



Request for Qualifications for Design Services/Project Brief

Project: Campuswide Envelope Repairs (New East, New West, Playmakers Theater and Hooker)
The University of North Carolina at Chapel Hill

Advertised: February 15, 2024

Closing Date: March 1, 2024

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 will perform building envelope repairs on 4 buildings located on the UNC Chapel Hill Campus. The buildings include New East, New West, Playmakers Theater and Michael Hooker Research Center. Descriptions of scope for each building are located below.

New East:

The New East Building is located at 223 E. Cameron Avenue, Chapel Hill, N.C. and was constructed and completed in 1861. The exterior façade of the building is designed in the style of the Italian Renaissance and utilizes a heavy, dark colored wood cornice near the roof line. In addition to the cornice, a dark colored horizontal wood band is applied to the façade of the building. The wood band is located between the second and third floors. The decorative wood cornice and band are currently in poor condition due to the deterioration and rot of the wood members. Repair all the wood components and/or replace with new material. All wood that is removed from the building should be discarded. In addition, all wood cornice and horizontal wood bands are to be painted to blend with the existing color.

New West:

The New West Building is located at 175 E. Cameron Avenue, Chapel Hill, N.C. and was constructed and completed in 1861. The exterior façade of the building is designed in the style of the Italian Renaissance and utilizes a heavy, dark colored wood cornice near the roof line. The decorative wood cornice is currently in poor condition due to the deterioration and rot of the wood members. Repair all the wood components and/or replace with new material. All wood that is removed from the exterior of the building should be discarded in an appropriate manner. In addition, all wood cornice is to be painted to blend with the existing color.

Playmakers Theater:

The Playmaker Theatre is located at 122 E. Cameron Avenue, Chapel Hill, N.C. and was constructed and completed in 1850. The exterior façade of the building is designed in the Greek Revival style. The perimeter of the building utilizes a dark colored wood cornice at the roof level that is highly decorative. In addition, the front gable of the roof utilizes wood in the pediment and along the rake of the front gable. The four fluted wood columns, located at the front entrance of the building incorporate capitals in the Corinthian style. The design motif of the capitals is modeled to include ears of corn and leaves of tobacco. The capitals are constructed of wood. The decorative wood cornice, entablature, and capitals are currently in poor condition due to the deterioration and rot of the wood members. Repair all the wood components and/or replace with new material. All wood that is removed from the exterior of the building should be discarded in an appropriate manner. In addition, the perimeter wood cornice, entablature and wood capitals are to be painted to blend with the existing colors.

Michael Hooker Research Center:

Michael Hooker Research Center is located at 135 Dauer Drive, Chapel Hill, N.C. and was constructed and completed in 2005. The exterior of the building is clad in brick and utilizes a hollow tile installed as a decorative band along the perimeter of the building. There is approximately 540 linear ft. of decorative tile that is located between the first and second floor of the building. In many areas, the decorative tile has been failing. In addition, the tile is falling to the ground and poses a safety concern for all pedestrian traffic. This project will be a comprehensive replacement of the horizontal decorative tile band. The



existing horizontal tile is to be removed and discarded accordingly. A new decorative, brick band is to be applied to the building so that it is no longer a potential hazard.

This project has been approved by the UNC Board of Governors. A total project cost of \$700,000 is targeted.

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

The anticipated designer selection schedule is shown below:

	Estimated Dates
Advertise RFP	2/15/2024
Pre-proposal Meeting (ZOOM Meeting at 10:30 am)	2/20/2024
Proposals Submission	3/1/2024
Selection Committee’s Short List Recommendations	3/5/2024
Interviews	3/11/2024
Board of Trustees Approval	3/28/2024
Execute Design Agreement	April 2024

II. Master Plans and Design & Construction Guidelines

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

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/94804888222>

Meeting ID: 948 0488 8222

One tap mobile

+13092053325,,94804888222# US

+13126266799,,94804888222# US (Chicago)

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.

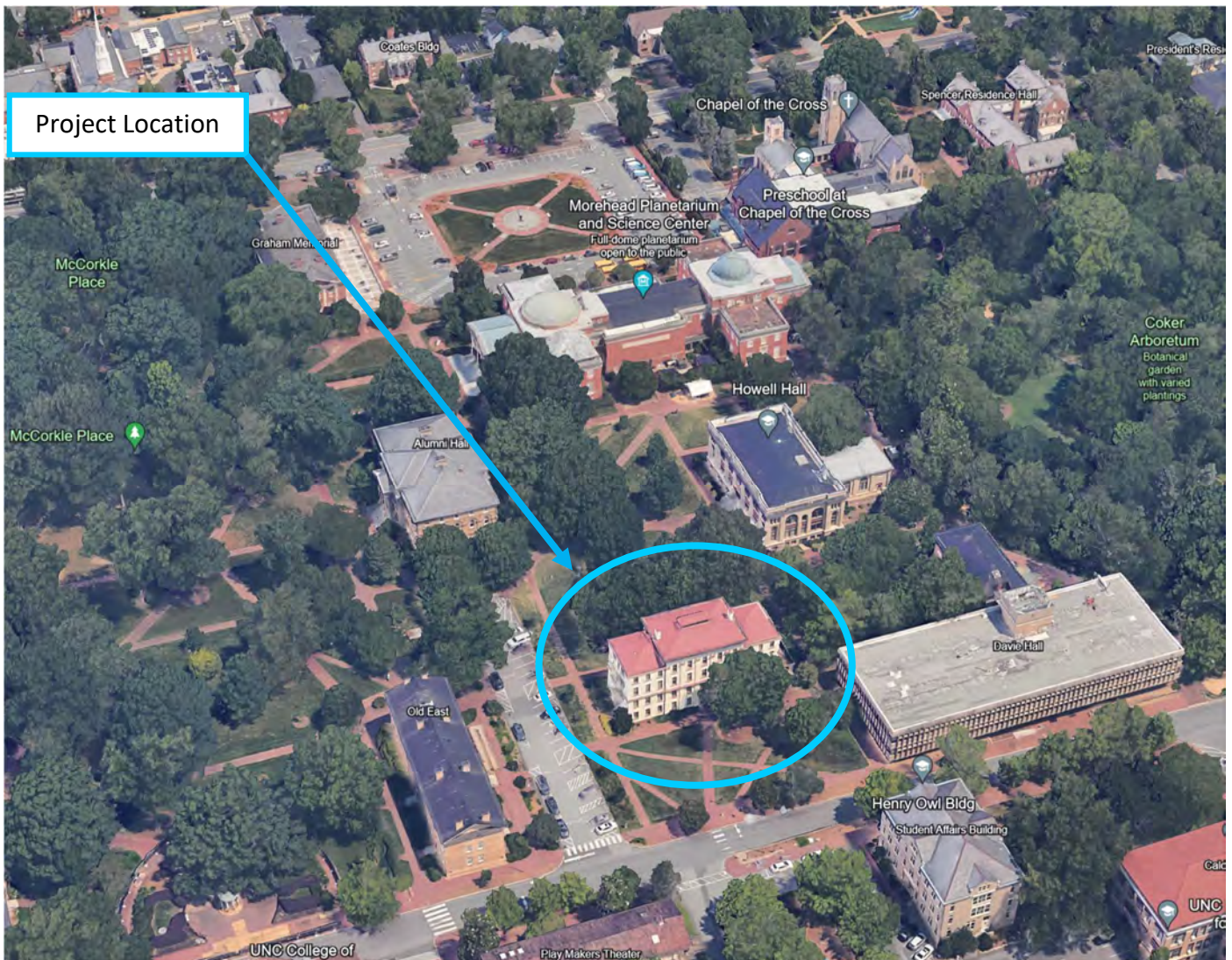
Please contact only the individual listed below for any matters related to this submittal. No other University staff, The University’s Board of Trustees, or any university officials is to be contacted. All questions and project submittals shall be directed to:

Kyle Hawkins
Project Manager
UNC Facilities Planning and Design
wkhawkin@unc.edu

SEE ATTACHMENTS ON FOLLOWING PAGES.

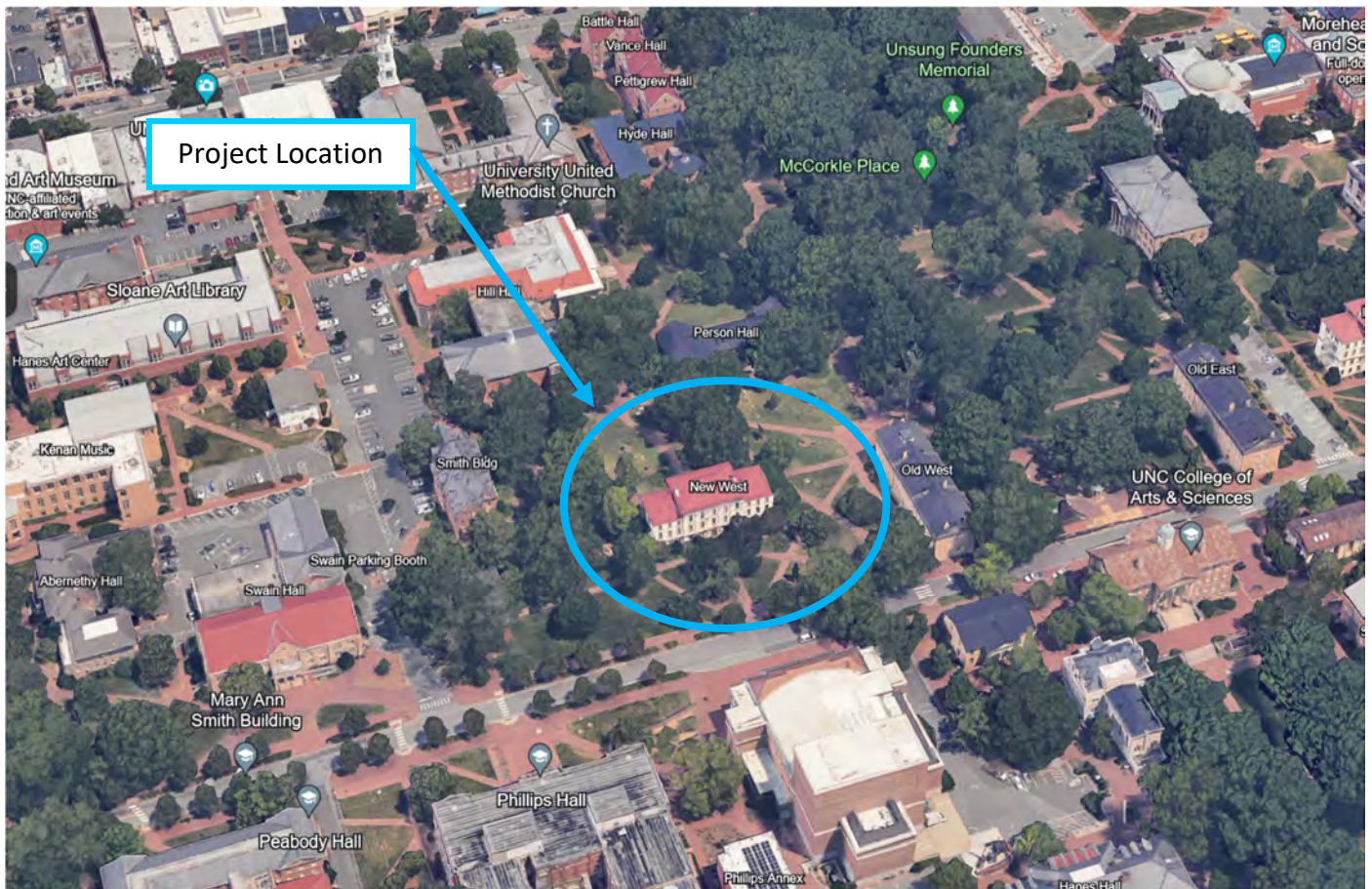


New East Building Location Map



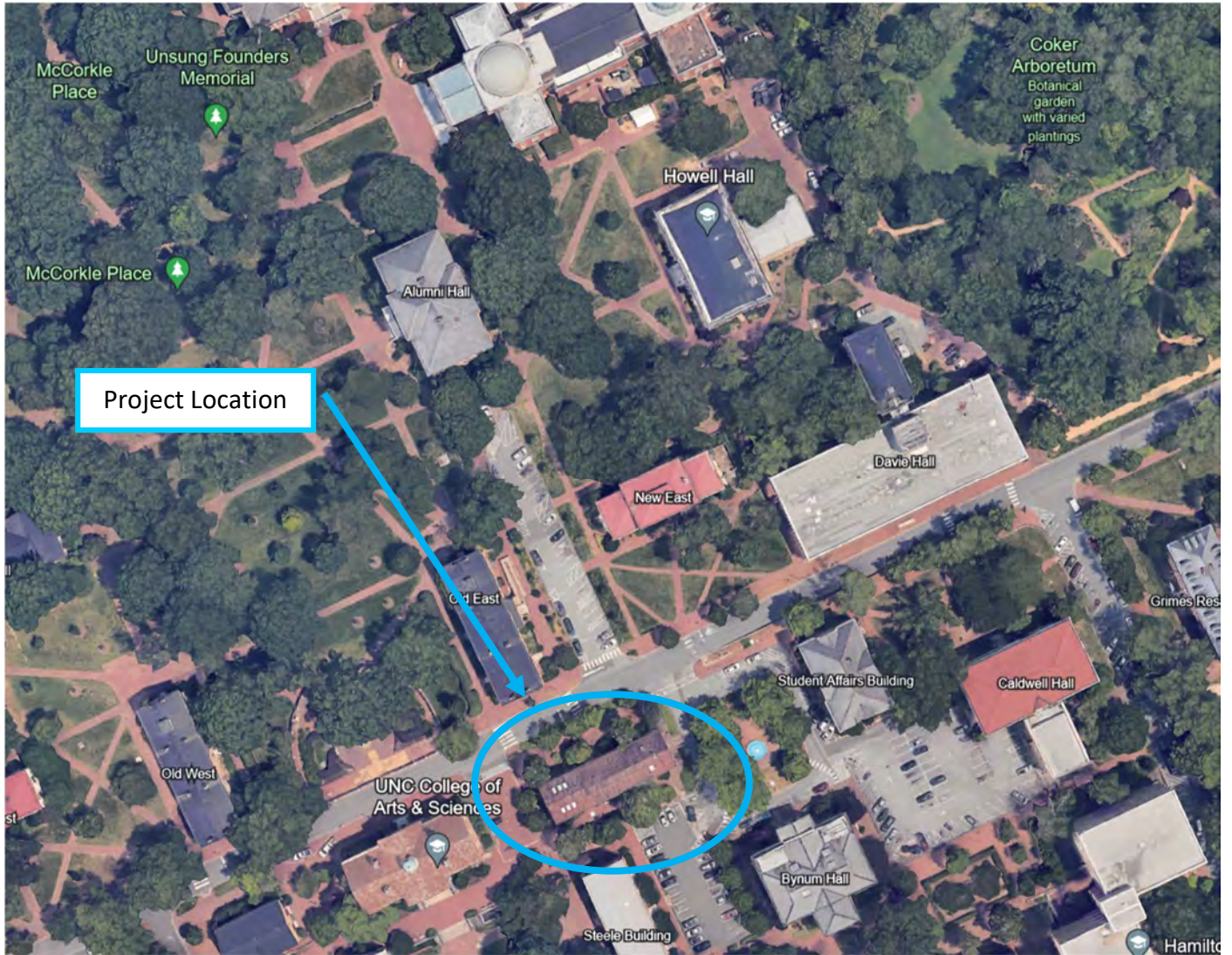


New West Building Location Map





Playmakers Theater Building Location Map





Michal Hooker Research Center Building Location Map

