

Tony Baldwin, Ed.D., Superintendent

175 Bingham Rd., Asheville, NC 28806

P: 828-255-5921 | F: 828-255-5923

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TRANSMITTED VIA EMAIL: 3 pages

TO: ALL PLAN HOLDERS AND POTENTIAL BIDDERS
FROM: TIFFANY McCANTS, PURCHASING OFFICER 
SUBJECT: BUILDING ENVELOPE AND MECHANICAL SYSTEMS EVALUATION – C.D.
OWEN HIGH SCHOOL
DATE: JUNE 10, 2019

RFQ# 16-19

The following specifications are hereby made a part of the original documents.

REQUEST FOR QUALIFICATIONS RFQ# 16-19

BUILDING ENVELOPE AND MECHANICAL SYSTEMS EVALUATION: C.D. OWEN HIGH SCHOOL 99 Enka Lake Road, Black Mt., N.C. Issued: June 10, 2019

The Buncombe County Schools Board of Education is hereby soliciting responses from qualified building envelope specialists and Mechanical system engineers to form a Team to evaluate C.D. Owen High School existing conditions. Professional services will be procured through a qualification-based selection process, in accordance with G.S. 143-64.31, G.S. 143.64.32, and G.S. 115C-521(E). Professional services will be rendered using a standard Buncombe County Schools professional contract. The scope of work is described herein:

SUMMARY OF PROJECT:

Charles D. Owen High School in Black Mountain, N.C. built circa 1990, is load bearing masonry, constructed with a split face CMU veneer, bar joist roof structure with low slope lightweight deck and single ply membrane roofing. Built on a steeply sloped site, the design is stair stepped, resulting in many roof-to-wall flashing conditions and masonry wall construction on W beams above occupied spaces. The school has experienced persistent water, vapor and moisture intrusion through the building envelope as well as condensation issues with the 2-pipe mechanical system.

SCOPE OF WORK:

The Team will work closely with the Buncombe County Schools Facilities and Maintenance Departments and staff at Owen HS throughout the project.

The focus of the project is evaluation of the building envelope, mechanical system and operational practices to determine factors contributing to the moisture intrusion issues (Phase 1). This work will include review of the original design, as-built conditions, subsequent renovation projects, HVAC sequence of operations and other design issues.

Follow up work may include destructive testing of the building envelope, flashings, IAQ testing, commissioning, and other simulations (Phase 2).

Finally, a prioritized action plan, phased and budgeted to implement improvements as suggested by the preliminary analysis shall be outlined in a comprehensive Final Report (Phase 3).

PROJECT SCHEDULE:

All work, concluding with a Final Report shall be complete no later than December 2, 2019 to coincide with funding requests made by the Owner to implement the phased improvements.

SUBMITTAL REQUIREMENTS:

Five (5) copies of the submittals shall be made in an 8 ½" x 11" bound hardcopy format. Provide (1) electronic copy in pdf format on CD or flash drive. Limit responses to no more than 16 one-sided or 8 double-sided sheets. Proposals not meeting these requirements may not be considered. The submittal shall contain no less than the following:

Cover sheet title: "**BUILDING ENVELOPE AND MECHANICAL SYSTEMS EVALUATION: C.D. OWEN HIGH SCHOOL**", Date, Firm name and contact information. Link to firm website and/or optional supplementary information.

1. Letter of introduction and interest stating specific project for consideration as described above or statement for consideration for both projects.
2. Office, project manager and team members with bio of firm, team members and licenses and certifications.
3. Flow diagram graphically representing team organization. Leader of the Pre-Construction effort as well as project manager and superintendent of the construction phase must be identified.
4. A list of other projects with client references for which similar work has been performed.
5. Report references or graphic illustrations of similar work performed.

SELECTION SCHEDULE:

Responses to this RFQ are due by 4:00 pm EST on Friday, June 28, 2019

Interviews may be requested and/or a shortlist of firms may be requested by the Selection Committee to submit additional information. Demonstration of related experience, qualifications, scheduling, budget and cost estimating capabilities, and any specialized skills will be of interest to the Committee. A Team consisting of specialists in Build Envelope Science, HVAC systems and controls, field work and cost estimating will be of interest to the Selection Committee. The Selection Committee will recommend a Team and two alternates to the Buncombe County Board of Education for the referenced work, followed by negotiations for service fees. The Board will consider the selection at their August 1, 2019 public meeting followed by contract negotiations. If contract negotiations are not successful with the initial selection, the alternate selection will be contacted.

All submittals, questions and inquiries shall be sent to:

Tim Fierle, AIA
Director of Facilities
Buncombe County Schools
175 Bingham Road
Asheville, NC 28806
Phone: 828-255-5916
Email: tim.fierle@bcsemail.org

Under no circumstances shall contacts be made with other Buncombe County Schools' personnel or members of the Buncombe County Board of Education regarding this Request for Qualifications and selection process.

**End Request for Qualifications (RFQ# 16-19)
BUILDING ENVELOPE AND MECHANICAL SYSTEMS EVALUATION:
C.D. OWEN HIGH SCHOOL**