

Town Council Determination Pursuant to Va. Code § 2.2-4382

August 12, 2026

Whereas, the Mayor and Town Council of Clifton, Virginia support the renovation of the Town's historic property located at 7137 Main Street for Town use, it is necessary to engage qualified professionals to design and construct the proposed improvements. The financial viability of the project is made possible by a grant offered to the Town, which requires definitive action to award the work and negotiate final costs before November 2026. Without the grant, the project is unlikely to proceed at this time and the property would be subject to continued serious deterioration. In addition to the general and comprehensive need for renovation, the work includes remediation of stormwater infiltration that has undermined foundations and caused dangerous deterioration of structural framing members. The Town is unable to use the subject building in its current condition. Because the property contributes to the Historic Overlay District, as designated by the National Trust for Historic Preservation, and is prominently situated on Main Street, the design and execution of the historic renovation elements require careful and sensitive consideration.

Although the Virginia State Code identifies Design-Bid-Build as the preferred procurement method for localities, this approach is neither practicable nor financially advantageous to the Town for the project in question. The project's historic sensitivities, stormwater remediation complexities, its current condition and the time constraints associated with the grant create additional risk exposure for the Town under a Design-Bid-Build procurement approach. It is unlikely that the Town could procure design services, complete bid-level drawings, and secure competitive contractor bids before November 2026, resulting in a likely forfeit of the grant offer. Moreover, a Design-Bid Build procurement would likely result in increased construction costs because the designer would design primarily to programmatic recommendations, and these may lead to increased detail, require stricter design assumptions, and fail to capitalize on cost efficiencies brought forward by a Design-Build firm working toward an Owner-driven target budget. By using the alternative Design-Build procurement method permitted by Virginia State Code section 2.2-4382, the Town can expect a faster procurement process and an earlier start to construction, which will assist with cost control by minimizing the effects of industry inflation. This approach will also help ensure the use of a well-qualified firm with demonstrable experience in historic work of the relevant period and

construction type, while also providing a cost-efficient solution to the water infiltration issue and sensitive historic elements.

For the reasons stated, and in consultation with the engineer/architect employed to advise the Town in making this determination, the Town of Clifton has determined that the design-bid-build project delivery method is not practicable or fiscally advantageous and that the Design-Build alternative procurement method is both fiscally advantageous, practical, and the best approach for the referenced project. Further, the Council has determined that, pursuant to the reasons stated above, the project is considered a “complex project” as it includes multi-faceted program requirements, an accelerated schedule, and a historic designation which makes the design-bid-build project delivery method not practical.

By affirmative vote, the Town Council hereby determines to proceed in accordance with the pertinent requirements of Virginia State Code article 2.2-4382 with a Design-Build procurement for renovation services at 7137 Main St.

Adopted 08/12/26