



DEPARTMENT OF  
GENERAL SERVICES

BUREAU OF CAPITAL OUTLAY MANAGEMENT

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# BCOM Newsletter

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## VE Waiver Requirement for CM & DB Projects Eliminated

Chapter 572, an Act of the 2015 Session of the General Assembly, amended *Code of Virginia* § 2.2-1133, Use of value engineering. Specifically Paragraph C of this section was revised to now state:

*“A value engineering report shall not be required for projects that (i) are designed utilizing either the design-build or construction management at risk basis and (ii) have the value engineering process as an integral component. In such cases, a written summary of the cost savings that have been incorporated into the design shall be provided to the Division [of Engineering & Buildings] prior to moving forward to the construction phase of the contract.”*

The requirement for a waiver to be issued by the Director of the Department of General Services to exempt CM and DB projects from a VE report was eliminated by this amended language.

For the full text of the Chapter 572 amendment, [click here](#).



## CPSM Forms Update

No CPSM forms were added or revised since the prior (August 2015) BCOM Newsletter Advisory.

Download Form DGS-30-000, [Capital Outlay Forms Master List](#) for a complete listing of the latest version of each CPSM form. All current forms may be downloaded from the [DGS Forms Center](#). If a prior version of a form is required, contact [capout@dgs.virginia.gov](mailto:capout@dgs.virginia.gov).

## Useful Links

[DGS](#)

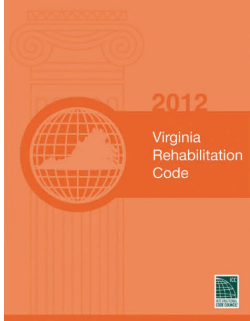
[DEB](#)

[BCOM](#)

[BITS](#)

[eVA](#)

## **Structural Requirements when Reroofing** **Virginia Rehabilitation Code (VRC) 706.3**



**Chapter 7** of the VRC applies to Level 1 Alterations.

**Section 706** provides the Structural requirements.

**Section 706.3** specifically applies to additional requirements for reroofing permits.

**Section 706.3.1** only comes into play for buildings in Seismic Design Category D. This occurs infrequently in Virginia and thus is not addressed in this article.

**Section 706.3.2** is likely to require structural upgrades to the roof diaphragm for reroofing projects on many state owned buildings and is the topic of this article.

**When is 706.3.2 applicable?** Whenever roofing materials are removed from more than 50% of the roof diaphragm on a building with a basic wind speed greater than 90 mph.

**How is the wind speed determined?** Use Occupant Load and Use to determine the Risk Category from VUSBC Table 1604.5. Then use the appropriate map — 1609 A, B or C — to determine if the building has an Ultimate Wind Speed greater than 116 mph which is equivalent to a 90 mph nominal wind speed.

**Where in the state is the nominal wind speed greater than 90 mph?**

VRC 706.3.2 will not apply to state owned buildings with **Risk Category I**.

For **Risk Category II**, VRC 706.3.2 will apply to buildings located in the special wind region and to buildings located east of Hampton; that is Chesapeake, Portsmouth, Norfolk, Virginia Beach, Northampton, and Accomack.

VRC 706.3.2 will apply to all buildings in Virginia with **Risk Category III or IV**.

**What is required?** Diaphragms and diaphragm connections must be replaced or strengthened in compliance with the VUSBC if the existing diaphragm and connections are not capable of resisting at least 75% of the design wind loads as determined in the current VUSBC.

**Preparing plans and making submittals:**

Agencies and their consultants need to be aware of the requirements in VRC 706.3. When appropriate, the permit construction documents need to provide details to bring the required structural components into compliance with the current VUSBC or provide a statement by an engineer on the drawings attesting to the adequacy of the existing roof diaphragm and connections. A review of the original building drawings or a field investigation may be required to ensure that the existing diaphragm and connections have the structural capacity required by VRC 706.3.2.



## Construction Procurement Survey



Chapter 760, an Act of the 2015 Session of the General Assembly, requires all public bodies in Virginia to provide quarterly reporting on construction procurement using methods other than competitive sealed bidding. An excerpt of the applicable section from [Chapter 760](#) follows:

*“4. That all public bodies as defined in § 2.2-4301 of the Code of Virginia, including public institutions of higher education, shall submit a written report to the Director of the Department of General Services (the Director) for any nontransportation-related construction project in excess of \$2 million that was procured by any method other than competitive sealed bidding. Such report shall be in a form and manner prescribed by the Director after consultation with the contractor community and state and local government procurement officials. The report, at a minimum, shall identify the justification for the procurement method chosen and contain such other information deemed necessary or appropriate by the Director, including whether or not the procurement meets the standards as set forth by the Secretary of Administration guidelines. The Director shall (i) report such information quarterly to the Chairmen of the House Committee on General Laws and the Senate Committee on General Laws and Technology and (ii) post such reports on the Department of General Services' central electronic procurement website. In addition, on or before December 1 of each year, the Director shall submit an annual report to the Governor and the Chairmen of the House Committee on General Laws and Senate Committee on General Laws and Technology that includes (a) the Director's evaluation of and findings regarding the methods of procurement used for such construction procured by design-build or construction management at risk method and (b) any recommendations for the improvement of (1) the method of procuring construction generally and (2) the Virginia Public Procurement Act (§ 2.2-4300 et seq. of the Code of Virginia).”*

- The first quarterly report covers the period of July 1, 2015 through September 30, 2015. The reporting window will begin on October 1<sup>st</sup> and continue through October 20<sup>th</sup> (i.e., the links to the web-based reporting system will be active during this timeframe).
- Be sure that your agency is in compliance with the requirements of Chapter 760 by completing the survey.
- If your agency has not yet registered for the survey, please do so as soon as possible so DGS can ensure that you have access to the online reporting system prior to the October 1<sup>st</sup> start of reporting. Registration information can be obtained through the DGS website at the following link: [Click here.](#)

## Construction Management Process Improvements

The latest revision of the Construction and Professional Services Manual ([2014 CPSM, Rev 1](#)) was issued in April of this year. Shortly thereafter, several new and revised forms were uploaded to the DGS Forms Center to improve the CM selection process and to better facilitate compliance with the Secretary of Administration's summary procedures. The next edition of the CPSM will provide the detailed procedures, which are currently communicated within the framework of these forms:

- DGS-30-466, [Request for Qualifications - Construction Services](#) (Revised 04/15)
- DGS-30-467, [CM at Risk - Request for Proposal Template](#) (Revised 04/15)
- DGS-30-168, [Contractor's Statement of Qualifications \(CO-16\)](#) (Revised 04/15)
- DGS-30-172, [Crosswalk of Firm and Key Personnel Experience](#) (New 04/15)  
(Attachment to CO-16)

Improvements have ranged from adding the justification to use CM at Risk section to the RFQ form to stressing that subcontractors are to be procured via publically advertised competitive sealed bidding to the maximum extent possible.

To continue to refine and improve the CM procurement process, feedback is requested from those agencies and institutions that have used the latest versions of the above forms. Please submit comments to [capout@dgs.virginia.gov](mailto:capout@dgs.virginia.gov) with the subject heading "CM Feedback".



## Reminders



### A/E Contracts

Please submit copies of **A/E Contracts** (i.e., forms CO-3, CO-3.1, or CO-3.2) to BCOM within 10 days following contract execution.

Please include a copy of the associated **Memorandum of Understanding** (MOU).

For CO-3.1 Contracts, also include a copy of the initial **Project Order** (CO-3.1a).



### Transmittal Forms

When submitting hard copies of documents to BCOM, please include a completed [Transmittal Form](#) (form DGS-30-380).

This form helps to ensure that submittals are properly logged into BCOM's submittal tracking database (BITS).

Please refer to the [May 2015 Newsletter](#) article entitled **Submittal Guidance** for additional guidance.



### Electronic Submittals

When submitting documents via email to BCOM, please use the appropriate mailbox:

[capout@dgs.virginia.gov](mailto:capout@dgs.virginia.gov)  
[boforms@dgs.virginia.gov](mailto:boforms@dgs.virginia.gov)  
[coforms@dgs.virginia.gov](mailto:coforms@dgs.virginia.gov)  
[bits@dgs.virginia.gov](mailto:bits@dgs.virginia.gov)

Please refer to the [May 2015 Newsletter](#) article entitled **BCOM's Specialized Email Mailboxes** for additional guidance.