

**Project Delivery Method Reviews by
the Department of General Services
for
Fiscal Year 2022**



**DEPARTMENT OF
GENERAL SERVICES**

DIVISION OF ENGINEERING AND BUILDINGS

Serving Government. Serving Virginians.

December 1, 2022

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 2022 (July 1, 2021 through June 30, 2022). During Fiscal Year 2022, DGS reviewed ten (10) project procurement submittals. Of those ten (10) submittals, nine (9) were for Construction Management at Risk (CM) procurement and one (1) was 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 2022”.

The stated project values ranged from \$3.5M to \$137.3M. The average cost of the projects was \$54.7M and the median cost was \$50.5M.

DGS concurred with the Agency’s or Covered Institution’s selected method of procurement on nine (9) of the ten (10) submittals (90%).

In all of the nine (9) projects where DGS concurred, the Agency or Covered Institution continued with the procurement as submitted.

In the one (1) instance where DGS did not concur with the Agency or Covered Institution’s proposed procurement method, 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 2022

December 1, 2022

Request Date	FY	Agency Authority	Project Number	Project Title	Description	Project Value	Agency Proposed Procurement Method	DGS Concur Method is Appropriate	Agency Implemented Procurement Method
10/7/2021	2022	State Public Body	199-75104	DCR - Project Harmony	This project is characterized as a shoreline stabilization project on the Potomac River. The project includes excavating African American headstones deposited along the shoreline and hauling the headstones to be relocated to a Maryland cemetery. The work also includes re-establishing the excavated shoreline with appropriate rock to ensure its continued stabilization. The shoreline will be stabilized with new rock, sand, and appropriate plantings as necessary to establish a protected area. This may include living shoreline techniques to prevent turbid wave action.	\$ 3,500,000.00	DB	Yes	DB
4/29/2022	2022	Covered Institution	204-B2204-004 and 204-B2204-005	WM - Old Dominion and Monroe Hall Renovation	Monroe and Old Dominion Halls will be renovated to provide state of the art Student Housing that is fully airconditioned and accessible. Together they equal over 80,000 SF and will house 270 students. The renovation of Monroe Hall will provide support space for the Monroe Scholars program and showcase the Scholars research. The proposed renovations anticipate excavation around the building and expansion of utilities onsite to meet HVAC demands.	\$ 31,250,000.00	CM	Yes	CM
3/10/2022	2022	Covered Institution	207-B1296-001	UVA - Institute of Democracy	The Institute of Democracy is a new 4-5 story, 76,000 sf multi-use building planned for Phase 2 of the Emmet/ Ivy Corridor development area. The building will be home to the Karsh Institute of Democracy, with additional space for the Batten School of Leadership and Public Policy. The Project scope includes a 500-seat auditorium with sophisticated broadcast capabilities; research laboratories; podcasting studios; a maker space; a café; bookstore; conferencing spaces; academic classrooms; and offices.	\$ 56,000,000.00	CM	Yes	CM
5/6/2022	2022	Covered Institution	208-B2208-001	VT - New College of Business Building	The New College of Business (NCOB) Building entails the construction of a new 104,000 gross square foot, four to five story structure that will connect and share a common wall with the 120,000 gross square feet, five-story Data and Decision Sciences (D&DS) building currently under construction. Both structures are intended to function as a fully integrated, single building/facility upon completion of NCOB. The interior D&DS space immediately adjacent to the common wall shared by both buildings consists of a multi-story commons area with a floor-to-ceiling height of approximately 43 feet."	\$ 60,600,000.00	CM	Yes	CM
2/22/2022	2022	State Public Body	215-18544-000	UMW - New Theater and Fine Arts Renovation	Overall project consists of the construction of a new theater and renovation of a fine arts complex consisting of three buildings. The new theater is project to be approximately 60,000 GSF theater and will be located on a site that will require the demolition of one and possibly two existing halls. Because of topographic issues, the project will require a pedestrian bridge or other landscape features to ensure accessibility from the rest of campus. The renovation of the fine arts complex involves the renovation of three historic structural totaling approximately 88,000 GSF and will need to be coordinated with the construction of the new theater to allow the remaining departments of Music and Art/Art History to continue to occupy the facility while portions of the three buildings are renovated.	\$ 82,946,000.00	CM	Yes	CM

8/12/2021	2022	Covered Institution	216-18485-000	JMU - Renovate and Expand Carrier Library	Renovation of the existing 121,200 Carrier Library with new finishes, building systems and life safety systems to meet the new technological and spacial standards for higher education libraries. The scope also include a 69,300 gsf addition to address the campus wide deficit of 157,542 gsf of library space and will create more functional space in Carrier Library with the removal of the 2 structural stacks in the existing building and additions. Collections that have been stored across campus will be able to be showcased under one central area. Flexibility of space is important and the implementation of more digital components will be a vital influence for this project and to the future of library resources. The new addition creates a new entrance and welcoming face on Grace Street and improves ADA guidelines, pedestrian circulation and connectivity to the north side of campus.	\$ 72,965,646.00	CM	Yes	CM
12/22/2021	2022	Covered Institution	236-B1236-022	VCU - Technology Operations Center	The project consists of the construction of a new 6 story, 30,000 gsf facility to relocate VCU's data center from the Pocahontas building. This facility serves as the core data center for the University and Health Systems data and phone systems combined. As such the impact and significance of this project's success is paramount at all levels. The criticality of the schedule for this project is dictated by DGS's need to demolish the building to build the new Virginia Supreme Court building. The transition to the new facility and complete exit from the Pocahontas Building must be complete by 12/2023.	\$ 17,400,000.00	CM	Yes	CM
12/20/2021	2022	State Public Body	238-18430-000	VMFA - Expand and Renovate Museum	VMFA has determined that an expansion and renovation is needed to grow and rehabilitate exhibition galleries, collections storage, art handling, education and research, staff, and event spaces. The proposed project includes 173,700 SF of new construction expanding the current facilities for 21st Century Art, American Art, African Art, Native Pre-Columbian Art, special exhibitions, dedicated event and public space, catering and food service, administration and collections storage. The project also includes 45,000 SF of renovation of the existing structure while occupied, improving functional use of the theater, art handling, photography, gallery, research, visitor circulation, as well as finish and infrastructure improvements. Careful integration of new and legacy building systems, structural framing, and existing facade will be important to the success of this project, with cautious execution of work related to maintaining tight envelope and environmental requirements. The resulting project will further the museum's mission of providing an exceptional visitor experience that will engage and educate a diverse visitor base, while expanding VMFA's ability to exhibit its outstanding collections.	\$ 137,300,000.00	CM	Yes	CM
2/7/2022	2022	Covered Institution	242-17496-000	CNU - Integrated Science Center Phase III	This project is the third phase of construction of CNU's state-of-the-art integrated science center, featuring high-demand STEM laboratories and technology-rich instructional classrooms, as well as open collaboration areas, faculty offices and support spaces.	\$ 45,000,000.00	CM	Yes	CM

4/7/2022	2022	Covered Institution	P06619	UVA - Athletics Complex Phase 3	<p>The UVA Department of Athletics is redeveloping their existing Athletics Precinct. This is Phase 3 of redevelopment and includes renovation of the Athletic Training Center (McCue) and phased construction of a large addition to McCue for Olympic Sports. This also includes construction of a portion of a wide, landscaped, exterior pedestrian walkway that passes through the building site, existing sports fields, and athletic/ commuter parking lots, to connect Goodwin Bridge at Emmet Street to the sports facilities across Copeley Road. This Project will be located off Massie Road on a very challenging site that slopes steeply down to Meadow Creek that is piped under the adjacent parking lot. The highly concentrated 1-1/2 acre site is located between existing occupied facilities including the Basketball/ Concert Arena, the Indoor Football Practice Facility (Welsh), active athletic playing fields, primary pedestrian routes, a major access road, a parking lot for the existing buildings, and critical utility infrastructure including a 34KV electrical duct bank feeding a significant portion of the City of Charlottesville, major telecommunication/ data lines, and a natural gas artery feeding the UVA Heat Plant. Further, the Phase 2 new Football Operations Center (FOC) will be under construction to the south when this Project starts, and the limits of construction adjoin and overlap with Phase 3 in many areas. The Olympic Sports addition will tie directly into/ share a wall with McCue while it is occupied. Phase 2 FOC was submitted earlier as a multi-building project. Funding was not available for the entire project in a single procurement as originally planned, and this Phase 3 will now be managed as a separate procurement. The two new operations buildings and McCue are planned to contain approximately 200,000 SF of high quality new and renovated spaces. The buildings will include multifaceted cutting edge program space to support student athletes including state-of-the-art lounges, food service, wellness, sport specific needs, academic development areas for individual tutoring, group tutoring, as well as class space for leadership classes, and offices dedicated to academic and career development staff. Sports medicine will be located for easy student athlete access and include numerous hydrotherapy pools, locker rooms, weight training facilities, offices, and classrooms/ meeting spaces. A large all-player meeting space will have specialized audio-visual systems, player demonstration space, and an automated partition divider. To accommodate these spaces, the structural system will be more complex to allow for longer clear-span spaces.</p>	\$ 40,000,000.00	CM	No	CM
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Notes:

1 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 Concurs Method Appropriate	Agency Implemented Procurement Method
2019-09-04	2020	State	247-18000-000	GMU - Construct Eul Run Hall III Addition	\$42,551,000	Download	CM	Yes	

Average
Median

\$54,696,165
\$50,500,000