Request for Qualifications for Design Services/Project Brief

Project: Porthole Alley Redevelopment
The University of North Carolina at Chapel Hill

Advertised: January 31, 2022
Closing Date: March 16, 2022

The University of North Carolina at Chapel Hill is soliciting submittals from firms interested in providing design services for the following described project:

I. Project Description

This project scope of work is to redevelop a 1.1 acre parcel at the northwest region of the UNC Chapel Hill main campus. The site currently has four separate buildings, three of which are targeted for demolition and redevelopment with new construction of roughly 125,000 square feet. The fourth building is planned to be restored to its original footprint by removing a rear addition and renovated to update building systems. A site capacity study was performed in early 2020, with the results shared at a series of public information sessions. For more information on this study, see our Porthole Alley Redevelopment Information Sessions webpage.

The project is intended to be of mixed-use, including street-level retail facing Franklin Street, the main commercial street in Chapel Hill. Other anticipated uses are a new home for the University's Undergraduate Admissions office, the University Visitors Center, Student Social space, innovation/maker space, and academic and research office space. The University plans to initiate a conditional zoning permit process with the Town of Chapel Hill to entitle the property for this development plan. The Designer will support this effort.

Design Services shall include the following disciplines: Site, Civil, Landscape Architecture, Architecture, Structural, Mechanical, Electrical, Plumbing, Fire Protection, Telecommunications, Audio/Visual Integration, and Cost Estimating. A standard State Construction Office contract for full design services will be the form of agreement.

This project has been approved for Advance Planning spending authority by the UNC-Chapel Hill Board of Trustees. A preliminary total project cost of $70 million is targeted; however, additional detailed investigation during the initial design phase will more accurately set both the construction and total project budget.

The project delivery method has not been determined.

The anticipated designer selection schedule is shown below:

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<thead>
<tr>
<th>Estimated Dates</th>
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<tr>
<td>Advertise RFP</td>
<td>1/31/2022</td>
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<tr>
<td>Advertisement Extended</td>
<td>2/21/2022</td>
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<tr>
<td>Proposals Submission</td>
<td>3/16/2022</td>
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<tr>
<td>Selection Committee’s Short List Recommendations</td>
<td>3/22/2022</td>
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<tr>
<td>Interviews</td>
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<td>Chancellor’s Buildings &amp; Grounds</td>
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<tr>
<td>Board of Trustees Approval</td>
<td>5/20/2022</td>
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<tr>
<td>Execute Design Agreement</td>
<td>June 2022</td>
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II. Master Plans and Design & Construction Guidelines

The Master Plan and University Design Guidelines will be the guiding documents for the design of this project.

III. Project Scope

The design team shall:

- Assist in coordination of University stakeholders, such as, the Department of Facilities Planning + Design, Construction Management, Facilities Engineering, Energy Services, Information Technology Services, and other University support services.
- Participate in land entitlement process with Town of Chapel Hill
- Prepare designs including Cost Analysis of multiple options. All contract documents shall be in compliance with provisions regarding the NC Building Codes.
- Respond to comments as part of the State Construction Office review process for Capital Planning Projects.
- Prepare Cost Estimates, Project Schedules, Phasing Plans (as may be necessary), and Concept Renderings for the project.

IV. Design Team

The University expects prospective design teams and the individuals identified as members of those teams to have demonstrated experience in successfully delivering projects of a similar type and size. Design proposals should include a comprehensive listing of all consultants, including architectural, and others needed to address the specific needs of this project. The design team must also demonstrate the ability to design facilities that are sympathetic to the existing campus context considering the campus design guidelines.

V. Selection Process

All proposals are due on the date listed in the table above at or before 3:00 PM. A Selection Committee will convene on date listed in the table above to discuss the Design Teams’ proposals and determine a short list for interviews. The Project Manager will then notify all teams as to the short-listed firms and schedule for interviews.

Designer Interviews will be scheduled for the date listed in the table above. The format of the virtual (Zoom) interview will consist of a 30-minute presentation by the design team that is followed by a 15-minute question and answer session. Each design team is expected to have present the person(s) from their firm(s) who will be responsible for leading the execution of this project. Zoom meeting details will be provided at the time of notification of shortlisting. Following the interviews, the Selection Committee will issue recommendations, in priority order, for the selection of the design team. This list will be presented on date listed in the table above 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. Please format all proposals utilizing an SF-330 format. The submittal must include descriptions of (based on 01 NCAC 30J.0303 SELECTING CRITERIA):

1. Specialized or Appropriate Expertise in the type of project.
2. Past Performance on similar projects.
3. Adequate staff and Proposed Design & Consultant Team for the project.
5. Proposed Design Approach for the project including design team and consultants.
6. Recent experience with Project Costs and Schedules.
7. Construction Administration capabilities.
8. Proximity to and familiarity with the area where project is located.
9. Record of successfully completed projects without major legal or technical problems.
10. Historically Underutilized Business (HUB) participation & utilization in proposed team structure; and who/how HUB designers were utilized on previous projects.
11. The team’s recent experience with the NC State Construction Office (SCO).
12. Include current SF-330 Part II of lead firm and each proposed consultant.
13. Include information regarding lead firm’s current license to practice in the State of North Carolina.

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 Section H of the SF-330 formatted submittal. UNC-CH does not limit the quantity of pages for proposals.

Note: Only (1) one electronic PDF file of the submittal is required.

Please contact only the individual listed below 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. All questions and project submittals shall be directed to:

Evan Yassky, AIA  
Executive Director, Facilities Planning and Design  
University Architect  
evans.yassky@fac.unc.edu

SEE ATTACHMENTS ON FOLLOWING PAGES.
2019 Campus Map/Master Plan

Project Location