

Fayetteville State University

A.B. Rosenthal and H.T. Chick Building Targeted Renovations

Designer Solicitation Project Briefing

Date: 11/7/22

These are two separate SCIF-funded Major R&R projects from the 2021 Budget Appropriations Act (S.L. 2021-180). This single designer solicitation will serve for both projects. A single designer will be selected for the combined project.

Both buildings are on the west campus of FSU and are adjacent to each other. Both buildings are connected (hot and chilled water) to the west campus central utility plant loop.

The Rosenthal Building

The A.B. Rosenthal Building was first opened in 1966. A basement level ceramics addition and renovation was completed in 1982. An administrative addition to the north end of the building along with some other renovations was completed in the late 1990's.

Significant MEP and HVAC renovations have occurred in the last 10 years:

- The building is now connected to the west campus central utility plant (located in the basement of the Lyons Science Annex building). The Rosenthal building is connected to both the hot water and chilled water central utility plant piping loops.
- 3 of the main air handling units have been replaced since 2017. There are at least two more main AHU's that remain to be replaced.
- The Rosenthal building's HVAC system is tied to one of our two HVAC building automation systems.

The current size of the Rosenthal Building is 33,595 SF. The building is primarily a single story, but includes a walk out basement at the south end of the original south wing. The building houses the bulk of the FSU Performing and Fine Arts (PFA) Department. The Rosenthal project budget is \$10M total.

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

- Address acoustic issues in the band and chorus rooms, as well as in the individual practice rooms. Room acoustics, sound isolation and transference, and building systems (HVAC) noise issues need to be addressed. An "Acoustics and Sound Tranference Study" by MHAworks and Stewart Acoustical Consultants was completed in 2017 and is available at the [SAME LINK](#) where this project briefing is posted.
- ADA code compliance
- Roof replacement
- Elevator modernization or replacement
- Add a backup generator

- Improve climate control (add humidity control) in the Rosenthal Gallery (north wing addition) to allow for more prestigious touring shows to be booked.

The Chick Building

The H.T. Chick Building was first opened in 1968. Its current size is 34,426 SF. It is a 2 story building with a walk out basement on the south side and SW corner. The building currently houses a number of Student Support programs affiliated with the University College. The PFA Department is currently using a portion of the basement for band equipment and a music library. There is a large unfinished and unconditioned space on the north side of the second floor which will be finished and conditioned as part of this targeted renovation.

The Chick project budget is \$9.5M total. When complete, we envision the basement to be used exclusively by the PFA department, and the upper two floors to house a consolidated suite of Student Support programs and an area to be utilized as swing space for 30-50 occupants during the multiple future renovation projects planned on campus.

Schedule

The designer solicitation and selection schedule:

- Posting opens: 10/12/22
- Posting closes: 5:00 pm - 11/14/22
- Shortlist notifications made: NLT 11/15/22
- Interviews: week of 11/28
- Selection decision made by FSU BOT on 12/7-8/22

We currently envision a combined Advanced Planning phase, proceeding directly to an accelerated Chick renovation, followed close behind by the Rosenthal renovation, which would utilize the swing space created in the renovated Chick building.

Our targets for construction completion and ready for reoccupancy are:

- H.T. Chick building: 1/1/25
- A.B. Rosenthal building: 8/1/25.

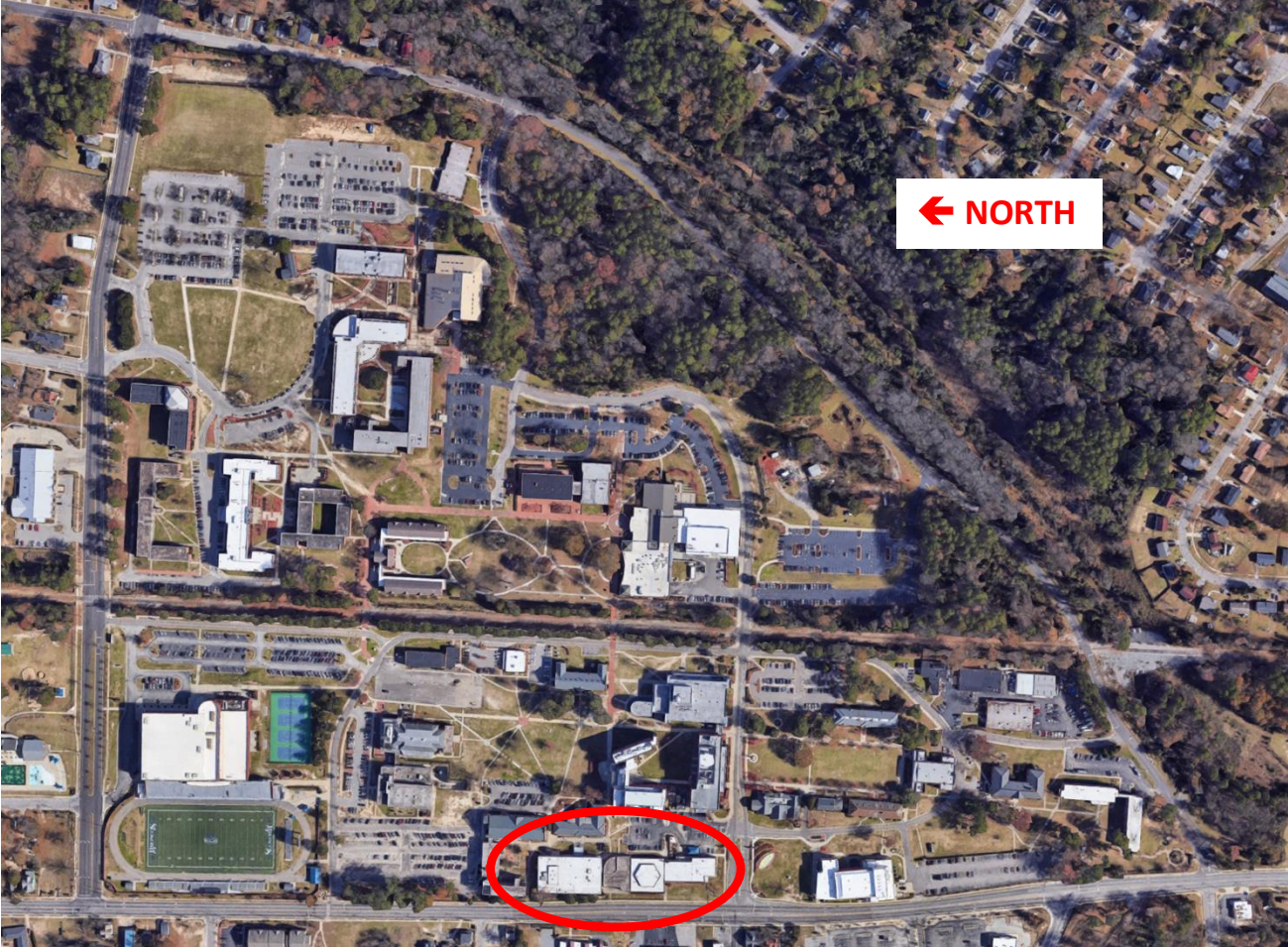
Submission Details and Critical Selection Factors:

Electronic submissions should be sent to hmill1@uncfsu.edu and must be received by **5:00 P.M. on Friday, November 14, 2022**. 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 in the following format

1. Cover Letter of Interest
2. Adequate staff and proposed consultant team-qualification and examples of previous collaborations
3. Experience and expertise with similar projects
4. Examples of past performance on similar projects
5. Experience on design projects to be part of an existing campus context
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. Proximity to and familiarity with the area where project is loc
12. Record of successfully completed projects on time and within budget, without major legal or technical problems.
13. Energy Conservation/Sustainability Experience

Campus Map and Building Locations





Main campus entrance

Lyons
Science
Annex

Lot M

SciTech bldg, lab wing

Rosenthal bldg

← Murchison Rd North

Telecom bldg

Chick bldg

Lot L

Taylor Social Science

JKSA bldg

Google

Rosenthal Images





East face, basement entrance



East face, ceramics addition, kiln bldg



East face, service courtyard



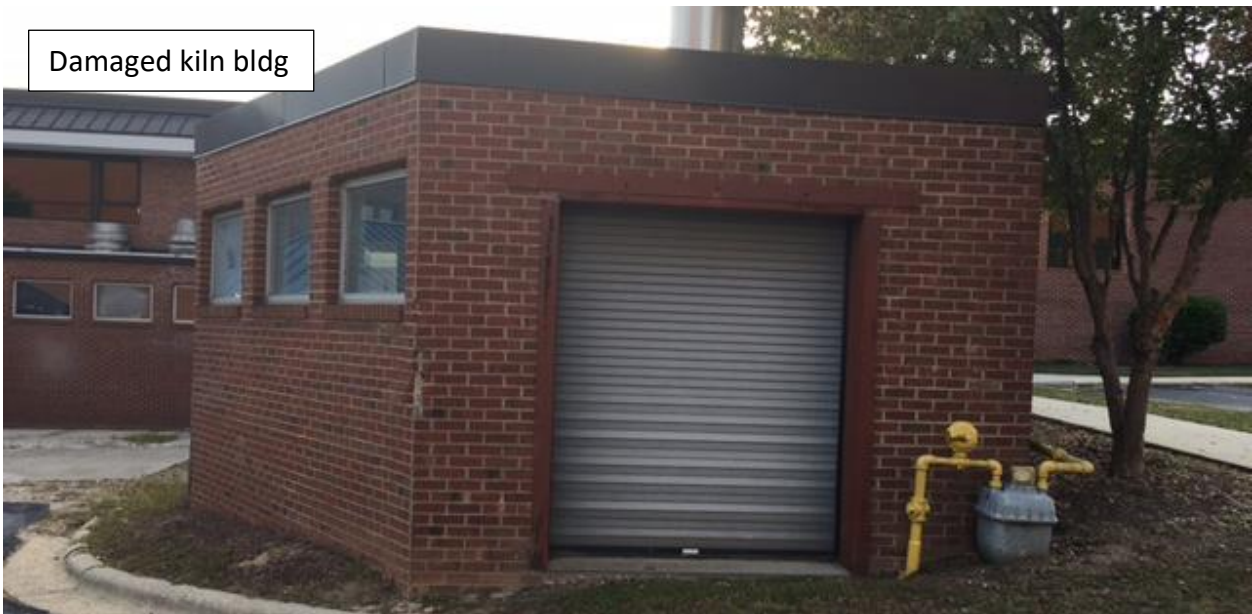
East face, gallery entrance



East face, gallery entrance,
Chick & Telecom to the north



East face, gallery
entrance, upper Lot M



Damaged kiln bldg

Chick Images



Chick roof,
Rosenthal to
the south right



East face, entry
stairs and patio

East face and SE corner



East face and SE corner



East face and NE corner



North face and NE corner



NW corner and stair tower



West face and NW corner



West face and SW corner, showing distance btwn Chick & Rosenthal