

Construction Management at Risk Procurement Review Submittal Form

General Project Information

Agency Name:	221 (Old Dominion University)		
Is the agency a covered institution per §2.2-4379?			NO
Project Name:	New Biology Building		
Project Number:	221-18473-000		

Other Project Information

Advising A/E Name:	Jean Kennedy-Sleeman	License Number:	401011620
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: §2.2-4380.C.5, §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 a New Biology Building, 162,821 GSF, multi-story building, 40 year construction, that will be a signature facility to support the current enrollment demand for biology with modern instruction and laboratory facilities.				
The building will be located on the main campus of ODU, east of Elkhorn Avenue and north of 43rd Street.				
Construction Cost:	\$99,501,961	(COV Sections: §2.2-4380.C.3 ; §2.2-4381.D.3)		
Project schedule:	Design Start Date	1-May-21	Design Compl. Date	1-Jul-23
(COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)	Const. Start Date	1-Aug-23	Const. Compl. Date	1-Aug-25
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: Old Dominion University has determined that the use of competitive sealed bidding for this project is neither practicable nor fiscally advantageous based on the following factors in order of priority, as follows:				

* **Complexity of building and system designs in supporting Lab and other space types:** This project requires an unusually varied assortment of spaces with widely disparate requirements, a mixture of undergraduate science labs, research labs, and instructional spaces, as well as a Vivarium and a green house. This wide assortment of space types requires complex utility services within a height-limited building, achievable only through careful coordination of architectural, MEP and structural designs through all design phases. Because of the decreased availability of land on the campus, the design phases will require significant evaluation and input to determine whether the building is going to be 4 stories or 5. The required systems to support the various functions/uses of the building impacts the floor-to-floor dimensioning, as well as the potential for both cost impact and increased complexity of construction should design surpass the City-imposed 75' limit for the highest occupied floor. The inclusion of a qualified Construction Manager for this project at an early stage of design will significantly assist in the development of a well-coordinated, least-cost, least-height, and readily-constructible design.

* **Building Mechanical/Utility Systems:** The design will require the complex mechanical/utility systems necessary to support requirements for lab gases, deionized water, fume hood exhaust systems (utilizing 100% make-up air), and complex HVAC systems to handle the combined, large heat loads from the various research labs and equipment, specialized equipment for a vivarium and greenhouse. Lab waste will be discharged through a separated lab waste system and neutralization tank separated from the domestic waste system.

* **Building Site:** Due to the proposed location of this project, near other academic science buildings, the construction site will be tightly constrained with minimal laydown area requiring just-in-time material deliveries. This site will also require extreme care to maintain safe pedestrian passage around the construction site. Also, building in the Chesapeake Bay Preservation area for storm water management requires a contractor fully experienced in erosion and sediment control as well as experience in construction Best Management Practices (BMP) or other more advanced stormwater management practices. Input during design from a Construction Manager will provide a better understanding of how the site will be managed, including laydown areas and trailers because same will impact calculations for land disturbance and stormwater management during design.

Construction: 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 certification will benefit from CM constructability and budget reviews.

Submitted by: Harry R. Smithson, Jr., CPPO, VCCO

Signature:



Title:

Assistant Director, Procurement Services

Date:

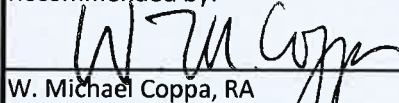
February 18, 2021

(Agency Head or Authorized Representative)

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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