

## **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:

### **School of Data Science Entrepreneurship Building RFP #25-102**

The University seeks to retain a Construction Manager to join our team during construction document development phase to provide the following design, procurement, and construction phase services: constructability reviews, design and construction schedule management, logistics coordination (site, hospital, other adjacent construction), cost estimating and tracking, facilitate value management sessions, early bid package definition, procurement phase services, and full construction and project closeout services. These services are to be provided 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:**

At its core, the School of Data Science (SDS) Entrepreneurship Building represents growth in data science programs, interdisciplinary data-driven research, and entrepreneurship across Grounds. As the SDS team and student base continue to grow substantially in the coming years, the anticipated need for growth in instructional space, faculty and staff offices, and research lab space must be met. This includes a full floor of instructional space, and substantial interdisciplinary dry-lab space to accommodate faculty, staff, research personnel, and graduate student growth. The adjacency to the current SDS building and connection with entrepreneurship and broader research endeavors makes this location ideal for the collaboration and growth of both SDS and Entrepreneurship. Similarly, this project gives a home and life to the various entrepreneurial activities happening across Grounds and provides a front door for those looking for opportunities to translate research into products and ideas. The SDS Entrepreneurship Building will consist of a five-story building with MEP penthouse, partial basement, and elevated pedestrian bridge connections to the existing SDS building. The building has a total size of approximately 64,000 GSF. The building site is identified as Site 1-B on the Ivy Corridor Master Plan; however, the boundary between site 1-A and 1-B may be adjusted based on the requirements of this project. The intent is for the building to occupy the site efficiently, and

in a manner that reinforces and defines the streetscape and open spaces to the east and north.

Construction is anticipated to begin in Q1 2027 and be completed Q1 2029.

### **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, familiar 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 3:00 PM**) on **December 12, 2025** to the attention of:

George Cullen, Contract Administrator for Construction  
Facilities Management Department – Capital Construction & Renovations  
University of Virginia, 1571 Pratt Drive, FM Shop #2, Charlottesville, VA 22904

**Requests for Proposals (RFPs)** will be issued on or about **December 19, 2025** to **short-listed firms only**. RFP responses must be received no later than close of business (**nominally 3:00 PM**) on **January 27, 2026**. A non-mandatory pre-proposal conference, for the short-listed firms only, will be held 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