

**DGS-30-456**

(Rev. 02/22)

**Construction Management at Risk  
Procurement Review Submittal Form****General Project Information**

Agency Name:	Virginia Military Institute		
Is the agency a covered institution per §2.2-4379?			No
Project Name:	Replace Windows Old and New Barracks		
Project Number:	211-18604-000		

**Other Project Information**

Advising A/E Name:	SFCS	License Number:	407001434
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)				
VMI's Old and New Barracks were designated a National Historic Landmark in 1966 and house approximately 66% of the Corps of Cadets and administrative spaces for the Commandant's Staff, the Guard Team, Cadet Government and other cadet activities. This project will replace in kind all the windows, window treatments and associated hardware in both barracks in order to improve security and safety of cadets. Construction will require an phased approach (fully occupied 9 months of the year and moderately occupied 3 months a year) Swing space is not available. Hazardous materials report indicates the presence of lead paint virtually on all surfaces.				
Construction Cost:	\$32,300,000	(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-Sep-23	Design Development Cd	15-Jun-24
	Const. Start Date	6/1/2026	Const. Compl. Date	7/1/2029
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:

Replace Windows Old and New Barracks is a large and complex \$32 million project in a historically and culturally sensitive location. The windows are a contributing typology to the National Historic Landmark status of the barracks the project must adhere to strict, unique standards for replacement. The historic significance of the buildings will also require extensive coordination with Department of Historic Resources (DHR) and the Art and Architectural Review Board (AARB).

This technically complex project will address 793 windows and 271 openings over six stories. The substrates of these windows and openings are of high concern based on a 2014 survey. They lack flashing causing water entrapment that caused heavy deterioration of window openings. The Hazardous Materials Report indicates the presence of lead paint virtually on all surfaces and areas potentially requiring asbestos abatement. Furthermore, this project will take place in a tight, high visibility and highly trafficked location requiring constant changes and early coordination by the CM to plan laydown areas, equipment and material movements, staging and safety control measures for working in such a crowded and confined area.

The phasing of this project will require early involvement of a CM firm in the design process. The Old and New Barracks will be at least partially occupied for the entire duration of the project. A phasing plan must be coordinated with dozens of stakeholders and construction executed in a way that will not interfere with the daily routine of cadets or military activities. This coordination must take place at least a year prior to the project start and be carefully managed and constantly updated. There is no swing space available to accommodate cadets so the selected CM firm will have to work a constant parade of ever changing events, schedules and training requirements that make early involvement all the more urgent.

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

Submitted by:

BG Dallas B Clark

Date: 29 Sept 2023

Signature:



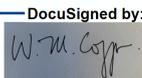
Title:

Deputy Superintendent for Finance and Support  
(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:  


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W. Michael Coppa, RA

Director, Division of Engineering and Buildings