

March 15, 2023

SUBJECT: Roof Replacement – Owen Residence Hall
Pre-Submittal Meeting for Design-Build Team Services

Introductions & Welcome

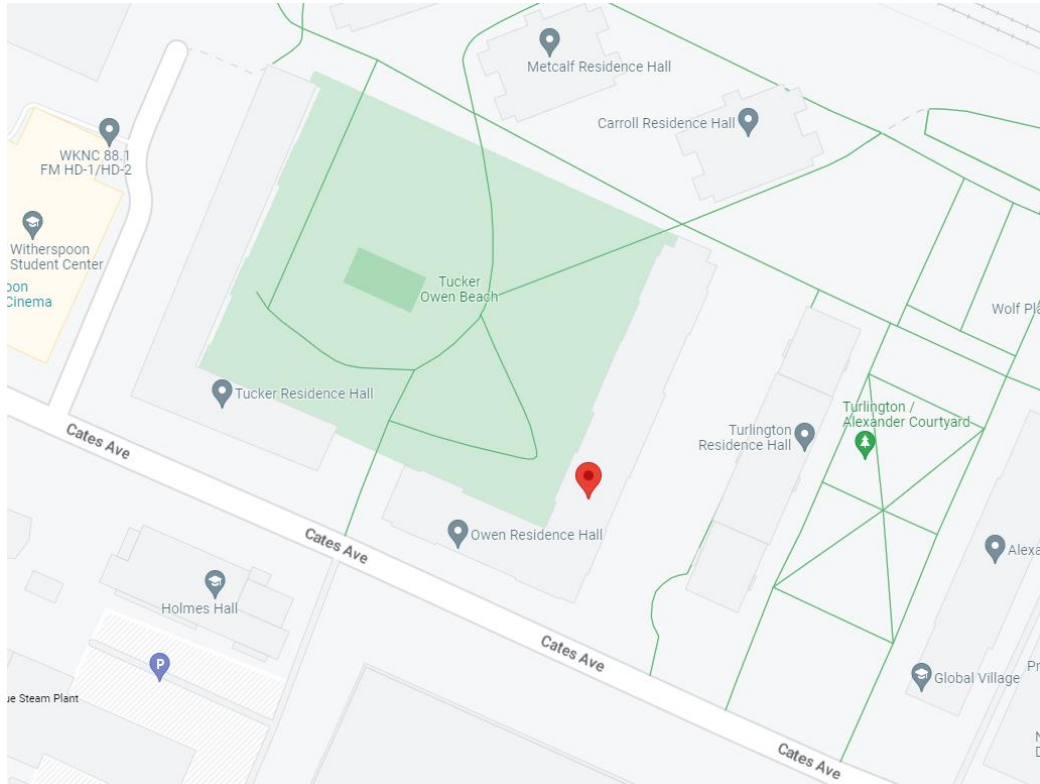
- Point of Contact of University – Melissa Diamond: mrdiamond@ncsu.edu, 919-513-0373
- Abinadi Ehrisman, DASA, Assistant Director of Facilities - Trades
- Alex Bringer, NCSU Facilities, Roofing and Waterproofing Supervisor
- Richard Hassard, NCSU General Manager, Building Services
- Joseph Riley, Campus Planning & Strategic Investment
- Bill Davis, Design & Construction, Director of Formal Design

Submittal Requirements

- No hard copies. Only electronic copies emailed to mrdiamond@ncsu.edu will be accepted.
- Page Count: Total of 52 pages max (all inclusive).
- The Google Form on the NCSU Ads website must be filled out.
- Email questions to Melissa Diamond at mrdiamond@ncsu.edu.



Owen Residence Hall



Project Scope

Owen Residence Hall was built in 1947 and is a four-story, 69,600 GSF building. The roof of the building is about 18,800 square feet and is approximately twenty years old and the previous successful coating, was placed roughly fifteen years ago. Approximately two years ago another roof coating was applied and over the past two years it has degraded significantly, destroying the roofing materials below and leaving openings where the infrastructure penetrates it. A temporary fix was applied, but the insulation remains damp below.

This project will involve the design of the removal and installation of a new fully adhered PVC membrane roof:

- Removal of the current, damaged roof membrane
- Removal of the current, damaged insulation
- Removal of the existing metal coping
- Repair of the existing vapor barrier in damaged areas
- Installation of new minimum 5" insulation that meets current building code.
- Design and installation of new tapered insulation to provide positive drainage to existing roof drains.
- Installation of a new metal coping
- Installation of a new fully-adhered PVC roof membrane to be heat-welded in field up the sides of the existing parapet.
- Contractor must be qualified and approved to procure and install Sarnafil, FiberTite, or Soprema PVC roofing systems.
- New code-compliant fall protection will be considered as a part of this project.
- This design-build project will be executed immediately, and it is anticipated that the building will be occupied during construction.



Roof at Owen Residence Hall



Roof at Owen Residence Hall

Project Budget

- Total Project Budget is \$750,000 and incorporates design, construction, and all associated soft costs.

Project Schedule

- Selection Schedule:
 - Proposals Due on **Tuesday, April 4, 2023 at 5:00pm.**
 - Shortlist Meeting: Wed, April 12, 2023 and the shortlisted firms will be notified.
 - Pre-Interview Briefing: **Tuesday, April 18, 2023 at 11:00am**
 - Interview Date: **Monday, May 9, 2023 between 1:00pm – 4:00pm.**
- Anticipated Design & Construction Schedule:
 - Construction Documents: Late Summer 2023
 - Bid Opening (If Needed): Fall 2023
 - Construction NTP: Late 2023/Early 2024

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-Build 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
- As part of the response to this RFQ, the design-builder shall submit in its response:
 - The request for qualifications an explanation of its project team selection. The government entity may specify which one of the following project team selection options shall be used or, if not specified, the response shall consist of either of the follow project team selection options:
 1. A list of the license contractors, licenses subcontractors, and design professionals whom the design-builder proposes to use for the project's design and construction. If this project team selection option is used the design-builder may self-perform some or all of the work with employees of the design-builder and, without bidding, also enter into negotiated subcontracts to person some or all of the work with subcontracts, including, but not exclusively with, those identified in the list. In submitting its list, the design-builder may, but is not required to, include one or more unlicensed subcontractors the design-builder proposes to use. If this project team selection option is used, the design-builder may, at its election and with or without the use of negotiated subcontracts, accept bids for the selection of one or more of its first-tier subcontractors.
 2. A list of the licensed contractors and design professionals whom the design-builder proposes to use for the projects design and construction and an outline of the strategy the design-builder plans to use of open subcontractor selection based upon the provision of Article 8 of Chapter 143 of the General Statutes. If this project ream selection option is used the design builder may also self-perform some of the work with employees of the design-builder.

Questions from the 03-13-2023 Meeting:

1. Do subcontractors need to identify their subcontractors before their submission?
 - a. No, GC's do not need to identify their sub before their RFQ submission. A designer of record will need to be identified with the submission. We recommend including a roofing installer that meets the qualifications listed in the scope.
2. Is an engineer and/or an architect required?
 - a. That is up to the Design-Build Team. A designer that can seal documents and submit to SCO is required.
3. What is the square footage of the roof?
 - a. It has been added to the project description. The Owen Hall roof square foot is approximately 18,800 square feet.
4. Will interested contractors be able to visit the site?
 - a. The selected team will. This is qualifications based and we want interested teams to focus on projects similar in size, scope and budget.
5. Why are we choosing to use this process for this project?
 - a. Design-Bid-Build takes a long time. Design selection can take 2 to 2.5 months, then requires a 60 day review period, then we have to bid a project and formalize a contract which takes time. It will still take that 2 to 2.5 months, but once we have a team on board it will run quick. We can't direct select this project because of budget. This project is not complicated, and we feel it would be a good model for Design-Build projects with the new legislation.

Comments made during the 03-13-2023:

1. The dates will have to be altered than the original posted dates due to coordination with the UNC Systems & SCO. The updated dates are in the Project Schedule section and on the NCSU Designer Ads. **We have extended the submission date to Tuesday, April 4, 2023 at 5:00 pm.**
2. There will be a Qualifications Questionnaire and required documents (instead of a Standard 330 form that we use with designers). It will be uploaded to the NCSU Ads page.

