DGS-30-456
(Rev. 02/22)

Construction Management at Risk
Procurement Review Submittal Form

General Project Information

Agency Name:	221 (Old Dominion University)
Is the agency a covered institution per §2.2-4379?	No
Project Name:	Engineering and Arts Building
Project Number:	221-18741-000

Other Project Information

Advising A/E Name:	Michael Ferrari	License Number:	0401020525
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)	No
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)				
Construction of a new Engineering and Arts building, 135,000 GSF, multi-story building, 40 year construction, that will be a signature facility to support the current demand for the engineering and arts colleges.				
Construction Cost:	$134,615,420	(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	4/1/2025	Design Compl. Date	5/1/2027
	Const. Start Date	6/1/2027	Const. Compl. Date	5/1/2030
	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:				

Determination: Old Dominion University has determined that the use of competitive sealed bidding for this project is neither practicable nor fiscally advantageous based on the following factors in order of priority, as follows:

Complexity of building and system designs in supporting lab and other space types: This project requires an unusually varied assortment of spaces with widely disparate requirements, a mixture of undergraduate research labs, collaboration spaces, motion capture labs, wet/dry labs, high bay spaces, performing arts auditorium, etc. This wide assortment of space types require complex utility services within a height limited building, achievable only through careful coordination of architectural, MEP, and structural designs through all design phases. Because of the decreased availability of land on the campus, the design phases will require significant evaluation and input to determine the building footprint size as well as the height. The required systems to support the various functions/uses of the building impacts the floor-to-floor dimensioning, as well as the potential for both cost impact and increased complexity of construction should design surpass the city imposed 75' limit for the highest occupied floor. The inclusion of a qualified construction manager for this project at an early stage of design will significantly assist in the development of a well coordinated, least-cost, least-height, and readily-constructible design.

Building Site: The site location has been selected to be connected to the existing Engineering Systems Building and adjacent to the existing Perry Library. The site will be tightly constrained with minimal laydown area requiring just in time material deliveries. This site will require extreme care to maintain safe pedestrian passage around the construction site as it is in a prominent part of the campus. Contractor logistics and coordination will be critical for this project so to not interrupt campus operations as well as specific building functionality of Lions Child Study Center, Batten Arts and Letters, Perry Library, Gornto Hall, and the Engineering Systems Building. Also, building in the Chesapeake Bay Preservation Area for storm water management requires a contractor fully experienced in erosion and sediment control as well as experience in construction Best Management Practices (BMP) or other more advanced stormwater management practices. Input during design from a construction manager will provide a better understanding of how the site will be managed, including laydown areas and trailers as this will impact calculations for land disturbance and stormwater management during design.

Construction: Given the challenging nature of the compressed and active campus site as well as the extensive technical and management coordination required, selection of the builder should not be based on price alone as expertise, experience, and coordination capability are major factors to ensure a successful project. Pursuit of LEED certification will benefit from CM constructability and budget reviews.

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

Submitted by: Nick Preble Date: 02/11/2025

Signature:

Title: Capital Project Manager

(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 Approved** ~~recommended~~ for this project. Recommended by: DocuSigned by: W.M. Coppa C2C8454B50A44EF...
W. Michael Coppa, RA Director, Division of Engineering and Buildings