

Designer Solicitation Advertisement

Project Name: FSU Wellness Center – New Construction

Closing Date: March 8, 2019

Project Description: Provide project planning and programming, and architectural and engineering design services through the Design Development phase for the construction of a new Wellness Center at Fayetteville State University (FSU). The selected designer or A/E firm may be retained through full design and construction administration at the university's option. Project work shall include extensive site development, utility infrastructure and the construction of an approximately 15,000 SF facility to serve FSU's students, faculty and staff. See **Appendix A** for an expanded project description.

Critical Selection Factors: Interested firms can participate in the process by submitting a current SF 330 Form and addressing the following in a written proposal. Please note that only one printed copy of the proposal is requested, along with a digital copy on a USB thumb drive or a CD/DVD. The length of the written proposal should be limited to twenty (20) pages (exclusive of the SF 330 Form). Firms must assure receipt of proposals at the address listed below by **11:00 AM, Friday March 8, 2019** in order to be considered.

1. Experience and expertise with similar projects
2. Experience in purchasing property for the N.C. State Universities and Colleges in accordance with State statutes and regulations
3. Examples of past performance on similar projects
4. Experience on design projects to be part of an existing campus context
5. Adequate staff and proposed consultant team – qualifications and examples of previous collaborations
6. Historically Underutilized Business (HUB) representation in proposed consultant team
7. Current workload and State projects awarded
8. Proposed planning/design approach or methodology
9. Recent experience with project cost estimates and schedule adherence
10. Construction administration capabilities
11. Record of successfully completed projects on time and within budget, without major legal or technical problems.

Designer Selection Process: Following the receipt of proposals, an FSU Interview Committee will shortlist, interview and make a recommendation of selection to the FSU Board of Trustees.

Questions/Proposal Submittal: All questions and project submittals are to be directed to:

Harold Miller
Fayetteville State University
1200 Murchison Road, Fayetteville, NC 28301
910-672-1952, hmiller1@uncfsu.edu

A non-mandatory pre-submittal conference will be held on Tuesday, February 26, 2019 at 10am and on Friday, March 1, 2019 at 11:00am in the FSU Facilities Management Conference Room. Request electronic parking permits from the FSU contact listed above.

Appendix A

Expanded Project Description:

This project is the foundation of a Public-Public Partnership (P3) between Fayetteville State University (FSU) and the City of Fayetteville (COF). The selected site for the FSU Wellness Center and COF Senior Center East (separate buildings) is adjacent to the FSU campus on the southwest corner of Murchison Road and Filter Plant Drive.

The project site consists of 31 parcels owned by the FSU Foundation, COF, Cumberland County, and private citizens. The FSU Foundation and COF are acquiring the remaining private parcels and will initiate a recombination plat for the development area defined by the 31 parcels. The recombination plat will be consistent with the agreed upon site plan for the Wellness Center and Senior Center and will consist of two separate development parcels. After the recording of the new recombined plat map, the COF will prepare and submit an application for zoning change of the development area that is consistent with the P3 development plan.

FSU and COF commissioned a feasibility study of the proposed site that was completed on June 1, 2018. It is available upon request to the FSU contact listed on page one of the Advertisement. In late 2018, both parties agreed that the first phase of the P3 project will consist of the site development for both projects, and the design and construction of the FSU Wellness Center only. The COF plans to proceed with the design and construction of their Senior Center East facility at a future date to be determined.

The total project budget for the site development and design and construction of the FSU Wellness Center is **approximately \$5.5M**. The 2018 feasibility study estimated that site development for the entire development area would cost \$3M. The site development costs will be shared equally by the parties, leaving the balance of the project budget for the FSU Wellness Center. Site development includes:

- Site preparation
- Erosion control and environmental protection
- Demolition, excavation, removal
- Earthwork
- Hardscape construction – curbs, paving, markings, retaining walls, signage
- Plantings
- Drainage
- Utilities – sanitary sewer, water, electrical, natural gas
- Irrigation
- Site lighting
- Site furniture and amenities

After completion of the 2018 Feasibility Study, FSU and COF agreed to proceed with separate buildings located adjacent to one another and a shared parking lot and other site amenities. Much of the feasibility study was devoted to comparing 3 options:

- Separate buildings, separate space programs
- Shared building, separate space programs
- Shared building, shared space program

Key space program elements of the FSU Wellness Center include:

- Reception lobby
- Juice bar
- Exercise and cardio area
- Cardio classroom

- Multipurpose gym
- Locker rooms
- Restrooms
- Storage
- Staff area

The target date for completion and grand opening of the FSU Wellness Center is August 1, 2021.