

DGS-30-471

(Rev. 06/17)

## Design-Build

### Procurement Review Submittal Form

#### General Project Information

Agency Name:	Virginia Polytechnic Institute and State University	
Is the agency a covered institution per §2.2-4379?		Yes
Project Name:	Creativity and Innovation District Living Learning Community	
Project Number:	208-17478-000	

#### Other Project Information

Advising A/E Name:	VMDO	License Number:	0405000552
COV Sections: §2.2-4380.B.2, §2.2-4381.C.2			
Attach written determination for use of Design-Build			
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 Design-Build

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
Project Complexity (COV Sections: §2.2-4381.B.1, §2.2-4380.C.4, §2.2-4381.D.4)	No
Single Point of Contact Desired (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.):	
<p>The Creativity and Innovation District Living Learning Community is a new ~203,000 GSF residential life building that will be constructed off Otey Street and adjacent to the Graduate Life Center in the emerging Creativity and Innovation District at Virginia Tech. The facility will provide ~600 new beds to Virginia Tech's residential life program and is a critical component needed to meet the demands of planned enrollment growth. The ~203,000 GSF facility will consist of approximately 165,000 GSF of residential space and 35,000 GSF of living/learning space with the remainder dedicated to building support. The living/learning space consists of multi-purpose and collaboration/social spaces that will serve the resident community. The key goals of the project are to:</p> <ul style="list-style-type: none"><li>• Provide a high level of energy and interaction to get students out of their rooms and into the community</li><li>• Create a project which is a mix of housing and collaboration space.</li><li>• Accommodate a mix of upper and lower division students by providing a diversity of living models, encouraging students to remain on campus for 4 years</li><li>• Promote an active blending of students and student athletes – with each other and the broader campus community</li><li>• Avoid isolating groups and encourage flexible spaces and open boundaries between programs</li></ul>	
Construction Cost:	\$85,000,000

Project schedule:	Design Start Date	Jan-18	Design Compl. Date	Sep-19
	Const. Start Date	Jun-19	Const. Compl. Date	Jun-21
	Attach bar chart schedule to illustrate fast tracking or other schedule complexities.			

Additional description to highlight key attributes that affect the project complexity (simplicity) and why a single point of contact is desired as indicated by "Yes" answers above:

Evaluation of the following aspects of this project fully justify the use of Design-Build in lieu of Design-Bid-Build Delivery Method. The use of a Design-Build is essential to this project for the reasons outlined below:

#### **Construction Cost**

- The design-to-amount for this project is \$85 million to construct ~203,000 GSF of facility.
- The Design-Build Process utilizes qualification-based selection to allow the university to hire an experienced design-build team with a portfolio of similar projects that can bring their cost saving ideas and experience to bear.
- The Design-Build Process allows evaluation of multiple industry proposed design solutions with cost as a primary evaluation factor.

#### **Project Timeline**

- The Design-Build Process offers the ability to fast-track construction (i.e. early site package, early foundation package, etc.) which allows construction progress to be made as the balance of the working drawings are being finalized.
- It is critical that the project be complete and operational to support planned enrollment growth for the fall 2021 semester. If the project is not complete, the university will be forced to spend operational funds on temporary housing solutions until the facility can be occupied.
- Construction must adhere to the academic calendar. Missing a summer 2021 move-in will delay occupancy for a full academic year due to the move-in cycle.

#### **Single Point of Contact Desired**

- Assigning design and construction to a single entity will encourage stronger team and document coordination.
- The Bridging Documents Consultant will be retained for the duration of construction to ensure that the integrity of the design criteria is maintained. The Bridging Documents Consultant will also be utilized for evaluation of change orders, schedule analysis and closeout inspections.

In accordance with §2.2-4380.B.1 and §2.2-4381.C.1.

Submitted by:

JONATHAN C. TEGLAS FOR CHRISTOPHER H. KIWUS

Date: 5/4/2018

Signature:

[Signature] FOR CHRISTOPHER H. KIWUS

Title:

CHIEF OF STAFF TO THE ASSOCIATE VICE PRESIDENT

(Agency Head or Authorized Representative)

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Based upon the information provided by the Agency, the use of Design-Build  
IS recommended for this project.

Recommended by:

[Signature]

W. Michael Coppa, RA

Acting Director, Division of Engineering and Buildings