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

Construction Management at Risk
Procurement Review Submittal Form

General Project Information

Agency Name:	Virginia Military Institute	
Is the agency a covered institution per §2.2-4379?		No
Project Name:	Construct Moody Hall	
Project Number:	211-18665-000	

Other Project Information

Advising A/E Name:	Steve Todd - Wiley-Wilson	License Number:	401016614
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)	No
Project Timeline (COV Sections: §2.2-4381.B.1, §2.2-4380.C.3, §2.2-4381.D.3)	No
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 Moody Hall project will create a multi-purpose space serving Cadets, employees, alumni and faculty located on the site of the current Moody and Niekirk Halls and the Cabell House residence on 2.05 acres of land owned by VMI fronting the main entrance into the historic district and traversed by numerous utility lines. The facility will be nearly 50,000 square feet featuring office spaces, activity and event spaces, dining and food service areas as well as meeting rooms and a terrace/veranda to support outdoor events. Primary uses include Cadet activities, hosting guest speakers, supporting conferences and special events plus alumni and reunion activities.

Construction Cost:	$54,000,000	(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	26-Jul-23	Design Compl. Date	TBD
	Const. Start Date	TBD	Const. Compl. Date	TBD
	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:
Moody Hall is a $54 million large, technically complex project located on a physically challenging site in a sensitive, historic district. The location and layout of the site in this historic area requires early involvement by the CM for constructability reviews and design input due to the significant coordination and extreme care required to protect adjacent cultural and historic resources. Early CM involvement is also critical to addressing: the phasing and sequencing requirements for demolition and personnel moves, difficulties associated with the site location (size, access, adjacent historic structures and being the entrance to a historic district while protecting views of National Historic Landmarks) and unknown subsurface conditions. CM involvement in the design phase is absolutely essential to performing constructability analyses, planning for long lead-time items, cost analysis and value engineering concurrently with the design process to ensure the project remains on schedule and within scope and budget. This project's complexity is characterized by a challenging site location, historic designation of the location and surrounding structures and some complicated phasing and sequencing issues. These elements of project complexity have many contributing factors requiring early CM involvement in the project to address constructability, costs, long lead items and long term logistics issues, value engineering. Early involvement also allows the CM to coordinate for in demand, specialty contractors (such as blasting, historic preservation, stucco) and receive their input during the design process. In terms of site location contributing factors to project complexity include: - Close proximity contributing structures to the Historic District designation - The small size of the site (under 2 acres) relative to the size of the building (1.2 acres) complicating material laydown, parking, crane erection, scaffold erection, storage, all of which must be reviewed during the design process - Site is at the main entrance to this Post and at a major intersection - Site access is restricted to one highly used, restricted width, restricted turn radius, historic street making everything from material deliveries to utilities work and equipment erection difficult operations requiring detailed planning and coordination early in the design process - The location is also in a karst topography environment which will likely require explosive, mechanical and chemical means of removing rock for the foundation. These intrusive and disruptive operations will take place in close proximity to historic buildings, the main entrance to post and within a National Historic District thus necessitating early involvement of the CM and subcontractors during the design process. Relative to Historic Designation of the location: - The site is within a National Historic District requiring detailed coordination with DHR and AARB. - The project will involve the demolition of three Contributing Structures to the National Historic District - The site is also within close proximity to several other Contributing Structures of the Historic District - The project site is positioned at the classic entrance to the VMI Historic District and must create a "sense of arrival" and the project must perfectly match the Gothic Revival architecture of A J site is within a National Historic District. - The project will create a connection between the new building and the adjacent Smith Hall, Marshall Lawn and the Center for Leadership and Ethics. Early involvement of the CM in the design process will better prepare the project team to address constructability issues that may impact adjacent historic structures and also develop means and methods of protecting historic structures during construction. Finally, the CM's early involvement ensures that they can take into account the special requirements of working in such a sensitive historic area and address the constructability of historic connections, view sheds and unique architectural features

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As to Phasing of the project:
- Project involves the demolition of three buildings and relocation of 33 personnel and their associated office and support spaces.
- Demolition of the buildings must be synchronized and executed to minimize impacts on key events, military training and daily operations of the occupants.
- Permanent or temporary swing space may be necessary for some or even all of the displaced personnel.
- Occupation of the new building will have to phased as personnel return to work in their new offices
- Key activities such as reunions, board meetings and special events will have to be relocated to other venues and phased out of Moody Hall.

The CM's early involvement with the design team and the agency will allow project leaders to address issues surrounding the sequencing of construction, construction methods, construction schedule and their impacts on phasing and movement of personnel.

Unique equipment and specialized systems resident in this building include:
- Dining and Food Service spaces
- A audio/video recording studio
- A wide array of audio visual and information technology requirements that are unique to various rooms and spaces within the building
- Development of the most energy efficient, suitable HVAC system for a structure with such a wide array of potential uses.
- Construction of a separate Honorary Space to host artifacts, displays, plaques and other historic memorabilia.

The inclusion of the CM early in our design process will better position the project team to arrive at the best and most cost effective solutions for these various systems and spaces.

In summary, early incorporation of the CM into the design team will enable the constructability, schedule, cost, value engineering and construction means and methods analysis that will be critical to protecting adjacent historic resources, minimizing disruptions to operations, working in a difficult site location and arriving at the most cost effective solutions for the overall project and the unique systems in particular.

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

Submitted by: BG Dallas B Clark Date: 9/8/2023

Signature: Dallas B. Clark

Title: Deputy Superintendent for Finance and Support
(Agency Head or Authorized Representative)

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Based upon the information provided by the Agency, the use of Construction Management at Risk **IS** recommended for this project.

Recommended by: DocuSigned by: W. M. Coppa C2C8454B56A44EF...

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