

**Design-Build
Procurement Review Submittal Form**

General Project Information

Agency Name:	Virginia Department of Corrections	No
Is the agency a covered institution per §2.2-4379?		Yes
Project Name:	Marion Correctional Treatment Center - Comprehensive Renovation	
Project Number:	PC 799-18288	

Other Project Information

Advising A/E Name:	Thomas Young	License Number:	402029619
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.):

The Department of Corrections proposes to utilize a two-step Design Build delivery method for the Marion Correctional Treatment Center renovation. This project includes security windows, Doors, Frames and Locks, mechanical upgrades to the HVAC systems, electrical upgrade, additional generators, access security controls, fire alarm, and plumbing as the major components.

Cost – The anticipated cost for the renovation is approximately \$16,000,000.

Building Use – This facility houses offenders from level 1 to level 6 that require supervised mental health treatment. Due to certain Mental Health requirements, these offenders must remain at this facility and cannot be relocated to other facilities because of sentencing requirements.

Time Line – Due to the constraints with regard to housing these offenders, they must remain at this facility during construction. The project will be constructed in a phased fashion that will require an extended construction schedule to accommodate the constant relocation internally of offenders housed and treated at this facility. It is anticipated that the design, review and permit will take approximately 12 months and the physical constructions 24 -30 months.

Project Complexity – This Project is not complex with regard to the design or construction. The difficulty is the phasing and relocation of the offenders. Close coordination and a high level of awareness are necessary. This phasing, relocation of offenders and staff is something the VDOC is very familiar with. We believe this delivery method best serves this renovation work and the Commonwealth.

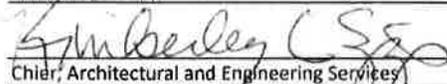
Single Point of Contact Desired – Due to the function of this facility and the nature of the occupants, it benefits the Commonwealth to have a comprehensive “once in and once out” approach. It would serve to minimize the disruption to the offenders, staff and overall provide a greater level of safety and security for all. Renovations Projects of this type in high security environments can be widespread with unforeseen conditions. Due to the lack of access to the facility by an A/E or a General Contractor under other delivery methods the DB approach best suits or needs. Combining the A/E and GC into a single team, the two-step DB ensures there will be a single point responsibility and stewardship to warrant a successful project delivery. Failures cannot be claimed by either party for shortcomings of

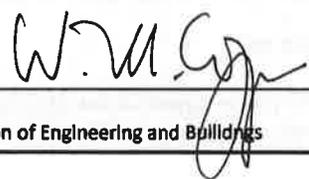
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Construction Cost:	\$16,000,000			
Project schedule:	Design Start Date	Jun-18	Design Compl. Date	May-19
	Const. Start Date	May-19	Const. Compl. Date	Jun-21
Attach bar chart schedule to illustrate fast tracking or other schedule complexities.				
Additional 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: The DOC has selected DB in order to contract with one firm selected on a qualification basis with the overall responsibility to the complete the project using multiple tiers of subcontractors in lieu of DOC letting multiple contracts with overlapping effort and blurred lines of authority. This is not a complex project, it is a simple multi-division project on a fixed budget. More agency needs can addressed with the available funds if streamlining the effort using DB is utilized as a delivery method.				
In accordance with §2.2-4380.B.1 and §2.2-4381.C.1.				

Submitted by: Kimberley C. Lipp

Date: 8/10/18

Signature: 
 Title: 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 <u>IS</u> recommended for this project.	
Recommended by:	<u> 8/14/18</u>
W. Michael Coppa, RA Acting Director, Division of Engineering and Buildings	