DGS-30-456
(Rev. 02/22)

Construction Management at Risk
Procurement Review Submittal Form

General Project Information

Agency Name:	University of Virginia (207)	
Is the agency a covered institution per §2.2-4379?		Yes
Project Name:	Main Heat Plant Fuel Conversion	
Project Number:	207-B1323-000 / UVA PJ04860	

Other Project Information

Advising A/E Name:	Paul Zmick	License Number:	402036372
COV Sections: §2.2-4380.B.2, §2.2-4381.C.2			
Attach written determination for use of CM at Risk.			
COV Sections: §2.2-4380.C.2, §2.2-4380.B.1; §2.2-4381.D.2, §2.2-4381.C.1			
Is the procurement process proposed a two-step process?			Yes
COV Sections: §2.2-4380.C.2, §2.2-4380.B.7; §2.2-4381.D.2, §2.2-4381.C.7			

Agency Reasons for Use of CM at Risk

Construction Cost (COV Sections: §2.2-4381.B.1, §2.2-4380.C.3, §2.2-4381.D.3)	Yes
Building Use (COV Sections: §2.2-4381.B.1, §2.2-4380.C.3, §2.2-4381.D.3)	Yes
Project Timeline (COV Sections: §2.2-4381.B.1, §2.2-4380.C.3, §2.2-4381.D.3)	Yes
Need for Project Phasing (COV Sections: §2.2-4380.C.5, §2.2-4381.D.5)	Yes
Project Complexity (COV Sections: §2.2-4381.B.1, §2.2-4380.C.4, §2.2-4381.D.4)	Yes
Value Eng. and/or Constructability Analysis Concurrent with Design (COV Sections: §2.2-4381.A)	Yes
Need for Quality Control/Vendor Prequalification (COV Sections: §2.2-4380.C.5, §2.2-4381.D.5)	Yes
Need for Cost/Design Control (COV Sections: §2.2-4380.C.5, §2.2-4381.D.5)	Yes

Supporting Information for Procurement Method Selection

Project Use (i.e. lab, classroom, office, etc.): (COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)

The existing Main Heat Plant (Plant), adjacent to the hospital, provides steam and heating water to the majority of the buildings on UVA's 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 for sterilization, waste decontamination, cooking, heating, and other uses. The fuels currently used to make steam are coal, natural gas, and oil. The Main Heat Plant Fuel Conversion Project, which was approved by the UVA Board of Visitors in June

Construction Cost:	$28,000,000	(COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)		
Project schedule: (COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)	Design Start Date	10/1/2025	Design Compl. Date	10/1/2026
	Const. Start Date	Spring 2026	Const. Compl. Date	Fall 2028
	Attach bar chart schedule to illustrate fast tracking or other schedule complexities. (COV Sections: §2.2-4380.C.3, §2.2-4380.C.4; §2.2-4381.D.3, §2.2-4381.D.4)			

Additional description to highlight key attributes that affect the project complexity, need for value engineering/constructability analysis, quality control/vendor prequalification, and cost/design control as indicated by "Yes" answers above:
Competitive sealed bidding is not practical or fiscally advantageous for this Project. This Project scope will impact about 50% of the steam capacity of the plant. The construction site will be within the fence of the operating plant. Due to the impact to plant steam capacity during the Project, the construction must be phased over several summer (non-heating) seasons and all boilers and balance of plant systems must be fully operational before the start of each heating season. The construction process cannot disrupt production of steam and hot water including materials delivery, fuel delivery, employee access, maintenance, compliance testing, and renewal of assets not impacted by the Project. The Plant receives consumable materials and maintenance supplies daily. The Project must coordinate work such that the delivery of the chemicals, parts, and other supplies are not disrupted. The Plant also receives fuel oil during the heating season on an as needed basis and the receiving of fuel oil cannot be impacted. The transition off coal will require well executed planning to have available coal, lime, and ash removal as long as boilers are fueled with coal. The CM will be responsible for coordinating deliveries and access to facilities throughout the duration of the Project as the Project site includes the entire Plant operations site. A CM will be critical for significant complex tasks including: •Developing and executing viable, efficient, multi-phased construction phasing plans that will need to meet extremely critical deadlines to keep the Project on schedule while maintaining Plant operations. •Required preconstruction coordination with the design team and UVA operations staff to ensure continuity of operation of the Plant. The design will have to consider the optimal release of construction packages to allow the construction to occur with the least impact to Plant operations. The CM will be responsible for developing the construction drawing package phasing to minimize impact to operations and optimize the construction schedule. •Mitigating construction traffic and delivery impact in this highly congested area. The plant is located adjacent to Health System facilities and a busy commercial district (The Corner). Scheduling deliveries of construction materials and removal of demolition debris to minimize the impact to the Health System operations, University events, and commercial activity is critical. The CM will be responsible for this coordination. These complicating factors require a responsive phasing and logistics plan coordinated closely with the design team, the Department of Energy and Utilities, Physical Plant and Operations, and the end-users. This complex Project will gain significant plant operations benefit, schedule reliability, and an improved final product, from bringing a seasoned CM team on board early during the design process.
(COV Sections: §2.2-4380.C.4; §2.2-4381.D.4)

Submitted by: Jeff Moore Date: 7/18/2025

Signature: Signed by: Donald E. Sundgren 7/18/2025

Title: Vice President & Chief Facilities Officer

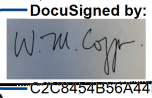
(Agency Head or Authorized Representative)

For DGS Use Only
Based upon the information provided by the Agency, the use of Construction Management at Risk **IS APPROVED** ~~recommended~~ for this project.

Approved

Recommended by:

DocuSigned by:



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W. Michael Coppa, RA

Director, Division of Engineering and Buildings