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

Construction Management at Risk
Procurement Review Submittal Form

General Project Information

Agency Name:	Christopher Newport University	
Is the agency a covered institution per §2.2-4379?		Yes
Project Name:	Replace Plant Operations and Warehouse Building	
Project Number:	242-18704-000	

Other Project Information

Advising A/E Name:	Michelle Campbell	License Number:	401014981
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)				
The building will house and consolidate the Facilities Management administration, skilled trade shops, housekeeping, warehouse space, shipping and receiving, and mail room functions.				
Construction Cost:	$40,321,057	(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	7/1/2024	Design Compl. Date	9/1/2025
	Const. Start Date	5/1/2025	Const. Compl. Date	12/1/2026
	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:				
• Construction Cost: $40.3M, far exceeding the minimum threshold of $26M for CM@R. • Building Use: Building houses essential services to campus operations.				

• Project Timeline: Project schedule must be maintained to prevent interruption to essential services and campus operations.
• Project Phasing: Project site includes land occupied by the existing facility, which must remain in operation throughout construction. Demolition of the existing facility and construction of later phases must be carefully timed and coordinated to prevent disruption.
• Project Complexity: Project is targeting Net-Zero energy, with complex details and building systems requiring Construction Management services. Project is located adjacent to a residential neighborhood and student housing. Limited site access. Substantial phasing coordination and schedule control by the CM in order to prevent interruption of essential services.
• Value Engineering/Constructability Analysis: Early constructability reviews of sustainable details and systems will prevent change orders and delays. Early CM cost review provides more complete data for lifecycle cost analysis, which is critical to overall value management decision making.
• Quality Control/Prequalification: Extensive QC throughout design and construction is required to achieve project goals. Prequalification allows selection of the best suited construction team based on multiple factors critical to project success.
• Cost/Design Control: Achieving Net-Zero Energy requires significant coordination and expertise throughout design and construction. Lack of these results in higher costs and reduced building performance.

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

Submitted by: Michelle Campbell, RA Date: 6/10/2024

Signature: 

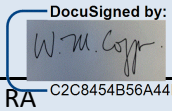
Title: Director of Capital Outlay Management

(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 NOT**~~ recommended for this project.

Recommended by: 

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