

## 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:	Carr's Hill Renovation and Addition	
Project Number:	Capital Budget Authorization # B1264	

#### 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)	No
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 involves the renovation of Carr's Hill. This building, designed by McKim Mead & White was completed in 1909. Since its completion, it has served as the official residence of the University President. The University's Historic Preservation Framework Plan designates the building as "Essential" - the highest level of historic designation outside the Academical Village. Additionally, the project involves the construction of an events structure on Carr's Hill to accommodate events hosted by the University President. Minor alterations to an existing historic outbuilding, as well as significant hardscape/ landscape alterations, are included to integrate the new structure and improve ADA accessibility.

Construction Cost:	\$12,830,000	(COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)	
Project schedule:	Design Start Date	11/6/2017	Design Compl. Date
(COV Sections: §2.2-	Const. Start Date	7/2/2018	Const. Compl. Date

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:

The renovation of Carr's Hill and the construction of the event structure coincides with the retirement of President Sullivan and the expected arrival of the new University President. President Sullivan retires after the 2017/18 academic year. Arrangements have been made for the new President to live off Grounds for one year. The house, event structure, and grounds must be ready for all events associated with the start of the 2019/20 academic year. To meet this date, design assistance will be needed from a Construction Manager for ordering of long lead materials, coordination of activities on a very congested, historically significant site, and pricing assistance to assure the project remains within budget. Additionally, the project involves significant structural repairs to the house and upgrades to all MEP systems. Access to the house for investigative discovery is limited due to its currently being occupied and heavily used. Design and installation solutions will need to be developed with the assistance of the Architect/ Engineer and Construction Manager.

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

Submitted by:

Donald E. Sundgren

Date: 9-14-2017

Signature:

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  
recommended for this project.

Recommended by:

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

9/15/17