

RFP DATA SHEET
Cates West Development

Item	Datum
Short Description of Project	<p>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:</p> <p>~800,000 GSF of housing ~100,000 GSF of dining ~25,000 GSF of student life space</p> <p>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.</p> <p>Phases anticipated:</p> <p>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</p> <p>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.</p>
Issuing Office	NCSU Facilities Division, Design and Construction
Department, Agency/Institution, Location where the Project will be constructed	The project is to be located on the Central Campus of North Carolina State University, Raleigh, NC.
Project Overview	The University seeks the professional services of a Construction Manager at Risk (CMR) to join the team in the Advance Planning Phase to provide services for the project through master planning, design, construction and post acceptance.
Website address (URL) for posting of notices regarding this project	https://facilities.ofa.ncsu.edu/category/ads/
Expected Date of Completion of Design	<ul style="list-style-type: none"> • Advance Planning - December 2025 • Phase 1 - January 2030 • Phase 2 - January 2032 • Phase 3 - January 2034
Project Designer & Consultants	TBD

<p>Construction Manager at Risk Selection Schedule</p>	<p>Qualifications Questionnaire available: January 27, 2025 Pre-Submittal Conference (Not Mandatory): February 4, 2025 – Room 3260C, Talley Student Union (2610 Cates Avenue) Proposals due: 5:00pm February 21, 2025 Shortlist Developed: mid-March, 2025 Pre-Interview Meeting (Interview Logistics): April 2025 Interviews scheduled: (tentatively) April/May 2025 Selection announced: (tentatively) May 2025</p>
<p>Construction Management Fee (Section II Paragraph E.2)</p>	<p>The Construction Management Fee will be a fixed number based on a percentage of the Cost of Work.</p>
<p>Project Construction Cost</p>	<p>Total Project Budget: \$870,000,000 Less costs including, but not limited to:</p> <ul style="list-style-type: none"> Design Fees Movable Equipment Owner’s Contingency Estimated Available for Construction (GMP) Estimated Construction Management Fee Estimated CMR Contingency