The University of North Carolina at Greensboro – New Nursing & Instructional Building and South Chiller Plant

Building Systems Commissioning

Information for Letters of Interest

September 7, 2016

General:

The University of North Carolina at Greensboro is seeking letters of interest from qualified professionals for a third-party commissioning team for a new Nursing and Instructional Building as well as a separate new South Chiller Plant. The selected team will work closely with the architects, their consulting engineers, and the CM at Risk firm to deliver fully commissioned buildings that provide optimum energy efficiency, indoor air quality, occupant comfort and minimal operation and maintenance costs.

Project Scope:

The project includes the demolition of the existing McIver Building and the construction of an approximately 180,000 GSF new Nursing and Instructional Building consisting of laboratory and support space, academic teaching facilities, and offices. The building will be designed for maximum flexibility for rapidly changing academic programs. The project also includes a stand-alone chiller plant with an initial build out of 2,000 tons with future expansion capabilities to an ultimate capacity of 7,500 tons.

Services Required:

Third-party commissioning will include, at a minimum, those services required to comply with North Carolina Senate Bills 668 and 1946 and Fundamental and Enhanced Commissioning requirements as defined in the USGBC LEED 2009 Rating System. The level of commissioning services will be determined jointly by the Owner and Design Team early in the design phase (and may include additional commissioning services or systems as determined by the Owner and Design Team). The commissioning agent is expected to be involved in all design phases, the construction phase, and occupancy/operations phases of the project. Building systems to be commissioned include, but are not limited to, mechanical, electrical and plumbing systems. Building systems for this project will meet the USGBC LEED 2009 Rating System requirements for the minimum level of “Silver Certification” while striving to achieve the highest possible level within the budget. Services are also to include the development and implementation of an energy measurement and verification plan to comply with LEED v. 2009, IPMVP volume III, April 2003 and NC State Construction Manual.

Project Budget:

The total project budget including professional services, owner’s pre-construction expenses, construction costs and contingency is $105,000,000.
Project Site:

The project site for the Nursing and Instructional Building is located where the existing McIver Building sits at the end of Walker Ave on The University of North Carolina at Greensboro campus. The project site for the South Chiller Plant is located at the northeast corner of the intersection of Oakland Ave and Forest Street on the campus.

For additional information please reference: http://facdc.uncg.edu/nursing/

Proposed Project Schedule:

**Nursing and Instructional Building**
- Start of Design: November 2016
- Completion of Design: March 2018
- Notice to Proceed: May 2018
- Completion of Construction: May 2020
- Occupancy: May 2020

**South Chiller Plant**
- Start of Design: November 2016
- Completion of Design: October 2017
- Notice to Proceed: February 2018
- Completion of Construction: March 2019
- Occupancy: March 2019

Design and Construction Process:

Design and construction will follow the **North Carolina State Construction Office Manual of procedures and guidelines**. The buildings will be designed and constructed as LEED certified buildings. The intended method of delivery for construction will follow the North Carolina State Construction Office procedures for a Construction Manager at Risk. Interested design firms should have extensive experience in the design and construction of Nursing, Laboratory, and Chiller Plant facilities for higher education, the LEED certification process and the North Carolina Construction Manager at Risk (CMR) delivery process.

**The CxA must be a registered engineering firm in the State of North Carolina.**

Building Information Modeling (BIM) shall be used on this project. The design team shall provide to the CMR a computer-based BIM model for the CMR to develop further and use to facilitate construction.
Pre-submittal Meeting:

There will be no pre-submittal site visit for this solicitation.

Submittal Requirements:

Responses should be no more than fifteen (15) sheets of paper (double sided), excluding SF 330 form. Submit one (1) hard copy and one (1) digital copy (CD, DVD, thumb-drive) of the response in the following format:

Tab 1: Completed Information Sheet
Tab 2: Letter of Interest (Cover Letter)
Tab 3: Project Team and Organization Chart
  a) Adequate staff and proposed design or consultant team, their relevant project experience.
Tab 4: Relevant Experience & Other Important Factors
  a) Specialized or appropriate expertise in the type of project
  b) Past performance on five (5) similar projects (with an emphasis on university Nursing, Laboratory, and Chiller Plant facilities)
  c) Current workload and State projects awarded
  d) Proposed approach to the commissioning process
  e) Recent experience with project costs and schedules
  f) Proximity to and familiarity with the area where project is located
  g) Record of successfully completed projects without major legal or technical problems
  h) Energy Conservation/LEED Experience and State of North Carolina Commissioning Experience
Tab 5: Minority Business Participation Plan
Tab 6: Current SF 330

Selection Process:

The Pre-selection Committee will review the responses and develop a list of short listed firms to be interviewed from the qualified submissions received.

Letters of Interest Due: 4:00 PM, October 7, 2016

All Questions and Letters of Interest are to be directed to:

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