

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:	Ivy Corridor Landscape and Infrastructure Phase 1		
Project Number:	P04941		

Other Project Information

Advising A/E Name:	Jonathan L. Bonghi	License Number:	0402051585
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)	No
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 project represents the first phase of the Ivy Corridor redevelopment and serves as an enabling project for future site development including the School of Data Science facility and the University Hotel and Conference Center. The project consists of rerouting existing storm and sewer water lines, extension of various utilities such as water, sewer, heating water and chilled water supply and return lines, electrical, and telecom throughout the site and to the locations of the planned buildings. The unnamed tributary to Meadow Creek that runs through the site will be rerouted to create an engineered stream corridor and a new wet pond. The project will install hardscape and streetscape features to provide access to the proposed buildings and will also add landscaping and greenspace to the site. The project will encompass about 10 acres in the eastern portion of the proposed 15.7-acre Ivy Corridor redevelopment site. The greenspace and walking paths will provide a vital connection for pedestrians from central grounds to the new Ivy Corridor precinct. Much of this project will require careful coordination with the City of Charlottesville, Albemarle County, Dominion Energy, and several other stakeholders.</p>				
Construction Cost:	\$30,000,000	(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	12/19/2019	Design Compl. Date	1/15/2021
	Const. Start Date	4/5/2021	Const. Compl. Date	2/3/2023
	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:				

Competitive sealed bidding and Design/ Build are not practical for the Ivy Corridor Landscape and Infrastructure Phase 1 Project (Project). This Project will provide the major utility and site backbone for the new Ivy Corridor precinct including the School of Data Science facility, and University Hotel and Conference Center. These two projects currently have CM's at Risk on-board as recommended by DGS. This Project had restricted funding and was delayed by COVID so UVA could not enter into the GC/ Sitework firm procurement process earlier. All of the projects in this development are relying on this Project to provide required utilities and site connections, and to reroute existing storm lines. The site is located at the north west corner of the Emmet Street and Ivy Road Intersection and encompasses 10 acres of the proposed 15.7-acre Ivy Corridor redevelopment. It is bordered to the north by the existing parking garage and railway, to the east by Emmet Street (US 29), to the south by Ivy Road (US 250), and to the west by existing commercial and residential buildings. This Project will require an existing sanitary sewer line running through the site to be relocated, a deep 60" storm water line to be rerouted, and portions of an existing daylighted stream to be relocated and regraded so it is out of the site limits of the future building locations. In doing so, a new network of walkways and bridges will create a pedestrian oriented center spine connecting the future building sites. The unnamed tributary to Meadow Creek that runs through the site will be rerouted to create a new engineered stream corridor and a new wet pond. The wet pond will be surrounded by amphitheater seating on the south side to provide a location for outdoor learning and socialization. In anticipation of increased pedestrian traffic to the Ivy Corridor redevelopment site, the existing sidewalks along Emmet Street and Ivy Road will be widened and regraded for improved access. Additionally, the concrete retaining wall north of the International Residential College (IRC) building will be removed and the adjacent slope will be regraded for direct access from Ivy Road.

Project Schedule

Most importantly, this Project will be providing all the utilities required for each building in this precinct. The main electrical feed will be coming from IRC to the south and crossing Ivy Road into the site. It then runs up the center spine and branches off to each building site. The chilled water and low temp hot water will be brought down from the railway to the North and then up the center spine. The sanitary and water connections will be provided to the south along Ivy Road. UVA needs a competitively negotiated GC/ Sitework firm on-board for this Project to ensure full coordination with all the required stakeholders will be performed on schedule so that this Project does not negatively influence the construction and opening of approved buildings. There are several utility crossings of Emmet Street and Ivy Road, and work on other UVA property to create tie-in. These will be challenging to schedule and perform but will be required to start the scope of work inside the site. There are also several areas that could run into unforeseen conditions or additional expenses. With two other major construction projects going on concurrently with this Project, as well as the City Smart Scale project in Emmet Street, there are numerous challenges that could create impactful delays that could result in costly delays to other projects. Having a trusted competitively negotiated GC/ Sitework firm on-board to provide consistent communication, collaboration, and coordination with the other projects will be vital to the success of all the projects involved.

Project Complexity

The concurrent construction of three additional large projects in this area, as well as the need to maintain consistent access to the operational parking garage throughout construction of all projects, will present numerous logistical and coordination related challenges. Due to this difficult and challenging site location, complex sustainability requirements, intricate phasing, the high level of required coordination, and multifaceted program, it is believed that this complex development will gain significant fiscal benefit, added value, and necessary construction expertise and coordination experience from a seasoned competitively negotiated GC/ Sitework team during the planning, design, budgeting, Value Engineering, and construction processes of the associated projects. Competitively negotiated GC/ Sitework expertise and leadership will be critical in navigating

the development project teams through complex issues regarding phasing for stormwater and environmental site management, utility relocation activities, adjacent garage operations, and construction activities.

Need for Quality Control/ Vendor Prequalification

Use of two-step procurement procedures will ensure selection of a GC/ Sitework firm with qualifications, expertise, and experience best suited for this Project/ Development. Due to budget constraints and the complexity of this Project, Subcontractor/ Vendor prequalification by and/or coordination with the competitively negotiated GC/ Sitework firm for select scope (complex utility work to new building sites, sidewalk and road work, bio-habitat work, and construction of new bridges, landscaping, amphitheater, and site electrical and safety) will be essential to managing the budget and schedule. Special project preparations/ coordination will be required for many vendor items. Due to the relatively tight budget, extensive Value Engineering will be required to ensure that this Project provides the necessary building and site amenities for both the building occupants and community members, while being cognizant of the overall budget and Project scope. The competitively negotiated GC/ Sitework firm will be relied upon for cost estimating to ensure scope and budget alignment throughout the design and procurement processes for the other projects in the development.

Summary

A competitively negotiated GC/ Sitework firm is critical due to the difficult and challenging location, complex site coordination, extensive sustainability requirements, intricate phasing required for new and adjacent space occupancy, maintaining operational utilities, site security, and accessibility at all times to the existing parking garage and fire truck access routes. Early cost model building site options require a competitively negotiated GC/ Sitework firm to optimize cost impacts and schedule related to these important issues. We believe that this complex Project and the entire development will gain significant fiscal benefit, added value, and necessary construction expertise and coordination experience from bringing a seasoned competitively negotiated GC/ Sitework team on-board, including the critical step of working through and planning coordination of all utility relocations, grading, environmental, and transportation activities in this congested area.

Submitted by:

Jeff Moore

Date: 12/14/2020

Signature:

Title:

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

For DGS Use Only	
Based upon the information provided by the Agency, the use of Construction Management at Risk	
NOT	recommended for this project.
Recommended by	
W. Michael Coppa	
W. Michael Coppa, RA Director, Division of Engineering and Buildings	