



Advertisement for Construction Manager at Risk Services/ Project Brief

Project: S-1 Parking Deck & Central Generator Plant
The University of North Carolina at Chapel Hill and UNC Hospitals

Advertised: April 5, 2019

Closing Date: April 25, 2018

The University of North Carolina at Chapel Hill and UNC Hospitals are jointly soliciting submittals from firms interested in providing Construction Manager at Risk Services (CMR) for the following project:

I. Project Description

In order to align with the University Masterplan, a co-located Parking Deck and Central Generator Plant are currently in Schematic Design at the site of the existing S-1 Parking Lot.

The S-1 Parking Deck is a new 450 space multi-level parking facility. It is expected that the structure will be cast-in-place concrete. The current design includes two stair towers and one elevator. The West extension of Paul Hardin Drive from Morrison Residence Hall to Emergency Room Drive, a parallel pedestrian pathway, and reconfiguration of a plaza adjacent to the Public Safety Building are also included. Utility reconfiguration and improvements include: steam, chilled water, electrical, telecommunication, sanitary sewer, domestic water, and storm water (including BMP's).

The Central Generator Plant and Electrical Modernization project consists of the construction of a new facility to house eight generators to produce 24 mega-watts of emergency power. The building to house the generators and equipment will be approximately 15,000 sf. The new generators will replace the existing generators that are now located in the existing hospital. New underground connections for the emergency power will be required. Renovation for each building to provide separate normal and emergency power electrical rooms will be a part of this project.

Construction Manager at Risk Services will include: Preconstruction Services: Cost Estimating, Phasing & Logistics Plan; Bidding: Multiple Packages; and Construction Management Services.

The project budget, including design, equipment, & construction, is estimated at **\$65,000,000**.

The anticipated project schedule is shown below:

Advertisement Phase	Estimated Dates
Advertise RFP	4/5/2019
Pre-Proposal Meeting – 2:00pm Friday	4/12/2019
<u>Proposals Submission due by 3:00 PM</u>	4/29/2019
Selection Committee’s Short List Recommendations	5/1/2019
Interviews	5/10/2019
Board of Trustees Approval	5/30/2019



Project Phase	Estimated End Dates
CMR Notification	6/3/2019
Design Development	6/15/2019
Construction Documents	10/1/2019
Final Documents	12/1/2019
Bid Start	1/15/2020
Bid Award	2/15/2020
Construction Start	3/1/2020
Construction Finish	11/1/2021

II. Master Plans and Design & Construction Guidelines

The Master Plans and Design & Construction Guidelines will be the guiding documents for the design of this project. For more information on these documents, please visit the University’s Facilities Services web site <http://www.facilities.unc.edu/> under Plan & Policies pull down menu.

III. Project Scope

The CMR team shall:

- Provide Pre-Construction Services including but not limited to: Prepare Cost Estimates, Schedules, Site Logistics, Constructability reviews, Phasing Plans and other services as may be required by contract for the project.
- Assist coordination between University stakeholders, including: The Department of Facilities Planning + Design, Construction Management, Engineering Services, Facilities Operations, Transportation & Parking, Public Safety, Environment Health & Safety, UNC-HC Plant Engineering Services, and other UNC-Hospitals’ support services.
- Prepare and facilitate sub-contractor prequalification, HUB outreach, and bid packaging for the project. The bid documents shall comply with the North Carolina State Construction guidelines and applicable provisions of the State of NC Statutes.

IV. CMR Team

The University expects prospective CMR teams and the individuals identified as members of those teams to have demonstrated experience in projects of similar type, size and complexity. The CMR team must demonstrate the ability to construct facilities that are sympathetic to the existing campus context and adhere to the campus Design Guidelines.

V. Selection Process (Note dates in Section I above)

There will be a pre-proposal meeting. Interested CMR Teams will be able to discuss the issues & opportunities with the University’s & UNC-Hospitals’ Project Managers and the facility User Group. Visitor parking is available. Tours of the project site at other times will not be hosted by UNC.

All proposals are due on date listed in the table above at or before 3:00 PM. A Selection Committee, consisting of staff members from UNC Facilities Planning + Design, UNC-HC Plant Engineering Services, Construction Management, Facility Services, Environmental Health & Safety, and/or other members of the campus community will review the submitted responses and select a shortlist of teams to interview. The format of the interview will consist of a 25-minute presentation by the CMR Team, followed by a 20-minute question and answer session. Each CMR Team is expected to have in attendance the person(s) from their firm(s) who will be responsible for the execution of this project.

Following the interviews, the Selection Committee will issue recommendations, in priority order, for the selection of the CMR Team. This list will be presented to the University’s Board of Trustees for approval.



VI. Submittals

The University of North Carolina at Chapel Hill seeks letters of interest from firms who have recent experience with similar projects. The submittal must include descriptions of (see SCO website <https://ncadmin.nc.gov/businesses/construction/forms-documents> *Qualifications Questionnaire for Construction Manager at Risk*):

1. Workload that is able to accommodate the addition of this project.
2. Record of successfully completed projects, with references, of similar scope without legal or technical problems.
3. Previous experience with the public owner, a good working relationship with owner representatives, projects completed in a timely manner and an acceptable quality of work.
4. Key personnel that have appropriate for contract experience and qualifications.
5. Relevant and easily understood graphic or tabular presentations.
6. Completion of Construction Manager-At-Risk projects in which there were few differences between the guaranteed maximum price and final cost.
7. Projects that were completed on or ahead of schedule.
8. Recent experience with project costs and schedules.
9. Proximity to and familiarity with the area where the project is located.
10. Quality of compliance plan for minority business participation as required by G.S. 143-128.2.
11. Extensive experience with Healthcare, Generator Plants, & Parking Decks
12. Experience with coordination for electrical systems renovation with active systems.

In addition to the State Building Commission criteria the General Administration requirements are the following:

1. List the project team, including partners/associates proposed for this project.
2. The University expects the participation of minority businesses to be a part of the CMR project team. The Owner, at their option, may choose to have the CM identify their minority partner(s) either pre or post selection process. In the RFP, the CMR team shall effectively demonstrate the role and responsibility of any expected HUB participation and how this Joint Venture/Partnership, Professional Services, or Mentor/Protégé models ensure compliance with the owner's stated HUB program goals, and clearly indicate the arrangement that shall be put in place to fulfill the obligations of the CMR and the minority partner(s).
 - a) "Partnering" shall be defined under these three types; Mentor/Protégé, Joint Venture, and Professional Services.
 - b) Under the Mentor-Protégé Arrangement, the goal is to provide experiential opportunities on the project and address the human resource development needs of HUB construction firms.
 - c) The Legal Joint Venture or Partnership Model is where a HUB firm may partner with a large CM or GC. Both firms contribute expertise and resources and share risk and reward according to their respective contribution.
 - d) Under the Professional Services Model the goal is to provide an opportunity and experience to non-construction trade groups, obtaining the engineering, design, and scheduling services necessary for the successful completion of the job.

To fairly evaluate the submittals and to better utilize the Selection Committee's review time, we request that only pertinent information relating to the specific selection criteria listed above be provided in an Executive Summary with supporting material to follow in the submittals. UNC-CH does not limit the quantity of pages for proposals.

Note: (4) four hard copies and (1) one electronic PDF file of the submittal are required.

RFP for: S-1 Parking Deck & Central Generator Plant
UNC Chapel Hill & UNC Health Care System
CIP: 690; Code – Item: 41723-330; SCO -ID 18-18463-02



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Please contact only the Facilities Planning Project Manager for any matters related to this submittal. No other University staff, The University's Board of Trustees, or any university officials is to be contacted other than the Facility Architect/Planning Manager. All questions and project submittals shall be directed to:

Nathan M. Harms, AIA LEED-AP

[The University of North Carolina at Chapel Hill](#)

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SEE ATTACHMENTS ON FOLLOWING PAGES.



2006 Campus Map/Master Plan



