

Fayetteville State University, Designer Solicitation

Spaulding Building Renovation Project

Date: 2/23/24

Fayetteville State University is seeking an Architectural/Engineering Design Firm to provide Design Services for a targeted renovation of the Spaulding building on FSU's East Campus.

The Spaulding Building

The Spaulding Building is an 8,650 SF building that opened in 1955. It is a single-story structure located at the corner of WT Brown Road and Martin Luther King Dr. on FSU's West Campus. The building currently houses Student Health Services and the Counseling Center. The Department will be relocated to the Health and Wellness Center building that is expected to be completed by August of 2025.

Minor MEP and architectural renovations have occurred over the last 20 years to accommodate the changing uses of the space.

A list of priority items to address with this targeted renovation include:

- Renovation of the Spaulding building to accommodate mental health treatment programs, counseling services, administrative offices, and support facilities.
- Integration of evidence-based design principles to promote patient well-being, privacy, and safety.
- Optimization of space utilization to ensure efficient workflows and accessibility for patients with diverse needs.
- Implementation of sustainable design features to enhance energy efficiency and environmental sustainability.
- Compliance with all relevant building codes, regulations, and standards governing mental health facilities.

The project budget is \$1,300,000, which includes design, construction, and furniture. Most of the furniture in the building now will be reused by the new occupants.

Schedule

The designer solicitation and selection schedule:

- Posting opens: 2/20/24
- Posting closes: 3/12/24, 5:00 P.M.
- Shortlist notifications made: NLT 3/14/24.
- Interviews: week of 3/18/24
- Selection decision made by FSU Board of Trustees on 3/27/24.

Submission Details and Critical Selection Factors:

Electronic submissions should be sent to hmill1@uncfsu.edu and must be received by **5:00 P.M. on Tuesday, March 12, 2024**. Project Manager Harold Miller can be contacted 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 the 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.