



DEPARTMENT OF
GENERAL SERVICES

BUREAU OF CAPITAL OUTLAY MANAGEMENT

Serving Government. Serving Virginians.

BCOM Newsletter

Issue # 10

October 2015

In this Issue:

- DGS Director, Christopher L. Beschler
- BCOM Arch. Reviewer, William D. Pisa
- CPSM Forms Update
- Correction to the September 2015 BCOM Newsletter Article Regarding Structural Requirements When Reroofing (VRC 706.3)
- **ALERT:** Changes to Seismic Design Requirements for Fire Protection Sprinkler Piping Systems
- BCOM Technical Assistance
- The Funding Report

DGS Director

Christopher L. Beschler

Christopher L. Beschler was recently appointed by Governor McAuliffe as the Director of the Department of General Services. Mr. Beschler was previously with the City of Richmond, starting in 2006 as the Director of Public Utilities and most recently the Deputy Chief Administrative Officer of Operations. Prior to his employment with Richmond, Mr. Beschler was with Yankee Gas Services Company, Connecticut's largest natural gas utility, for 26 years. He began in 1980 as a Staff Engineer and progressively worked his way through the company to become the Vice President of Operations and Interim Chief Operating Officer. Mr. Beschler holds two degrees from the University of Connecticut, a B.S. in Mechanical Engineering and an M.B.A. in Business Administration.

BCOM Architectural/Lead Reviewer

William D. Pisa, RA

BCOM welcomes William D. Pisa to our staff. Bill recently joined the Bureau as an Architectural/Lead Reviewer, filling the position previously held by Ron Thompson. Bill is a Registered Architect, with 30 years of experience. Bill is licensed in Virginia and New York and is a graduate of New York Institute of Technology. Bill most recently was a Capital Outlay Manager at VDOT, and previously worked for Baskervill, Glavé & Holmes and Moseley Architects.

Bill's currently assigned agencies are:

- Virginia Retirement System (158)
- VCU Health System
- Norfolk State University (213)
- University of Mary Washington (215)
- Virginia Rehabilitation Center for the Blind and Vision Impaired (263)
- Virginia Department of Transportation (501)
- Department for the Blind and Vision Impaired (702)
- Department for the Deaf & Hard-of-Hearing (751)

Initially, some existing project submittals for these agencies may be processed by the previously assigned BCOM Reviewer.



Department of General Services
Commonwealth of Virginia

Consolidated Laboratory Services
Engineering & Buildings
Purchases & Supply
Real Estate Services

Fleet Management Services
Graphic Communications
Surplus Property Management
Virginia Distribution Center

CPSM Forms Update

The following CPSM form has been recently revised:

- [DGS-30-104 \(CO-12\) Schedule of Values and Certificate for Payment](#) (Revised 10/15)

Please 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, please contact capout@dgs.virginia.gov.

Correction to the September 2015 BCOM Newsletter Article "Regarding Structural Requirements When Reroofing (VRC 706.3)"

Reason for this correction: The wind speed maps changed in the *2012 International Building Code*; however, these changes were not properly reflected in the *2012 International Existing Building Code*. This resulted in unintentionally stringent requirements for applying VRC 706.3 to buildings assigned to Risk Categories III and IV.

Giving consideration to the previous 2009 code, the current 2012 code and the proposed 2015 code, BCOM has revised the criteria listed in our September 2015 Newsletter to reflect the intent of the VRC 2012 for determining where in the state the wind speed is greater than 90 mph for buildings assigned to Risk Categories III and IV. See below. **(Note that Risk Categories I and II are unchanged.)**

The section of the previous September article that was entitled, **Where in the State is the nominal wind speed greater than 90 mph?**, with the correction applied, should now read:

For Risk Category I, VRC 706.3.2 will not apply to state owned buildings. **(unchanged)**

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. **(unchanged)**

For Risk Category III and Risk Category IV, VRC 706.3.2 will apply to buildings located in the special wind region and to buildings located east of the 90 mph contour as shown in Figure 1609 of the *2009 Virginia Construction Code*. **(changed)**

ALERT: Changes to Seismic Design Requirements for Fire Protection Sprinkler Piping Systems

ASCE 7-10, section 13.6.8.2, states that the exceptions in section 13.6.8.3 do not apply to Fire Protection Sprinkler Piping Systems. Thus for Projects designed under the 2012 Virginia Construction Code; hangers, bracing and piping systems shall be designed and constructed in accordance with NFPA 13 because the ASCE 7-05 exceptions have been deleted from the current code.

BCOM Technical Assistance

In addition to the Bureau's regulatory role in ensuring building code compliance through plan reviews and inspections, BCOM's professional staff are also called upon to provide technical assistance to our agency customers. With a diversified, multi-discipline professional staff, BCOM is well-equipped to provide special advisory services to assist agencies bring safe and high-quality facilities into service. Several recent examples of BCOM's advisory services include the following:

- A BCOM mechanical engineer was asked to assist an agency in reviewing various scenarios of design occupant loads and use groups for three separate buildings at a remote site in order to comply with plumbing and mechanical codes as well as ADA handicapped accessibility requirements. The occupant loads and occupancy types were strategically analyzed to ensure code compliance.
- When a complicated new mechanical system for a community college froze the heat exchangers of several geothermal water source heat pumps, the agency called on BCOM for technical assistance. As an unbiased third party, BCOM participated in onsite meetings with the A/E and contractor to discuss the issues that led to the failures and evaluate the proposed solutions. By working collaboratively with all the parties involved throughout the resolution process, BCOM was able instill the agency with confidence to proceed with the team's proposed technical solutions.
- The Department of Real Estate Services often requests BCOM provide a team of professionals to assess facilities prior to acquisition. Evaluation factors include remaining useful life, code compliance and suitability for a given use. BCOM studies the available construction documents and visits to the site for a field evaluation. BCOM staff prepare a brief, but comprehensive, report to support the agency's:
 - ◊ evaluation of the proposed program
 - ◊ negotiations with the current owner
 - ◊ subsequent planning efforts
- While the Commonwealth's facilities are not to be used as the testbed for new and unproven technologies, BCOM has assisted agencies in reviewing new technologies that have proven themselves elsewhere and are being proposed for introduction on a Commonwealth of Virginia project. In reviewing such proposals, BCOM ensures the building code requirements are met, the initial implementation and ongoing (i.e., energy and maintenance) costs are properly represented, and the energy profiles are properly interpreted.



For technical assistance and advisory services,

- Contact your agency's assigned [Lead Reviewer](#)
- Email capout@dgs.virginia.gov
- Call (804)786-3581

The Funding Report

In the August 2015 BCOM Newsletter, the **Schematic Cost Report** was discussed. The topic of this article is the **Funding Report**, which is prepared at the conclusion of the **Preliminary Design Stage**.

The **Funding Report** is one of the most important documents in understanding the basis of the project from both the cost/funding aspect and from the scope/extent perspective. The **Funding Report** is typically two pages in length. The first page outlines the authorized budget as well as the gross area (square footage) upon which the funding was based. This square footage does not supplant the approved scope indicated on the CO-2 as the legislative intent remains the same. The second page of the **Funding Report** provides more detailed funding information including:

- **Adjustments for Furniture, Fixtures, & Equipment (FF&E):** Depending on the budget year, sometimes the FF&E category is included within the **Construction Pool** and sometimes the FF&E category is funded by a separate **Equipment Pool**.
- **Adjustments for Non-Pool or Agency Funds:** Any funding from sources other than the **Construction Pool** is deducted from the **Total Project Funding**. The resulting balance is the amount that would come from the **Construction Pool**.
- **Adjustments for any previously disbursed funds:** Any funds previously provided for planning are deducted. Also, any funds to be reimbursed to the agency are identified.

If the approved funding amount is more than the amount requested by the Agency, is that a green light to add additional features or higher grade finishes to the project?

The answer in short is “No”. The approved amount is the anticipated cost of the project based upon the size and anticipated use of the building including any project specific items that were considered in the review. If the Agency estimate was lower, the higher amount approved indicates an estimating difference rather than a scope difference. One possible exception is when **Funding Options** were approved. In this case, the **Funding Option** will be clearly identified in the **Funding Report** along with its associated value.

What if the approved funding amount is lower than the amount identified by the agency?

Ideally, any difference between the approved funding and the requested amount would be minimal. The goal of the prior **Schematic Cost Review** was to ensure a clear understanding of the project scope and costs by both BCOM and the Agency prior to the completion of the **Preliminary Design** phase. The Agency should be able to coordinate the **Preliminary Design** with the **Schematic Cost Review** recommendations. In the event the funding amount is significantly lower than the requested amount, there are several options available to the Agency:

- Explore cost savings solutions through Value Engineering
- Identify additional funds from non-pool sources
- Reduce the scope (gross area) of the project (within the 5% allowable variance from the approved CO-2 scope)

Please remember the goal of **BCOM Cost Reviews** in the **Pool Process** is to provide adequate funding for the project based upon historical project costs. The Cost Reviewer is a valuable resource to assist the Agency in navigating the **Pool Process** and meeting the project goals. For additional information, please contact the [BCOM Cost Reviewer assigned to your agency](#).