DGS-30-456
(Rev. 10/18)

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:	UVA Data Science Facility	
Project Number:	P05477	

Other Project Information

Advising A/E Name:	Joseph Celentano	License Number:	7778
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 Contol (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 new UVA Data Science Facility will be the first academic building prominently located within the redeveloped Emmet/ Ivy site and will be designed by Hopkins Architects in association with VMDO Architects. It will house the newly formed School of Data Science that has a multifaceted program for interdisciplinary research and teaching. A key driver of the project will be the need for a central gathering place. A need for innovative and flexible academic space including classrooms, student study areas, faculty offices, research space, and generous amounts of public, interactive space will also drive the four-story building project with an overall size of ~ 70,000 GSF. The facility will be available to all units of UVA affording centrally located classrooms for faculty and students. This facility will encourage public and corporate interaction and engagement, promoting and encouraging cross-disciplinary discoveries while being welcoming to members of the UVA community, the surrounding communities, and visitors to The University.

Construction Cost:	$28,000,000	(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	4/1/2021
	Const. Start Date	5/31/2021	Const. Compl. Date	7/1/2023
	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/constuctability 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. The UVA Data Science Facility is one of the first large capital projects envisioned for this redeveloped site. The building is located on site 1A of the Ivy Corridor developmental plan, which sits on the SE corner of the District, with Ivy Road (US250) to the south, Emmet Street (US29) to the east, and the existing parking garage, railway, and stream to the north. This siting will require an existing sanitary sewer line running through the site to be relocated, a deep 60" stormwater line to be rerouted, and portions of an existing daylighted stream to be relocated and regraded so it is out of the site limits. The project team is also looking at targeting a minimum LEED Silver/ Gold certification and potentially trying to design a zero energy building. This could require unique equipment and/or specialized building systems like chilled beams. 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 ensures that all necessary building testing can occur to confirm that all sustainability requirements and goals are met. An early idea concering building design is a higher level of IT infrastructure and coordination for different systems to work with one another so that data can be displayed and shared in real time. 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 Project will gain significant fiscal benefit, added value, and necessary construction expertise and coordination experience from a seasoned CM team during the planning, design, budgeting, Value Engineering, and construction processes. 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. CM expertise and leadership will be critical in navigating the project team through complex issues regarding phasing for stormwater and environmental site management, utility relocation activities, adjacent garage operations, and construction activities.The CM will be relied upon for early cost estimating to ensure scope and budget alignment throughout design and procurement. Additionally, the CM will provide constructability reviews and Structural, MEP, and Envelope input as required during design completion. Construction of the **UVA Hotel and Conference Center**, another new building on the site, will take place concurrently with this Project. The stormwater and environmental management plans of Data Science and the Hotel will have to be coordinated as will the impact on the continuing operations of the garage.The concurrent construction of two more large site projects in this area at the same time will present numerous additional logistical/ coordination challenges. On the perimeter of the site, the **Ivy Corridor Phase 1 development** and the **City of Charlottesville Smart Scale project** will be proceeding at the same time. Both of these projects will involve significant utility, road, and sidewalk work that will be taking place directly adjacent to the site. The Data Science Facility 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 of the utilities will have to be extended to the new site location. Having a CM under contract early in the design phase is critical to begin working through and planning coordination of all utility relocations, grading, environmental, and transportation activities in this congested area.

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

Submitted by: Jeff Moore Date: 2/10/2020

Signature: 2/10/20

Title: Don Sundgren, Associate Vice President & 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 recommended for this project.

Recommended by: W. M. Coppa 2/11/2020

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