# 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:

**Physics Building Renewal**

**RFP #20-104**

The University seeks to retain a Construction Manager to join our team during the Construction Document development phase to provide constructability review, phasing and scheduling scenarios, site logistics coordination, value management, early bid package assistance, full construction services for the University in accordance with the provisions of the University of Virginia Higher Education Capital Outlay Manual and RFP, and any other related services as directed by the University. The Project will correct longstanding deferred maintenance deficiencies and will renovate worn and outdated classrooms, teaching labs, research labs, fabrication shops, and student spaces to meet longstanding and projected needs for experimental and theoretical Physics. While largely an interior renovation touching approximately 107,000 SF, there is a planned single-story addition. The University has determined that Competitive Sealed Bidding is not practicable or fiscally advantageous for this complex Project; therefore, the contract will be awarded as a CM at Risk with Design Phase Services.

# Project Overview:

The Physics Department is comprised of a total of 134,748 GSF and was constructed in three phases: The original “Old Building” (96,048 SF) was built in 1954, the Connector, “Old Addition” (9,690 SF), was completed in 1980, and the “New Addition” (29,010 SF) was completed in 1993. Key programmatic functions for this building include offices, classrooms, teaching labs, fabrication space and material storage. In order to recruit and retain outstanding Physics/ STEM students and faculty, a comprehensive renovation is required that will renovate both the existing four-story 1950s building along with the two-story 1980s addition. The scope includes replacing existing mechanical systems, new electrical wiring, new plumbing, upgraded fire safety infrastructure, renewing the building's envelope and roof, and a new interior layout to meet building code, life safety, and accessibility requirements. The renovated building will provide high-quality space to serve the demands of the University's current and future instructional and research programs.

A modest, single-story addition to the 1980s wing will provide additional emergency egress from the 1954 building's lecture halls as well as add a flexible 99-seat active learning classroom. Renovations to the 1954 building's existing attic will convert that floor into new additional office and collaboration areas while also providing essential occupied swing space during the phased renovation.

Construction is anticipated to begin in fall/ winter 2021 and be completed summer 2024.

# 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 shortlist of firms selected. The selection of shortlisted 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 shortlisted 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) hardcopy original and an electronic version (e.g. thumb drive) of the Letters of Interest/ Statements of Qualifications must be submitted by close of business **(nominally 5:00 PM)** on **March 30, 2021** to the attention of:

George Cullen, Contract Administrator for Construction

Facilities Management Department – Capital Construction & Renovations

University of Virginia, One Morton Drive, Suite 301, Charlottesville, VA 22903

**Requests for Proposals (RFPs)** will be issued on or about April 9, 2021 to **shortlisted firms only**. RFP responses must be received no later than close of business **(nominally 5:00 PM)** on **May 4, 2021**. A non-mandatory preproposal conference, for the shortlisted firms only, will be held via Zoom Video Conferencing on a date and time to be determined.

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](http://www.eva.state.va.us/) [eligible for the](http://www.eva.state.va.us/) award of the contract. Company’s own status and/or proposed use of Small, Women-owned, Minority-owned, Micro, Service-Disabled Veteran, Employment Service Organization, 8(a), Economically Disadvantaged Woman-owned Small Business, and Federal Service-Disabled Veteran-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](mailto:gec2n@virginia.edu).

The Rector and Visitors of The University of Virginia

By: George Cullen, Contract Administrator for Construction