



County of Albemarle
DEPARTMENT OF FINANCE & BUDGET
Office of Procurement

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MEMO

DATE: November 7, 2025

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

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 Eastern Avenue

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 Eastern Avenue connector road. Neither competitive sealed bidding, nor separately-procured design and construction are fiscally advantageous. Below summarizes the highlights as to the support for Design-Build, including cost avoidance and schedule/timeline benefits.

- Reduced risk for the owner – With the General Contractor on-board earlier in the process, and contracted to work on both design and construction, the risks resulting from potential conflicts between the A/E, owners, and contractor is reduced.
- Cost Avoidance - VDOT has confirmed that we can utilize \$8.1M in Revenue Sharing funds on the design-build project that we could not use with the PPTA approach. Additionally, using Design-Build will include cost avoidance by utilizing the Technical & Administrative Specifications. This has a favorable impact to both cost and timeline.
- Time savings – Utilizing the preliminary drawings, technical specifications and administrative specifications from the PPTA procurement and converting them into Design will result in shorter critical path in comparison to traditional Design-Bid-Build Procurement Method.
- Benefits to the project timeline – Design-Build (2 steps – RFQu and RFP) as procurement method will be a more efficient overall timeline in this scenario than separately-procured design and construction approach. The expedited nature of design-build would reduce inflationary costs as well.