North Carolina State University
Cates West Development
Geotech/Special Inspections/Construction Materials Testing
Project Summary
May 30, 2025

Project Description:

Geotechnical, Construction Materials Testing and Special Inspection services are required for Cates West Development. 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.

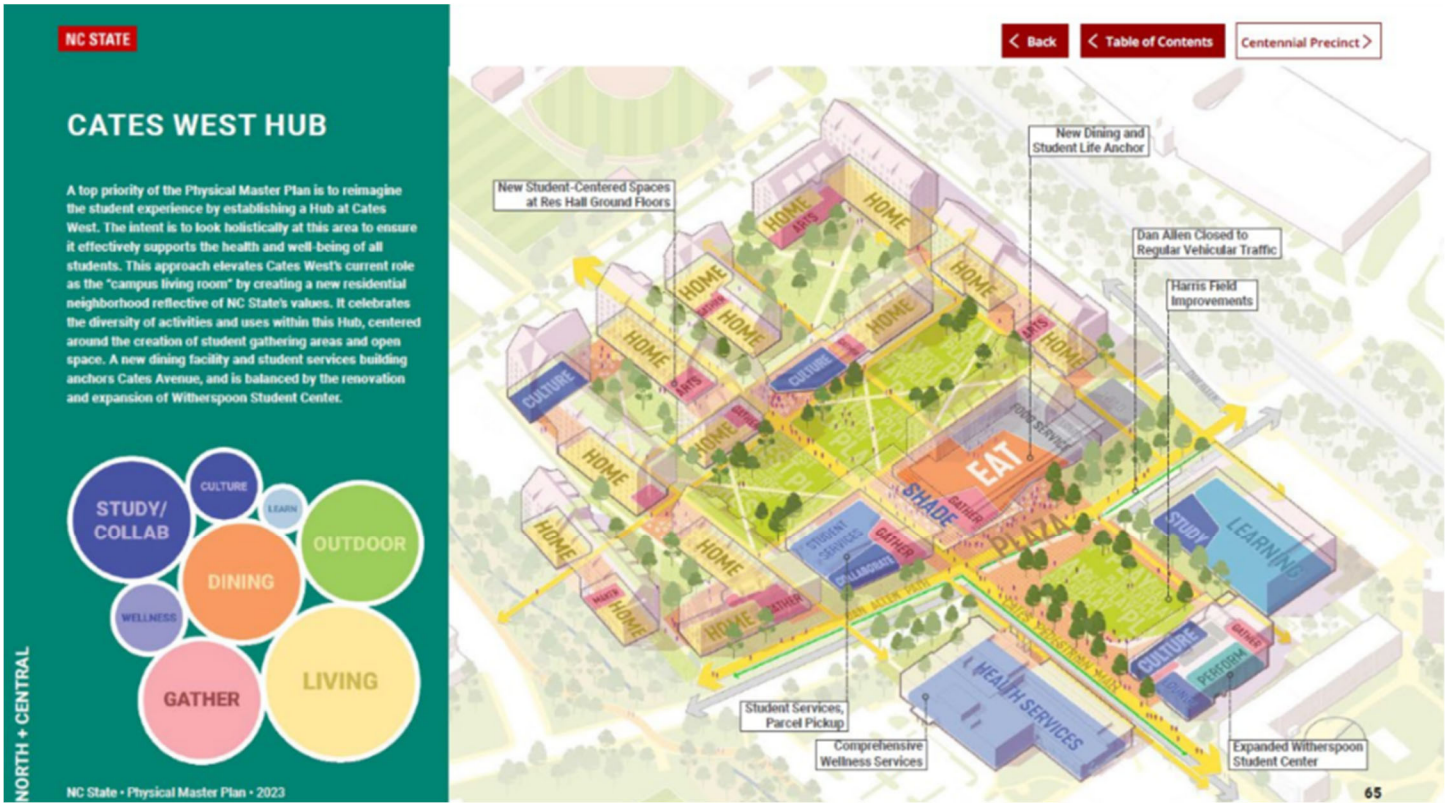
- ~800,000 GSF of housing
- ~100,000 GSF of dining
- ~25,000 GSF of student life space

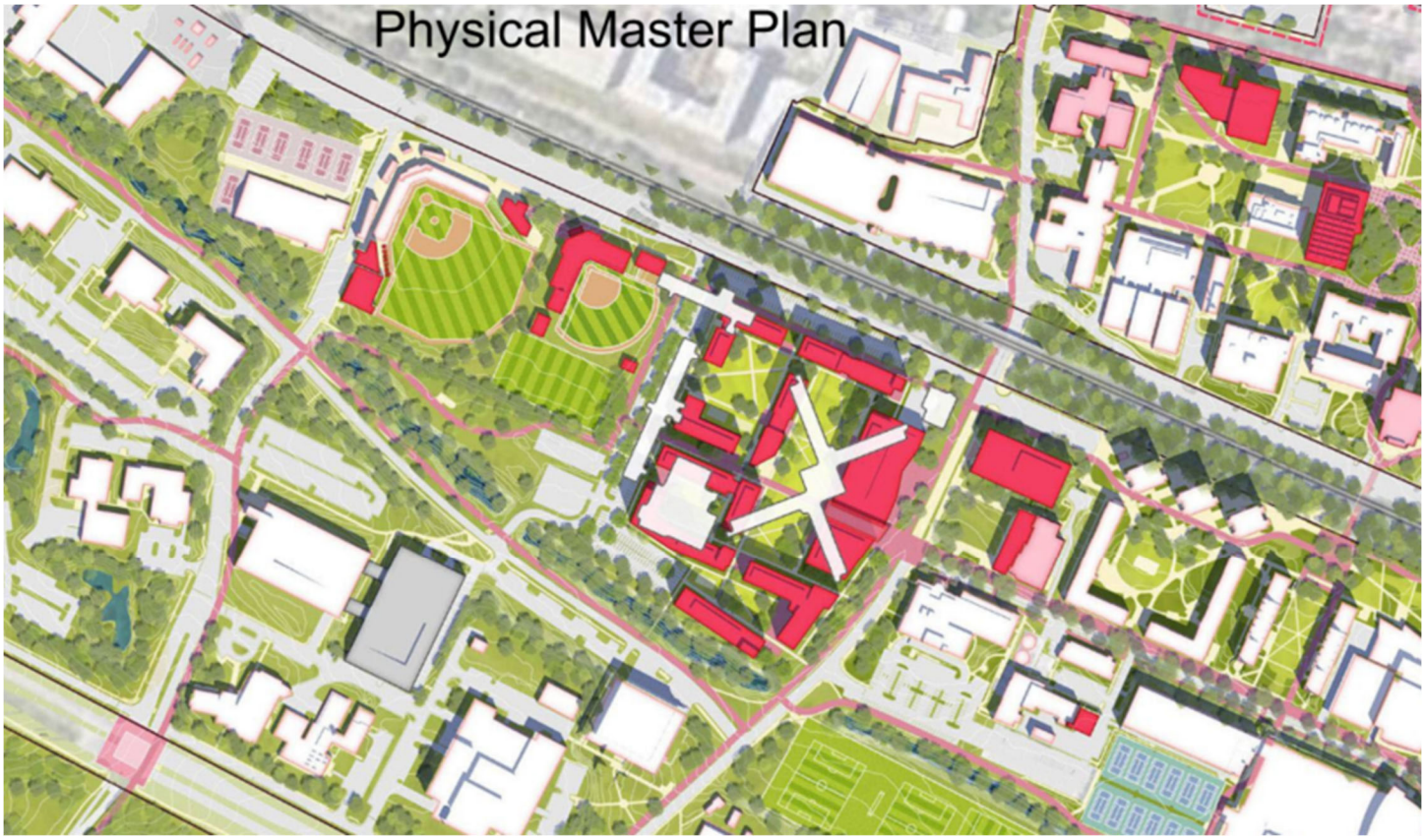
Three existing student housing buildings, a dining facility, and a small service building at the end of their useful lives will be demolished as part of this multi-phase project. To meet financial goals the bed count must increase with each phase of development. A new dining facility will increase the 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

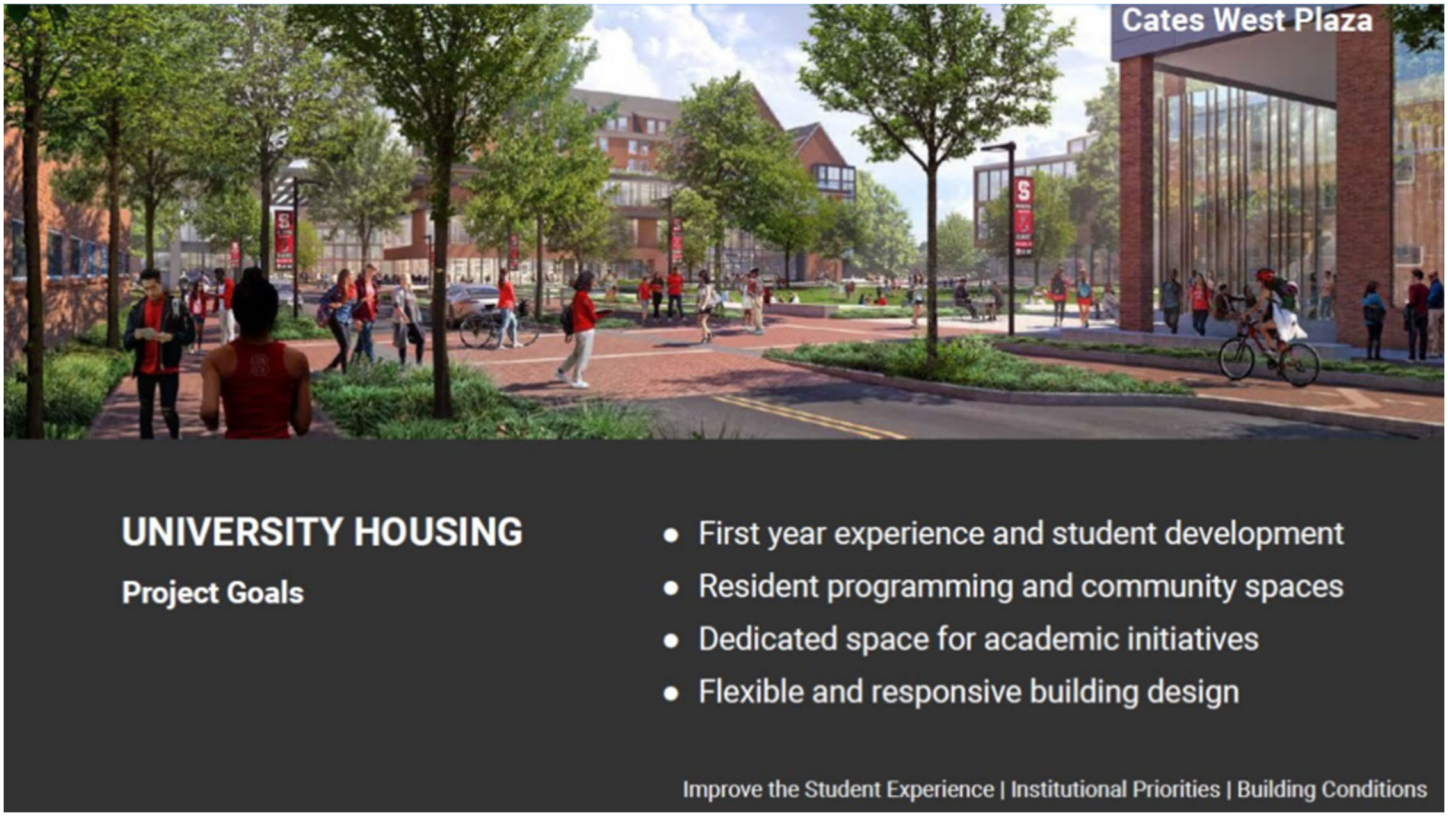
Each phase of the project will target LEED Silver or better. Detailed Sustainability goals are being developed and will be provided to the selected design team during the Master Planning/Advance Planning phases

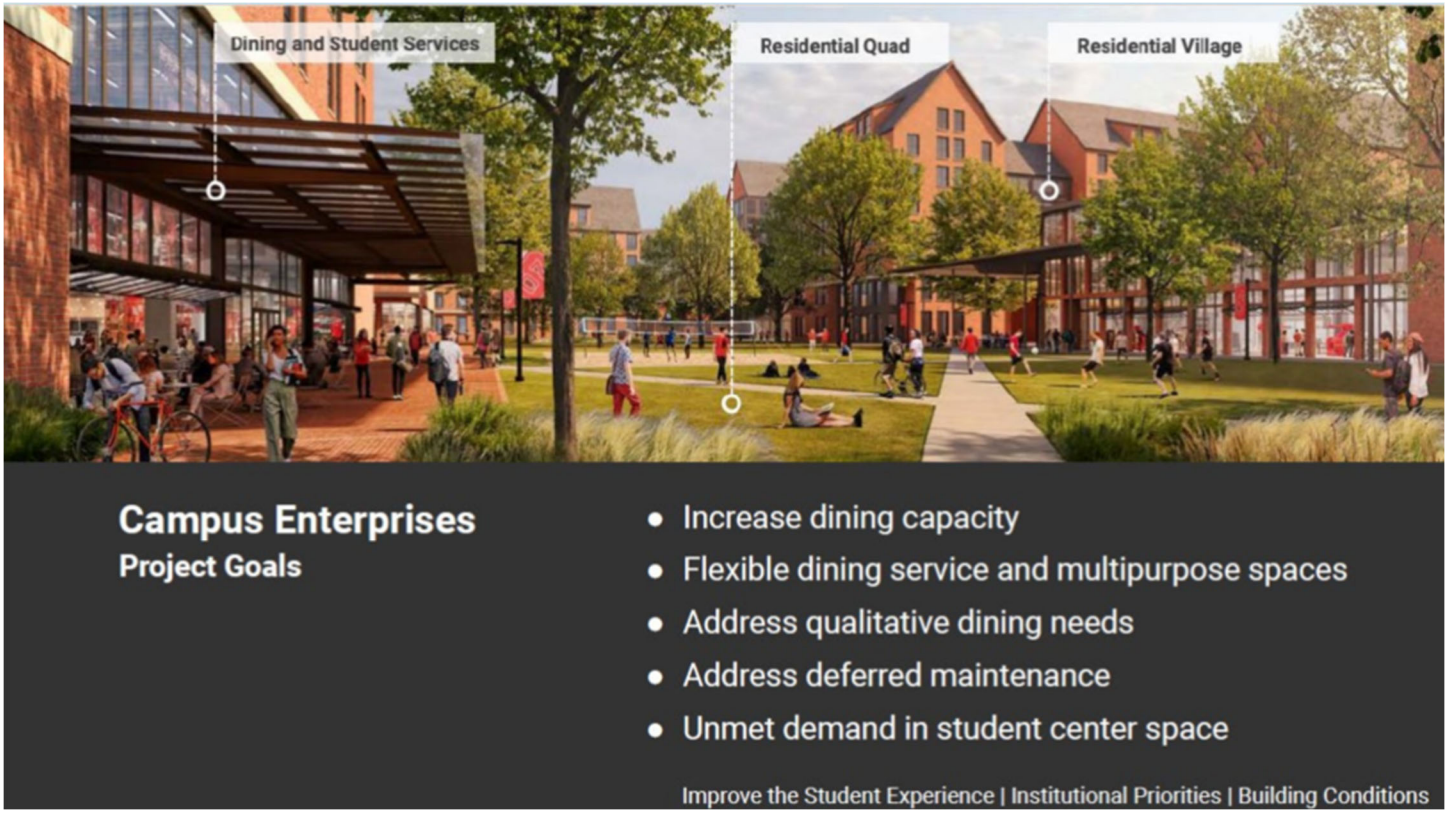
Context from the NC State Physical Master Plan:





Project Goals – University Housing and Campus Enterprises:





Project Funding
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

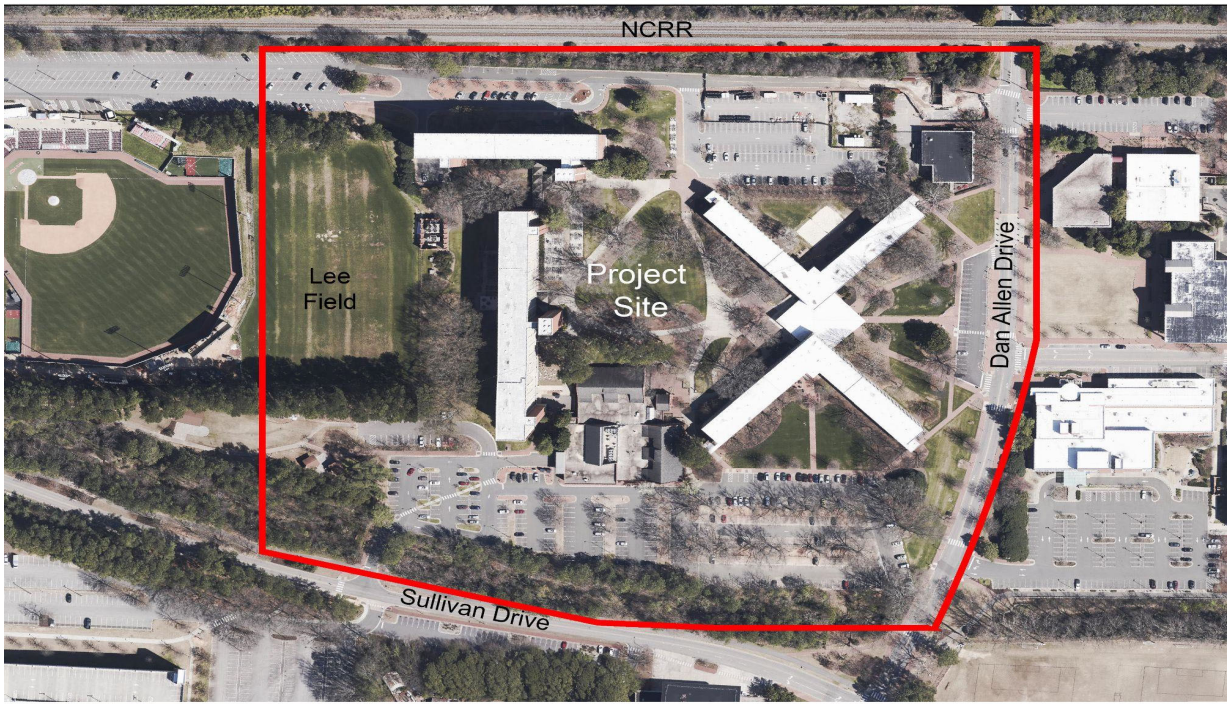
Project Scope
The University seeks the professional service of a Geotech/Testing Firm to join the team in the Advanced Planning phase to provide services for the project through planning, design, construction and post acceptance. Geotechnical services will be provided during Advance Planning and Schematic Design, and Special Inspections/Construction Materials Testing will be provided as defined by the final Construction Documents approved by NC State and the State Construction Office.

Project Schedule

AP - Design……2025 - 2027
Construction Phase 1……Complete Jan 2030
Construction Phase 2……Complete Jan 2032
Construction Phase 3……Complete Jan 2034

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.



Qualifications
The Geotech/SI/CMT must be a registered engineering firm 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 (llzaytou@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. Both sides of the sheet may be used. Firms are requested to assure receipt of proposals at the email address listed below by 5:00 pm **June 27, 2025.**

1. Experience and expertise in the project type being evaluated.
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 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.

Contract
The contract will be negotiated with the selected firm in two parts. Part one of the contract starts immediately and will include geotechnical investigation of the project site for use by the designers. After the scope and costs for the project are finalized, a second part of the contract would then be executed for the construction phase services for Special Inspections and Construction Materials Testing. 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 Interview Committee will shortlist 3 firms, interview and make and rank order 3 firms. The selected firm will contract with the University and coordinate services with the Design and Construction project managers.

In order to offer Geotechnical/CMT/SI services in response to this solicitation, the proposer must be licensed as an engineer in the state of North Carolina.

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:

Michele Maxwell, Project Manager
NC State University, Design and Construction
Phone 919-513-3750
Mmmaxwe2@ncsu.edu