

**Project Delivery Method Reviews by
the Department of General Services
for
Fiscal Year 2020**



**DEPARTMENT OF
GENERAL SERVICES**

DIVISION OF ENGINEERING AND BUILDINGS

Serving Government. Serving Virginians.

December 1, 2020

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 2020 (July 1, 2019 through June 30, 2020). During Fiscal Year 2020, DGS reviewed sixteen (16) project procurement submittals. Of those sixteen submittals, fourteen (14) were for Construction Management at Risk (CM) procurement and two (2) 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 2020”.

The stated project values ranged from \$1.4M to \$208M. The average cost of the projects was \$49.9M and the median cost was \$46.5. The CM projects had stated values which ranged from \$2.5M to \$208M. The average cost of the CM projects was \$52.2M and the median cost was \$46.5M. The DB projects had stated values which ranged from \$1.4M to \$66M. The average cost of the DB projects was \$33.7M and the median cost was \$33.7M.

DGS concurred with the Agency's or Covered Institution's selected method of procurement on 15 of the 16 submittals (94%).

Of the fifteen (15) projects where DGS concurred:

- In one (1) instance, the Agency or Covered Institution placed the project on Hold.
- In four (4) instances, the Agency or Covered Institution had not completed the procurement as of November 1, 2020.
- In the remaining ten (10) instances, the Agency or Covered Institution continued with the procurement as submitted.

In one (1) instance, the Agency or Covered Institution proceeded with their chosen procurement method having received a negative recommendation from DGS.

DGS Procurement Reviews/Recommendations in Fiscal Year 2020

December 1, 2020

Request Date	FY	Agency Authority	Project Number	Project Title	Description (See Note 3 for more detailed project descriptions)	Project Value	Agency Proposed Procurement Method	DGS Concur Method Appropriate	Agency Implemented Procurement Method
7/16/2019	2020	Covered Institution	208-A9208-002	VT - Slusher Hall Replacement	The replacement of Slusher Hall will include a complete demolition of the existing high-rise tower and low-rise wing, as well as construction of two residence halls approximately within the existing building footprint. Each residence hall will house a unique residential college, and the gross building area and bed count of the combined facilities is anticipated to be 200,000 - 225,000 GSF and 700 beds respectively. One of the buildings will include a faculty apartment, and each building will include a unique social/gathering space. Mail services for the entire residential half of campus will be relocated to one of the two proposed residence halls.	\$66,000,000	DB	Yes	See Note 1
7/26/2019	2020	Covered Institution	208-A9208-003	VT - Corps Leadership and Military Science Building & New Upper Quad Residence Hall	A 75,460 gross square foot, three story structure, clad in a combination of Hokie Stone, precast concrete panels and trim in the northern portion of campus that has traditionally been the home of the Corps of Cadets. This building will be constructed on the existing site of the Art and Design Learning Center (circa 1931) which will be demolished with the exception of the basement and associated spaces. These spaces house critical equipment and systems supporting the campus central power plant located immediately across Old Turner Street-which is connected by a walkable tunnel. Immediately adjacent to the CLMS building is Femoyer Hall-an academic building that is to be razed and replaced with a 300-bed residence hall with supporting battalion administrative spaces.	\$61,000,000	CM	Yes	CM
7/25/2019	2020	Covered Institution	208-18412-000	VT - Innovation Campus Academic Building	The building will be 300,000 SF facility which includes multiple large data processing laboratories, student-team data management/project spaces, large classrooms and office spaces.	\$208,000,000	CM	Yes	CM
9/4/2019	2020	Covered Institution	207-A9207-001	UVA - Contemplative Commons	The Contemplative Commons multi-use building is a new four floor 62,000 sf complex of indoor and outdoor spaces. The project scope includes configurable studios that can be used as academic classrooms for multi-disciplinary use; co-curricular spaces supporting student personal growth, skills development, well-being, and community building; a living laboratory supporting contextual research on learning and other human processes in natural social settings; studio and lab spaces supporting collaboration across schools towards innovation in learning, research, and engagement; offices for the Contemplative Sciences Center staff; a residential retreat space; a Convergence Studio with standing room for 800; a courtyard with fountain; rooftop gardens; a dining terrace; and a cafe space to create a destination between Central Grounds and first year residential areas. The project includes construction of a pedestrian bridge over Emmet Street.	\$50,000,000	CM	Yes	CM

Request Date	FY	Agency Authority	Project Number	Project Title	Description (See Note 3 for more detailed project descriptions)	Project Value	Agency Proposed Procurement Method	DGS Concur Method Appropriate	Agency Implemented Procurement Method
9/4/2019	2020	State Public Body	247-18423-000	GMU - Demolish Arlington Original Building	The project is to demolish the existing Original Building and construct a new box culvert for stormwater. The box culvert that is to be constructed will not be campus infrastructure but will be a component of a stormwater infrastructure system which serves a large segment of Arlington County. The box culvert will 9' x 7' and will be buried approximately 20' below existing finished grade.	\$6,225,000	CM	Yes	CM
9/4/2019	2020	State Public Body	247-18000-000	GMU - Construct Bull Run Hall IIIB Addition	This project will construct a 100,000 GSF academic building as well as renovate 5,000 ASF in the Kathrine G. Johnson Building (Formerly Bull Run Hall). The program for the project includes the following: instructional wet labs and the associated support spaces for applied fluids and thermodynamics, materials/characterization, advanced manufacturing, chemistry, and forensics; instructional cadaver & anatomy labs and associated support spaces; instructional dry labs and associated support spaces including mechatronics/robotics and forensics; instructional and open computer labs; animation labs including virtual reality, audio production, and motion capture; human performance labs including therapeutic interventions, evaluation and anatomy, strength and physical activity; a student design space; a fabrication lab; and limited office and conference space.	\$42,951,000	CM	Yes	CM
9/30/2019	2020	State Public Body	146-18428-000	SMV - Northern Virginia Science Center	The Northern Virginia Science Center will be a 70,000 sf regional facility focused on providing a science center where children, families, educators, and citizens will encounter a showcase of innovation, past and present to help inspire them towards their own innovative future. The facility will include the museum, office and administration, ticketing, classrooms / multipurpose rooms, event space, gift shop, exhibition spaces both inside and outside, an innovation studio, gallery area, and a domed theatre.	\$38,257,365	CM	Yes	See Note 2
10/10/2019	2020	Covered Institution	204-A9204-016	W&M - Kaplan Arena Renovation and Addition	Substantial renovation of the 208,000 GSF Arena facility, addition of a concourse on the north side of the building, and construction of a 36,000 GSF basketball & volleyball training/practice facility. The complex will include the scalable (4000 to 8000 seat) multi-purpose arena, strength and agility training, sports medicine, practice space, locker rooms, coaching spaces, and an administrative support section.	\$40,000,000	CM	Yes	CM
10/31/2019	2020	Covered Institution	207-A9207-002	UVA - Hotel and Conference Center	Composed of mixed-use hospitality and convening space consisting of a four to six floor hotel with 225 guest rooms plus 35 suites, a Cafe, restaurants, and 25,000 NSF of Conference Center space, The overall size of the Project is 220,000 GSF.	\$66,000,000	CM	Yes	CM
12/19/2019	2020	State Public Body	239-18316-000	FCMV - Crossing Gallery	The Frontier Culture Museum Crossing Gallery totaling roughly 54,000 SF will be central to the campus as a hub for public intake and orientation, refreshment and food service, ticket sales, exhibit space, administration space, as well as support services.	\$25,000,000	CM	Yes	See Note 2

Request Date	FY	Agency Authority	Project Number	Project Title	Description (See Note 3 for more detailed project descriptions)	Project Value	Agency Proposed Procurement Method	DGS Concur Method Appropriate	Agency Implemented Procurement Method
1/6/2020	2020	State Public Body	214-18425-000	LU - Wygal Hall Replacement	Construction of Wygal Hall (Music) Replacement Building, 60,720 GSF, multi-story building. The building will house music instruction, music performance, and campus and community assembly, and will include classrooms, teaching laboratories, music rehearsal rooms of various sizes, 500 seat concert hall, student practice rooms, faculty offices and teaching studios, and performance support spaces.	\$51,049,000	CM	Yes	CM
2/10/2020	2020	Covered Institution	207-P05477	UVA - Data Science Facility	A four-story and approximately 70,000 GSF facility to house the newly formed School of Data Science. The facility will contain classrooms, student study areas, faculty offices, and public space.	\$28,000,000	CM	Yes	CM
2/27/2020	2020	Covered Institution	204-B0204-001	CWM - Memorial to the Enslaved	This projects constructs a public memorial to persons enslaved by William & Mary. The project is located in a prominent space on the campus. It will serve a public observation and gathering place to honor and reflect upon persons enslaved by William & Mary.	\$2,500,000	CM	No	CM
3/18/2020	20	State Public Body	799-18156-006	Replace Fire Alarm Systems - Coffeewood	Coffeewood Correctional Center fire alarm system; the system covers approximately 202,210 square feet of space within 11 buildings and consists of approximately 450 system components. At the Fluvanna Correctional Center, the system coverage also includes 11 buildings however, the area coverage is 401,657 square feet and the equipment count includes approximately 750 components.	\$1,400,000	DB	Yes	See Note 2
4/29/2020	20	Covered Institution	208-B0208-001	VPI&SU - Hitt Hall & New Dining	The building will be 101,000 SF spanning three floors (plus penthouse) and will provide a cutting edge, technology-based platform to support doubling the enrollment of the Myers-Lawson School of Construction (MLSoC) while simultaneously providing a 600-seat full-service dining facility and general assignment/flexible classrooms supporting a variety of modes of instructional delivery methods. The building will include a high-bay material testing/build lab, technology-heavy classrooms, and faculty spaces as well as all supporting functions associated with a large, multi-floor dining facility with a variety of in-house dining venues.	\$60,000,000	CM	Yes	CM
5/20/2020	20	Public State Body	213-18385-000	NSU - New Science Building	125,000 GSF Science Building including offices, wet labs, dry labs and research labs, prep space, flexible instructional spaces, planetarium, greenhouse, multi-disciplinary conference rooms, computer lab space and storage.	\$52,000,000	CM	Yes	See Note 2

Notes:

- 1 Project on Hold.
- 2 The Agency or Covered Institution has reported that it has not completed the procurement as of November 1, 2020.
- 3 More detailed project descriptions can be found by downloading the Procurement Review Form posted on the CM and DB Procurement Evaluation page of the DEB Website.

[HERE](#)

Legend

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

Download Here

Request Date	FY	Agency Authority	Project #	Project Title	Project Value	Request & Evaluation Details	Agency Proposed Procurement Method	DGS Concur Method Appropriate	Agency Implemented Procurement Method
2019-09-04	2020	State Public	247-18000-000	GMU - Construct Bull Run Hall IIIB Addition	\$42,951,000	Download	CM	Yes	