

DGS-30-456

(Rev. 10/18)

## Construction Management at Risk 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:	Renovate Alderman Library		
Project Number:	207-18331-000		

### Other Project Information

Advising A/E Name:	Bill Kinane	License Number:	405002214
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)				
<p>The current project scope to Renovate Alderman Library is 100,000 SF of renovation of the original 1938 library structure, the demolition of Old Stacks and adjacent areas between Old Stacks and the Historic Alderman wings, and the demolition of the 1967 New Stacks. New construction includes a 130,000 SF addition in the footprint of the demolished areas. The project includes a connecting bridge to Clemons Library and an exterior staircase between Alderman and Clemons Libraries. The north face of the new addition includes a new entry point with landscaping, stairs, retaining walls and paving.</p>				
Construction Cost:	\$105,000,000	(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	1/25/2018	Design Compl. Date	2/1/2020
	Const. Start Date	1/1/2020	Const. Compl. Date	12/31/2023
	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:

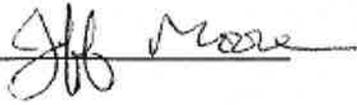
The project will gain significant fiscal benefit and necessary construction expertise from the CM team during the design and beyond as required by the complexity of the project, the staggered schedule, and the building use. The CM will provide value management and constructability reviews, and Structural and MEP input as required for design completion.

The overall CM project is comprised of two intertwined but separate phases - the renovation of Historic Alderman and the new construction of the addition. Their timelines and construction sequence may necessitate two superintendents, project managers, schedules, etc. The University's schedule requirement is designed to ensure that no student will experience Alderman closed for their entire time as an undergraduate. Portions of the work will start at different times as shown in the attached schedule.

The project complexity is illustrated by the following issues: the new addition requires deep shoring adjacent to Historic Alderman, the renovation of the 1938 building is expected to have unknown conditions that cannot be field verified, the site is severely constrained, the renovation includes the restoration and preservation of character defining historic features, new shearwalls need to be installed inside Historic Alderman, a portion of the new construction is over Clemons Library, archaeological monitoring will be required for portions of the work, the project is very large, and the schedule is demanding.

Submitted by:

Jeff Moore



Date: 3/11/2019

Signature:

Associate Vice President & Chief Facilities Officer

Title:

Don Sundgren  
(Agency Head or Authorized Representative)



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Based upon the information provided by the Agency, the use of Construction Management at Risk  
15 recommended for this project.

Recommended by:

W. M. Coppa 3/14/19

W. Michael Coppa, RA  
Director, Division of Engineering and Buildings