

North Carolina State University
McKimmon Center Comprehensive Modernization / Innovation Study
Project Summary
6-4-2024

Project Description:

The McKimmon Center was built in 1976 (100,445GSF), with an addition built in 1983 (15,116GSF) totaling 115,561 GSF. There is a total of 69,136 assignable square footage (ASF) between the two buildings consisting of two-story/double volume space with conference/meeting rooms, offices, food service use and lounge space. The center currently provides an array of learning opportunities within a conference center setting.

This modernization and innovation study for both the building and surrounding context will result in a ten-year road map that includes a multi-phased implementation strategy to meet changing needs by examining:

- a. Site - landscaping and hardscaping, lighting, parking, transportation, traffic, access and security.
- b. Exterior building envelope – improve aesthetics, energy savings, long term maintenance
- c. Infrastructure and building systems
- d. Interior building renovations
 - Anticipate future programming and space typologies needs
 - Develop/ refinement of the building program
 - Provide conceptual designs for renovations
- e. Identify enabling projects and prioritization for a phased renovation approach
- f. Provide an order of magnitude cost estimate in today's dollars for each phase

Project Budget & Study Scope:

The budget of \$99,000 includes all design fees and reimbursable expenses for the study. A landscape architect, building systems and traffic consultant should be included on the team.

Project Site:

The project is located at 1101 Gorman Street, Raleigh, NC 27606 in the South Campus Precinct.

Pre-Submittal Meeting:

A Pre-submittal Meeting will be held on June 13, 2024 at 10:00 AM Virtually
Attendance is not mandatory and questions can be submitted via the link below.

Zoom Links:

Link to attend Meeting:
<https://ncsu.zoom.us/j/96243257391?pwd=iRDn3qUbQINgVECzyXu2bfSZz5jR54.1>
Meeting ID: 96243257391
Passcode: 572911

Sign-in Sheet:	Sign-in Link
View Sign-in Sheet:	View sign-in Link
Submit Questions:	Questions Link
View University Responses:	Response Link

Project Schedule: This study will begin Fall 2024

Design Process:

The selected firm will work through Campus Planning and Strategic Investment along with a building committee that includes user 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 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 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 the address listed below by **5:00 PM on July 12, 2024.**

Criteria

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 the 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 with **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 is 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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Ph 919-513-0270