

DGS-30-456

(Rev. 06/17)

Construction Management at Risk Procurement Review Submittal Form

General Project Information

Agency Name:	Virginia Institute of Marine Science
Is the agency a covered institution per §2.2-4379?	Yes
Project Name:	Construct New Research Facility
Project Number:	268-18281

Other Project Information

Advising A/E Name:	Baskervill	License Number:	0405001142
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)	No
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)				
Research facility including laboratories, collaborative spaces, faculty offices, teaching labs, equipment rooms, and all required building support spaces.				
Construction Cost:	\$27,131,235	(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	Feb-19	Design Compl. Date	Mar-20
	Const. Start Date	May-20	Const. Compl. Date	Aug-21
	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:				

* Overall Project Complexity - This project will require a variety of spaces which will require specialty design as well as construction expertise and methods. Physical Sciences, Fisheries Science, Aquatic Health Sciences, and Biological Sciences departments will require varied lab spaces. Equipment rooms with heavy cooling loads, collaboration spaces, offices, and teaching lab will be required. Network connectivity is imperative in order to support all labs, with significant faculty office and student network connections. Lab gases, deionized water, fume hood exhaust systems (utilizing 100% make-up air), and proper HVAC systems to handle the large combined heat loads from areas with lab equipment, freezers (ultra-cold unit -80°C) and lab refrigerators. Detailed coordination with a variety of lab equipment will be essential to support ongoing grant funded research. Lab waste will have to be discharged through a neutralization tank and be separated from the domestic waste. The building is situated on the edge of the York River, in an environment of winds and saltwater, which will require tight control of building envelope design and installation.

* Constructability Review - The CM pre-construction services will better inform the design process and ensure sequencing of work is efficiently planned, providing critical constructability analysis. Having a CM on board early can create scheduling flexibility that will mitigate construction concerns, improving overall construction.

* Budget - The CM pre-construction services will enhance project cost estimation ultimately working to maintain the overall project within budget. Value engineering connected to the constructability analysis throughout the project design phases is essential to budgetary and overall project success and to produce the higher standard of quality promised to our faculty and students. The construction manager will eliminate time consuming/costly change orders and produce a higher level of quality. Generation, evaluation, and pricing of alternative solutions to complex technical constraints will optimize construction of complicated and specialized spaces.

* Project Construction Complexity - Given the challenging nature of the compressed and active campus site as well as the extensive technical and management coordination required, selection of the builder should not be based on price alone as expertise, experience, and coordination capability are major factors to ensure success. Pursuit of LEED Silver construction will benefit from CM constructability and budget reviews. Demolition of post tension construction will require shoring and bracing expertise.

* Schedule - A high level of expertise to manage and maintain the project schedule is required. Replacement of the existing facility must stay on schedule to minimize risk of catastrophic failure of unreliable building systems in the existing building prior to completion of the new facility.

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

Submitted by: Joseph Martinez

Date: 2/5/19

Signature:

Title:

Joseph Martinez

Chief Operation Officer, VIMS

(Agency Head or Authorized Representative)

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Based upon the information provided by the Agency, the use of Construction Management at Risk
IS recommended for this project.

Recommended by:

W. Michael Coppa 2/8/19

W. Michael Coppa, RA

Acting Director, Division of Engineering and Buildings