



Request for Qualifications for Design Services/Project Brief

Project: Chilled Water Infrastructure Expansion
The University of North Carolina at Chapel Hill

Advertised: May 23, 2022

Closing Date: June 23, 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 intends to achieve two broad goals – to allow for the replacement of aging chilled water infrastructure while also creating additional chilled water capacity to meet the long-term needs of the campus. The University anticipates four separate scopes to achieve these goals.

Scope 1 – East Chiller Plant (ECP) Retrofit and Upgrade

Install three (3) 1,400 ton electric centrifugal chillers, one (1) three cell packaged cooling tower, three (3) headered chilled water pumps, three (3) headered condenser water pumps, and all associated valves and piping, for a total plant capacity of 4,200 tons. Control programming and commissioning will be completed by UNC Chilled Water personnel. Chilled water piping shall be connected to the existing 24” chilled water lines that enter the building to allow ECP to feed the campus chilled water loop system.

Scope 2 – Bernard Chiller Plant (BCP), New Construction

Construct a new chiller plant at the Bernard St. location as shown on the attached map, and connect it to 30” chilled water lines in the existing campus chilled water loop in the shared utility tunnel. Connections will likely be needed in two tunnel locations due to the capacity of the plant. The new plant will also house office space for the Instrumentation and Controls Technicians, as well as the Distribution and Standalone Mechanics, in preparation for the potential loss of the South Chiller Plant building due to the Mason Farm Rd. relocation shown in the 2019 Campus Master Plan.

Install five (5) 2,500 ton electric centrifugal chillers, one (1) five cell field-erected cooling tower, four (4) headered chilled water pumps, four (4) headered condenser water pumps, and all associated valves and piping. Control programming and commissioning will be completed by UNC Chilled Water personnel.

Install two (2) 2,250 ton heat exchangers to provide free cooling during winter months. These heat exchangers would work in conjunction with the existing heat exchangers at TCP to provide cooling to campus, and to recharge the Thermal Energy Storage Tank, without operating a chiller

Scope 3 – North Chiller Plant (NCP) Absorber Demolition

Remove and dispose of three (3) absorber chillers, one (1) wooden cooling tower, four (4) absorber condenser water pumps, and all associated piping and valves within the plant. Chilled water piping shall be removed back to the closest isolation valve in case chillers need to be installed in this location in the future.

Scope 4 – South Chiller Plant Annex (SCP) Retrofit and Upgrade

Demolish and dispose of all chillers, cooling towers, pumps, piping, valves, electrical equipment, conduits, and wire associated with the chilled water equipment. Once the equipment has been removed, provide any necessary architectural, structural, and electrical modifications to prepare the building to house newly installed chilled water equipment.



Install six (6) 2,000 ton electric centrifugal chillers, one (1) six cell field-erected cooling tower, four (4) headered chilled water pumps, four (4) headered condenser water pumps, and all associated valves and piping Control programming and commissioning will be completed by UNC Chilled Water personnel.

Design Services shall include the following disciplines: Site, Civil, Landscape Architecture, Architecture, Structural, Mechanical, Electrical, Plumbing, Fire Protection, Telecommunications, 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 \$120 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:

	Estimated Dates
Advertise RFP	5/23/2022
Pre-proposal Meeting (ZOOM Meeting at 10:00am)	6/1/2022
Proposals Submission	6/23/2022
Selection Committee’s Short List Recommendations	6/28/2022
Interviews	7/11/2022
Chancellor’s Buildings & Grounds	7/14/2022
Board of Trustees Approval	7/28/2022
Execute Design Agreement	August 2022

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 design team shall:

- Assist in coordination of University stakeholders, such as Energy Services, Facilities Planning + Design, Construction Management, Facilities Engineering, Environmental Health and Safety, and other University support services.
- 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

There will be a virtual (Zoom) pre-proposal meeting on the date listed in the table above. Interested designers will be able to discuss the issues & opportunities with the University's Facility Project Manager. Tours of the project site will NOT be hosted by UNC. Zoom meeting details are as follows:

<https://unc.zoom.us/j/93360082505>

Meeting ID: 933 6008 2505

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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.
4. Current Workload and State Projects awarded.
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
evan.yassky@fac.unc.edu

SEE ATTACHMENTS ON FOLLOWING PAGES.



2019 Campus Map/Master Plan

