

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 at Lambeth Field & Colonnade	
Project Number:	Capital Budget Authorization #B1267	

Other Project Information

Advising A/E Name:	Joeseph 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 aims to construct a new women's softball stadium at the site of the historic Lambeth Field. Lambeth Field and its colonnade were constructed in 1903 and were influential at the time, illustrating the University's architectural commitment to classicism. As part of the University's Historic Framework Plan, Lambeth Field and Colonnade are identified as "Essential" contributing historic resources at the University. This historically sensitive and complex project will construct a new stadium with grandstand seating, provide new field lighting and a scoreboard, as well as a building to house coaches offices, player locker rooms, and an indoor hitting facility, all within the historic setting of Lambeth Field & Colonnade. The project will also provide a new access road to the site to provide ADA accessible parking.

Construction Cost:	\$9,500,000	(COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)
Project schedule:	Design Start Date	12/7/2017
(COV Sections: §2.2-	Const. Start Date	6/1/2018

4380.C.3; §2.2-4381.D.3)

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 is in the process of expanding the existing men's baseball stadium at Davenport Field, there is an institutional requirement and federal law (i.e. Title IX) to also address the women's softball program facilities. The current home for the softball program faces site and safety infrastructure challenges due to its remote location. The relocation of softball to historic Lambeth Field will help to remedy this issue and it also aligns with the recommendation from the Athletics' master planning study, positioning it closer to other Athletic support venues.

The complexity and historical sensitivity of designing and building at historic Lambeth Field requires a seasoned CM to lend their expertise and leadership in navigating complex issues regarding the following: 1) building on an historic site bordered by university residences, the railroad, and a stream; 2) minimum disturbance to existing field's drainage and irrigation system; 3) coordination around existing infrastructure (e.g. champion trees requiring sensitivity); 4) tight site that requires building to be shoehorned to maintain historic view shed/sightlines; 5) creative phasing to maintain parking while recreational field and parking lots are reconfigured; 6) provide early cost estimating; 7) ensure scope and budget alignment through design; 8) provide value engineering and constructability concurrent with design including detailed cost analysis; 9) prepare and release early bid packages; and 10) collaborate with the design team and the Design Assist trade partners. The colonnade at Lambeth Field is the most significant architectural feature to survive from the birth of the University of Virginia's formal athletic programs at the turn of the twentieth-century. Designed in part by University of Virginia Alumnus R.E. Lee Taylor, the stadium was built in phases from 1901-1913. Historically Lambeth Field was the primary competition venue for football, baseball and track. One entered the stadium from above, descending from Rugby Road and past the Rugby Faculty Apartments (now known as O'Neil Hall).

The historic stadium comprises a semi-circular ring of poured concrete bleachers set into the crest of a terraced hill and topped by a Doric colonnade. From this vantage point, one could look down onto the playing field, or out to the west to views of the University Grounds and the Blue Ridge Mountains beyond. Although made obsolete over the years with the creation of new athletic stadia, Lambeth Field remains a beloved landmark for generations of University students. As mentioned, the site is tight and bordered by University residences and the CSX railroad. The creation of a formal access road along the site's perimeter requires close coordination with the railroad and processing of right-of-entry agreements for tree clearing, fence installation, and a potential wall addition. To add to the complexity, protection of the existing stream that runs adjacent to the access road is required. The new stadium is required to be open for the start of 2019 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 design and grandstand seating. Both of these items have extremely long lead times requiring the CM to release early bid packages. The CM will ensure trade performance, protection of the historic and irreplaceable elements of the site, and a high quality finished facility for this historically significant site.

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

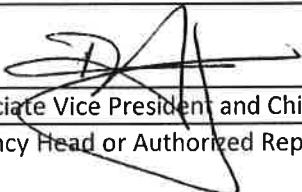
Submitted by:

Donald E. Sundgren

Date:

11/6/17

Signature:



Title:

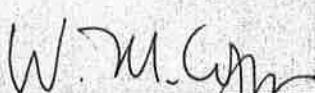
Associate Vice President and Chief Facilities Officer

(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:



11/8/17

W. Michael Coppa, RA

Acting Director, Division of Engineering and Buildings