

PUBLIC NOTICE

Public Notice is hereby given that the State of Delaware, Office of Management and Budget, is soliciting letters of interest from professional services firms for **Carvel State Office Building - Mechanical Upgrades (OMB/DFM Contract No. MJ1002000014) and Sprinkler System Replacement (OMB/DFM Contract No. MJ1002000015).**

The Carvel State Office Building is a 302,250 SF, twelve-story office building located at 820 North French Street in Wilmington, Delaware. The facility opened in 1977, and approximately 900 employees work in the facility. An extensive interior renovation was completed in the 1990s, but much of the mechanical and fire safety systems are original. The mechanical system consists of three cooling towers located on the roof and approximately 750 water source heat pumps. Approximately 613 perimeter heat pumps producing one ton of cooling each were recently replaced under an energy savings contract (ESCO) in 2013. Though heat pumps serve most of the building, there are air handler units (AHUs) that serve the lobby, cafeteria (2nd floor) and auditorium (2nd floor), with a VAV system on a portion of the 9th floor. The BAS system is a Johnson Metasys Network Automation Engine (NAE) and was upgraded/replaced under the recent ESCO work. Variable Frequency Drives (VFDs) were also added to the condenser water circulation pumps during the ESCO work. There are two Bryan boilers (Model RV-350, 1996 built year) that provide hot water heating. The fire suppression system at the Carvel State Office Building consists of a fire pump with a combined wet pipe and standpipe system.

Mechanical Upgrades: The scope of work for the mechanical upgrades project includes design replacement of selected heating, ventilating and air conditioning (HVAC) system components. The goal of the project is to implement HVAC upgrades that will last at least 20 years that provide a comfortable environment for tenants, is energy-efficient and easily maintainable by DFM maintenance staff. One of the options to be included in conceptual design is a connection to a “district” central hot and chill water system. A nearby plant, operated by Conectiv Thermal Systems Inc., has current available capacity to meet the heating and cooling needs of the Carvel State Office Building.

Sprinkler System Replacement: The scope of work for the sprinkler system replacement project will consist of an evaluation and design for refurbishment/replacement of the existing sprinkler system. The goal of this project is to extend the life of the system for another 30 years and bring it up to current codes with minimum disruption to the tenants in the building. The selected team will be expected to explore and utilize in-place repair methods, such as pipe lining technology, if practical.

The team will be required to provide specific services including, but not limited to: architectural, civil, site, electrical, structural, mechanical, plumbing or a required combination thereof. Additional services will be defined as required. Construction administration and oversight services will also be provided during the project. Only design funds for this project are available at this time. No other information on these projects is available at this time. One professional services firm/team will be selected to complete both projects.

Questions regarding this solicitation must be submitted in writing to dfm_ask@state.de.us by Thursday, August 27, 2015. Responses will be posted by Friday, September 4, 2015, on <http://bids.delaware.gov>.

Interested firms shall submit five (5) copies of their replies on or before 4:00 p.m. on Friday, September 11, 2015, to Mark A. DeVore, P.E., Chief of Engineering, Division of Facilities Management, Thomas Collins Building, 540 S. DuPont Highway, Suite 1 (Third Floor), Dover, DE 19901. Respondent bears the risk of late delivery. Any proposals received after the stated time will be returned unopened. Responses shall include:

- * demonstrated experience with projects of similar nature
- * organizational structure established for the project (personnel)
- * defined approach firm/team will implement
- * knowledge of sites and project requirements
- * geographical location of main or branch office that will be assigned the project
- * familiarity with public works (including work in the State of Delaware, the Delaware Code and other local requirements)
- * fees received by the firm for State of Delaware public works projects in the last five years (include breakdown)

The department seeks to apportion work equitably to interested and qualified firms. The above criteria will be used to select a firm to perform these services. The formal Architect/Engineer Selection Procedure can be found at <http://dfm.delaware.gov/profsrv/psae.shtml>. All information shall be submitted on GSA Forms 254/255, SF 330 or equivalent. Respondents are reminded that the project engineer and architect for this work must be registered in the State of Delaware. Selected firms who reply will be given notice of times and dates for scheduled interviews. Facsimile submittals are not acceptable.

END OF PUBLIC NOTICE