

**DGS-30-471**

(Rev. 02/22)

## Design-Build

### Procurement Review Submittal Form

**General Project Information**

Agency Name:	(207) University of Virginia		
Is the agency a covered institution per §2.2-4379?	Yes		
Project Name:	UVA NOVA Fairfax Tenant Improvements		
Project Number:	Capital Budget Authorization # B		

**Other Project Information**

Advising A/E Name:	Scott Clough	License Number:	402041794
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.): Classrooms, Offices				
<p>The Northern Virginia area is experiencing an increased known demand for education in the fields of Science, Technology, Engineering, &amp; Mathematics (STEM). This Project's educational objectives will support adults who want to improve their knowledge base and skill sets with on-going programs provided by UVA's School of Data Science (SDS), School of Engineering &amp; Applied Science (SEAS), School of Education &amp; Human Development (SEHD), School of Medicine (SOM)/ Health Sciences and Public Health, and School of Commerce/ Business. Recent enrollment is around 520 students. New non-degree and certificate programs are planned. This Project is a two-floor tenant fit-out within an existing 9-floor office building owned by Inova Health System in Fairfax, Virginia. UVA will build out the floors, consisting of approximately 50,280 rentable square feet, with classrooms, offices, huddle rooms, large and small conference rooms, pre-function areas, reception area, and open work areas. With the increased occupant loads of the classrooms, additional means of egress, and increased HVAC and restroom capacity will be required. Competitive sealed bidding is not practical or fiscally advantageous for this Project and would delay the available occupancy by at least 6 months.</p>				
Construction Cost:	\$10,000,000			
Project schedule:	Design Start Date	Fall 2022	Design Compl. Date	Summer 2023
	Const. Start Date	Fall 2023	Const. Compl. Date	Fall 2024

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:

The Project fit-out scope is straight forward. Preliminary Design "lite" level Bridging Documents are planned to establish scope and requirements. In the current construction market with rapidly escalating costs and limited availability of key trades, UVA seeks a single point of GC-A/E responsibility (a Design/Build (D/B) Team) to coordinate this Project as it moves forward, obtain early key Subcontractor commitments, lock in early competitive fixed pricing, and establish an expedited schedule for design completion and construction – all at the award of the D/B contract well before Construction Documents (CDs) will be completed.

Additional Advantages of D/B Procurement

- Significantly reduces institutional risk
- Accelerates overall Project completion
- Establishes construction cost certainty
- Establishes design & construction team while CDs are completed
- Limits rapid cost escalation
- Addresses supply chain issues by releasing early material orders & trade packages to meet schedule requirements (including long-lead items to accommodate manufacturing delays, partial shipments, & other potential delays)
- Allows time for creative contractor solutions/ substitutions for hard-to-get items
- Provides an early start for construction

Schedule

Schedule is critical to quickly address UVA goals for increased student enrollment in Northern Virginia, and new construction market demands related to a scarcity of key Subs and rapidly escalating construction costs. Fast tracking this Project by overlapping the design and construction is required to deliver the finished Project in the most fiscally advantageous manner while meeting academic calendar requirements to have the fit-out space on-line for occupancy in late 2024. Under the Design-Bid-Build (D-B-B) procurement method, the fit-out space would not be available until much later and at an escalated cost. The next window for academic occupancy would be Summer 2025. The timeline from the start of

design to occupancy using D/B is anticipated to be 24 months versus 30 months for D-B-B. Our current plan is to prepare Bridging Documents using our UVA Design Services A/E's starting Fall of 2022 and to start procurement of a D/B Team in coordination with the completion of Bridging Documents.

#### Construction Execution Requirements

- Existing Inova Health System-owned building includes space for fit-out – sandwiched between other floors in an occupied building on a busy health system campus. The floor below UVA is primarily parking and mechanical space. The floor above is currently unoccupied with no prospective tenant.
- UVA is negotiating a detailed Work Letter with Inova.
- UVA plans to include Inova's Life Safety & Environment of Care Handbook for Construction Activities & Exhibit B – Landlord Rules & Regulations for Contractors as reference documents in UVA's D/B contract to help define expectations in the existing Inova office building.
- D/B Bridging Documents will be used to guide procurement of a D/B team to work through best-suited means and methods options, accessibility requirements, and all safety measures to ensure the Project construction impacts are minimized.
- UVA/ Inova collaboration with the D/B Team to consider and integrate their options into the final Project scope of work and requirements.

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

Submitted by:	Jeff Moore	DocuSigned by: Jeff Moore 392ED34288F241D	Date: 11/4/2022
Signature:	Donald E. Sundgren	DocuSigned by: Donald Sundgren FAD01A1A5A974F	11/4/2022
Title:	Associate V.P. and Chief Facilities Officer (Agency Head or Authorized Representative)		

#### For DGS Use Only

Based upon the information provided by the Agency, the use of Design-Build  
**IS Not** recommended for this project.

Recommended by:

DocuSigned by: W.M. Coppa C2C8454B30A44EF...
W. Michael Coppa, RA Director, Division of Engineering and Buildings