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:

University Hall (U-Hall) Abatement and Demolition
RFP # 17-108

The University seeks to retain a Contractor for the abatement and demolition of University Hall, Onesty Hall, Sports Medicine and The Cage. The Contractor will provide full construction services for the University in accordance with the provisions of the University of Virginia Higher Education Capital Outlay Manual. The University has determined that Competitive Sealed Bidding is not practicable or fiscally advantageous; therefore, the contract will be competitively negotiated and awarded as a Design/Build project delivery method.

Project Overview:

The proposed project scope includes hazardous material abatement, demolition and site utility terminations for several structures within the existing athletics precinct. The project will complete the demolition and removal of these structures to prepare the site for redevelopment consistent with the vision identified in the athletics precinct master plan.

Project Site:

The project site is located within the area bound by Massie Road to the north, Copeley Road to the west, railroad tracks to the south, and Emmet Street to the east.

Adjacent building and facilities will be occupied throughout the project. The Contractor will be required to coordinate with the University to not interfere with or interrupt activities of the surrounding buildings.

Scope of Hazardous Material Abatement and Demolition:
The project includes complete demolition of (4) structures:

- U-Hall
- The Cage
- Onesty Hall
- Sports Medicine

Each of these structures, with the exception of Sports Medicine, requires asbestos abatement prior to demolition.
Each of the (4) structures will require structural demolition and removal from site. The Contractor may choose to either mechanically or explosively demolish U-Hall. All other structures shall be mechanically demolished.

Selective structural demolition will be required at the north end of U-Hall to separate the existing construction from the McCue Center. In addition, some architectural modifications will be necessary to assure exists from McCue Center are code compliant after the demolition of U-Hall.

The Contractor will be required to procure all professional services necessary to develop the Contractor’s proposed abatement and demolition plan, as well as, to complete the detailing of the new construction required at the McCue Center.

It is the University’s desire to have the site cleared and ready for redevelopment by the fall of 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 in university settings and experience working on project teams. Examples of cost control, value management, and scheduling.

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 twelve (12) copies of the Letters of Interest/Statements of Qualifications must be submitted by close of business (nominally 5:00 PM) on **August 1, 2018** 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 14, 2018 to short-listed firms only. RFP responses must be received no later than close of business (nominally 5:00 PM) on September 25, 2018. 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