PROJECT SUMMARY

New College of Education Project
Architectural / Engineering Services

Date of Issue: Monday, March 28, 2022

Solicitation Closes: 5:00 P.M. EST, Friday, April 29, 2022
Introduction

Fayetteville State University (“FSU” or the “University”) is requesting qualifications from architectural and engineering teams to design a New College of Education building (the “Project”) on the University’s 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 that will launch with designer solicitations this Spring 2022 are summarized below, in the expected order of release.

- **New Residence 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 solicitation open through 5PM on 4/7/22.

- **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 (tentative): on East Campus, just north of the Nursing Building. If this site chosen, the One Card Office building will be demolished.
  - This designer solicitation closes at 5PM on 4/29/22. See submission details below.

  - $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.

- 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.

- **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 chose, 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 Residence Hall project has already been selected, the CMP team will confirm the sites for the new College of Education and Parking Deck projects by July 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 Clinical Partnership and Practices, which was formerly known as the Office of School Services.
  - The COE 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.
o The Learning Resource Lab. Currently located in the Chesnutt Library but planned to be relocated into the new COE building.

o The Reading Lab. Currently and online grant funded program that will require its own space in the new COE building.

o 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 (total 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 (total 2,450 SF). English department spaces will not be relocated to the new COE building.

• Cross Creek Early College High School (CCECHS)
  o CCECHS will be relocated to the new COE building and expanded to accommodate 350 students.
  o Approximately 280 students are enrolled in 2021-22.
  o Approximately 10,000 SF includes assignable space plus CCECHS’s share of the Butler building common space.
  o 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:
  o 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).
  o 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.
  o 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. The current existing ECLC capacity in the Lauretta Taylor Building is 90 children.

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 are 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.
- Cross Creek Early College High School – 17,500 SF
- Cumberland International Early College High School – 17,500 SF

The biggest uncertainty in the space allocations listed above is the question if ALL the COE’s needs can be addressed with 75,000 SF of space. A detailed study of that has not been undertaken and will be a key early task of the selected design team.

**Site considerations**

As noted above, our site Campus Master Plan consultant is currently evaluating our current COE site selection on the east campus and will have a recommendation no later than July 2022 about our proposed site and other alternate sites to consider on campus. For the purposes of this solicitation, we are proceeding with our current proposed site.

The proposed site is located on the eastern edge of an existing and active geothermal well-field that serves the HVAC system in Renaissance Hall to the west. The well-field boundary is shown on the site images at the end of this document. 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. Those 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:

- Due to the new COE building location, we expect to lose approximately 100 existing parking spaces in lots W and F. We anticipate that combining and expanding those two lots as shown in the images will result in a net increase of 100-150 parking spaces in the new combined and expanded lot.
- Currently our two early college high schools utilize a bus dropoff and pickup location on the north side of Capel Arena adjacent to Langdon Street. The walk to and from this bus service area is considered part of the ECHS students’ physical education activity. 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 closer to the new COE building, and a designated parent dropoff/pickup area that will accommodate the vehicle stack-ups that sometimes occur during the afternoon pickup time.
- The ECLC (currently located in the Lauretta Taylor building) will also require some accommodation for dropoff, pickup and parking by parents.

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

The University requires comprehensive architectural, engineering, and planning services for the Project. Coordination with city, county, and state officials will be required. A final scope of services will be determined between the University, its selected architecture/engineering team, and required State entities.

**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.

1. Experience and expertise with similar projects.
2. Past performance on similar projects.
3. Experience in designing projects to be part of an existing campus context.
4. Adequate staff and proposed consultant team – qualifications and examples of previous collaborations.
5. Historically Underutilized Business representation in proposed consultant team.
7. Proposed design approach or methodology.
8. Recent experience with project cost estimates and schedule adherence.
9. Construction administration capabilities.
10. Record of successfully completed projects without major legal or technical problems.
11. A minimum of three references with current contact information.

**Submission Process & Timeline**

Please note that only electronic copies of the proposal, submitted via email to Project Manager Harold Miller at hmiller1@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 Friday April 29, 2022.

The University will assemble a Selection Committee of relevant FSU stakeholders to review and evaluate the proposals. The Committee intends to interview a group of 3-4 shortlisted teams in May and make a recommendation of selection to the FSU Board of Trustees.
Proposed New College of Education Building Site