

Department/Agency	NC Department of Administration / State Construction Office
Project Title	Agriculture Annex HVAC & Controls Renovation and Seaboard Building HVAC & Controls Renovation
Design Services	Engineering
Scope of Work	<p>This project is located in the Downtown Government Complex in Raleigh, NC and consists of two separate packages. Each package will be bid separately.</p> <p>This project includes HVAC system upgrades and replacement of obsolete pneumatic controls in both the Agriculture Annex Building and the Seaboard Building. The existing HVAC systems in both buildings have exceeded their useful service life and are controlled by pneumatic systems that are inefficient and increasingly difficult to maintain. Both packages include replacement of pneumatic controls with modern direct digital controls, including new field devices, control panels, programming, graphics, and network cabling.</p> <p>(1) Agriculture Annex HVAC/Controls Renovation (\$4,654,000): Scope includes replacement of approximately 125 terminal boxes.</p> <p>(2) Seaboard Building HVAC/Controls Renovation (\$595,000): Scope includes replacement of the two air-handling unit supply fan motors, equipped with variable frequency drives, and the replacement of nine variable air volume boxes.</p>
Contact	Jeff Schmadeke, PE
Telephone	919-830-9811
Email	Jeff.schmadeke@doa.nc.gov
Total Project Budget	\$5,249,000
Source of Funds	2024-2025 Repairs & Renovations Reserve
Approved OC-25 #	#202541101322 (Agriculture Annex HVAC & Controls Renovation) #202541101317 (Seaboard Building HVAC & Controls Renovation)
Publish Date	June 6, 2025
Closing Date	Friday - June 27, 2025 @ 4:00 PM
Submit THREE (3) Copies of Letter of Interest and SF-254 (Mailing Address):	State Construction Office Attn: Jeff Schmadeke 1307 Mail Service Center Raleigh, NC 27699-1307
Physical Location for Fed Ex/UPS Delivery (Delivery Address):	State Construction Office Attn: Jeff Schmadeke 301 N. Wilmington St., Suite 450 Raleigh, NC 27601
NC Licensing Statement	<p>In order to offer architectural, engineering, or landscape architectural services in response to this solicitation, the proposing firm must be properly licensed to practice Architecture, Engineering, or Landscape Architecture in the State of North Carolina. More information on the North Carolina state boards may be found at the following websites:</p> <p>NC Board of Architecture: (http://www.ncbarch.org) NC Board of Examiners for Engineers & Surveyors: (http://www.ncbels.org) NC Board of Landscape Architects: (http://www.ncbola.org)</p>

STATE BUILDING COMMISSION - SELECTING CRITERIA

In selecting designers, the selection committee should take into consideration qualification information including such factors as:

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

STATE BUILDING COMMISSION - SUBMITTAL CRITERIA

Proposing firms must submit THREE (3) copies of the Letter of Interest and THREE (3) copies of your current Standard Form 254 (SF 254) with the information package. The current SF 254 template is located at <http://ncadmin.nc.gov/businesses/construction/forms-documents> which is the State Building Commission approved form.

In the interest of cost-savings to the designers, consistency of the submittals and more efficient use of time by the pre-selection committee, the submitted information package should not include any notebooks, binders, tab, clips, etc. The format should be 8-1/2" x 11" pages stapled in the upper left-hand corner. The Letter of Interest should not exceed ten (10) single-sided pages or five (5) double-sided pages plus the SF 254.

E-mail and Fax submittals will not be accepted.