

North Carolina State University Cates West Development Commissioning Project Summary

July 28, 2025

Project Description:

Commissioning 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.

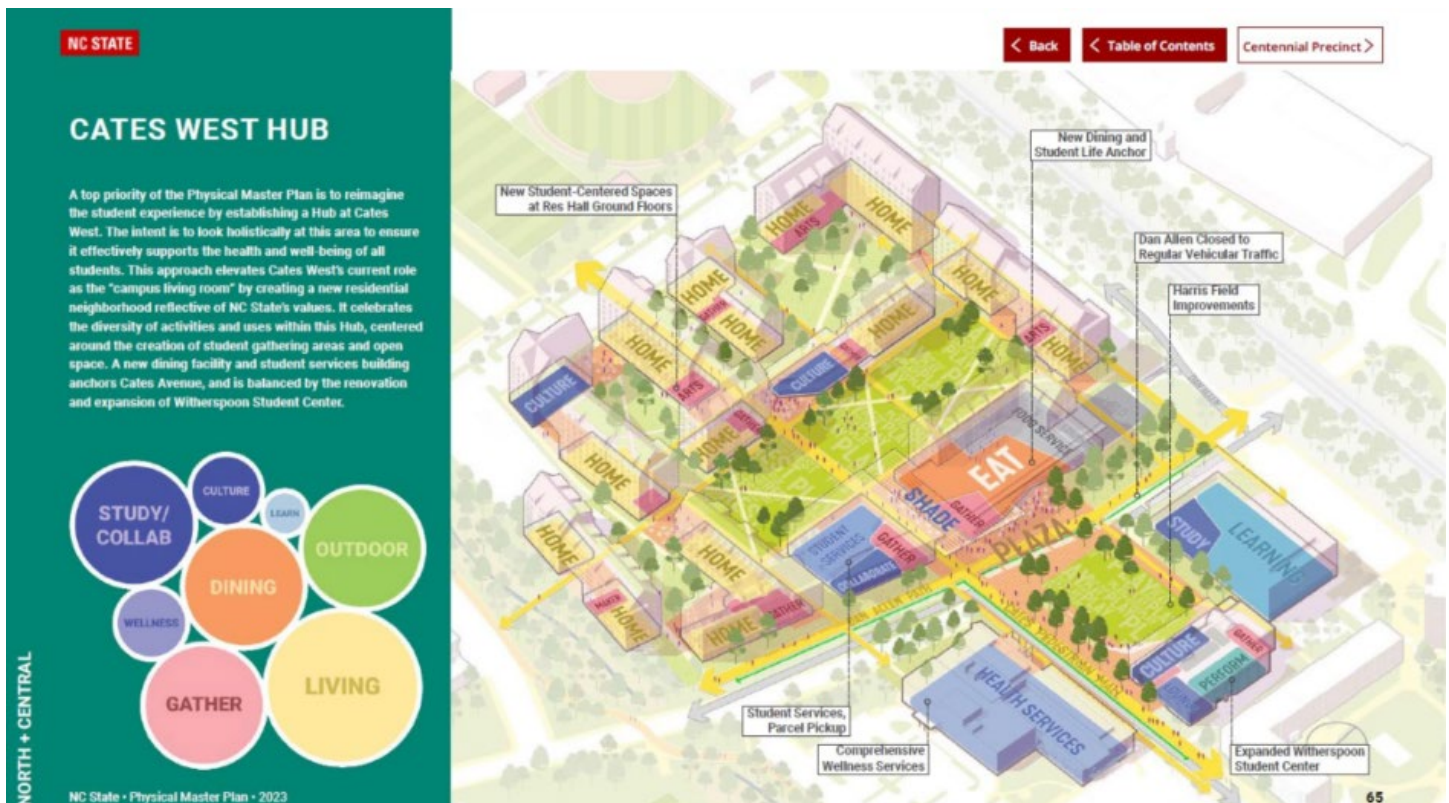
- ~800,000 GSF of housing
- ~100,000 GSF of dining
- ~25,000 GSF of student life space

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:



Physical Master Plan



Project Goals – University Housing and Campus Enterprises:



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

Improve the Student Experience | Institutional Priorities | Building Conditions



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

Improve the Student Experience | Institutional Priorities | Building Conditions

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 Commissioning Agent (CxA) to join the team in the Advanced Planning phase to provide services for the project through planning, design, construction and post acceptance. Commissioning services shall be provided as defined by the latest State Construction Office manual, guidelines and checklists.

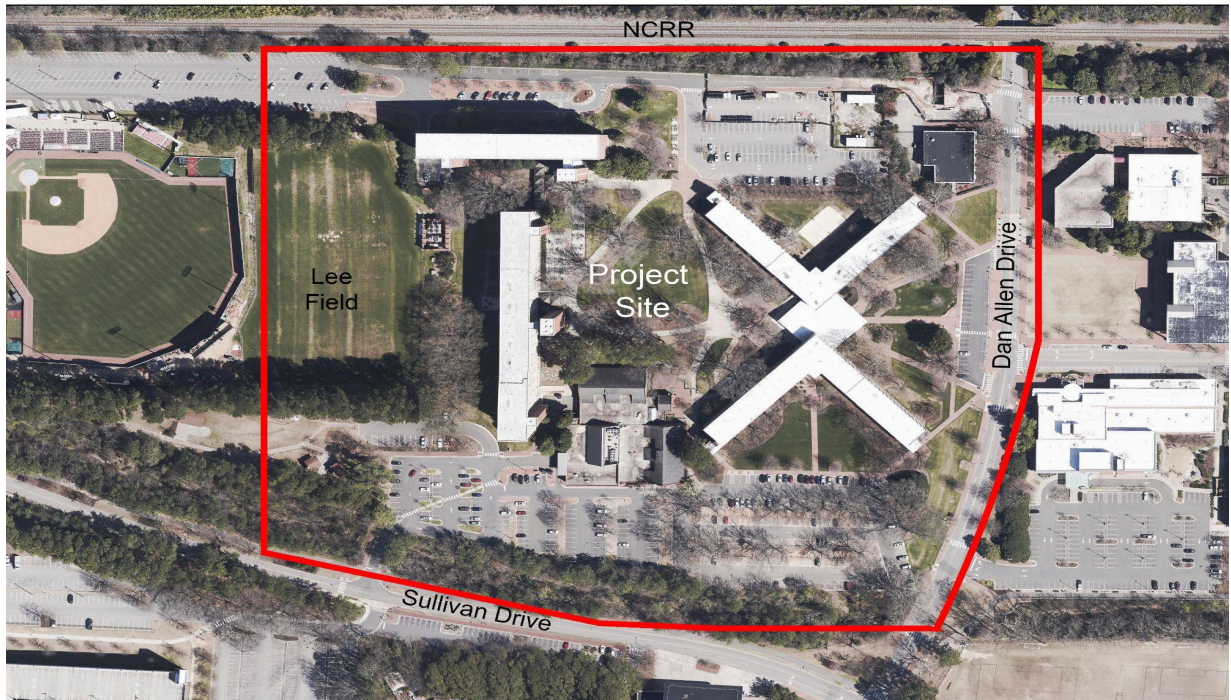
Project Schedule

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 CxA must be a registered engineering firm in the State of North Carolina and the selection process will be based upon qualifications. The CxA must exhibit the basic qualifications outlined in the State Construction Office Building Commissioning Guidelines for Third Party Commissioning. <http://www.nc-sco.com/guidelines.aspx>

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. 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 **August 25, 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; experience with multi-phase 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. Demonstrate evidence of strong firm leadership, development of younger staff, and a succession plan for firm leadership.
12. A minimum of three references with current contact information, including email address and phone number.

Contract

The contract will be negotiated with the selected firm in two parts. Part one of the contract will include design commissioning services. 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. 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 rank order 3 firms. The selected firm will contract with the University and coordinate services with the Design and Construction project managers. This project will utilize an abbreviated selection procedure. In lieu of the traditional interview presentation by each firm, interviews will consist of a roundtable Q&A discussion. Topics will remain relevant to the critical selection factors.

In order to offer Commissioning 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.

Each RFQ response should include the **CxA 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.

All questions and project submittals are to be directed to:

David Hammock, Project Manager
NC State University, Design and Construction
Phone 919-515-2030
david_hammock@ncsu.edu