

**DGS-30-456**

(Rev. 10/18)

## 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:	Institute of Democracy		
Project Number:	207-B1296-001		

**Other Project Information**

Advising A/E Name:	William G. Hopkins	License Number:	12289
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)	No
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)			
The Institute of Democracy is a new 4-5 story, 76,000 sf multi-use building planned for Phase 2 of the Emmet/Ivy Corridor development area. The building will be home to the Karsh Institute of Democracy, with additional space for the Batten School of Leadership and Public Policy. The Project scope includes a 500-seat auditorium with sophisticated broadcast capabilities; research laboratories; podcasting studios; a maker space; a café; bookstore; conferencing spaces; academic classrooms; and offices.			
Construction Cost:	\$56,000,000	(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	11/8/2021	Design Compl. Date
	Const. Start Date	5/10/2024	Const. Compl. Date
	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 this Project.

#### Project Complexity

- Challenging site logistics and coordination requirements.
- Ongoing extreme volatility of the construction market.
- Complex multi-use building with a multifaceted program, including a large, sophisticated auditorium, research functions, and food service.
- 500-seat auditorium will be a world-class broadcast facility to support the programs of multiple units at the University including the Karsh Institute for Democracy, the Batten School of Leadership and Public Policy, the Miller Center, the Weldon Cooper Center for Public Service, and the UVA Center for Politics. The broadcast capabilities of the auditorium will require substantially more complex AV/IT, acoustic, and lighting infrastructure than a standard classroom building and will require extensive coordination.
- Auditorium will be designed to host world leaders and foreign dignitaries and will require robust security infrastructure in addition to advanced AV.
- Auditorium will require technical input from an experienced CM in partnership with highly specialized tradespeople on cost and constructability.

#### Site Logistics

The Project will be constructed on Site 3, Phase 2 of the Emmet/ Ivy Corridor development plan. It will be surrounded by ongoing construction on adjacent sites at the Hotel and Conference Center, and the rest of the Ivy Corridor Phase 2 development, with sole access to the construction site off Ivy Road (US250) to the south, which is a busy street within the city. Emmet Street (US29) is to the east, and the existing Emmet/ Ivy parking garage and railway is to the north. The concurrent construction of multiple large projects in this area as well as the need to maintain consistent access to the parking garage will present numerous logistical and coordination related challenges. Having a CM under contract early in the design phase is critical to begin working through and planning coordination of all grading/ utility, environmental, and transportation activities in this congested area.

The Project site has significant grading challenges and existing buildings to be demolished both on the building site and the adjacent development areas. A CM will provide critical input on sequencing of site improvements at the building pad and the surrounding Phase 2

development sites during the design phase.

The Institute of Democracy plans to utilize UVA Central Utilities for chilled water, heating water, and electrical building systems. City of Charlottesville utilities will be used for domestic water and sanitary sewer. Almost all the utilities will have to be extended to the new site location.

#### LEED

Sustainability is a stated goal of the Institute of Democracy and LEED certification will be an essential element of this Project, for which a CM will bring critical support. The project team is also looking at targeting LEED Gold certification. This could require unique equipment and/or specialized building systems. UVA needs a CM firm on-board early so that they are part of the design process, commit to providing a building that meets these standards, and ensure that all necessary building testing can occur to confirm that all sustainability requirements and goals are met.

#### Cost/ Design Control & VM/ Constructability Analysis

The Project budget is constrained to a design-to cost, based on the specific amount of a donor gift. Given the ongoing extreme volatility of the construction market, early and frequent input from a CM will be critical to keeping this Project within budget through design control, constructability analysis, and value management at key design milestones to prevent costly and avoidable change orders during construction.

#### Summary

This Project will gain significant fiscal benefit, added value, and necessary construction expertise from the CM team during the design and beyond as required by the complexity of the Project site, the need for coordination with other ongoing adjacent construction projects, and the complex building use. The CM will provide value management and constructability reviews, and Structural and MEP input as required for design completion.

Submitted by:

Jeff Moore

DocuSigned by:

*Jeff Moore*

Date:

3/9/2022

DocuSigned by:

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Signature:

*Donald E Sundgren*

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  
is recommended for this project.

Recommended by:

*W. Michael Coppa*

W. Michael Coppa, RA

Director, Division of Engineering and Buildings