

Physical Master Plan
Project Summary
October 1, 2020

Lead Designer Selection:

NC State University is seeking qualifications for a Lead Designer to provide overarching design and planning vision and project leadership to develop a comprehensive Physical Master Plan for all NC State University campuses in Wake County, NC.

In contrast to a traditional solicitation where the Lead Designer is asked to assemble their team in advance of their proposal, NC State intends to execute an initial contract with the Lead Designer for only the firm's scope of services. As such, the Lead Designer should include in their proposal a list of all services they will provide in-house and the roles/services proposed to be completed by Sub-Consultants. The Sub-Consultant roles shall be focused on supplementing the planning and design capabilities and expertise of the Lead Designer as needed to successfully complete the overall master plan. The proposal should include a brief description of the role for each proposed type of Sub-Consultant.

Lead Designers are invited to submit a list of up to three potential Sub-Consultants in each service-area that the Lead Designer would propose to potentially engage as a part of the design team. If submitting more than one potential Sub-Consultant for a service-area, clarify this in Section C, column 11 of the SF 330 form. Section H can be used to further explain the Sub-Consultants roles. The same Sub-Consultants may be proposed to be a part of multiple Lead Designer submittals.

After selection, NC State anticipates the Lead Designer will propose Sub-Consultants for areas of expertise not included in-house, e.g., architecture, landscape architecture, engineering (transportation, civil, mechanical, electrical) space planning, as needed. Through a collaborative effort, NC State and the Lead Designer will evaluate and possibly interview the Sub-Consultants that may be part of the team. The Sub-Consultants will be contracted to and under the full responsibility of the Lead Designer.

Project Description:

The master plan will provide a flexible framework that allows the university to respond to opportunities regarding the physical campus and leverage them to the greatest positive impact for the university. NC State has a history of inclusive physical planning that is integrated with its strategic, academic, programmatic, space management and enrollment plans. As such, the university's goal for a new Physical Master Plan is one that is uniquely NC State's, clearly articulating the concepts and constructs that make the university distinctive and meaningful to the campus community and beyond. The plan will align with the university's new strategic plan scheduled to be completed in 2020, and will build on the 2017 Campus Capacity and Assessment Study.

The following components are envisioned for the new Physical Master Plan. In addition to these, the design team will lead efforts to engage the campus community in crafting the plan, including workshops, interviews, etc.

1. Existing Context: Before embarking on a new vision regarding the physical campus, a recognition and understanding of the university through its assets and attributes will clarify how and why the university has developed in the manner that it has.

- **Brand and Identity** – A documentation of what makes NC State unique, including its history, character and culture, role as a Land Grant university, and impact of grants, start-ups, faculty awards, patents, etc. on North Carolina, the country and the world.
- **Buildings, Infrastructure and Open Space** – An accounting of physical assets, their programs, and their conditions, including structures, utilities, transportation assets, and the spaces between buildings that provide the campus community with the physical resources to meet the university's strategic goals. NC State will provide data regarding facility condition assessments for major buildings, utilities, and other infrastructure.
 - **Buildings** – Includes Roofs / Envelope, Climate Control (mold prevention), Alarms / Fire Suppression, Accessibility (barrier removal)
 - **Utilities** – Includes Water, Sewer, Electricity, Steam, Chilled Water, Natural Gas / Fuel, Renewables, Exterior Lighting, Storm Water Management, Distribution / Controls / Valves, Central Plants / Generation Capacity
 - **Transportation** – Includes Streets, Parking, Transit Systems
 - **Open Space and Connectivity** – Includes Courtyards, Plazas, Pathways, Landscape, Accessibility (barrier removal), Green Infrastructure
- **Space Uses and Growth Profiles** – A summary of the current space assignments and projected needs for college, student life, auxiliaries, and administrative units.

2. Analysis of Infrastructure - Strengths, Weaknesses, and Opportunities:

A critical report on successes to build upon, areas to improve, and concepts to address strategic goals. Grounded in data and thinking that is specific and relevant to NC State, the analysis uses the campus context as the point of comparison to peers and creates the foundation for the plan's vision and framework plans, utilizing the criteria below:

- Urban form (*building heights, density, open space and connectivity*)
- Highest and best use of land
- Infrastructure (*buildings, utilities, transportation*)
- Space (*quality, quantity, programmatic adequacy, functional adjacencies*)
 - Interdisciplinary Relationships
 - New models for teaching and research
 - Space Standards
- Sustainability/Resiliency
- Funding Sources for the Physical Campus

3. Vision & Framework Plans:

A new campus vision to articulate the overarching concepts for the physical development of campus is complemented by a series of framework plans that provide flexible guidance to evaluate and make decisions regarding a wide diversity of possible development scenarios. Some framework plans will describe specific systems (e.g. Urban Form, Land Use, Buildings, Open Space, Infrastructure, and Space) and others will relate to geographic areas. Design Guidelines will add descriptive detail to align physical development with the vision.

4. Infrastructure Investment Process:

To be most effective, campus development proposals are evaluated through a rich dialogue about what is best for NC State University. The master plan project team will develop an **Infrastructure Investment Process**, a campus-wide decision-making process to evaluate the highest and best use of resources for the physical campus. The process, created in consultation with the campus leadership and community, will be instrumental in making the new Physical Master Plan a living, evolving document that can respond to changing circumstances and paradigms.

Project Scope

The budget of \$1,000,000 includes all design fees, travel and other reimbursable expenses.

Project Site

The plan includes the five campus precincts (2,136 acres), Lake Wheeler Road Field Labs (1,982 acres), and Reedy Creek Road Field Labs (702 acres).

Pre-Submittal Meeting

A Pre-submittal Meeting will be held virtually on **October 19, 2020 at 1:00 PM EDT** via Zoom.

The meeting link is included: <https://ncsu.zoom.us/j/98736916809?pwd=aE84N0J2b1IncHJMZk45M2VUZFcwQT09>

Attendance is not mandatory but highly encouraged.

Project Schedule

Planned completion of the study is spring of 2022.

Design Process

The selected firm will work through the NC State University Office of the University Architect with a steering committee that includes stakeholder representatives from the campus community. The process will follow normal design procedures and University guidelines.

Critical Selection Factors

In order to offer architectural or engineering services in response to this solicitation, the proposer must be licensed in the State of North Carolina. 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 only electronic copies of the proposal, submitted via email to the Project Manager, are requested. Most of the criteria listed below can be accommodated in sections A-G of the 330 form. In Section E, provide resumes for key personnel of the Lead Designer firm only. Section H can be used for any additional information. The total submittal, including letter of interest, is limited to 26 pages. Both sides of the sheet may be used for a total of 52 pages. Firms are requested to assure receipt of proposals at the email address listed below by **5:00 PM, November 12, 2020.**

1. Experience and expertise with similar projects.
 - In-depth knowledge of master planning for Research I universities in an urban or urbanizing setting.
 - An understanding of trends and innovations in higher education
 - Demonstrated ability to tailor physical master plans to individual institutions.
 - Experience guiding campus leadership in the development of new decision-making processes.
2. Past performance on similar projects.
3. Experience in designing projects to be part of an existing campus context.
4. Adequate staff and proposed consultants
5. Historically Underutilized Business representation in proposed consultant team
6. Current workload and State projects awarded.
7. Proposed design approach or methodology, including a proposed timeline for the project.
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 with **current** contact information, including an email address.

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 recommend a 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. Direct all questions and project submittals to:

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