

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:

Ivy Stacks Expansion RFP # 16-110

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 and the contract will be awarded on a Competitive Negotiation Contractor - Fixed Price basis. The project consists of doubling Ivy Stacks, an existing book storage and book processing area (head house) at 2450 Old Ivy Road. The project includes mechanical upgrades for the entire building and expansion together, and reconfiguration of the existing and expansion of the head house.

Project Overview:

The project will construct a 12,734 gsf addition to an existing book storage and head house facility. The expansion will add 11,120 gsf of book storage, and expand the head house by 1,206 gsf with another 408 gsf for mechanical expansion. The storage area is comprised of insulated tilt-up concrete panels, super-flat slab-on-grade and long span steel joists roof. The head house expansion includes demolition of existing interior and exterior walls to allow reconfiguration of the entire 2,400 gsf area. The head house construction is slab on grade, structural steel studs with stucco walls (EIFS), and steel deck on steel framing roof. MEP systems to be provided will meet archival conditions to enhance preservation of the items in storage. The project includes site improvements, utility installation, pump house relocations, and grading. UVA will provide landscaping.

Access to the site is shared by a busy University loading dock for food service, a recycling center load in/ load out area, and the University will be constructing a new office building on an adjacent parcel. The University will require infrequent access to the existing book storage at scheduled times during the project.

Construction is anticipated to begin June 2017 and be completed by March 2018.

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 projects that include tilt-up panel construction, and protection of existing facilities 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 twelve (12) copies of the Letters of Interest/Statements of Qualifications must be submitted by close of business (**nominally 5:00 PM**) on **April 4 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 April 11, 2017 to **short-listed firms only**. RFP responses must be received no later than close of business (**nominally 5:00 PM**) on **May 11, 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