June 9, 2022

**SUBJECT:** **Tri-Towers Residential Fire Alarm System Replacements**

 **Pre-Submittal Meeting for Design Services**

\*\*Firms are requested to assure receipt of proposals by **5:00 PM on June, 24, 2022.**

**Introductions & Welcome**

* Point of Contact of University – Don Ferree, P. E., Project Manager, 919-515-8060, dgferree@ncsu.edu
* University Attendees – Lisa Maune, RA, Associate Director Capital Project Management
* Other Attendees

**Project Scope**

* **Use campus map, large enough for attendees to view, along with other images as appropriate**

[https://www.google.com/maps/@35.7846397,-78.6732243,132a,35y,39.47t/data=!3m1!1e3?hl=en](https://www.google.com/maps/%4035.7846397%2C-78.6732243%2C132a%2C35y%2C39.47t/data%3D%213m1%211e3?hl=en)

* **Use Project Summary and supporting documents to relay GSF, site challenges, renovation, addition, function:**

GSF Bowen Hall = 53,737 sf, 9 floors, Carroll Hall = 59,713 sf, 10 floors, Metcalf Hall = 72,911 sf, 12 floors. Each of these three buildings have similar floor plan layouts, and they were originally constructed during the same time frame of 1968.

* **Describe any infrastructure or significant building system or utility issues:**

Existing Simplex FACP and devices will remain in service until the new system is installed and accepted. Also, the building fire protection sprinkler system and fire pump will remain in service at all times during the construction.

* **Describe any delivery method decisions or special conditions:**

Project will be designed and bid using standard formal design and construction processes. Plans will be reviewed and approved by SCO, and the contractors/bidders will be pre-qualified.

* **Describe any special circumstances (occupied renovation or critical needs):**

Building will be unoccupied during the construction, but the existing building fire sprinkler protection and fire alarm systems will remain in service during the construction.

**Project Budget**

* Use total project budget (indicating that this includes hard and soft costs) and indicate anticipated Cost of Work value

Initial total phased project budget of $800 k includes all design and construction costs associated with the Bowen Hall fire alarm system replacement project.

* **Describe if phased design/ delivery**

Phased design and construction of the Carroll Hall and Metcalf Hall fire alarm system replacement projects will follow Bowen Hall during the 2023/24 and 2024/25 timeframes.

* **Describe if authority is only for specific phases**

Initial authority of $800 k is only for design and construction of the Bowen Hall fire alarm system replacement project.

**Project Schedule**

* **Describe schedule for selection: schedule for designer selection will be July, 2022.**
* **Describe schedule milestones for project:**

Design start = August, 2022, Design completion = November, 2022

Contractor pre-qualification = November, 2022

Project bidding = December, 2022

Award construction contract = January, 2023

Construction start = May, 2023

Construction complete = August, 2023

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**Critical Selection Factors**

* Experience and expertise with project type, including LEED certification
* Past performance on similar projects
* Experience on campus projects
* Adequate staff, proposed team qualifications and previous collaborations
* Current workload and State projects awarded
* Proposed Design/ Construction approach
* Recent experience with cost estimating and schedule adherence
* Construction Administration capabilities
* Record of successfully completing projects without major legal or technical problems
* Historically Underutilized Business representation
* Other factors deemed important
* REFERENCES (3) with email addresses/phone numbers

Q – Asbestos issues: are their concerns with asbestos or lead paint.

A - We will check w/ Housing staff and EH&S on the lead issue. For asbestos, we do not believe this will be an issue.

Q – Coming back w/ an addressable system, but will there be a voice evacuation system?

A – Yes, there will be a voice system, and anything applicable by code for Residential occupancy

Q – Bi-directional amplifiers? BDA system is 1st responder radio – separate from FA, monitored but separate from FA. FCC site test to determine if we need it? Radio communication…in NC building code…new vs. rehab code?

A – We will check w/ Jon Brann, our Fire Marshall – given construction type, high rise, etc.

Q – Will the U be able to provide CAD background?

A – We can provide the base floorplan drawings.

Q – Is there an expectation for an architectural partner for new systems?

A – Lay in ceilings on ground floor – everything is exposed conduit above the ground floors.

Q – Individual sleeping units have HVAC systems per room…will the design team need to assess the core systems…to install detectors where needed?

A – If needed to present your team and project experience…yes.