

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:	Slusher Hall Replacement	
Project Number:	208-L00058-000	

Other Project Information

Advising A/E Name:	Clark Nexsen	License Number:	411001118
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)	No
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 replacement of Slusher Hall will include a complete demolition of the existing high-rise tower and low-rise wing, as well as construction of two residence halls approximately within the existing building footprint.	
Each residence hall will house a unique residential college, and the gross building area and bed count of the combined facilities is anticipated to be 200,000 - 225,000 GSF and 700 beds respectively. One of the buildings will include a faculty apartment, and each building will include a unique social/gathering space. Mail services for the entire residential half of campus will be relocated to one of the two proposed residence halls.	
Design and construction of the Slusher Hall replacement must align with the university's academic calendar. Demolition of the existing structures cannot begin until May, so design, contractor procurement, and permitting must be complete in advance of May in the decided year of construction. Conversely, construction must be substantially complete and the buildings must be furnished and occupiable by August of the year the building is needed.	

Construction Cost:	\$66,000,000			
Project schedule:	Design Start Date	Jun-19	Design Compl. Date	Aug-20
	Const. Start Date	May-21	Const. Compl. Date	May-23
	Attach bar chart schedule to illustrate fast tracking or other schedule complexities.			

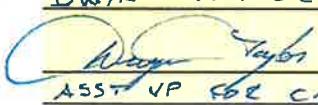
Additional description to highlight key attributes that affect the project complexity (simplicity) and why a single point of contact is desired as indicated by "Yes" answers above:

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 Complexity and Building Use: 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 common spaces on the basement and first floors respectively. The two residence halls will be located approximately within the footprint of the existing Slusher Hall buildings, which will be completely razed prior to construction, providing better accessibility to the primary areas of construction. Additionally, the residential colleges planned for the two buildings will not require any specialized construction, as they are programs intended to evolve over time and be adaptable to the provided space. 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 expected to be consistent with typical residence hall benchmarks.

Single Point of Contact Desired: Assigning design and construction to a single entity will encourage stronger team and document coordination. The Bridging Documents Consultant will be retained for the duration of construction to ensure that the integrity of the design criteria is maintained. The Bridging Documents Consultant will also be utilized for evaluation of change orders, schedule analysis and closeout inspections.

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

Submitted by: DWYN TAYLOR Date: 7/16/19
Signature: 
Title: ASST VP FOR CAP CONST & RENOV / ACTING CFO
(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. Michael Coppa, RA
Acting Director, Division of Engineering and Buildings