

North Carolina State University
Cates West Development
Project Summary (Survey)
November 25, 2024

Project Description

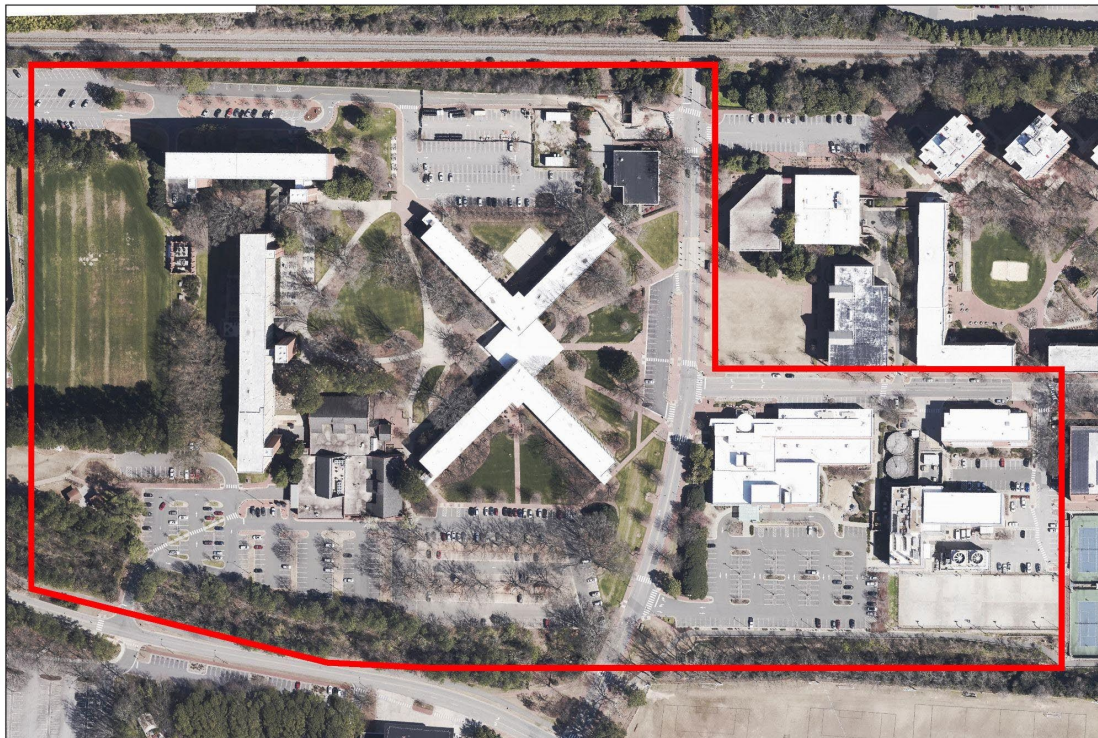
This project will provide new student housing and dining facilities in multiple phases to address increasing demand driven by enrollment growth and the freshman live-on campus requirement. The project will construct about 3000 traditional and semi-suite style student beds and a new 1500-seat dining facility on Central Campus. Three existing student housing buildings, a dining facility, and a small service building at the end of their useful lives will be demolished as part of this multi-phase project. The goal is to continue to increase the bed count with each phase. The project includes a new regional utility plant and utility distribution.

Anticipate three phases.

Project Site

The project site is located in the Central Campus precinct. The site is approximately 35 acres and is bounded by Thurman Drive and the railroad to the North; the Western edge of Lee Field to the West; Rocky Branch Creek to the South; and Dan Allen Drive to the East. In addition, the survey shall include an area bounded by Cates Avenue to the North; Dan Allen Drive to the West; Rocky Branch Creek to the South; and Carmichael Wellness and Recreation Center to the East.

Existing buildings on the site that are planned to be demolished as part of the project include Lee Residence Hall, Sullivan Residence Hall, Bragaw Residence Hall, Fountain Dining Hall and the West Dunn Building. Finish floor elevations will be needed for these structures.



Project Scope

The University seeks the professional services of a Surveying Firm to support Cates West Development project. Surveying services will include surveying and mapping and subsurface utility engineering services (SUE). In addition, SUE Level A Test Holes will be included as needed and as identified by the project Engineers.

- The Cates West Development is a multi-phase project, and updates to the survey will be needed as the project progresses, as new buildings are constructed, existing structures are demolished and new utilities are installed, or existing utilities are re-routed. As-builts shall be updated at different phases of construction. Updates to the survey, such as new test hole locations, shall be tracked and documented.
- Coordination with the NC State University Surveyor, AERES, and the NC State Utilities Map and existing surveys will be required. The surveyor will coordinate any work that impacts pedestrian or vehicular traffic with NC State Transportation.
- The survey will include documenting a waterway of the US and appropriate buffers.
- Any use of drones will require coordination with and approval from NC State EH&PS Insurance and Risk Management.
- The survey may require capability for GPR.
- The survey scope may include camera inspections of storm and sewer piping.
- Coordination with NCR and CSX will be required to work within the railroad right-of-way on the northern edge of the site.
- The surveyor shall locate any trees over 6" caliper and identify tree types for any Heritage Trees.
- The work will take place on a densely populated residential part of campus and will require careful coordination with the University and consideration for student safety and security.

Project Schedule

The designer selection process is scheduled to be complete by mid-January 2024, with contracting expected to occur in February 2024. The selected firm shall be ready to kick-off the survey as soon as contracting is complete, and work diligently and fully staffed until completion of the survey. We anticipate the draft survey to be delivered in mid-May or sooner.

Qualifications

The Surveyor must be a licensed Surveyor in the State of North Carolina and the selection process will be based upon qualifications.

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 emailed submissions to the Project Manager are requested (Ilzaytou@ncsu.edu). 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 and should be limited to ten sheets of paper. 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 p.m. on December 17, 2024**.

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; experience with multi-phase survey projects on a college campus.
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 with current contact information.

Contract

The contract will be negotiated with the selected firm in two parts. The initial contract starts immediately and will include surveying and mapping and SUE Level B. Once locations for SUE Level A test holes are identified, a second part of the contract would then be executed through a design amendment for the SUE LOS A services. The contract with the selected firm will be in the form of an In-House Letter Agreement.

Selection Process

Following the receipt of proposals, a University Committee will shortlist 3 firms, rank order, and make a recommendation to the University Board of Trustees' Buildings and Property Committee. The selected firm will contract with the State through the University and coordinate services with the Design and Construction PM.

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:

Laura Zaytoun
NC State University, Design and Construction
Phone 919-513-0056
llzaytou@ncsu.edu