

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:	Softball Stadium		
Project Number:	Capital Budget Authorization #B1267		

Other Project Information

Advising A/E Name:	Joseph Dye Lahendro	License Number:	401004565
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)				
This project will construct a new women's softball stadium at the corner of Massie Road and Copeley Road. This complex project includes a new stadium and field with grandstand seating, and provides new field lighting and a scoreboard, as well as a building to house player locker rooms, visiting team facilities, and an indoor hitting facility.				
Construction Cost:	\$13,000,000	(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	3/5/2018	Design Compl. Date	11/2/2018
	Const. Start Date	8/1/2018	Const. Compl. Date	2/15/2020
	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:

As the University just completed expanding the existing men's baseball stadium at Davenport Field, there is an institutional requirement and federal law (i.e. Title IX) to also upgrade the women's softball program facilities as soon as possible. The current home for the softball program faces site and safety infrastructure challenges due to its remote location in the north grounds. The relocation of softball to the athletics' precinct will help to remedy this issue and aligns with the recommendation from the Athletics' Master Plan, positioning it closer to other Athletic support venues.

The overlapping collaborative design/ new stadium construction sequencing and schedule compression requires a seasoned CM to lend their expertise and leadership in navigating complex issues regarding the following: 1) building adjacent to University residences (Copeley Apartments); 2) tight site that requires building to be shoehorned in and phasing to maintain existing adjacent active fields and stadiums at Lannigan and Klockner Stadium; 3) providing early cost estimating; 4) ensuring scope and budget alignment through design; 5) providing value engineering and constructability concurrent with design including detailed cost analysis; 6) prepare and release early bid packages; and 7) collaborate with the design team and the Design Assist trade partners. As mentioned, the site is tight and bordered by University residences, Lannigan Track and Field and Klockner Stadium. The new stadium is required to be open for the start of 2020 season play. To meet this aggressive schedule, a CM at Risk is essential to lead the project construction team and provide design input and recommendations informed through prequalified Design Assist trade partnerships. The CM at Risk will collaborate with the design team and the Design Assist trade partners on the structural steel and grandstand seating design and procurement. Both of these items have extremely long lead times requiring the CM to release early bid packages. The CM will ensure trade performance, minimum disruption to the surrounding active stadiums, and a high quality finished facility for this project.

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

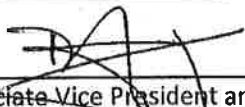
Submitted by:

Donald E. Sundgren

Date: 4/3/18

Signature:

Title:


Associate Vice President and 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. Coggins 7/10/18

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