

DGS-30-456

(Rev. 02/22)

Construction Management at Risk Procurement Review Submittal Form

General Project Information

Agency Name:	Virginia Commonwealth University (236)
Is the agency a covered institution per §2.2-4379?	Yes
Project Name:	VCU Athletics Village Phase I
Project Number:	236-B2236-060

Other Project Information

Advising A/E Name:	Mike Drye	License Number:	,013533
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)	No
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 Athletic Village Phase I project consists of the demolition of existing urban structures and construction of a 2,000 seat track and field stadium with an approximate 45,000 square foot support structure. This facility will support international and Olympic level events with state of the art amenities to support the highest level of competition. The timeline of the need is expedited to support the City of Richmond's Diamond District baseball facilities as those projects can not commence until the completion of this new facility. The stadium is envisioned to have an outdoor track, natural turf infield for soccer, an artificial turf practice field, a natural turf practice field spectator seating, press accommodations, concessions, and administrative spaces. As the first phase of the Village additional installations like geothermal wells, municipal utilities, and other centralized utilizes may be incorporated in this phase of construction to support future facilities.				
Construction Cost:	\$35,000,000	(COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)		
Project schedule:	Design Start Date	Feb-23	Design Compl. Date	Apr-24
(COV Sections: §2.2-	Const. Start Date	Nov-23	Const. Compl. Date	Feb-25

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 is driven to support the needs of the City of Richmond and surrounding communities. VCU has been informed that the Richmond Flying Squirrels will be forced by Major League Baseball to leave the City if a new stadium is not in place to support the 2025 season. VCU's existing Sports Backers Stadium is located on land required for the new baseball stadium project. This Athletics Ph I project is to replace the Sports Backers stadium and must be operational to support the demolition of the existing facility. All variables to support an expedited schedule to include: preconstruction constructability reviews, material sourcing and estimation, phasing evaluations, early release material procurement, and early release work packages will be required to support the City's efforts.

Currently the majority of Division I athletics programs in the nation have operational costs that exceed revenues. This project is funded purely from Athletic's limited budget as such must utilize constant value management with a contract that guarantees cost control. Additionally, preconstruction estimating and value management that is bound to the final construction cost will be required to avoid the risk of schedule delay due to post-bid modification, redesign effort, and rebidding efforts.

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

Submitted by:

Richard F. Sliwoski

Date: 4/14/2023

Signature:

DocuSigned by:
Richard Sliwoski

Title:

Associate Vice President of Facilities, VCU
(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 not recommended for this project.

Recommended by:

DocuSigned by:
W. M. Coppa

W. Michael Coppa, RA

Director, Division of Engineering and Buildings