

REQUEST FOR LETTERS OF INTEREST and Statements of Qualifications

The University of Virginia, Charlottesville, invites highly qualified firms to submit Letters of Interest and Statements of Qualifications along with background information on Form HECO-16 (obtain adapted version from <http://www.fm.virginia.edu/depts/fpc/index.html>) for construction services related to the:

Brandon Avenue Green Street & Utilities Infrastructure RFP # 16-114

The University seeks to retain a Construction Manager to join our team during the design phase to provide constructability review, scheduling, cost estimating, and early bid package assistance and to provide full construction services for the University in accordance with the provisions of the University of Virginia Higher Education Capital Outlay Manual. The project consists of the construction of the Green Street along Brandon Avenue and central utilities to serve several of the future buildings along Brandon Avenue. The project will most likely be split up into two or more phases. The University has determined that Competitive Sealed Bidding is not practicable or fiscally advantageous; therefore, the contract will be awarded as a Construction Management at Risk with Design Phase Services project delivery method.

Project Overview:

The Green Street will have an urban streetscape design, with bio retention cells located in the median of the street. The central utilities that will be installed include UVA and Dominion Virginia Power electrical service, telecom, sanitary sewer and stormwater service, low-temperature hot water, chilled water, and domestic water service. Some of the existing City of Charlottesville utilities will need to be relocated and upgraded in association with this project. The existing two stormwater management facilities located on the project site will be upgraded to improve the function and aesthetics of the facilities. In addition, the southern end of Monroe Lane will be realigned to a straighter road alignment that will allow for better access to the UVA Outpatient Surgery Center (OPSC) and also allow for more green space near the South Pond.

Construction is anticipated to begin in May 2018 and we are expecting construction to last approximately one and a half to two years. Adjacent facilities will remain open throughout construction.

Submittal Information:

The University is interested in demonstrated experience in the management of similar projects within a university setting. Examples of previous work associated with this type of project is important as well as personnel who have had direct participation with these types of phased projects and experience working together on project teams. Examples of cost control, scheduling, and coordination with other adjacent projects are also important.

Where possible, all materials submitted should be fully recyclable. Submissions should be collated,

on standard letter-sized paper and preferably clipped together without binding. To conserve paper, double-sided printing is strongly encouraged.

Submittals will be evaluated and a short-list of firms selected. The selection of short-listed firms will be based on demonstrated qualifications in projects of this type, ability to meet the proposed schedules, the quality and experience of the proposed team, the firm's plan for involvement of SWaM firms, experience with the University of Virginia Capital Outlay system, project safety record (not just the firm), and other criteria as the selection committee may determine appropriate. Only firms licensed to do business in Virginia will be considered. The short-listed firms will be issued a detailed scope of work/request for proposal and invited to present a more detailed proposal and oral presentation of their qualifications and experience.

One (1) original and eleven (11) copies of the Letters of Interest/Statements of Qualifications must be submitted by close of business (**nominally 5:00 PM**) on **August 23, 2017** to the attention of:

George Cullen, Contract Administrator for Construction
Facilities Planning & Construction
Facilities Management Department
University of Virginia
1000 Ednam Center, Suite 100
Charlottesville, VA 22903

Requests for Proposals (RFPs) will be issued on or about August 28, 2017 to **short-listed firms only**. RFP responses must be received no later than close of business (**nominally 5:00 PM**) on **October 3, 2017**. A non-mandatory pre-proposal meeting, for the short-listed firms only, will be held at the University of Virginia on a date and at a location to be announced.

Selected firms will be required to register in eVA (the Governor's electronic procurement web site, www.eva.state.va.us) prior to the deadline for submission of responses to the RFP to be eligible for the award of the contract. Company's own status and/or proposed use of Small, Women-owned and Minority-owned (SWaM) firms will be considered in the evaluation of proposals. SWaM firms must be registered with the Virginia Department of Small Business and Supplier Diversity (SBSD) in Richmond for verification and consideration. Quarterly reporting of expenditures to SWaM firms will be required for the selected contractor.

Questions may be directed to George Cullen at gec2n@virginia.edu, by fax at (434) 982-5108, or by phone at (434) 982-4620.

The Rector and Visitors of The University of Virginia
By: George Cullen, Contract Administrator for Construction