

**DGS-30-471**

(Rev. 02/22)

## 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:	Fontaine Parking Garage		
Project Number:	207-B1291-000		

**Other Project Information**

Advising A/E Name:	William A. Browne, Jr.	License Number:	0401 014491
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.): Parking Garage				
The 2018 Master Plan for Fontaine recommends the construction of a parking structure as one of several initial enabling projects for the near-term. Furthermore, the 2019 Parking & Transportation Master Plan determined that in the next 10 years, the University's most urgent transportation challenge is meeting the parking demands of its faculty, staff, students, patients, and visitors. This Project's objectives will support these Master Plans by providing a new Parking Garage for the Fontaine Research Park. Competitive sealed bidding is not practical or fiscally advantageous for this Project.				
Construction Cost:	\$30-35,000,000			
Project schedule:	Design Start Date	Spring 2023	Design Compl. Date	Spring 2024
	Const. Start Date	Fall 2023	Const. Compl. Date	Spring 2025
	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:				

The Project scope is straight forward and will be established by Bridging Documents. The approximately 1,000 space garage will include only a lightly screened facade and will not support any other services. In the current construction market with rapidly escalating costs and limited availability of key trades, UVA seeks a single point of GC-A/E responsibility (a Design/ Build (D/B) Team) to coordinate this Project as it moves forward, obtain early key Subcontractor commitments, lock in early material orders and trade packages with competitive fixed pricing, facilitate collaboration and communication between adjacent projects through design and construction, and establish an expedited schedule for design completion and construction.

Schedule

Schedule is critical to quickly address UVA parking needs with the upcoming construction of a new Institute for Biotechnology at Fontaine Research Park, as well as construction market demands related to a scarcity of key Subs and escalating construction costs. Due to the simple nature of this design, we believe that fast tracking this Project by overlapping the design and construction will deliver the finished Project in the most fiscally advantageous manner while meeting requirements to have the new Parking Garage complete in early 2025. The timeline from A/E procurement to project completion using D/B is anticipated to be 25 months. Our current plan is to prepare Bridging Documents using the A/E firm procured for the Fontaine Infrastructure and Parking Garage Study and to start procurement of a D/B Team in coordination with the completion of Bridging Documents.

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

Submitted by:	Jeff Moore	<small>DocuSigned by:</small> <i>Jeff Moore</i>	Date:	1/12/2023
Signature:	Donald Sundgren	<small>392ED34288F244D- DocuSigned by:</small> <i>Donald Sundgren</i>		1/12/2023
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 **IS** recommended for this project.

Recommended by:

DocuSigned by:  
*W.M. Coppa*  
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W. Michael Coppa, RA  
Director, Division of Engineering and Buildings