

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:	Corps Physical Training Facility Phase III (Aquatic Center)		
Project Number:	211-18387-000		

Other Project Information

Advising A/E Name:	Col. Dale Brown - VMI Planning Officer	License Number:	VA - 0402032448
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)	No
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)			
The Corps Physical Training Facility Phase III (Aquatic Center) will be the third and final phase of the VMI Corps Physical Training Facility program. The site for the facility is adjacent to the existing Corps Physical Training Facility Phase I (Indoor Training Facility) on approximately 2 acres of land owned by VMI and traversed by Town Branch Creek. The site is also traversed by a number of utility lines and a natural gas pump station. The facility will be approximately 58,000 square feet with a 50-meter pool and associated support spaces, diving well, classrooms, offices, and seating for 750 spectators. Users of the facility would include the Physical Education Department, Athletic Department, ROTC programs (Army, Navy/Marines and Air Force), Commandant club sports teams, and faculty and staff. Primary uses will include beginning swimming, basic swimming and survival, lifeguarding, advanced swimming and survival, NCAA swimming and diving, NCAA water polo, SCUBA training, swim qualifications for military schools, and employee wellness programs.			

Construction Cost:	approximately \$41M (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	Sep-18	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:

With an estimated total project budget of approximately \$41,000,000 the Corps Physical Training Facility Phase III (Aquatic Center) is a large, technically complex project located on a physically challenging project site immediately adjacent to the City of Lexington's Main Street. The existing layout of the site, with an active stream traversing it, will require detailed storm water management planning, and, significant interaction with both Department of Environmental Quality and the U.S. Army Corps of Engineers. The overall size of the site versus the footprint of the proposed building severely limits the amount of available contractor laydown space, necessitating the need for off site storage and multiple handling of materials. The narrow streets of Lexington and the limiting heights of bridges require special routes and escorts for deliveries of large, oversize building components. There will be a complexity in design and in construction and mechanical balancing to ensure the pool mechanical system operates jointly with the main mechanical system; to offset the health of the pool versus the comfort level for spectators and other building occupants. The diversity of uses for the facility, the complexity of the building systems, and the complex building site necessitate value engineering and constructability analyses be performed concurrent with the design process to ensure the project remains within scope and budget.

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

Submitted by: COL Dallas B. Clark Date: 7/24/2018

Signature: Dallas B. Clark
Title: VMF Director of Finance, Administration and Support
(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 recommended for this project.

Recommended by: W. Michael Coppa 7/25/18
W. Michael Coppa, RA
Acting Director, Division of Engineering and Buildings