



September 24, 2024

SUBJECT: 111 Lampe Drive Renovation
Pre-Submittal Meeting Minutes for CMR Services

Introductions & Welcome

- Point of Contact of University:
Stephanie McArthur
slmcarth@ncsu.edu
(919) 219-8195
- NCSU Facilities Introductions:
 - Lisa Johnson, Assistant Vice Chancellor, Campus Planning and Strategic Investment
 - Cameron Smith, Assistant Vice Chancellor, Design & Construction
 - Bill Davis, Associate Director Formal Design, Design and Construction
 - Carla Daniels, HUB Program Manager, Design and Construction
 - Amy Bullington, Campus Planning and Strategic Investment
 - Stephanie McArthur, Construction Project Manager, Design and Construction
 - Melissa Diamond, Design Project Manager, Design and Construction (*maternity leave until January 6, 2025*)
- NCSU Psychology Department
 - Christopher Mayhorn Ph.D., Head of Psychology
- Micheal Graves Architects
 - Matt Messick, Principal Architect

Meeting Logistics

- NCSU advertisement webpage: [NCSU 111 Lampe Renovation - CMR Ad](#)
- Submit Questions by **October 1 at 5:00pm**: [111 Lampe Renovation Question Form](#)
 - Questions will be taken at today's meeting; additional questions can be submitted
 - To avoid duplication, please read questions prior to submitting your own query
- University Responses: [111 Lampe Renovation Responses](#)
 - Answers will be provided on this live link by October 2 at 5:00pm.

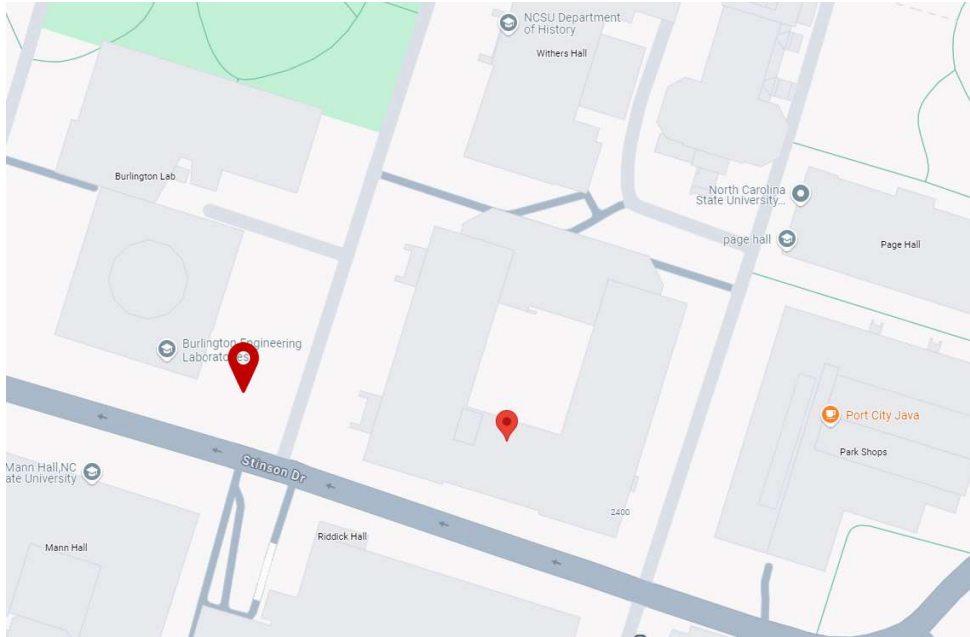
Submittal Requirements

- No hard copies. Only electronic copies emailed to slmcarth@ncsu.edu will be accepted.
- Page Count: Total of 52 pages max.

Project Scope

- This project is located at 111 Lampe Drive, Raleigh, NC on North Campus.
- This project will renovate a total of approximately 67,000 GSF on the third and fourth floors.
- A comprehensive programming effort with test fits will determine options for the highest and best use of space with a potential mix of instructional, office, and other spaces for psychology. All building systems will be upgraded and non-compliant components, restrooms, exit routes and stairwells will be renovated to meet ADA accessibility requirements.
- A comprehensive renovation of all building systems on the third and fourth floor will be completed as well as addressing the building envelope, including windows.

- 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 \$42,000,000 incorporates design, construction, and all associated soft costs.

Project Schedule

Selection Schedule

- **Proposals due on October 4, 2024 at 5:00pm.**

- Shortlist will be End of October
- Pre-Interview Briefing will be Early November 2024
- Interview Date will be Late November – Early December

Construction Schedule

- Anticipated construction in 2026.
- Will be potentially phased with construction and will be an occupied renovation.

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. Proximity to and familiarity with the NCSU campus.

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 strongly encouraged to partner with a minority business enterprise to mentor as part of their management team.**
- Provide your HUB plan and clearly explain how the partnership will benefit the HUB partner.
- 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.

Meeting Questions

- Are windows to be refurbished or complete replacement?
 - Complete replacement, entire building.
- LEED certification is noted in the advertisement is there a level that is required?
 - No LEED certification will be required but NC State requires sustainable design practices.
- Who are the consulting engineers on the project?
 - JMT Architecture, lab and academic planning
 - SKA Consulting Engineers, structural engineer and building envelope engineering

- Salas O'Brien, MEP systems
- NV5, audiovisual, IT/Telecom, Security & Acoustics
- Palacio, Cost estimating
- No civil currently on project
- Will the existing switchgear need replacement?
 - TBD
- What is the age of the roof, and will it be included in the building envelope renovations?
 - Roofing was replaced in October 2018.
- Can we schedule a site visit?
 - Not before the submittal is due.

Additional information provided by Architect, Matt Messick and User Representative, Christopher Mayhorn Ph.D.

- The psychology department will occupy the new construction on the 3rd and 4th floors. There are 31 faculty members each with a lab.
- No wet labs will be included in the new work.
- No exhaust hoods are required for the new lab spaces.
- Wide variety of type of labs (like single and group testing rooms, drive simulation, phlebotomy lab given as example of lab types)



September 23, 2024

SUBJECT: 111 Lampe Drive Renovations
CMR Selection Pre-Submittal Meeting Attendee Sign in Sheet
Code: 42124; Item: 314; Project Number: 202320013

Name (please print)	Affiliation	Email	Phone
1. <u>Stephanie McArthur</u>	<u>NCSU</u>	<u>s1mcarth@ncsu.edu</u>	<u>919.219.8195</u>
2. <u>Joe Pattison</u>	<u>Messer Construction</u>	<u>jpattison@messer.com</u>	<u>919-397-6882</u>
3. <u>John HILLENBRAND</u>	<u>MESSER CONSTRUCTION</u>	<u>jhillenbrand@messer.com</u>	<u>984-227-5220</u>
4. <u>Jennifer Dauphinais</u>	<u>Blum Construction</u>	<u>jennifer.dauphinais@blum.com</u>	<u>984-365-6666</u>
5. <u>GREG DRIVER</u>	<u>MUTER CONSTRUCTION</u>	<u>GDRIVER@MUTERCONSTRUCTION.COM</u>	<u>919-801-0366</u>
6. <u>PAUL BONEY</u>	<u>MUTER CONSTRUCTION</u>	<u>PBONEY@MUTERCONSTRUCTION.COM</u>	<u>910-520-0812</u>
7. <u>Taylor Willis</u>	<u>Brasfield + Gorrie</u>	<u>twillis@brasfieldgorrie.com</u>	<u>919-616-0180</u>
8. <u>Levi Levesque</u>	<u>Consigli</u>	<u>llevesque@consigli.com</u>	<u>(984) 302-7848</u>
9. <u>Lydia Cortes</u>	<u>CT Wilson Construction</u>	<u>lydia.cortes@ctwilson.com</u>	<u>336-906-4753</u>
10. <u>Emily Herndon</u>	<u>ctwilson Construction</u>	<u>emily.herndon@ctwilson.com</u>	
11. <u>Michael Spillars</u>	<u>LeChase Construction</u>	<u>michael.spillars@lechase.com</u>	<u>704-916-9737</u>
12. <u>Cat Brutvan</u>	<u>TA Loving</u>	<u>cbrutvan@taloving.com</u>	
13. <u>HUNTER BURNETTE</u>	<u>Shelco</u>	<u>hburnette@shelco.com</u>	
14. <u>Matt Brawell</u>	<u>Christman</u>	<u>matt.brawell@christman.com</u>	<u>843-241-8818</u>
15. <u>Bill DAVIS</u>	<u>NC STATE</u>		
16. <u>Carla Daniels</u>	<u>NCSU</u>	<u>HRB Coord</u>	

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Name (please print)	Affiliation	Email	Phone
1. Dave Finch	JE Dunn	dave.finch@jedunn.com	919-697-2992
2. Chris Mayhorn	NCSU	chris-mayhorn@ncsu.edu	919-757-5300
3. Ken Gerrard	JM Thompson	kgerrard@jnthompson.com	919.738.0141
4. Adam Callicott	New Atlantic	acallicott@newatlantic.net	910-975-9513
5. Alex Kelly	RBI	akelly@rightbuildint.com	919-805-0455
6. Labriana Bailey	Balfour Beatty	lbailey@bbus.com	946 201 3832
7. Jeff Leahy	Balfour Beatty	jleahy@balfourbeatty.com	
8. Yvan Tran	Metcon	ytran@metconus.com	(409) 454-3250
9. Ron Gohd	C&T	RonGohd@clancytheys.com	(919) 602-1883
10. Andrew Holland	Clancy + Theys	andrew.holland@clancytheys.com	919 629 5966
11. Nichole Atkinson	Horus	nichole.atkinson@horus-cs.com	919 791 7086
12. MICHAEL MCCOOL	SHELCO	mmccool@shelcolle.com	919-877-2622
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