

DGS-30-456

(Rev. 02/22)

Construction Management at Risk Procurement Review Submittal Form

General Project Information

Agency Name:	Department of General Services		
Is the agency a covered institution per §2.2-4379?			No
Project Name:	Construct New Commonwealth Courts Facility		
Project Number:	194-18537-000		

Other Project Information

Advising A/E Name:	Baskervill	License Number:	405001142
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)	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 Commonwealth Courts Building will be the new judicial facility for the highest courts in Virginia, housing both the VA Supreme Court and the VA Court of Appeals. It is a replacement facility for the existing Courts building located in Richmond, VA. It will contain courtrooms for both courts, as well as chambers for 7 Supreme Court Judges, 17 Court of Appeals Judges, and Senior Judges. It will also house the Virginia State Law Library, a Public Learning Center, Clerks and Attorneys offices for both courts, and the offices of the Executive Secretary. This facility also includes office and meeting space for the Judicial Inquiry and Review Commission and the Virginia Sentencing Commission. The building will include enhanced security features as well as onsite secure parking for Judges. It is seeking LEED Certification.				
Construction Cost:	\$279,743,202	(COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)		
Project schedule:	Design Start Date	10/1/2022	Design Compl. Date	10/1/2024
(COV Sections: §2.2-	Const. Start Date	1/1/2024	Const. Compl. Date	2/14/2028

4380.C.3; §2.2-4381.D.3)	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:

This project will have two distinct demolition phases, one for the interior demolition of the existing Pocahontas West Tower and one for the total demolition of the Pocahontas East Tower. The demolition of the existing east tower is scheduled to start January 2024, after the VCU Data Center is relocated. This demolition will require services to be terminated in the existing east tower while maintaining select services in the west tower to remain. The demolition of the east tower will have a high level of complexity as it is adjacent to two buildings that will remain, the west tower as well as the fully operational Commonwealth Hotel. The project has frontage on four operational streets: Main Street, 9th Street, 10th Street, and Bank Street. The demolition of the east tower is scheduled to occur while the design is being completed for the overall new construction / renovation project.

The new building construction phase will include work activities that will connect the new tower to the existing west tower as well as major construction activities in close proximity to the existing operational Commonwealth Hotel. The project includes a full interior and exterior renovation of the existing circa 1923 State & City Bank & Trust Company Bank Building now called the "west tower". This is a 17 story structure with a low floor to slab dimension as well as a metropolitan floor slab system, increasing the work limitations and complexity in that tower. The new building will include underground parking, areas of higher finish standards for court room facilities and Chief Judge and Justice spaces, connecting egress areas between the two towers, as well as enhanced security measures.

Having a CM onboard during the design phase will be critical to the design and construction phases in coordinating services and logistics for demolition and new construction activities. A CM can review the existing conditions and work in conjunction with the design team to create more efficient and optimally coordinated demolition plans for both the east and west tower as well as new construction plans for work in close proximity to the Commonwealth Hotel and adjacent City of Richmond Streets. This coordination and planning will aid in minimizing risk, schedule, and overall project cost. The CM input will also be critical in developing early cost models, constructability reviews, managing the budget, prequalifying key trades and coordinating Value Engineering process not only at Preliminary Design Phase but also at Schematic and Working Design phases as well. With current market volatility, labor shortages, and supply chain delays having a CM on board to assist in cost control and effective planning will be a crucial part of the preconstruction, demolition and construction phases.

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

Submitted by:

Chinh Vu

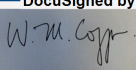
Date: 11/28/2022

Signature:

Title:

Director, Office of Construction Management for Special Projects

(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:	<div>DocuSigned by:  C2C8454B36A44EF...</div>
W. Michael Coppa, RA Director, Division of Engineering and Buildings	

[illegible]