**Two Step Invitation for Bid**

**Request for Statements of Qualifications**

The University of Virginia Northern Virginia, Fairfax, Virginia, invites highly qualified firms to submit Statements of Qualifications and associated supporting materials on Form HECO-16 (obtain adapted version from <https://www.fm.virginia.edu/depts/fpc/index.html>) for construction services related to the:

**UVA | Northern Virginia Fairfax Tenant Improvements**

**BA110823**

The University seeks to retain a skilled contractor for UVA/Northern Virginia for full construction services in accordance with the provisions of the University of Virginia Higher Education Capital Outlay Manual. This procurement will be a Two Step (IFB) Invitation for Bid where the University of Virginia will pre-qualify construction firms that show workplace interiors experience in a congested commercial environment. The list of pre-qualified construction firms will receive an IFB with 100% construction documents. The contract will be awarded based on Competitive Sealed Bidding.

**Project Overview and Scope:**

UVA|Northern Virginia’s Fairfax location represents an expansion of existing and new programs for the University of Virginia. The site will be located in Fairfax, Virginia.   Programming on the site will include educational degree and nondegree education, research, and collaborative learning spaces. Given an intent to maximize access, instructional times and modes will vary to meet the needs of working learners (e.g., daytime, evenings, in-person, online, and hybrid).

With approximately 55,000 square feet of professional classrooms, large conference areas, labs, and administrative space, the Fairfax facility will serve a diverse set of audiences and educational/noneducational events.   On site I.T. will support classes and events with exceptional technology equipment, bandwidth, and service.   The facility will operate throughout the programming day, during the week and weekends.

This project is a two-floor tenant fit-out within an existing 9-floor office building owned by Inova Health System in Fairfax, Virginia. The site, composed of four connected buildings on 117 acres, was previously Exxon Mobil’s headquarters; the buildings were built in two phases, one in 1979 and the other in 1989. Inova currently occupies the top two floors of the building (Building C); Building C and the adjacent, connected buildings will remain occupied and online throughout construction. UVA will build out the lowest two occupiable floors, consisting of approximately 50,280 rentable square feet, with classrooms, offices, huddle rooms, large and small conference rooms, pre-function areas, reception area, and open work areas. Currently, these two floors are “warm shell” spaces, ready for construction. The Project shall be Leadership in Energy and Environmental Design (LEED) Certified. The Project team has set a goal of achieving LEED Silver.

Construction is anticipated to take approximately 8 months.

**Qualification Criteria:**

* Experience working with the Commonwealth of Virginia
* Experience working in an occupied building
* Experience with logistics working on a busy / congested site with minimal laydown area.
* Commercial workplace interiors experience
* Significant Fit-out project experience > 40k sf
* Significant LEED Silver project experience

**Financial Solvency:**

* Evidence of Bonding capacity

**Submittal Information:**

The owner is interested in demonstrated experience in similar projects. Examples of previous work associated with this type of project is 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 to pre-qualify firms. The selection of pre-qualified firms will be based on demonstrated qualifications in projects of a similar type, firms that show the 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, and other criteria as the SOQ evaluation committee may determine appropriate. Only firms licensed to do business in Virginia will be considered. The pre-qualified firms will be issued the Invitation for Bid with 100% construction documents and detailed scope of work.

One (1) original and One (1) electronic version (e.g. thumb drive) of the Statements of Qualifications must be submitted by close of business **(nominally 4:00 PM)** on **December 4, 2023** to the attention of:

**Berhan Aljiji, Contract Administrator for Construction**

Capital Construction and Renovations

Facilities Management Department

University of Virginia

1571 Pratt Drive

Charlottesville, VA 22904

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 IFB 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) <https://www.sbsd.virginia.gov/> 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 Berhan Aljiji at [bba4n@virginia.edu](mailto:bba4n@virginia.edu).

The Rector and Visitors of The University of Virginia

By: Berhan Aljiji, Contract Administrator for Construction