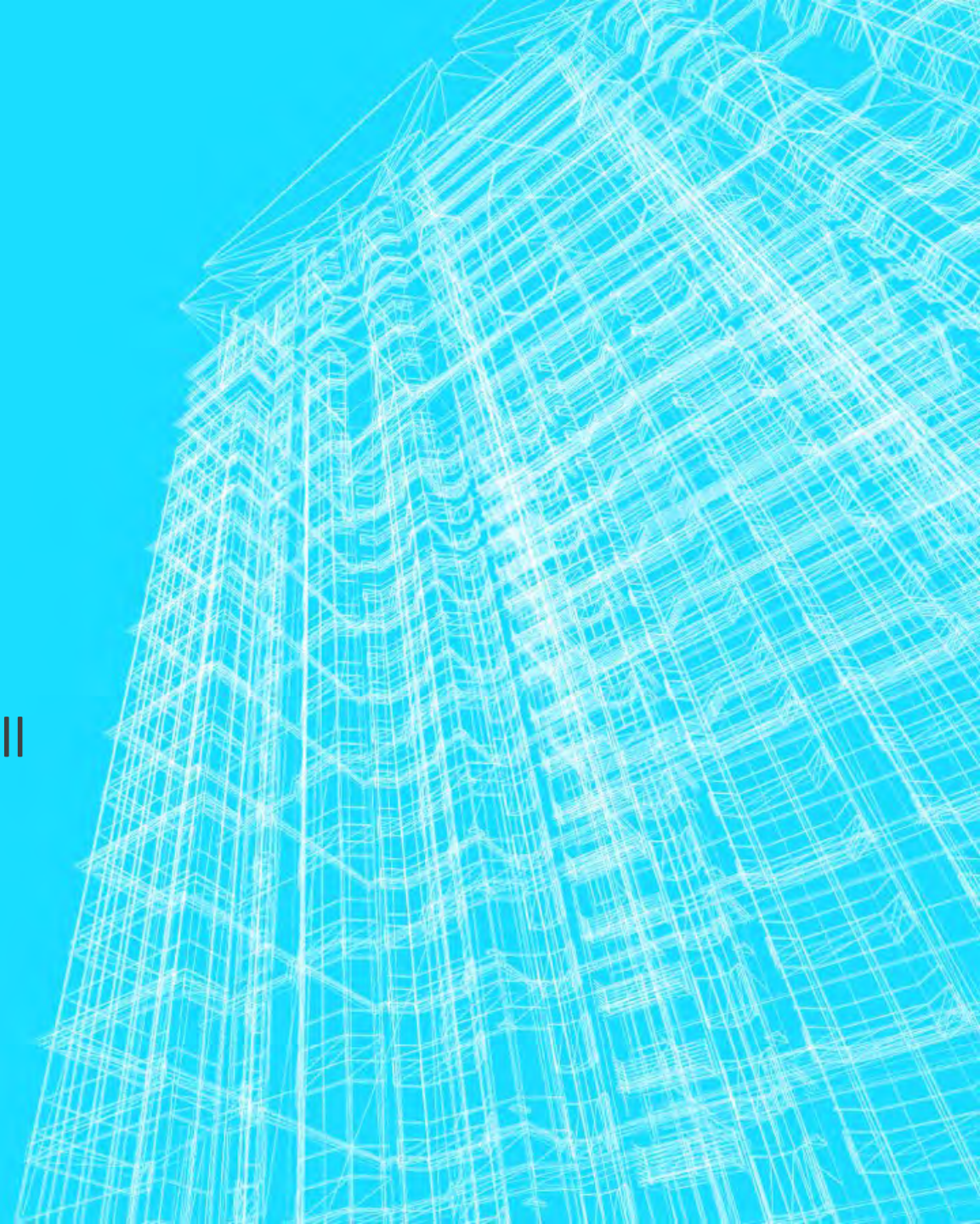


# OPEN-ENDED DESIGNER AGREEMENTS

The University of North Carolina at Chapel Hill

Fall 2020

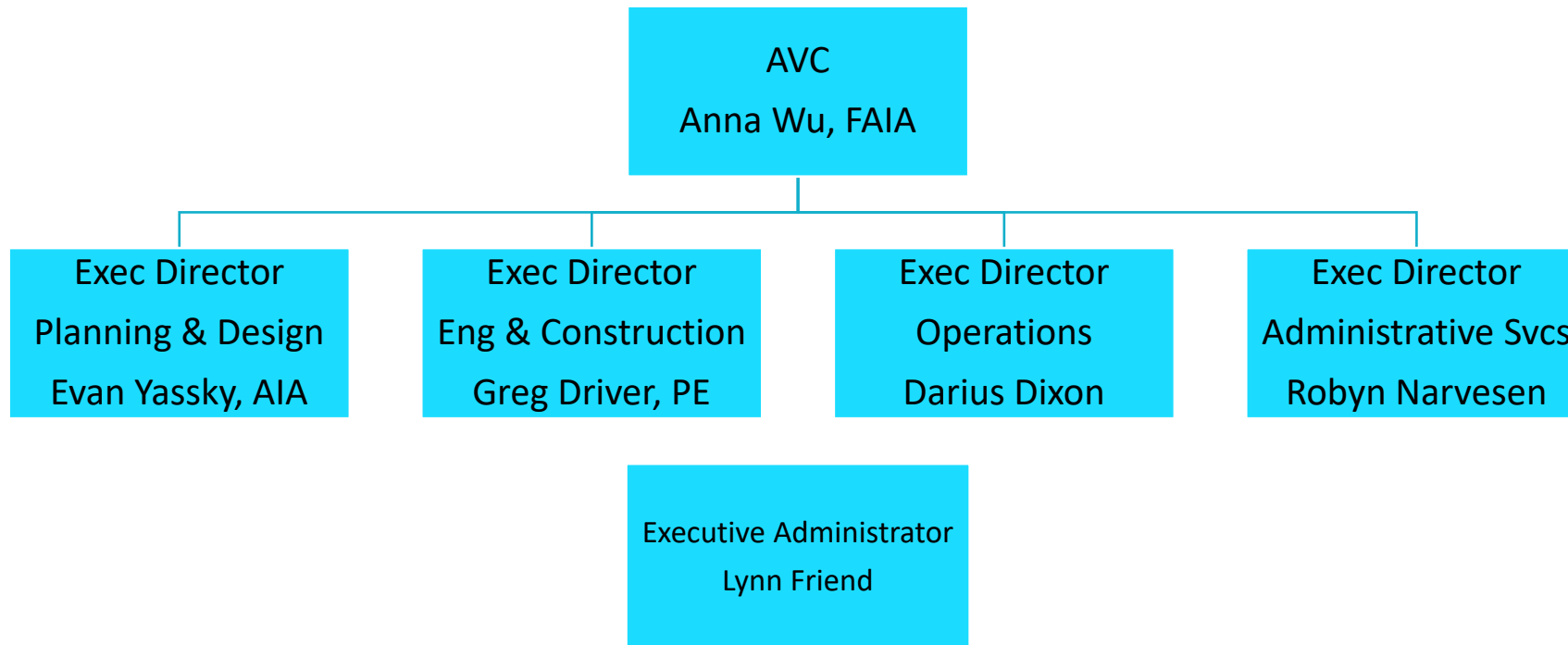


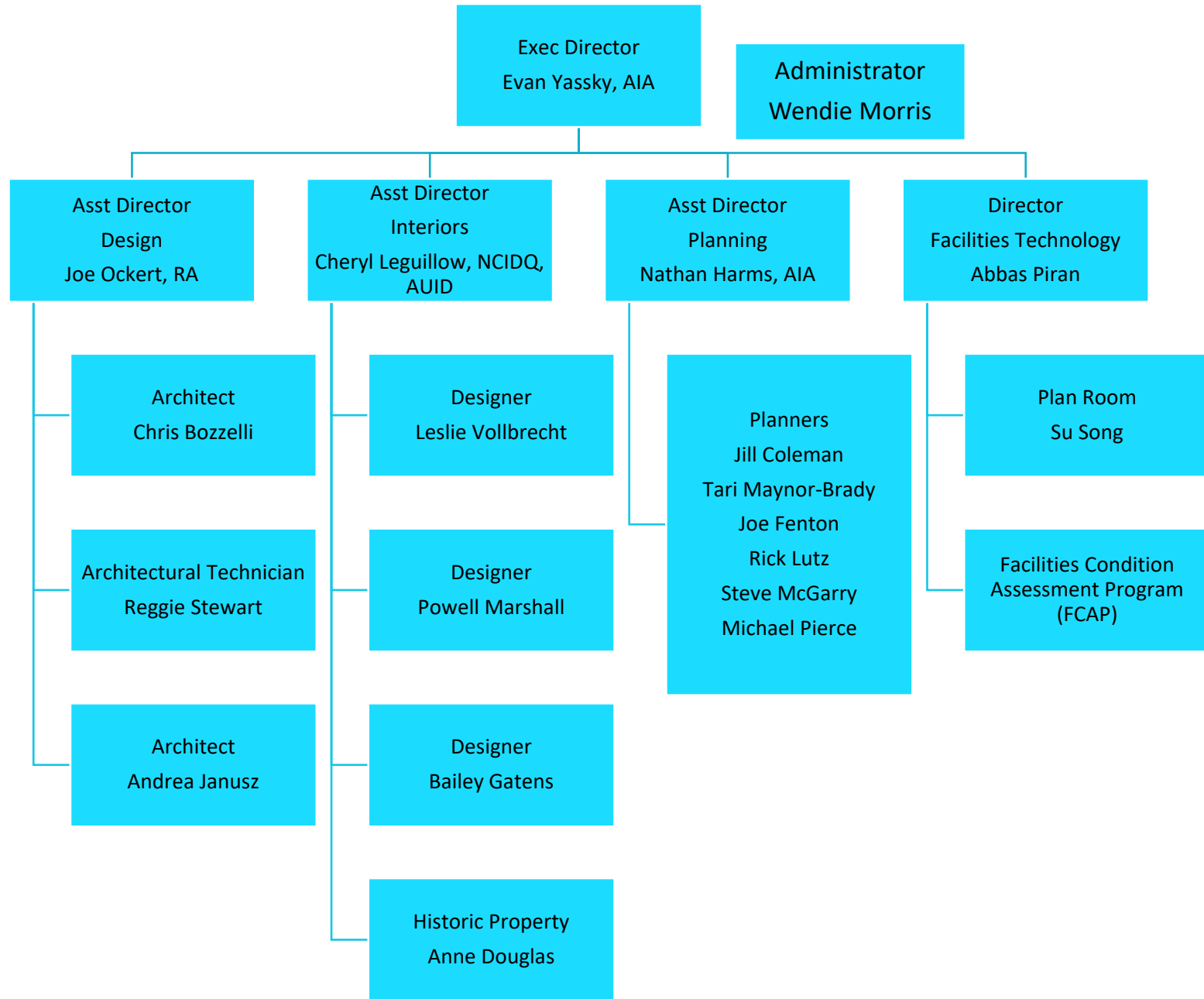
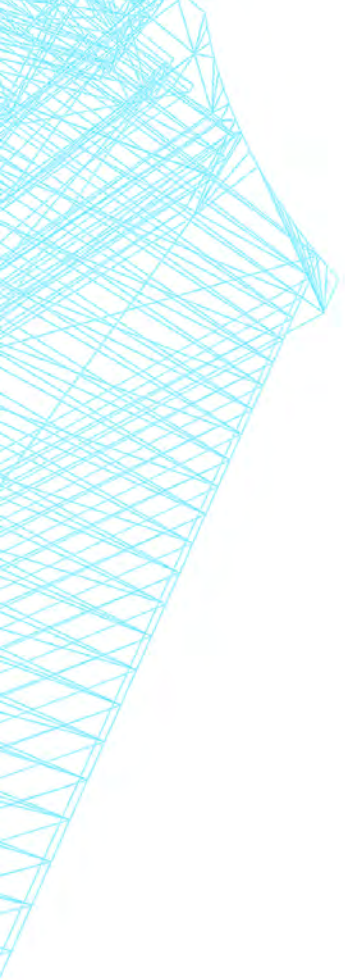


# AGENDA

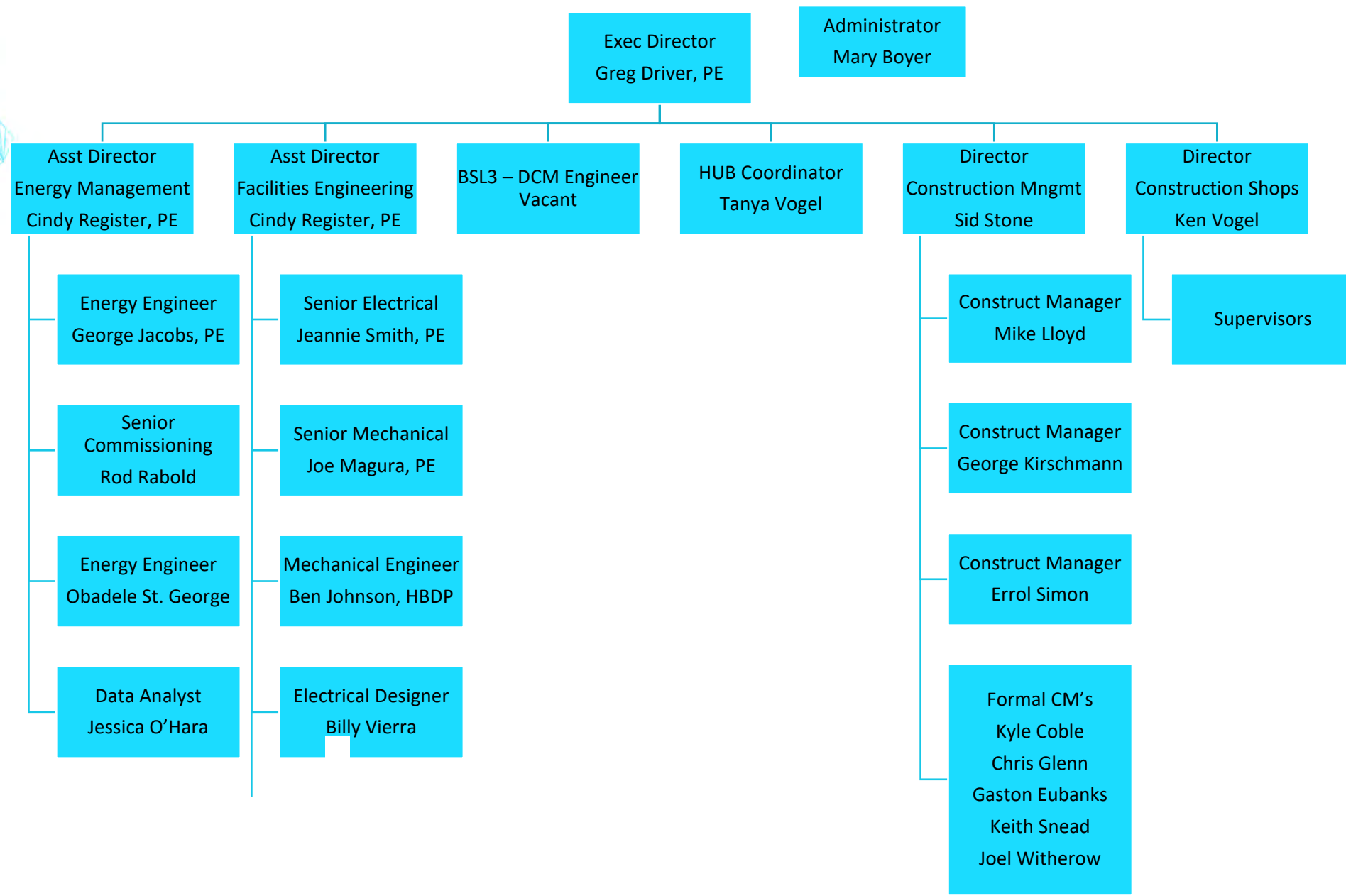
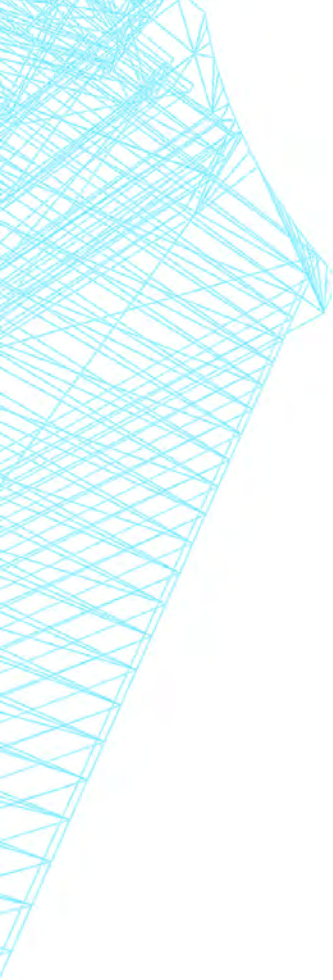
- Organizational Structure
- Overview of Contracting Method
- Process

# ORGANIZATION STRUCTURE FACILITIES SERVICES











# OTHER KEY PLAYERS (PARTIAL)

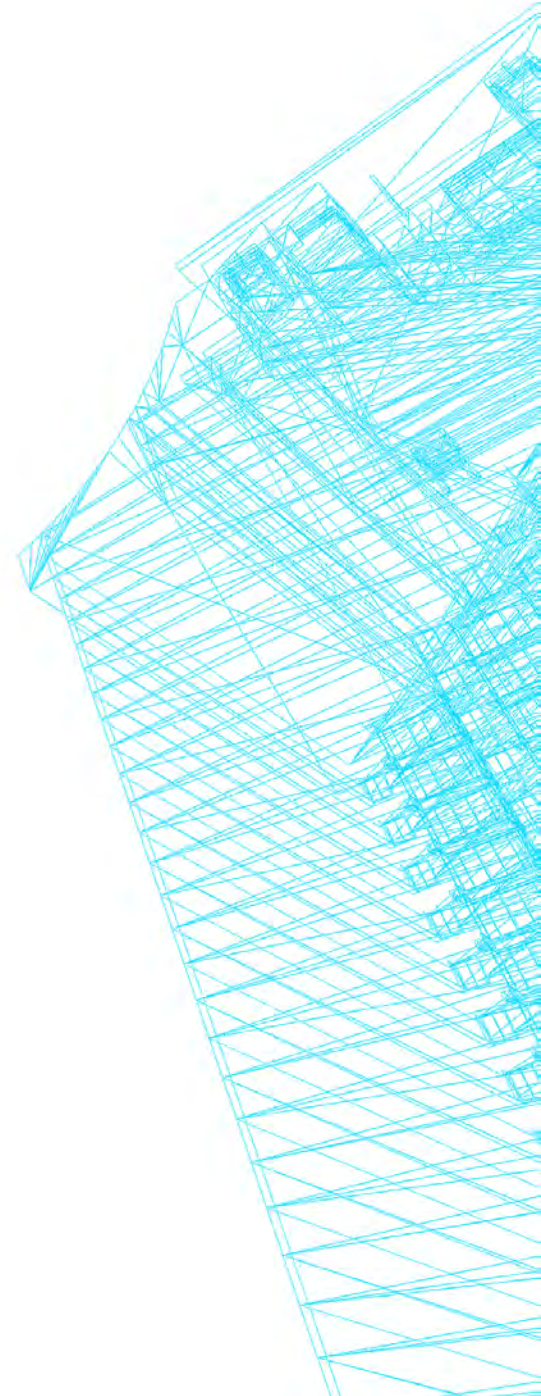
## From Facilities

- ADA
- Building Services
  - Life Safety
  - HVAC Services
  - Electrical Services
  - Plumbing Services
  - Exteriors / Roofing
  - Grounds
- Controls & Commissioning

## Outside Facilities

- EHS
- ITS
- Energy Services
- Transportation & Parking
- Buildings & Grounds Committee
- User Group

# OVERVIEW OF OEDA CONTRACTING METHOD



# DISCIPLINES

Abatement

Arc Flash

Architecture

Audio Visual

Civil

Cx Envelope

Cx MEP

Electrical

Interiors

Lab  
Planning

Landscape  
Architecture

Land  
Surveying

Lighting  
Design

Mechanical

Roofing

Structural

Vivarium  
Design





# OVERVIEW OF CONTRACTING METHOD

- Submit OEDA application online
- Discipline committees review applications and select firms
- Execute the Open-Ended Designer Agreement contract
  - One year with option to extend for one additional year
- When a project is initiated, execute an Authorization to Proceed (ATP)
- Contract Structure
  - Prime consultant
  - Subconsultant
  - Hybrid: In-House Architect with OEDA Engineer

### **The Intent of the Project:**

The intent of this project is [Click here to enter text.](#)

### **Scope of Services:**

The scope of your work for this project is as described in your proposal dated [Click here to enter a date.](#), which shall include at a minimum:

#### Design Phase:

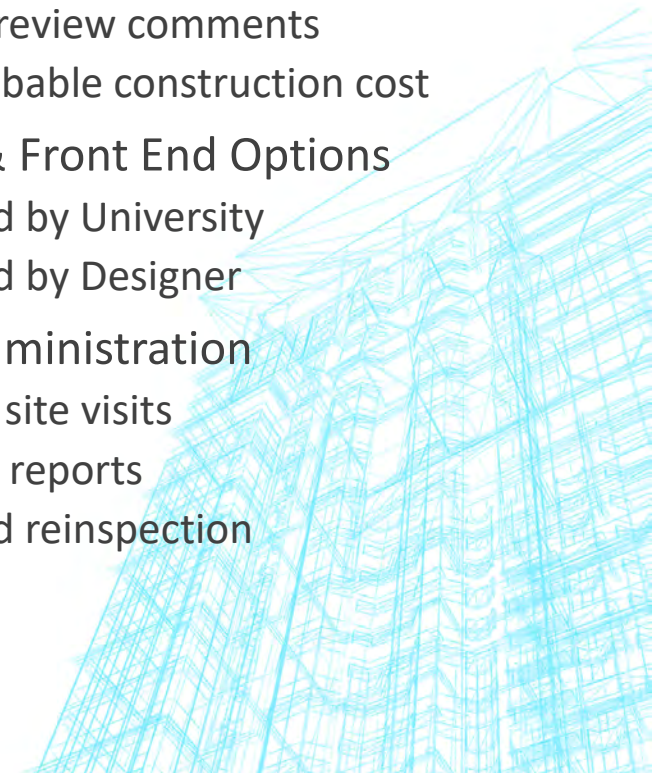
- Inspect each building for the purpose of determining the scope of work required.
- If applicable, survey the building to determine whether the number of existing plumbing fixtures complies with the applicable building code requirements.
- Consult with [Choose an item.](#) to confirm project requirements.
- Develop alternative designs for achieving the intent of this project, and assist the University in selecting the most suitable approach. Meet with representatives of Facilities Services, the user group, and other concerned parties as often as required.
- Prepare a preliminary design.
- Review the proposed design solution with a representative of the State Construction Office and obtain a preliminary approval to proceed.
- Prepare construction drawings, technical specifications and bid documents and forms suitable for informal bidding and/or execution by in-house construction shops.
- The University will handle asbestos abatement (if required) separately.
- Prepare drawings conforming to UNC Chapel Hill Drawing Standards.
- Edit UNC Chapel Hill's standard "Supplementary Conditions for Informal Projects".
- Estimate the probable construction cost.
- Submit 3 copies of substantially complete CD's for internal review.
- Incorporate all review comments into a final submittal.
- Submit plotted originals plus full-size copies of the final construction drawings and one unbound original of the project technical specifications and bid documents, per the "UNC Design and Construction Services AutoCAD Standards and Document Delivery."

#### Construction Phase

- Administer the advertisement of bids for this project and distribute documents to interested bidders.
- Conduct a Pre-Bid Conference and assist bidders with clarifications to the drawings.
- Bidding and contract award will be undertaken by the University and should not be included in the Consultant's scope of services.
- Administer the opening and tabulation of bids and recommend contract award.
- Prepare the construction contracts required for this project and facilitate their execution.
- Attend and administer the pre-construction conference.
- Review and approve any shop drawings and submittals that are required for the project.
- Designer along with consultants shall visit the site as often as required to ensure compliance with plans and specifications but at a minimum once per week.
- Review and approve contractor's applications for payment and other construction-related documents.
- Coordinate and conduct a punch list final inspection.
- Administer project closeout procedures.
- Prepare As-Built Drawings per the "UNC Design and Construction Services AutoCAD Drawing and Project Standards."

# SCOPE OF SERVICES (PARTIAL)

- ATP (Authorization to Proceed)
  - Design
    - Field verification of existing drawings
      - We will assist you on site!
    - Provide meeting minutes
    - Incorporate review comments
    - Estimate probable construction cost
  - Bidding Phase & Front End Options
    - Administered by University
    - Administered by Designer
  - Construction Administration
    - Lead weekly site visits
    - Provide field reports
    - Punchlist and reinspection
  - Close-out



# PROJECT TYPES

Classroom/Office  
Renovations

Feasibility Studies

Labs &  
Makerspaces

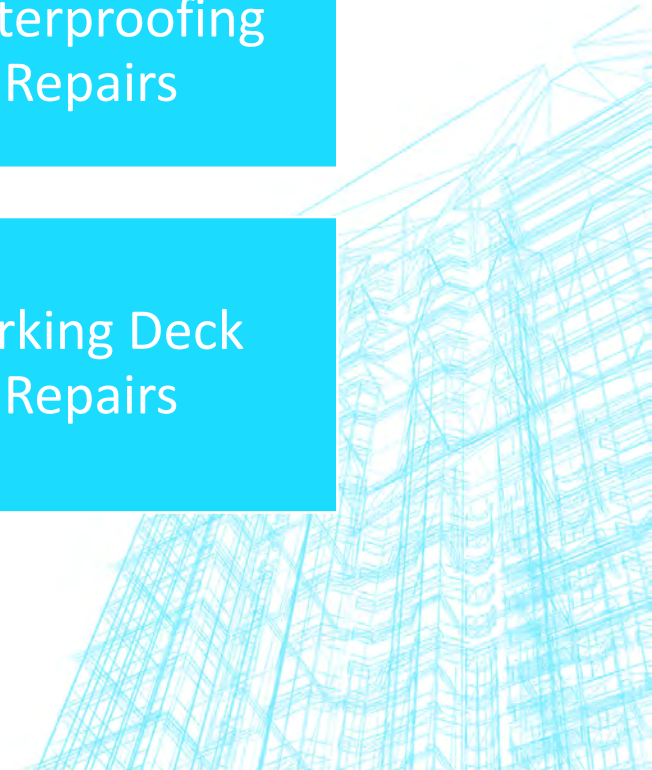
Façade &  
Waterproofing  
Repairs

Fall Protection

Roof Replacement

Ventilation  
Improvements /  
Fume Hood  
Installation

Parking Deck  
Repairs





# 2021 OEDA PROCESS

- Submit application online (multiple disciplines at once)

<https://go.unc.edu/unc-oed>

- NLT 5PM on November 19, 2020
  - Example projects
  - SF-330
- UNC will execute OEDA contracts by end of 2020
- Kick-off meeting with more in-depth information early 2021

# QUESTIONS

Thank you!

Evan Yassky, AIA

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