



Advertisement for Material Testing and Special Inspections Services Provider

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

Advertised: August 15, 2022

Closing Date for Submittals: September 8, 2022

The University of North Carolina at Chapel Hill is soliciting submittals from firms interested in providing materials testing and special inspections 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, Newcomb & Boyd as consulting MEP engineers, Lynch Mykins as Structural Engineer, Surface 678 as Landscape Architect, and NV5 as Civil Engineer.



Proposed Project Schedule

The projected project schedule is shown below. Construction Documents are currently under review by UNC-CH and SCO. Construction of the addition is anticipated to start in Fall 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.

| Advertisement Phase | Estimated Dates |
|---|-----------------|
| Advertise RFP | 8/15/2022 |
| Proposals Submission | 9/8/2022 |
| Selection Committee’s Shortlist - The Week Of | 9/12/2022 |
| Interviews – The Week Of | 9/19/2022 |

| Proposed Project Phases | Estimated End Dates |
|-------------------------|---------------------|
| Construction Start | Fall-2022 |
| Occupancy - Addition | Oct-2024 |
| Occupancy - Renovation | Nov-2025 |

II. Scope of Services

The Materials Testing and Special Inspections Provider will be responsible for Providing special inspections required per the North Carolina State Building Code and as listed in the Statement and Schedule of Special Inspections for:

- A. Soils
- B. Site retaining walls exceeding 5 feet tall
- C. Cast in place concrete construction (including site pedestrian bridge)
- D. Structural steel and high strength bolting
- E. Welding of structural steel, cold-formed steel deck
- F. Sprayed fire-resistant materials
- G. Mastic and intumescent fire-resistant coatings
- H. Fire resistant penetrations and joints
- I. Structural masonry

Additionally, the selected firm will provide general construction materials testing as required in the project drawings and specifications for the following:

- A. Sub grade compaction beneath all site retaining wall footings less than 5ft tall.
- B. Sub grade compaction north in the concrete paver terrace/plaza. Test 1 location for every 1,000 sf.
- C. Sub grade compaction in the lower concrete terrace/plaza. Test 1 location for every 1,000 sf.
- D. Sub grade compaction at pedestrian bridge on lower exterior terrace walkway.
- E. Inspect rebar for all site retaining walls less than 5ft tall.
- F. Inspect rebar at CIP pedestrian landscape bridge.
- G. Sub grade compaction in the concrete service/loading area. Test 1 location for every 500 sf.
- H. Monitor, proof roll, and test for proper sub grade compaction of all asphalt paving. Test 1 location for every 1,000 sf.
- I. Inspect asphalt depth with core drills. Test 1 location for every 1,000 sf.



III. Experience and Qualifications

The University expects the Materials Testing and Special Inspections Provider to have demonstrated experience in providing services on similar, large higher education buildings. The Provider should have the following experience and qualifications:

- A. At least three similar like projects of over 100,000 square feet.
- B. The team members shall have extensive experience in planned typical materials.
- C. A minimum of five years field experience is required for this type of work and systems.
- D. The proposer must be licensed as an engineer or architect in the state of North Carolina.
- E. Special Inspectors performing the required testing and inspecting shall meet the requirements in specification 014100 "Special Inspections".

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 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 20-minute presentation by the Materials Testing and Special Inspections 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 Materials Testing and Special Inspections Provider previous experience, including University clients and projects.
3. Detailed descriptions of at least three similar projects (description shall as minimum include description of project, dates of project, building square footage, construction cost, fee, owner contact name/address/phone/email, and which of the firm's personnel were used on the project).
4. At least three references with specific points of contact on projects should be provided.
5. List the key individuals who will be on the Provider team for this contract and provide a description of their relevant qualifications and experience.
6. Experience with the North Carolina State Construction Office, and North Carolina State Building Codes.
7. Experience with the Engineers of Record and the Architect of Record.
8. 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.

RFQ for the Kenan Flagler Business School Addition & Renovation
Materials Testing and Special Inspections
UNC Chapel Hill
CIP: 666; Code – Item: 41723-306 and 41923-310



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

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 Facility Architect/Planning Manager.

All questions, inquiries and project submittals are to be directed to:

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SEE ATTACHMENT ON FOLLOWING PAGE.



ATTACHMENT A

2006 Campus Map/Master Plan

