

**Project Delivery Method Reviews by
the Department of General Services
for
Fiscal Year 2021**



**DEPARTMENT OF
GENERAL SERVICES**

DIVISION OF ENGINEERING AND BUILDINGS

Serving Government. Serving Virginians.

December 1, 2021

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 2021 (July 1, 2020 through June 30, 2021). During Fiscal Year 2021, DGS reviewed ten (10) project procurement submittals. Of those ten submittals, all were for Construction Management at Risk (CM) procurement and none 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 2021”.

The stated project values ranged from \$10M to \$173M. The average cost of the projects was \$64M and the median cost was \$57M.

DGS concurred with the Agency’s or Covered Institution’s selected method of procurement on 5 of the 10 submittals (50%).

Of the five (5) projects where DGS concurred:

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

Of the five projects where DGS did not concur with the Agency or Covered Institution’s proposed procurement method:

- In one (1) instance, the Agency or Covered Institution chose a different procurement method.
- In four (4) instances, 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 2021

December 1, 2021

Request Date	FY	Agency Authority	Project Number	Project Title	Description	Project Value	Agency Proposed Procurement Method	DGS Concur Method Appropriate	Agency Implemented Procurement Method
07/08/20	2021	Covered Institution	207-B0207-002	UVA - Athletics Complex - Phase 2	Scope includes the renovation of the Frank C. McCue III Athletic Training Center (McCue), phased construction of two new buildings (one for Football Operations and one a large addition to McCue for Olympic Sports), and construction of a wide, landscaped, exterior pedestrian walkway with numerous stepped grade changes, referred to as the "Promenade," that passes through the new building's footprint, existing sports fields, and athletic/ commuter parking lots, to connect Goodwin Bridge at Emmet Street to the sports facilities across Copeley Road.	\$115,000,000	CM	No	CM
09/01/20	2021	Covered Institution	207-B0207-003	UVA - McIntire School of Commerce New Academic Facility	The current expansion project scope will include a large multi-purpose atrium, an entry lounge, large flexible classroom spaces, multifaceted program elements with specialized AV equipment needs including dynamic teaching labs to foster hands-on learning that includes data analytics visualization, behavioral research, and multimedia analysis, media production studios, enhanced study rooms, faculty and staff offices, a Cafe, and a catering kitchen.	\$67,000,000	CM	Yes	CM
10/01/20	2021	Covered Institution	204-B0204-012	W&M - Muscarelle Museum Expansion and Renovation	Project consists of renovating the existing structure (approximately 19,000 SF) and constructing an addition (approximately 30,000 SF) to the Muscarelle Museum on the campus of William and Mary. Building use is and will continue to be a museum in which artwork is curated, displayed for public viewing, and used for teaching purposes. The existing building will be renovated for assembly space, education & research, collection storage and building support. The addition will be for exhibition galleries, processing and collection support and administrative spaces. The current mechanical system in the existing building must be modified for connection to the new West Utility Plant and compliment the new system in the addition, which will be designed for connection to the plant. Complex temperature and humidity controls are paramount as are lighting systems and levels of finish for art presentation.	\$21,000,000	CM	Yes	CM
12/15/20	2021	Covered Institution	207-B0207-004	UVA - Ivy Corridor	The project represents the first phase of the Ivy Corridor redevelopment and serves as an enabling project for future site development including the School of Data Science facility and the University Hotel and Conference Center. The project consists of rerouting existing storm and sewer water lines, extension of various utilities such as water, sewer, heating water and chilled water supply and return lines, electrical, and telecom throughout the site and to the locations of the planned buildings. The unnamed tributary to Meadow Creek that runs through the site will be rerouted to create an engineered stream corridor and a new wet pond. The project will install hardscape and streetscape features to provide access to the proposed buildings and will also add landscaping and greenspace to the site. The project will	\$30,000,000	CM	No	CM
01/28/21	2021	Covered Institution	208-18502-000	VT - Replace Randolph Hall	phased demolition of the existing 166,000 GSF Randolph Hall and the phased construction (within the existing building's footprint) of a new 284,000 GSF building which will be home to Virginia Tech's College of Engineering. The new building will accommodate more than 54,000 SF of instructional laboratories (wet and dry) and classrooms; 56,000 SF of research laboratories (wet and dry); and "dirty" laboratory space on the ground floor to support instructional and research functions. The building will house within its interior, Virginia Tech's existing Stability Wind Tunnel, one of the largest university-operated wind tunnels in the U.S. Additionally, the building will house the Virginia Tech Rescue Squad which provides full-time (24/7/365), student-operated, the first response to medical emergencies on campus. The existing building is located within the historical academic district, an area with a high concentration adjacent buildings and pedestrian traffic. "	\$173,000,000	CM	Yes	CM
02/18/21	2021	State Public Body	221-18473-000	ODU - New Biology Building	162,821 GSF, multi-story building, 40-year construction, that will be a signature facility to support the current enrollment demand for biology with modern instruction and laboratory facilities.	\$99,501,961	CM	Yes	See note 1
02/12/21	2021	Covered Institution	207-18330-000	UVA - Renovate Physics Building	replacing existing mechanical systems, new electrical wiring, new plumbing, upgraded fire safety infrastructure, renewing the building's envelope and roof, and a new interior layout to meet building code, life safety, and accessibility requirements	\$57,000,000	CM	No	CM

03/12/21	2021	State Public Body	211-18520-000	VMI - Renovate and Expand Engineering and Laboratory Facilities	Construction of a new 33,029 Gross Square Foot (GSF) facility will expand the teaching and laboratory space available to the existing VMI Engineering programs to meet a growing STEM program. The new facility will be constructed adjacent to the existing engineering facilities with the demolition of the existing Cocke Hall Annex Swimming Pool. The facility will have laboratories, 'Maker Space' for construction and storage of Cadet Capstone and Undergraduate Research Projects, classrooms, storage, offices, and support spaces. This project will also renovate 63,133 GSF of the existing Engineering Department spaces located in the Nichols Engineering Building, Morgan Hall, King Hall, and Cocke Hall. The renovation will be executed floor by floor while the building remains occupied and will require extensive coordination for temporary classrooms and office space. The renovation is broken into areas of 'light, medium, and heavy' renovations depending on the amount of work required to meet the adjusted program requirements.	\$57,018,000	CM	Yes	CM
03/09/21	2021	State Public Body	211-18519-000	Post Wide Safety and Security	The scope of the project is to construct 14 vehicular gates. The gates will be a combination of hydraulic bollards and drop arm gates. The gates will be arranged in an inner loop and outer loop. The inner loop will provide the ability to separate vehicular traffic from normal cadet group activities and also large visitor events. The outer loop will provide the ability to lock down the entire main Post during Post-wide training activities and when significant incidents occur whether on Post or in the surrounding community. All gates will have electronic access features included for normal operations and the ability to be remotely controlled by VMI Police in emergency situations. Installation of specialized building access control to be provided on high-priority facilities. This will provide the ability to keep the facilities locked at all times. Access by Cadets, faculty, and staff is to be provided via the use of electronic identification cards. Visitor access will be provided via monitored security systems.	\$10,000,000	CM	No	DBB
06/24/21	2022	Covered Institution	207-18338-000	UVA - Wyllie Hall Renovation	This renovation project will completely redesign and reconstruct the interior of the building into labs, classrooms, and academic offices for The College's Nursing Program and Natural Sciences labs.	\$10,800,000	CM	No	CM

Notes:

- 1 The Agency or Covered Institution has reported that it has not completed the procurement as of November 1, 2021.
- 2 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	