

February 7, 2023

SUBJECT: Mann Hall Renovation
Pre-Submittal Meeting for CMR Services

Introductions & Welcome

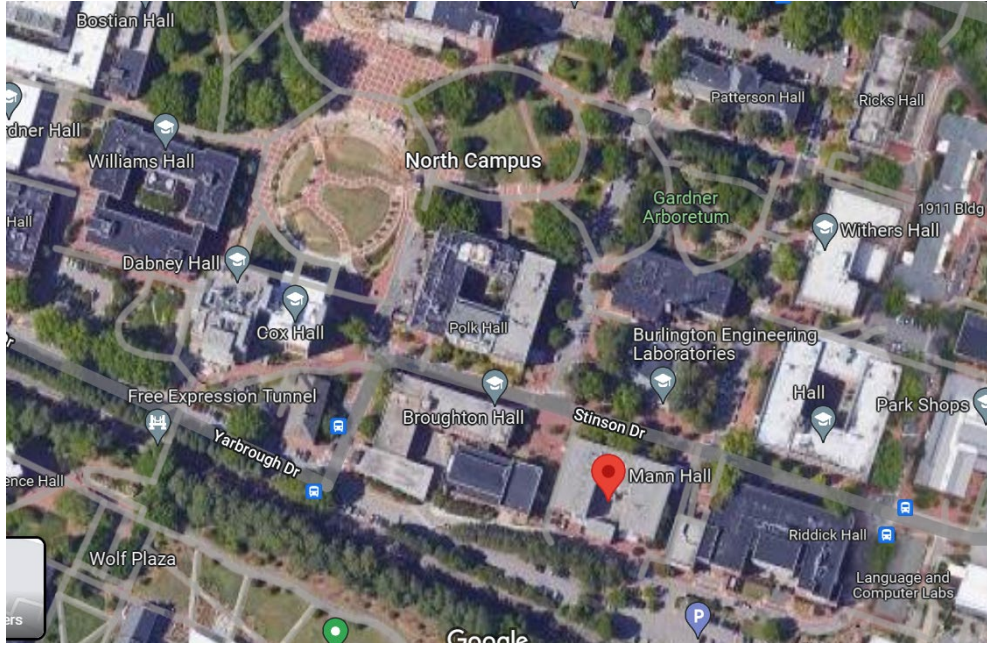
- Point of Contact of University
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Submittal Requirements

- No hard copy. Only electronic copies emailed to mdbodenh@ncsu.edu will be accepted.
- Page Count: Limited to 40 pages

Project Scope

- The project is located at 2501 Katherine Stinson Drive, in the North Campus Precinct.
- Mann Hall, approximately 80,000 GSF, was built in 1964 with no major interior renovations to date. The building will be renovated in phases to accommodate a portion of the anticipated College of Engineering growth. It will be the instructional home for first and second-year courses in the undergraduate engineering and computer science degree programs and will provide an “Engineering Gateway” experience on the north campus. The scope includes interdisciplinary, hood intensive engineering teaching and research labs, classrooms, computer labs, and faculty offices. The high-bay space on the first floor will be the home for NC State eSports with flexible gaming competition space as well as a production studio, break-out/practice rooms, and associated teaching space. The project will address deficient mechanical, electrical, plumbing, and fire protection systems and will bring the building into compliance with the NC State Building and Accessibility codes.



Project Budget

- The total anticipated project budget for Phase I of the project is \$34,000,000.

Project Schedule

Selection Schedule

- Proposals due on February 24, 2023, at 5:00pm
- Shortlist will be created by mid-March
- Pre-interview briefing
- Interview date in April

Design Schedule

- AP Phase: Spring 2023; Design phase start: Summer 2023

Construction Schedule

- Anticipated Phase I completion TBD

Summary of Critical Selection Factors

1. Workload that is fully able to accommodate the timely execution of this project.
2. Record of successfully completed projects of similar scope without major legal or technical problems.
3. Record of Financial viability.
4. Previous experiences with the Owner, a good working relationship with Owner representatives, have completed projects in a timely manner and have performed an acceptable quality of work.
5. Key personnel that have appropriate experience and qualifications.
6. Relevant and easily understood graphic or tabular presentations.
7. Completion of CM at Risk projects in which there was little difference between the GMP and final cost.
8. Projects that were completed on or ahead of schedule.
9. Construction administration capabilities.
10. Proximity to and familiarity with the area where the project is located and the dynamics of the local market.
11. Approach to design phase services, including constructability reviews and cost estimating.
12. Quality of compliance plan for minority business participation as required by G.S.143-128.2.
History of successful implementation of similar HUB efforts.
13. LEED Certified Project Experience.

HUB Requirements

- North Carolina State University has an affirmative policy of fostering, promoting and conducting business with minority owned enterprises. Minority owned enterprises are encouraged to participate in the Construction Management at Risk Program. **Construction Managers are required to partner with a minority business enterprise to mentor as part of their management team.**
- The CMR will be required to submit all HUB documents for the selected firm for each Bid Package.
- The CMR will be required to submit a CMR Billing/Tracking Spreadsheet monthly during construction.

Additional notes from the meeting:

- What is the anticipated completion of the current construction project at Mann Hall?

The scope of the current construction project is structural repairs to the concrete columns, window replacement and envelope repairs. The anticipated completion of the project is early 2024.

- Will the building be occupied during construction?

No. The building is currently unoccupied and will remain unoccupied for the duration of this project.

- Will hazardous material abatement be required as part of the project?

Yes. NCSU will have a hazardous material survey performed for the building which will be provided to the contractor. We already know there are hazardous materials in the floor and ceiling tiles in some locations within the building that will require abatement.

- Will there be any additional funding available for the project?

Possibly. There is the potential that there will be an increase in the funding, adding another \$30 million to the project. We will not have confirmation of that funding until late Summer/early Fall 2023.

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SUBJECT: Mann Hall Renovation
CMR Pre-Submittal Meeting Attendee Sign in Sheet
Code: 42124; Item: 340; Project Number: 202220021

Name (please print)	Affiliation	Email	Phone
1. Joe Pattison	Messer Construct.on	jpattison@messer.com	919-397-6882
2. Tony Jordan	CIC CONSTRUCTION	TJORDAN@CIC-PR.COM	919-297-2957
3. Bo Crouse-Feuerhelm	JE Dunn Constr	bo.crouse@jedunn.com	919-760-2007
4. Bryan Roof	Clancy Theys	bryanroof@clancytheys.com	763-895-9565
5. Matt Chambers	Clancy + Theys	mattchambers@clancytheys.com	919-998-8585
6. Meritt Atkins	Holt Brothers	matkins@holtbrothersinc.com	919-797-1981
7. NISHA RUKA	BALFOUR BEATTY	NRUKA@BALFOURBEATTYUS.COM	919-257-1610
8. LAUREN MCCAULEY	BALFOUR BEATTY	lmccawley@balfourbeattyus.com	704-962-0057
9. Mike Ferguson	Brasfield & Gorrie	mferguson@brasfieldgorrie.com	714-781-9352
10. Johnny Branch	Frank L Blum	jbranch@flblum.com	336-345-1653
11. DAVID WOODEN	FRANK L BLUM	DWOODEN@FLBLUM.COM	919-501-8615
12. Shawn Haycock	Holder Const.	shaycock@holder.com	704-778-4405
13. Michael Spillars	Lechase	michael.spillars@lechase.com	704-996-8701
14. KATHRYN PAYNE	LECHASE	KATHRYN.PAYNE@LECHASE.COM	919-930-7744
15. Valerie Bono	Barnhill	vbono@barnhillcontracting.com	910-547-9237
16. Karl Davis	RightBuild International	kdavis@rightbuildint.com	919-651-8383
17. Ashley Carter	Metcon	acarter@metconus.com	336-671-2866
18. Katie Matteson	Frank L Blum	katie.matteson@flb.com	919-724-5399
19. Jennifer Dauphinais	Frank L. Blum	jennifer.dauphinais@flblum.com	984.365.6666
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	Name (please print)	Affiliation	Email	Phone
1.	Matt Brazzell	christman	matt.brazzell@christmanco.com	847-241-6810
2.	BRITT HOPKINS	BORDEAUX	BRITT@BORDEAUX	919-500-3128
3.			CONSTRUCTION.COM	
4.	GERALD	CONSOL	JEDOWN	gerald.consold@jedown.com 919-808-9062
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