

DGS-30-471

(Rev. 02/22)

Design-Build**Procurement Review Submittal Form****General Project Information**

Agency Name:	George Mason University		
Is the agency a covered institution per §2.2-4379?	Yes		
Project Name:	Community, Music & Well-Being Center		
Project Number:	247-221382		

Other Project Information

Advising A/E Name:	RRMM Architects	License Number:	410000264
COV Sections: §2.2-4380.B.2, §2.2-4381.C.2			
Attach written determination for use of Design-Build			
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 Design-Build

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
Project Complexity (COV Sections: §2.2-4381.B.1, §2.2-4380.C.4, §2.2-4381.D.4)	Yes
Single Point of Contact Desired (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.):			
<p>The proposed approximately 25,000 Sq.Ft Community, Music & Wellness-Activities building will host practices for "The Green Machine", GMU's athletic "Pep" band/ensemble as well as recreational athletic activities. The facility will consist of (3) large modular spaces. Modular Sections 1 & 3 are General multipurpose spaces that will each contain a full sized NCAA basketball court, the primary purpose of which is for the Green Machine band to practice their choreography (formations). These multipurpose spaces will also serve as a flexible secondary recreation space for intermural pick up basketball games, volleyball, yoga & exercise class activities. Modular Section 2 (the interior modular space between the two outer multipurpose spaces) will house the supporting/auxillary spaces for the Green Machine, such as small conference rooms, equipment storage, general restrooms, group rooms, small offices & spaces for building services.</p> <p>The Facility will consist of a large expanse type of structure of a rectangular shaped floor plan of approximately 115' x 220' x 40'. This structure is to be erected with rapid construction type methodology of pre-engineered/pre-fabricated fabric, metal, or modular types of construction.</p>			
<table border="1"> <tr> <td>Construction Cost:</td> <td>\$8,250,000</td> </tr> </table>		Construction Cost:	\$8,250,000
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Project schedule:	Design Start Date	6.1.23	Design Compl. Date	12.1.23
	Const. Start Date	1.1.24	Const. Compl. Date	9.24.24
	Attach bar chart schedule to illustrate fast tracking or other schedule complexities.			

Additional description to highlight key attributes that affect the project complexity (simplicity) and why a single point of contact is desired as indicated by "Yes" answers above:

Construction Cost

The Design-Build delivery method allows evaluation of multiple industry design proposed design solutions with cost as a primary evaluation factor. The standard design process is not ideally suited for modular construction. Design-Build allows for proposers to present creative, cost effective design solutions for the modular concept.

Simplicity

The pre-fabricated/pre-engineered building structure is new construction, very simple/not complex, and will incorporate integral engineering/engineered shop drawing components as primary systems in the project. It is a modular space and not a supported structure. Programmatically, the spaces are very basic with no performance or sound/sound attenuating requirements of the spaces.

Timeline

The Design-Build delivery method will aid in the aggressive timeline sought for project completion

In accordance with §2.2-4380.B.1 and §2.2-4381.C.1.

Submitted by:

Frank Strike

Date:

2/21/2023

Signature:

DocuSigned by:
Frank Strike

Title:

Vice President, Facilities

(Agency Head or Authorized Representative)

For DGS Use Only

Based upon the information provided by the Agency, the use of Design-Build
IS recommended for this project.

Recommended by:

DocuSigned by:
W. M. Coppa

W. Michael Coppa, RA

Director, Division of Engineering and Buildings