

Parking Deck II & Surface Lot Pre-Submittal Meeting

July 31, 2018

Overview of Project Scope:

- This project is for the design-build of an approximately 250,000 Sq. Ft. parking deck
- Will serve current and planned residential housing, special events, and guests
- Construction will be on the current Lot L site which contains approximately 243 spaces
- Construction of the deck along with reconfiguration should gross a minimum of 875 spaces
- Estimated total budget is \$24,000,000.

Basic Description of Project Site:

- The deck is to be located on the current site of Lot L adjacent to Belk Hall and Brooks Field
- The deck will be oriented so that is parallel to the preserve fence line with a connection to Lot M to allow for overflow parking

Overview of Project Schedule

- Short listed firms will be notified by August 15, 2018
- Interviews are anticipated August 22, 2018
- BOT Meeting & approval in early September
- Planned completion of the construction documents is anticipated spring of 2019
- Estimate delivering timeframe summer of 2020
- We have a good start on advanced planning and have documentation that will be shared with the selected design-build team

Design-Build Process

- The selected design-build contractor will work through the UNCW's Architectural & Construction Services department with a building committee that includes user representatives.

Design-Build Selection Process

- Following the receipt of proposals, a University Interview Committee, will shortlist, interview and make a recommendation of selection to the University Board of Trustees.
- Please note that this is qualification based, not bridging (or best value). We will be selecting based on the criteria mentioned below.

Critical Selection Factors

- Submitting a current SF 330
- Electronic copy (limit 7mb) of the proposal is requested. Hard copies will be accepted, but must be delivered by the closing time/date and will be scanned into electronic format. Most of the criteria listed below can be accommodated in sections A-G of the 330 form.

Section H can be used for any additional information. The total submittal, including a letter of interest, is limited to 25 sheets of paper. Both sides of the sheet may be used for a total of 50 pages. Firms are requested to assure receipt of proposals at the address listed below by 5:00 pm on August 9, 2018.

- 1) Experience and expertise with similar projects.
- 2) Past performance on similar projects.
- 3) Experience in design projects to be part of an existing campus context.
- 4) Adequate staff and proposed consultant team – qualifications and examples of previous collaborations.
- 5) Current workload and State projects awarded.
- 6) Proposed design approach or methodology for the project including design team and consultants.
- 7) Recent experience with project cost estimates and schedule adherence.
- 8) Construction administration capabilities.
- 9) Proximity to and familiarity with the area where the project is located.
- 10) Record of successfully completed projects without major legal or technical problems.
- 11) A minimum of three references with current contact information.
- 12) Other factors which may be appropriate for the project.

Proposal Submittal & Questions:

In order that the selection process be as objective as possible, do not contact members of the Board of Trustees, or any university officials other than the project manager. All questions and project submittals are to be directed to the University's project manager listed below. We will not guarantee that any/all additional correspondence can/will be addressed. If you have questions that are not addressed in any of the available documents, submit a separate email to the project manager with the subject line as follows: Parking Deck II & Surface Lot RFI.

Nic Troutman
FacilitiesACS@uncw.edu

Additional notes:

- Do not provide design solutions in this project. Focus on past similar experience
- All RFIs should be submitted at least 7 days in advance of closing
- There will be no late submittals accepted
- As part of this project, UNCW is also including a reconfiguration/ expansion of a separate lot to gain approximately 100 parking spaces. The specific lot has not been determined yet.

Q&A at pre-submittal meeting:

QUESTION	RESPONSE
Does the 25 pages include tabs on the submittal?	Yes
What will be the form of contract?	SCO has a draft design-build contract that we expect to be finalized and shared soon.
Does UNCW have a preference of pre-cast?	UNCW is leaning towards pre-cast, but it is not definite.
When will the contractor be engaged in this process?	This is a design-build project, so the contractor will be engaged simultaneously as part of the design-build-team.
Is an independent cost estimate required?	A cost estimate must be provided at each phase of design by your team.
Is there a restriction to having a pre-cast contractor on your team?	No restriction to whom you partner with on your team.
Electronic signage to differentiate between users?	Anticipate separation between permit holders and guest.
Does UNCW desire oversized vehicles to be able to use the deck?	If there is a need, then it would be lower level only.
Has there been a parking study?	UNCW has 2-3 separate documents that may be available to the successful team.



PRE-SUBMITTAL MEETING SIGN-IN SHEET

Project: Parking Deck II & Surface Lot
Date: July 31, 2018

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