

Addendum #1

January 6, 2025

Campus-wide Roof Replacement RFQ

RFQ Post date: 12/18/2024

1. MACC has been changed from \$19,800,000 to \$18,600,000
2. Itemized FEMA list has been added

— End of Addendum #1--

APSU Designer Request for Qualification

PROJECT TITLE: Campus-wide Roof Replacement	POSTED DATE: 12/18/2024
PROJECT ADDRESS\LOCATION: APSU / Montgomery County	PROJECT NUMBER: 373-003-XX-2025
Anticipated Approx. Max. Allowable Construction Cost:	\$18,600,000.00

ALL QUESTIONS SHALL BE SUBMITTED VIA EMAIL TO UDC@APSU.EDU NO LATER THAN 4:00 PM CENTRAL TIME ON:	01/06/2025
A NON-MANDATORY, PRE-SUBMITTAL MEETING WILL BE HELD IN 105 SHASTEEN, AT 2:00 PM CENTRAL TIME.	01/10/2025
REQUIRED DOCUMENTS LISTED BELOW ARE DUE VIA EMAIL TO UDC@APSU.EDU NO LATER THAN 4:00 PM ON:	01/17/2025
ANTICIPATED STATE BUILDING COMMISSION APPROVAL IS:	02/13/2025

PROJECT OVERVIEW

--This RFQ replaces the original one issued on July 3, 2024--

On May 8, 2024, Austin Peay State University sustained significant hail damage to most roofs, requiring full or partial replacement. Roofing material is a variety of EPDM, shingles, metal, TPO, and copper dormers and cupolas. This project will replace (total or partial) damaged roofs. **One (1) designer will be selected** with this RFQ. As of this RFQ, damaged roofs have been temporarily repaired to prevent further leaking. However, scopes may include interior remediation due to water damage if necessary. Some roofs not listed on the attached Roof Damage Summary that are expected to be completed without a designer due to the limited scope, may have to be evaluated by the designer on an as needed basis and become part of the scope of work.

Designer selection will be based on experience with roof evaluation/inspection, repair and replacement construction document production, construction administration, bidding, and closeout. Refer to TN OSA's Policy & Procedure, Designer Selection Process for Standard Projects, <https://www.tn.gov/osa/general-information/policy--procedure.html>. Scoring will be normalized based on adding the median (Md) Project Team (Pt) and Project Experience (Pe) scores, dividing by the highest combined median score, $(M_d Pe + M_d Pt / \text{highest combined } M_d)$. Submitters with the three highest scores will be recommended to ESC.

Contracts are expected to be routed for signatures after 02/24/2025.

Relevant information from July 10, 2024, Pre-proposal Meeting:

1. Limited thermal imaging and coring were done and will be made available to selected designers.
2. For this project, drones will be permissible with certain restrictions.
3. To confirm the scope of work, designers will complete the program verification as part of their basic services.
4. The university may engage a cost estimator.
5. A best-value delivery method may be employed.
6. As much as practical, roofing material will be standardized, so all of the same shingles, metal roofing, flashing, etc., will be uniform. APSU will supply this information.

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- Q** How will the project work be scheduled in relation to class hours? Are there specific non-student work hours, or will work need to be coordinated while students are present?
- A** We anticipate that work will generally occur even when students are present. Work on residence halls will probably be scheduled only during the summer, however.
- Q** What percentage of the roofing is currently under an existing warranty?
- A** TBD. However, repair or replacement due to hail damage is not covered under the warranty.
- Q** Will insurance coordination be required for the design team?
- A** We anticipate that there will be some coordination.
- Q** Will the construction documents be prepared all at once or in different phases?
- A** We anticipate that the preparation of the documents will be phased.
- Q** Which Authorities Having Jurisdiction (AHJs) need to be involved to obtain permits?
- A** CDs have to be submitted to and approved by the State Fire Marshal's office. Construction permits are required to be paid to Montgomery County, but that office does not approve drawings.
- Q** Besides structural consultants, are there any other consultants who may need to be part of the project?
- A** None are anticipated at this time.
- Q** Do you anticipate any structural, mechanical, electrical, plumbing or other work beyond roofing?
- A** None are anticipated at this time.
- Q** What qualifies as "supporting documentation" that is permitted outside of the 4 page maximum? For example, would staff member resumes be included in this category?
- A** Staff resumes are not considered part of the 4-page limit.

ESTIMATED DESIGN & CONSTRUCTION PHASE DURATION

Phase 1 – Program Verification	Varies
Phase 2 – Schematic Design	Varies
Phase 3 – Design Development	Varies
Phase 4 – Construction Documents	Varies
Phase 5 – Bidding	Varies
Phase 6 – Construction Administration	Varies
Phase 7 – Close-out	Varies

Submission Requirements:

- A. Please limit firm's Letter of Interest to 4 pages. Attach any supporting documentation as a separate attachment. All submittals should be pdfs.
- B. Submitter should demonstrate experience with Higher Education facilities, and knowledge of Tennessee State Building Commission, State of Tennessee regulatory processes.

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- C. By submission of a Letter of Interest, each submitter certifies, and in the case of a joint Letter of Interest each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each Designer is not on the list created pursuant to TCA §12-12-106 and can provide upon request a Designer Professional Liability Certificate of Insurance showing the minimum of \$1,000,000.00.
- D. All Submitters must be registered with the Office of the State Architect at; <https://www.tn.gov/osa/capital---real-estate/2018-designer-registration--now-open-.html>

1.1.1 Design Firm Information (Required on title page)

1. Designer(s) (Legal Entity Name)
2. Address, City, State, Zip code
3. Company Phone Number
4. Company Website
5. Contact Name, Phone Number & Email
6. Principal(s) and License(s)
7. Designer's Basic Services Consultants – List each one by firm type (A\E, Structural, MEP, etc.)
 - Firm Name and Address
 - Principal Name, Phone Number and Email
 - Principal License Number

1.1.2 Project Team (50 points)

1. Provide the resume of each staff member who will be part of the project delivery team.

1.1.3 Project Experience (50 points)

1. Describe up to four (4) ongoing or recently completed projects demonstrating your firm's experience with roof replacement. Provide basic information on each project listed, including, scope of work, cost, and completion date.

Roof Damage Appendix

Building Name	Damage <small>(All damage listed and square footage listed are approximations and will have to be verified)</small>
Browning	Roof damage (19500 sqft. shingle) due to storm damage causing damage to roofs
Marks	Roof damage (14500 sqft. Flat roof) due to storm damage causing damage to roofs
Ellington	Roof damage (17300 sqft. Shingle) due to storm damage causing damage to roofs
MCREYNOLDS	Roof damage (11000 sqft. shingle) due to storm damage causing damage to roofs
Harned	Roof damage (18900 sqft. shingle) due to storm damage causing damage to roofs
Memorial Health	Roof damage (14000 sqft. Flat roof, 18200 sqft metal roof, 36400 sqft shingle roof) due to storm damage causing damage to roofs
Power House	Roof damage (7600 sqft. Flat roof) due to storm damage causing damage to roofs
McCord	Roof damage (26000 sqft. shingle) due to storm damage causing damage to roofs
Miller	Roof damage (10000 sqft shingle roof) due to storm damage causing damage to roofs
Harvill	Roof damage (10500 sqft. shingle) due to storm damage causing damage to roofs
Catherine Evans Harvill	Roof damage (8000 sqft. Shingle, 6200 sqft flat roof) due to storm damage causing damage to roofs
Clement	Roof damage (28400 sqft. Shingle) due to storm damage causing damage to roofs
Blount	Roof damage (9800 sqft. shingle) due to storm damage causing damage to roofs
Sevier	Roof damage (20700 sqft. shingle roof) due to storm damage causing damage to roofs
Felix G Woodward Library	Soft metal damage and/or HVAC equipment damage due to storm damage.
Claxton	Soft metal damage and/or HVAC equipment damage due to storm damage.
Event Center	Roof damage (7600 sqft flat roof) due to storm damage causing damage to roofs
Downey Baseball Operations Center & Clubhouse	Roof damage (18100 sqft flat roof) due to storm damage causing damage to roofs
Trahern	Soft metal damage and/or HVAC equipment damage due to storm damage.
Winfield Dunn Center	Roof damage (62000 sqft. flat roof) due to storm damage causing damage to roofs
Emerald Hills Alumni Center	Roof damage (4254 sqft. shingle) due to storm damage causing damage to roofs

Roof Damage Appendix

Building Name	Damage <small>(All damage listed and square footage listed are approximations and will have to be verified)</small>
Sexton	Roof damage (6500 sqft. Flat roof) due to storm damage causing damage to roofs
Shasteen	Roof damage (24000 sqft. Flat roof) due to storm damage causing damage to roofs
Fortera Stadium	Roof damage (10500 sqft flat roof) due to storm damage causing damage to roofs
Kimbrough Building	Roof damage (18000 sqft. Flat roof) due to storm damage causing damage to roofs
Jenkins Family Field House	Roof damage (38700 sqft metal roof) due to storm damage causing damage to roofs
Music/Mass-Com.	Roof damage (44200 sqft. Flat roof) due to storm damage causing damage to roofs
TWO RIVERS APTS BLDG	Soft metal damage due to storm damage.
Greenhouse	Roof damage, side wall damage, and metal vents damage due to storm damage.
Sunquist Science Complex	Roof damage (66000 sqft shingle roof, 500 sqft. flat roof, 30000 sqft metal roof) due to storm damage causing damage to roofs
Morgan University Center	Roof damage (40000 sqft. Flat roof, 13000 sqft shingle roof) due to storm damage causing damage to roofs
HAND VILLAGE A 100	Roof damage (6500 sqft. Shingle, 600 sqft flat roof) due to storm damage causing damage to roofs
HAND VILLAGE B 200	Roof damage (4000 sqft. Shingle, 2500 sqft flat roof) due to storm damage causing damage to roofs
HAND VILLAGE C 300	Roof damage (6500 sqft. Shingle, 600 sqft flat roof) due to storm damage causing damage to roofs
HAND VILLAGE D 400	Roof damage (3704 sqft. shingle) due to storm damage causing damage to roofs
HAND VILLAGE E 500	Roof damage (4652 sqft. shingle) due to storm damage causing damage to roofs
HAND VILLAGE F 600	Roof damage (3704 sqft. shingle) due to storm damage causing damage to roofs
HAND VILLAGE G 700	Roof damage (4652 sqft. shingle) due to storm damage causing damage to roofs
HAND VILLAGE H 800	Roof damage (4652 sqft. shingle) due to storm damage causing damage to roofs
Foy Recreation Center	Roof damage (59500 sqft flat roof) due to storm damage causing damage to roofs
Technology	Roof damage (14600 sqft. flat roof, solar panels) due to storm damage causing damage to roofs
Castle Heights Dorm	Roof damage (40000 sqft. Shingle, 3000 sqft flat roof) due to storm damage causing damage to roofs
601 North 2 nd Street	Roof damage (5652 sqft. shingle) due to storm damage causing damage to roofs

Roof Damage Appendix

Building Name	Damage <small>(All damage listed and square footage listed are approximations and will have to be verified)</small>
Baseball Batting	Roof damage (3162 sqft. metal) due to storm damage causing damage to roofs
Maynard Math and Computer Science Building	Roof damage (7600 sqft. Flat roof, 9900 metal roof) due to storm damage causing damage to roofs
Governors Terrace North	Soft metal damage and/or HVAC equipment damage due to storm damage.
Eriksson HI	Roof damage (6500 sqft. Shingle, 2500 sqft flat roof) due to storm damage causing damage to roofs
Governors Terrace South	Soft metal damage and/or HVAC equipment damage due to storm damage.
Ard Building	Roof damage (9500 sqft. shingle) due to storm damage causing damage to roofs
Art & Design Building	Soft metal damage and/or HVAC equipment damage due to storm damage.
College & 4th (Ford)	Soft metal damage and/or HVAC equipment damage due to storm damage.
Newton Military Family Resource Center(Lincoln/Mercury)	Soft metal damage and/or HVAC equipment damage due to storm damage.
Jenkins	Roof damage (5200 sqft. Flat roof) due to storm damage causing damage to roofs
O'Malley Welcome Center	Roof damage (11000 sqft. Flat roof) due to storm damage causing damage to roofs
Moore Alley Storage	Roof damage (14800 sqft. Flat roof) due to storm damage causing damage to roofs
Hayes House	Roof damage (6800 sqft. shingle) due to storm damage causing damage to roofs
Information Technology Center	Roof damage (10500 sqft. shingle) due to storm damage causing damage to roofs