

# Cone HVAC Modernization



Thursday, September 1, 2016

Pre-Proposal Conference

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# Meeting Agenda

Part I: General

Part II: Submittal

Part III: Project Overview

Part IV: Questions



# General

- Welcome
- Introductions
- **Questions:** [llanier@uncc.edu](mailto:llanier@uncc.edu)
- **Updates:** [facilities.uncc.edu/advertisements](https://facilities.uncc.edu/advertisements)
- Last date to submit questions is September 6<sup>th</sup> at noon
- Final Addendum posted on September 6<sup>th</sup> by 5:00 pm
- HUB & Small Business Enterprise are not considerations for designer selection



# Meeting Agenda

## II. Submittal

- Schedule
- Format
- Organization
- Selection Criteria



# Submittal

## Schedule

- Proposal Due Date September 13<sup>th</sup> at **2:00 PM**
- Shortlisting to be complete by mid to late September
- Interviews with selected firms will be held late September
- Projected Notice to Proceed Date early October
- Complete Construction Documents for bidding by May 2017
- Designer's Notice to Proceed to the contractor anticipated to be issued in August 2017



# Submittal

## Format

- No larger than 12 ½” in height x 9 ½” in width
- Provide five (5) printed copies & one (1) digital copy
- 40 page limit (20 double sided pages)
  - Page limit includes all printed pages, but not covers, tabs, clear covers, blank pages, cardstock backs, etc.
  - Page count will be derived from digital copy, so omit all blank pages from the digital version



# Submittal

## Organization

- Provide Information in the following Order:
  - A. Required Submittal Cover Sheet
  - B. Designer's Supplemental Information Form (or Designer's Staffing Information Form)
  - C. Cover letter (optional)
  - D. SF330 Part I & II (Make sure to fully complete and submit both parts!)

NOTE: PLEASE USE **BOLD FONT** FOR ALL **PROJECT COSTS**!
  - E. Supplemental Information organized into ten (10) categories with subheadings matching the following ten (10) Designer Selection Criteria



# Submittal

## Selection Criteria

- Submittals must clearly provide information for each category below utilizing the numbering system and categories for the submittal subtitles.
  - (1) Specialized or appropriate expertise in this type of project.
  - (2) Past performance on similar projects.
  - (3) Adequate staff and proposed design or 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) Other factors that may be appropriate for the project.





# Meeting Agenda

## **III. Project Overview**

- Budget
- Intent
- General Information
- Key Challenges



# Project Overview

## Budget

- Total Budget: \$1.6M including soft costs:  
This includes Design, Design fees, Equipment, Construction, & Controls integration improvements.

## Intent

- Design and construction of HVAC upgrade to the Cone Center. The project will include replacement of (2) air handling units and (2) cooling towers, as well as all associated systems, such as VAV terminal reheat units and piping, and upgrading the pneumatic controls to DDC with integration into the campus BAS.



# Project Overview

## General Information: Cone HVAC Modernization

- Full design services for combined Schematic Design/Design Development, Construction Documents, Bidding, Construction Administration, and Project Closeout. Considerations are to include:

- Replace AHU 4 and 5 (1976 addition);

- Replace pneumatic control valves and dampers with electronic actuators;

- Replace or upgrade existing pneumatic control terminal boxes;

- Replace all associated piping in Air Handling Equipment Rooms;

- Clean and seal existing ductwork and replace insulation;

- Replace (1) one boiler;

- Add head pressure control to existing Carrier chiller;

- Upgrade pneumatic controls to DDC and integrate to the campus Tridium BAS;

- Sample for asbestos and remove as necessary in areas of HVAC work only;

- Replace (2) two cooling towers;

- Design to the campus Design Guidelines for Energy Conservation and Maintainability



# Project Overview

## General Information: Cone HVAC Modernization

- Simplicity of design, and economical construction
- Requires thorough coordination between the University, Designer, and Contractor in staging this work in a currently occupied and heavily utilized building.
- Scheduling, staging, and phasing will be a critical concern.



# Project Overview

## Key Challenges

- Coordination with building occupants of all work, including asbestos abatement;
- Determining demolition and construction phasing and scheduling;
- Integration into existing campus Building Automation Systems;
- Existing recirculation fan is located in a difficult position; this work will require well-prepared strategy.



# Meeting Agenda

## IV. Questions



