



Date: September 12, 2025

ADDENDUM NO: ONE

TO ALL OFFERORS:

REFERENCE: RFP No: 2026-IFB-3091110 – PART 1 RFQu
Commodity: Rivanna Futures VBRSP Site Development
RFP Closing On: November 12, 2025, 1:00 PM ET

NOTICE: DUE DATE CHANGE

1. Pre-Qualification proposals are due on Wednesday, November 12, 2025, at 1:00 PM ET.
2. Please see attached Addendum One, which includes pre-proposal conference presentation, the list of attendees and questions and answers.
3. All other terms and conditions of the solicitation remain unchanged. Sealed proposals in accordance with the solicitation requirements shall be submitted by 1:00 PM ET on Wednesday, November 12, 2025. Late proposals will not be considered.
4. A **signed acknowledgement of this addendum** must be received by this office attached to your proposal document. Signature on this addendum does not constitute your signature on the original proposal document. The original proposal document must also be signed.

Sincerely,

Vidhi Danak


Procurement Manager,
Office of Procurement

Name of Firm

Signature/Title

Date

Printed Name



Pre-Proposal Conference:
2026-IFB-3091110 PART 1 RFQu
Rivanna Futures VBRSP Site Development
Tuesday April 29, 2025



**RIVANNA
FUTURES**

INTELLIGENCE & NATIONAL SECURITY
INNOVATION ACCELERATION
..... CAMPUS

Accelerating innovation
technology through
partnerships today, for
tomorrow's challenges.

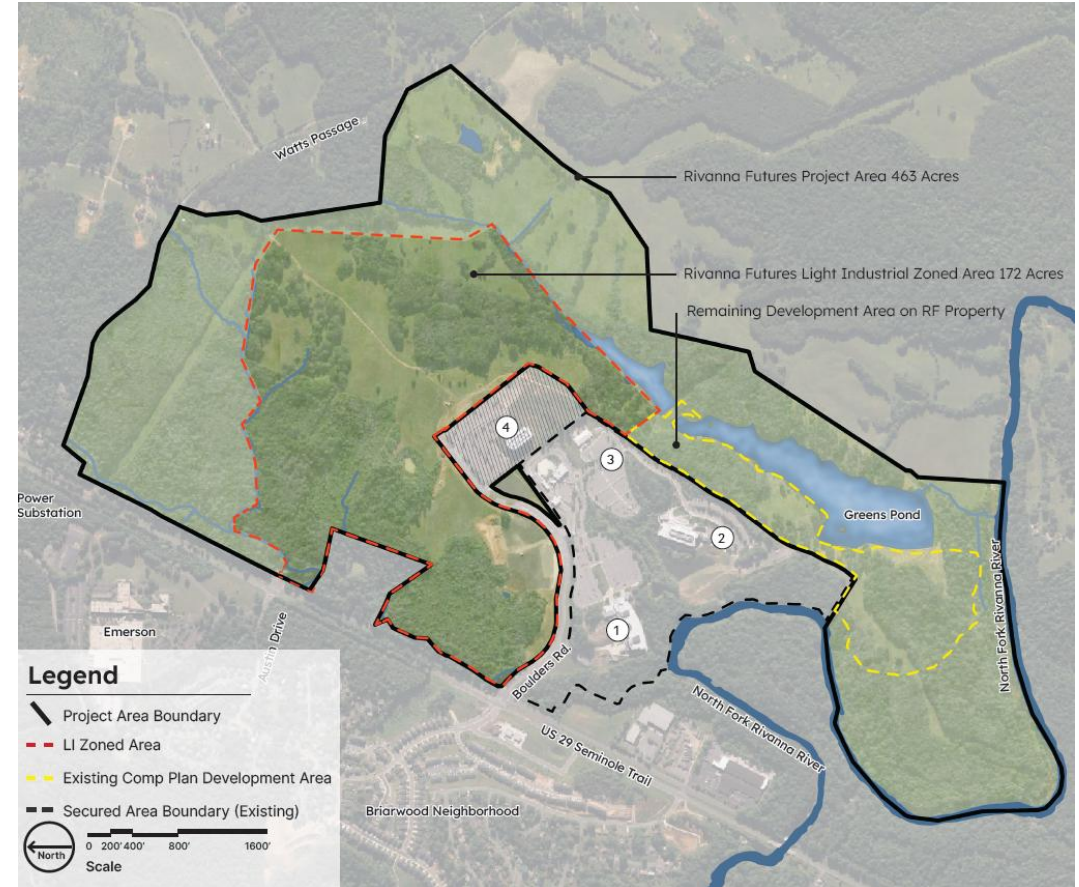
Rivanna Futures VBRSP Site Development Agenda

1. Rivanna Futures Property Overview
2. Work to Date: Development Tiers
3. GoVirginia 50% Site Plan & Potential Scope
4. Virginia Business Ready Sites Program (VBRSP) Timeline
5. IFB Part I Deadlines
6. Questions



Rivanna Futures Property Overview

- **463 acres owned by Albemarle County**
 - 172 acres zoned LI/Office
 - 18 acres for future federal expansion
 - Balance "self-buffering" to adjacent military installation, Rivanna Station
 - Access adjacent to US-29, 13 miles to I-64, and 3.5 miles to CHO airport
- **Projected Impact of Development**
 - \$1.1B annual impact
 - >5,741 jobs at \$88,000+
 - Private sector cybersecurity/ IT, engineering, biotech, AI/machine learning, & academic research
 - Future innovation acceleration campus



Work to Date: Development Tiers

Tier 1 *Pre-May 2023*

- Private ownership, Rural and Residential Zoning

Tier 2 *December 2023*

- Albemarle County purchases property for economic development use
- Rural and Residential Zoning

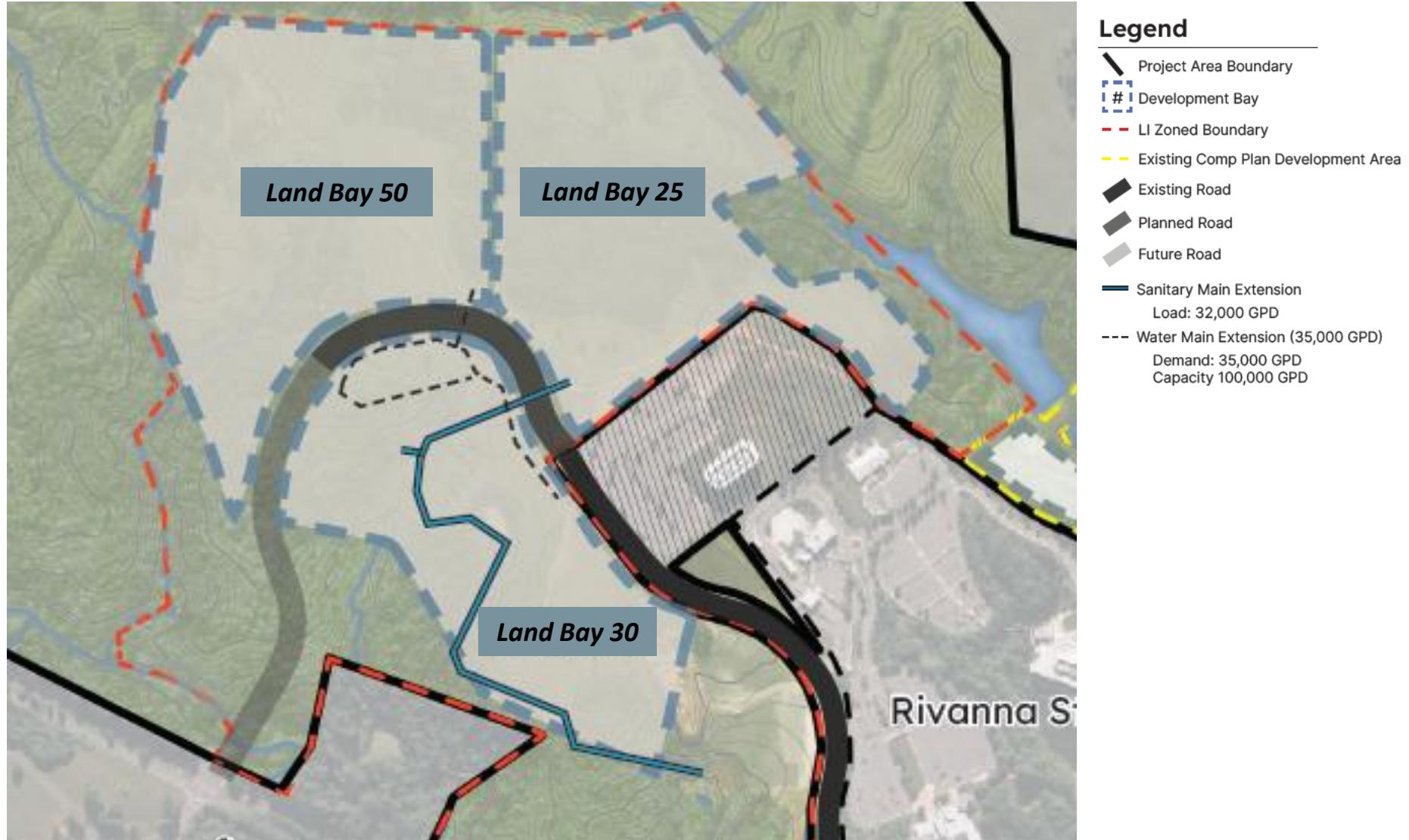
Tier 3 *September 2024*

- Due Diligence completed;
- Rezoned 172 acres to Light Industrial/ Commercial office
- Wetlands Delineation
- Geotechnical Study
- Historical & Cultural Study
- Phase 1 Environmental Site Assessment
- Prelim. Conceptual Master Plan & Utility Planning

Towards Tier 4 *January 2025+*

- Development Advisor – Hourigan
- State grant applications - VBRSP, EDAP, GO Va
- Federal funding program applications

GoVirginia 50% Site Plan & Potential VBRSP Scope



VBRSP Site Development Timeline

TASK	MONTH																
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Go Virginia 50% Site Plan Approval - Land Bay 30 & 25																	
Potential Clear & Grub																	
VBRSP 100% Design + Plan Approval																	
VBRSP Pre-Qual & Cost Proposal	Part I Pre-Qualification					Part II Proposals & Contract Execution											
VBRSP Site Development and Utility Construction																	

- 4-5 Weeks Scope of Work & Performance Agreement
- Phase I: Six (6) Months Design + Permitting
- Phase II: Construction

2026-IFB-3091110 PART 1 RFQ

Rivanna Futures VBRSP Site Development

Part I Pre-Qualification

- Last Day for Questions is September 11, 2025
- Last Day for the County to Post Addenda is September 12, 2025
- Pre-qualification Proposals are Due September 19, 2025 by 1:00 PM

Part II Cost Proposals with Pre-Qualified Contractors

- Tentative by March 2026.

Questions?



LIST OF ATTENDEES

Meeting title	Pre-Proposal Conference: 2026-IFB-3091110 - PART 1 RFQ Rivanna Futures VBRSP Site Development
Participants	
Name	Email
Vidhi Danak	vdanak@albemarle.org
Tyler Gifford	tgifford@albemarle.org
Steven Hoffmann	shoffmann@albemarle.org
Daniel Hyer, Line and Grade (Unverified)	
Brian Wolfrey	bwolfrey@falconerconstruction.com
Matthew Shaw	mshaw@ccg-builds.com
Mark Richardson	mrichardson@falconerconstruction.com
Littlefield, Paul	Paul.Littlefield@bartonmalow.com
Mike Knudsen	mike@aspen-construction.com
Mark Jennings	mjennings@englishconst.com
Jim Critzer (Unverified)	
Pitts, Kevin	kpitts@indexc.com
David Thornton	dthornton@falconerconstruction.com
Loren Rice	Loren.Rice@allanmyers.com
Andrew Cox	acox@falconerconstruction.com
Blake Abplanalp	babplanalp@albemarle.org
Kean Marks (Unverified)	
Kean Marks (Unverified)	
K Arbogast (Unverified)	
Wanda Harris	wharris@jamersonlewis.com
Sherri Williams	W.C. English, Inc.

Questions and Answers

- Are you looking to prequalify / shortlist a certain number of contractors or just anyone that meets the requirements?

No, we are looking to find the right partners to develop the site and support the County on this project.

- Could the references provided under firm experiences, projects examples and the Offeror Data Sheet be the same?

Yes. We are looking for references from your example projects.

- Do you have a timeline for development of the other two land bays shown in the drawing?

Currently, we are primarily focused on the site development of the Bay 30 including utilities.

- Where is the Intake Form located for electronic submissions. Also, if the hard copy of the proposal is submitted, how many copies are required?

Solicitation responses are accepted electronically through the [Albemarle County Procurement Intake form](#). If hard copy is submitted, one copy is sufficient.

- There were some contradictions on anticipated start date of this project and the Part 2 portion of this bid process. Page number three states under the "Part 2" description states that plans and specifications will be completed and posted around March of 2026. In the fifth paragraph of page three, the anticipated start is listed as November 2025. Lastly, on page six under section "B. General Project Scope" it is stated that construction will start in early 2026. We understand that this initial Part 1 is an RFQ and the Part 2 release is subject to change, but for clarity on anticipated start and plan release, we wanted to ask for the County's clarification on their anticipated bid and start for this project.

Anticipate Part 2 including drawings to be posted after the 1st of the calendar year. An exact date is not currently known. Start of construction ideally will be by the beginning of March with enough time to start tree clearing prior to the tree restrictions on April 1, 2026.

- In the sixth paragraph of page number 4, it is stated that there are drawings and specifications prepared by Line and Grade, LLC available for viewing and download at the County's solicitation link included within the RFQ. However, this link only includes the main RFQ packet and instructions for download. Please clarify if there are plans/specifications available at this time for review.

The drawings will be available to download in Part 2. Part I is pre-qualification only and does not include any plans or specifications.