for the people named.		
FIRST TOUCH	Company website contact; reference the Nov 17 bond item		

Duplex Village (129 affordable units), 1944 New Bern Ave, Raleigh

NEW **A · 83**

OWNER	Blue Ridge Atlantic Development, LLC (dba Blue Ridge Cascade); City of Raleigh (ground lessor)	SEGMENT	Multi-family new build
LOCATION	Raleigh, North Carolina (Wake County)	EST. VALUE	Up to $21M RHA bonds; Wake County loan up to $2.32M
STAGE	Wake County added gap financing item filed Oct 30, 2026; RHA bond consent on the Oct 20 City Council agenda; construction start targeted Q1 2027	GC NAMED	none found
WHY IT FITS	Public-private affordable new build starting next quarter	NEXT STEP	Ask Blue Ridge Atlantic whether the GC is chosen for a Q1 start
SOURCE	wake.legistar1.com/wake/attachments/09253ded-fd85-4f6f-...		
CONTACTS	[Owner decision-maker] **Chris Eisenzimmer**, CEO, Blue Ridge Cascade, Blue Ridge Cascade (Blue Ridge Atlantic Development) No direct phone or email is published for the people named.		
FIRST TOUCH	Company website contact		

Deerwood: 216 apartments, 147 townhomes, 182 single-family homes and ~34,000 SF retail, 5750 Louisburg Rd, Raleigh

NEW **A · 77**

OWNER	Deerwood, LLC (Allied Retail Properties)	SEGMENT	Multi-family new build
LOCATION	Raleigh, North Carolina (Wake County)	EST. VALUE	Not public (~124 acres)
STAGE	Annexation AX-27-26 and rezoning Z-04-26 on the Nov 17, 2026 City Council agenda (Planning Commission 9-0 for approval); reported approved by Triangle Business Journal Nov 18	GC NAMED	none found
WHY IT FITS	Large mixed residential and retail project, newly entitled	NEXT STEP	Ask Allied Retail Properties who will build the apartments and retail
SOURCE	pub-raleighnc.escribemeetings.com/Meeting.aspx?Id=94af7...		
CONTACTS	[Owner staff] **Jim Oeste**, Vice President of Real Estate, Allied Properties Inc. (Allied Retail Properties) · redacted in sample		
FIRST TOUCH	Email published on the Allied Properties contact page; reference Z-04-26		