

DGS-30-456

(Rev. 02/22)

Construction Management at Risk Procurement Review Submittal Form

General Project Information

Agency Name:	Department of General Services		
Is the agency a covered institution per §2.2-4379?	No		
Project Name:	Commonwealth Courts Building		
Project Number:	194-18537-000		

Other Project Information

Advising A/E Name:	Baskervill	License Number:	405001142
COV Sections: §2.2-4380.B.2, §2.2-4381.C.2			
Attach written determination for use of CM at Risk.			
COV Sections: §2.2-4380.C.2, §2.2-4380.B.1; §2.2-4381.D.2, §2.2-4381.C.1			
Is the procurement process proposed a two-step process?			Yes
COV Sections: §2.2-4380.C.2, §2.2-4380.B.7; §2.2-4381.D.2, §2.2-4381.C.7			

Agency Reasons for Use of CM at Risk

Construction Cost (COV Sections: §2.2-4381.B.1, §2.2-4380.C.3, §2.2-4381.D.3)	Yes
Building Use (COV Sections: §2.2-4381.B.1, §2.2-4380.C.3, §2.2-4381.D.3)	Yes
Project Timeline (COV Sections: §2.2-4381.B.1, §2.2-4380.C.3, §2.2-4381.D.3)	Yes
Need for Project Phasing (COV Sections: §2.2-4380.C.5, §2.2-4381.D.5)	No
Project Complexity (COV Sections: §2.2-4381.B.1, §2.2-4380.C.4, §2.2-4381.D.4)	Yes
Value Eng. and/or Constructability Analysis Concurrent with Design (COV Sections: §2.2-4381.A)	Yes
Need for Quality Control/Vendor Prequalification (COV Sections: §2.2-4380.C.5, §2.2-4381.D.5)	Yes
Need for Cost/Design Control (COV Sections: §2.2-4380.C.5, §2.2-4381.D.5)	Yes

Supporting Information for Procurement Method Selection

Project Use (i.e. lab, classroom, office, etc.): (COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)				
The Commonwealth Courts Building will be the new Judicial Facility for the highest courts in Virginia, housing both the VA Supreme Court and the VA Court of Appeals. It will capture courtrooms for both courts, as well as chambers for 7 Supreme Court Judges, 21 Court of Appeals Judges, and Senior Judges for both Courts. It will also house the Virginia State Law Library, a Public Learning Center, Clerk and Attorney offices for both courts, and the offices of the Executive Secretary. This facility also includes office and meeting space for the Judicial Inquiry and Review Commission and the Virginia Sentencing Commission. The building will include enhanced security features as well as onsite secure parking for Judges/Justices. It is seeking LEED Certification.				
Construction Cost:	\$260,000,000	(COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)		
Project schedule: (COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)	Design Start Date	10/1/2022	Design Compl. Date	12/31/2026
	Const. Start Date	1/1/2026	Const. Compl. Date	1/1/2030
	Attach bar chart schedule to illustrate fast tracking or other schedule complexities. (COV Sections: §2.2-4380.C.3, §2.2-4380.C.4; §2.2-4381.D.3, §2.2-4381.D.4)			

Additional description to highlight key attributes that affect the project complexity, need for value engineering/constructability analysis, quality control/vendor prequalification, and cost/design control as indicated by "Yes" answers above:

This project will have two distinct phases. The first will be the demolition, shoring, and required dewatering for the existing Pocahontas building, including both the 6 story East structure built in 1962 and the 14 story West Tower built in 1923. Demolition will require main utility services to both east and west structures to be cut and capped for use in new facility. The demolition will have a high level of complexity as it is adjacent to the fully operational Commonwealth Hotel. The project has frontage on four operational streets: Main Street, 9th Street, 10th Street, and Bank Street; as well as close proximity to Capitol Square and the Federal Court of Appeals.

The new high-rise building construction phase will include major construction activities adjacent to the operational Commonwealth Hotel and zero onsite laydown area. Deliveries to the site will be difficult and require diligent coordination due to the location. The building will include underground secure parking, areas of higher finish standards for Court Rooms and Judge/Justice chambers, and enhanced security measures.

Having a CM onboard during the design phase will be critical to the design and construction phases in coordinating services and logistics for demolition and new construction activities. A CM can review the existing conditions and work in conjunction with the design team to create more efficient and optimally coordinated demolition plans as well as new construction plans for work in close proximity to the Commonwealth Hotel and adjacent City of Richmond Streets. This coordination and planning will aid in minimizing risk, schedule, and overall project cost. The CM input will also be critical in developing early cost models, constructability reviews, managing the budget, prequalifying key trades and coordinating Value Engineering process not only at Preliminary Design Phase but also at Schematic and Working Design phases as well. With current market volatility, labor shortages, and supply chain delays having a CM on board to assist in cost control and effective planning will be a crucial part of the preconstruction, demolition and construction phases.

(COV Sections: §2.2-4380.C.4; §2.2-4381.D.4)

Submitted by:

Chinh Vu

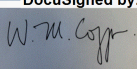
Date: 9/18/2024

Signature:

Title:

Director - Office of Construction Management for Special Projects

(Agency Head or Authorized Representative)

For DGS Use Only	
Based upon the information provided by the Agency, the use of Construction Management at Risk	
IS APPROVED recommended for this project.	
Recommended by:	<div>DocuSigned by:  C2C8454B56A44EF...</div>
W. Michael Coppa, RA Director, Division of Engineering and Buildings	