

Designer Solicitations

Full Details

Institution	UNC - Chapel Hill Academic Affairs
Institution URL for Additional Information about this Project (Optional)	https://facilities.unc.edu/resources/vendor-opportunities/
Project Name	New Residence Hall 1 - Materials Testing Special Inspection Services
Type of Services	Described Below
Project Manager	Quade T Gallagher
Phone Number	(984) 484-4113
Contact Email	quadeg@unc.edu
Closing Date	05/19/2026
Project Budget	\$ 159,700,000
Project Description	<p>One-Two Sentences</p> <p>The project involves two (2) new 5-story residential dormitory buildings on adjacent sites, totaling approximately 174,000 GSF and 734 new beds. The West Building will be an approximately 437-bed, 104,000 GSF residence hall to be constructed on the site of the current campus tennis courts. The East Building will be an approximately 297-bed, 70,000 GSF residence hall on the site of the existing Jackson Hall. Jackson Hall is an existing building occupying approximately 14,000 square feet on the campus, and its removal and demolition entails the termination of existing utilities.</p> <p>Amenities for this new development will include a centralized package center and various enclosed residential community event spaces. The new construction will be Type II-B construction with steel structure over concrete foundations, concrete shear walls, elevated composite floor deck, and exterior CFMF bearing walls. Exterior building materials include brick veneer, storefront, curtainwall, and metal panels.</p> <p>The delivery method for the project is Construction Manager at Risk (CMAR). The construction contract has been awarded to LeChase Construction. The Design Team consists of Clark Nexsen (Arch/MEP), IMEG - Lynch Mykins (Structural), McAdams (Civil), and Surface 678 (L. Arch).</p> <p>Project will be constructed in the following Work Phases:</p> <ul style="list-style-type: none"> - Demolition of Jackson Hall - Documented in Demolition section of the contract documents, June 2026-October 2026 - Early site enablement - Documented in Volume I of the contract documents, occurring from July 2026-March 2028 - East and West Buildings and associated site work - Documented in Volume II of the contract documents, occurring

December 2026-July 2028

The Materials Testing and Special Inspections Provider will be responsible for Providing Special Inspections required per the North Carolina State Building Code and as listed in the Statement and Schedule of Special Inspections for:

- Soils
- Site retaining walls exceeding 5 feet tall
- Concrete Construction
- Masonry Construction
- Structural steel and high strength bolting
- Welding of structural steel, cold-formed steel framing & deck
- Additionally required, will be all associated Laboratory Testing and Materials Testing field services noted in the Project Specifications, including but not limited to, earthwork/grading, soils compaction, site concrete, and asphalt testing.

Experience and Qualifications:

The University expects the Materials Testing and Special Inspections Provider to have demonstrated experience in providing services on similar, large higher education buildings. The Provider must have the following experience and qualifications:

- A. At least five similar projects.
- B. Proposed Team and/or Teaming Partners who will be performing the work must have extensive inspections experience and understanding of the design intent of the proposed structural system.
- C. A minimum of five years field experience is required, and field personnel must be appropriately certified for each inspection type.
- D. Demonstrated experience working with and alongside the Design Team members on prior similar projects is a plus.
- E. The proposer must be licensed as an engineer or architect in the state of North Carolina.
- F. Special Inspectors performing the required testing and inspecting shall meet the requirements in specification 014100 - Special Inspections.

Submit Letters of Interest and Current SF-330 to:

(Contact Person, Name of Institution & Address)
Only electronic submissions of Letters of Interest via email will be accepted.

Please submit Letters of Interest to:

The University of North Carolina at Chapel Hill
Quade T Gallagher (he/him)
Facilities Planning & Design, Capital Project Management

Architect, Senior Capital Project Manager
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.