



County of Albemarle  
**DEPARTMENT OF FINANCE & BUDGET**  
**Office of Procurement**

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MEMO

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TO: Blake Abplanalp, Interim Deputy Director of Facilities and Environmental Service

FROM: Allison McNally, Chief Procurement Officer

CC: Jeffrey Dumars, Director of Facilities and Environmental Services

Jacob Sumner, Chief Financial Officer

SUBJECT: Design-Build Procedure recommendation for Rivanna Futures

The Purchasing Agent supports the use of Design-Build procurement model as outlined in [Chapter 10 of the Purchasing Manual](#), specifically for the design and build work for the Rivanna Futures site readiness. Neither competitive sealed bidding, nor separately-procured design and construction are fiscally advantageous. A Design-Build contract combines engineering design services, construction services, and/or maintenance services into a single contract. The following categories are types of projects that VDOT states generally may be suited for Design Build contracts:

- Projects directly supporting economic development/enhancement.
- Projects to maximize the use of available funding.
- Projects deemed by VDOT or Locality to have expedited scheduling requirements.

Below supports the approval for Design-Build:

- **Collaboration** – The design-build team is established on day 1, fostering a team-oriented mindset and early collaboration among design professionals, construction management, and the Owner.
- **Accountability** – The design-build firm is responsible for the entire project, ensuring attention to details and frequent estimate updates. The single point of accountability reduces risk.
- **Cost Efficiency** - The design-build method can lead to cost savings by reducing the need for separate contracts and the associated management costs. Scope development is important, and the contractor owns the work once the contract is in place. The only thing that would result in additional cost would be an owner directed change to the scope.
- **Timeliness** – The design-build approach can expedite schedules and provide early cost certainty, allowing for quicker project completion. The process is not linear like most VDOT projects, the concurrent design and construction phases allow for faster project delivery. This is particularly important as we are trying to meet an aggressive schedule related to the AstraZeneca facility development at Rivanna Futures. VDOT's district engineer and head of construction both recommended design-build as the "only way you're going to meet the schedule for this road and bridge." Parallel workflows, early problem-solving, and a design-to-budget approach empower an efficient approach to design and delivery.
- **Streamlined Communication** – design-build eliminates the need for multiple contractors and their respective communication channels, leading to better coordination.