PROJECT SUMMARY

New College of Education Project
Owner’s Representative and Advisory Services

Date of Issue: Wednesday, June 29, 2022

Solicitation Closes: 5:00 P.M. EST, Wednesday, July 13, 2022
Introduction

Fayetteville State University (“FSU” or the “University”) is requesting qualifications from firms to provide owner’s representative and related advisory services on FSU’s new College of Education project and other capital investment projects (the “Projects”) on the FSU campus in Fayetteville, North Carolina.

Institution

Fayetteville State University is a constituent institution of The University of North Carolina and the second-oldest public institution of higher education in the state, having been founded in 1867. FSU is a historically Black university offering degrees at the baccalaureate, master’s, and doctoral levels. With more than 6,500 students, Fayetteville State University is among the most diverse institutions in the nation. To learn more about FSU, visit https://www.uncfsu.edu.

FY22-FY23 State Budget Investments in FSU

North Carolina’s State budget was signed into law on November 19, 2021 and FSU is pleased to announce that it makes significant investments in the University and its students. FSU will receive more than $164 million to support the institution’s high-quality, affordable academic programs that enhance the quality of life and drive economic development in the Sandhills and Cape Fear regions and across North Carolina.

“Today, I am both overjoyed and humbled for FSU. This support that we will be receiving has been a long time coming. For the first time in over 35 years the North Carolina state budget puts Fayetteville State University in a position to make a quantum leap in educating our future leaders. This unprecedented support will assure our success for generations to come,” said FSU Chancellor Darrell T. Allison.

NC Promise Tuition Program

Beginning in the Fall 2022 semester, FSU will become one of four UNC System member institutions participating in the NC Promise Tuition Program. NC Promise will help grow FSU’s enrollment and strengthen its retention rate, while also making the cost of tuition more affordable for in-state students who only pay $500 per semester (a total of $1,000 per year). The $11.5 million recurring state appropriation is a part of the state’s commitment to strengthen FSU’s footprint in the Sandhills and Cape Fear regions and state.

By removing the financial barriers to higher education, the low-tuition program addresses affordability options for prospective students and creates greater access for a student population that comes from majority rural or low-income counties. This plan allows FSU to increase the overall enrollment and academic standing of admitted students, while retaining the university’s diversity and commitment to its mission.
Other Initiatives at FSU

Fayetteville State University is proud to be the premier destination for educating military-connected students and adult learners. FSU is perfectly positioned in the Sandhills region to change the landscape on how we think about workforce readiness in today's ever-changing job market and in higher education. Key initiatives since 2021 have been to increase the number of paid internships, provide increased support and services for military-connected students and adult learners, and improve enrollment, retention, and graduation rates.

New Capital and Major Repair & Renovation Projects

In addition to the $11.5 million NC Promise recurring state appropriation, the new state budget identifies nearly $152 million in new capital investment and repair & renovation project funding over the next four years. The six large projects on the FSU campus are summarized below.

- New Residential Hall
  - $40,000,000 budget
    - FY2022: $4M
    - FY2023: $10M
    - FY2024 & FY2025: $26M
  - 400 beds: the mix of dwelling types is TBD
  - Site: East Campus, on the site of the soon-to-be demolished Vance Hall
  - Designer: Jenkins Peer/KWK Architects
  - CMR: Samet Corporation
  - Commissioning Agent: TBD

- New College of Education
  - $63,000,000 budget
    - FY22: $6.3M
    - FY23: $13.75M
    - FY24 & FY25: $42.95M
  - 110,000 SF – tentative space program
    - College of Education – 60,000 SF
    - Cross Creek Early College High School – 17,500 SF
    - Cumberland International Early College High School – 17,500 SF
    - Early Childhood Development Center – 15,000 SF
  - Site: East Campus, just north of the Nursing Building
  - Designer: Jenkins-Peer/Moody-Nolan
  - CMR: TBD
  - Commissioning Agent: TBD

- Renovation of A.B. Rosenthal and H.T. Chick Buildings
  - $19,500,000 budget: $10,000,000 Rosenthal + $9,500,000 Chick
    - FY2022: $1.95M
    - FY23, FY24, FY25: $17.55M
  - 61,030 SF total: 26,353 SF Rosenthal + 34,077 SF Chick
    - The two-story Rosenthal Building currently houses FSU’s Performing and Fine Arts Department. It opened in 1966.
- The two-story Chick Building currently houses FSU University College. It opened in 1968. The current plan for a renovated Chick building is to relocate the ITTS Division staff there when the renovation is complete.
  - Designer: TBD. FSU intends to select a single design team for these two major renovation projects in two adjacent buildings on the West Campus. The projects will be run concurrently in order to minimize the disruption in this crowded sector of campus just north of the main campus entrance on Murchison Road.
  - CMR: TBD. This project may be hard bid.
  - Commissioning Agent: TBD

- **Campus-wide Utility Infrastructure Renewal**
  - $9,950,000 budget
    - FY22: $995k
    - FY23 & FY24: $8.955M
  - Estimated project breakdown by utility type
    - Medium voltage electrical: $8.2M
    - Stormwater: $1M
    - Natural gas: $400k
    - Water & Sewer: $400k
  - FSU intends to select an engineer-led team for this multi-phase campus-wide project.

- **New Parking Deck**
  - $10,000,000 budget – all funds available in FY2022
  - 500 spaces
  - Site (tentative): West Campus, on the site of parking lot H and Williams Hall. If this site chosen, Williams Hall would be demolished.
  - FSU is considering a design/build approach on this project.

FSU is also in the process of updating its Campus Master Plan (CMP). That effort is underway and expected to conclude in late 2022. While the site for the New Residential Hall and College of Education projects have already been selected, the CMP team will confirm the site for the Parking Deck project in 2022.

**FSU’s College of Education**

The College of Education (COE) consists of three departments and a group of support units. More information can be found here.

- Department of Early Childhood, Elementary, Middle Grades, Reading and Special Education
- Department of Health, Physical and Secondary Education
- Department of Educational Leadership and School Administration
- COE Support Units
  - Office of Teacher Education
  - Office of School Services
- The COE Education Advisement and Recruitment Center. Some advising staff were recently moved to the Bronco One Stop Center in the Chesnutt Library, but this Center will continue to exist in the new COE building.
- The Early Childhood Learning Center (ECLC), currently located in the Lauretta Taylor Building.
- The Learning Resource Lab. Currently located in the Chesnutt Library but planned to be relocated into the new COE building.
- The Reading Lab. Currently an online grant-funded program that will require its own space in the new COE building.
- The Technology Application Lab is a grant-funded program. It was formerly known as the Praxis Lab.

FSU’s College of Education (COE) is currently housed in the 78,425 SF G.L. Butler Building, which was first opened in 1977. The COE shares the Butler building space with:
- The Department of Performing & Fine Arts (PFA) – includes the Butler Theater, set/scene shops, storage areas, ticketing/lobby, 5 office spaces, and a basement storage area under the theater (7,400 SF). PFA spaces will not be relocated to the new COE building.
- The Department of English – includes the department office and several faculty offices (2,450 SF). English department spaces will not be relocated to the new COE building.
- Cross Creek Early College High School (CCECHS)
  - CCECHS will be relocated to the new COE building and expanded to accommodate 350 students.
  - Approximately 280 students enrolled in 2021-22.
  - 10,000 SF estimated area includes assignable space plus CCECHS’s share of the Butler building common space.
  - CCECHS space includes a suite of administrative offices, a work room, 17 classrooms, 2 prep rooms and 2 storage rooms.
- The COE also utilizes space in other campus buildings:
  - FSU’s Health & Physical Education Building (aka Capel Arena) – the COE uses in this facility are not expected to change (for example the use of the Natatorium or Arena for classes).
  - Chesnutt Library – COE academic advisors are housed in the Bronco One Stop Center, and the Curriculum Learning Resource Lab (3,100 SF) is located in Chesnutt.
  - Lauretta Taylor Building – the Early Childhood Learning Center (8,400 SF) is located here. It is planned to move to the new COE building and be expanded.

Cumberland International Early College High School (CIECHS) is currently located in the J. Knuckles Science Annex (JKSA).
- CIECHS will be relocated to the new COE building and expanded to accommodate 350 students.
- Approximately 270 students enrolled in 2021-22.
- 10,000 SF estimated area includes assignable space plus CIECHS’s share of the JKSA building common space.
• CIECHS space includes a suite of administrative offices, a work room, and 10 classrooms.

**The New College of Education Project**

The targeted size of the new College of Education building is 110,000 SF. We have estimated the space allocation for the four key uses of the space to be:

- College of Education – 75,000 SF  
  - Includes 15,000 SF for an expanded Early Childhood Learning Center (ECLC), a program of the College of Education. The ECLC existing capacity in the Lauretta Taylor Building is 90 children.
- Cross Creek Early College High School – 17,500 SF
- Cumberland International Early College High School – 17,500 SF

**Site considerations**

As noted, our site Campus Master Plan consultant is currently evaluating our current site selection on the east campus and will have a recommendation in July/August 2022 about that site and any alternate sites to consider on campus. **For the purposes of this solicitation, we are proceeding with our current proposed site just north of the Nursing Building.**

The proposed site is located on the edge of an existing geothermal well-field that serves the HVAC system in Renaissance Hall to the west. The well-field boundary is shown on the site image at the end of this document, and the COE building pad cannot impinge on that wellfield. New hardscape and landscaping and playground areas for the ECLC to the west of the new COE building are expected and can be constructed on top of the existing well-field. These additional site amenities are included in the project scope and budget.

Traffic and parking changes in the vicinity of the new COE will be required and included in the project scope and budget. Parking and traffic considerations include:

- If the existing East Campus site is selected, we expect to lose a significant number of existing parking spaces in lots W and F. We anticipate combining and expanding those two lots to offset the loss of those existing parking spaces.
- Currently our two early college high schools utilize a bus dropoff and pickup location on the north side of Capel Arena on West Campus adjacent to Langdon Street. The walk to and from this bus service area is considered part of the ECHS students’ physical education program! Parents also dropoff and pickup some students adjacent to the existing ECHS buildings (JKSA and Butler).
  - We anticipate creating a new bus dropoff/pickup area close to the new COE building, and some kind of designated parent dropoff/pickup area that will accommodate the vehicle stack-ups that can occur, especially around the afternoon pickup time.
- The Early Childhood Development Center (currently located in the Lauretta Taylor building) will also require some accommodation for dropoff and pickup by parents.

The targeted opening for the new COE building is Fall of 2025.
**Scope of Services**

The University requires owner’s representative and related advisory services on the new College of Education building project, and may consider expanding the scope of services to include additional capital improvement and major R&R projects. Note that comprehensive architectural, engineering, and planning services for the COE Project have already been solicited and awarded by the University. A final scope of services will be determined between the University, its selected owner’s representative firm, and required State entities.

**Project Definition and Procurement Management**

- Engage and consult with FSU’s internal and external stakeholders to obtain the critical information required to establish reasonable conceptual assumptions in the early stages of the project.
- Create preliminary program, budget, and schedule documents for the assigned capital projects.
- Work with State and UNC System representatives to determine options for maximizing design and construction efficiencies.
- Assist the University’s Facilities Management department with designer, construction manager at risk (CMR) and commissioning (Cx) agent solicitations and evaluations for the assigned capital projects.
- Support the University’s selection committee(s) review and evaluation of designer, CMR and Cx proposals for the assigned capital projects for compliance with procurement instructions. Develop succinct and impactful comparisons of submissions for each solicitation to support the committee selections. The selected firm’s representatives will not serve as voting members of the University selection committees.

**Design Phase**

- Participate in the Advanced Planning process to help ensure that University’s strategic and financial goals for the projects are at the forefront of early project decisions.
- Advise the University during schematic design and design development as critical program decisions that drive budget adherence are made.
- Perform research, as necessary, to inform decisions driven by campus stakeholder input, including students when their input is required.
- Provide innovative ideas and/or documentation regarding value engineering, life cycle cost analyses, and operations and maintenance schedules.
- Review drawings, reports, and other design documentation to ensure that work product aligns with project goals/objectives, schedule and budget.
- Ensure that Owner review timelines are met so that the overall design schedule and approval timelines stay on track.
• Work closely with the design and CMR pre-construction teams to ensure that FSU is receiving the maximum return on investment based on budget allocations by project type and projected returns.

• Review cost estimates during advance planning, schematic design and design development phases, and benchmark against other comparable regional projects.

• Align GMP with previous estimates and participate in value engineering exercises (as needed).

• Coordinate with the University, designer, and CMR for SCO and local authorities for required project approvals and permits.

• Create and maintain customized budget tracking tools for designer invoicing and contractor pay applications, Owner soft costs (including contingency), and general project budget monitoring.

• Ensure FF&E and other related Owner items are properly budgeted, procured or sourced, purchased, and installed according to the overall project schedule.

• Provide a monthly report regarding schedule, budget, and upcoming milestones.

**Process Management and Related Services**

• Work with University stakeholders to ensure clear communication and coordination occurs between all parties and respond to project-specific deliverables to support schedule and budget requirements.

• Lead regular periodic project committee calls during the design and construction phases of the project(s).

• Participate in Owner-Architect-Contractor (OAC) meetings during the design and construction phases.

• Prepare meeting materials for and provide regular project updates for presentation by University staff to the FSU Board of Trustees and other required approval bodies.

• Coordinate as required with the State Construction Office (SCO) and design and construction teams on behalf of the University.

• Review monthly reporting documentation to perform active tracking and reconciliation of budgets, schedule compliance, submittals, Architects Supplemental Information (ASI), RFI logs, discrepancy logs, payment applications, and change orders.

• If applicable, coordinate with the University’s Financial Advisor (FA) for any/all financing-related and reporting requirements.

• If applicable, build operating proformas and monitor them as project costs and assumptions change from design through construction to ensure maximum return on investment for the University and System.

• If applicable, ensure that advisors will be on campus (as needed) for key project-related meetings during design and construction.
• Perform all other duties as requested by FSU to ensure the successful completion of the capital project(s).

Critical Selection Factors

1. Experience and expertise in providing equivalent owner’s representative and advisory services on similar projects.
2. Adequate, qualified and experienced staff.
4. Record of successfully completed projects on time, within budget and without major legal or technical problems.
5. A minimum of three references with current contact information.

Submission Process & Timeline

Interested firms must submit a current SF 330 form. Please note that only electronic copies of the firm’s proposal, submitted via email to Mr. Jon Parsons, FSU Associate Vice Chancellor for Facilities Management at jparson2@uncfsu.edu, are requested. The total submittal, including letter of interest, is limited to 30 sheets of paper. Both sides of the sheet may be used for a total of 60 pages. Firms are requested to assure receipt of proposals at the email address listed by 5:00 PM EST on Wednesday, July 13, 2022.

The University will assemble a Selection Committee of relevant FSU stakeholders to review and evaluate the proposals. The Committee intends to interview a small group of shortlisted firms in July and make a recommendation of selection to the FSU Board of Trustees shortly thereafter.
Proposed New College of Education Location