

DGS-30-456

(Rev. 02/22)

Construction Management at Risk Procurement Review Submittal Form

General Project Information

Agency Name:	Virginia Commonwealth University		
Is the agency a covered institution per §2.2-4379?			Yes
Project Name:	Grace and Laurel Residence Center		
Project Number:	2025-02909		

Other Project Information

Advising A/E Name:	Robert Parise, Glave & Holmes	License Number:	15194
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)	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)				
VCU Residential Life and Housing endeavors to construct a new residential facility in the heart of the Monroe Park Campus. The new facility will be a high-rise, 314,000 GSF facility consisting of secure lobby, central package center, retail, dining facility, and rooms for approximately 1000 beds. The residential accommodations will comprise a compliment of apartment style semi-suite style rooms. VCU's Monroe Park Campus and the location of the new Grace and Laurel Residence Center is one mile for the Virginia State Capital. The new 13 level facility will sit adjacent to VCU's Technology Operations Center (Data Center) and will incorporate its emergency generator within the new facility footprint. Other direct adjacencies include the VCU Honors College, the Institute of Contemporary Art's Markel Center, and densely populated private retail and apartment facilities.				
Construction Cost:	\$135,000,000	(COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)		
Project schedule:	Design Start Date	1/11/2025	Design Compl. Date	5/29/2026
(COV Sections: §2.2-	Const. Start Date	3/2/2026	Const. Compl. Date	5/4/2028

4380.C.3; §2.2-4381.D.3)	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:	
<p>Construction Management (CM) at Risk procurement is recommended for the new VCU Residential Life and Housing facility project for the following reasons:</p> <ul style="list-style-type: none"> •Complex and challenging nature of the building site – The proposed facility footprint is surrounded by multiple privately-owned apartments and retail facilities as well as City of Richmond streets and a public alley with heavy vehicle and pedestrian traffic. Additionally, the parking and entry points for the apartments and retail facilities will need to be maintained throughout the project. The density of venues immediately adjacent to the site make this area highly congested with traffic and pedestrians. Proper site logistics and early project preparations will be critical and help minimize disruptions. •Complex utility relocations, upgrades and sequencing –With the facility location being in an historic city, the density of active and abandoned utilities is extreme. The utilities associated with this project are significantly more complex to incorporate into the project sequencing and impactful to the schedule and cost. Elements of previous structures, active utilities, and abandoned unknown utilities will likely be encountered. Operational and financial investigation and planning will need to be coordinated with the construction partner to address all the potential issues that may be identified in a cost- effective manner. The site, as previously noted, is tight which means that there will be significant existing utilities that must be relocated. This may include: <ul style="list-style-type: none"> Altering and incorporating the emergency generator that serves the VCU Technology Operations Center and must remain within the building footprint. Relocating a main VCUNet fiber optic trunk line that is located beneath a building that will be demolished. Addressing overhead primary power distribution lines along the alley. Revealing abandoned existing sanitary branch lines and other utilities that would require exploratory excavation. •Value management/constructability analysis – VCU Residential Life and Housing, the department associated with the project, is an auxiliary department (i.e., an independent and self-funded department that does not receive state appropriated funds) and must strategically manage their assets to be able to continue to provide their services. . This means that costs must be properly managed from the onset of the project by a vested construction partner to reduce the possibility of overruns which could result in a reduced scope due to limited funding. A construction partner managing costs decreases the risk of cumulative impacts as they work closely with the trades. Their familiarity with the trades could help avoid schedule delays resulting in increased costs and help mitigate burdens to sub-contractor resources caused by recurring pricing efforts potentially leading to contractor fatigue and less competition. The timely completion of a residential life facility is a key to the success of this project. On-site construction should be scheduled to take place during breaks in the academic calendar (i.e., summer and winter break) for continuity of operations and to limit impacts to students. This project would benefit greatly by engaging with a CM who is familiar with working with a higher-education institution and could effectively conduct a pre-construction analysis of the project and the complexities that could potentially impact the schedule. 	

• **Minimizing disruptions to adjacent classrooms, laboratories, residence living spaces, neighbors and the public** – The proposed location of this facility is located close to several academic and residential facilities – VCU Honors College (a seven-story facility with classrooms, laboratories and student housing), Institute for Contemporary Art at VCU and the new VCU Technology Operations Center (data center, network operations and telecommunications hub) – and several privately-owned apartments and retail community partners. It is also located along two major thoroughfares (Broad Street and Grace Street) with heavy vehicle and pedestrian traffic. As such, it is crucial to minimize the impact of the project on VCU operations, vehicular and pedestrian traffic, our neighbors, and local business and not hinder public safety response (EMS, fire and police). Engaging with a CM during pre-construction can coordinate strategic planning of construction efforts and maintenance of traffic to limit impacts.

Summary - Due to the complex and challenging factors above, we strongly recommend working with a CM that has expertise with managing complex projects in a similar urban setting. The leadership and expertise of an experienced CM would have significant financial, operational and safety benefits and be critical to navigate the potential complexities of this project.

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

Submitted by:

Richard Sliwoski

Date: 1/2/2025

Signature:

DocuSigned by:
Richard Sliwoski

Title:

Associate Vice President of Facilities, VCU
(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 APPROVED** -----recommended for this project.

Recommended by:

DocuSigned by:
W. M. Coppa

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