

Project Summary

April 3, 2019

Project Description

WSSU is seeking Design Services from Architectural Firms, with significant involvement of electrical & mechanical engineering, for the Rams Commons Residence Hall – General Renovations - Phase I. **Phase I** comprises the Fire Alarm System Upgrade and associated General Repairs. The selected firm may be retained for Phase II. **Phase II** comprises HVAC System Replacement and Controls Upgrades, with General Repairs to impacted areas; exterior repairs; and interior upgrades to finishes, casework, and equipment.

The initial Designer Selection will be for completing Phase I services. Submitted responses will also be evaluated for completing Phase II services. The selected team may be retained for the additional scope (Phase II) at the university's option, pending Board of Governors (BOG) approval of this phase.

Rams Commons is an apartment-style Residence Hall Complex with a gross floor area of 146,625 SF, consisting of 448 beds in four buildings and includes a separate Multi-use Community Building. The complex was completed in 2002 as a private development by the University Foundation.

Project Scope

A Project Budget of \$1,550,000 is approved for Design Services, Construction and Contingences for **Phase I, Fire Alarm System Upgrade and General Repairs**. An additional Budget of \$5,550,000 is pending BOG approval for **Phase II, HVAC Replacement, Controls Upgrades and General Repairs and Renovations**.

The Design Services involve verifying Project Scope and Budget Analysis, Scheduling and Logistics, System design studies, Construction Documents Preparation, Bidding & Negotiations and Construction Administration.

The nature of this project requires that buildings will be taken off-line (up to two concurrently), in order for all work to be completed not later than July 15, 2021. Accordingly, an aggressive design and construction schedule are essential. Past performance in delivering projects on an aggressive schedule will be a fundamental criterion for the selection of the Design Team.

Project Site

The site for this project is 601 Martin Luther King Jr. Dr., Winston-Salem, NC at the southwest corner of the Rams Drive and Martin Luther King Jr. Drive intersection.

Project Schedule

Planned occupancy for the first two buildings is July 15, 2020. The remainder of the buildings shall be ready for occupancy July 15, 2021.

Design Process

The selected firm will work through the Winston-Salem State University Department of Design & Construction, Housing and Residence Life Department and State Construction Office.

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 one hard copy and three electronic on three separate travel drives of the proposal is requested. The length should be limited to 20 pages (single sided = 20 pages, double sided = 10 pages) (exclusive of the SF 330). Firms are requested to assure receipt of proposals at address listed below by close of business April 25, 2019.

Please include in proposal the following information:

- Specialized or appropriate expertise in the type of project.
- Past performance on similar projects.
- Adequate staff and proposed design or consultant team for the project.
- Current workload and State projects awarded.
- Proposed design approach for the project including design team and consultants.
- Recent experience with project costs and schedules.
- Construction administration capabilities.
- Proximity to and familiarity with the area where project is located.
- Record of successfully completed projects without major legal or technical problems.
- Other factors that may be appropriate for the project.

Designer Selection Process

Following the receipt of proposals, members of the designer selection committee, will shortlist, interview and make a recommendation of selection to the University Board of Trustees.

Questions/Proposal Submittal

In order that the selection process is as objective as possible, do not contact members of the Board of Trustees, or any university officials other than the project manager. All questions and project submittals shall be directed to:

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