DGS-30-456
(Rev. 02/22)

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:	Darden Student Housing	
Project Number:	207-B1318-000 (PJ04092)	

Other Project Information

Advising A/E Name:	Preston Gumberich, RAMSA	License Number:	401014553
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)	No
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)

UVA's Darden School of Business endeavors to construct a new residential facility on its grounds. The new facility will be comprised of two residential buildings totaling approximately 250,000 GSF consisting of a reception and lobby area, and 218 units with 350 beds spanning studio units as well as one-, two-, and three-bedroom apartments. The new buildings will be designed to be consistent with Darden's existing academic structures.

Building 'A' will be a six-story structure on a significantly sloping site with two floors below street grade sited opposite the existing Abbott Center. It will have an approximate footprint of 13,000 SF and a total building area of 78,484 GSF. Building 'B' will be a five-story structure also on a significantly sloping site with three levels below street grade, sited opposite the existing Darden Parking Garage and fronting New Darden Blvd. It will have an approximate footprint of 28,000 SF and a total building area of 167,503 GSF.

Construction Cost:	$150,000,000	(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	2/1/2023	Design Compl. Date	8/15/2024
	Const. Start Date	10/1/2024	Const. Compl. Date	1/31/2027
	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:

CM at Risk procurement is recommended for this Project primarily due to the following issues:

- **Fundraising** – the CM will initially assist with the preparation of documentation and materials.
- **Complex & Challenging Nature of Building Site** – the selected building site is highly constrained between three significant existing structures, the Abbott Center Dining Room & Auditorium, the Darden Garage, and the Camp Library. Constraints also include an existing courtyard and critical access roads and pedestrian walkways. The preliminary report from the geotechnical engineer indicates significant variability in the subsurface, including significant rock and unsuitable soils, adding further complication to this Project and the associated utility relocation work described below. Blasting is anticipated for rock removal. The site spans significantly different grades and the proposed buildings will each be required to have below grade levels to address the challenges of the site as indicated above. The grade differential between buildings and with the Parking Garage will be facilitated with retaining walls and infill structures. Realignment of the driveway at the Parking Garage will result in the addition of a retaining wall to conform with the steep existing grades in this area.
- **Complex Utility Relocations, Upgrades, & Sequencing** – the new facility will be served by UVA and City of Charlottesville central utilities. All the extensive central utility infrastructure currently on the planned site (electrical duct bank, hot and chilled water, sanitary, domestic water, data) and storm drainage will require extensive relocations and upgrades during reconstruction to accommodate the new buildings and increased capacity requirements. The existing utilities also serve adjacent facilities, therefore sophisticated and methodical CM relocation sequencing will be necessary to minimize downtime and disruptions to operations.
- **High Volume of Vehicular & Pedestrian Traffic in Area** – the CM will need to develop a substantial and intricate logistics plan and phasing strategy for construction that allows consistent fire and delivery access as well as Parking Garage access for both vehicular and pedestrian traffic to Darden and the adjacent Forum Hotel. The plan must also include laydown area, and protection of surrounding uses including the adjacent existing stream. Significant stormwater infrastructure and erosion control measures will be required throughout the Project. The drive lane adjacent to the Abbott Center and the Library (New Darden Boulevard) will be reconstructed along its current alignment to accommodate all vehicular traffic to the Abbott Center and increased vehicular traffic resulting from the loss of Darden Boulevard on the south side of the Parking Garage. Access to the Parking Garage will remain on the east side of the Garage but the entrance driveway will be realigned to accommodate the footprint of Building 'B'. Additionally, the access road to the Parking Garage and the Darden loading dock will be significantly impacted by construction. All these priorities will have cost and schedule impacts.
- **Value Management (VM)/ Constructability Analysis** – the Project will need to go through a rigorous VM process to ensure that the scope is aligned with the construction budget. A CM with a robust and comprehensive approach to preconstruction and VM is invaluable throughout this process. Additionally, identifying and procuring critical components and long-lead items will help mitigate against escalating costs and schedule delays.
- **Requirement for Minimal Disruption to Adjacent Darden School Classroom, & Administrative & Hospitality**

Spaces – Darden is one of the top-ranked business schools and educational experiences in the world and its MBA programs are highly ranked (i.e., it was recently ranked #1 public MBA program in the World by The Financial Times). Construction must occur without disturbing educational programming and operations. Specifically, the adjacent garage accommodates the daily parking of faculty, staff, students, as well as guests of the Forum Hotel (which will also be operating continuously). Additionally, the Abbott Center, also adjacent to the site, will continue operating as a full-service dining facility for students and other guests.

Summary – Due to the complex and challenging factors itemized above it is believed that the Project will gain significant financial benefit and added value by engaging with a CM that has expertise with complicated projects in similar environments. CM expertise and leadership will be critical in navigating the expected complexities of this Project.

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

Submitted by: Jeff Moore DocuSigned by: Jeff Moore 392ED34288F24A0... Date: 5/16/2024

Signature: Donald E. Sundgren DocuSigned by: Donald Sundgren AED1A3FA59A74E1... 5/16/2024

Title: 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: DocuSigned by: W. M. Coppa C2C8454B56A44EF...

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

is
is not

Yes
No