

**Design-Build**  
**Procurement Review Submittal Form**

**General Project Information**

Agency Name:	Virginia Department of Corrections
Is the agency a covered institution per §2.2-4379?	Yes
Project Name:	Statewide Fire Alarm Equipment Replacement
Project Number:	PC 799-18156

**Other Project Information**

Advising A/E Name:	Tom W. Young	License Number:	29619
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)	Yes
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.):
This project will replace fire alarm panels, devices, dampers and connections "in kind" in secure prison facilities which house inmates state responsible inmates. The project is expected to cover approximately 1.4 million square feet of space in 60 buildings containing approximately 3,000 components. This initiative replaces existing fire alarm system equipment, and where necessary, materials of construction which are defective or incompatible with current technologies and system optimization will also be replaced.

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Construction Cost:	7.5 million			
Project schedule:	Design Start Date	July-16-2018	Design Compl. Date	Nov-23-2018
	Const. Start Date	Feb-18-2019	Const. Compl. Date	Dce-20-2019
	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:				
<p>A single point of responsibility and coordination is required because: 1) the Initiative currently includes an appropriation for multiple facilities, each with Code requirements specific to time of the facilities' construction, 2) given the order of magnitude, a contracting strategy which can capitalize on that order of magnitude has significant benefits, 3) disruption of life safety systems within occupied prison facilities is a critical component of this project and identifying strategies that minimize disruption to facility security will be an essential component in the review and selection process. 4) these systems must be capable of communicating to a central control point, 5) project schedule needs to be expedited due to increasing failure rate, 6) design and installation will overlap and run in parallel across facilities 7) DOC seeks to minimize project management resource costs across projects and a single contract point of responsibility will facilitate minimizing project management costs, 8) Design and installation of Fire Alarm Systems is an integrated process, design criteria, equipment application, system configuration and installation require specialty services and certifications and the coordinated and collaborative effort is best accomplished under the design build contracting method, 9) unrestrained dialog between the equipment manufacturer, installer, designer and regulatory authorities will greatly benefit this project 10) an integrated fast track approach available only through Design/Build will expedite this project,</p> <p>The Project recommendation is made based on the following criteria; Safety/Security, Owner Risk Exposure, Owner Resources, Project Schedule, Project Cost, Long-term benefit potential, and the DOC has determined that Design/Build is the most fiscally advantageous approach.</p>				
In accordance with §2.2-4380.B.1 and §2.2-4381.C.1.				

Submitted by:

Kimberley C. Lipp

Date:

6/7/18

Signature:

Title:

*Kimberley C. Lipp*  
 Chief, Architectural and Engineering Services  
 (Agency Head or Authorized Representative)

**For DGS Use Only**

Based upon the information provided by the Agency, the use of Design-Build  
IS NOT recommended for this project.

Recommended by:

*W. Michael Coppa* 6/11/18

W. Michael Coppa, RA

Acting Director, Division of Engineering and Buildings