



Advertisement for Construction Management at Risk Services/Project Brief

Project: The Kenan Flagler Business School Addition and Renovation
 The University of North Carolina at Chapel Hill

Advertised: August 7, 2020

Closing Date for Submittals: August 28, 2020

The University of North Carolina at Chapel Hill is soliciting submittals from firms interested in providing Construction Management at Risk (CM@Risk/CMR) services for this project.

I. Project Description

The existing Kenan-Flagler Business School (KFBS) comprises three structures located in the southern section of the UNC-CH campus. These facilities include the 1986 Kenan Center, which houses the program’s Centers and Institutes, conference facility, and staff offices and meeting rooms; the 1997 McColl Building, which houses classrooms, offices, and the 390-seat Koury Auditorium; and a 500-space parking garage constructed in 1996. The Addition and Renovations project includes a 140,000 Gross Square Foot (GSF) addition to the existing McColl Building with 10,000 GSF of shell space for future use, approximately 130,000 SF of renovations to the McColl Building, and various site improvements around the KFBS campus. The addition will occupy a steeply sloped site adjacent to the existing KFBS parking deck on Kenan Drive, and will use the topography to include two levels of 180 spaces of structured parking below the addition, with five floors of program space above.

The addition is programmed to include flat and tiered classrooms, collaborative space, dining area and café, event space, administrative offices, study space, and building support space. The addition will create a major entry and connection point at Blythe Drive, which will serve as a “front door” to the Business School complex from the northern part of campus. Ultimately this project will create a pedestrian path from Blythe Drive over Kenan Drive to the existing McColl Courtyard, and create new nodes of activity both within the Business School precinct and along Blythe Drive as defend by the Campus Master Plan.

Renovations to the existing McColl building will include space reconfigurations and finish upgrades, mostly to common areas and student focused program spaces.

The project will be designed and constructed to University goals of environmental sustainability as set out in the UNC Chapel Hill Three Zeros Environmental Initiative.

Schematic Design began in March of 2020, and design is anticipated to continue through November 2021. Construction of the addition is anticipated to start in August of 2022 and continue for 3 years. After the completion of the addition, renovations to McColl will take place over the following year.

The construction budget for the project is \$115,885,000.

<u>New Construction</u>	
McColl Building Addition (Including Site)	\$82,520,000
Parking Structure	\$6,840,000
Vehicular Bridge	\$1,450,000
<u>Renovation</u>	
McColl Building Renovations	\$21,975,000
Existing Parking Structure Modifications	\$2,350,000
McColl Building Envelope Repairs	\$750,000

A projected project schedule is shown below.

Advertisement Phase	Estimated Dates
Advertise RFP	7-Aug-2020
Pre-proposals	14-Aug-2020
Proposals Submission	28-Aug-2020
Selection Committee’s Recommendations	4-Sept-2020
CMR Interview	17-Sept-2020



Board of Trustees Approval

23-Sept-2020

Project Phase	Estimated End Dates
CMR Award	28-Sept-2020
Schematic Design	13-Nov-2020
Design Development	5-Aug-2021
Construction Documents	17-Dec-2021
Bidding Award	9-July-2022
Construction Start	7-Aug-2022
Commissioning - Addition	2-Aug-2025
Occupancy - Addition	27-Sept-2025
Commissioning - Renovation	29-Jan-2026
Occupancy - Renovation	24-Mar-2026

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 is to:

- Evaluate earlier analysis, studies, reports of site and Advanced Planning document.
- Assist coordination between University stakeholders, such as, the Department of Facilities Planning + Design, Construction Management, Engineering Services, Facilities Operations, Kenan Flagler Business School, and other University support services.
- Prepare and facilitate sub-contractor prequalification, HUB outreach, and bid packaging for the project. The bid documents shall be in compliance with provisions regarding the NC State Statutes.
- Prepare costs, schedules and phasing plans for the project.

IV. CMR Team >

The University expects prospective design teams and the individuals identified as members of those teams to have demonstrated experience in programming, siting, designing educational buildings, exterior spaces and structured parking. CMR proposals should include a comprehensive listing of all consultants, including engineering, and others needed to address the specific needs of the project. The CMR team must demonstrate the ability to construct facilities that are sympathetic to the existing campus context and considering the campus design guidelines.

V. Selection Process

There will be a pre-proposal/walk-through meeting on August 14, 2020 at 1:00 PM (Via ZOOM) where interested CMRs will be able to discuss the programmatic issues & opportunities with the University’s Facility Architect, and the facility user group.

All proposals are due on August 28, 2020 on or before 3:00 PM. A Selection Committee, consisting of staff members from Facilities Planning & Construction, Facility Services, Residential Life, Architect of Record, and/or other members of the campus community will convene on **September 4, 2020 (VIA ZOOM)** to discuss the CMR Teams’ proposals. The Selection Committee will then select and contact the CMR teams that are short listed for the interviews.

CMR Interviews are scheduled for September 17, 2020. (Via ZOOM) The Selection Committee will consist of the project’s Building Committee; staff members from Facilities Planning & Construction, Facility Services, Residential Life, Architect of



Record, and/or other members of the campus community. The format of the interview will consist of a 30-minute presentation by the CMR/CMR Team that is followed by a 10 to 15-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. A recommendation will then be forwarded to the University’s Board of Trustees on **September 23, 2020** for the final 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 *(based on 01 NCAC 30J .0303 SELECTING CRITERIA)*:

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. Construction administration capabilities.
10. Proximity to and familiarity with the area where the project is located.
11. Quality of compliance plan for minority business participation as required by G.S. 143-128.2.
12. Other factors that may be appropriate for the project.

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

- The project team, including partners/associates proposed for this project.

The University expects the participation of minority businesses to be a part of the CM@ Risk 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).”

- “Partnering” shall be defined under these three types; Mentor/Protégé, Joint Venture, and Professional Services.
 - 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.
 - 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.



- Under the Professional Service 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: (1) one electronic PDF file of the submittal are required via email or share file. The CMR RFP can be downloaded from the following URL link;

<http://fpc.unc.edu/Home/FacilitiesOperationsPlanningDesign/FacilitiesPlanning/ConstructionManageratRisk>

In order that the selection process to be as objective as possible, do not contact members of the Board of Trustees, or any university officials other than the Facility Architect/Planning Manager. All questions and project submittals are to be directed to:

Richard Lutz, NCARB

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

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SEE ATTACHMENTS ON FOLLOWING PAGES.



ATTACHMENTS



Aerial View of Main Campus

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