DGS-30-471
(Rev. 06/17)

Design-Build
Procurement Review Submittal Form

General Project Information

Agency Name:	Virginia Polytechnic Institute and State University	
Is the agency a covered institution per §2.2-4379?		Yes
Project Name:	Global Business and Analytics Complex Residence Hall	
Project Number:	208-00063-000	

Other Project Information

Advising A/E Name:	Moseley	License Number:	0410000059
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)	No
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.):

The Global Business and Analytics Complex (GBAC) Residence Halls will provide student housing in a living-learning community concept that will bring together students from an array of disciplines including engineering, computer science, statistics, mathematics, business and international affairs.

Two residence halls totaling approximately 220,000 - 245,000 SF spanning four floors will house 700 beds and two living learning communities that supplement and enhance the traditional classroom environment. In addition to the residence hall rooms and suites, some key features include entrepreneurship laboratories, shared collaborative learning spaces and faculty-in-residence apartments.

Design and construction of the facility must be accomplished on an accelerated timeline in light of the recent commitment by the Commonwealth to increase the throughput of undergraduate and graduate students with STEM degrees feeding into northern Virginia at the Innovation Campus. Planned enrollment increases by more than 2,000 students within the next several years is driving the need for rapid establishment of these buildings, making it vital to minimize the duration of this project through the use of Design-Build (D-B).

Note: The Global Business Analytics Complex (GBAC) consists of four buildings that will be constructed on the Virginia Tech campus in Blacksburg. The other two facilities consist of the Data & Decision Sciences building recently approved by the 2019 General Assembly with funding appropriated effective July 1, 2019; and the New Business College (replacement of Pamplin Business College).

Construction Cost:	$63,000,000			
Project schedule:	Design Start Date	20-Apr	Design Compl. Date	21-Jan
	Const. Start Date	20-Nov	Const. Compl. Date	23-Jul
	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:

Construction Cost: The D-B method provides Virginia Tech an early fixed price immediately upon award of the contract, early commitment of subcontractors and vendors, cost certainty with reduced escalation, and schedule adherence. The current market indicates continuing rapid escalation of construction costs and limited availability of key trades, thus driving the need to lock in known construction costs and subcontractors/vendors as soon as the D-B contract is executed. Additionally, the D-B procurement methodology provides opportunities for early material and trade package releases to mitigate potential schedule impacts such as manufacturing delays or partial shipments in the current high demand construction market.

Project Timeline and Phasing: The Design-Bid-Build (D-B-B) method will not complete the project in time to meet increased known demand for student housing. Virginia Tech is experiencing rapid growth enrollment beginning in August 2019 and academic programs supported by the GBAC facilities are already in demand; dictating the need for rapid execution of this project. The university is accelerating establishment of these critical buildings to support academic program milestones. The GBAC Residence Halls will be constructed on a fast-track basis with a planned early release package for site work, utilities construction and building foundation work. Engagement by the D-B team with participating organizations during pre-construction phases is essential to meet project milestones for long-lead items including structural steel, IT-infrastructural components, transformers, etc.

Project Complexity: The residence halls are relatively simple in design and construction considering the repetitive nature of multiple upper floors consisting of room/suite configurations on top of open, collaborative training and joint use spaces on the ground floor. The "living learning community" spaces envisioned within these two residence halls are large, open spaces with furniture-based flexibility and require no specialized systems. The buildings are to be located in "green field" space with construction site borders backing up to the rear of the Inn of Virginia Tech on one side and the Virginia Tech Golf Course on the other side. Vehicular and pedestrian traffic in this area is minimal and offers no additional site complications. Mechanical and electrical systems are straightforward and expected to be VAV type air systems and/or fan coil units with chilled water provided by tie-in to the campus chilled water network. Finishes are consistent with typical residence hall benchmarks.

Single Point of Contact Desired: The D-B team provides a single point of contact with responsibility to coordinate the design and construction effort. Use of this single point of contact ensures cost and schedule certainty before design is completed, thus substantially reducing risk to the university.

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

Submitted by: _____ Date: 6/18/19

Signature: _____

Title: _____

(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: W. M. Coppa 6/19/19

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