

STATE OF NORTH CAROLINA  
FAYETTEVILLE STATE UNIVERSITY  
PURCHASING DEPARTMENT  
<http://www.uncfsu.edu/fsubo/purchasing>

## Solicitation Addendum

**Solicitation Number:** 58-RFP250014

**Solicitation Description:** Facilities Condition Assessment

**Solicitation Opening Date and Time:** May 6, 2025 at 11:30 A.M. E.T. Please note bids are due by May 6, 2025 at 11:00 A.M. E.T.

**Addendum Number:** i

**Addendum Date:** April 25, 2025

**Purchasing Agent:** Victoria McAllister, Chief Procurement Officer  
[purchasing@uncfsu.edu](mailto:purchasing@uncfsu.edu) | (910) 672-1082

- 
1. RETURN ONE PROPERLY EXECUTED COPY OF THIS ADDENDUM WITH BID RESPONSE OR PRIOR TO THE BID OPENING DATE/TIME LISTED ABOVE.
  2. THE SOLICITATION IS HEREBY MODIFIED AS FOLLOWS:

**M1. PAGE 1, PROPOSAL OPENING DATE**

The Proposal Opening Date has been extended till May 6, 2025 at 11:30 A.M. E.T.. All proposals shall be submitted via Bonfire as specified within in the RFP on or before May 6, 2025 at 11:00 A.M. E.T. to be considered.

**M2. PAGE 10, SECTION 2.7 PROPOSAL CONTENTS**

*Please note that the following item is NOT required nor will be considered for review if submitted:*

***g. ATTACHMENT G: VENDOR REQUEST FOR EO50 PRICE\_MATCHING***

**M3. PAGE 10, 3.1 METHOD OF AWARD**

*Please note that the following section from aforementioned section has been removed and will not be used as part of the method of award. This language was included in error.*

**If a Vendor selected for award is determined by the State to be a non-resident of North Carolina, all responsive proposals will be reviewed to determine if any of them were submitted by a North Carolina resident Vendor who requested an opportunity to match the price of the winning proposal, pursuant to Executive Order #50 and G.S. 143-59 (for more information, please refer to ATTACHMENT H: VENDOR REQUEST FOR EXECUTIVE ORDER #50 PRICE MATCHING. If such proposals(s) are identified, the State will then determine whether any such proposal falls within the price-match range, and, if so, make a Contract award in accordance with the process that implements G.S. 143-59 and Executive Order #50.**

**3. FOLLOWING ARE QUESTIONS RECEIVED REGARDING THE SOLICITATION AND THE STATE'S ANSWERS TO THE QUESTIONS.**

Q #	DOCUMENT SECTION	VENDOR QUESTION	RESPONSE
1		Per Bonfire, the required attachments are A Pricing, D HUB Supplemental, E Customer Reference Form, F Location of Workers and G Certification of Financial Condition. Per the RFP, the Attachments are lettered differently, there is no Attachment A Pricing and it lists an Attachment G Vendor Request for EO50 Price Matching. Can you please clarify which attachments should be included and provide an Attachment A Pricing form?	<b>The Bonfire portal has been updated to reflect on the language Pricing Proposal. Vendors are expected to submit their pricing proposal on their own form . There is no Attachment A: Pricing associated with this RFP.</b>
2		Could you provide the square footages for the 10 facilities included in this proposal?	Hackley Hall: 41,136 Harris Hall: 24,735 Hood Hall: 17,562 Joyner Hall: 22,031 McLeod Hall: 64,687 New Residence Hall: 59,262 Renaissance Hall: 86,499 Smith Hall: 19,833 University Place Apartments: 134,723 Rudolph Jones Student Center: 109,000
3	Section 4.4, Page 13	Is the goal to have licensed engineers and architects perform this work?	Expert teams will likely include licensed engineers and architects, but licensing is not required for all proposed staff.
4	Section 5.2, Page 15	What is the planning window regarding the Long Term Costs?	The planning window regarding long-term costs should extend for 10 years.
5	Section 5.3, Page 15	Is there a square footage breakdown for each building to be assessed?	Please refer to the response for question 1.
6	RFP Section 5.3; Page 15	Could you provide the square footage information for the properties listed?	Please refer to the response for question 1.
7	RFP Section 5.5; Page 16	Would you prefer separate reports for each property, or a single report covering all properties?	It is preferred to receive a single report that includes tabs/sections for each property. The report should analyze each facility and associated costs on an individual basis, but include a combined summary of all costs.
8	RFP Section 7.0, Page Number 18	Attachment G's link is broken. Can we obtain a corrected link to the required document?	<b>This is not applicable to this solicitation and will be removed from the submission portal as a requirement.</b>

9	RFP Section 5.3, Page Number 15	Are there any details available for the provided focus areas? Square footages? Number of vertical transportation systems? Pricing is not able to be configured without facility details.	Please refer to response for question 1 for facility square footages. Harris, Hood, Joyner, and Smith do not have elevators. All other buildings do.
10	3.1, page 10	Can you please provide Attachment H for review?	<b>This is not applicable to this solicitation and will be removed from the submission portal as a requirement.</b>
11	5.2.2.a, page 15	Can you please provide more detail on what site & pavement information is desired?	Paving information, such as asphalt condition, square yardage, curb and gutter quality, striping quality, and photographs should be provided. Site information such as comments and observations on topography, storm water drainage, ingress and egress, and photos are not required. The focus should be more on the buildings themselves and supporting parking, walkway, and circulation areas.
12	5.3, page 15	Can you provide the square footage, addresses, and years of construction for each building listed? This information is a critical part of determining accurate scheduling and pricing information for this proposal. Please provide in Excel format.	Please refer to the response for question 1 for facility square footages. Residence halls and other campus facilities do not have standard mailing addresses. The address for University Place Apartments is provided below. Year built is provided below: Hackley Hall: 1997 Harris Hall: 1938 Hood Hall: 1939 Joyner Hall: 1930 McLeod Hall: 2005 New Residence Hall: 1977 Renaissance Hall: 2012 Smith Hall: 1953 University Place Apartments: 2002; 1316 Coley Drive Rudolph Jones Student Center: 1973
13	1.1, page 7	Could you please clarify the anticipated contract term and whether the University anticipates the project to be completed within the initial six-month term starting from the final contract execution date or August 1, 2025, or whichever is later?	The University would like for all building investigations to be completed this summer 2025 while the buildings are empty (or have limited occupants). FSU will work with the selected vendor on the final report delivery date relative to the final scope.
14	RFP Section 5.3, Page Number 15	Please provide the following information for each of the campus facilities	N/A
15		Gross area of each building,	Please refer to the response for question 1.

16		Number of stories at each building,	Hackley Hall: 2 Harris Hall: 2 Hood Hall: 2 Joyner Hall: 2 McLeod Hall: 4 New Residence Hall: 3 Renaissance Hall: 3 Smith Hall: 2 University Place Apartments: 3
17		Construction year of each building,	Please refer to the response for question 12.
18		Number of units at each building (for student housing),	Hackley Hall: 128 Harris Hall: 78 Hood Hall: 68 Joyner Hall: 80 McLeod Hall: 240 New Residence Hall: 192 Renaissance Hall: 336 Smith Hall: 68 University Place Apartments: 341
19		Number of elevators at each building.	Hackley Hall: 1 Harris Hall: 0 Hood Hall: 0 Joyner Hall: 0 McLeod Hall: 2 New Residence Hall: 1 Renaissance Hall: 2 Smith Hall: 0 University Place Apartments: 0 Rudolph Jones Student Center: 1
20		The RFP lists facilities but does not provide the square footage, age, or use of the buildings. This information is needed to provide a fee. Can this information be provided ASAP?	Please refer to the responses for question 1 and question 12 for size and age of facilities. Facilities 1-8 are student residence halls. University Place Apartments are student apartments. Rudolph Jones Student Center is the University's student center which includes student service offices, University post office, a 500-seat ballroom, student activity lounge, cafeteria, and movie theater.
21		What is the University's HUB utilization target? A. If proponent's are not a HUB do they have to engage HUB sub-contractors in order to meet the University's target? Please advise.	FSU strives for HUB participation and utilization whenever possible. There is no set target for this effort.

22		Please confirm the level of detail that is required to address ADA compliance for the buildings. The scope of work indicates a “Level 1” assessment. Our understanding is a “Level 1” is a checklist-based visual review that is acceptable by ASTM E2018-15 Baseline Guide for Property Condition Assessment. Is this what you are looking for or if not can you please expand on the expected scope?	Your understanding of a Level 1 ADA assessment is correct. A Level II ADA survey shall be included in the proposal to be performed at the discretion of the University.
23		Who should the cover letter be addressed to?	Ms. Victoria McAllister, Chief Procurement Officer Phone: (910) 672-1082 Email: purchasing@uncfsu.edu

---

---

**Failure to acknowledge receipt of this addendum may result in rejection of the response.**

Check ONE of the following options:

- ☐ Bid has not been submitted. Any changes resulting from this addendum are included in our bid response.
- ☐ Bid has been submitted. No changes resulted from this addendum.
- ☐ Bid has been submitted. Changes resulting from this addendum are as follows:

**Execute Addendum:**

**Offeror:** \_\_\_\_\_

**Authorized Signature:** \_\_\_\_\_

**Name and Titled (Typed):** \_\_\_\_\_

**Date:** \_\_\_\_\_