

EST. 1961

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REQUEST FOR PROPOSAL

VIA SMARTBID INTERFACE

July 20, 2026

Project Name & Location: VCU Grace & Laurel Residence Center GMP – Balance of the Work Package

Bid Date And Time: August 14, 2026 @ 2:00pm

Architect: Glavé & Holmes Architecture/Ayers Saint Gross
Structural Engineer: Dunbar
MEP engineer: Newcomb & Boyd
Fire Protection Engineer: GHD
Civil Engineer: VHB
Landscape Architect: Waterstreet Studio

Project Description: This project is for the construction of an approximately 306,000 SF residence hall, consisting of a 13-story west tower and 8-story east tower, connected by a central commons hub with an accessible green roof terrace. The building will also house a dining hall on the first floor. The building contains 985 beds provided in a variety of suite styles. Mixed amongst the units are lounge and study spaces, meeting rooms, laundry facilities, and pantry facilities for students.

Special Notes:

- This project IS subject to Virginia's Prevailing Wage statute. A wage determination letter from the Department of Labor and Industry has been posted to the SmartBid plan room.
- This project is designed to achieve a minimum LEED Silver-level rating under the LEED v4 LEED BD+C: New Construction Rating System.
- This project has an overall Small, Women, and Minority-Owned (SWaM) business participation goal of **70%**.

Preconstruction Manager(s): Anthony Harika aharika@kjellstromandlee.com
Divisions 13, 21, 22, 23, 26-28

Natalie Widen nwiden@kjellstromandlee.com
Divisions 3,4,7 -Roofing, Waterproofing, AVB, Metal Panels, 8 – Exterior & Interior Glazing, Curtainwall, Windows, 9 - Drywall & Ceilings, 31, 32, 33

William Dunham wdunham@kjellstromandlee.com
Divisions 5, 6, 7 - Fireproofing, Firestopping, Joint Sealants, 10, 11

Ricky Burch rburch@kjellstromandlee.com
Divisions 8 -Doors/Frames/Hardware, 9 - Balance of Finishes, 12, 14

- Questions pertaining to plans and specifications should be directed to the preconstruction persons listed above. **Direct contact with the Owner or Design Team should not occur.**
- Please forward a written scope sheet prior to or with your submission. The scope sheet should clearly identify the scope of work and pertinent exceptions and/or clarifications.
- The form of contract will be an unmodified Kjellstrom + Lee subcontract agreement. A copy of the subcontract can be made available for review upon request.
- Proposals and scope sheets can be faxed to our office at 804-285-4288.

All bidders must conform to the requirements of Title 54, Chapter 11 of the Code of Virginia, as they pertain to the registration of contractors.

Kjellstrom and Lee, Inc. is an equal opportunity firm.