



Request for Qualifications for Design Services/Project Brief

Project: UNC Chapel Hill Campus Roof Replacement – ITS Manning, Graham Memorial, Art Studio and Fordham Hall
The University of North Carolina at Chapel Hill

Advertised: February 12, 2024

Closing Date: February 27, 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 replace roofing on 4 buildings located on the UNC Chapel Hill Campus. The buildings include ITS Manning, Graham Memorial Hall, Art Studio Building, and Fordham Hall.

The ITS Manning Roof:

ITS Manning is located at 211 Manning Drive, Chapel Hill, N.C. and was constructed in 2007. The current roof is a two-ply modified bitumen system and is approximately 27 years old. The roof area is approximately 17,500 sq. ft and consists of a large roof section and 3 small lower roof sections. This project will be a comprehensive replacement of all roofing which will include the removal of the current roof system down to the existing structural deck. Repair and /or replace any damaged roof decking as required and install the new roof system. This project will include all metal flashing and accessories to provide a complete, watertight roof assembly.

Graham Memorial Hall Roof Replacement and Fall Protection.

Graham Memorial Hall is located at 210 E. Franklin Street, Chapel Hill, N.C. and was constructed in 1931. The current roof is a composite asphalt shingle system and is approximately 35 years old. The roof area is approximately 7,200 sq. ft. The roof is in poor condition due to extreme sun damage as well as wind, rain and other harsh impacts. This project will be a comprehensive replacement of all composite asphalt roofing which will include the removal of the current roof system down to the existing structural deck. Repair and /or replace any damaged roof decking as required and install the new roof system. This project will include all metal flashing and accessories to provide a complete, watertight roof assembly. In addition, a fall protection system is to be installed along the ridge of the composite asphalt roof.

Art Studio Lab Roof:

The Art Studio Lab is located at 108 Airport Drive, Chapel Hill, N.C. and was constructed in 1977. The current roof is a metal roof system that is 47 years old. The roof area is approximately 20,300 sq. ft. The roof is in poor condition due to damage caused by oxidation and corrosion. This project will be a comprehensive replacement of all metal roofing which will include the removal of the current roof system down to the existing structural deck. Repair and /or replace any damaged roof decking as required and install the new roof system. This project will include all metal flashing and accessories to provide a complete, watertight roof assembly.

Fordham Hall Roof Replacement:

Fordham Hall is located at 133 Medical Drive, Chapel Hill, N.C., and was constructed in 1991. The current roof system is an EPDM roofing membrane, (ethylene propylene diene terpolymer) and is approximately 31 years old. The roof is in poor condition due primarily to its age. In addition, the roofing membrane is loose but tightens during the day due to excessive ultraviolet light and heat gain. The heat gain causes the membrane to shrink and pull on the existing roof/wall. The roof area is approximately 11,000 sq. ft. This project will be a comprehensive replacement of the EPDM roofing system which will include the removal of the current roof system down to the existing structural deck. Repair and /or replace any damaged roof decking as required and install a new roof system. This project will include all metal flashing and accessories to provide a complete, watertight roof assembly.



This project has been approved by the UNC-Chapel Hill Board of Trustees. A total project cost of \$1,772,491 is targeted.

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

The anticipated designer selection schedule is shown below:

| | Estimated Dates |
|--|-----------------|
| Advertise RFP | 2/12/2024 |
| Pre-proposal Meeting (ZOOM Meeting at 11:00 am) | 2/16/2024 |
| Proposals Submission | 2/27/2024 |
| Selection Committee’s Short List Recommendations | 2/29/2024 |
| Interviews | 3/4/2024 |
| 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/97956595649>

Meeting ID: 979 5659 5649

One tap mobile

+13052241968,,97956595649# US

+13092053325,,97956595649# US

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.

RFQ for: Design Services, Campus Roofing Replacement – ITS Manning,
Graham Memorial, Art Studio and Fordham Hall
UNC Chapel Hill



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

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.

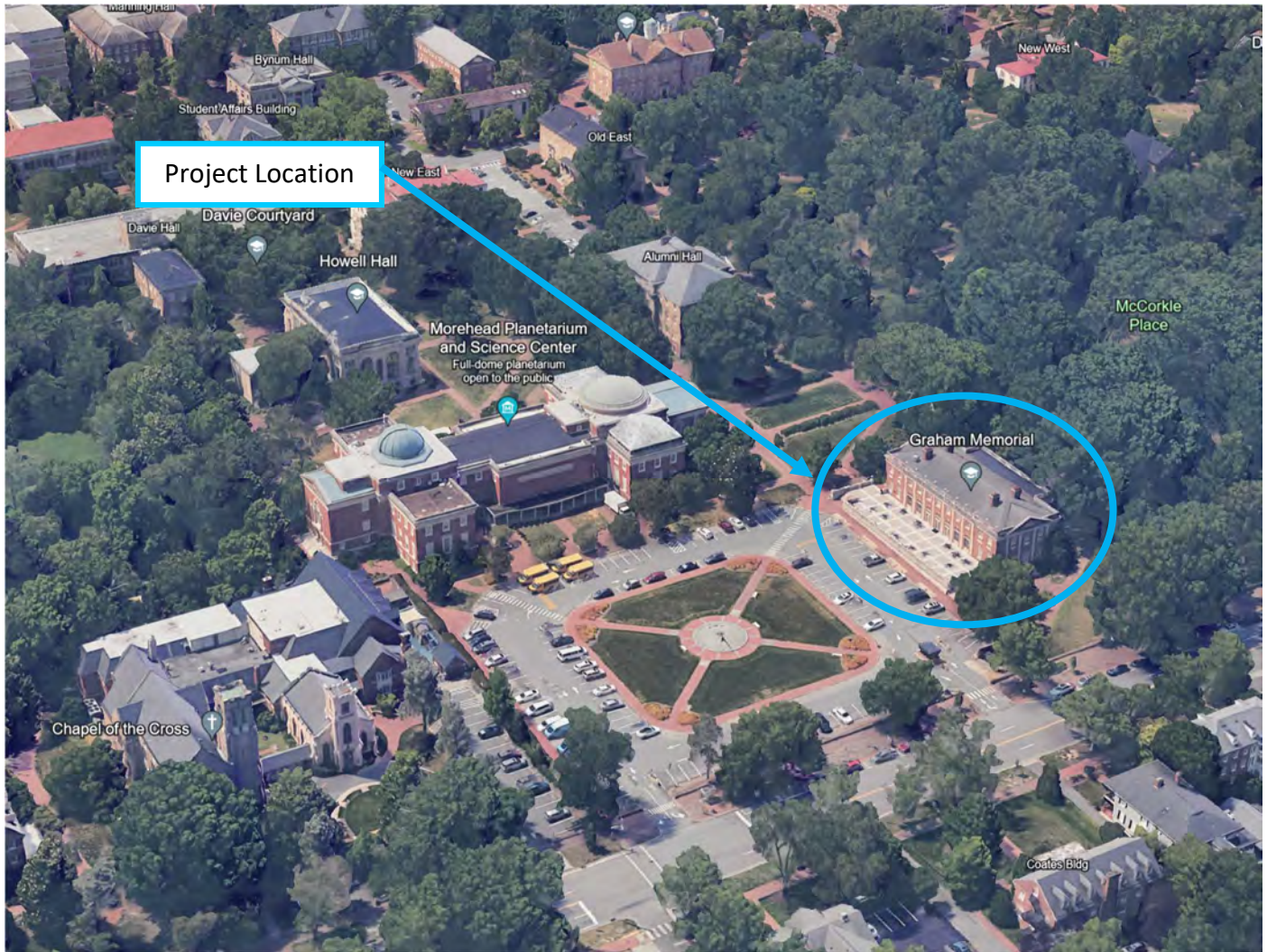


ITS Manning Building Location Map





Graham Memorial Hall Building Location Map





Art Studio Lab Building Location Map





Fordham Hall Building Location Map

