

**Project Delivery Method Reviews by  
the Department of General Services  
for  
Fiscal Year 2018**



**DEPARTMENT OF  
GENERAL SERVICES**

**DIVISION OF ENGINEERING AND BUILDINGS**

*Serving Government. Serving Virginians.*

December 1, 2018

Code of Virginia §2.2-4383.A requires DGS to:

*“report by December 1 of each year to the Governor and the Chairmen of the House Committee on Appropriations, the House Committee on General Laws, the Senate Committee on Finance, and the Senate Committee on General Laws and Technology the following information: (i) the number of projects reviewed pursuant to Articles 2 (§ 2.2-4380) and 3 (§ 2.2-4381) and (ii) for each project (a) the identity of the state public body or covered institution and a description of each such project, (b) the estimated cost of the project at the time of the Department’s review, (c) the recommendation made by the Department concerning the proposed procurement method, and (d) the final procurement method used by the state public body or covered institution.”*

Pursuant to this requirement, the Department of General Services (DGS) is reporting data for projects reviewed during Fiscal Year 2018 (July 1, 2017 through June 30, 2018). During Fiscal Year 2018 (FY18), DGS reviewed seventeen (17) project procurement submittals. Of those seventeen submittals, eleven (11) were for Construction Management at Risk (CM) procurement and six (6) were for Design-Build (DB) procurement. The details of these reviews can be found in the attached table titled “DGS Procurement Reviews/Recommendations in Fiscal Year 2018”.

The stated project values ranged from \$375,000 to \$85M. The average cost of the projects was \$24.1M and the median cost was \$15M. The CM projects had stated values which ranged from \$7.6M to \$51.2M. The average cost of the CM projects was \$24.8M and the median cost was \$15.8M. The DB projects had stated values which ranged from \$375,000 to \$85M. The average cost of the DB projects was \$23M and the median cost was \$7.8M.

DGS concurred with the Agency’s or Covered Institution’s selected method of procurement on 12 of the 17 submittals (71%) and did not concur for 5 of the 17 submittals (29%).

Of the twelve (12) projects where DGS concurred:

- In one (1) instance, the Agency or Covered Institution changed the procurement from Design-Build to Design-Bid-Build after having received a positive Design-Build recommendation from DGS.
- In the remaining eleven (11) instances, the Agency or Covered Institution continued with the procurement as submitted.

Of the five (5) projects where DGS did not concur:

- In two (2) instances, the Agency or Covered Institution proceeded with their chosen procurement method having received a negative recommendation from DGS.
- In one (1) instance, the Agency or Covered Institution modified their chosen procurement method in response to the DGS’ negative recommendation and resubmitted for review based upon a different procurement method.
- In one (1) instance, the Agency or Covered Institution changed the location of the project site and resubmitted the project for review based upon the new site. The subsequent review yielded a negative recommendation.
- In one (1) instance, the Agency or Covered Institution has yet to determine the procurement method to be utilized for the project.

DGS Procurement Reviews/Recommendations in Fiscal Year 2018

Request Date	FY	Agency Authority	Project Number	Project Title	Description	Project Value	Agency Proposed Procurement Method	DGS Concur Method Appropriate	Agency Implemented Procurement Method
9/6/2017	2018	State Public Body	215-18297-000	UMW - Renovate Seacobeck Hall	Renovate existing 1930 dining facility into a state-of-art academic facility.	\$16,692,000	CM	Yes	CM
9/14/2017	2018	Covered Institution	207-A7207-001	UVA - Carr's Hill Renovation and Addition	Renovation to 1909 building, construction of events structure, minor alterations to an existing historic outbuilding and hardscape/landscape alterations to integrate the new structure and improve ADA accessibility.	\$12,830,000	CM	Yes	CM
10/2/2017	2018	State Public Body	215-18177-000	UMW - Renovate Willard Hall	Willard Hall was constructed in 1911 as a residence/dining facility. The current plan is to remove many elements of a 1979 renovation in an effort to restore the facility to its original open corridors and ornate stairs. Beyond the restoration efforts, the renovation will seek to double the current occupancy of the facility; returning it to a traditional freshman dorm with community bathrooms, inclusion of living and learning spaces, and state of the art climate control, lighting, and information technology.	\$16,500,000	CM	Yes	CM
10/10/2017	2018	Covered Institution	207-A7207-002	UVA - Main Heat Plant New Boiler 6 Installation	Expand the current heating capacity of the University's existing Central Utility Heat Plant. The Plant supplies steam and hot water to the Medical Center buildings and associated facilities. Scope includes the purchase and installation of one or more new hot water boiler(s), associated auxiliary system upgrades, and architectural and structural improvements to the existing facility.	\$7,600,000	CM	Yes	CM
10/23/2017	2018	State Public Body	213-17818-000	NSU - Construct Residential Housing	600 beds, activity center, meeting rooms, and security area	\$36,000,000	CM	No	DB <sup>1</sup>
11/6/2017	2018	Covered Institution	207-A7207-003	UVA - Softball Stadium at Lambeth Field and Colonnade	New women's softball stadium - Revised and Resubmitted 4/3/18	\$9,500,000	CM	No	N/A <sup>2</sup>
11/8/2017	2018	State Public Body	213-17818-000	NSU - New Residence Hall	Residential facility accommodating 600 beds and support spaces, activity center, office space, meeting rooms, security area. Will also include surface parking and stormwater management.	\$36,000,000	DB	Yes	DB
11/30/2017	2018	State Public Body	123-18312-000	DMA - Renovate Buildings for Cyber Brigade	Construction of 41,162 sf that supports individual and collective training, administrative, automation and communications, and logistical requirements for the Data Processing Unit Brigade	\$15,000,000	CM	Yes	CM
12/18/2017	2018	State Public Body	409-18346-004	DMME - Roof Mount Solar	Installation of roof top photovoltaic (pv) generation system capable of producing approximately 150 kw peak power generation. The net electricity will be returned to the local utility's grid. Net metering will be used to determine the amount of kw offset, no battery storage of electricity will be used.	\$375,000	DB	Yes	DB

Request Date	FY	Agency Authority	Project Number	Project Title	Description	Project Value	Agency Proposed Procurement Method	DGS Concur Method Appropriate	Agency Implemented Procurement Method
2/21/2018	2018	Covered Institution	208-A8208-001	VPI&SU - Student Wellness Improvements	Complete renovation of War Memorial Hall , critical renovations to McComas Hall to address needs for student counseling and health services, and expanded fitness program. Relocation of the Cook Counseling Center to War Memorial Hall.	\$48,000,000	CM	No	CM
3/19/2018	2018	State Public Body	211-18352-000	VMI - Chessie Nature Trail Bridge at South Tower	New pedestrian bridge to connect portions of the Chessie Nature Trail separated by the South River. Original bridge was washed out by a hurricane in 2003.	\$1,300,453	DB	Yes	DBB
3/21/2018	2018	Covered Institution	204-18329-000	W&M - Integrated Science Center, Phase 4	Constructs a 124,000 gsf multi-function teaching and research facility.	\$46,052,000	CM	Yes	CM
4/3/2018	2018	Covered Institution	207-A7207-003	UVA - Softball Stadium	Construct new women's softball stadium including stadium, field, grandstand seating, field lighting, scoreboard, and a building for player locker rooms, visiting team facilities, and an indoor hitting facility.	\$13,000,000	CM	No	CM
5/4/2018	2018	Covered Institution	208-17478-000	VPI&SU - Creativity and Innovation District Learning Community	203,000 gsf residential life building, will provide 600 new beds	\$85,000,000	DB	Yes	DB
5/30/2018	2018	Covered Institution	207-A8207-001	UVA - U-Hall Abatement and Demolition	Remove all asbestos from and demolish University Hall, Onesty, The Cage, and the Sports Medicine buildings in the Athletics Orecinct.	\$8,000,000	DB	Yes	DB
6/7/2018	2018	State Public Body	799-18156-000	DOC - Replace Fire Alarm Systems	Replace fire alarm panels, devices, dampers, and connections in 60 buildings.	\$7,500,000	DB	No	TBD <sup>3</sup>
6/19/2018	2018	Covered Institution	208-18332-000	VPI&SU - Construct Undergraduate Lab Building	Four story 102,000 gsf building that includes Specialized teaching labs, classrooms, a discovery suite, offices, and collaboration areas.	\$51,176,000	CM	Yes	CM

- 1 The Agency or Covered Institution modified their chosen procurement method in response to the DGS' negative recommendation and resubmitted for review based upon a different procurement method.
- 2 The Agency or Covered Institution changed the location of the project site and resubmitted the project for review based upon the new site.
- 3 The Agency or Covered Institution has yet to determine the procurement method to be utilized for the project.

**Legend**

CM - Construction Management at Risk  
DB - Design-Build  
DBB - Design-Bid-Build