Project Description
Consulting services are needed for a comprehensive assessment of NC State University's campus to evaluate its capacity and its potential by providing: an overview of land holdings, buildings, and campus infrastructure capacities; land planning issues; regulatory constraints; and their impact on the academic, research, student life, and auxiliary components of campus. This assessment will include the following for the aforementioned components of campus:

1. Evaluation of the current state
2. Identification of the strengths and weaknesses
3. Understanding of opportunities for optimization of development for highest and best use
4. Planning and execution of engagement sessions for key stakeholders and decision makers to discuss and analyze the existing condition of campus
5. Guidance of key stakeholders through the development of an accurate decision-making tool for use by Administration to make informed, strategic decisions in an agile manner

This study will include alternative development scenarios for highest and best uses for different campus neighborhoods, outlining the associated implementation costs. It will also produce guiding principles for development tied to *The Pathway to the Future: NC State’s 2011-2020 Strategic Plan*. It is not a Master Plan in that the components include not only land use and building planning, but also elements of finance.

The desired product will be a communication tool for senior leadership that also provides a mechanism for making decisions involving space on campus. An example of the type of decision that would be guided by this study is whether to expand research on particular parts of campus. Another might be whether students, faculty and staff have the proper mixed-use activities.

Components of the study include:

1. Limits and capacity determinations of current campus configuration
2. Analysis of existing conditions (physical and type of use)
3. Analysis of physical conditions to determine whether they support the strategic plan in particular ways and/or hinder it in others
4. Considerations of land use, building planning, infrastructure capacity, finance and associated implementation costs
5. Analysis of the University’s Strategic Plan through the eyes of University leadership

Key deliverables include:

1. Analysis of existing conditions (physical and type of use)
2. Conceptual plans for campus directed by the guiding principles for development tied to the University’s Strategic Plan
3. Prioritized key recommendations for campus development with associated implementation costs

Project Budget
The budget of $175,000 to $225,000 includes all design fees, travel and other expenses.

Project Site
NC State University is located in west and southwest Raleigh, NC, and is comprised of the following campus precincts: North Campus; Central Campus; West Campus; South Campus; and Centennial Campus.
Pre-Submittal Meeting
A Pre-submittal Meeting will be held on **January 24, 2017 at 8:00 a.m.** in NC State University Administrative Services III Building, Room #301, 2701 Sullivan Drive. Attendance is not mandatory but highly encouraged.

Project Schedule
Planned completion of the study with receipt of all deliverables is four months from Notice to Proceed.

Design Process
The selected firm will work through the NC State University’s core working group comprised of Facilities Division, University Real Estate & Development, and Treasurer’s Office staff with a steering committee that includes key Administration representatives. The process will follow normal design procedures and University guidelines.

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 (CD/DVD/USB Flash Drive) of the proposal is requested. Most of the criteria listed below can be accommodated in sections A-G of the 330 form. Section H can be used for any additional information. The total submittal, including letter of interest, is limited to 26 sheets of paper. Both sides of the sheet may be used for a total of 52 pages. Firms are requested to assure receipt of proposals at address listed below by **5:00 p.m. on February 3, 2017**.

1. Experience and expertise with similar capacity and assessment studies involving other major research colleges/universities
2. Past performance on similar projects
3. Experience in design projects as part of an existing campus context
4. Adequate staff and proposed consultant team – qualifications and examples of previous collaborations
5. Historically Underutilized Business representation in proposed consultant team
6. Current workload and State projects awarded
7. Proposed design approach or methodology.
8. Recent experience with project cost estimates and schedule adherence.
9. Construction administration capabilities.
10. Record of successfully completed projects without major legal or technical problems.
11. A minimum of three references from other major research colleges/universities with their current contact information.

Designer Selection Process
Following the receipt of proposals, a University Interview Committee, appointed by the Secretary to the University Board of Trustees' Building and Property Committee, will shortlist, interview and make a recommendation of selection to the University Board of Trustees' Buildings and Property Committee.

Questions/Proposal Submittal
In order that the selection process be as objective as possible, do not contact members of the Board of Trustees, or any university officials other than the project manager. All questions and submittals are to be directed to:

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