### DESIGN-BUILD REQUEST FOR QUALIFICATIONS (RFQ)

**July 29, 2024**

<table>
<thead>
<tr>
<th>Department/Agency</th>
<th>The University of North Carolina at Chapel Hill</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Title</strong></td>
<td>Columbia Street Steam Tunnel Replacement – Science Complex to MacNider</td>
</tr>
<tr>
<td><strong>Scope of Work</strong></td>
<td>Per NC Statute 143-128.1A Design-Build Contracts, The University of North Carolina at Chapel Hill is soliciting submittals from firms interested in providing Design-Build services for the following described project:</td>
</tr>
</tbody>
</table>

**Project Description:**

The University of North Carolina at Chapel Hill faces an urgent need to install approximately 1,500 feet of steam tunnel replacing approximately 3,000 feet of adjoining tunnels running parallel to South Columbia Street in Chapel Hill, NC. This tunnel system, originally constructed in the 1930s and 1950s, utilized materials and quality control measures that do not meet today’s design and construction standards. These items combined with age are causing system structural issues in the existing system. Most areas have significantly degraded which prompts the need to take swift action by an experienced, equipped, and knowledgeable team ready to accomplish this project.

The existing tunnel system needs to be demolished and rebuilt while steam service to existing customers remains in-tact. The design and construction shall be installed as per the University’s Underground Steam System guidelines. Any variances shall be requested and approved by the University in writing. The specified tunnel system is comprised of a pair of twin tunnels adjoining each other and running approximately 1,500 feet between end points (3,000 feet of tunnel) with associated expansion loops and eight vaults. Vaults 059, 060, 061, and 067 have already been replaced and will be retained, but piping within will be replaced and modified as needed. Tunnel sections between vaults 061 and 067 have already been replaced and will be retained. The twin tunnel system will be replaced with a singular tunnel in the same location. This work will consist of DOT encroachment permits, traffic control, erosion control, and submittals with the State Construction Office and University stakeholders. This work will include flexibility to handle pedestrian traffic and allowing uninterrupted access for UNC and UNC Healthcare business activities.

<table>
<thead>
<tr>
<th><strong>Project Schedule (Estimated)</strong></th>
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<tbody>
<tr>
<td>Advertise RFP</td>
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</tr>
<tr>
<td>Pre-proposal Meeting</td>
<td>08/06/2024</td>
</tr>
<tr>
<td>Proposals Submission</td>
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<tr>
<td>Selection Committee’s Short List Recommendations</td>
<td>08/22/2024</td>
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<tr>
<td>Interviews</td>
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<td>Project Complete</td>
<td>May 2027</td>
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**Contact**

Michael Ambrose, AIA, NCARB

**Telephone**

215.816.8695

**Email**

michael.ambrose@fac.unc.edu
<table>
<thead>
<tr>
<th>Total Project Budget</th>
<th>$26,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source of Funds</td>
<td>Trust Funds</td>
</tr>
<tr>
<td>Approved QC-25 #</td>
<td>TBD</td>
</tr>
<tr>
<td>Publish Date</td>
<td>July 29, 2024</td>
</tr>
<tr>
<td>Closing Date</td>
<td>August 20, 2024</td>
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Submit one electronic copy to michael.ambrose@fac.unc.edu

**Michael Ambrose, AIA, NCARB**  
Architect, Capital Project Manager  
Facilities Planning and Design

**NC Licensing Statement**

In order to offer CONSTRUCTION Services (General Contracting, Electrical Contracting, Plumbing, Heating and Fire Sprinkler Contracting, or Landscape Contracting) and DESIGN Services (Architecture, Engineering, or Landscape Architecture) as part of the response to this RFQ, the proposing firms must be properly licensed to provide Construction Services and Design Services in the State of North Carolina. More information on the North Carolina state boards may be found at the following websites:

**CONSTRUCTION:**
- NC Licensing Board for General Contractors: [NC Licensing Board for General Contractors](https://nclbgc.org)
- NC State Board of Examiners of Electrical Contractors: [NC State Board of Examiners of Electrical Contractors](https://www.ncbeec.org)
- NC State Board of Examiners of Plumbing, Heating and Fire Sprinkler Contractors: [NC State Board of Examiners of Plumbing, Heating and Fire Sprinkler Contractors](https://www.nclicensing.org)
- NC Landscape Contractors’ Licensing Board: [NC Landscape Contractors’ Licensing Board](https://nclclb.com)

**DESIGN:**
- NC Board of Architecture & Interior Designers: [NC Board of Architecture & Interior Designers](http://www.ncbarch.org)
- NC Board of Examiners for Engineers and Surveyors: [NC Board of Examiners for Engineers and Surveyors](http://www.ncbles.org)
- NC Board of Landscape Architects: [NC Board of Landscape Architects](http://www.ncbola.org)
I. SCOPE
The existing tunnel system needs to be demolished and rebuilt while steam service to existing customers remains intact. The design and construction shall be installed as per the University’s Underground Steam System guidelines. Any variances shall be requested and approved by the University in writing. The specified tunnel system is comprised of a pair of twin tunnels adjoining each other and running approximately 1,500 feet between end points (3,000 feet of tunnel) with associated expansion loops and eight vaults. Vaults 059, 060, 061, and 067 have already been replaced and will be retained, but piping within will be replaced and modified as needed. Tunnel sections between vaults 061 and 067 have already been replaced and will be retained. The twin tunnel system will be replaced with a singular tunnel in the same location. This work will consist of DOT encroachment permits, traffic control, erosion control, and submittals with the State Construction Office and University stakeholders. This work will include flexibility to handle pedestrian traffic and allowing uninterrupted access for UNC and UNC Healthcare business activities.

The contract will be administered in phases. The design portion fee will be negotiated after selection. As the design proceeds, the design build team will continually develop and revise the estimated project cost using an open book methodology that is highly transparent and collaborative. At the end of the design process, the design build team shall develop a guaranteed maximum price, which will include all costs plus design build team’s profit, overhead costs, and contingency.

II. SCHEDULE

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III. HUB PARTICIPATION
The State of North Carolina has a goal of ten percent participation by minority owned contractors, sub-contractors and/or material suppliers on all construction projects. The design-build firm selected for this project will make a good faith effort to seek inclusion of minority owned businesses in the execution of this project.

IV. RFQ INFORMATION PACKAGE RESPONSE
Pre-proposal meeting is August 6, 2024 at 12:30 PM in the Giles Horney Building Magnolia Conference Room (room 100A), 103 Airport Dr., Chapel Hill, NC. The pre-proposal meeting is not mandatory. Please inform the PM, Michael Ambrose, (michael.ambrose@fac.unc.edu) if you will be attending and how many will attend.

All proposals are due on August 20, 2024 via email no later than 5:00 PM EST. A Selection Committee, consisting of staff members from the Energy Services and Facilities Planning and Design will convene on August 22 to discuss the Design-Build Teams’ proposals. The Selection Committee will then select and contact the design-build teams to shortlist for the interview.

Design-Builder Interviews are scheduled for August 29, 2024. The format of the interview will consist of a 30-minute presentation by the Design-Build Team that is followed by a 10 to 15 minute question and answer session. 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-Build Team. This list will be presented to the UNC Chapel Hill Board of Trustees on September 19, 2024 for approval.
Qualification Submittal:
Submittals should include information addressing:
• the STATE BUILDING COMMISSION - SELECTION CRITERIA for DESIGN-BUILD provided below
• all items of the attached Qualifications Questionnaire for Design-Build Team
• the attached Verification document

In the interest of cost-savings to the Design-Builders, consistency of the submittals and more efficient use of time by
the selection committee, the qualifications information package should be 8-1/2" x11" pages. The qualifications
information package should not exceed forty (40) pages not including the cover. An electronic copy (.PDF) via email is
requested.

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

Please contact only the Facilities Planning and Design project manager for any matters related to this submittal. No
other University staff including Energy Services, The University’s Board of Trustees, or any university officials are to be
contacted. Responses will be issued to all interested parties. All questions and project submittals are to be directed to:

Michael Ambrose, AIA, NCARB
UNC Chapel Hill - Facilities Planning & Design
103 Airport Dr. | Campus Box 1090
Chapel Hill, NC 27599
mobile: (215) 816-8695
Email: michael.ambrose@fac.unc.edu

V. SELECTION
The design-builder shall be selected in accordance with G.S. 143-64.31, taking into consideration the information
expressed by the design-builder in the RFQ package, in compliance with State Building Commission selection criteria
followed by the UNC System.

VI. STATE BUILDING COMMISSION - SELECTION CRITERIA for DESIGN-BUILD:
In selecting the Design-Builder, the selection committee should take into consideration qualification information
expressed by the Design-Builder in a package that includes the following:

1. Profile of each key firm on the team (design-builder, contractor(s), designer(s), etc.). Include firm history,
ownership, description of services, location, staff size and record of successfully completed projects without major
legal or technical problems.

2. Resume of each key personnel represented on the team (design-builder, contractor(s), designer(s), etc.). Identify
licenses (with numbers) and qualifications.

3. Examples of experience in each of these areas:
   a. Projects with scope similar to proposed project, successfully completed by team members (firms and/or
      personnel).
   b. Design-Build projects successfully delivered by team members (firms and/or personnel).
   c. Collaboration between team members (firm and/or personnel).

4. Examples of recent experience with estimating project cost. Include examples of design-build projects with
comparison between initial design-build estimate and final cost.

5. Examples of recent experience with adhering to project schedules. Include examples of design-build projects with
comparison between initial schedule and final delivery date.
6. Understanding of the project location as exhibited by past experience in the geographic area and/or with the client. Indicate team’s proximity to the project area.

7. Quantifiable description of current workload and available resources to successfully complete this project.

8. Description, with examples if applicable, of process for successfully delivering this proposed project. Address each phase of project (design, pre-construction and construction). Include explanation of project team selection; practices and procedures to ensure quality; and other factors that may be applicable. The following project team selection options are permitted. The governmental entity may specify which option shall be used. If the governmental entity does not specify, the project team selection shall consist of either of the following:
   a. A list of the licensed contractors, licensed subcontractors, and licensed design professionals whom the design-builder proposes to use for the project’s design and construction. If this project team selection option is used, the design-builder may self-perform some or all of the work with employees of the design-builder and, without bidding, also enter into negotiated subcontracts to perform some or all of the work with subcontractors, including, but not exclusively with, those identified in the list. In submitting its list, the design-builder may, but is not required to, include one or more unlicensed subcontractors the design-builder proposes to use. If this project team selection option is used, the design-builder may, at its election and with or without the use of negotiated subcontracts, accept bids for the selection of one or more of its first-tier subcontractors.
   b. A list of the licensed contractors and design professionals whom the design-builder proposes to use for the project's design and construction and an outline of the strategy the design-builder plans to use for open subcontractor selection based upon the provisions of Article 8 of Chapter 143 of the General Statutes. If this project team selection option is used, the design-builder may also self-perform some of the work with employees of the design-builder, but shall not enter into negotiated contracts with first-tier subcontractors.

9. Certifications:
   a. A letter, dated within the last 30 days, from your surety company, signed by their Attorney in Fact, verifying their willingness to issue sufficient payment and performance bonds for this project, on behalf of your firms or its agent licensed to do business in North Carolina, and verifying your company’s capability and capacity based on your current value of work. Surety company bond rating shall be rated “A” or better under the A.M. Best Rating system or The Federal Treasury List.
   b. HUB Participation: Describe the program (plan) that your company has developed to encourage participation by HUB firms to meet or exceed the goals set by North Carolina General Statute 143-128.2. Please explain how the firm will address minority participation in the management levels of the company. Include a HUB plan in the proposal. Provide documentation of HUB participation that the firm achieved over the past three (3) years on both public and private construction projects. Outline specific outreach efforts that your firm will take to notify HUB firms of opportunities for participation. Indicate the minority participation goal that you expect to achieve on the project.
   c. Written certification by the design-builder that each licensed design professional included as part of the team was selected based solely on qualifications without regard to fee. Include evidence that a qualifications-based selection (QBS) process was utilized.

10. Additional information as requested by the Owner or deemed appropriate by the Design-Builder.

SEE ATTACHMENTS ON FOLLOWING PAGES.
Project Site:
The project site starts on the east side of South Columbia Street, connection to the main campus steam artery at vault 071 northwest of the Naval Armory, to points south at vault 059 east of MacNider Hall.
STATE OF NORTH CAROLINA

Qualifications Questionnaire for Design-Build Team

Due Date: August 20, 2024 – No later than 5:00PM

Submitted via email to:

Michael Ambrose, AIA, NCARB
UNC Chapel Hill - Facilities Planning & Design
103 Airport Dr. | Campus Box 1090
Chapel Hill, NC 27599
mobile: (215) 816-8695
Email: michael.ambrose@fac.unc.edu

Project Title: Columbia Street Steam Tunnel Replacement – Science Complex to MacNider

Proposer’s Name and Principal Office serving this project:

(Include Company Name and address along with the name of the contact person with telephone number and e-mail address)

Profile of Proposer:

A. Give corporate history of the company including organizational structure, years in business and evidence of authority to do business in North Carolina.

B. Provide annual workload for each of the last five (5) years; number of projects, type of construction delivery and total dollar value for each project.

C. List projects for which the company is currently committed including name & location of each project, time frame to complete & dollar volume of each project.

D. Financials – Attach latest balance sheet and income statement if available, based on company type. Audited statements preferred. If not available, attach a copy of the latest annual renewal submission to the relevant licensing board. Indicate Dunn & Bradstreet rating if one exists. (Firms must submit financial data and may clearly indicate a request for confidentiality to avoid this item becoming part of a public record.)

E. Attach letter from Surety Company or its agent licensed to do business in North Carolina verifying proposer’s capability of providing adequate performance and payment bonds for this project.

F. List all construction projects performed by the proposer for agencies and institutions of the State of North Carolina during the past 10 years
G. Litigation/Claims. If yes to any of the questions below, list the project(s), dollar value, contact information for owner and designer and provide a full explanation with relevant documentation.
1. Has your company ever failed to complete work awarded to it? ___Yes ___No
2. Has your company ever failed to substantially complete a project in a timely manner (i.e. more than 20% beyond the original contracted, scheduled completion date)? ___Yes ___No
3. Has your company filed any claims with the North Carolina State Construction Office within the last five years? ___Yes ___No
4. Has your company been involved in any suits or arbitration within the last five years? ___Yes ___No
5. Are there currently any judgments, claims, arbitration proceedings or suits pending or outstanding against your company, its officers, owners, or agents? ___Yes ___No
6. Has your present company, its officers, owners, or agents ever been convicted of charges relating to conflicts of interest, bribery, or bid-rigging? ___Yes ___No
7. Has your present company, its officers, owners, or agents ever been barred from bidding public work in North Carolina? ___Yes ___No

Project Experience:
A. List three projects of similar size, scope and complexity performed by the design build proposer using the design build delivery method.
B. For each of the three projects, include specific details on the extent to which design, pre-construction & construction phase services were provided.
C. For each of the three projects above, compare the number of days in the original schedule with the number of days taken for actual completion. Provide original baseline and final bar chart schedule for each project.
D. For each of the three projects listed above, attach project owner references including the name, address, telephone and fax numbers, and e-mail address of the project owner representative.

Key Personnel/Firms:
A. Provide explanation of project team firms and key personnel selection. This shall consist of at least a minimum of either:
   1. A list of the licensed contractors, licensed subcontractors, and licensed design professionals who the design-builder proposes to use for the project's design and construction, or
   2. An outline of the strategy the design-builder plans to use for open contractor and subcontractor selection based upon the provisions of Article 8 of Chapter 143 of the General Statutes.
B. List of key personnel who will be assigned to the project. Attach sworn statement that the above persons will be exclusively assigned to this project for its duration.
C. For each firm and/or person listed above, list what aspects of design, pre-construction or construction the person will handle. For those firms/persons who will divide their time between design, pre-construction and construction phases, indicate what percentage of their time will be devoted to each phase.
D. For each firm/person listed in response to A & B above, list his/her experience with firm, other prior and relevant experience with projects of similar size and scope in construction/design, and the person’s location. Attach the resumes and references for each person listed.
E. Attach project organizational chart indicating the placement of each of the firms/persons listed in response to A & B above.
Project Planning:
A. Provide a brief, overall description of how the project will be organized and managed, and how the
services will be performed in both Design, Pre-Construction and Construction Phases. Project planning that
offers the same project manager for pre-construction and construction phases shall be given preference.
   a. Planning
   b. Design
   c. Value Engineering
   d. Constructability Issues
   e. Cost Model/Estimates
   f. Project Tracking/Reporting
   g. Request for Information (RFI) and Shop Drawings
   h. Quality Control
   i. Schedule and Staffing Plan
   j. Inspections
B. Minority Participation: Describe the program (plan) that your company has developed to encourage
participation by Minority and other HUB firms to meet or exceed the goals set by North Carolina General
Statute 143-128.2. Attach a copy of that plan to this proposal. Provide documentation of the Minority and
other HUB participation that you have achieved over the past two years on both public and private
construction projects. Outline specific efforts that your company takes to notify Minority and other HUB
firms of opportunities for participation. Indicate the minority participation goal that you expect to achieve on
this project.

This the_____ day of______________, 20__________

**COMPANY NAME**

By: ______________________________

Title:____________________________

Attest:

______________________________   (Corporate Seal)
VERIFICATION

I HEREBY CERTIFY THAT THE RESPONSES OF ________________________________
ARE CORRECT AND TRUTHFUL TO THE BEST OF MY KNOWLEDGE AND FOR
THOSE RESPONSES GIVEN WHICH ARE BASED ON INFORMATION AND BELIEF, THOSE
RESPONSES ARE TRUE AND CORRECT BASED ON MY PRESENT BELIEF AND
INFORMATION.

This the _______ day of __________________, 20_____

**COMPANY NAME**

By: ________________________________

(Corporate Seal)

President

Attested: ________________________________

Secretary

STATE OF __________________________
COUNTY OF _______________________

I, _________________________________, a Notary Public in and for the County and State aforesaid, hereby
certify that ______________________________ personally came before me this day and acknowledged
that he/she is secretary of _______________________ and that by authority duly given and as the act of the
corporation, the foregoing instrument was signed in its name by its president, sealed with its corporate
seal, and attested by him/herself as is secretary.

Witness my hand and official seal, this the ______day of _____________, 20__________.

Official Signature of Notary

______________________________, Notary Public

Notary’s Printed or Typed Name

My Commission Expires: