

DGS-30-456

(Rev. 10/18)

## Construction Management at Risk Procurement Review Submittal Form

### General Project Information

Agency Name:	Virginia Military Institute
Is the agency a covered institution per §2.2-4379?	No
Project Name:	Renovate and Expand Engineering and Laboratory Facilities
Project Number:	211-18520-000

### Other Project Information

Advising A/E Name:	Col Dale Brown - VMI Planning Officer	License Number:	VA-0402032448
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)	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)	No
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 33,029 Gross Square Foot (GSF) facility will expand the teaching and laboratory space available to the existing VMI Engineering programs to meet a growing STEM program. The new facility will be constructed adjacent to the existing engineering facilities with the demolition of the existing Cocke Hall Annex Swimming Pool. The facility will have laboratories, 'Maker Space' for construction and storage of Cadet Capstone and Undergraduate Research Projects, classrooms, storage, offices and support spaces. This project will also renovate 63,133 GSF of the existing Engineering Department spaces located in Nichols Engineering Building, Morgan Hall, King Hall and Cocke Hall. The renovation will be executed floor by floor while the building remains occupied and will require extensive coordination for temporary classrooms and office space. The renovation is broken into areas of 'light, medium, and heavy' renovations depending on the amount of work required to meet the adjusted program requirements.				
Construction Cost:	Approximately \$57,018,000	(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	May-21	Design Compl. Date	TBD
	Const. Start Date	TBD	Const. Compl. Date	TBD
	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:

Nichols Engineering Building is the single facility that supports the entire engineering curriculum and thus is a large part of the STEM program. There does not exist any significant open swing space anywhere on Post that will accommodate the requirements of the classrooms and laboratories for the engineering programs. As a result the construction effort will have to be phased and carefully sequenced to allow the programs to continue while the work is completed. Nichols Engineering Building is located within the academic area of the Post. Construction related work, deliveries, etc. will have to be coordinated with on-going academic and cadet related activities. The lack of a sizable laydown area, close proximity of the work to ongoing academic activities and required phasing/sequencing cause a level of complexity which necessitates the use of a construction manager early in the design process. The involvement of a construction manager throughout the design process will be invaluable to resolve constructability and site specific logistics issues as well as provide construction related costs for the expected unique construction activities that may be required.

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

Submitted by:

Dallas B Clark

Date: 3/12/21

Signature:

*Dallas B. Clark*

Title:

Brigadier General, Deputy Superintendent Finance, Administration and Support  
(Agency Head or Authorized Representative)

**For DGS Use Only**

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*

W. Michael Coppa, RA

Director, Division of Engineering and Buildings