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

Construction Management at Risk
Procurement Review Submittal Form

General Project Information

Agency Name:	Norfolk State University	
Is the agency a covered institution per §2.2-4379?		No
Project Name:	New Science Building	
Project Number:	213-18385-000	

Other Project Information

Advising A/E Name:	Work Program Architects	License Number:	407005960
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)	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 project's design-to-amount for construction is set at $52,000,000 for constructing approximately 125,000 GSF as permitted. The proposed Science Building is generally described as a dynamic facility, which will accommodate offices, wet labs, dry labs and research labs, prep space, flexible instructional spaces, planetarium, greenhouse, multi-disciplinary conference rooms, computer lab space and storage.				
Construction Cost:	$52,000,000	(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	Nov-19	Design Compl. Date	30-May
	Const. Start Date	8/1/2021	Const. Compl. Date	1/1/2023
	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:

The $52 million Science Building will be a signature facility keyed to effective and innovative support of the educational experience for students. Norfolk State University has determined that competitive sealed bidding is not practicable or fiscally advantageous for this project. Due to the complexity and unique nature of a Science Building, CM-at-Risk (CMAR) is the requested delivery method for this project. A CMAR with a high level of experience and expertise will be required to manage the schedule and budget of such a dynamic building.

• Construction Cost:
The CMAR will provide real world advice throughout all phases on value engineering, cost estimating and constructability for this project. Value engineering and constructability analysis will enhance project greatly. The CMAR will also provide a Guaranteed Maximum Price (GMP) to ensure the project budget is maintained. Having a CMAR onboard early in the design process to evaluate for constructability and value engineering possibilities is extremely important.

• Building Use/ Project Complexity:
Laboratory buildings are inherently complex, but this building has the added complexity of having a planetarium and a greenhouse as well. The building will be equipped with complicated and specialized systems, such as complex mechanical, electrical and fire protection systems. The CMAR will work closely with the designers and NSU to determine the desired bid packages for all aspects of the project - ranging from items such as equipment, furniture, landscaping, finishes, and infrastructure systems. The building will accommodate research labs which will include fume hoods, gas burners, deionized water, and complex HVAC systems to accommodate unique environmental conditions from lab and equipment. Experience in laboratory air recirculation and airflow construction will be significant. The facility will require lab waste to be discharged to a neutralization tank, which will be separated from domestic waste. The laboratory and students spaces will require extensive power and data networking requirements to support academic needs. The building will also have complex fire and life safety requirements. The project will pursue a LEED Silver designation, so strategies for achieving a silver designation will benefit from CMAR constructability and budget reviews.

The site also has many constraints and unknowns, which includes a now filled stream channel which extends through the site and a 25-foot drainage easement at the northeast corner, which may drive the need for alternative foundation systems and below grade investigations. This easement is in place due to a culvert that runs below grade, which must be protected and maintained because it provides stormwater management for the surrounding community. The site will be tightly constrained with minimal laydown areas, which will require just-in-time material deliveries to be coordinated. The builder will be required to manage a dynamic project with high volume of pedestrian and vehicular traffic flow surrounding the site. Risk to the institution will need to be minimized.

• Need for Quality Control/Vendor Prequalification:
There is a need for quality control - subcontractors need to have experience with a building of this type and complexity. Subcontractor prequalification by the CMAR for certain work packages will be essential to produce a successful project.

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

Submitted by: Anton Kashiri Date: 5/20/2020

Signature:

Title: Associate Vice President for Facilities Management
(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, RA Director, Division of Engineering and Buildings