

## **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://fpc.fm.virginia.edu/Pages/Ads.aspx>) for construction services related to the:

### **MAIN HEAT PLANT NEW BOILER #6 RFP # 17-101**

The University seeks to retain a Construction Manager to join our team during the design phase to provide constructability review, scheduling and optimal phasing scenarios, cost estimating, and early bid package assistance, to provide full construction services for the University in accordance with the provisions of the University of Virginia Higher Education Capital Outlay Manual. The project consists of the procurement and installation of Boiler #6 in our Heating Plant including renovations to the facility and modifications and tie-ins to the existing utilities. 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 project delivery method.

#### **Project Overview:**

The University needs additional boiler capacity at its main heat plant to support recent growth and planned new construction.

The existing plant has two natural gas/distillate fuel oil-fired boilers and three natural gas/coal-fired boilers with a total installed capacity of 527.5 MMBtu/hr. The existing boilers produce 180 psig saturated steam which is distributed directly as steam (roughly three-fourths of the annual use) or converted at the plant to heating hot water and distributed (one-fourth of the annual use). Within the next five years, the University has active plans to transition additional heating load from steam to hot water. The five year projection for distribution from the main heat plant is approximately 50% steam and 50% hot water.

In addition to a new steam or hot water boiler(s) and associated auxiliaries, architectural and structural improvements to the facility will be required. Auxiliaries may include feed water pumps, deaerators, water treatment, forced or induced draft fans, air compressors, natural gas and distillate fuel systems, motor control center, electrical, plumbing, pollution controls, boiler controls, modifications to the existing stack, modifications to the existing continuous emissions monitoring system, and similar work.

#### **Qualifications:**

Competitive firms will have demonstrated skills in the design and installation of gas/fuel oil and coal fired boilers, heat plant upgrades and systems detailed above. In addition the firm will be

responsible for providing CM services as required for the Design Phase, Procurement Phase, and Construction Phase.

The anticipated start of Construction will be summer 2018.

**Submittal Information:**

The University is interested in demonstrated experience in the management of similarly complex, projects within a healthcare setting. Ability to coordinate construction activities in and around a fully functional heating plant environment in a safe and efficient manner is of critical importance in this project. 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 phased 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, experience with the University of Virginia Capital Outlay system, project safety record, and other criteria as the selection committee may determine appropriate. Proven experience with hospitals is required. 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) original and thirteen (13) copies, and a PDF of the Letters of Interest/Statements of Qualifications must be submitted by close of business (**nominally 5:00 PM**) on **November 7, 2017** to the attention of:

**William Martin, Contract Administrator for Construction**

Facilities Planning & Construction  
Facilities Management Department  
University of Virginia  
1000 Ednam Center, Suite 100  
Charlottesville, VA 22903

**Request for Proposals (RFPs)** will be issued on or about November 16, 2017 to **short-listed firms only**. RFP responses must be received no later than close of business (**nominally 5:00 PM**) on **Thursday, December 14, 2017**. A non-mandatory pre-proposal meeting, for the short-listed firms only, will be held at the University of Virginia on or about November 29, 2017 at a location to be announced.

Selected firms will be required to register in eVA (the Governor's electronic procurement web site, [www.eva.state.va.us](http://www.eva.state.va.us)) 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 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) 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 William Martin at [whm2j@virginia.edu](mailto:whm2j@virginia.edu) , by fax at (434) 982-5108, or by phone at (434) 982-4611.

The Rector and Visitors of The University of Virginia  
By: William Martin, Contract Administrator for Construction