

RFP FOR CONSTRUCTION MANAGEMENT SERVICES
DTCC GEORGE CAMPUS
CONTRACT NUMBER DTCC19C900404-GCM

Delaware Technical Community College is proposing to complete various renovation projects at the George Campus in Wilmington. The campus consists of 4 buildings totaling approximately 298,000 square feet and also a 453 space parking garage. Many of the campus buildings and their systems require action as they have reached the end of their lifetime without major renovation/replacement. Completion of these projects play a crucial role in meeting the needs of the campus for Delaware Technical Community College's students and staff. Construction Management services as Adviser (CMA), will be required for a portion of these upcoming projects (as determined by the College). These initial projects include:

- Roof replacement and plaza waterproofing reconstruction at East building. Existing EPDM system will be replaced with new metal coping, roof insulation and EPDM membrane. Approximate area is 22,840 SF.
- Replacement of 4 Air Handlers located in penthouses on the roof of East building. Air handlers will be sized to account for additional interior space from infill project.
- Installation of an exterior curtain wall at East building to enclose the existing plaza and provide for expanded space and renovations for Student Success Center. (aka "infill project"). Student success center includes Admissions, Advisement/counseling, Finance/business, and Registrar. Project will provide new and appropriately sized space to serve students and staff. Project adds approximately 22,000 SF of occupiable floor space on the first, second, and third floors within the existing footprint of the east plaza.

Phase 1 is anticipated to include the structural infill of the three floors and curtainwall enclosure. The Student Success Center will be fit out in the first floor. Additional stairs to connect to the lobby and the lower level cafeteria are anticipated to improve circulation. Lower level renovation repair will be included in the first phase.

Phase 2 will fit out the shelled areas in the second and third floors.

Renovations of lower level and other floors of the East Building. Lower level requires renovation due to water damage (approximately 10,600 SF). Future renovations of additional areas of the East building may be included as future projects.

Future projects may require additional CMA services (as determined by the College). These projects include but are not limited to:

- Add additional parking level to existing garage (+113 spaces) on top of the existing garage footprint.
- Replacement of primary heating and cooling units at Southeast building.
- Replacement of closed circuit coolers (towers) at West and Southeast buildings
- Electrical system rehabilitation and maintenance (all buildings)
- Other miscellaneous building renovations needed at the campus