

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 <https://www.fm.virginia.edu/depts/fpc/index.html>) for construction services related to the:

Brandon Avenue Upper Class Housing RFP # 16-116

The University seeks to retain a General Contractor to join our team 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 construction documents will be 100% complete. The project consists of the construction of a new Upper Class Housing building that will house approximately 326 students, and includes podium parking with approximately 137 parking spaces. The building will be located on the 600 Block of existing Brandon Avenue, adjacent to Bice House. The University has determined that Competitive Sealed Bidding is not practicable or fiscally advantageous; therefore, the contract will be awarded as a Competitive Negotiation Contractor-Fixed Price project delivery method.

Project Overview:

The building is approximately 206,700 gsf and will be six stories above grade with two levels of podium parking designed to accommodate 326 students in apartment style housing and parking for 137 vehicles. There will be some programmable space on the first floor of the building, which could include academic and multi-use spaces that will serve the Brandon Avenue district as well as others within the University community. The main entrance to the building will be accessed through a two-story portal facing Brandon Avenue. An open courtyard facing the south and west will provide outdoor spaces for socializing as well as access to landscaped areas containing terraced seating steps and walkways integrated into the existing sloped topography of the site. Storm water will be managed onsite and incorporated into the landscape. There will be ADA compliant connections between the proposed Upper Class Housing building and the existing adjacent Bice House. Vehicle access to both levels of podium parking will be by way of a new service road that will connect Brandon Avenue to an existing parking lot along the railroad right of way immediately south of the proposed building. Emergency vehicles will use this service road and existing lot for access to the east and south elevations of the building.

Construction is anticipated to begin December 2017 and be completed by July 2019.

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 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 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 thirteen (13) copies of the Letters of Interest/Statements of Qualifications must be submitted by close of business (**nominally 5:00 PM**) on **August 30, 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 September 6, 2017 to **short-listed firms only**. RFP responses must be received no later than close of business (**nominally 5:00 PM**) on **October 10, 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, or by fax at (434) 982-5108.

The Rector and Visitors of the University of Virginia

By: George Cullen, Contract Administrator for Construction