



NC State University

Mann Hall Renovation

Project Outreach Event

January 30th, 2025



IN ASSOCIATION WITH



Agenda

Opening Remarks

Meet the Team

Project Overview

HUB Commitment

Procurement & Prequalification

Q&A | Next Steps

Opening Remarks



Carla Daniels

HUB Program Manager

NC State University

Design and Construction Facilities Division

MEET THE TEAM

Project Team

Design & Construction



HOLDER

IN ASSOCIATION WITH



NC STATE
UNIVERSITY

Perkins&Will



Project Team



James Mitchell
Project Executive



Shaun Haycock
Project Executive



Erica Lige
DE&I Manager



David Konopka
Precon Lead



Travis Wilson
Estimator



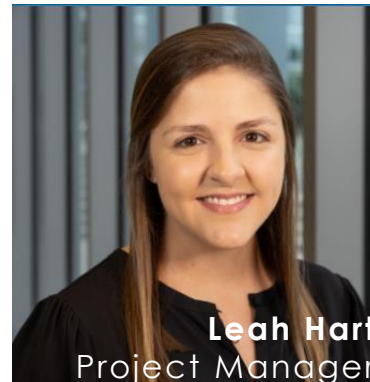
Jordan Crosley
Trade Responsible



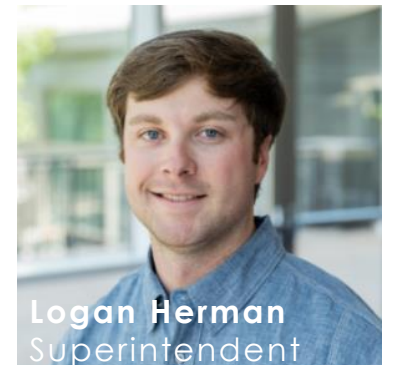
Ryan Ferguson
Trade Responsible



Matt Roberts
Precon Sr. Mgr.



Leah Hart
Project Manager



Logan Herman
Superintendent

McFarland Construction

RECOGNITION

#1 Largest Black-Owned
General Contractor in Charlotte

#18 Largest General Contractor
in Charlotte

Top 40 Fastest Growing Mid-
Market Companies in NC

MMCA General Contractor of
the Year - 2021, 2023

ABC STEP Platinum Level



Mentor Protégé Partnership

CORE VALUES

COMMUNITY
COMMITMENT
COLLABORATION

PROJECT OVERVIEW

DESIGN & CONSTRUCTION

Mann Hall Renovation Project Introduction: Design

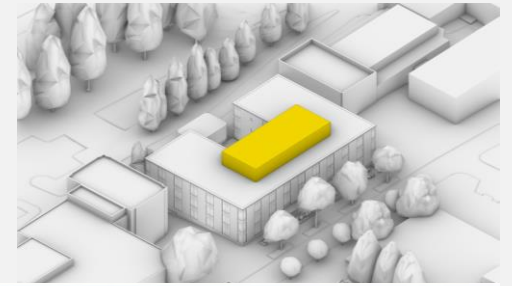


Preliminary Rendering (North Entry)

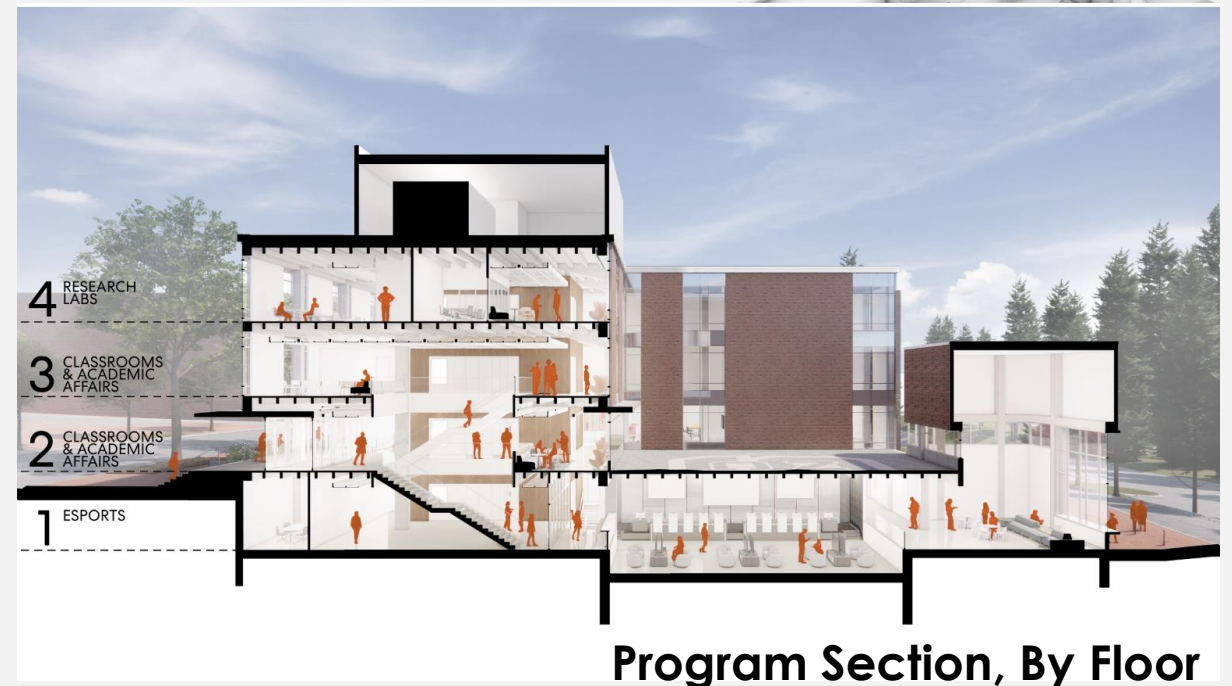
- Complete Renovation of Existing 75,000 SF+
- Interior Demolition and Abatement
- Infrastructure Improvements + New Mechanical Penthouse
- ESports Competition Arena
- College of Engineering Academic & Classroom Spaces
- Fourth Floor Nanomedicine Research Laboratory

Mann Hall Renovation Core & Shell Modifications

Preliminary Renderings



Mechanical Penthouse

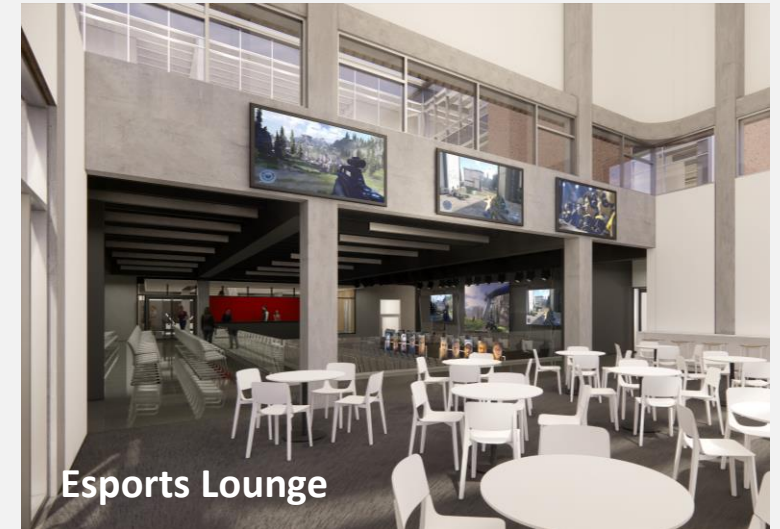


FIRST FLOOR ESPORTS PROGRAM

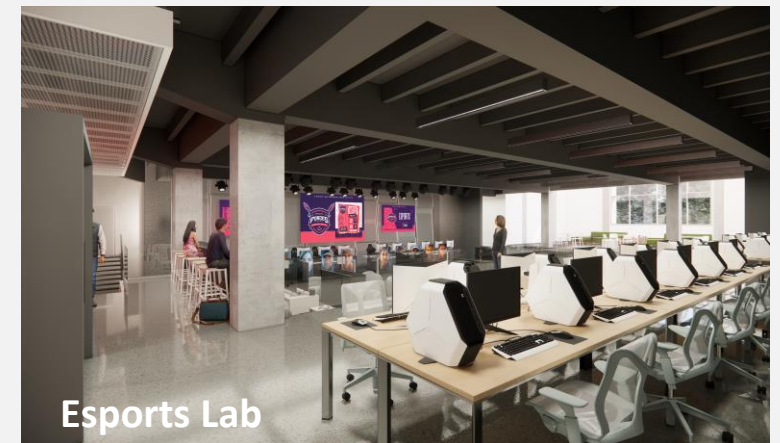
Preliminary Renderings



Esports Arena



Esports Lounge



Esports Lab

ESPORTS 360° Views

Please scan the QR codes below with your mobile devices to access the interactive views of various spaces in the Esports arena.

LOBBY SPACE



ARENA SPACE

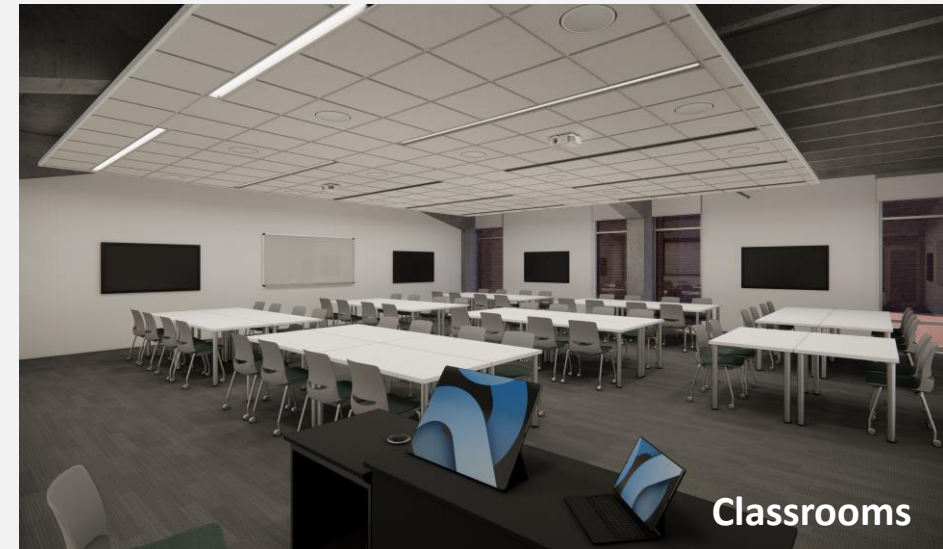


LOUNGE SPACE



SECOND + THIRD FLOOR CLASSROOM, ACADEMIC & LOBBY SPACES

Preliminary Renderings



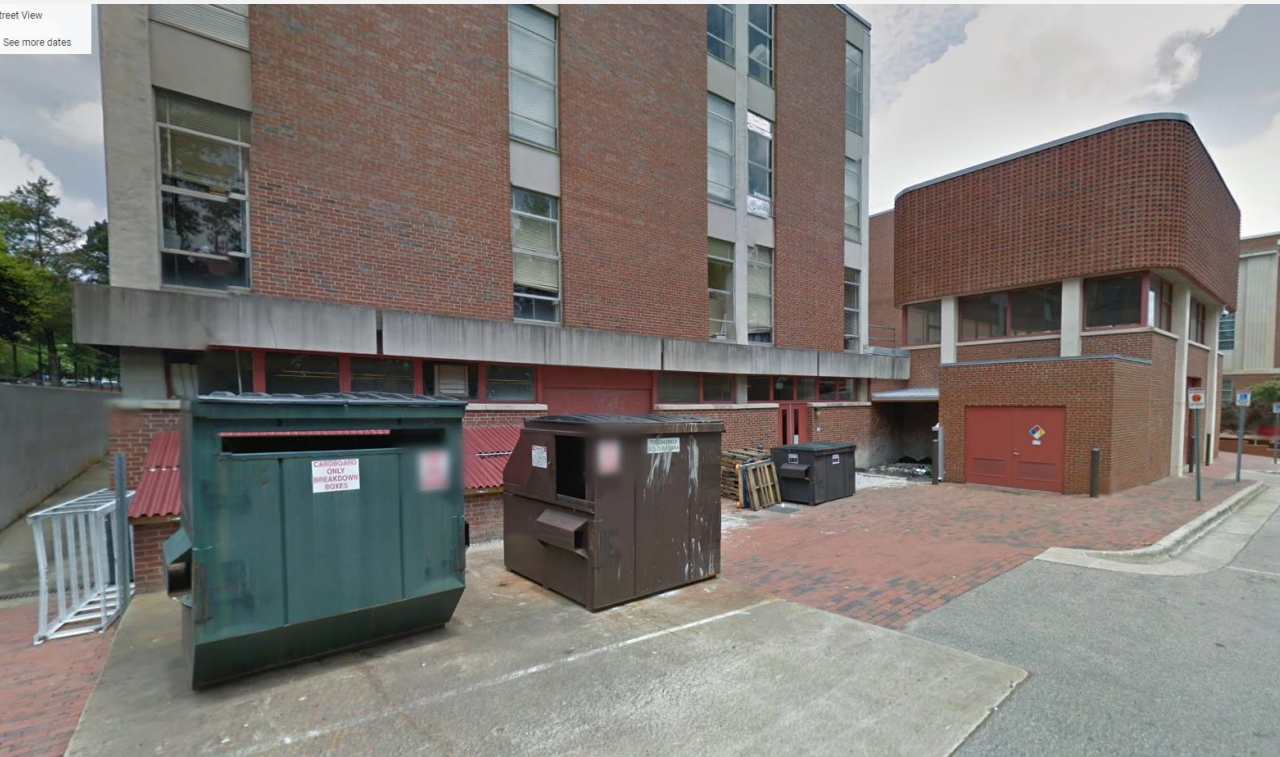
MAIN LOBBY (SECOND FLOOR) 360° View

Please scan the QR codes below with your mobile devices to access the interactive view of the main lobby space.



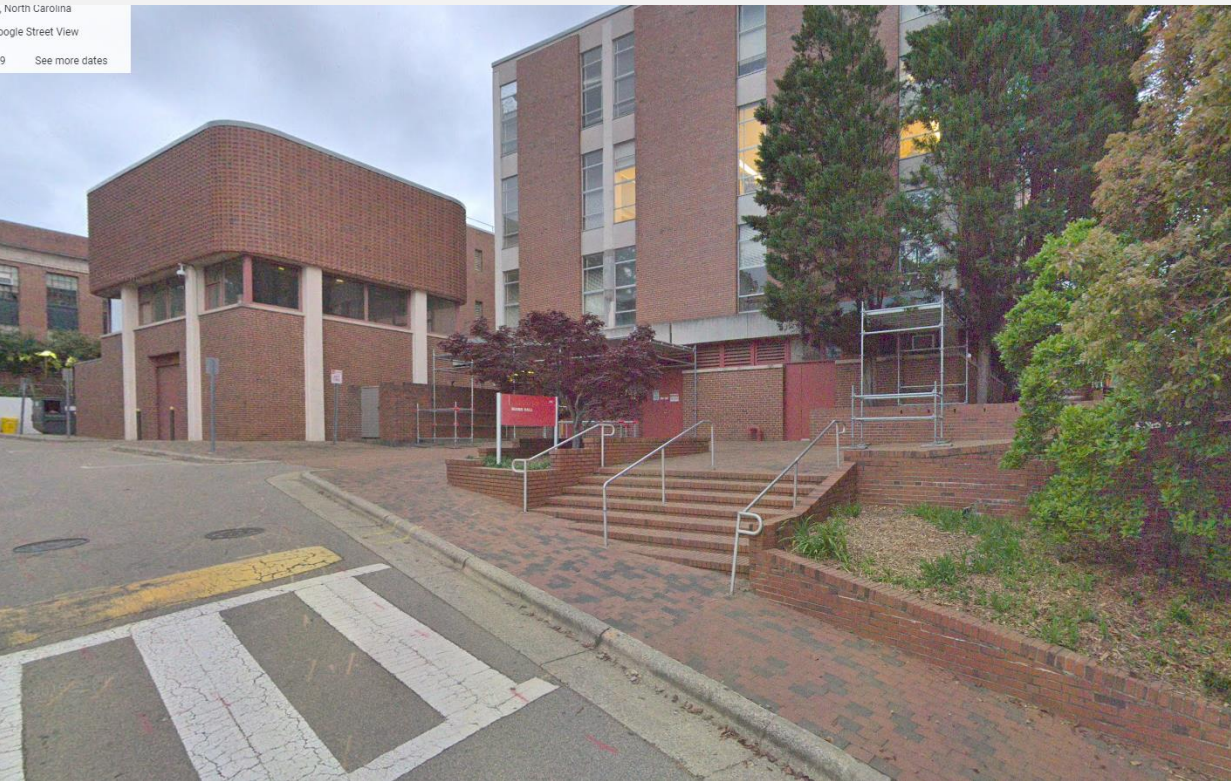
SOUTH ENTRY BEFORE & AFTER

Preliminary Renderings



SERVICE AREA BEFORE & AFTER

Preliminary Renderings



BID PACKAGE #02 TRADES

CURRENT CONSTRUCTION TIMELINE

www.ncsumannahall.holderconstruction.com

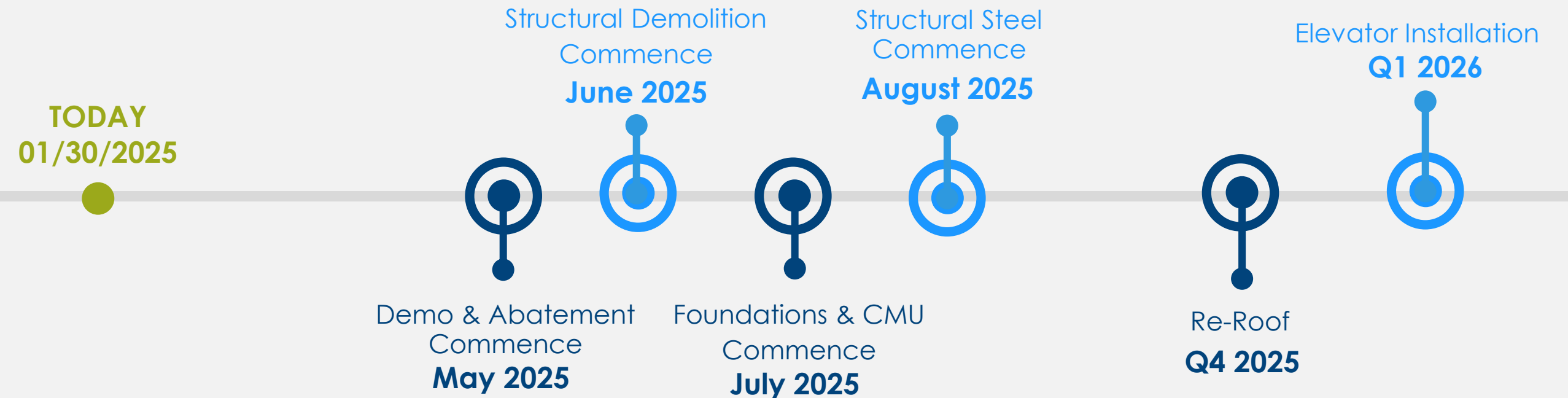
Structural Steel

Roofing

Elevators

Building Concrete

Masonry



PROCUREMENT
CURRENT OPPORTUNITIES
HUB COMMITMENT
PREQUALIFICATION PROCESS

BID PACKAGE #02 TRADES

CURRENT OPPORTUNITIES OVERVIEW

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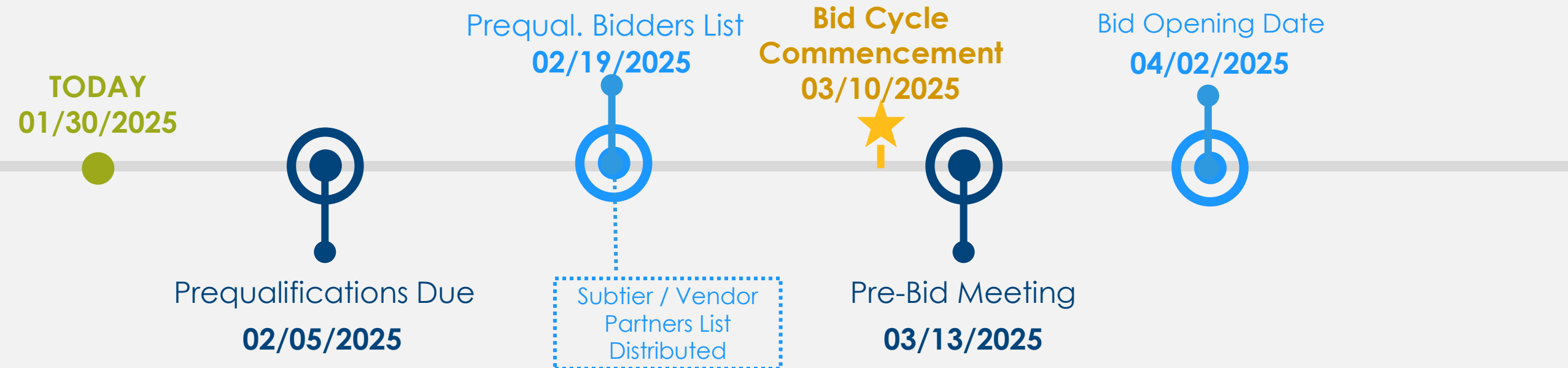
Structural Steel

Roofing

Elevators

Building Concrete

Masonry



EARLY PROCUREMENT BID PACKAGE 02

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STRUCTURAL STEEL

- **Projected Start:** August 2025
- **Major Scope Items:**
 - ESports Upper Flex Arena build-up
 - Structural Openings Framing / Decking
 - Penthouse Steel / Decking
 - Steel Lintels
 - Connecting Stair Framing
 - Elevator Steel
- **Future Scope (CO):**
 - North / South Canopy Steel
 - ESports Stairs
 - Roof Access Stair
 - Misc. Steel (railings, support steel, etc.)
- **Alternates:**
 - Photovoltaic (PV) Posts

EARLY PROCUREMENT BID PACKAGE 02

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BUILDING CONCRETE

- **Projected Start:** July 2025
- **Major Scope Items:**
 - Shallow Foundations
 - SOG Replacement
 - Topping Slab
 - Elevated Slab on Metal Deck
 - Interior Housekeeping Pads
 - Interior Concrete Wall at ESports Arena
 - Pan Stair Infill
- **Future Scope (CO):**
 - North Entry non-structural slab & rigid insulation pourback
 - North / South Entry vestibules
 - Spread footings for Canopy

EARLY PROCUREMENT BID PACKAGE 02

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ROOFING

- **Projected Start (temp roofing):** June 2025
- **Re-roof:** December 2025
- **Major Scope Items:**
 - Temp protection
 - Existing Roof Demolition (~24,000 SF)
 - Removal of BUR, LWIC, Coping
 - Re-roof (TPO)
 - Courtyard, drum, main, penthouse
- **Future Scope (CO):**
 - North / South Canopy Roofing
- **Alternates:**
 - PVC roofing in lieu of TPO

EARLY PROCUREMENT BID PACKAGE 02

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MASONRY (Interior & Exterior)

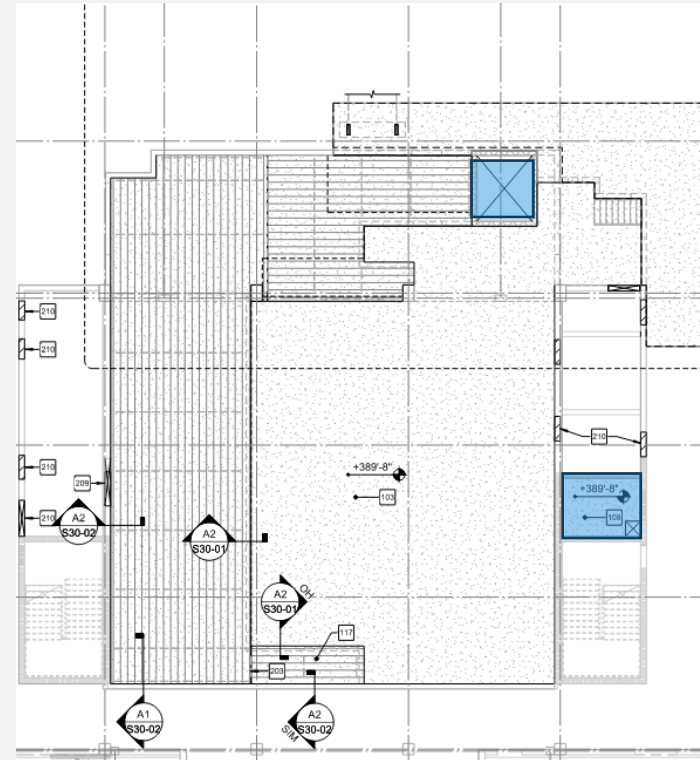
- **Projected Start:** July 2025
- **Major Scope Items:**
 - New Elevator Shaft
 - Existing Elevator Overrun (Build-up)
 - ESports Arena Knee Wall
 - Interior Brick Infill
 - Exterior Brick Veneer Repair
- **Future Scope (CO):**
 - Site Elements:
 - Screen Wall
 - Areaway Wall
 - ADA Ramp Wall
 - Site Retaining Wall Facade

EARLY PROCUREMENT BID PACKAGE 02

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ELEVATORS

- **Projected Start:** January 2026
- **Major Scope Items:**
 - Two (2) New Hydraulic Elevators
 - One (1) Passenger
 - 3000 LB, Class A Loading
 - One (1) Service
 - 4500 LB, Class C3 Loading



EARLY PROCUREMENT BID PACKAGE 02 PRE-BID DOCUMENTS

www.ncsumannahall.holderconstruction.com



Page 01 Documents

to REV1 - Architectural Set



to REV1 - MEP Set



to REV1 - Project Manual



Bid Package 02 Documents

1 / Issue for Bid - Early Procurement - Architectural Set



2 / Issue for Bid - Early Procurement - Structural



3 / Issue for Bid - Early Procurement - Project Manual



HUB

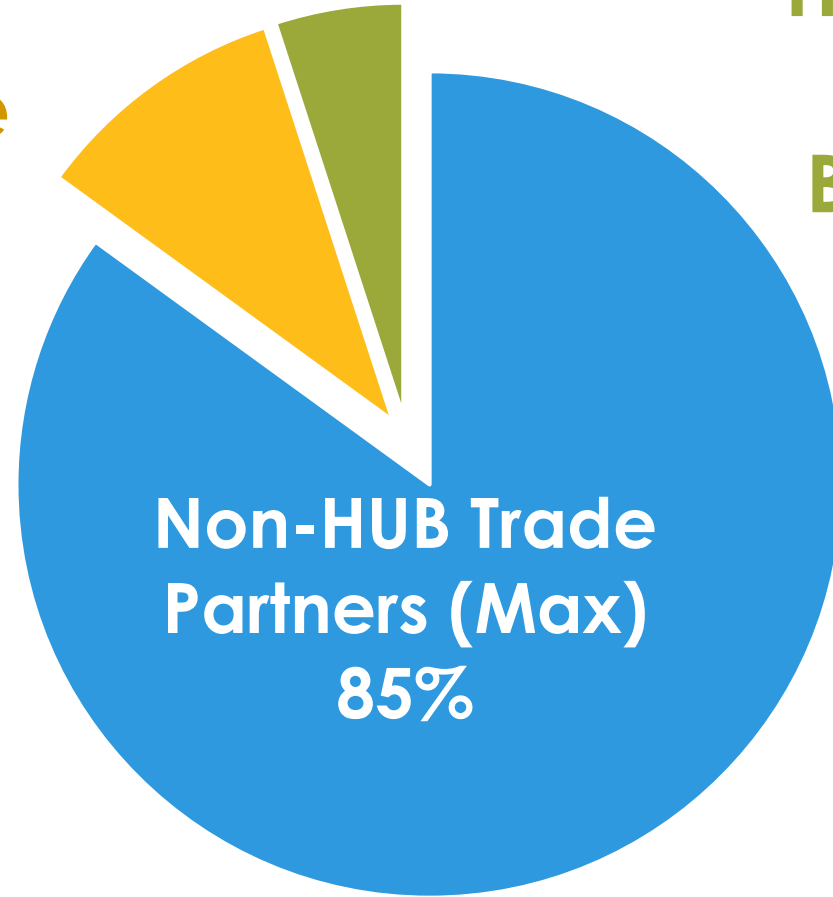
PARTICIPATION



COMMITMENT

HUB
Baseline
10%

Mann Hall
15%+
Targeted Project
Participation Goal



HUB Goal
Above
Baseline
5%



IN ASSOCIATION WITH
MGFARLAND
CONSTRUCTION

HUB +

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15%+

COMMITMENT

PROCUREMENT | Proactive Engagement & Planning

Bid Package Strategy

- ✓ **Balanced Approach to Encourage Participation**

Closed-Loop Communication

- ✓ **HUB Vendors & Subtiers Connected to Prequalified Prime Trade Partners**

CONSTRUCTION | Continued Commitment

Payment Cycle

- ✓ **Work Alongside University, Modifications / Solutions**



PREQUALIFICATION ACCESS STEP-BY-STEP



Prequalification

Pursuant to the statute, this form gathers information about the subcontractors seeking to qualify for the work and provides a general format for the prequalification criteria.

Completing this questionnaire does not guarantee prequalification. Evaluation of the submittal shall be performed by the prequalification committee in accordance with GS 143-128.1, 143-135.8 and the State of NC Prequalification Policy

Subcontractors and HUB Vendors are encouraged to submit a prequalification if able to perform services related to the packages below:

- Concrete
- Structural Steel
- Masonry
- Roofing
- Elevators

[FILL OUT PREQUAL →](#)

STEP 1



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STEP 2

Prequalification Tab

STEP 3

Click Button:

Fill Out Prequal

PREQUALIFICATION PROCESS: COMPLETE FORM



NC State Mann Hall Renovation Prequalification Form

State of North Carolina Prequalification Form for First-Tier Subcontractors under
CM at Risk

Pursuant to the statute, this form gathers information about the subcontractors seeking to qualify for the work and provides a general format for the prequalification criteria. **Completing this questionnaire does not guarantee prequalification.** Evaluation of the submittal shall be performed by the prequalification committee in accordance with GS 143-128.1, 143-135.8 and the State of NC Prequalification Policy.

Submitted to:

Contact Name: David Konopka

CM @ R Firm: Holder Construction Company

Address: 6210 Ardrey Kell Rd. Suite 400

City/State Zip Code: Charlotte, NC 28277

Phone Number: (803)-960-7970

E-mail Address: dkonopka@holder.com

Questions While Completing? Check-in on Your Prequal Status?

Please reach out to:

General Outreach



David Konopka
dkonopka@holder.com

Structural Steel,
Roofing



Jordan Crosley
jcrosley@holder.com

Building Concrete,
Masonry, Elevators



Ryan Ferguson
rferguson@holder.com

PROCUREMENT

RECAP | Q&A SESSION



15%+ HUB GOAL

- ✓ Navigate to Project Website
- ✓ **Fill Out Prequalification Form Completely**
- ✓ Process to Follow SCO Requirements
- ✓ HUB Participation Aligns with Goals
- ✓ P&P Bonds Required

MILESTONES



WEDNESDAY 02/05

PREQUALIFICATIONS DUE

WEDNESDAY 02/19

BIDDERS LIST APPROVED

MONDAY 03/10

BID CYCLE COMMENCEMENT

CLOSING | FOLLOW-UP

General Outreach POC



David Konopka
dkonopka@holder.com

Structural Steel & Roofing POC



Jordan Crosley
jcrosley@holder.com

Building Concrete, Masonry,
Elevators POC



Ryan Ferguson
rferguson@holder.com

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THANK YOU!



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