



**Office of the State Engineer**  
**523 East Capitol Ave. Pierre, South Dakota 57501**  
**605.773.3466 / <http://boa.sd.gov/state-engineer>**

May 30, 2023

RE: REQUEST FOR STATEMENT OF INTEREST  
GERBER HALL RENOVATION-DEFERRED M&R  
NORTHERN STATE UNIVERSITY  
ABERDEEN, SOUTH DAKOTA  
OSE# R0123--20X

The State is looking for firms interested in providing professional Architectural and Engineering services for the project referenced above. The project scope will involve the design, bid and construction for the renovation of Gerber Hall located on the campus of Northern State University in Aberdeen, South Dakota, OSE# R0123--20X

The Gerber Building is home to the Millicent Atkins School of Education. Renovation of interior spaces will result in collaborative and engaging teaching, learning and research space that is conducive to first-rate professional education training. Space within the building will be redesigned and include classrooms and lab areas that include a leading-edge education technology lab (EdTech lab) to facilitate active learning and avatar virtual simulation practice, a simulation lab for counselor education, an educational psychology lab to advance research in motivation and learning, flexible furniture, and adaptable common learning areas.

The redesigned space will also elevate Northern's unique E-Learning mission to expand access across and beyond the region. Gerber Hall currently houses Teacher Education, Sports Sciences, Psychology, and Counselor Education. Each department is focused on student-centric instruction that incorporates authentic, innovative strategies for training students to excel in the field of education. Presently, the building contains four classrooms that were designed for a traditional teacher-centered environment and the spaces are not conducive to preparing 21st century leaders in education. The EdTech lab, educational psychology lab, and counselor education simulation lab will foster undergraduate and faculty research in critical areas, including E-Learning, student motivation, assessing teaching methods, and improving counselor preparation.

Building accessibility also needs to be addressed with this renovation. The two-story building has a garden level and an upper level. There is one elevator in the building but access to the elevator needs to be improved. The complete renovation of Gerber Hall will require updates to mechanical systems including new air handlers, installation of digital demand controls, updated sprinkler system, a new fire alarm system and replacement of a sewer line into the building.

The project is anticipated to be a Construction Manager at Risk project. The construction budget for the project is \$ 4,100,000.00, but be advised that this number is subject to change. The project will need to be designed by the end of 2023. Construction is anticipated to begin in the Spring of 2024.

Firms desiring to be considered for providing professional services for this project should send a statement of interest that outlines qualifications and experience for this project. Statements of Interest should at a minimum include the following:

1. Specialized expertise, capabilities, experience designing similar spaces, and technical competence as demonstrated by the team's capabilities, proposed approach, and methodology to meet the project requirements. (30%)

2. Resources available to perform the work, including any specialized services, within the specified time limits for the project. Include resumes of all personnel, including sub-consultants who will be assigned to this project for the entire duration. (25%)
3. Record of past performance, including price and cost data from previous projects, quality of work, ability to meet schedules, cost control, and contract administration. (15%)
4. Availability to project locale. (5%)
5. Familiarity with project locale. (5%)
6. Proposed project management techniques. (10%)
7. Ability and project history in handling special project constraints. (10%)

A technical review committee will review the proposals and select a shortlist of firms. Those firms will then be interviewed by the Building Committee, who will make the final selection. The committee respectfully requests that statements of interest be limited to 25 pages or less. This is not a requirement; merely a request.

In a separate sealed envelope, provide a cost proposal for the schematic design with your SOI sent to the Office of the State Engineer. Only the cost proposal of the selected firm will be opened, sealed cost proposals from unselected firms will be destroyed.

Copies of the statement of interest must be submitted by **3:00 pm CST on Friday, June 16, 2023**. Please send recyclable hard copies and electronic copies (media or e-mail attachment) as quantified to each of the following:

(1 hard copies, 1 electronic copy)  
Sean Campbell  
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Aberdeen, SD 57401  
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Firms wanting additional site/project information should contact the OSE Project Engineer, Sean Campbell. To schedule a site visit contact Monte Mehlhoff at 605-626-7779. Thank you for your interest in this project; we look forward to working with you.

Respectfully,

Stacy Watters, PE  
State Engineer

CC: Sean Campbell  
Veronica Paulson  
Monte Mehlhoff

