

North Carolina State University  
**Integrative Sciences Building**  
**Project Summary**  
November 30, 2021

**Project Description:**

The Integrative Sciences Building will further the mission of NC State University by providing much-needed STEM (science, technology, engineering, and mathematics) teaching and research space. It will be a catalyst for transforming the sciences at NC State. Embracing new models for sciences teaching and research, it will integrate STEM education with the grand challenges of society, inspiring new, interdisciplinary approaches to the sciences. This building will exemplify the very best of NC State's values and aspirations. Located in the heart of North Campus, it serves as a crossroads for campus connectivity and student learning. The Integrative Sciences Building will be an inspiring, flexible model for academic and research creativity that is focused on collaboration, discovery, and transfer of knowledge.

The building design will promote creativity and collaboration and will showcase and celebrate the sciences at NC State. It will be a flexible, interdisciplinary sciences building with a focus on chemistry, biochemistry and biotechnology. The building will be approximately 145,000 gross square feet (GSF) comprised of classrooms, teaching labs, research labs, research core facilities, collaboration/study space, and office space. The project will pursue LEED Silver certification.

**Project Budget:**

The total project budget of \$160,000,000 includes all soft costs.

**Project Scope:**

The University seeks the professional service of a Commissioning Agent (CxA) to join the team in the schematic design phase to provide services for the project through design, construction and post acceptance. Commissioning services will be provided as defined by the latest State Construction Office manual, guidelines and checklists. The total project budget of \$160,000,000 includes all soft costs.

**Pre-Submittal Meeting**

A Pre-submittal Meeting will be held on **December 10, 2021 at 11:00 AM** via Zoom. The meeting link is included: <https://ncsu.zoom.us/j/99205963861>  
Attendance is not mandatory but highly encouraged.

**Preliminary Project Schedule:**

Schematic Design: February 2022  
Design Development: July 2022  
Construction Documents: May 2023  
Construction Start: June 2023  
Construction Completion: October 2026

**Qualifications**

The CxA must be a registered engineering firm in the State of North Carolina and the selection process will be based upon qualifications. The CxA must exhibit the basic qualifications outlined in the State Construction Office Building Commissioning Guidelines for Third Party Commissioning. <http://www.nc-sco.com/guidelines.aspx>

### **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. 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, January 13, 2022**

1. Experience and expertise with similar projects.
2. Past performance on similar projects.
3. Experience in design projects to be 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.

### **Contract**

The contract will be negotiated with the CxA in two parts. Part one of the contract starts at the beginning of design and ends upon completion of the project bidding process. After the scope and costs for the project are finalized, a second part of the contract would then be executed for the construction and occupancy phases of commissioning. The contract with the CxA will be in the form of an In-House Letter Agreement.

### **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 3 firms, 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 project submittals are to be directed to:

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