

REQUEST FOR LETTERS OF INTEREST and Statements of Qualifications

The University of Virginia on behalf of the Medical Center, 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:

Ivy Mountain Musculoskeletal Center (Ivy MMSKC) project RFP # 16-117

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 use of Building Information Modeling (BIM) and design assist by key subcontractors, may be employed on this project. 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. This method is critical because of the size and complexity of the project, along with an aggressive schedule that can only be met with early construction packages and design assist packages.

Project Overview:

This project includes a 202,000 GSF regional outpatient Musculoskeletal Center that also includes all Orthopedic clinics, a multi-disciplinary Sports Medicine Center, a Joint Replacement Center, a surgery center with associated support services, an imaging center, all Orthopedic administrative and conference services, a pharmacy, and a therapy suite. The project will also include a 350 car garage with an adjacent local utility plant. The Ivy Mountain Musculoskeletal Center (Ivy MMSKC) project will be a multi-phased project that must be substantially complete by July of 2021.

The Ivy MMSKC project will be located at 2270 Ivy Road, Charlottesville at the site of the former Kluge Children's Rehabilitation Center (KCRC). The project will take place in three phases. The first phase will be the demolition of the former KCRC and incorporation of signalization at Ivy and Stillfried Lane. The second phase will include the building of the garage, the utility plant, and major site work. The final phase will be the construction of the MSKC building itself. There may be additional early packages, which will be determined once the CM partner has joined the team.

The first phase of construction is expected to start March of 2018, with the final phase achieving Substantial Completion July of 2021.

The expectation is that this project will achieve LEED certification, with the target of achieving at least LEED Silver.

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 and scheduling 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 eleven (11) copies, plus a .pdf version, of the Letters of Interest/Statements of Qualifications must be submitted by close of business (**nominally 5:00 PM**) on **August 8, 2017** to the attention of:

William H. Martin, 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 17, 2017 to short-listed firms only**. RFP responses must be received no later than close of business (**nominally 5:00 PM**) on **September 19, 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 William Martin at whm2j@virginia.edu, or by fax at (434) 982-5108.
The Rector and Visitors of The University of Virginia
By: William H. Martin, Contract Administrator for Construction