

DGS-30-471

(Rev. 06/17)

Design-Build**Procurement Review Submittal Form****General Project Information**

Agency Name:	(207) University of Virginia
Is the agency a covered institution per §2.2-4379?	Yes
Project Name:	Brandon Avenue Upper Class Student Housing - Phase II
Project Number:	Capital Budget Authorization # B1280

Other Project Information

Advising A/E Name:	Joseph Phillips	License Number:	VA 06333
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)	No
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.): Student Housing
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Competitive sealed bidding is not practicable and fiscally advantageous for this project. This is a large new student housing facility to expand the current housing capacity of UVA in support of required ongoing enrollment growth. The need to increase enrollment has been requested by the State, rather than a University led initiative. In the last decade, there have been two specific enrollment growths agreed upon with the State – from 2003 – 2013, 1,500 students (1,100 undergraduate and 400 graduate), and our current enrollment growth 2012 – 2018, 1,500 students (all undergraduate). Current growth is based on a request from the Governor's Commission on Higher Education. Given the total number of students at UVA is 21,100 these increases are substantial, particularly in terms of accommodating the required housing needs of the undergraduate population. Due to a large amount of existing housing being converted to first year housing, this project will help replenish upper-class housing. This project will provide 300-400 beds in a 4 bedroom - 2 bathroom apartment configuration with potential for student gathering areas, all resting on two levels of structured parking. This will be the third building (second for student housing) in the Brandon Avenue Masterplan redevelopment of this precinct. The third building is our new Student Health Center and its construction will overlap with construction of this project. The schedule for this project has a domino effect on the start of additional housing projects needed to ensure UVA meets required capacity. A D-B procurement provides opportunities for early material and trade package releases to accommodate manufacturing delays, partial shipments, and other potential delays. In the current construction market with rapidly escalating costs and limited availability of key trades, UVA seeks to lock in known construction costs and subcontractors as soon as the D-B contract is executed. University Housing receives no central funding. Thus, the rates authorized by UVA's Board of Visitors (BOV) and charged to the students must support the capital projects undertaken. The University is seeking delivery certainty as the project moves forward. The requirement is to have the beds on-line for occupancy in June 2022. Complete design is estimated to take between 10 and 12 months and construction is estimated to take 24 months. By current schedule, the A/E for Bridging Documents can be selected and approved by the BOV in early December 2018. Complete Construction Documents cannot be ready and permitted for construction to commence 6 months after the award of the design contract. Normally, a CM at Risk procurement would be sought to manage the schedule requirements - sitework could commence while design was completed. However, the CM at Risk approach does not provide the desired overall cost certainty and subcontractor commitments until after construction is well underway. The Design-Bid-Build approach would not complete the project in time to meet increased known demand for student housing. Under this method, beds would not be available until well after June 2022. The next window for occupancy would be June 2023 - a full year behind schedule. The D-B contracting method provides UVA an early fixed overall price at award of the Design-Build contract, early commitment of subcontractors, cost certainty/reduced escalation, and schedule compliance. The D-B team would be able to start sitework and building/garage foundations while the full design package is being completed. UVA successfully used D-B on several Alderman Road dorms several years ago.

Construction Cost:	\$90,000,000
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Project schedule:	Design Start Date	January 2019	Design Compl. Date	Fall 2019
	Const. Start Date	Spring 2020	Const. Compl. Date	June 2022
	Attach bar chart schedule to illustrate fast tracking or other schedule complexities.			

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:

This is a relatively simple new facility that includes student housing and gathering - all on top of two levels of structured parking. Hardscape/ landscape improvements are included to integrate the new structure and improve ADA accessibility. D-B Bridging Documents would be used to guide procurement of a D-B team based on the required technical and price proposals. The D-B team would provide a single point of GC-A/E responsibility to coordinate this effort. Schedule is critical to address State requirements for increased student enrollment and associated housing, and new construction market demands related to a scarcity of key subs and rapidly escalating construction costs. In our professional opinion overlapping of the design and construction is required to deliver this basic construction project in the most fiscally advantageous manner while meeting academic calendar requirements. A single point of contact is desired to establish both cost and schedule certainty before design is completed to significantly reduce institutional risk. By using the D-B procurement approach subcontractor availability, construction cost, and schedule can be established by Fall of 2019, and sitework can start by early Spring 2020. To meet the overall schedule, the D-B team will be required to order long lead materials and coordinate activities.

In accordance with §2.2-4380.B.1 and §2.2-4381.C.1.

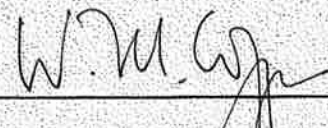
Submitted by: Donald E. Sundgren

Date: 11/15/18

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

For DGS Use Only

Based upon the information provided by the Agency, the use of Design-Build
15 recommended for this project.

Recommended by:  11/19/18
W. Michael Coppa, RA
Acting Director, Division of Engineering and Buildings