



## Request for Qualifications for Design Services/Project Brief

**Project:** Baity Hill Residential Complex HVAC RTU Replacement  
The University of North Carolina at Chapel Hill

**Submitted:** April 26, 2023

**Advertised:** May 1, 2023

**Closing Date:** May 19, 2023

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

Baity Hill Residential Complex was built in 2005. It is student family housing. The HVAC units for all buildings are located on the roof and are original units. This project will replace the (16) original HVAC RTU's due to their poor condition.

This project has been approved by the UNC-Chapel Hill Board of Trustees. A total project cost of \$2,200,000 is targeted.

The project delivery method will be Single Prime bid & contract.

The anticipated designer selection schedule is shown below:

	Estimated Dates
Advertise RFP	5/1/2023
Pre-proposal Meeting ( <b>ZOOM Meeting at 9:00 am</b> )	5/11/2023
Proposals Submission	5/19/2023
Selection Committee's Short List Recommendations	5/22/2023
Interviews	6/5/2023
Board of Trustees Approval	7/27/2023
Execute Design Agreement	August 2023

### 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, 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

**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:

Join Zoom Meeting

<https://unc.zoom.us/j/96383783396>

Meeting ID: 963 8378 3396

One tap mobile

+16469313860,,96383783396# US

+19294362866,,96383783396# US (New York)

**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:

**Joe Ockert, RA, LEED AP**  
**Assistant Director of Design**  
**Facilities Planning and Design**  
[joe.ockert@fac.unc.edu](mailto:joe.ockert@fac.unc.edu)

**SEE ATTACHMENTS ON FOLLOWING PAGES.**



2019 Campus Map/Master Plan

