

**New Conservatory for Biodiversity and Educational Research (CBEAR)**  
**Construction Material Testing/Special Inspection Services**  
Appalachian State University Project # 20220423  
June 22, 2023

**Project Summary**

**Project Description**

Construction Materials Testing and Special Inspection (CMT/SI) services are required for the construction of a new approximately 50,000 sq. ft. Conservatory for Biodiversity and Educational Research (CBEAR). Key program elements include spaces for research, teaching, and convening as well as infrastructure for the broader district are envisioned as part of this scope. This building will be served by a Net Zero District Energy Plant being constructed by a Public Private Partnership (P3). A P3 Faculty Housing Project will also be under construction simultaneously across the street from this project. Coordination between all projects is required and essential to the overall success of the Innovation District.

**Funds Authorized for Project**

The total project budget is \$61,481,386.00.

**Project Scope**

The University seeks the professional service of a Geotech/Testing Firm to join the team at the end of the Construction Document Phase to provide services through pre-construction, construction, and post-acceptance. Geotechnical services have already been provided prior to the Schematic & Design Development Phases. Construction Materials Testing/Special Inspections will be provided as defined and specified in the final Construction Documents approved by the Appalachian State University and the State Construction Office.

**Schedule** *(estimated)*

Project schedule is as follows:

Advanced Planning	Complete
Schematic Design/Development Design Combined	Now - July 2023
Construction Documents	July 2023 – Dec 2023
Construction (including early packages)	July 2023 – Aug 2025

**Qualifications**

The CMT/SI must be a registered engineering firm in the State of North Carolina and the selection will be based upon qualifications.

**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. Most of the criteria listed below can be accommodated in sections A-G of the SF 330 form. Section H can be used for any additional information and should be limited to ten sheets of paper. Both sides of the sheet may be used.

1. Experience and expertise in the project type being evaluated.
2. Past performance on similar projects.
3. Experience in 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 the proposed consultant team.

6. Current workload and State projects awarded.
7. Proposed approach or methodology.
8. Recent experience with project schedule adherence.
9. Construction administration capabilities.
10. Record of successfully completed projects without major legal or technical problems.
11. Other factors which may be appropriate for the project.

Please note that three (3) copies of the letter of interest are requested, limiting the length to 20 pages (or 10 front and back) per copy, exclusive of the SF330). Front, back covers and tabs are not included in the number of pages allowed. Please include an electronic copy as well (flash drive is preferable). Proposals are due by **4:00 PM on Thursday, June 22, 2023**. Firms are responsible for ensuring proposals are received by the due date. Late submittals will not be considered. Email and/or Fax submittals will not be accepted. Firms will be notified by June 26, 2023. Interviews will be conducted the week of July 10, 2023.

### **General Project Information for Three Projects**

**Please note that this solicitation is one of three projects (Wey Hall Comprehensive Renovations & Modernization, Duncan Hall Renovation and Innovation Campus – CBEAR) that will receive letters of interest from Geotech/Testing Firms to provide the above-mentioned services. The letters of interest, SF 300 forms (3 copies each) with an electronic version (flash drive preferable) will be used for review for all three projects. Firms shall be able to submit letters of interest to include one, two, or all three projects. Please indicate in the letter of interest which projects the firm is interested in interviewing for. Please contact the listed designers of record to acquire any current preliminary drawings, contract documents with addenda, or other pertinent information that will allow the firm to understand the scope of work.**

### **Contracts**

**The contracts will be individually negotiated with the selected firms and there will be a separate executed contract for each of the three projects (Wey Hall Comprehensive Renovations & Modernization, Duncan Hall Renovation, and Innovation Campus – CBEAR). Funding for each project is separate, therefore, requiring individual contracts.**

### **Communication**

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 managers. All questions and project submittals are to be directed to the Project Manager listed below:

Conservatory for Biodiversity and Educational Research (CBEAR)  
Neal Castle Winebarger, PE (Project Manager – Engineer)  
Office of Planning, Design & Construction  
ASU Facilities Annex – PD&C, 2458 Hwy. 105 S.  
Boone, NC 28607  
(828) 262-6623  
[winebargernc@appstate.edu](mailto:winebargernc@appstate.edu)

Designer/Architect: Lord Aeck Sargent Architecture, Scott O'Brien, AIA, LEED AP  
Project Architect  
Phone: 919-593-5539  
Email: [Scott.OBrien@lordaecksargent.com](mailto:Scott.OBrien@lordaecksargent.com)