

DGS-30-456

(Rev. 10/18)

Construction Management at Risk Procurement Review Submittal Form

General Project Information

Agency Name:	Longwood University		
Is the agency a covered institution per §2.2-4379?			No
Project Name:	Wygal Hall Replacement		
Project Number:	214-18425		

Other Project Information

Advising A/E Name:	Alan L. Moore	License Number:	401013496
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)	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)	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)				
Construction of Wygal Hall (Music) Replacement Building, 60,720 GSF, multi-story building, 50 year construction, to be focal point of the east campus entrance. The building will house music instruction, music performance, and campus and community assembly, and will include classrooms, teaching laboratories, music rehearsal rooms of various sizes, 500 seat concert hall, student practice rooms, faculty offices and teaching studios, and performance support spaces.				
Construction Cost:	\$51,049,000	(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	1-Jan-20	Design Compl. Date	1-Sep-22
	Const. Start Date	1-Sep-23	Const. Compl. Date	1-Mar-26
	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:

Project Complexity: The complexity of a music facility with regard to acoustic design and construction for a recital hall, practice rooms, classrooms and teaching studios makes this project a unique blend of types of spaces and requires the closest possible collaboration between designer and construction contractor to absolutely ensure the design concepts can be translated into sound construction techniques. Examples include special acoustics, floor systems, lighting, significant IT/AV equipment and HVAC systems/components isolation for the practice and performance spaces. In addition to the complex type of construction, the site will be restricted and must allow access for deliveries to the adjacent Dining Hall and Heating Plant while also maintaining the east gateway to the campus. The laydown area will also be extremely restricted. The CM@Risk Contractor will be invaluable in orchestrating the required specific details to maintain access and traffic flow at all times.

Value Engineering and /or Constructability Analysis Concurrent with Design: Due to the project's complexity and high cost per square foot construction cost, the required value engineering and constructability analysis continuously throughout the entire design process in the CM method provides invaluable time sensitive input/information to the Team. This then protects the limited project budget.

Need for Cost/Design Control: We propose to engage the CM for pre-construction services to assist in cost control by providing current market values and value engineering analysis and guidance. The budget is limited and ultimately using a CM will allow us to establish a GMP ensuring the budget is maintained.

Quality Control/Vendor Prequalification: Securing a CM for Pre-Construction services whose experience and qualifications best suit such a unique Music/Performing Arts facility will be an integral part of the necessary prequalification of key subcontractors for specific work packages. The CM will be essential in identifying and evaluating which work packages should and should not be identified as specialized work packages requiring prequalification.

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

Submitted by:

Louise Waller

Date: 1/6/2020

Signature:

Title:

Vice President for Administration & Finance
(Agency Head or Authorized Representative)

For DGS Use Only

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

Recommended by:

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

1/7/2020