Request for Qualifications – General Contractors  
COMBINED HEATING AND POWER SYSTEM (CHP) at the CENTRAL HEATING PLANT

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from interested firms to provide general contractor construction management services for the Combined Heating and Power System (CHP) at the Central Heating Plant.

PROJECT DESCRIPTION

This project will upgrade the Heating Plant production infrastructure that provides steam and hot water to campus. The new combined heating and power system (CHP) will retire outdated, inefficient equipment that has reached the end of its useful life. The CHP will provide capacity for future growth in heating load by meeting increased utility production requirements driven by increasing enrollment and expanding academic programs. In addition, the opportunity exists to use electrical power from the CHP to provide emergency backup power to critical research buildings on campus in the event of a major power outage.

The CHP replaces existing boilers #7 (1964) and #8 (1973). The system consists of a nominal 5.2 MW gas turbine generator, a non-fired heat recovery boiler (28,000 lb/hr), and an additional 40,000 lb/hr of modular high efficiency boiler capacity. The advantage of a CHP system is that it offers much higher cycle efficiencies (73%) than conventional power and heat production methods (40%). The project will be fully commissioned.

The total project cost is currently estimated at $16.1 million. The CHP offers the opportunity to advance the university’s environmental goals while, simultaneously, having a positive internal rate of return (9.4%) and net present value ($6.4M) over the life of the equipment.

PREFERRED EXPERIENCE

The successful construction manager / general contractor should provide evidence of the following experience, as applicable:

- Experience with large district energy systems.
- Experience with combined heating and power equipment and technology, including gas turbine generators and heat recovery steam generators.
- Experience with the protective relaying and selective coordination requirements associated with the paralleling of large generators with the electric utility.
Experience with highly technical MEP projects in a plant environment, including instrumentation and process controls as a basis for pre-construction services.

Processes and procedures to evaluate the sub-contractors’ capabilities to deliver a project of this complexity successfully.

Experience with management of either owner-furnished equipment (or procurement of the same on behalf of the owner) based on an RFQ/LCC basis.

Experience with a phased project deployment requiring shutdown coordination in an operating plant environment.

Demonstrated management of a complex construction schedule with financial implications for late delivery.

Experience with functional performance testing of complex mechanical and electrical systems.

Demonstrated management of a complex process start up and training of owner staff.

INVESTMENT TAX CREDIT

The University wishes to partner with the Construction Manager to achieve the benefits of the CHP Investment Tax Credit\(^1\), which offers a 10% tax credit on the investment in Combined Heat and Power, as provided by the Energy Improvement and Extension Act of 2008 (EIEA), as passed by Congress on October 3, 2008. The University has identified tax accounting strategies, which will allow the recovery of the State’s investment in CHP through this federal law and is prepared to assist the successful Construction Manager in this process.

SUBMITTALS

The deadline for responses is 1:00 PM CST on Friday, December 14, 2012.

All respondents will be notified of the results by EMAIL, so please provide accurate contact information.

Address ten (10) copies of responses to:

James Milner, Construction Coordinator
University of Arkansas – Facilities Management
521 S. Razorback Road, FAMA C-100
Fayetteville, AR 72701

Statements of Qualification will be reviewed by a selection committee using a standardized Construction Services Shortlist Evaluation form. This form is available for download at http://planning.uark.edu/rfq.

\(^1\) Additional information on this tax credit can be found at http://www.epa.gov/chp/incentives/index.html.
Written responses should include, at minimum:

1. Experience of key personnel in GMP/Fast-Track Projects
2. Specific project experience (within the past five years) with combined heating and power systems and associated infrastructure
3. Prior experience with fully commissioned projects
4. Records of management teams on similar projects with timely completion, and with high quality workmanship
5. Records of previous similar projects: owner verification and contact information
6. Current and projected workload
7. Current maximum bonding capacity and rate
8. Proof of licensure in the State of Arkansas
9. Statement of diversity in the workforce, if applicable
10. Certificate of women-owned or minority-owned business, if applicable

Professional Services Required:

GUARANTEED MAXIMUM PRICE/FAST TRACK MANAGEMENT, ESTIMATING, SUBCONTRACTOR SELECTION, PROJECT AND CHANGE ORDER PRICING, DEMOLITION, SCHEDULE CONTROL, COST REDUCTION AND CONTROL, PROJECT COORDINATION, CLOSEOUT, AND WARRANTY.
LOCATION

The CHP system will be housed within the existing Central Heating Plant Building, located at 845 W Dickson Street. The project may entail a minimal expansion of the rooftop penthouse and/or the back dock, depending on final design.