

**North Carolina State University  
Cates West Development  
Project Summary  
December 16, 2024**

**Project Description**

This project will provide new student housing and dining facilities in multiple phases to address increased 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 and will have a focus on sustainability. New construction is anticipated as follows:

- ~800,000 GSF of housing
- ~100,000 GSF of dining
- ~25,000 GSF of student life space

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. To meet financial goals the bed count must increase with each phase of development. A new dining facility will increase the seat count for all-you-care-to-eat dining, including a cafe + market, and student center activity-oriented space. The project includes a new regional utility plant, underground utility distribution, and considers rerouting a campus street. Phases anticipated:

- Phase 1 - construct approximately 1,500 beds
- Phase 2 - demolish one residence hall, West Dunn Building, and construct approximately 750 beds and the dining hall/student center space
- Phase 3 - demolish remaining buildings, construct approximately 750 beds

Each phase of the project will target LEED Silver or better. Detailed Sustainability goals are being developed and will be provided to the selected design team during the Master Planning/Advance Planning phases.

**Project Scope**

NC State University is seeking qualifications for Lead Designers and five disciplines to provide site master planning, overarching design and project leadership to develop a multi-building student life neighborhood.

NC State will receive separate RFQ submissions for six disciplines:

- Architecture team (Lead Designers)
- Landscape Architecture
- Civil Engineering
- Mechanical Engineering, Electrical Engineering, Plumbing, Fire Protection
- Structural Engineering
- Utility Distribution / Plant Engineering

Additional consultants are expected (cost, food service, etc.), but do not need to be included in the RFQ response.

Lead Designers may indicate their preference for up to three firms in each discipline via the **Sub-consultant Preference Form**. Consultants for each of the six disciplines must submit a separate RFQ response. NC State will evaluate the sub-consultant proposals and shortlist three firms in each discipline. NC State and the Lead Designer will interview the sub-consultants who will be part of the team. The sub-consultants will be contracted with, and under the full responsibility of, the Lead Designer.

Each RFQ response should include the **Designer Information Form** filled out in Microsoft Word format. The form provides basic information about the firm, staff and similar projects that are included in the response.

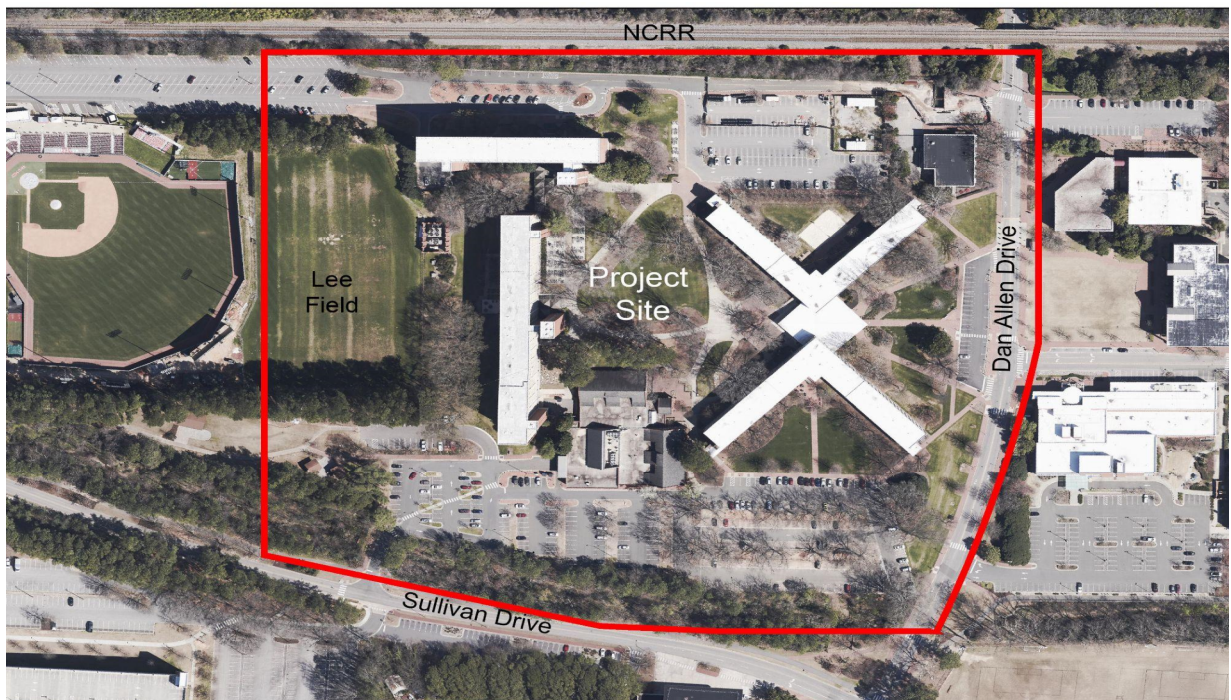
The project is approved to proceed with an Advance Planning budget of \$5.0 million. A total budget is anticipated to be approximately \$870,000,000 incorporating design, construction, and all soft costs for the life of the project. The scope includes:

- Site Master Planning - District Planning
- Programming
- For each phase:
  - Advance Planning
  - Design and Construction Documentation
  - Construction Administration
  - Closeout

### Project Site

The project site is located in the Central Campus precinct. The site is approximately 30 acres and is bounded by Thurman Drive and the North Carolina 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.

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, West Dunn Building, and Fountain Dining Hall.



### Pre-Submittal Meeting

A Pre-submittal Meeting will be held on January 9 at 3:30pm in NC State University Talley Student Union, Piedmont Ballroom, Room 3260A, 2610 Cates Avenue, Raleigh, NC 27607. Attendance is not mandatory but highly encouraged.

## **Project Schedule**

The Lead Designer selection process is scheduled to be complete by mid-March 2025, and consultant selection by the end of April. The selected team shall be ready to kick-off the project as soon as contracting is complete, and work diligently to fully staff the project. Completion of phases is anticipated as follows:

- Advance Planning - December 2025
- Phase 1 - January 2030
- Phase 2 - January 2032
- Phase 3 - January 2034

## **Qualifications**

Firms submitting a response must be licensed in the State of North Carolina at the time of submittal 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 Laura Zaytoun, Project Manager (llzaytou@ncsu.edu) are requested. The criteria listed below must be addressed in sections A-H of the 330 form. **Review the Sample SF330 Form for the required format for your submission. Only a digital submission is required, however each submission must be legible when printed 8½"x11"**. Firms are requested to ensure receipt of proposals at the email address listed by **5:00 p.m. on January 29, 2025**.

## **Selection 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; experience with multi-phase projects on a college campus.
4. Adequate staff – qualifications and examples of previous experience on the representative similar projects.
5. Historically Underutilized Business representation on 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. Demonstrated ability to manage diverse teams (consultants and stakeholders) from pre-design/master planning through close-out on a large-scale campus development (Lead Design Consultant only).
12. Demonstrate evidence of strong firm leadership, development of younger staff, and a succession plan for firm leadership.
13. A minimum of three references with current contact information, including email address and phone number.

**Contract**

The initial Letter Agreement with the Lead Designer (the primary designer in the case of a partnership) will cover the consultant team selection process (review of RFQ Responses, Interviews, discussion, and selection). The subsequent Advance Planning Contract will be negotiated when the entire design team is compiled and will include Master Planning the entire development and Advance Planning for Phase 1. The Lead Designer will hold the contract with each of the selected consultants. A full design contract will be executed upon completion of the Advance Planning phase. The university reserves the right to extend the designer's contract or consider re-advertising for Phases 2 or 3.

**Selection Process**

Following the receipt of proposals, a University Committee will shortlist and interview 3 firms for each discipline, and make a recommendation of selection to the University Board of Trustees' Buildings and Property Committee.

**Interview Schedule**

- Shortlist for Lead Design will be made on February 18. Shortlisted firms will be notified after Board of Trustees approval in February (meeting currently unscheduled).
- Lead Design – Interview will be on one of the following dates and times:
  - March 7, 1:00 – 4:30
  - March 11, 8:30 – 12:00
  - March 13, 8:30 – 12:00
- Consultant Interviews will occur in April 2025 and dates will be provided at the Pre-submittal Meeting on January 9, 2025.

**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, Project Manager  
NC State University Facilities Division  
Design and Construction  
Phone 919-513-0056  
[llzaytou@ncsu.edu](mailto:llzaytou@ncsu.edu)