**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:

**Main Heat Plant Fuel Conversion**

**RFP #25-101**

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:**

The Main Heat Plant provides steam and heating water to the majority of the buildings on Grounds, including critical heath care, research, and residence halls. The Health System facilities served by the Main Heat Plant include two hospitals, a cancer center, and many other critical patient care facilities. Steam and heating water are required year-round without interruption. The Fuel Conversion Project, which was approved by the UVA Board of Visitors in June 2025 will replace the coal heat input with natural gas and optimize the existing plant assets for the new fuel mix (gas and oil). The scope of this project includes the demolition of the four coal silos, removal of all the material handling and storage equipment associated with coal and ash, optimizing the existing coal boilers for operation on gas and oil, and construction of additional fuel oil storage to increase the emergency firm fuel capacity. The most significant issues facing the existing plant are the high cost, operating complexity, sourcing, and environmental impact of coal operations. The project will occur over several non-heating seasons without interruption of steam and hot water to Grounds. While the transition off coal will reduce UVA’s carbon footprint, the primary reason for the conversion is Medical Center continuity of operations. The outcome of this work will result in the elimination of the continuity of operation risk associated with coal sourcing, delivery, and combustion; reduction in carbon and sulfur emissions; reduction in operating and fuel cost; a reduction in staff required to operate and maintain the plant; and the avoidance of the capital cost associated with replacement and renewal of the coal and ash related equipment. Additionally, this project will reduce scope 1 carbon emissions by approximately 16,900 metric tons of carbon dioxide equivalent per year.

Construction is anticipated to begin in Q2 2026 and be completed Q2 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 **September 9, 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 **September 19, 2025** to **short-listed firms only**. RFP responses must be received no later than close of business **(nominally 4:00 PM)** on or about **October 29, 2025**. A non-mandatory pre-proposal conference, for the short-listed firms only, will be held virtually 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](http://www.eva.state.va.us/) [eligible for the](http://www.eva.state.va.us/) 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

Main Heat Plant Fuel Conversion Project Site Maps

A map of a city

AI-generated content may be incorrect.

An aerial view of a city

AI-generated content may be incorrect.