

DGS-30-456

(Rev. 02/22)

Construction Management at Risk Procurement Review Submittal Form

General Project Information

Agency Name:	Norfolk State University		
Is the agency a covered institution per §2.2-4379?			No
Project Name:	Renovate/Replace Fine Arts Building		
Project Number:	213-18543-000		

Other Project Information

Advising A/E Name:	Hanbury	License Number:	401018494
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 project's design-to-amount for construction is set at \$97,713,000. The proposed Fine Arts Building is described as a dynamic facility in accordance with the requirements of the A/E Manual, using building materials acceptable to University Master Plan standards. Materials and systems potentially include but are not limited to a mass timber building facade, mass timber primary structure, use of exposed architectural concrete, and geothermal systems. The facility will accommodate administrative office functions, flexible instructional spaces, computer labs, art gallery, art studios, a performance and recital hall, music/choral rooms, gallery spaces, student lounge space and storage.				
Construction Cost:	\$97,713,000	(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	30-Oct-22	Design Compl. Date	1-Jul-24
	Const. Start Date	9-Sep-25	Const. Compl. Date	13-Jul-27
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 Fine Arts Building will be a signature facility keyed to effective and innovative support of the educational experience for students. Norfolk State University has determined that competitive sealed bidding is not practicable or fiscally advantageous for this project. Due to the complexity and unique nature of a Fine Arts Building, CM-at-Risk (CMAR) is the requested delivery method for this project. A CMAR with a high level of experience and expertise will be required to manage the schedule and budget of such a dynamic building.

- **Construction Cost:**

A confluence of events, from inflation, supply chain disruptions and labor shortages are spurring rising costs and uncertainty across the construction industry. The CMAR has real world advice throughout all phases on value engineering, cost estimating and constructability for this project. Value engineering and constructability analysis will enhance the project greatly. The CMAR will also provide a Guaranteed Maximum Price (GMP) to ensure the project budget is maintained. Having a CMAR onboard early in the design process to evaluate for constructability and value engineering possibilities is extremely important.

- **Building Use/ Project Complexity:**

Due to the mix of graphic and digital art combined with music, Fine Arts Buildings are inherently complex. The building will be equipped with complicated and specialized systems, such as complex mechanical, electrical and fire protection systems. The CMAR will work closely with the designers and NSU to determine the desired bid packages for all aspects of the project - ranging from items such as equipment, furniture, landscaping, finishes, and infrastructure systems. The building will accommodate studios which will include fume hoods, gas burners and complex HVAC systems to accommodate unique environmental conditions for studio space and equipment. Experience in studio air recirculation and airflow construction will be significant. Due to programmatic requirements of mixing visual arts with music, the facility will require stringent accoustical construction. Having experienced foremen and project managers to ensure equipment, proper installation techniques, quality materials, and attention to detail are used will be extremely important. The studio and students spaces will require extensive power and data networking requirements to support academic needs. The building will also have complex fire and life safety requirements. The project will pursue a minimum LEED Silver designation, however, strategies for achieving LEED Gold designation will benefit from CMAR constructability and budget reviews.

The is located on a tightly constrained and complex site with minimal laydown areas, which will require just-in-time material deliveries to be coordinated. The CMAR will be required to manage a dynamic project with high volume of pedestrian and vehicular traffic flow surrounding the site. Risk to the institution will need to be minimized.

- **Project Phasing:**

This is an expansion and renovation project, which will interfere with academic functions. Having the CMAR on board will assist in enabling tasks will include relocating occupants and equipment to create space ready for renovations, installing systems infrastructure, building-out utility spaces, ensuring egress routes are maintained during construction. The CMAR will assist the University in maintaining operations while onsite construction takes place.

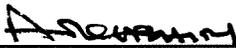
- **Need for Quality Control/Vendor Prequalification:**

The CMAR will be responsible for managing and performing the daily QC responsibilities of the project to ensure

the project is constructed in accordance with the all safety and quality specifications. Subcontractors need to have experience with a building of this type and complexity. Subcontractor prequalification by the CMAR for certain work packages will be essential to produce a successful project.

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

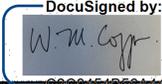
Submitted by: Anton Kashiri Date: 3/14/2023

Signature: 
Title: Associate Vice President for Facilities Management
(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: DocuSigned by:



W. Michael Coppa, RA
Director, Division of Engineering and Buildings