

NC STATE UNIVERSITY

Cates West Development Designer Pre-submittal Meeting

January 9, 2025

Introductions & Welcome

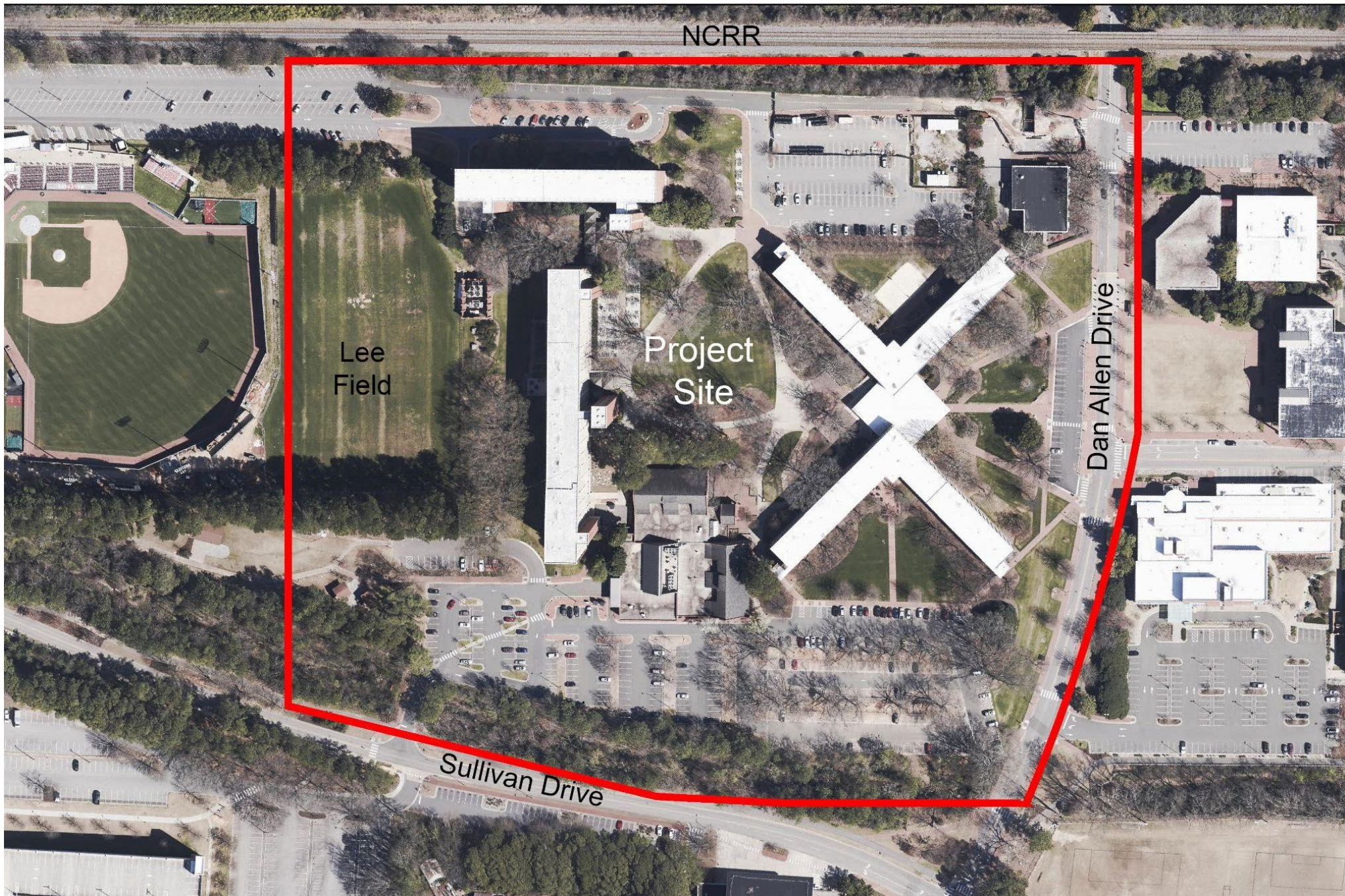
- Point of Contact University – Laura Zaytoun
llzaytou@ncsu.edu, 919-513-0056
- University Attendees
 - University Housing
 - NC State Dining
 - Campus Planning and Strategic Investment
 - Design and Construction
 - Campus Operations and Maintenance
 - Building Operations and Maintenance
 - Utilities and Engineering

Meeting Agenda

- Sign-in Sheet, Instructions for Q&A (Ad Links)
- Project Description and Site
- Project Scope and Budget
- Project Schedule
- RFQ process (Six Disciplines)
- SF 330 Requirements
- Sub-consultant Preference Form, Designer Information Form
- Critical Selection Factors
- Contract
- Interviews Schedule
- Q&A

Project Description and Site

- 3000 traditional and semi-suite style student beds
 - ~800,000 GSF of housing
- 1500-seat dining facility
 - ~100,000 GSF of dining
- ~25,000 GSF of student life space
- Demolition of existing buildings (Phases 2 and 3)
 - Lee Residence Hall, Sullivan Residence Hall, Bragaw Residence Hall, Fountain Dining Hall, West Dunn Building
- Three Phases Anticipated
- Regional Utility Plant
- LEED Silver or better



NCRR

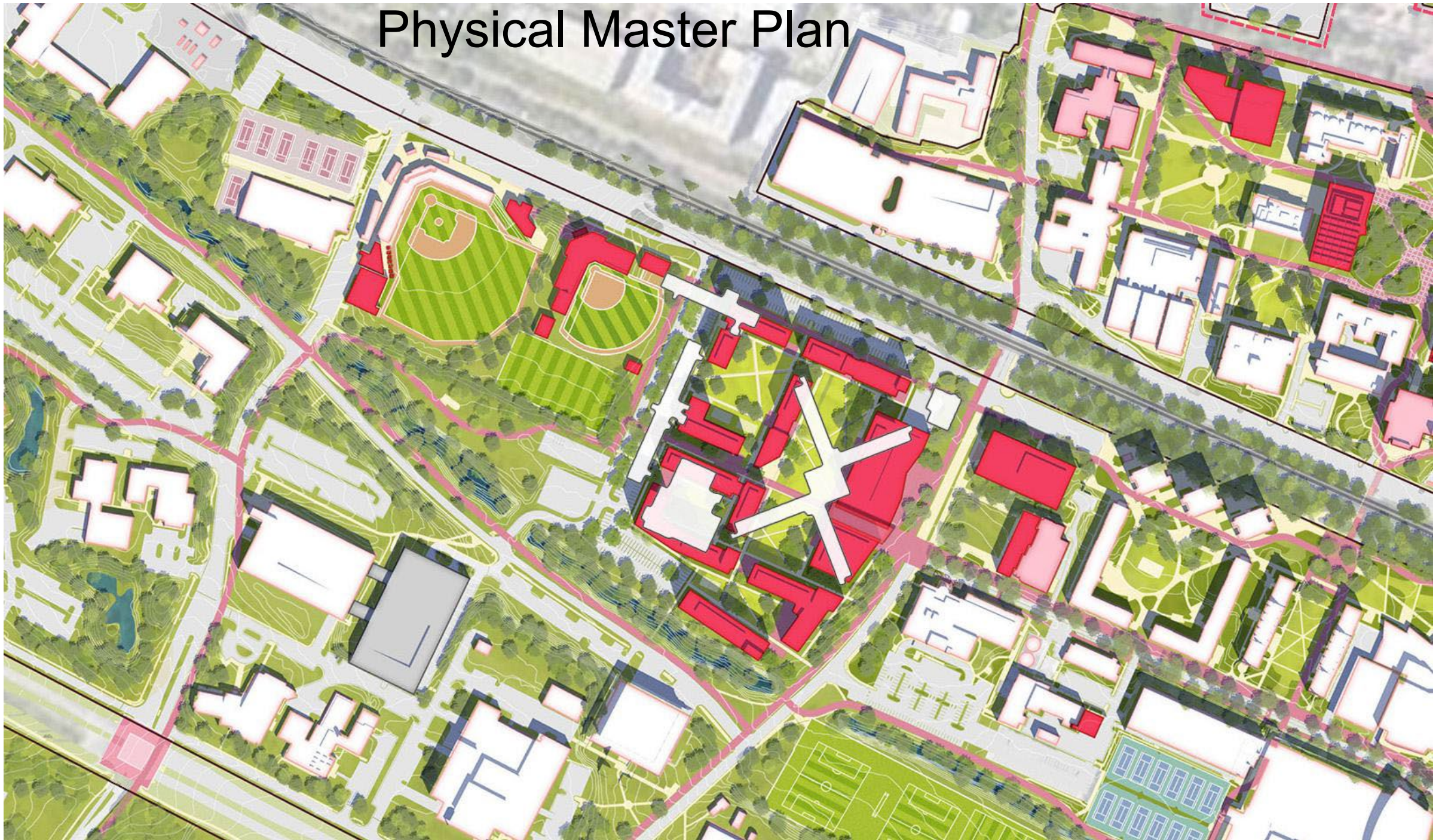
Lee Field

Project Site

Dan Allen Drive

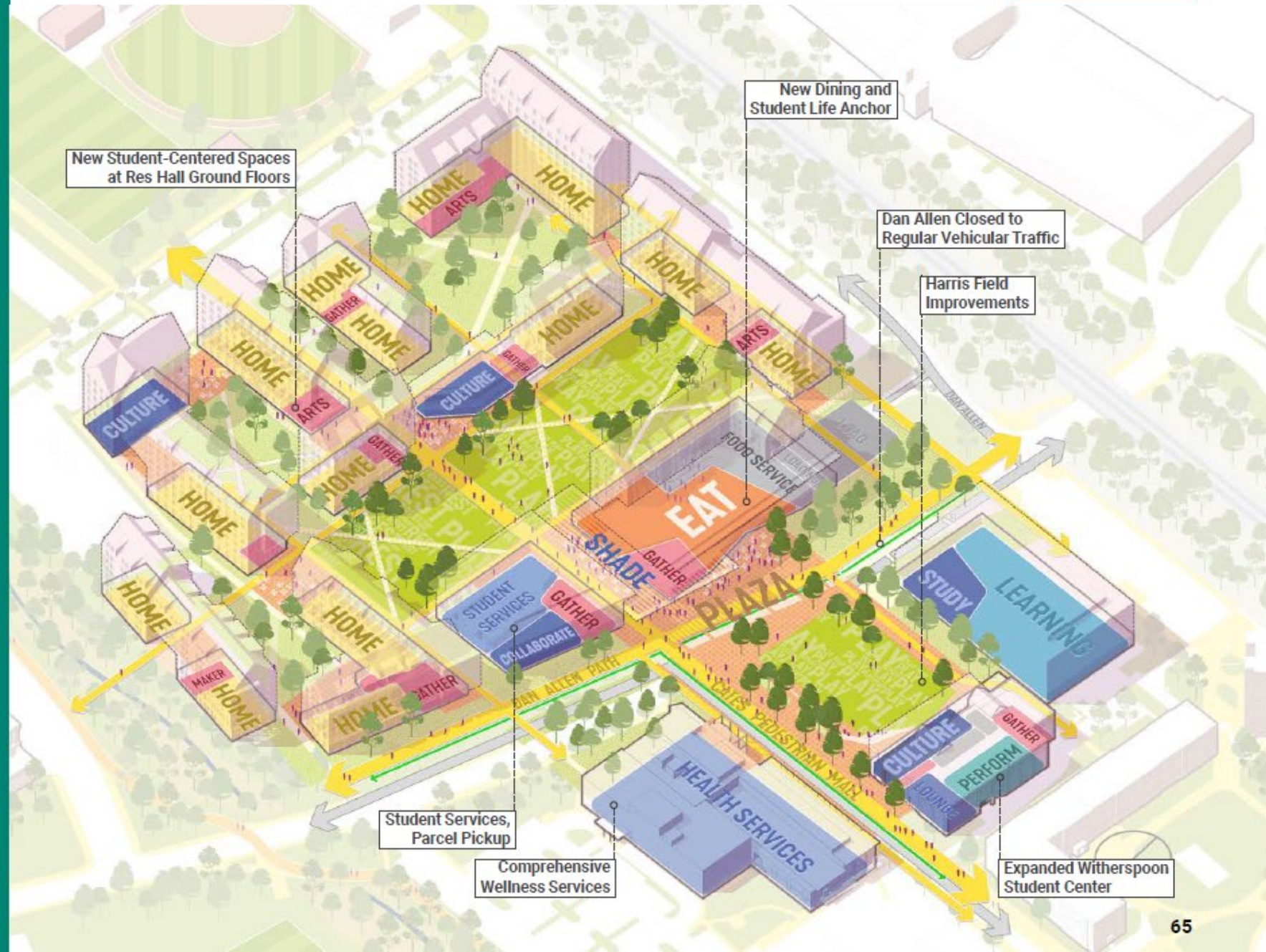
Sullivan Drive

Physical Master Plan



CATES WEST HUB

A top priority of the Physical Master Plan is to reimagine the student experience by establishing a Hub at Cates West. The intent is to look holistically at this area to ensure it effectively supports the health and well-being of all students. This approach elevates Cates West's current role as the "campus living room" by creating a new residential neighborhood reflective of NC State's values. It celebrates the diversity of activities and uses within this Hub, centered around the creation of student gathering areas and open space. A new dining facility and student services building anchors Cates Avenue, and is balanced by the renovation and expansion of Witherspoon Student Center.





UNIVERSITY HOUSING

Project Goals

- First year experience and student development
- Resident programming and community spaces
- Dedicated space for academic initiatives
- Flexible and responsive building design



Campus Enterprises Project Goals

- Increase dining capacity
- Flexible dining service and multipurpose spaces
- Address qualitative dining needs
- Address deferred maintenance
- Unmet demand in student center space

Project Scope and Budget

- Site Master Planning – District Planning
- Programming
- For each phase:
 - Advance Planning
 - Design and Construction Documentation
 - Construction Administration
 - Closeout
- Advance Planning budget – \$5.0 million
- Total Project budget – ~\$870,000,000

Project Schedule

- Lead Designer Selection – March 2025
- Consultant Selection – April 2025
- Advance Planning – December 2025
- Phase 1 – January 2030
- Phase 2 – January 2032
- Phase 3 – January 2034

RFQ Process

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

Cover Letter:
1 Page Max

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i>		
2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER	

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE		
5. NAME OF FIRM		
6. TELEPHONE NUMBER	7. FAX NUMBER	8. E-MAIL ADDRESS

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	<i>(Check)</i>			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a.				<div style="border: 2px solid black; border-radius: 15px; padding: 5px; background-color: #ffff00;"> <p>Sections A, B, and C: 1 Page + 1 Page for additional Branch Offices or Section C consultants, as req'd.</p> </div>		
			<input type="checkbox"/> CHECK			
b.				<div style="border: 2px solid black; border-radius: 15px; padding: 5px; background-color: #ffff00;"> <p>Section D: 1 Page for Team Org Chart</p> </div>		
			<input type="checkbox"/> CHECK IF BRANCH OFFICE			
c.				<div style="border: 2px solid black; border-radius: 15px; padding: 5px; background-color: #ffff00;"> <p>Page Summary Cover Letter: 1 Page</p> <p>Part I: Contract-Specific Requirements Sections A, B, C: 1-2 Pages Section D: 1 Page Section E: 10 Pages Max (1 page per critical staff member) Section F: 20 Pages Max (2 per similar project) Section G: 1 Page (include each person included in Section E) Section H: 10 Pages Max</p> <p>Part II - General Qualifications 1 Page per each Primary or Branch Office (no Max)</p> </div>		
			<input type="checkbox"/> CHECK IF BRANCH OFFICE			
d.						
			<input type="checkbox"/> CHECK IF BRANCH OFFICE			
e.						
			<input type="checkbox"/> CHECK IF BRANCH OFFICE			
f.						
			<input type="checkbox"/> CHECK IF BRANCH OFFICE			

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

15. FIRM NAME AND LOCATION *(City and State)*

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	

Section E:
 1 Page per resume. Include all pertinent leadership/design staff. No more than 10 staff.

ALL staff listed in Section E must also be listed in Section G.

Primary Consultants (as req'd for project scope):
 Architecture
 MEP Engineer
 Civil Engineer
 Structural Engineer
 Landscape Architect
 Cost Estimator

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

Section F:
 2 Pages per representative project

Make it clear why each representative project is included (similar scope, staff, university system, etc.)

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10

Section G:
Include each staff member with a resume provided in Section E. Provide City/State (or branch office) of the primary work location for each person.

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1		6	
2		7	
3		8	
4		9	
5		10	

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Section H:

10 Pages MAX.

Address NC State Selection Criteria below:

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.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

33. NAME AND TITLE

North Carolina State University
Cates West Development
Subconsultant Preference Form

Lead Designers may indicate their preference for up to three firms in each discipline that will be advertised separately, including their own firm if applicable.

MEP

- 1. _____
- 2. _____
- 3. _____

Structural

- 1. _____
- 2. _____
- 3. _____

Civil

- 1. _____
- 2. _____
- 3. _____

Landscape

- 1. _____
- 2. _____
- 3. _____

Utility Infrastructure

- 1. _____
- 2. _____
- 3. _____

Designer Information Form 202420022 Laura Zaytoun, Project Manager	Cates West Development Project Number: 202420022		<u>Firm Type</u> A – Small Business B – Disadvantaged Business C – Women Owned Business
Firm Information	FIRM SIZE	Key Staff Members (listed in SF330) Include role and primary office location	FIRM TYPE

Firm Name Role: (Architecture, Landscape Architecture, Civil Engineering, MEP/FP Engineering, Structural Engineering, Utility Distribution/Plant Engineering) Contact Person Firm Address (Primary Office Location) Phone Number Email Address Provide similar information for each partner, as needed	NC Branch and Firm Total	List Key Staff (those listed in SF330 Section E) Name, Role, Office Location (where they live)	A B C or n/a	10 Similar Projects (name only – those listed in SF330 Section F) Project 1 Project 2 Project 3 Project 4 Project 5 Project 6 Project 7 Project 8 Project 9 Project 10
---	--	--	---	--

Critical Selection Factors

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

- Letter Agreement with Lead Designer for – consultant team selection process.
- Advance Planning Contract
 - Master Planning the entire development
 - Advance Planning for Phase 1
- Full contract upon completion of AP
- Extend contract or readvertise for Phases 2 or 3

Interviews Schedule

- Shortlist for Lead Design – Feb 18; notification after BOT approval
- Interview for Lead Design – one of the following
 - March 7, March 11 or March 13
- Consultant Interviews
 - April 15, 8:30 – 11:30 (Landscape Architecture)
 - April 16, 8:30 – 11:30 (Civil Engineering)
 - April 16, 1:00 – 4:00 (Structural Engineering)
 - April 17, 8:30 – 11:30 (MEP and FP Engineering)
 - April 22, 8:30 – 11:30 (Utility Distribution/ Plant Engineering)

Questions?

Point of Contact University – Laura Zaytoun
llzaytou@ncsu.edu, 919-513-0056



Link to Sign-in Sheet



Link to RFQ Questions