DGS-30-471
(Rev. 02/22)

Design-Build
Procurement Review Submittal Form

General Project Information

Agency Name:	Virginia Institute of Marine Science	
Is the agency a covered institution per §2.2-4379?		Yes
Project Name:	Restoration of Wilson House Living Shoreline	
Project Number:	268-2025-003	

Other Project Information

Advising A/E Name:	Dana Snyder, PE	License Number:	402038636
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.):

The primary purpose of the project is to provide long-term shoreline protection and stabilization along a section of shoreline currently supported by a deteriorated bulkhead and groin. The project aims to address existing erosion issues and prevent future shoreline degradation. A secondary goal is habitat restoration through the implementation of a living shoreline. The design is informed by existing shoreline protection systems on the VIMS campus, which have proven to be highly effective while also supporting habitat creation. The proposed living shoreline will be constructed on the north side of the York River and will include two rock hybrid attached breakwaters (HABs) and a rock groin, along with sand fill and marsh plantings. The eastern rock HAB will be 56 feet long and 23 feet wide, the western rock HAB will be 75 feet long and 23 feet wide, and the rock groin will extend channelward from the bank and will measure 30 feet long and 14 feet wide. The existing wooden bulkhead and groin will be removed. Additionally, 190 feet of coir logs will be installed upland along the sand fill to address overland runoff. No trees or vegetated wetlands will be impacted.

The total project impact is approximately 0.1 acres of non-vegetated wetlands and 0.2 acres of subaqueous bottom. Approximately 1,000 cubic yards of clean sand will be placed along the shoreline, with 800 cubic yards placed channelward, to be planted with marsh grasses.

Overall, the project will create approximately 2,500 square feet of low marsh and 5,900 square feet of high marsh.

Construction Cost:	$350,000			
Project schedule:	Design Start Date	8/1/2025	Design Compl. Date	10/31/2025
	Const. Start Date	11/1/2025	Const. Compl. Date	2/7/2026
	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:

1.Integration of Environmental and Coastal Engineering Expertise
Living shoreline projects require detailed coordination between ecological design, grading plans, hydrodynamic modeling, and construction means and methods. DB allows for collaborative problem-solving between designer and contractor from project inception.
2.Adaptive Design During Construction
Field conditions (soil characteristics, tidal conditions, aquatic vegetation, and shoreline erosion patterns) often require quick response to iterative modifications.
3.Reduction of Risk and Change Orders
A single entity responsible for both design and construction reduces disputes, improves constructability, minimizes unforeseen condition impacts, and provides cost certainty.
4.Schedule Efficiency
The compressed timeline achievable by overlapping design and construction is beneficial for environmental windows, operational impacts, and grant-funding deadlines.
5.Specialized Contractor Collaboration
Living shoreline construction requires contractors experienced in marine access, tidal work staging, and environmental protection measures. DB ensures contractor expertise influences design choices.
The need for flexibility and rapid adaptation to field conditions makes rigid, prescriptive bid documents impractical.

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

Submitted by: Mark Brabham Date: 9/12/2025

Signature:

Title: Executive Director of Facilities Management
(Agency Head or Authorized Representative)

For DGS Use Only

Based upon the information provided by the Agency, the use of Design-Build
IS APPROVED ~~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