

DGS-30-471

(Rev. 02/22)

**Design-Build
Procurement Review Submittal Form**

General Project Information

Agency Name:	Virginia State University		
Is the agency a covered institution per §2.2-4379?			No
Project Name:	Construct New Student Housing		
Project Number:	212-18709-000		

Other Project Information

Advising A/E Name:	Glave & Holmes Architecture	License Number:	405000295
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 Construct Student Housing project will provide new housing to keep up with Virginia State University's growing enrollment. The new residential buildings will be located on Boisseau St adjacent to the Quad I and Quad II residence halls and are similar in size, form and appearance to both existing buildings. The estimated construction cost of the first phase of this project is \$40,000,000 for a 108,000sf, four story building. The residence hall includes a series of two-bedroom, one-bathroom semi-suite dwelling units providing a total of 406 beds, and will also include a limited number of one-bedroom units for resident advisors and students who prefer to live alone. A small number of shared amenity spaces include a multi-purpose room and shared laundry on the first floor, and lounges and study spaces on all floors. The building geometry is simple and all floor plans are relatively similar with dwelling units utilizing redundant floor plans on each floor. Design of the new phase I residence hall must align with the University's academic calendar with occupancy expected in August, 2025.</p>				
Construction Cost:	\$40,000,000			
Project schedule:	Design Start Date	Nov-24	Design Compl. Date	25-Jan
	Const. Start Date	Dec-24	Const. Compl. Date	25-Aug
	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:

The estimated construction cost of this project is \$40,000,000 for a 108,000 sf, four story building. The residence hall includes a series of two-bedroom, one-bathroom semi-suite dwelling units providing a total of 406 beds, and will also include a limited number of one-bedroom units for resident advisors and students who prefer to live alone. A small number of shared amenity spaces include a multi-purpose room and shared laundry on the first floor, and lounges and study spaces on all floors. The building geometry is simple and all floor plans are relatively similar with dwelling units utilizing redundant floor plans on each floor. Critical to this project's success is maintaining an aggressive schedule. In the past year, VSU has utilized leased facilities including hotels to accommodate the demand for student residential housing. These measures have been expensive and operationally inefficient for the University so providing permanent housing in the timeliest manner possible is a top priority. The Design-Build process provides the best strategy for avoiding the uncertainties that can hinder this project's schedule. The Design-Build team will collaboratively develop a project schedule that identifies long - lead items and those construction packages that have the greatest impact on timely completion of this project. Because of the aggressive schedule for this project, the Design-Build team can employ options and methods that navigate long lead times. For example, the design-build team can create early release packages that ensure that when long lead items are shipped to the site they can be installed without delay. The pre-qualification process for procurement of the Design-Build team will help ensure that a fully qualified team with a demonstrated ability to deliver projects of similar program and size on tight schedules is selected. Equally important is controlling costs. The design-build procurement method allows the university to select a qualified contractor for a fixed price that incorporates cost saving ideas. Because the design-build team will be selected at the onset of design, unnecessary costs and escalations can be avoided early in the process. This will provide a best value scenario for the delivery of this project. The design-build approach that assigns construction and design duties to a single point of contact will result in the cost and time efficiencies needed for this project. This collaborative approach promotes more interaction between team members and task coordination while streamlining communications and decision-making. For example, the contractor can review constructability reviews throughout the process with the architect and provide continuous feedback to the team thus avoiding expensive and time-consuming stops and starts. Given the project type (Residence Hall), construction value, simplicity and repetitious nature of the design, and the urgency of delivering the building in the most expeditious manner possible, the University has determined that competitive sealed bidding is not practicable or fiscally advantageous for this project.

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

Submitted by:

Jonathan A Taylor

Date:

Signature:

Jonathan A Taylor
Digitally signed by Jonathan A Taylor
Date: 2024.07.01 10:15:22 -04'00'

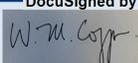
Title:

Director of Captial Outlay
(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

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