

Fayetteville State University, Designer Solicitation

G.L. Butler Building Renovation (HVAC & Fire Alarm) and Telecommunications Building MEP Projects

Date: 3/15/23

Fayetteville State University is seeking a single Engineering Design Firm to provide Design Services for two separate projects in the G.L. Butler and Telecommunications Buildings. The current combined budget for the two projects is \$1,530,000.

The G.L. Butler Building

The Butler Building is a 75,400 GSF building that opened in 1977. It is a three story (plus basement) masonry structure located on Administration Drive on FSU's East Campus. The building currently houses the FSU College of Education, Department of English, the Drama and Theater program (and the Butler Theater) of the Department of Performing & Fine Arts (PFA), one of two FSU Information Technology Services (ITS) data centers, and the Cumberland County School District's Cross Creek Early College High School (CCECHS).

The COE and CCECHS will be moved to FSU's new College of Education Building in 2026. The New COE Building is currently in the design phase and is planned to open in January 2026 for the Spring 2026 semester. A final decision and plan is pending about how to repurpose the vacant spaces in Butler after the COE and CCECHS vacate their existing spaces in Butler. The other current occupants of the Butler building are expected to remain there – the Department of English, the Drama and Theater program of the PFA Department, and the FSU ITS Butler Data Center.

The Departments of English and PFA are both part of the College of Humanities and Social Sciences. The Butler Data Center is an important infrastructure element of FSU's Division of Information Technology Services.

The scope of the project in the Butler Building includes:

- A complete replacement of the existing original and obsolete building fire alarm system.
- Strategic repairs and replacements to the building's HVAC system, most likely focusing on replacement of some of the Butler building's original existing air handling units.

The building's HVAC boiler, chiller, cooling tower, CHW/HW circulation pumps and BAS have been recently replaced/repared or upgraded, so are lower priorities for inclusion in the project scope.

The Telecommunications Building

The Telecommunications Building is a 12,600 GSF building that first opened in 1937. It is a two-story masonry structure located on FSU's West Campus. The building currently houses the Communication and Media Studies program of the Department of Communication, Languages,

and Cultures (CLC). The CLC Department is part of the College of Humanities and Social Sciences.

The scope of the project in the Telecommunications Building includes:

- Connection to the west campus utility plant's chilled water (CHW) loop. The building is already connected to the plant's hot water (HW) loop.
- Air handler replacements.
- Updating BAS for new HVAC equipment.
- Replacement of the building's electrical main distribution panel (MDP).
- Addition of an emergency generator.

Solicitation Schedule

The designer solicitation and selection schedule:

- Posting opens: 3/16/23
- Posting closes: 4/7/23, 5:00 P.M.
- Shortlist notifications made: NLT 4/12/23
- Interviews: noon – 3:30pm, 4/27/23
- Selection decision made by FSU Board of Trustees in May/June of 2023

Submission Details and Critical Selection Factors:

Electronic submissions should be sent to hmiller1@uncfsu.edu and must be received by **5:00 P.M. on Friday, April 7, 2023**. Project Manager Harold Miller can be reached at the above email address and at 910-672-1952.

The length of the written proposal should be limited to twenty (20) pages (exclusive of the SF 330 Form). Submit one (1) electronic (PDF) copy of the response.

Critical selection factors:

1. Adequate staff and proposed consultant team-qualification and examples of previous collaborations.
2. Experience and expertise with similar projects.
3. Examples of past performance on similar projects.
4. Experience on design projects to be part of an existing campus context.
5. Historically Underutilized Business (HUB) representation on proposed consultant team.
6. Current workload and State of NC projects awarded.
7. Proposed planning/design approach or methodology.
8. Recent experience with project cost estimates and schedule adherence.
9. Construction contract administration capabilities.
10. Proximity to and familiarity with the area where project is located.
11. Record of successfully completed projects on time and within budget, without major legal or technical problems.
12. Energy conservation/sustainability experience.