

**Design-Build
Procurement Review Submittal Form**

General Project Information

Agency Name:	Virginia Department of Corrections	<i>Yes</i>
Is the agency a covered institution per §2.2-4379?		Yes
Project Name:	Statewide Fire Alarm Equipment Replacement	
Project Number:	PC 799-18156-006	

Other Project Information

Advising A/E Name:	Pace Collaborative	License Number:	48072
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

<p>Project Use (i.e. lab, classroom, office, etc.):</p> <p>The DOC (Department of Corrections) proposes to utilize a two-step Design Build delivery method for the Statewide Fire Alarm Equipment Replacement Project. Due to the close proximity of the facilities and commonality of the scope of work, this request is intended to address two facilities under one DB contract.</p> <p>Coffeewood and Fluvanna Correctional Centers are only 36 miles apart and the facilities are similar in nature. Each center provides housing for offenders, facilitates operational staffing support needs and scope of work at each location identical requiring the replacement of fire alarm equipment, related testing and system certifications.</p> <p>More specifically, these systems consist of the following: Coffeewood Correctional Center; the system covers approximately 202,210 square feet of space within 11 buildings and consist of approximately 450 system components. At the Fluvanna Correctional Center, the system coverage also includes 11 buildings however, the area coverage is 401,657 square feet and the equipment count includes approximately 750 components. Although combined under a single DB Contract, costs for each facility will be maintained independently.</p> <p>Time Line- Due to the urgent nature of life safety system restoration and simplicity of equipment replacement efforts, we anticipate simultaneous activates at each facility with a target completion to occur within 6 months of design approvals.</p>

**Design-Build
Procurement Review Submittal Form**

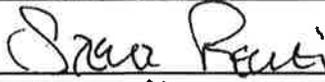
Construction Cost:	\$1,400,000			
Project schedule:	Design Start Date	1-Jun-2020	Design Compl. Date	3-Aug-2020
	Const. Start Date	3-Aug-2020	Const. Compl. Date	4-Feb-2021
	Attach bar chart schedule to illustrate fast tracking or other schedule complexities.			

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:

- 1) The project is initiated based on life safety concerns related to system failures. This warrants an integrated fast track schedule approach available through Design/Build and expedites project completion.
- 2) Design and Installation of Fire Alarm Systems is an integrated process, design criteria, equipment application, system configuration and installation requires specialty services, certifications and coordinated collaborative efforts, which are best accomplished under a design build contracting method.
- 3) Interaction between the equipment manufacturer, Installer, Designer and Regulatory Authorities are more effectively and expeditiously facilitated through the design build delivery approach.
- 4) The DOC seeks to establish a fixed price based upon performance criteria in efforts to better manage the project within a fixed budget. Although specialized and highly technical in some regards, design efforts are minimal and relative only to the replacement of an existing system. Therefore, given the simplicity of typical equipment replacement efforts, DB contracting is viewed as the most appropriate and beneficial delivery method.

In accordance with §2.2-4380.B.1 and §2.2-4381.C.1.

Submitted by: STEVEN PELLEI Date: 3.16.2020

Signature: 
 Title: ASST. DIR. ICMU
 (Agency Head or Authorized Representative)

For DGS Use Only	
Based upon the information provided by the Agency, the use of Design-Build	
13	recommended for this project.
Recommended by:	<u> 3/18/2020</u>
W. Michael Coppa, RA Acting Director, Division of Engineering and Buildings	