PROJECT BRIEFING

New Residence Hall Project
Architectural / Engineering Design Services

Date of Issue: Wednesday, March 9, 2022

Solicitation Closes: 5:00 P.M. EST, Thursday, April 7, 2022
Introduction

Fayetteville State University (“FSU” or the “University”) is requesting qualifications from architectural and engineering teams to design a New Residence Hall (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 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

- **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.

  - $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 Residential 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 Housing & Residence Life**

Current FSU-managed housing capacity is 1,410 beds. This includes 1,081 beds in FSU’s eight on-campus residence halls and 329 beds in the FSU Foundation-owned off-campus University Place Apartments (UPA). These bed totals count only the on-line beds available for students. Capacity reductions were made for the following reasons.

- Bryant and Vance halls both remain off-line pending demolition in late-2022.
- Spaces off-line due to long-term facility condition deficiencies – garden or basement level rooms in the old West Campus Halls (Harris, Smith, Joyner halls).
- Room or suite conversions from single to double occupancy for ADA or staff Resident Assistance use.

A Housing Master Plan (HMP) analysis was initiated in 2018 with assistance from consultants Rieth Jones Advisors (RJA). While the HMP effort was paused near its conclusion in March 2019 without a final presentation and review by the FSU Board of Trustees, most of the HMP facility assessments are still accurate today, three years later. Through the campus leadership changes and the housing system disruptions caused by the pandemic, the draft recommendations of the HMP from early 2019 have guided the Facilities Management’s housing system project planning and execution.
The following observations were listed in the draft HMP from March 2019:

- The off-campus market is robust and affordable but not focused on housing FSU students near the FSU campus.
- FSU’s on-campus apartment rates are in line with in-state peers but non-apartment rates are below peer rates.
- FSU’s housing system mix is comparable to peer institutions but has systemwide deferred maintenance issues that impact resident satisfaction.
- Student satisfaction is higher for off-campus housing than for on-campus housing.
- On-campus safety, dining and entertainment options are areas for improvement.
- Students desire renovated facilities, increased privacy, and more independent living options.
- Reducing FSU’s traditional-style housing stock will address deferred maintenance issues in the least-desirable residence halls and help FSU student recruitment efforts.
- Campus planning and policy decisions are required to confirm the feasibility of a system-wide solution.

The following recommendations were listed in the draft HMP from March 2019.

- Renovate: McLeod, Hackley, Hood, New Res, Renaissance halls and UPA.
  - All of these facilities, plus Harris, Joyner and Smith halls, have undergone annual summer renovations since 2019. There are significant renovations planned over the next 18 months in McLeod, New Res, Harris and Joyner halls.
- Demolish Bryant and Vance halls.
  - These two halls will be demolished in CY2022.
- Take Harris, Joyner & Smith halls off-line permanently.
  - All three of these halls are now planned to remain on-line indefinitely.
- Construct a new Residence Hall with at least 340 beds.
  - The new residence hall with 400 beds addresses this final recommendation.

Following are short descriptions of the facilities in the FSU Housing System: eight active on-campus residence halls and the off-campus University Place Apartments.

- **Renaissance Hall** is a three-story 336 bed (326 net) hall that opened in 2013.
  - There are single and double occupancy “semi suites” with a private restroom and 4BR/2BA single occupancy “full suite” units.
- **McLeod Hall** is a four-story, 67,601 SF, 234 bed (214 net) hall first opened in 2005.
  - McLeod Hall has traditional single and double occupancy rooms with adjacent pairs of rooms sharing a single restroom.
  - McLeod has a 2-pipe HVAC system and has experienced consistent moisture issues since opening in 2005. It will be taken off-line for a $4.4M HVAC project to convert to a 4-pipe system in Fall 2022. It will come back on-line for Fall 2023 occupancy.
- **New Residence Hall** is a three story, 51,670 SF, 186 bed (176 net) hall that opened in 1977. It should not be confused with the actual NEW residence hall that this RFQ is focused on!
  - New Residence Hall has 24 “full suite” double occupancy 4BR/2BA units.
- New Residence Hall is scheduled for a $500k HVAC project to replace all in-room fan coil units (FCU) during the summer of 2022 and a roof replacement in fall 2022.

- **Hackley/Honors Hall** is a two-story, 36,636 SF, 120 bed (104 net) hall that opened in 1997.
  - Hackley Hall has 16 “full suite” double occupancy 4BR/2BA units.

- **Hood Hall** is a two story, 17,516 SF, 74 bed (69 net) hall that opened in 1939.
  - Hood Hall has traditional single and double occupancy rooms with shared gang restrooms on each floor. Hood Hall is scheduled for a $500k HVAC project to replace all in-room fan coil units (FCU) in summer 2023.

- **Joyner Hall** is a two-story, 18,984 SF, 90 bed (66 net) hall that opened in 1930. It also has a partial garden/basement level.
  - Joyner Hall has traditional single and double occupancy rooms with shared gang restrooms on each floor. Joyner Hall is scheduled for a $500k HVAC project to replace all in-room fan coil units (FCU) in summer 2022.

- **Smith Hall** is a two-story, 19,833 SF, 64 bed (59 net) hall that opened in 1953. It also has a partial garden/basement level.
  - Smith Hall has traditional single and double occupancy rooms with shared gang restrooms on each floor.

- **Harris Hall** is a two-story, 24,735 SF, 72 bed (67 net) hall that opened in 1938. It also has a partial garden/basement level.
  - Harris Hall has traditional single and double occupancy rooms with shared gang restrooms on each floor. Harris Hall is scheduled for a $500k HVAC project to replace all in-room fan coil units (FCU) in summer 2022.

- **The University Place Apartment** (UPA) complex is an FSU Foundation-owned 341 bed (329 net) off-campus apartment complex that was built in two phases.
  - Phase 1 opened in 2001 and consists of 48 apartments in 8 separate three-story buildings. Each of the eight buildings has six single occupancy 4BR/2BA apartments.
  - Phase 2 opened in 2002 and consists of 42 apartments in 4 three-story buildings. The apartments are a mix of 3BR/3BA and 4BR/4BA units.
  - Facilities Management spends ~$600k annually to address routine and deferred maintenance in these very popular apartments just across Murchison Road from the main campus.

For more information on the FSU’s housing system, please visit [https://www.uncfsu.edu/life-fsu/housing-and-residence-life/residence-halls](https://www.uncfsu.edu/life-fsu/housing-and-residence-life/residence-halls).

**The New Residence Hall Project**

The New Residence Hall project will provide 400 beds in a mix of single and double occupancy units. The building design should include contemporary and attractive elements that will set the new facility apart from FSU’s older residence halls and complement the newer adjacent halls (McLeod and Renaissance) in the East Campus residential district. The University will re-engage with students for input on the room configuration and the mix of single and double occupancy units. We will also run both standalone and housing system financial proformas to project the
operating performance of the residence hall configuration options. FSU is anticipating that the residence hall will be open for the Fall 2024 semester.

**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. Please note that only electronic copies of the proposal, submitted via email to Project Manager Harold Miller at hmliller1@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 April 7, 2022.

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**

Electronic copies of the proposals, submitted via email to Project Manager Harold Miller at hmliller1@uncfsu.edu, are due by 5:00 PM EST on Thursday, April 7, 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 shortlisted teams in April and make a recommendation of selection to the FSU Board of Trustees.
Proposed New Residence Hall Location

- New Residence Hall on the site of Vance Hall
- Renaissance Hall
- "New Res" Hall
- McLeod Hall
- CBE Bldg
- Butler Bldg
- Hackley Hall
- Langdon Street

← NORTH