The University of Virginia (University or UVA) invites highly qualified architectural consulting firms to submit a Letter of Interest/ Statement of Qualifications and associated supporting materials for consideration in the selection of a team to provide programming, architectural, museum, and performing arts venue design, and engineering services for the construction of the University’s Center for the Arts, in accordance with the latest version of the UVA Higher Education Capital Outlay Manual (HECOM).

**Purpose and Background**

The building will be located at the intersection of Emmet Street and Ivy Road, within the Ivy Corridor precinct at the geographical center of the University. The area is currently being redeveloped in line with the President’s Emmet Ivy Task Force report available [here](https://officearchitect.virginia.edu/sites/officearchitect/files/2020-12/EmmetIvyTaskForceReport%20%281%29.pdf). The report recommended that the corridor be developed around three main themes aligned with UVA’s aspirations and strengths: Creativity, Discovery, and Democracy. The task force focused on the relationships between the activities, users, and programs that will foster proximate and overlapping synergistic programs creating a nexus of high-energy activity and interaction. The recommendations seek to create a university model for working across disciplines, departments, and schools that increases meaningful engagement between students, faculty, and staff and with our neighbors, community, and visitors.

**The Opportunity**

Emmet-Ivy Corridor as our Open Grounds, focusing on the intersections between art and science, scholarship and practice, technology, and policy.

1. Recognize this site’s location, adjacencies, and size, as well as this moment in the University’s history as a rare alignment of ambitious aspirations and centrally located land availability.
2. Create a physical and conceptual institutional space, outside of the traditional structures of governance, which connects across the schools around shared tools, themes, and passions.
3. Shape the university’s future with new programs as well as adjacencies, proximities, and interconnections that will enhance our campus living and learning culture.
4. Offer a physical expression, and immersive experience, of the university’s global identity as a forward-looking institution at the leading edge of design, innovation, experimentation, and impact.
5. Make visible the University’s leadership in social, political, and environmental sustainability and resilience through the character, appearance, and performance of its buildings, public spaces, and infrastructure.

**The Project**

The University envisions a fully integrated Center for the Arts that includes a 1,200-seat academic and community (hybrid) performing arts venue, a museum that co-locates the holdings and programs of UVA’s Fralin and Kluge-Ruhe museums, and the College of Arts and Sciences music department. Joining these programs expands opportunities for students to pursue their creativity through different artistic disciplines while creating a welcoming, inviting, and inclusive arts space to connect and engage our community and visitors. Having major arts units co-located and community-facing will create an integrated and powerful University identity and user experience that will distinguish UVA from its peers.

Performing Arts Center 106,800 GSF

Music and Dance 36,800 GSF

Museums 66,560 GSF

Significant economies and benefits can be realized by combining these programs. A reduction of the total GSF of the three programs is possible with co-location, reducing duplication, and allowing the programs to share some public and service amenities. The Museums and Music would have access to assembly spaces and amenities at the Hotel and Conference Center, the Karsh Institute, and the Performing Arts Center, which would increase space utilization and bring traffic to the area. The programming and facilities available at the Performing Arts Center (PAC) complement the activities of the Music Department. The Music Department’s use of PAC rehearsal space will dramatically increase utilization. Co-locating the Fralin and the Kluge-Ruhe achieves a long-held ambition to consolidate University collections and build significant academic study and educational outreach programs.

**Criteria in Support of Strategic Plan**

This Project supports the University’s 2030 Great & Good Plan (<https://strategicplan.virginia.edu/> ) by creating a Creativity nexus by gathering and linking the visual and performing arts, actively engaging the University and the larger community, and creating a place that celebrates creativity and the arts as fundamental to the human condition, university education, and democratic society.

**Project Drivers**

Over the past 10 years, the population of Central Virginia has increased by 12% with the UVA student body steadily increasing as well. The profile of the arts and arts offerings at UVA has also expanded significantly, compounding the demand for facilities to support arts programming and curricula. Annually, over 37,000 tickets to arts events are enjoyed by UVA students, and several thousand more by alumni, faculty, and community members. Many of these events are hosted in spaces outfitted for lectures or classes, not suitable for a high-quality performing or visual arts experience. Academic arts programs need to be integrated with community-facing arts activities so that students and faculty can make effective use of the facilities we build.

The Project will bring together three of the University’s arts entities with great impact on student experience, academics, and service to the community:

* The Performing Arts Center will support both student and academic uses in its two performance halls and give the University venues for academic events as well as visiting speakers, music, and theater. The Performance Lab will provide flexible space that can support the making, exhibition, and performance of art in many forms by students and others. The University’s existing performance facilities are undersized, outdated, and scattered. A new and integrated performance center will be transformative.
* The [Department of Music](https://music.virginia.edu/) in the College of Arts and Sciences is the center of musical life at the University and a vital part of the Charlottesville community, with roughly 50 faculty and over 1,000 students from across the University taking its courses. Music offers B.A. and Ph.D. programs in performance and scholarship and produces over 200 concerts annually, attended by over 27,000 people in the University and Charlottesville communities. Programming ranges from African Music and Dance to the Baroque Ensemble to Jazz, Bluegrass, and the Interactive Computer Ensemble.
* The University’s two art museums are the [Fralin Museum of Art](https://uvafralinartmuseum.virginia.edu/) located on Central Grounds and the [Kluge-Ruhe Aboriginal Art Collection](https://kluge-ruhe.org/) located roughly 5 miles east of Grounds on Martha Jefferson Drive. The Fralin’s collection of about 14,000 objects includes European and American painting, photography, works on paper, African art, and American Indian art. The Kluge-Ruhe is the only museum outside of Australia dedicated to the exhibition and study of indigenous Australian art. Its collection includes roughly 1,900 objects including paintings, bark paintings, and sculpture. Both museums emphasize support of faculty scholarship and student engagement in their exhibition and research programs, in balance with robust programs of community-focused exhibition and K-12 education programs.

Each of these endeavors – Performance, Music, and Museums – is deeply constrained by lack of space and poor quality of space in its present setting and limited by its physical separation from other Arts units in its opportunities for cross-disciplinary collaborations. Despite these constraints, arts programming at the University is lively, high quality, and growing. It is the opportunity for even greater collaboration and distinction that drives this Project to bring all these programs and units together.

The site for the Project is the highest value, highest visibility parcel of the Emmet Ivy Corridor redevelopment area. Given the aspiration and importance of the Project’s program this is a fitting use of a prime site. But it is also a driver that the site should be developed to its highest and best use.

**Project Status**

The University’s Board of Visitors authorized the Project for planning and design as part of the 6-year Capital Plan in June 2022. The University has received a leadership gift of $50 million. Additional philanthropy, State, and University funding will be needed to fund the construction of the Center for the Arts facility. The University anticipates that programming and design will begin in the summer of 2023. The University anticipates hiring a CM at Risk for pre-construction services during the Schematic design phase.

The buildings will be in a prominent location along Emmet Street. The Emmet Ivy Task Force has already generated multiple projects in construction: the streetscape along Ivy Road, a central green featuring a designed water system, the School of Data Science, and a new University Hotel and Conference Center. The Board of Visitors recently approved a fourth project: the Karsh Institute of Democracy. The Center for the Arts will wrap the east end of the existing parking garage on the sites identified as parcels 8 and 9 as shown on the Ivy Corridor Landscape Framework Plan. This location is an important and highly visible site overlooking the pond at the corner of Emmet Street and Ivy Road. As it will be located at one of the city’s most prominent intersections, the new Center for the Arts complex will not only serve as a central point of arrival but will also boldly affirm the University’s commitment to the arts and their central place in our educational mission and vision for the future.

**Qualifications:**

The selected firm will individually or as a team have extensive experience in the planning, design, and construction of the facility types of the Project in an academic setting: performing arts centers, academic museums, academic buildings for the arts disciplines. The selected firm will have a proven history of design excellence, with a demonstrated ability to bring ideas, expertise, and imagination to a building project. In addition to architectural excellence, they and their team will provide strong leadership in visioning, planning, and programming; in site planning; and in all needed engineering and technical disciplines. The designer must be able to bring insight into every scale of design, from building detail to urban and regional context.

The team will have the proven ability to document and manage the process to deliver a project in a major university setting on an aggressive schedule and within budget. The University expects experience in obtaining LEED certification and the ability to comply with HECOM procedures.

**Selection Process Schedule:**

|  |  |
| --- | --- |
| * RFQ Advertised………… | June 20, 2023 |
| * Response Deadline……. | July 18, 2023by 4:00 pm\*\* |
| * Short List Notified………. | TBD |

***\*\* The University will not accept late submissions for any reason.***

**Submittal Requirements and Process:**

Submitted material shall be an electronic format only submission. Interested firms may send **one (1)** thumb drive containing your submittal in PDF format, OR an email containing the electronic submittal if size permits OR send a link to a file storage system. The digital copy should be **one PDF file of the entire submission**. The submittal is to include the following:

1. Letter of Interest addressed to the Screening Committee that is no longer than two (2) pages in length, and which states specifically the firm’s successful experience in planning and designing very similar facilities in campus and/or other similar settings.
2. Statement of Qualifications using the Office of Contract Administration Services (OCAS) standard form which the firm can obtain from the OCAS website at:

<https://www.fm.virginia.edu/docs/fpc/contractadmin/SOQ-form.pdf>.

The email address provided should be for the person who will receive information regarding this RFQ, no general firm or marketing emails please.

1. Representative images of the projects listed under “Recent Project Experience” in the Statement of Qualifications.
2. Standard forms AE-1 through AE-6 which are available at:

<https://dgs.virginia.gov/globalassets/business-units/bcom/documents/forms/dgs-30-004_03-19_ae_data_forms.xlsx>

If proposal is a joint venture or association or two or more firms, UVA requires forms AE-1 through AE-6 for each firm, with the proposed division of A/E services clearly indicated by firm and by individual staff members.

1. Because of the technical requirements of the building types included in this Project, submittals must identify and include the following consultants: acousticians, theater consultants, museum consultants, structural engineers, lighting designers, logistics and materials management, or state which of these services will be performed in-house. The subconsultants must be listed on the AE-1, and must also submit an AE-2, Consultant/ Other office data, AE-3, Project Staffing and Organization, AE-4 Personnel Qualifications, and AE-5, Representative Project Data. AE-6, Supplemental Information, may be submitted but is not required.
2. Current references and current contact information for each project (five-project minimum) featured in AE forms above. Include contact information for an owner’s representative, a user client, and a construction manager for each project.

There has been great interest in the Center for the Arts Project, and a record number of submittals are expected. Concise, focused proposals will be appreciated. Submittals will be evaluated based on the demonstrated significant experience of the firm and its proposed personnel with similar facilities and projects within an academic setting; the ability to meet specific project objectives, e.g., budget, schedule, quality, etc.; successful experience with HECOM; experience in design with CM/ Subcontractor participation; experience with completion of sequential trade packages for construction; and other criteria as the Screening Committee may determine. Subsequently, the shortlisted firms will receive a detailed Request for Proposal (RFP) and the University will invite them to present a more detailed response and make an oral presentation.

The University must receive the above submission materials according to the schedule above at the following address:

University of Virginia

Capital Construction & Renovations, Office of Contract Administration Services

Attention:  Bruce Jackson

1450 Leake Drive, Lower Level

Charlottesville, VA 22904

**Mailing address:**

**P.O. Box 400735**

**Charlottesville, VA 22904-4735**

**Questions: 434-924-6387or** [**brj2n@virginia.edu**](mailto:brj2n@virginia.edu)

Please do not contact the Project Manager or others at the University regarding this Project. Firms should submit all questions and correspondence regarding this procurement through Bruce Jackson in the Office of Contract Administration Services.

A copy of this Request for Qualifications is available on the Capital Construction & Renovations, Office of Contract Administration Services website at:

<https://www.fm.virginia.edu/depts/fpc/contractadmin/advertisements.html>

The University will require the successful firm to have a license to do business in Virginia and be able to demonstrate professional registration.

**eVA Business to Government Vendor Registration:**

The eVA Internet electronic procurement solution, website portal <https://www.eva.virginia.gov/>, is the Commonwealth of Virginia’s comprehensive electronic procurement system. The portal is the gateway for firms to conduct business with state agencies and public bodies. The State expects all agencies and public bodies to use eVA. The State encourages all firms desiring to provide goods and/or services in the Commonwealth to participate in the eVA Internet e-procurement solution. The University requires selected firms to register in the eVA Internet e-procurement solution prior to the University making an award.

The University will consider the firm’s past history and proposed participation by “SWaM” firms in the evaluation of proposals including Minority-Owned (M), Women-Owned (W), Micro (O), Service-Disabled Veteran (SDV), Small Business (S), Employment Service Organization (ESO), (8a), Economically Disadvantaged Woman Owned Small Business (EDWOSB), and Federal Service-Disabled Veteran (FSDV) Businesses. SWaM firms must be registered with and certified by the Department of Small Business & Supplier Diversity (SBSD) in Richmond. Assistance is available for registration. The University requires quarterly reporting of expenditures to SWaM consulting firms or suppliers used in this contract by the selected firms.