

**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:	North Grounds Parking Garage		
Project Number:	207-B1305-000		

**Other Project Information**

Advising A/E Name:	Noah Marble	License Number:	401020261
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.): Parking Garage				
The garage with approximately 1,000 spaces will include only a lightly screened facade and will support a small transit hub of 1,000 GSF. The 2019 Parking & Transportation Master Plan projected a near-term parking shortfall and recommended parking expansion, especially in North Grounds. Despite a post Covid-19 environment, a new parking structure in North Grounds remains necessary due to JPJ Arena and Athletic events, and UVA Health employee and Academic parking demand. Two Athletics building projects have further reduced parking capacity in this precinct. This Project will address this shortfall by constructing a new Parking Garage at the corner of Copeley and Massie Roads.				
Construction Cost: \$29,000,000 - \$33,000,000				
Project schedule:	Design Start Date	Q1 2024	Design Compl. Date	Q1 2025
	Const. Start Date	Q4 2024	Const. Compl. Date	Q4 2026
	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:				

Design/ Build procurement will expedite the available use and occupancy of this simple project by at least 9 months. The Project scope is straight forward with simple detail and features that will be established by Bridging Documents. In the current construction market with 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 CDs are completed, and it moves forward. The D/B may obtain early key Subcontractor commitments, lock in early competitive fixed pricing to limit cost escalation 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. Schedule is critical to quickly address UVA parking needs with the current shortfall in parking capacity. Due to the simple nature of this design, we believe that fast tracking this Project by overlapping the design and construction will deliver the finished Project in the most fiscally advantageous manner while meeting requirements to have the new Parking Garage complete by 2027. The timeline from A/E procurement to Project completion using D/B is anticipated to be 36 months. Our plan is to prepare Bridging Documents with a competitively procured A/E and to start procurement of a D/B Team in coordination with the completion of Bridging Documents. The D/B can start the demolition, site preparation, and utility construction early to expedite the schedule.

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

Submitted by:	Jeff Moore	DocuSigned by: <i>Jeff Moore</i> 392ED34288F241D...	Date:	6/7/2024
Signature:	Donald Sundgren	DocuSigned by: <i>Don Sundgren</i> AED1A3FA59A74E1...		
Title:	Associate V.P. & 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	
<b>IS</b>	recommended for this project.
Recommended by:	DocuSigned by: <i>W. M. Coppa</i> C2C6434B36A44EF...
W. Michael Coppa, RA Director, Division of Engineering and Buildings	

is  
is not

Yes  
No