

DGS-30-456

(Rev. 02/22)

Construction Management at Risk Procurement Review Submittal Form

General Project Information

Agency Name:	Virginia Military Institute
Is the agency a covered institution per §2.2-4379?	No
Project Name:	Hinty Hall and Facility Infrastructure Improvements
Project Number:	211-18701-000

Other Project Information

Advising A/E Name:	RRMM Architects (Chris Phillips)	License Number:	0401015174
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)	No
Need for Project Phasing (COV Sections: §2.2-4380.C.5, §2.2-4381.D.5)	Yes
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)			
This project will include new construction and improvements to facilities and infrastructure throughout Post and off-Post. It includes, but is not limited to, an expansion of Hinty Hall, new storage and maintenance facilities, improvements to Freeland House, parking lot and road improvements, and development of a 3D model of VMI Post infrastructure.			
Construction Cost:	\$28,233,000	(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	6-Jan-25	Design Development Complete
	Const. Start Date	1-Apr-26	Const. Compl. Date
	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 involve many features of work that are geographically dispersed including:

- 15,000 sq ft conditioned expansion to Hinty Hall to enlarge the supply warehouse to include improvements to existing warehouse.
- Improvements to existing ROTC storage shed, parking lot security, and vehicle wash bay at the Lackey Farms area.
- Expand Hinty Hall parking lots to accommodate a staging/storage area and accommodate employee parking
- Construct conditioned storage facility for swing space storage of equipment, furniture, etc. (8,000 to 10,000 sq ft in the expanded parking lot) at Lackey Farms area.
- Construct a 600 sq ft maintenance facility on Chessie Nature Trail (power, HVAC, plumbing) near McKethan Training Area.
- Improvements to Freeland House on Main Post that houses Custodial Services and Construction offices (interior improvements, window rehabilitation, central A/C, exterior improvements).
- Improvements to existing storage facility adjacent to baseball stadium at North Post
- Improvements to existing Grounds shop facilities on North Post (gravel parking lot, additional garage doors, storage facility)
- Construct paved entry road at Lackey Farms training area to Hinty Hall from Greenhouse Road to include lighting and powered security gate.
- Develop 3D model of VMI Post infrastructure (Main Post, North Post and Lackey Farms)

With an estimated total project budget of approximately \$28,233,000, this project is a large, geographically dispersed project. Part of the work is in a flood plain, and potential impacts/conflicts with other ongoing projects, along with a requirement for intricate phasing justify using the Construction Manager at Risk procurement method for this project. These complexities also require early construction firm involvement to enable logistics planning, value engineering and constructability reviews to be performed concurrent with the design process and ensure the project remains within scope and budget.

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

Submitted by:

BG Dallas B Clark

Date:

20 Nov 2024

Signature:

Dallas B. Clark

Title:

Deputy Superintendent for Finance and Support
(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 NOT APPROVED** --recommended for this project.

Recommended by:

DocuSigned by:

W. Michael Coppa

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W. Michael Coppa, RA

Director, Division of Engineering and Buildings