DGS-30-456
(Rev. 10/18)

Construction Management at Risk
Procurement Review Submittal Form

General Project Information

Agency Name:	Frontier Culture Museum of Virginia	
Is the agency a covered institution per §2.2-4379?		No
Project Name:	Crossing Gallery	
Project Number:	239-18316-000	

Other Project Information

Advising A/E Name:	**DLR**	License Number:	4050002094
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)				
The Frontier Culture Museum Crossing Gallery totaling roughly 54,000 SF will be central to the campus as a hub for public intake and orientation, refreshment and food service, ticket sales, exhibit space, administration space, as well as support services. The project is key to providing a more coherent educational and interpretive experience for visitors, as they explore Old World and New World exhibits.				
Construction Cost:	$25,000,000	(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	2/2/2020	Design Compl. Date	12/31/2021
	Const. Start Date	4/4/2022	Const. Compl. Date	11/3/2023
	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:				

Determination: The Frontier Culture Museum has determined that this project should be procured by the CM at Risk procedure, finding that competitive sealed bidding is not practicable or fiscally advantageous.

• Project complexity with respect to logistics and the concurrent demand for the continuance of museum daily operations is a leading reason for procuring this project by the CM at Risk method. The construction of the Crossing Gallery will require the demolition of existing dairy barns, a pavilion and parking area all in an area central to public access. Additionally, as the Crossing Gallery is to be the primary intake for the public, and at the heart of the campus near the existing Welcome Center where ticket sales and public access will remain necessary all through construction, the demolition and new construction work presents the enhanced need for safety considerations for the public. As the museum serves many school field trips, and large groups each day, phasing and accommodating design will be required to ensure the project is built in a safe and efficient way, that will allow for continued operations where the public will constantly be in close proximity to the project. Key logistical concerns such as lay-down area for materials, site access, road improvements, staff relocation, and daily operational interruptions will need to be determined early in the design, benefitting much from the pre-construction services offered by a CM.

• The Crossing Gallery exhibit will be specialized construction, with a high emphasis on finish quality to facilitate a seamless educational experience. It will require highly sensitive humidity control for maintenance of the exhibit space, and enhanced security to protect the museum's historic assets. As such it will be necessary to pre-qualify trades to perform this specialized work. The CM at Risk method will allow for the identification of those qualified trades during the design process, and capture not only their input with respect to design, but also as it may relate to cost.

• The Crossing Gallery project will incorporate the use of geothermal ground source water (well-field) for the HVAC system, and also photovoltaic power for building power. These sustainable design features will benefit from specialized trade installation, and design consultation early in the pre-construction process, given the likely need for interruption of existing museum operations to integrate these resources and correct positioning of the 40-well field early on in design. The CM at Risk method would allow for this opportunity.

• The site itself will be an integral and key part of the Crossing Gallery exhibit. Integrating the building into varied grade conditions with interpretive landscape elements and reflection points, while encouraging connectivity through site design of the museum's Old World and New World exhibits will benefit from selecting a qualified CM to assist with its design and construction. Additionally, given the site design requirement to relocate existing parking, pre-construction logistical planning with the assistance of a CM will be important operationally for museum operation coordination with construction work.

• The repurposed Welcome Center consists of existing 1987 timber frame construction, and the repurposed Museum Shop includes enclosing outdoor seating areas. High emphasis on quality envelop construction will be needed as new construction is integrated into old, resulting in the need to pre-qualify subcontractors for this work, which the CM at Risk method would afford. Also, having identified pre-qualified renovation contractors most likely with experience in historic renovations, early in the design process will allow for improved design efficiency for this space.

• This is a project which will rely in part upon outside donations, and the need to accurately and routinely project construction costs in order to plan fundraising goals accordingly will be vital to the project. With the CM at Risk procurement method, accurate real-time estimates of costs throughout the design process will not only allow for necessary fundraising campaign planning, but also will steer the project away from inefficient design.

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

Submitted by: Dr. Megan Newman Date: 12/19/19

Signature: Megan H. Newman

Title: Director / Frontier Culture Museum

(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. M. Coppa 12/20/19

W. Michael Coppa, RA
Director, Division of Engineering and Buildings