

## **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:

### **Athletics Complex Phase 3 Olympic Sports Complex RFP #21-104**

The University seeks to retain a Construction Manager to join our team during construction document development phase to provide constructability review, scheduling scenarios, 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 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 as the project delivery method.

#### **Project Overview:**

The project consists of constructing a new Olympic Sports Complex and remodeling of the existing McCue Center and a new Addition to the East of McCue. The three-story Olympic Sports Complex which will be a training and academic facility for student-athletes and home to the Center for Citizen Leaders and Sports Ethics. The proposed Olympic facility will be approximately 107,000 square feet and encompass the existing McCue Center. The McCue building is 78,374 square feet, of which roughly 48,000 square feet will be renovated and a 59,000 square feet addition will be constructed on the east side of the building. The new Olympic facility will feature a dedicated student-athlete academic center and team locker rooms for Lacrosse, Soccer, Track & Field, Rowing, and Field Hockey. It will include new locker rooms, meeting rooms, lounges, nutrition space, medicine areas for treatment and recovery, and strength and conditioning as well as academic spaces, video operations, and building support spaces. A new entry terrace along the new pedestrian promenade, revised parking, and other site improvements will be part of this project.

The project site is bound to the north by Massie Road, to the east by Emmet Street, to the south by the new Football Operations Center, and to the west by the new west McCue parking lot. The project will demolish and renovate the first floor of the existing McCue center and erect a three story, 59,000 square foot addition. The McCue renovation will also include a new roof and new HVAC systems. The full project will create a training facility for student-athletes including locker rooms, strength and conditioning spaces, nutrition spaces, team meeting spaces, sports medicine areas for treatment and recovery, as well as coaches' offices, video operations, and building support spaces. The addition will start prior to the renovation work. The new Football Operations Center will need to be complete so Football can vacate the first two floors of McCue before the renovation work can begin. The addition will be completed prior to the completion of the renovation work so that the teams can be relocated from the temporary Athletics Training Grounds. The site is currently sloped to the east and the elevation is above the east McCue parking lot. The project will be accessible

from the parking lot. Great care and coordination will be needed during construction to allow the surrounding practice facilities to stay operational as well as allow for safe passage of student athletes, coaches, and staff.

The new facility is designed to provide student-athletes with a safe and effective training environment with connections to their outdoor training fields. The proposed facility represents the third phase of redevelopment of the Athletics district master plan and will replace existing Athletics facilities that are undersized, outdated, and in need of improvements. The new Olympic Sports Complex will be a state-of-the-art, comprehensive training center that will address needs of UVA student-athletes, coaches, and administrative staff.

Construction on the addition is anticipated to begin in Q2 2023 and be completed Q2 2025. The renovation work is anticipated to begin Q2 2024 and be completed Q3 2025.



*View looking North from the new Football Operations Center.*

### **Special Considerations:**

The University is currently constructing the new Football Operations Center directly adjacent to this project. The selected CM will be required to coordinate and collaborate with the current Football Operations Center project team due to overlapping limits of construction and site access. The selected CM will be expected to work with the existing project team to create a schedule and site logistics plan that does not impact the Football Operations Center target completion date yet still maintains the desired schedule for the Olympics Sports Complex. Please include examples of similar projects where your firm had to collaborate with an adjacent and overlapping project and a different CM firm.

This solicitation may be used for additional phases of the Athletics Master Plan if funding allows including but not limited to the western portion of the pedestrian promenade.

## **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) 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 **May 10, 2022** to the attention of:

George Cullen, Contract Administrator for Construction  
Facilities Management Department – Capital Construction & Renovations  
University of Virginia, 1450 Leake Drive, Lower Level, Charlottesville, VA 22904

**Requests for Proposals (RFPs)** will be issued on or about May 17, 2022 to **short-listed firms only**. RFP responses must be received no later than close of business (**nominally 5:00 PM**) on **June 14, 2022**. A non-mandatory pre-proposal conference, for the short-listed firms only, will be held virtually on a date and time to be determined.

Selected firms will be required to register in eVA (the Governor's electronic procurement web site, <https://eva.virginia.gov>) 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, Minority-owned, Micro, Service-Disabled Veteran, Employment Service Organization, 8(a), Economically Disadvantaged Woman-owned Small Business, 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