

DGS-30-456

(Rev. 02/22)

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

Agency Name:	Virginia Community College System	
Is the agency a covered institution per §2.2-4379?		Yes
Project Name:	Expand Medical Campus	
Project Number:	260-18573-000	

Other Project Information

Advising A/E Name:	Steven J. L'Heureux	License Number:	14913
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)	
<p>The proposed facility is a three story 40,000 sq. ft. building built on the last remaining open area on the NVCC-Medical Education Campus. The facility will offer a state-of-the-art learning environment which will be able to accommodate the ever-changing medical needs of the health care industry. The new facility includes teaching/simulation areas for instruction and applications, flexible team learning areas and support spaces. The building expands programs to support NVCC's ability to train students in the fields of nursing, phlebotomy, occupational therapy assistant, and Physical Therapist Assistant. These programs that will be housed in the building require a much higher level of IT infrastructure to support the simulation labs and medical teaching needs. The timeline for this project is extremely compressed. The project is partially funded using SLFRF funds which must be expended no later than 12/31/2026. The approved project cost includes \$17,500,000 and it is anticipated that the VCCS will need to supplement the funding with \$10,000,000 of local funds in order to complete the project for a total construction cost of \$27,500,000.</p>	
Construction Cost:	\$27,500,000 (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	1/20/2023	Design Compl. Date	10/20/2024
	Const. Start Date	12/15/2024	Const. Compl. Date	8/15/2026
	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:

Project Timeline: The principal critical requirement for this project is the compressed overall timeline with overlapping critical completion dates which will require an aggressive schedule, experienced planning, and complex coordination. The project is reliant on ARPA State and Local Fiscal Recovery Funds (SLFRF) that must be entirely obligated by December 31, 2024 and spent by December 31, 2026. CM@R will provide the flexibility for early package approvals, infrastructure planning, adequate constructability, and cost control reviews to occur within the constraints set by the funding source. A CM@R delivery method allows the project to be under contract, with all funds obligated, prior to the December, 2024 deadline, while final design phase approvals are expected to extend into October, 2024 and construction completed, with all funds spent, before the December, 2026 deadline. The CM@R will provide the strictest control of cost for this fixed SLFRF allocation and the limited available local funds that will be infused to deliver a highly advanced and technical medical educational facility.

Project Complexity: The medical education facility construction will require the coordination and installation of complex systems including enhanced mechanical systems, dedicated lab exhausts, lab gases, purified water systems, environmental chambers, biological cabinets, and other specialty equipment. The technical complexity of the project will benefit from the design phase constructability analysis for cost savings and quality control. The existing facility will remain fully operational and occupied as well as provide the supporting infrastructure for the new expansion project. Critical coordination of the utilities, services and site improvements will be required in collaboration with the completion of the design documents.

Project Site Challenges: The Medical Education Campus is a tight urban project site constrained on all sides by public roadways providing an extremely limited workable area available to the contractor. The existing medical education and parking facilities must remain safely open and available ensuring the hundreds of students, faculty and staff may safely navigate the vehicular parking and pedestrian access while construction is occurring. Early involvement and planning by the CM@R, will enhance the design decisions addressing the critical elements such as lay-down, utilities, traffic control, and pedestrian safety.

An aggressive project schedule, programmatic complexity and strict cost control is essential for an experienced CM@R, with pre-qualified subcontractors, to deliver this Medication Education Campus expansion project.

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

Submitted by:

ROBERT B. JONES

Date: 12/6/23

Signature:

Rob B Jones

Title:

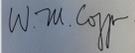
ASSOCIATE VICE CHANCELLOR

(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

