

**Professional Building MEP Commissioning Services for
Hickory Campus Renovation Program**
Appalachian State University Project # 20230493
April 3, 2024

Project Summary

Project Description

This project is for Building MEP Commissioning services related to construction and renovation of the ASU Hickory Campus building of a new approximately 129,000 sq. ft. Renovation will be done in 6 phases; Phases 2A (Fall 2024), 2B, and 2C will address remodel of the second floor to accommodate various science laboratories and computer based laboratories, as well as classroom expansion. Phases 3, 4, and 5 will address renovation on the third through fifth floors of the building. Coordination between all projects is required and essential to the overall success of the Hickory Campus.

Unique building systems include ventilation for Chemistry Labs, revamped UPS/PDU backup electrical systems, and specialized water systems will require additional scrutiny during commissioning.

Project Budget

The total project budget is \$37,000,000.

Schedule

Phase 2A - \$2,000,000 – 11,093 sf - May 2024 – August 2024
Phase 2B - \$6,000,000 – 24,000 sf - Spring 2025
Phase 2C - \$9,840,000 – 32,845 sf - Fall 2025
Phase 3 - \$6,500,000 – 20,351sf - 2026
Phase 4 - \$6,500,000 – 20,351 sf - 2026-2027
Phase 5 - \$6,500,000 – 20351 sf - 2027

Current project schedule, including time for agency reviews, is as follows for Phase 2A;

| | |
|--|------------------------|
| Advanced Planning | Complete |
| Schematic Design/Development Design Combined | Complete |
| Construction Documents | April 2024 |
| Construction (including early packages) | May 2024 – August 2024 |

Critical Factors

In order to offer commissioning services in response to this solicitation, the proposer must be licensed in the State of North Carolina. Interested firms can participate in the process by submitting a current SF330 form, addressing the following in a written proposal.

1. Experience and expertise with similar projects, including but not limited to classroom and laboratory experience. Provide brief narrative indicating relevance to proposed project.
2. Past performance on similar projects. Provide brief narrative indicating relevance to proposed project.
3. Experience with campus design projects.

4. Experience with Design-Build projects.
5. Adequate staff and proposed team who have similar project experience.
6. Current workload and State projects awarded.
7. Proposed Commissioning approach or methodology.
8. Owner's representative capabilities.
9. Record of successfully completed projects without major legal or technical problems
10. Other factors which may be appropriate for the project

Please note that three (2) 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). Please include an electronic copy as well. Proposals are due by 4:00 PM on April 26, 2024. Firms are responsible for insuring 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 the week of May 3, 2024. Interviews will be conducted the later part of the week of May 10, 2024.

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 manager. All questions and project submittals are to be directed to:

Wayne Bewley – Project Manager
Office of Planning, Design & Construction
Facilities Annex
2458 Hwy 105
Boone, NC 28607
(828) 262-8570
bewleywh@appstate.edu