



Advertisement for Building Enclosure Commissioning Services Provider

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

Advertised: April 22, 2021

Closing Date for Submittals: May 13, 2021

The University of North Carolina at Chapel Hill is soliciting submittals from firms interested in providing building enclosure commissioning 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 160,000 Gross Square Foot (GSF) addition to the existing McColl Building, approximately 100,000 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 structured parking below the addition, with four 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 defined by the Campus Master Plan. Renovations to the existing McColl building will include space reconfigurations and finish upgrades, replacement of portions of the existing roof, and exterior upgrades to reduce air infiltration and condensation.

The project is targeting LEED Gold Certification and will be the first campus project to apply the new UNC Chapel Hill Three Zeros sustainability goals to a specific building. The intent of the project is to proceed according to FitWel processes and requirements.

The construction budget for the project is \$115,885,000. The delivery method for the project will be Construction Manager at Risk. Barnhill/ Holt has been selected as the Construction Manager at Risk. The Designer of Record is LS3P, LMN as Architectural Design Consultant, and Newcomb & Boyd as consulting MEP engineers.



Proposed Project Schedule

The projected project schedule is shown below. Schematic Design completed in March 2021. Design is anticipated to continue through July 2022. Construction of the addition is anticipated to start in September of 2022 and continue for 2 years. Minor renovations to McColl may occur during the summers of 2023 and 2024, but major renovations to McColl will continue over the following year after the completion of the addition.

Please note that the selected Building Enclosure Commissioning Provider (BECxP) will be expected to review and provide comments on the Design Development drawings soon after the award of the contract.

Advertisement Phase	Estimated Dates
Advertise RFP	4/26/2021
Proposals Submission	5/13/2021
Selection Committee’s Shortlist - The Week Of	5/17/2021
Interviews – The Week Of	5/24/2021

Proposed Project Phases	Estimated End Dates
Design Development	02-Aug-2021
Construction Documents	18-July-2022
Bidding Award	12-Sept-2022
Construction Start	13-Sept-2022
Occupancy - Addition	23-Oct-2024
Occupancy - Renovation	19-Nov-2025

II. Scope of Services

The Building Enclosure Commissioning Provider (BECxP) will be responsible for commissioning the building’s enclosure to verify and document that the buildings enclosure and related components are in accordance with the University’s project requirements and the project design documents.

Commissioning of the MEP systems will be performed however the MEP systems commissioning is not part of this scope of work. The MEP systems commissioning Provider will be solicited in a separate RFP.

The Commissioning Provider (BECxP) shall provide complete building commissioning services to comply with the Sustainable, Energy Efficient Buildings requirements for public buildings mandated per North Carolina GS 143 – 135.35 through .40 (Article 8C).

The Commissioning Provider (BECxP) will be contractually obligated to the Owner and will become a member of the Project Team. The Commission Provider will perform “3rd party” services to the Owner, so no conflict of interest shall exist between the Commissioning Provider and other members of the Project Team.

The contract will be negotiated with the BECxP in two parts. Part one of the contract starts at the review of the Design Development Documents and ends upon completion of the project bidding process. After the scope and costs for the project are finalized, a second part of the contract would then be executed for the construction and occupancy phases of commissioning. The contract with the BECxP will be in the form of an UNC SCO Design Contract.



Design Phase: Commissioning services during the design phases including drawing and specification reviews and providing proposed project enclosure commissioning specifications. The BECxP shall work with the Owner, Designer, and Construction Manager to develop the Owner’s Project Requirements Document (OPR) for the Building Enclosure. Commissioning during the Design Phase shall ensure that the OPR for air, thermal, vapor, and moisture control barriers, hereafter called the Control Barriers, are documented, and captured within the Bid Documents.

Construction and Acceptance Phase: Commissioning service during the construction and acceptance phase include submittal review, site inspections and performance testing of the building’s enclosure including functional building air leakage testing to comply with ASTM E779 to verify the design requirements have been met.

Post Occupancy and Warranty Period: Commissioning services during the post occupancy and warranty period of the project including providing a final commissioning manual.

Systems to be Commissioned:

1. General Systems: Continuity and compatibility of systems, protection from physical and UV damage
 - a. Air barrier
 - b. Thermal barrier
 - c. Vapor barrier
 - d. Moisture barrier
2. Specific Architectural Systems including, but not limited to:
 - a. Roof systems (2 ply mod bit or single ply PVC membrane)
 - b. Flashing, trim, and roof penetrations
 - c. Exterior walls
 - d. Windows and glazing
 - e. Doors, including overhead and specialty doors
 - f. Louvers
 - g. Sealants and expansion joints
 - h. Control joints
 - i. Curtain walls, window walls, storefronts (The design is considering either a stick-built or unitized curtain wall system. The assembly will use an aluminum, thermally broken frame with 1” Insulated Glass Units”)
 - j. Plaza decks
 - k. Below grade waterproofing

III. Experience and Qualifications

The University expects the BECxP to have demonstrated experience in providing commissioning services on similar, large higher education buildings. The BECxP should have the following experience and qualifications:

- A. The BECxP and assigned lead BECxP shall have acted as the principal BECxP for at least three similar like projects of over 100,000 square feet.
- B. The BECxP team members shall have extensive experience in planned typical exterior design and materials such as brick masonry veneer or precast panelized brick, curtainwall, and roofing membrane.
- C. A minimum of five years field experience is required for this type of work and systems.
- D. Team members shall have knowledge and experience in building operations and maintenance.
- E. Team members shall have experience in energy-efficient systems enclosure design.
- F. Functional building air leakage testing to comply with ASTM E779 will have to be specified, implemented, and observed by the Building Envelope Commissioning Provider. Team members shall have prior experience with specifying, implementing, and observing this test.
- G. The proposer must be licensed as an engineer or architect in the state of North Carolina.



IV. Selection Process

All proposals are due on dates listed on previous page at or before 3:00 PM. A Short-list Committee, consisting of key campus stakeholders will meet on **date noted on table on previous page** to discuss the BECxP proposals. The Short-list Committee will then select and contact the design teams that are short listed for the interviews.

Interviews are proposed for date noted on table on previous page. The Interview Committee will consist of UNC’s Facility Planning and Design, Engineering Services, representatives from the Business School and other project stakeholders. The format of the interview will consist of a 30-minute presentation by the commissioning team that is followed by a 10 -minute question and answer session. Each team is expected to have in attendance the person(s) from their firm who will be responsible for the execution of this project. The interviews will be held via Zoom.

V. Submittals

The University of North Carolina at Chapel Hill seeks submittals from firms who have recent experience with similar projects. The submittal should contain sufficient information for the evaluation of the qualifications of all members of the proposed team. The submittal shall include the following descriptions:

1. Background statements to include general business qualifications, including brief background and history of firm, organization, location of the home office and other pertinent offices, and corporate staffing, describing the composition of staff in each office.
2. Comprehensive listing of the BECxP previous commissioning experience, including University clients and projects.
3. Detailed descriptions of at least three similar building commissioning projects (description shall as minimum include description of project, dates of project, building square footage, construction cost, commissioning fee, owner contact name/address/phone/email, systems commissioned, phases of commissioning, and which of the firm’s personnel were used to commission the project).
4. At least three references with specific points of contact on commissioning projects should be provided.
5. List the key individuals who will be on the BECxP team for this contract and provide a description of their relevant commissioning qualifications and commissioning experience.
6. Experience with the North Carolina State Construction Office, and North Carolina State Building Codes including knowledge of the Sustainable, Energy Efficient Buildings requirements for public buildings mandated per GS 143 – 135.35 through .40 (Article 8C).
7. Describe any plans for Historically Underutilized Business (HUB) participation on the proposed team.

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. Please provide a cover letter to the submittal with the main team member’s contact information. UNC-CH does not limit the quantity of pages for proposals.

Note: One (1) electronic PDF file of the submittal is required. Electronic copy is to be emailed or submitted through a file share link.

In order that the selection process be as objective as possible, do not contact members of the University or the project team members other than the University’s Commissioning Coordinator or Facility Architect/Planning Manager.

All questions and inquiries are to be directed to:

Rod Rabold
Commissioning Coordinator
Energy Management
The University of North Carolina at Chapel Hill
CB# 1821, Giles F. Horney Building,
Tel. (919) 962-2343
Fax. (919) 962-2529
Email: rod.rabold@fac.unc.edu



The project submittal is to be sent to:

Tari Maynor-Brady, AIA
[The University of North Carolina at Chapel Hill](#)
Architect, Facilities Planning & Design
Giles F. Horney Building
103 Airport Drive, Campus Box #1090
Chapel Hill, NC 27599-1090
Phone: (919) 962-7019
Email: Tari.Maynor-Brady@fac.unc.edu

SEE ATTACHMENT ON FOLLOWING PAGE.



ATTACHMENT A

2006 Campus Map/Master Plan

