



Advertisement for Building Enclosure Commissioning Services Provider

Project: The Carrington Hall Renew Project
The University of North Carolina at Chapel Hill

Advertised: June 6, 2023

Closing Date for Submittals: June 29, 2023

The University of North Carolina at Chapel Hill is soliciting submittals from firms interested in providing Building Envelope Commissioning services for this project.

I. Project Description

The UNC School of Nursing is located in the existing Carrington Hall building with over 700 nursing students calling it home. Originally constructed in 1969 the original building, now referred to as Carrington West, makes up most of the teaching space for the School of Nursing. An addition was added in 2005, commonly referred to as the Carrington East, and encompasses most of the administrative, office and research spaces for the School of Nursing. In this project the Carrington West Building will be razed and replaced with a new building adjacent to the exiting Carrington East Building. The project is targeting LEED Silver Equivalent

The new Carrington West project will be 109,100 GSF. The building will have 8 floors including the penthouse. The construction budget for the project is \$69,000,000. The delivery method for the project will be Single Prime General Contractor. The Designer of Record is Little Diversified Architectural Consulting and Mueller Associates as consulting MEP engineers.

Proposed Project Schedule

The projected project schedule is shown below.

Commissioning Advertisement Phase	Estimated Dates
Advertise RFP	6/6/2023
Proposals Submission	6/29/2023
Selection Committee’s Shortlist - The Week Of	7/3/2023
Interviews – The Week Of	7/10/2023

Proposed Project Phases	Estimated End Dates
50% Construction Documents out for Review	Summer-2023
Construction Documents Complete	September-2023
Bidding Award of Abatement and Demo package	Summer 2023
Construction Start – Abatement and Demo package	Fall-2023
Bidding Award of Building package	Winter 2023
Construction Start – Building package	Summer 2024
Ready for Occupancy	Summer-2026



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.

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.

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
 - 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 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 envelope testing experience. The testing will be determined during design review to include testing such as below grade water proofing, AAMA spray water testing and ASTM assembly leakage testing. Team members shall have experience implementing and observing testing and/or provide this testing using in house resources.

IV. Selection Process

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

Commissioning Provider 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, and other project stakeholders. The format of the interview will consist of a 20-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: (1) one electronic PDF file of the submittal are 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

Senior Commissioning Engineer
Energy Management
The University of North Carolina at Chapel Hill
CB# 1821, Giles F. Horney Building,

Tel. (919) 883-7405
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](#)
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