

**Project Delivery Method Reviews by
the Department of General Services
for
Fiscal Year 2019**



**DEPARTMENT OF
GENERAL SERVICES**

DIVISION OF ENGINEERING AND BUILDINGS

Serving Government. Serving Virginians.

November 1, 2019

Code of Virginia §2.2-4383.A requires the Department of General Services (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, DGS is reporting data for projects reviewed during Fiscal Year 2019 (July 1, 2018 through June 30, 2019). During Fiscal Year 2019, DGS reviewed sixteen (16) project procurement submittals. Of those sixteen submittals, twelve (12) were for Construction Management at Risk (CM) procurement and four (4) 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 2019”.

The stated project values ranged from \$400,000 to \$200M. The average cost of the projects was \$50.8M and the median cost was \$34.5M. The CM projects had stated values which ranged from \$5.4M to \$200M. The average cost of the CM projects was \$53.6M and the median cost was \$41M. The DB projects had stated values which ranged from \$400,000 to \$90M. The average cost of the DB projects was \$42.4M and the median cost was \$39.5M.

DGS concurred with the Agency's or Covered Institution's selected method of procurement on 16 of the 16 submittals (100%).

Of the sixteen (16) projects where DGS concurred:

- In one (1) instance, the Agency or Covered Institution decided not to proceed with the project.
- In the remaining fifteen (15) instances, the Agency or Covered Institution continued with the procurement as submitted.

DGS Procurement Reviews/Recommendations in Fiscal Year 2019

Request Date	FY	Agency Authority	Project Number	Project Title	Description	Project Value	Agency Proposed Procurement Method	DGS Concur Method Appropriate	Agency Implemented Procurement Method
12/5/2018	2019	State Public Body	123-18325-000	DMA - Renovate Roanoke Readiness Center	This project will encompass the construction of a new readiness center, new combined support maintenance shop (CSMS), and renovation of existing facilities that will house readiness center operations.	\$19,000,000	CM	Yes	CM
5/17/2019	2019	State Public Body	194-18438-000	DGS - Central State Hospital Replacement	The replacement Central State Hospital will serve as an in-patient behavioral health hospital, serving acute forensic, secure forensic and civilly committed patients. It will also serve as the only maximum security forensic behavioral health hospital in the Commonwealth. The new facility will provide specialized treatment and support services for patients and staff. Program space will include living units, treatment and evaluation, clinical, security, visitation and administrative.	\$200,000,000	CM	Yes	CM
11/15/2018	2019	Covered Institution	204-18360-000	W&M - Sadler West Addition	This project provides a 46,000 gsf new addition to the Sadler Center along with minor renovations to the existing building interior. The project also renovates the interior of the vacant 10,000 sf King Student Health Center. The intent of the project is consolidation and relocation of Student Affairs functions to improve operations and effectiveness making services more readily accessible to the student population. Three departments and eight offices will be consolidated to the new facility from spaces across campus. These departments include Campus Living, Student Engagement and Leadership, and Student Success. The offices that will be relocated are the Flat Hat & Student Publications, Office of Community Engagement, Center for Student Diversity, Residence Life, 1st Year Experience, Dean of Students Office, Sadler Center Management Office, and Academic Enrichment.	\$28,068,000	CM	Yes	CM
5/8/2019	2019	Covered Institution	204-90009-001	CWM - Alumni House - New Family Courtyard	The project will include grading, drainage, site lighting, landscaping, hardscape details such as retaining walls, seating walls, handrails and other site related elements as needed. The design aesthetics and associated materials and details will be clearly defined in the bridging documents.	\$400,000	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
3/11/2019	2019	Covered Institution	207-18331-000	UVA - Renovate Alderman Library	The current project scope to Renovate Alderman Library is 100,000 SF of renovation of the original 1938 library structure, the demolition of the Old Stacks and adjacent areas between Old Stacks and the historic Alderman wings, and the demolition of the 1967 New Stacks. New construction includes a 130,000 SF addition in the footprint of the demolished areas. The project includes a connecting bridge to Clemons Library and an exterior staircase between Alderman and Clemons Libraries. The north face of the new addition includes a new entry point with landscaping, stairs, retaining walls and paving.	\$105,000,000	CM	Yes	CM
11/15/2018	2019	Covered Institution	207-A8207-002	UVA - Brandon Avenue Upper Class Student Housing - Phase II	Includes student housing and gathering - all on top of two levels of structured parking.	\$90,000,000	DB	Yes	DB
6/18/2019	2019	Covered Institution	208-A9208-001	VT - Global Business and Analytics Complex Residence Hall	Two residence halls totaling approximately 220,000 - 245,000 SF spanning four floors will house 700 beds and two living learning communities that supplement and enhance the traditional classroom environment. In addition to the residence hall rooms and suites, some key features include entrepreneurship laboratories, shared collaborative learning spaces and faculty-in-residence apartments.	\$63,000,000	DB	Yes	DB
7/24/2018	2019	State Public Body	211-18387-000	VMI - Physical Training Facility Phase III (Aquatic Center)	The facility will be approximately 58,000 square feet with a SO-meter pool and associated support spaces, diving well, classrooms, offices, and, seating for 750 spectators.	\$41,000,000	CM	Yes	CM
7/17/2018	2019	State Public Body	212-17871-000	VSU - Addition to MT Carter Building	This project will construct an approximately 13,000 to 15,000 GSF building adjacent to the existing MT Carter Agricultural Research facility. It will include several research and learning laboratories designed with flexible laboratory space, classroom space, sample preparation rooms, seminar rooms, a video conference room, space for visiting scientists, student, and faculty offices, graduate student lounge, multipurpose auditorium classroom seating, state of the art distance learning center, and a teleconferencing room.	\$5,407,000	CM	Yes	CM

Request Date	FY	Agency Authority	Project Number	Project Title	Description	Project Value	Agency Proposed Procurement Method	DGS Concur Method Appropriate	Agency Implemented Procurement Method
7/12/2018	2019	State Public Body	212-18333-000	VSU - Repair/Replace Daniel Gym and Demolish Harris Hall	Will consolidate College of Humanities and Social Sciences with the College of Education into a shared facility. Gross area of approx. 175,000 square feet, spaces include an active classroom / study learning environment, a black box theater, a natatorium and gymnasium with an elevated running track. Additional specialized spaces include active academic classrooms, media laboratories, broadcast production labs, language and literature labs, art and design department ceramics labs and studios, multipurpose auditoriums, distance learning technologies, faculty offices, and support spaces	\$55,624,000	CM	Yes	CM
10/22/2018	2019	State Public Body	215-18362-000	UMW - Renovate Residence Halls - Phase II - Alvey	Alvey Hall is a residence hall constructed in the early 1990's with four stories, having a total area of approximately 34,000 GSF, and serving approximately 150 students with suite-type rooms. Alvey has not undergone any major renovations yet is currently degraded by severe moisture, mold and air quality issues brought upon by poor design for mechanical systems and air flow distribution.	\$7,500,000	CM	Yes	N/A ¹
11/9/2018	2019	State Public Body	215-18362-000	UMW - Renovate Residence Halls - Phase II - Virginia Hall	Virginia Hall was constructed in 1914 as a residence facility and was designed by Virginia architect Charles Robinson. The last renovation to this facility occurred in 1995 with roof replacement. Beyond the restoration efforts, the renovation for Virginia Hall will provide ADA compliance including a new elevator, modernized community bathrooms, inclusion of living and learning spaces, and state-of-the-art climate control, lighting, and information technology.	\$15,000,000	CM	Yes	CM
7/18/2018	2019	State Public Body	217-18386-000	RU - Center for Adaptive Innovation and Creativity	Academic building including classrooms, laboratories, computer labs, collaborative spaces, maker spaces, and faculty offices; specialty instructional spaces including clinical labs, art studios, music rehearsal spaces, dance studios, and interior and fashion design and graphics computer application labs; theater academic performance and support spaces; and all required building support spaces.	\$79,000,000	CM	Yes	CM

Request Date	FY	Agency Authority	Project Number	Project Title	Description	Project Value	Agency Proposed Procurement Method	DGS Concur Method Appropriate	Agency Implemented Procurement Method
3/26/2019	2019	State Public Body	221-18335-000	ODU - Construct a New Health Sciences Building, Phase I	Construction of a New Health Sciences Building, 126,154 GSF, multi-story building, 40 year construction, that will be a signature facility to show improved educational healthcare through Inter-Professional Education and collaboration. The building will house a student centered "home base" for students that will include informal interactive learning areas with state of the art teaching/learning environments. Research space will be included for the School of Medical Diagnostics and Translational Services, with teaching, research and lab space for the School of Rehabilitation Sciences, teaching and lab space for the School of Dental Hygiene, as well as a public accessible Physical Therapy Clinic, Inter-Professional Classrooms and Collaboration areas with offices and program support, and a Dean's suite.	\$60,635,000	CM	Yes	CM
2/5/2019	2019	Covered Institution	268-18281-000	VIMS - Construct New Research Facility	Research facility including laboratories, collaborative spaces, faculty offices, teaching labs, equipment rooms, and all required building support spaces.	\$27,131,235	CM	Yes	CM
8/10/2018	2019	State Public Body	799-18288-000	DOC - Renovate Marion Correctional Center	This project includes security windows, Doors, Frames and Locks, mechanical upgrades to the HVAC systems, electrical upgrade, additional generators, access security controls, fire alarm, and plumbing as the major components.	\$16,000,000	DB	Yes	DB

Notes

1 The Agency or Covered Institution has reported that it is not proceeding with the project.

Legend

CM - Construction Management at Risk

DB - Design-Build

DBB - Design-Bid-Build