

March 3, 2023

SUBJECT: Flex Factory – Textiles Complex
Pre-Submittal Meeting for Design Services

Introductions & Welcome

- Point of Contact of University – Melissa Diamond: mrdiamond@ncsu.edu, 919-513-0373
- Bill Davis, Director of Formal Design
- Rebecca Callimanis, College of Textiles
- Cassandra Kwon, College of Textiles
- Amanda Mills, College of Textiles
- Michael Ward, College of Textiles

Submittal Requirements

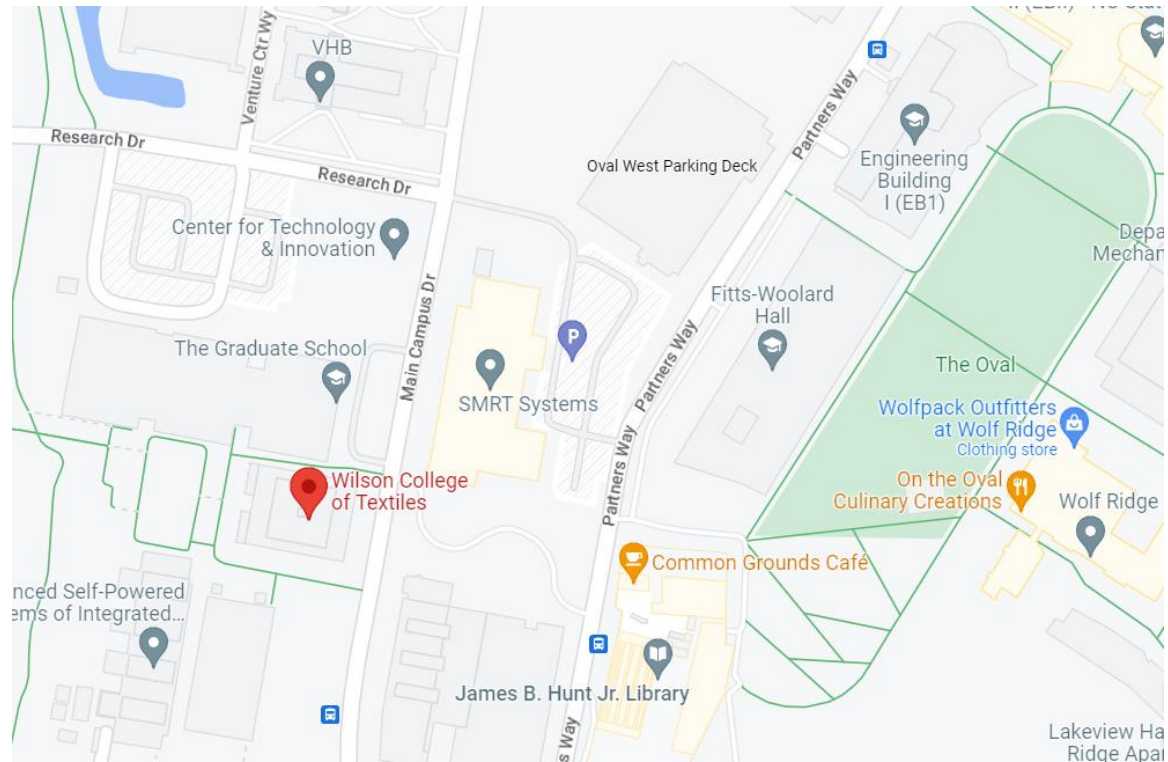
- No hard copies. Only electronic copies emailed to mrdiamond@ncsu.edu will be accepted.
- Page Count: Total of 52 pages max (all inclusive).
- 330 Form – there is a Part 1 and Part 2, both must be included in the submittal.
- The Google Form on the NCSU Ads website must be filled out.
- Email questions to Melissa Diamond at mrdiamond@ncsu.edu.

Project Scope

- This project is located at 1020 Main Campus Drive, Raleigh, NC on Centennial Campus.
- This project will be an interior renovation of approximately 13,000+ SF to create cohesive spaces for a new Flex Factory on the ground floor and mezzanine of the Textiles Complex building on the Centennial Campus.
- The Textiles complex was built in 1990 and houses the Wilson College of Textiles which is the only college in North America dedicated to textiles.
- The new Flex Factory will house small rapid prototyping machines that are available to faculty, staff, and industry clients. The space should maintain a collaborative open classroom space, small conference areas, meetup spaces, secured storage, workspaces, and studios.
- Equipment may include, but is not limited to sewing stations, 3-D printers, full body scanners, snorkel hoods, small cabinet-style fume hoods, material storage zone with cataloged vertical lift modules, and knitting, embroidery and garment printing machines.
- The building will remain occupied during the construction.
- This will not be a combined SD/DD review and drawings will need to be submitted separately to SCO. It will be SCO monitored during the construction.

Project Budget

- The Total Project Budget is \$6,000,000 and incorporates design, construction, and all associated soft costs.
- The project currently has Advanced Planning authority, meaning design through SD/DD.



Project Schedule

- Selection Schedule:
 - Proposals Due on **Friday, March 17, 2023 at 5:00pm.**
 - Shortlist will be end of March/ early April.
 - Pre-Interview Briefing will be early April.
 - Interview Date: Tuesday, April 18, 2023.
- Anticipated Design & Construction Schedule:
 - Construction Documents: Late Summer 2024
 - Bid Opening: Fall 2024
 - Construction NTP: Late 2024/Early 2025

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
- A minimum of three references with current contact information

Responses to Questions from Pre-Submittal Meeting:

1. Is the project only for Advance Planning or DD drawings or for the entire design?
 - a. We will go for full authority during design. We should have a better understanding of the Total Project Cost at DD and then will go for additional authority during the project. This should not hold up the timeline.
2. Will this be design-bid-build, or would we use a CM?
 - a. We would consider using a CM but would decide once we have a team on board.
3. What are the security requirements mentioned in the scope?
 - a. The space would likely be secured by card access. There is a need for some spaces for research to be blacked-out and have no visual access through screens in order for the room to be secure for government research.
4. Are there structural components?
 - a. Structure is not a huge component, but there will be the addition of a mezzanine space, so one is needed.
5. Is there chemical use in the space?
 - a. There will be ink for printers. In studios, yes, but the exact chemicals change year by year. There is not a whole of chemicals, but there is a polymer and chemical research component to the studios. It's not a chem lab, but there are some chemical components.
6. Is there asbestos in the building or has testing been completed?
 - a. The building was built in 1990, so the assumption is no. If we come across something that needs to be abated, then either we (NCSU) will hire someone to complete the abatement, or it will be an amendment and we'll add it into the scope of work for the design team. No hazardous materials consultant is needed on the team.
7. Will there be ADA upgrades?
 - a. No, not that we're aware of.
8. Are there vibration concerns with the equipment being installed?

- a. No tests have been done, but the floor is subterranean and slab. There are larger pieces of equipment already on that floor that is likely larger than any equipment going into the flex space. The largest equipment going into the flex space is a cutter machine. Everything else is sized for sample products or is tabletop. None of the equipment will be running continuously or that would generate vibrations.
9. Is there a professional element needed or is this student space?
 - a. Both, there is an outreach/extension aspect for the space. There will be business, faculty and student spaces in the area. It needs the element of professionalism, but there will also be studios for students.
10. Will there be any need for gallery/show-off space?
 - a. Yes, for student work and for project work. We hope to incorporate a gallery space, but it's not the priority – research is. But, if it's possible to mount or hang work that would be good. This space will be used on a tour route for recruiting and fundraising. There is a need for spaces for posters – this is big for senior design and marketing. Digital interactive signage would also be good for this area.
11. Why are you doing this project? What is the biggest thing you're trying to accomplish?
 - a. There is a gap in prototyping and run production. There are places for large manufacturing of textiles and for small scale. There is a demand for low-medium quantity manufacturing in the industry. The College of Textiles is often asked from the industry to help with ideas or innovations and there isn't a dedicated space for that. This is an industry and student need. It will also be a space for students to be a part of the working experience. This will be a space for a training program for students and this facility will be to help their ideas come to life and to try new things and new equipment.
12. What kind of studios will be in the space?
 - a. Senior design studios and graduate spaces.