



WINSTON-SALEM STATE UNIVERSITY

Critical Steam Repairs – Phases 1 & 2 **Design Services RFQ** **Winston-Salem State University** **October 23, 2025**

Description

Winston-Salem State University (WSSU) is seeking qualified engineering firms to provide engineering services for Critical Steam Repairs Project.

Design Services are requested for Schematic Design through Construction Documents, Bidding and Construction Administration. Full design services are required for the project.

Project Scope

This project focuses on the replacement and upgrade of our steam distribution systems in two vital campus areas.

Project 1: Hauser Hall & KR Williams Addition Distribution

This sub-project involves the replacement of the main steam distribution piping run. The replacement will extend from the manhole serving Hauser Hall and the KR Williams to the manhole located east of MLK street.

Project 2: Distribution piping starting at MSX Residence Hall manhole to Campus Police Department (Old Physical Plant Building):

This sub-project involves the installation of a new steam distribution piping system. This new line will run from the manhole near MSX Residence Hall to the Physical Plant, which is being renovated to house the new Campus Police Department.

Leak Resolution: During the installation of the new piping, the project team must investigate and expose existing steam and condensate piping in the vicinity to identify and resolve known leaks.

Heating System Provision: Project 2 also includes the provision of a steam-to-hot-water heat exchange package unit for the new Campus Police Department facility. The design and sizing of this heat exchanger will be completed by an external entity (Owner's scope or separate consultant).

General Infrastructure Upgrades (Both Projects)

Both Project 1 and Project 2 will concurrently address the following essential infrastructure upgrades within their respective work zones:

Piping and Stations: Replacement of corroded steam supply lines, steam stations, and associated valves.

Condensate Return: Replacement of corroded condensate return lines to prevent further water damage and energy loss.

Enclosure Rehabilitation: Reconstruction or replacement of existing infrastructure enclosures, including manholes, vaults, and tunnels, as necessitated by their current condition and the new piping installation

A budget of \$9.5 Million is approved for this project, which is inclusive of all assessments, design, construction, contingencies and soft costs. Design Services will include but not be limited to budget analysis, scheduling and logistics, construction document preparation, bidding & negotiations, construction administration and closeout.

Design Process

The selected firm will work through the WSSU Facilities Design & Construction Office and State Construction Office. Design is anticipated to start at the beginning of 2026.

SCHEDULE

Advertise Request for Qualifications:	October 23, 2025
Deadline for Questions:	November 6, 2025
Response to Questions posted	November 12, 2025
Qualifications Due:	November 18, 2025 3:00 PM (EST)
Interviews with Shortlisted Firms:	Week of December 1, 2025

The project will begin immediately following approval by Board of Trustees and execution of a contract.

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 one hard copy and one electronic copy on a thumb drive 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 3pm on November 18, 2025.

Please include in proposal the following information:

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

Selection Process

Deadline for questions is November 6; and all questions shall be submitted via email only to pierrej@wssu.edu. Shortlisted firms will be notified by 11/21/25 and invited to participate in interviews which will occur the week of December 1 at the WSSU Design and Construction offices, address below.

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.

Please mail all submittals to Jacques Pierre. Any questions about the RFQ should be directed in writing to Jacques Pierre (pierrej@wssu.edu) Please do not contact any other WSSU staff or members of the Board of Trustees.

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