

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:	Contemplative Commons	
Project Number:	207-B1203-001	

Other Project Information

Advising A/E Name:	Joseph J. Celentano	License Number:	7778
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 Contemplative Commons multi-use building is a new four floor 62,000 sf innovative complex of indoor and outdoor spaces integrated with nature that is being designed by <i>Aidlin Darling w/VMDO</i>. The project scope includes configurable studios that can be used as academic classrooms for multi-disciplinary use; co-curricular spaces supporting student personal growth, skills development, well-being, and community building; a living laboratory supporting contextual research on learning and other human processes in natural social settings; studio and lab spaces supporting collaboration across schools towards innovation in learning, research, and engagement; offices for the Contemplative Sciences Center staff; a residential retreat space; a Convergence Studio with standing room for 800; a courtyard with fountain; rooftop gardens; a dining terrace; and a café space to create a destination between Central Grounds and first year residential areas. The project includes construction of a pedestrian bridge over Emmet Street that serves as the primary connector between the athletics precinct and the UVA Health system. Significant landscape/ hardscape/ site lighting is included to integrate the new structure and improve ADA accessibility and safety infrastructure.</p>	
Construction Cost:	\$50,000,000 (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	8/27/2019	Design Compl. Date	9/30/2021
	Const. Start Date	11/1/2020	Const. Compl. Date	6/1/2023
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, added value, and necessary construction expertise from a seasoned CM team during the planning process, design, and implementation as required by the complexity of the project, the overlapping design and construction sequencing and associated schedule compression, and the complex building use. CM expertise and leadership will be critical in navigating complex issues regarding phasing to maintain adjacent operations; providing early cost estimating; ensuring scope and budget alignment through design; preparing and releasing early procurement packages; providing value management and constructability reviews; and providing Structural and MEP input as required during design completion.

- The project will be the first that UVA has constructed in a flood plain. The flood plain is immediately adjacent to The Dell, an environmentally sensitive stormwater management system. The CM will provide critical input on Erosion and Sediment control measures to protect The Dell in the likely event of substantial flooding.

- The project includes construction of a curved pedestrian bridge over Emmet Street, a busy VDOT street that serves as the primary connector between the athletics precinct and the UVA Health system. The bridge will be adjacent to one of the busiest crosswalks on grounds, which connects the Central Grounds Bookstore/ Parking Garage, libraries, and the Newcomb Hall Dining facility to the McCormick Road First Year Housing complex. Emmet Street must remain open for the duration of construction. Having a CM under contract early in the design phase is critical to managing significant risks of traffic disruption.

- The building will be located on a severely constrained site at the heart of the historic University Grounds with little laydown area and no room for spoils on-site. Classroom buildings, residence halls, and the University's primary visitor parking garage border the site and all must remain occupied and operational throughout construction.

- In order to achieve the desired completion date of June 2023 to be ready for classes in August 2023, the project team anticipates fast tracking the project using multiple construction packages, including an early

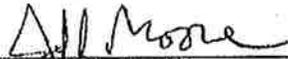
sitework package and enabling projects to relocate parking and basketball courts that are currently within the building footprint. Having a CM on board early will be essential to supporting this effort and making the staggered schedule feasible by ordering long-lead materials, coordination of activities on a very constrained site, and providing pricing assistance to ensure the project remains within budget.

- Contemplative Commons is a complex multi-use building, including food service, classroom, research, and office functions.

- There are multiple unique, innovative, high-tech experiential spaces planned within the building, including a 35-foot long video wall, a studio that will immerse groups of people in a virtual environment, and an anechoic chamber. Integrated data-gathering capacity and technology is also planned. These items will require substantially more complex AV/IT infrastructure than a standard classroom building. The open, timber-frame structure means there is no ceiling cavity in which to hide pathways for AV/IT equipment. Pathways will be extremely constrained, and will require extensive coordination to achieve an attractive appearance. These items will require input from an experienced CM in partnership with highly specialized tradespeople on cost and constructability.

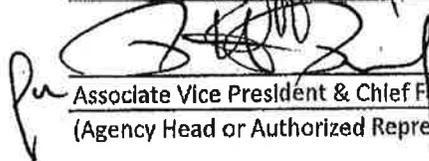
Submitted by:

Jeff Moore



Date: 9/4/2019

Signature:



Richard H. Rice, Jr., P.E.
Deputy Chief Facilities Officer

Title:

Associate Vice President & Chief Facilities Officer
(Agency Head or Authorized Representative)

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

Recommended by:

W. M. Coppa 9/6/19

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