



Request for Qualifications for Design Services

Project: Translational Research Building
The University of North Carolina at Chapel Hill

Distributed: August 22, 2023

Closing Date: September 27, 2023

The University of North Carolina at Chapel Hill (UNC-CH) is soliciting submittals from firms interested in providing design services for the Translational Research Building project.

I. Project Description

The Translational Research Building will address Carolina's need to expand our imaging and virology research and vaccine development programs by providing state-of-the-art facilities for basic science research, therapeutic and pre-clinical drug development. As envisioned the project will construct a new building of roughly 160,000 gross square feet containing vivarium, wet lab, and support spaces. The site for this building was identified in the 2019 Campus Master Plan and is indicated on page 4 of this document. Some enabling work to relocate facilities serving the University's Grounds department that occupies a portion of the site will be addressed through a separate project. Some rework of roadways around the site will be included in the scope of this project, though the full realignment of Mason Farm Road as shown in the Master Plan is outside the project scope. Additional information regarding the project scope and background is included on the final page of this document.

Design Services shall be comprehensive of all disciplines required for this scope, including but not limited to Architectural, Lab Planning, Civil, Landscape Architecture, Structural, Mechanical, Electrical, Plumbing, Fire Protection. The design team shall prepare SD, DD, and CD level Contract Documentation to include Logistics Plans, Project Budget Cost Analysis, as well as Construction Administration services.

A Construction Manager, LeChase, has been retained for pre-construction services. The University intends to negotiate a Guaranteed Maximum Price contract with LeChase as the delivery method for this project.

The total project budget, including design, equipment, and construction, is estimated at **\$217,600,000**.

The anticipated schedule for designer selection is shown below:

Designer Selection Schedule	Dates
Advertise RFQ	8/22/2023
Pre-Proposal Meeting at 11:00 AM (see link below)	9/6/2023
Qualifications Submission due by 3:00 PM	9/27/2023
Selection Committee's Short List Recommendations	10/3/2023
Interviews	10/16-18/2023
Board of Trustees Approval	11/9/2023



II. Existing Strategic Plan, Master Plans and Design Guidelines

The UNC-CH Campus Master Plan was developed to provide a framework to support decisions regarding the physical campus in relation to the overall University Strategic Plan, Carolina Next (<https://carolinanext.unc.edu/>)

The [Campus Master Plan](#) and [University Design Guidelines](#) will be guiding documents for the design of this project.

III. Project Scope

The design team shall:

- Assist in coordination of University stakeholders, including the Office of the Vice Chancellor for Research, Facilities Planning and Design, Construction Management, Environment Health and Safety, Energy Services, and other University support services.
- Prepare Contract Documents in compliance with provisions of current applicable NC Building Codes.
- Respond to comments as part of the SCO review process for Capital Projects.
- Prepare Cost Estimates and Project Schedules.

IV. Design Team

The University expects prospective design teams and the individuals identified as members of those teams to have demonstrated experience in projects of similar type, size and complexity. Design proposals should include a comprehensive listing of all consultants, including architectural, mechanical, plumbing, electrical, and others needed to address the specific needs of this project.

V. Selection Process

There will be a pre-proposal meeting at 11:00 AM on September 6, 2023. Interested designers will be able to discuss the issues and opportunities with the University's Facility Project Manager and the facility user groups. This meeting will be conducted via Zoom using the link below.

<https://unc.zoom.us/j/99389459281>

Meeting ID: 993 8945 9281

All proposals are due on date listed in table above at or before 3:00 PM. Submittals with proposals attached or links to shared files shall be submitted via email only to the Facilities' Project Manager. A Selection Committee, consisting of staff members from Facilities Planning + Design, Construction Management, Facilities Services, and/or other members of the campus community will occur on **date listed in the table above** to discuss the Design Teams' proposals. The Selection Committee will then select and contact the design teams that are short listed for interviews.

Designer Interviews are scheduled for date listed in the table above. It will be determined prior to the shortlist notification whether these interviews will be scheduled in person on the UNC Chapel Hill campus or via Zoom. Other aspects of the interview format will also be communicated at that time. Each design team is expected to have in attendance the person(s) from their firm(s) who will be responsible for the execution of this project.



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 final approval.

VI. Submittals

The University of North Carolina at Chapel Hill seeks letters of interest from firms who have recent experience with similar projects. 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. Any other criteria which the Selection Committee shall deem appropriate to this specific project scope of work.

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. UNC-CH does not limit the quantity of pages for proposals.

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

Please contact only the Facilities Planning Project Manager 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 other than the University Architect, Evan Yassky, or the Capital Project Coordinator, Wendie Morris. All questions and project submittals shall be directed to:

Wendie Morris
wendie.morris@facilities.unc.edu

SEE ATTACHMENT ON FOLLOWING PAGE.



2019 Campus Map/Master Plan



UNC-Chapel Hill's Translational Research Building

The Future of Carolina's Biomedical Research

Translational Research Building (TRB)

The Translational Research Building will address Carolina's need to expand our imaging and virology research and vaccine development programs by providing state-of-the-art facilities for basic science research, therapeutic and pre-clinical drug development.

- Provides high containment lab functionality for the study of emerging diseases
- Supports precision health for the study and development of treatments for cancers
- Enhances and expands University pre-clinical programs
- Maintains compliance for the research enterprise
- Support bench to bedside studies

The technological improvements and translational programs within this new facility will increase UNC-Chapel Hill's competitive market share with top biomedical academic research institutions across the country.

Research Capabilities

The TRB will provide shared resources for local, regional, national, and international multidisciplinary investigators to explore their hypotheses in models for human disease that promote cancer, neuroscience, and infectious disease research by facilitating the rapid integration of basic and disease-related research.

Examples of TRB Research:

- The TRB will be designed and built using the One Health perspective addressing the interrelationships that exist between human, animal, and environmental health, through a holistic ecosystems approach to facilitate collaborations with **NC State University** and **North Carolina A&T State University**.
- Infectious disease investigators and the READDI initiative are developing an integrated program to develop coronavirus vaccines and anti-viral drugs that would protect against all coronaviruses and other emerging infectious diseases.
 - There are several pre-clinical models that are needed to test new antiviral drugs and new coronavirus vaccines.
- Several pharmaceutical companies have requested a partnership with our investigators to screen their vaccines and anti-viral drugs within UNC pre-clinical programs.

At present, UNC-Chapel Hill are not able to support this kind of research or accommodate these collaborations due to a lack of high-containment laboratory space and associated wet laboratory space, and imaging space.

Current Status

- After forming a scientific advisory committee from OVCR, SOM, SOP, and SPH faculty and research leadership, key research drivers across campus were assessed in 2017:
 - Growth in biomedical research requires diverse pre-clinical models for human disease,
 - There is a critical need for wet laboratory space adjacent to high containment labs,
 - UNC-Chapel Hill must improve efficiency of its imaging study capacity by relocating programs adjacent to designed spaces in Marsico and Genetic Medicine buildings.
- Based on this assessment, the current scope and size of the TRB was determined, and Carolina is now ready to hire a new design team to move forward with construction.



The TRB Will...

- Expand UNC-Chapel Hill's first in class virology, precision medicine, neuroscience, and vaccine research.
- House scientists studying SARS-CoV-2 and its many variants, to fight COVID-19 and other emerging diseases.
- Provide the infrastructure to support development of cancer and neuroscience therapeutics.
- Increase wet laboratory and imaging capacity by relocating programs adjacent to designed spaces in Marsico and Genetic Medicine buildings.
- Support multidisciplinary teams to enhance training programs and inter-institutional collaborations.

How Will TRB Be Financed?

- The cost of the project is estimated at \$210M
- The TRB will be debt-financed from UNC-Chapel Hill's F&A receipts. No state appropriations are being sought.

TRB By-the-Numbers

- 160,000 square feet total
- 7-floor research building
- 4 floors of wet research laboratory
- 10,000 square feet of high containment lab space