The University of Virginia (University or UVA) invites highly qualified Architectural/Engineering (A/E)firms to submit Letters of Interest/Statements of Qualifications and associated supporting materials for consideration in the selection of a consultant team to provide programming, planning, architectural, and engineering design services for the design and construction of the Institute for Biotechnology facility at Fontaine Research Park, in accordance with the UVA Higher Education Capital Outlay Manual (HECOM).

**Purpose and Program** **Background:**

The University of Virginia has a longstanding reputation for conducting quality, fundamental biomedical research and has earned national and international acclaim for innovations in cancer, cardiovascular disease, infectious disease, bioengineering, and neurosciences. To further advance these efforts, UVA seeks to establish an Institute for Biotechnology, a state-of-the-art and first-of-its-kind translational research program in the Commonwealth that will create an environment that inspires, supports, accelerates, and promotes cutting-edge discoveries and translates these from the research laboratory to clinical care.

Establishing the UVA Institute for Biotechnology will require the design and construction of a state-of-the-art facility, as well as recruitment of new faculty researchers. The proposed approximately 350,000 GSF Institute will:

* Provide modern, flexible, modular multi-use research laboratory and laboratory support for approximately 100 - 150 primary investigators; research laboratory infrastructure will accommodate a broad range of disciplines, including neuroscience, bioengineering, medicinal chemistry, and computational research.
* Develop a cGMP/viral vector unit that will have the capacity to manufacture both cell and protein-based investigational therapies, as well as viral vectors for researchers and partnering biotechnology companies. The space should be flexible, allowing for contraction as needed for other uses or expansion.
* Expand imaging and animal research core facilities already located at Fontaine Research Park. With a direct connection to the Life Sciences Annex (LiSA), the proposed Institute for Biotechnology will access existing critical infrastructure and expand much needed animal holding and enhanced imaging.
* Provide for the possibility of additional shell space, or for an attached expansion research building at a later date
* Include technology infused colloquia and pre-function to serve as a large meeting space resource at the Fontaine Research Park.

* Provide food service facility and common space for researchers, clinicians, and students to gather and collaborate.

**Project Drivers:**

The proposed new facility will enable the University to catalyze cutting-edge research capable of creating new and innovative clinical therapies making Virginia a national leader in research discovery, translation, and clinical care by:

* Further expanding the overall research portfolio at UVA.
* Developing translational “cores” including cellular therapy, gene therapy and viral vectors, and drug delivery technologies, among others.
* Significantly enhancing UVA’s infrastructure for entrepreneurship, innovation, and translation.
* Investing in clinical trials infrastructure and new facilities.
* Recruiting new, experienced faculty and research scientists to the Commonwealth.

The ability to translate these discoveries to clinical therapies serves as an engine for regional and statewide economic growth and development. Patients with access to clinical trials benefit by receiving new, innovative therapies and the most up-to-date clinical care.

**Criteria in Support of the Strategic Plan:**

This Project is in direct support of the University’s tripartite mission of education, research, and patient care by ensuring that the UVA’s research infrastructure is updated and increased to support state-of-the-art translational research.

**Project Status:**

This Request for Qualifications follows the project approval by the UVA Board of Visitors at their June 2022 meeting.

**Project Site:**

The proposed project site for the Biotechnology Institute is located at UVA’s Fontaine Research Park (Fontaine). Fontaine is located on the southwest corner of UVA’s Grounds and includes research, clinical, and academic programs. Fontaine has been identified by two major integrated space planning efforts as the primary University site to develop translational research at a significant scale. The 2018 Fontaine Master plan identified development neighborhoods, including the research neighborhood illustrated in page 7. The proposed Biotechnology Institute will add modern laboratories and core facilities to the existing collection of ambulatory care clinics and research buildings at Fontaine. The development of a critical mass of researchers and clinicians working collaboratively and in proximity will further enhance the translational medicine presence at UVA. To maximize these opportunities, the new building will provide flexible and adaptable laboratories designed to foster interdisciplinary and collaboration research.

**Qualifications:**

The selected firm will have a proven track record of design excellence, with a demonstrated ability to bring ideas, expertise, and imagination to a complex building project. The selected A/E design team must demonstrate significant research laboratory experience, specifically with large scale interdisciplinary and translational research buildings.

The selected design firm will need to be a partner in the envisioning of this Project and bring expertise in programming, design and construction of large scale and complex projects. The selected team will also demonstrate experience in land use planning and working within a campus context.

The selected firm must also be a leader in sustainable design practices and have experience with LEED and Green laboratory standards.

As always, the ability to document and manage the process to deliver a project on an aggressive schedule and within budget is essential. The University expects experience in obtaining LEED certification and the ability to comply with HECOM procedures.

**Selection Process Schedule: (place holder dates not vetted)**

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| --- | --- |
| * RFQ Advertised………… | June 24, 2022 |
| * Response Deadline……. | July 18, 2022 by 4:00 pm\*\* |
| * Shortlist Notified………. | July 26, 2022 |
| * RFPs Issued ………….... | July28, 2022 |
| * Preproposal Site Visit…. | Aug. 10, 2022 |
| * Proposal Deadline………. | Aug. 22, 2022 by 4:00 pm\*\* |
| * Interviews………………. | Aug.29, 2022 |

***\*\* Late submissions will not be accepted for any reason.***

**Submittal Requirements and Process:**

Submitted material shall be electronic format only. Interested firms may send **one (1)** thumb drive containing your submittal in PDF format, OR an email containing the submittal if size permits OR send a link to a file storage system. The digital copy should be one pdf file of the entire submission. The submittal is to include the following:

1. Letter of Interest addressed to the Steering Committee that is no longer than two (2) pages in length, and which states specifically the firm’s successful experience in planning and designing very similar facilities in campus and/or other similar settings.
2. Statement of Qualifications using the Office of Contract Administration Services (OCAS) standard form which can be obtained from the OCAS website at:

<https://www.fm.virginia.edu/docs/fpc/contractadmin/SOQ-form.pdf>.

The email address provided should be for the person who will receive information regarding this RFQ, no general firm or marketing emails please.

1. Representative images of the projects listed under “Recent Project Experience” in the Statement of Qualifications.
2. Standard forms AE-1 through AE-6 which are available at:

<https://dgs.virginia.gov/globalassets/business-units/bcom/documents/forms/dgs-30-004_03-19_ae_data_forms.xlsx>

If proposal is a joint venture or association or two or more firms, forms AE-1 through AE-6 are required for each firm, with the proposed division of A/E services clearly indicated by firm and by individual staff members.

1. Subconsultants can be listed on the AE-1 or an AE-2 may be submitted for them, but no other AE forms should be submitted for subconsultants at this time.
2. Current references and current contact information for each project (five-project minimum) featured in AE forms above. Include contact information for an owner’s representative, a user client, and a construction manager for each project.

Submittals will be evaluated based on the demonstrated significant experience of the firm and its proposed personnel with similar facilities and major interdisciplinary and translational research centers; the ability to meet specific project objectives, e.g., budget, schedule, quality, etc.; successful experience with HECOM; experience in design with CM/ Subcontractor participation; experience with completion of sequential trade packages for construction; and other criteria as the Screening Committee may determine. Subsequently, the shortlisted firms will receive a detailed Request for Proposal (RFP) and the University will invite them to present a more detailed response and make an oral presentation.

The above submission materials must be received according to the schedule above at the following address:

**University of Virginia**

**Capital Construction & Renovations, Office of Contract Administration Services**

**Attention:  Bruce Jackson**

**1450 Leake Drive**

**Charlottesville, VA 22904**

**Mailing address:  
 P.O. Box 400735  
 Charlottesville, VA 22904-4735**

**Questions: 434-924-6387or** [**brj2n@virginia.edu**](mailto:brj2n@virginia.edu)

Please do not contact the Project Manager or others at the University regarding this Project. All questions and correspondence regarding this procurement should be made through Bruce Jackson in the Office of Contract Administration Services.

A copy of this Request for Qualifications is available on the Capital Construction & Renovations, Office of Contract Administration Services website at:

<https://www.fm.virginia.edu/depts/fpc/contractadmin/advertisements.html>

The University will require the successful firm to be licensed to do business in Virginia and able to demonstrate professional registration.

**eVA Business to Government Vendor Registration:**

The eVA Internet electronic procurement solution, web site portal <https://www.eva.virginia.gov/>, is the Commonwealth of Virginia’s comprehensive electronic procurement system. The portal is the gateway for firms to conduct business with state agencies and public bodies. The State expects all agencies and public bodies to use eVA. All firms desiring to provide goods and/or services in the Commonwealth are encouraged to participate in the eVA Internet e-procurement solution. Selected firms are required to register in the eVA Internet e-procurement solution prior to the University making an award.

The University will consider the firm’s history and proposed participation by Micro Businesses, Small Businesses, and Businesses Owned by Women, Minorities, and Service-Disabled Veterans (SWaM) firms in the evaluation of proposals. SWaM firms must be registered with and certified by the Department of Small Business & Supplier Diversity (SBSD) in Richmond. Assistance is available for registration. Quarterly reporting of expenditures to SWaM consulting firms or suppliers used in this contract will be required for the selected firms.

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