DGS-30-456
(Rev. 10/18)

Construction Management at Risk
Procurement Review Submittal Form

General Project Information

Agency Name:	The University of Virginia	
Is the agency a covered institution per §2.2-4379?		Yes
Project Name:	Wyllie Hall Renovation	
Project Number:	P05181	

Other Project Information

Advising A/E Name:	Clark Nexsen - Christopher Duncan	License Number:	16034
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 Contol (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)

Funding: This project was initially approved for $915,975 from the State Detailed Planning Pool 7/13/17. Any expenditure beyond this authorized amount was at-risk so UVA did not enter into a CM procurement process at that time. The 2020 special session approved construction funding for this project in Item C-68 of Ch 1289 in November 2020. DEB did not issue a Funding Report, which is required in order to submit for state funding, until 1/29/21.

This 3-story, 28,400 sf facility previously served as The College's library, with the large open spaces housing the book stacks. This renovation project will completely redesign and reconstruct the interior of the building into labs, classrooms, and academic offices for The College's Nursing Program and Natural Sciences labs. Programs like this are fundamental to addressing the state and national nursing shortage, and there has perhaps never been a time when educating healthcare workers is more important. To support the SW VA community and the state, Wyllie Hall will serve as a catalyst for creating collaborative learning spaces and bring the latest nursing technology to this program. This renovation project is critical to the future success of UVa's College at Wise. The College's Nursing program is arguably the most important and successful academic program on campus, with a certification rate for recent graduates consistently 90% or greater. However, currently the spaces for Nursing are overcrowded, outmoded, and are scattered in various facilities across campus, preventing any further growth. This renovation is required before The College can expand its health care offerings, addressing a critical shortage of health care professionals in the SW VA region. The remaining facility space will provide teaching labs and collections space for The College's Department of Natural Sciences. This department is also one of the largest and most successful academic programs on campus. The resulting demand has exceeded the lab space available in the existing Science Center. Lab classes are frequently full, resulting in students being unable to enroll in needed classes. In addition, the new Natural Science spaces in Wyllie can be expected to bolster and complement required prerequisites for Nursing program students, maximizing space efficiency for the facility.

Construction Cost:	$10,800,000	(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	9/5/2018	Design Compl. Date	12/5/2021
	Const. Start Date	2/22/2022	Const. Compl. Date	5/5/2023
	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)			

engineering/constuctabilitiy analysis, qualitiy control/vendor prequalification, and cost/design control as indicated by "Yes" answers above:

It is essential that our contactor selection process identify the most qualified team for the following reasons:

- The project timeline is critical to The College's success over the next few years. Unless this project is executed with precision and efficiency within the required time, The College's ability to market its Nursing Program and expand the class size will be restricted.
- Market volatility is foreseen as an extremely critical issue – negatively impacting project finances, schedule, and construction quality. The project team's flexibility to analyze/ evaluate VM suggestions, negotiate costs, and adjust quickly to the marketplace still dominated by Covid (rapid inflation, shortages of material & labor, delays, etc.) is critically important.
- The original library was built in 1966, and an 8,000 sq ft addition was completed in 1996. The construction for both consists of a 2-story steel frame building structure with concrete retaining walls and load-bearing masonry walls. The original library also includes a mechanical basement. A concrete slab-on-grade is used for the ground floors. Perimeter load bearing masonry walls include brick veneer. The 1966 portion also includes an interior CMU shear wall that must remain in place. The original building includes 6' perimeter precast concrete paneled soffit and facia panels. The building is fully sprinklered and includes an HVAC mechanical system.
- The existing building is extremely close to and surrounded by its neighbors: the Student Center, the new 2016 library, and Zehmer Hall. All academic and campus social functions will continue in and around these buildings during construction.
- The scope of the project includes removing all non-load-bearing interior partitions to create new spaces for labs, classrooms, research spaces, offices, training rooms, study rooms, open social and study zones, a staff kitchen, and various building support spaces. All building systems will be updated/ replaced to meet the increased demands of the lab/ academic spaces and new layout, including the mechanical, plumbing, fire protection, and electrical systems with new heating and cooling, domestic hot water, electrical upgrades, and a new automatic sprinkler system and sprinkler room. Existing bathrooms will be demolished and reconstructed with all new plumbing fixtures, piping, lighting, and finishes. The existing waste line within the building is 4" and will have to be replaced with a 6" waste line that will be routed outside of the building. The roof will be replaced. Where new openings are made into the exterior walls for new windows, brick to match the size, color, texture, and bond pattern of the existing wall will be toothed in to create the rough openings. All existing windows and fully glazed entry systems will be replaced with new aluminum-framed windows, storefront entry systems, and curtainwall with insulated glazing units. The open central stair will be removed and replaced by a new open stair. A new 2nd floor opening will be made to accommodate the new stair while the original opening is infilled. Above this stair at the 2nd floor a new, large skylight will be installed among the existing structural steel elevated roof portion. A new opening will be made in the existing elevated roof to accommodate this defining architectural feature of the renovation over the new stair. An existing trapezoidal roof projection will be removed and replaced with the new skylight roof projection. All existing suspended ceiling systems will be removed and replaced. All lighting will be replaced with LED lighting throughout, including exit signage and site lighting at main entry locations. All finishes will be replaced and upgraded.
- The existing elevator will be replaced and relocated to a more central position associated with the main entry sequence of the building. A new 5,000 lb. elevator will be added to make all floors accessible, and to convey larger pieces of equipment. The excavations for the new elevator pits inside the building will require both temporary and permanent underpinning and shoring solutions due to the close proximity of existing column

temporary and permanent underpinning and shoring solutions due to the close proximity of existing column and wall foundations.

- Several areas will require removal and replacement to install new under-slab utilities, new elevator pits, and new thickened slabs where required. The relocation of the existing central stair and existing elevator will require reconfiguration of steel framing and new openings in the existing elevated slab. Reconfiguration of the existing building system requires structural review of the need to reinforce the existing framing, both at the roof and floor levels.
- Wyllie is surrounded on all sides by existing sidewalks, an accessible ramp, stairs, courtyards, and hardscape plazas that connect to adjacent buildings. Exterior changes to the building will ensure proper accessibility.
- Due to the existing site topography of the campus, there are two levels of entry to the building. The new main entry will be relocated to the 1966 original location on the north side of the 2nd floor. The exterior site at the new main entry will serve as the main entry plaza. Exterior site improvements include this "upper level plaza". Demolishing and replacing existing site walls and concrete site stair, brick veneer modifications at a new seat bench location, and a new exterior plaza paver system are included.
- A 2nd, but equally important building entrance will occur at the 1st floor, "lower level plaza," located at the NE corner of the 1966 building (the interior "knuckle" of the west courtyard). Construction of Wyllie's lower level plaza will require heavy equipment and staging in a very limited space, which also must serve as the busiest pedestrian artery on campus, connecting the library and science precinct with the Student Center. From the outside edge of the plaza, to the sharp drop-off in elevation to the lower campus, is a distance of ~ 60 feet. Daily deliveries and high levels of pedestrian activity, combined with construction activity in this corridor, will require extremely close coordination between the project team and campus operations. This plaza and courtyard will be redesigned with new landscaping, semi-permeable hardscape, walks, bench seats, and lighting. Existing exterior walls are comprised of brick veneer with CMU backup and precast concrete paneled soffits. Partial-basement walls are comprised of cast-in-place concrete and CMU. Site walls have stone veneer with partial concrete retaining wall backup.
- In addition to the pedestrian entrances described above that are on the north- and west-facing sides of the building, all deliveries take place in the back of the building on the east side. These deliveries include US mail twice a day, all deliveries to the bookstore including students' books and other items, all food deliveries to Chick-fil-A and the sandwich court in the Student Center, and any other miscellaneous deliveries. Space is extremely limited and accommodations/ coordination between the Construction Manager and all the deliveries will likely be very difficult.
- Construction in the renovated building interior will require extreme care and precision to accommodate the program. In the fall of 2020, a nursing master's program was added that will complicate issues of space utilization significantly. In the teaching areas for nursing on the 1st floor, the skills nursing, simulation labs, and exam rooms will be outfitted by CAE, a nursing school equipment vendor, and the nursing classroom area will be set up like a hospital room with a headboard with power connections and a hospital bed. Overhead cameras, speakers, and microphones for procedure recordings will be provided with cabling in conduit back to the Simulation Control Room for two exam rooms and two simulation rooms. A dedicated IT rack will be provided for simulation headend equipment in the Simulation Control Room. CAE's relationship with the primary construction firm will require close cooperation and flexibility.
- The University plans to include solar panels throughout most of the flat roof area (~ 8,000 SF). The energy provided by the panels will be used exclusively to power Wyllie Hall.

For the above reasons, competitive sealed bidding is not practical for this project. The University believes a highly qualified Construction Management team is necessary to ensure the College's needs are met and the interests of the region are served.

(COV Sections: §2.2-4380.C.4; §2.2-4381.D.4)

Submitted by: Jeff Moore DocuSigned by: Jeff Moore 382EED34280F241D... Date: 6/23/2021

Signature: Don Sundgren DocuSigned by: Donald Sundgren AED1A3EA59A74E1... 6/24/2021

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 NOT recommended for this project. Recommended by: W. M. Coppa W. Michael Coppa, RA Director, Division of Engineering and Builidngs