



The University of North Carolina at Charlotte

Facilities Planning

Facilities Management

9201 University City Blvd.

Charlotte, N.C. 28223-0001

704-687-8251

January 2, 2019

Re: **The University of North Carolina at Charlotte
Cone Sector Study Phase II**

Thank you for your interest in the subject study. This information is being provided to all firms who express an interest in the study. Limit the size of your submittal document to no greater than 12½ inches in height and 9½ inches in width, maximum **30 pages – including standard forms**. Submittals are due by 2:00 p.m., **January 18, 2019**. Do not transmit any submittal information via email.

Submittals **must** include the cover sheet, Sections I and II of the Standard Form 330, the Designer's Supplemental Information Form, along with any additional information considered appropriate. Please deliver three (3) copies of the submittal, along with **one** electronic copy in pdf format (CD, DVD, USB drive, etc. attached to a print submittal) to the attention of Kathryn Horne at the address noted above. Each hard copy should be bound together as a document and the digital submission should be assembled into a single file.

All submittals will be reviewed by the University Designer Evaluation Committee. The preliminary evaluation process will be complete in January and firms selected for telephone interviews will be notified at that time.

Please deliver all submittals at the address written above. Any questions about the study should be directed to Kathryn L. Horne at **khorne16@uncc.edu**

Sincerely,

Kathryn L. Horne, AIA

The University of North Carolina at Charlotte
Cone Sector Study Phase II
Facilities Planning
9201 University City Blvd.
Charlotte, N.C. 28223-0001
704-687-0615

GENERAL

The University of North Carolina at Charlotte is seeking professional services to perform the second phase of a study of the Cone Center Sector of campus. The selected consultant team will identify, develop, and evaluate options to modernize, renovate, and/or replace three buildings/structures including the Cone Center, the King building and the Cone parking deck. The study will also include strategies for the integration of the buildings and site of this sector of campus in consideration with the goals of the campus master plan.

BACKGROUND:

Founded in 1946, the UNC Charlotte campus sits on 1,000 wooded acres with approximately 85 buildings just 8 miles from Uptown Charlotte. It is the largest institution of higher education in the Charlotte region and with a student enrollment of approximately 29,000, the third largest of 17 constituent members of the University of North Carolina.

UNC Charlotte is a Doctoral and Research Intensive institution. UNC Charlotte's first emphasis is on teaching, followed by applied research and responsive public service.

PROJECT DESCRIPTION

The selected consultant team will identify and evaluate options to modernize, renovate, and/or replace three buildings/structures in the Cone sector of campus including the Cone Center, the King building and the Cone parking deck.

Outdoor space including the surface parking adjacent to the Cone parking deck (Lot 7), outdoor space adjacent to the Atkins Library, Reese and Belk Gym are included to provide a comprehensive sector plan for this area of campus. See the attached diagram indicating the limits of the study area.

Phase I of the study was completed in 2018 and includes:

- An update of the 2014 Cone Center Feasibility Study taking into account recent repair and renovations to the building as well as programmatic changes in the facility since 2014.

- A review of the Cone Center parking deck to consider renovation versus replacement.
- Analysis of the campus plan of this sector of campus including topography, pedestrian and vehicular access, storm water management and building location and massing.
- Assessment of the utilities in the sector to identify existing capacity and potential expansion capacity.
- Identification of potential programmatic needs that may be accommodated in the buildings.
- Identification of the needs of Dining Services and Parking and Transportation Services in this sector of campus.

Changing university priorities necessitate a comprehensive, integrated planning approach to support the University's vision and programmatic needs. The study will respond to the following drivers:

- Accommodating program growth and current needs: Originally constructed in 1963 as the campus student center, the Cone Center of the future will co-locate programs and services to support students. Identifying what can and cannot be accommodated in Cone Center and King building is a critical part of the study.
- Addressing deferred maintenance and/or replacement needs: Cone Center, King building and Cone parking deck have significant repair and renovation needs; providing information to inform decisions about replacement versus renovation is a key goal of the study.
- Providing a sector plan that reinforces the goals of the campus master plan, strengthens connections between buildings and reinforces the campus identity and aesthetic.
- Phasing and implementation of the plan to align with anticipated funding.

SCOPE OF SERVICES

The scope of this study is not to reinvent work done previously, but to incorporate pertinent information from prior studies and documents, integrate them with current needs, and look forward to the next 10-15 years. A detailed scope of work for the contract will be negotiated with the selected Consultant, and is expected to include the following:

- Weekly project coordination reviews with the consultant key personnel to assess progress, review preliminary content in development, and provide guidance. These meetings may be held via conference call, webex or in person.
- Interactive work sessions with the Advisory Group and key stakeholder groups, to be determined by the university and the consultant. Materials should be sent in advance of the work sessions for the Advisory Group to review.
- Meeting notes for all meetings held during the work sessions.
- Review of the existing condition assessment and analysis completed in Cone Center

Sector Study Phase I.

- Development of an integrated planning framework for buildings and site, including: capacity and potential scenarios for building renovation, replacement, or a combination of renovation, demolition and replacement, consideration of utilities, accessibility, and service access. The framework should identify proposed projects and improvements, and provide enough flexibility to accommodate changing conditions.
- Illustrative graphics for the options under consideration. At a minimum, this includes illustrative floor plans.
- An illustrative landscape/site plan for the sector, focusing on the area delineated in the attached illustration.
- Presentation of the project to the Advisory Committee and to the Chancellor, including any collateral needed for this meeting.
- Cost estimates for all project(s) proposed in the sector plan, including more detail than a simple cost per square foot applied by project type.
- Phasing and implementation plan, including potential sequencing of proposed projects with consideration of enabling projects. Phasing should identify high-impact projects that can be implemented in the near term.
- Final sector plan report, including a written summary of the study approach, considerations, and options. The structure and content will be determined in consultation with Facilities Planning. The final report should, at a minimum, describe and illustrate the planning framework, proposed project(s) including cost, and a phasing and implementation sequence.

SUPPORTING MATERIALS:

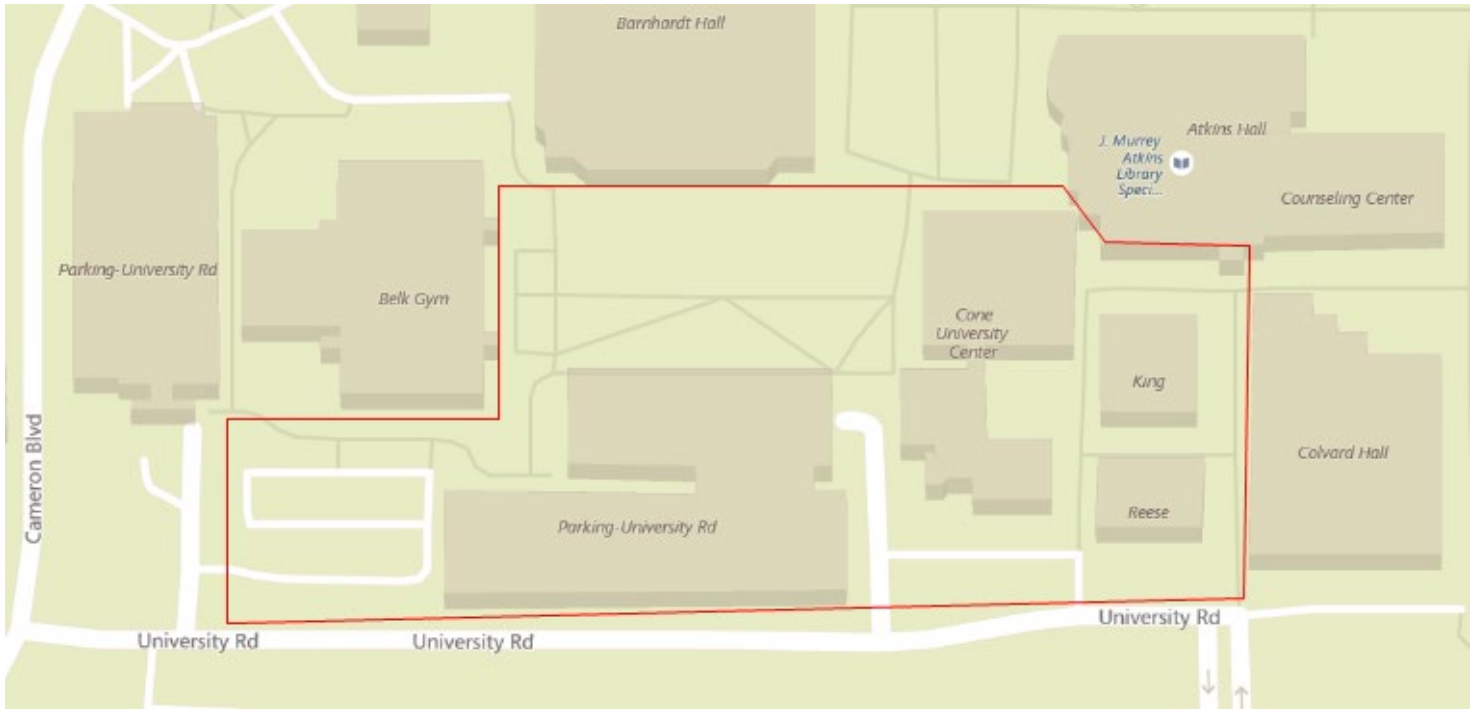
- UNC Charlotte 2010 Campus Master Plan
- Cone Center Sector Study Phase I, 2018
- FCAP Report for Cone Center, 2018
- Transit Hub Study, 2018
- Cone Center Feasibility Study Report, 2014
- FCAP Report for King Building, 2015

SCHEDULE:

The study must be complete no later than June 15, 2019.

The University of North Carolina at Charlotte
Cone Sector Study Phase II
January 2, 2019

Attachment
STUDY SITE LIMITS



This sheet is to be the cover sheet for the submittal. If the submittal is bound in a binder, this will be the top sheet visible upon opening the binder cover.

SUBMITTAL JANUARY 18, 2019

UNC CHARLOTTE CONE SECTOR STUDY PHASE II REQUEST FOR PROPOSAL

Architectural Firm

Architect of Record

Civil Engineering Firm

Civil Engineer

Structural Engineering Firm

Structural Engineer

Mechanical Engineering Firm

Mechanical Engineer

Electrical Engineering Firm

Electrical Engineer

Plumbing Engineering Firm

Plumbing Engineer

Landscape Architect Firm

Landscape Architect

*Provide information for proposed professional consultants. If a firm/consultant is not proposed, please indicate not applicable.

Cone Sector Study Phase II

Request for Proposal
UNC CHARLOTTE

Design Firm _____
Contact Name _____

CONSULTANT TEAM'S SUPPLEMENTAL INFORMATION TO BE AT FRONT OF SUBMITTAL

Instructions: Provide information listed below regarding personnel who will be assigned to this project. One person may be assigned to more than one responsibility. Make additional sheets for secondary choices if the firm has several employees who may fulfill one responsibility. In addition to this form, design firms are encouraged to submit resumes for all personnel who will work on the project. This information is important to the University and should accompany submittals. This form should be attached to your cover letter or located in the front of your submittal. **Do not alter the format of this form.**

PRINCIPAL IN CHARGE.

Name _____ Office Location (City) _____
Provide resume and list of most recent projects on which this person has participated:

| Past or Current Projects | Comp. % | Location | Responsibility |
|--------------------------|------------|----------|----------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DESIGN LEADER (The person who will be the University's contact throughout the project).

Name _____ Office Location (City) _____
Provide resume and list of most recent projects on which this person has participated:

| Past or Current Projects | Comp. % | Location | Responsibility |
|--------------------------|------------|----------|----------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

CIVIL ENGINEER

Name _____ Office Location (City) _____
Provide resume and list of most recent projects on which this person has participated:

| Most Recent NC Projects | Comp. % | Location | Responsibility |
|-------------------------|------------|----------|----------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

STRUCTURAL ENGINEER

Name _____ Office Location (City) _____
Provide resume and list of most recent projects on which this person has participated:

| Most Recent NC Projects | Comp. % | Location | Responsibility |
|-------------------------|------------|----------|----------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

LANDSCAPE ARCHITECT

Name _____ Office Location (City) _____

Provide resume and list of most recent projects on which this person has participated:

| Most Recent NC Projects | Comp. % | Location | Responsibility |
|-------------------------|---------|----------|----------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

ELECTRICAL ENGINEER

Name _____ Office Location (City) _____

Provide resume and list of most recent projects on which this person has participated:

| Most Recent NC Projects | Comp. % | Location | Responsibility |
|-------------------------|---------|----------|----------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

MECHANICAL ENGINEER

Name _____ Office Location (City) _____

Provide resume and list of most recent projects on which this person has participated:

| Most Recent NC Projects | Comp. % | Location | Responsibility |
|-------------------------|---------|----------|----------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

PLUMBING ENGINEER

Name _____ Office Location (City) _____

Provide resume and list of most recent projects on which this person has participated:

| Most Recent NC Projects | Comp. % | Location | Responsibility |
|-------------------------|---------|----------|----------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

CONSULTANT

Name _____ Office Location (City) _____

Provide resume and list of most recent projects on which this person has participated:

| Most Recent NC Projects | Comp. % | Location | Responsibility |
|-------------------------|---------|----------|----------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

*Add additional information for proposed consultants.

Submitted by _____

Signature _____