

Construction Management at Risk Procurement Review Submittal Form

General Project Information

Agency Name:	Christopher Newport University		
Is the agency a covered institution per §2.2-4379?	Yes		
Project Name:	Integrated Science Center Phase III		
Project Number:	242-18496-000		

Other Project Information

Advising A/E Name:	Michelle Campbell	License Number:	0401014981
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)	No
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)	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)	Yes
Need for Cost/Design Control (COV Sections: §2.2-4380.C.5, §2.2-4381.D.5)	No

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)				
This project is the third phase of construction of CNU's state-of-the-art integrated science center, featuring high-demand STEM laboratories and technology-rich instructional classrooms, as well as open collaboration areas, faculty offices and support spaces.				
Construction Cost:		\$45,000,000	(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	12/1/2021	Design Compl. Date	7/1/2023
	Const. Start Date	8/1/2023	Const. Compl. Date	5/1/2025
	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 anticipated project cost of \$45 Million exceeds the minimum threshold for the use of CM at Risk. Given the recent volatility in pricing and labor, due in part to the on-going COVID-19 pandemic, early engagement of the general contractor provides the best method to control costs and schedule.
- The project is in an active location on the campus, adjacent to heavily travelled pedestrian pathways. The building requires connecting at multiple points to an existing classroom building which will remain fully occupied during construction. Phasing of the connections must be done in accordance with the academic calendar and with strict focus on campus safety while maintaining operation of the existing building.
- The highly detailed classical exterior and specialized design of the state-of-the-art spaces, including teaching and research wet labs, high-tech demonstration lab, robotics and unmanned aircraft lab, and capstone lab within the building require a contractor with knowledge and experience working in this capacity. The design of these spaces will require extensive coordination for work sequence, constructability review, and cost control. Vendors and subcontractors with related experience will be crucial to the project's success.
- Early constructability reviews and advising from the CM will allow the A/E team to meet the design schedule that will allow CNU to open the building for Fall Semester 2025.
- CM at Risk construction method will allow early release of materials and submittals to prevent delays in receipt of products and control cost escalation, especially in the current climate.

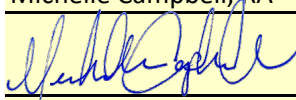
Submitted by:

Michelle Campbell, RA

Date:

1/13/2022

Signature:



Title:

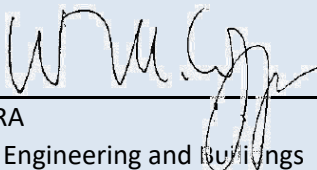
Director of Capital Outlay Management

(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