

**Project Delivery Method Reviews by  
the Department of General Services  
for  
Fiscal Year 2023**



**DEPARTMENT OF  
GENERAL SERVICES**

**DIVISION OF ENGINEERING AND BUILDINGS**

*Serving Government. Serving Virginians.*

December 1, 2023

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 2023 (July 1, 2022 through June 30, 2023). During Fiscal Year 2023, DGS reviewed nine (9) project procurement submittals. Of those nine (9) submittals, five (5) 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 2023”.

The stated project values ranged from \$8.25M to \$350M. The average cost of the projects was \$97.9M and the median cost was \$35M.

DGS concurred with the Agency’s or Covered Institution’s selected method of procurement on seven (7) of the nine (9) submittals (78%).

In six (6) of the seven (7) projects where DGS concurred, the Agency or Covered Institution continued with the procurement as submitted and in one case the procurement has not been completed yet.

In the two (2) instances where DGS did not concur with the Agency or Covered Institution’s proposed procurement method, in one case, the Agency or Covered Institution changed the procurement method and, in the other case, proceeded with their chosen procurement method having received a negative recommendation from DGS.

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
08/18/22	2023	Covered Institution	215-18596-000	JMU - Village Housing	The Village Student Housing Project Phase 1 is the first phase of a multi-phase project to replace the (9)existing separate buildings in the Village Area with larger facilities in numerous phases over multiple bienniaon the existing Village footprint. The first phase includes the demolition of the existing three-story, 205bed Ikenberry Hall and the construction of a 500 bed, five-story residence hall over the existing buildingfootprint. The building accommodates a variety of living choices including a few single and double rooms,with the majority of the units configured as 5 &6 bed semi-suites which include 2 shared baths and a smallseating area.Design and construction of Village Student Housing must align with the university's academic calendar.Demolition of the existing structure cannot begin until after May graduation so design, hiring a contractorand DEB permits must be completed before May of next year. Construction must be completed, thebuilding furnished and ready for students by August 2025.	\$ 52,951,806	DB	Yes	DB
09/09/22	2023	Covered Institution	207-B2207-001	UVA Med Center's UH Focused Ultrasound & MRI Expansion	The University Hospital, originally designed and constructed in the late 1980s, is a Level 1 trauma center and provides over six hundred inpatient beds, procedural and operating rooms, specialized diagnostic services, and a myriad of support functions. During the last ten years, the UVA Medical Center has made major investments in critical infrastructure systems supporting the UVA Hospital, including the recent addition of the South Tower. However, with the growth in patient volume and advancements in the clinical uses of MRIs, existing MRI facilities have exceeded their operating capacities and the University needs to improve and expand them. One important clinical advance has been in Focused Ultrasound (FUS), used in combination with MRI, which the FDA has approved for treatment of essential tremor and Parkinson's Disease, and which has seen a growing clinical practice at UVA.At the completion of the South Tower, the Interventional Radiology suite moved to the new tower, vacating its space adjacent to the existing MRI suite, presenting the opportunity to expand the MRI suite, as well as to reconsider the planning of the large Radiology Department as a whole, leading to the creation of a new Master Plan. The current Project includes the addition of one new MRI (#4), shell space for a future MRI (#5), and associated functions. The Focused Ultrasound and MRI Expansion is the first of a series of projects contemplated by the Master Plan.The existing MRI suite and portions of other adjacent spaces (e.g., Guided Ultrasound, Radiology Clinic, patient prep and recovery spaces) on the first floor of the hospital will remain operational for patients and staff. The CM firm will be responsible for make-safe operations and coordination with occupied spaces adjacent, above, and below, prior to any demolition activities, and throughout the construction process	\$ 13,156,000	CM	Yes	CM

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11/10/22	2023	Covered Institution	207-B2207-002	UVA - Biotechnology Institute	<p>In June of 2022, the University Board of Visitors added a project to the 2022 Major Capital Plan for the Biotechnology Institute (Institute). The 2018 Fontaine Master Plan had identified sites for new research and clinical facilities in distinct neighborhoods. The proposed Institute will be located adjacent to other research buildings at the UVA Fontaine Research Park in one such neighborhood to create synergies, complementing and expanding the research laboratories, vivarium, and core facilities already existing in this area on the southwest corner of UVA Grounds. Enabling projects for the Institute include the new Fontaine Central Energy Plant &amp; Utilities (FCEP&amp;U) Project to provide thermal utilities (plant and distribution) for existing facilities and the new Institute. These two extraordinarily complex projects will be designed in parallel, and the FCEP&amp;U will help inform the Biotechnology building's design team regarding mechanical design conditions. The Biotech project will likewise inform the FCEP&amp;U regarding initial heating and cooling demands. Thus, there will need to be significant coordination between the two separate design teams to ensure that the critical thermal energy systems are in place exactly when needed to support the new Biotechnology facility. The Institute will be a 5 to 6 story facility of 270,000 to 300,000 GSF. The facility is currently anticipated to include flexible, modular, multi-use experimental research and support space to accommodate a broad range of disciplines; a cGMP manufacturing core; a vivarium; an advanced imaging core; and conferencing, seminar, and building amenity space. The proposed new facility will enable the University to catalyze cutting-edge research capable of creating new and innovative clinical therapies, making Virginia a national leader in research discovery, translation, and clinical care. It will accomplish this by expanding the overall research portfolio at UVA; developing translational "cores" including cellular therapy, gene therapy, viral vectors, and drug delivery technologies among others; significantly enhancing UVA's infrastructure for entrepreneurship, innovation, and translation; investing in clinical trials infrastructure and new facilities; and recruiting new, experienced faculty and research scientists to the Commonwealth. The ability to translate these discoveries to clinical therapies serves as an engine for regional and statewide growth and development. Patients with access to clinical trials benefit by receiving new and innovative therapies, and the most up- to-date clinical care.</p>	\$ 350,000,000	CM	Yes	CM

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
11/04/22	2023	Covered Institution		UVA NOVA Fairfax Tenant Improvements	The Northern Virginia area is experiencing an increased known demand for education in the fields of Science, Technology, Engineering, & Mathematics (STEM). This Project's educational objectives will support adults who want to improve their knowledge base and skill sets with on-going programs provided by UVA's School of Data Science (SDS), School of Engineering & Applied Science (SEAS), School of Education & Human Development (SEHD), School of Medicine (SOM)/ Health Sciences and Public Health, and School of Commerce/Business. Recent enrollment is around 520 students. New non-degree and certificate programs are planned. This Project is a two-floor tenant fit-out within an existing 9-floor office building owned by Inova Health System in Fairfax, Virginia. UVA will build out the floors, consisting of approximately 50,280 rentable square feet, with classrooms, offices, huddle rooms, large and small conference rooms, pre-function areas, reception area, and open work areas. With the increased occupant loads of the classrooms, additional means of egress, and increased HVAC and restroom capacity will be required. Competitive sealed bidding is not practical or fiscally advantageous for this Project and would delay the available occupancy by at least 6 month	\$ 10,000,000	DB	No	DBB
01/12/23	2023	Covered Institution	207-83207-001	UVA - Fontaine Parking Garage	The approximately 1,000 space garage will include only a lightly screened facade and will not support any other services.	\$ 35,000,000	DB	Yes	DB
01/26/23	2023	State Public Body	194-18537-000	DGS - Construct New Commonwealth Courts Facility	Will house both the VA Supreme Court and VA Court of Appeals. Will contain court rooms for both courts, chambers for Judges; will house the VA State Law Library, a Public Learning Center, several offices; and an onsite secure parking for judges.	\$ 279,473,202	CM	Yes	CM
02/21/23	2023	Covered Institution	247-83247-002	GMU - Community, Music, & Well Being Center	The facility will consist of (3) large modular spaces. Modular Sections 1 & 3 are General multipurpose spaces that will each contain a full sized NCAA basketball court. These multipurpose spaces will also serve as a flexible secondary recreation space for intermural pick up basketball games, volleyball, yoga & exercise class activities. Modular Section 2 will house the supporting/auxiliary spaces for the Green Machine, such as small conference rooms, equipment storage, general restrooms, group rooms, small offices & spaces for building services.	\$ 8,250,000	DB	Yes	DB
03/14/23	2023	State Agency	213-18543-000	NSU - Fine Arts Building	The facility will accommodate administrative office functions, flexible instructional spaces, computer labs, art gallery, art studios, a performance and recital hall, music/choral rooms, gallery spaces, student lounge space and storage.	\$ 97,713,000	CM	Yes	See Note 1
04/18/23	2023	Covered Institution	236-B2236-060	VCU Athletics Village Phase I	The Athletic Village Phase I project consists of the demolition of existing urban structures and construction of a 2,000 seat track and field stadium with an approximate 45,000 square foot support structure. This facility will support international and Olympic level events with state of the art amenities to support the highest level of competition. The timeline of the need is expedited to support the City of Richmond's Diamond District baseball facilities as those projects can not commence until the completion of this new facility. The stadium is envisioned to have an outdoor track, natural turf infield for soccer, an artificial turf practice field, a natural turf practice field, spectator seating, press accommodations, concessions, and administrative spaces. As the first phase of the Village additional installations like geothermal wells, municipal utilities, and other centralized utilities may be incorporated in this phase of construction to support future facilities.	\$ 35,000,000	CM	No	CM

Note 1: Procurement not yet Completed