

**DGS-30-471**

(Rev. 06/17)

## Design-Build Procurement Review Submittal Form

**General Project Information**

Agency Name:	University of Virginia		
Is the agency a covered institution per §2.2-4379?			Yes
Project Name:	U-HALL Abatement and Demolition		
Project Number:	Capital Budget Authorization # M1021 B1273-000		

**Other Project Information**

Advising A/E Name:	Bryan Brewer with Kimley-Horn	License Number:	39045
COV Sections: §2.2-4380.B.2, §2.2-4381.C.2			
Attach written determination for use of Design-Build			
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 Design-Build**

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
Project Complexity (COV Sections: §2.2-4381.B.1, §2.2-4380.C.4, §2.2-4381.D.4)	Yes
Single Point of Contact Desired (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.):				
<p>Competitive sealed bidding is not practicable and fiscally advantageous for this project. It will remove all asbestos from and demolish University Hall (U-Hall), Onesty, The Cage, and the Sports Medicine buildings in the Athletics Precinct. U-Hall is a large circular domed sports arena that was constructed in 1963. The structure was built using a combination of precast, reinforced and post tensioned cast-in-place concrete. The roof dome consists of precast arch ribs supported on 32 columns around the perimeter on a 282 foot diameter. The thrust from the arch ribs is resisted at the perimeter by a prestressed concrete tension ring and resisted at the interior by a concrete compression ring at the center of the dome. Precast concrete arch shells span to the arch ribs and form the enclosure of the roof framing. The abatement and demolition of these buildings is the first step in the Athletics Masterplan to redevelop the precinct with more centralized services and additional natural turf playing and practice fields. An asbestos survey has been completed and Kimley-Horn has been identified to prepare Bridging Documents defining the conceptual scope of the demolition work for the competing D/B teams. UVA has a new Athletic Director and she is anxious to complete this first step in the Athletics Masterplan so that additional new facilities can be constructed in a timely manner.</p>				
Construction Cost:	\$8,000,000			
Project schedule:	Design Start Date	5/30/2018	Design Compl. Date	9/30/2018

Const. Start Date	10/1/2018	Const. Compl. Date	8/1/2019
Attach bar chart schedule to illustrate fast tracking or other schedule complexities.			
<p>Additional description to highlight key attributes that affect the project complexity (simplicity) and why a single point of contact is desired as indicated by "Yes" answers above:</p> <p>The abatement and demolition of UHALL is a very complex undertaking based on many factors. The University Building Official is requiring that the proposed D-B A/E partner be a licensed professional and that they provide requirements for proper controls to ensure successful execution of this project. The entire underside of the arena dome is coated in asbestos fire and sound proofing. Scaffolding will need to be installed in this dome to allow for safe and orderly abatement. The size, age, deterioration, and construction of the arena as described above, and the number of buildings involved, contribute to the project complexity. Another complicating factor is the immediate adjacencies of occupied facilities including the McCue Center and the George Welsh Indoor Practice Facility. Both of these facilities are heavily used and must remain in operation during the abatement and demolition process. Additionally, one of the University's most heavily used and critical employee parking lots is adjacent to the project site. By using the Design-Build process, we can use Kimley-Horn to document the salient features of the buildings and infrastructure. K-H's documents would then serve as the "Bridging Documents" to guide procurement of a Design-Build team to work through the best-suited means and methods options, pedestrian and vehicle traffic control requirements, all safety measures to ensure the project is minimally impactful in the very busy Athletic precinct, and a single point of GC-A/E responsibility to coordinate this complex effort. The optimum means and methods determined through discussions with the contractors will be integral to establishing the requirements and scope of work for the associated design professionals. After full consideration of options provided by our D-B teams, competitive pricing for the abatement and demolition would be provided and finalized.</p>			
In accordance with §2.2-4380.B.1 and §2.2-4381.C.1.			

Submitted by: Donald E. Sundgren Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: Associate V.P. & Chief Facilities Officer  
(Agency Head or Authorized Representative)

For DGS Use Only	
<p>Based upon the information provided by the Agency, the use of Design-Build  <u>IS</u> recommended for this project.</p>	
<p>Recommended by: <u>W. Michael Coppa</u> <u>5/31/18</u></p>	
<p>W. Michael Coppa, RA Acting Director, Division of Engineering and Buildings</p>	