

## Designer Solicitations

### Full Details

Institution	UNC - Chapel Hill Academic Affairs
Institution URL for Additional Information about this Project (Optional)	<a href="https://facilities.unc.edu/resources/vendor-opportunities/">https://facilities.unc.edu/resources/vendor-opportunities/</a>
Project Name	New Residence Hall 1 - MEP and Building Envelope Commissioning Services
Type of Services	Commissioning
Project Manager	Quade T Gallagher
Phone Number	(984) 484-4113
Contact Email	quadeg@unc.edu
Closing Date	11/21/2025
Project Budget	\$ 101,000,000
Project Description	One-Two Sentences

Provide MEP and BE Commissioning Services for two new residence hall buildings located adjacent to the main campus. Both halls are included in this one project.

The MEP Commissioning Provider (MEP CxP) will be responsible for commissioning the mechanical, electrical, and plumbing systems to validate that the performance of these systems meet the design intent requirements for the project.

The mechanical and HVAC equipment to be commissioned will include the following.

- Four AHUs (DOAS) about 13,000 cfm each
- About 730 four pipe FCUs
- Four steam to hot water heat exchangers and associated pumps.
- Other equipment to be commissioned includes the emergency generator and related electrical components, lighting controls, plumbing fixtures and related components.

The Building Enclosure Commissioning Provider (BECxP) will contractually be under the MEP CxP and submittal information will be part of a common RFQ submittal. The BECxP commissioning services will include the following:

- Commissioning services during the design phases including drawing and specification reviews and provide the project's enclosure commissioning specifications.
- Commissioning service during the construction and acceptance phase, including on-site inspections and performance testing of the building's enclosure to verify the design intent has been met. List the proposed building enclosure testing firm to be used if testing is not done with in-house BECx testing personnel.
- Final inspection during the warranty period and provide final commissioning documentation.

The Commissioning Provider will provide complete building commissioning services to comply with the Performance standard for Sustainable, Energy-Efficient Public Buildings (Article 8C) per North Carolina GS 143 - 135.35 through .40. Scope of work includes:

- Providing and maintaining a commissioning plan and Owner's Project Requirements (OPR) throughout the project.
- Commissioning services during the various design phases including drawing and specification reviews and providing the project's commissioning specifications.
- Commissioning service during the construction phase including onsite inspections.
- Commissioning services during the project acceptance phase, including performance testing of the building's systems to verify the design intent has been met.
- Commissioning services during the occupancy and warranty period of the project, assisting in the M&V of the building's energy performance and providing a final commissioning report and manual.

All commissioning activities will need to meet the requirements of LEED Version 5.0 Eap3 Fundamental Commissioning prerequisite and EAc5 Enhanced Commissioning.

Submit Letters of Interest  
and Current SF-330 to:

(Contact Person, Name of Institution & Address)  
The University of North Carolina at Chapel Hill  
Quade T Gallagher, AIA (he/him)  
Architect, Capital Project Manager

Planning & Project Management  
Facilities Planning and Design  
[quadeg@unc.edu](mailto:quadeg@unc.edu)

**In order to offer architectural or engineering services in response to this solicitation, the proposer must be licensed in the State of North Carolina.**