

## North Carolina A&T State University – Bluford Residence Hall

### **Project Summary**

June 9, 2022

#### **Project Description**

North Carolina Agricultural and Technical State University (NCATSU) seeks design services from Architectural Firms, with a focus of Residence Halls for the Bluford Residence Hall project. The Residence Hall shall be 5 stories with 429 beds including 1, 2 & 4-Bedroom Suites with Kitchenettes and bathrooms. There shall also be various offices, gaming rooms, multipurpose, vending, laundry, etc.

The project's design effort is continuing based on an existing set of plans that were completed to 80% construction documents. These documents were completed as previously designed through the NC A&T Real Estate Foundation through a hired designer.

#### **Project Scope**

A Budget of \$58,000,000 is approved for the Design Services, Construction, Equipment, Furniture, Commissioning, Special Inspections and Contingencies. Design Services will construction document preparation, assistance with selection of CM at Risk, cost estimating, construction administration and closeout. Past performance on residence hall projects is desired.

#### **Project Schedule**

The design services shall be completed by May 2023 with construction beginning in August 2023.

#### **Design Process**

The selected firm will work through the NC A&T State University Office of the University Engineers, Division of Student Affairs and State Construction Office.

#### **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 two hard copies and one electronic copy on a travel drive of the proposal is requested. The length should be limited to 20 pages (single sided = 20 pages, double sided = 10 pages), exclusive of the SF 330. Firms are requested to assure receipt of proposals at address listed below by close of business July 15, 2022.

Please include in proposal the following information:

- Specialized or appropriate expertise in the type of project.
- Past performance on similar projects.
- Adequate staff and proposed design or consultant team for the project.
- Current workload and State projects awarded.
- Proposed design approach for the project including design team and consultants.
- Recent experience with project costs and schedules.
- Construction administration capabilities.
- Proximity to and familiarity with the area where project is located.
- Record of successfully completed projects without major legal or technical problems.
- Other factors that may be appropriate for the project.

**Designer Selection Process**

Following the receipt of proposals, members of the designer selection committee will review proposals, create shortlist, conduct interviews and make a recommendation of selection to the University Board of Trustees.

**Questions/Proposal Submittal**

In order that the selection process is 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 shall be directed to:

Staci Manter, Project Manager  
North Carolina Agricultural and Technical State University  
Office of the University Engineers  
1601 E. Market Street  
Greensboro, NC 27411  
Tel: (336) 285-4507  
[samanter@ncat.edu](mailto:samanter@ncat.edu)