

Construction Management at Risk

Procurement Review Submittal Form

General Project Information

Agency Name:	Radford University		
Is the agency a covered institution per §2.2-4379?	No		
Project Name:	Center for Adaptive Innovation and Creativity		
Project Number:	217-18386-000		

Other Project Information

Advising A/E Name:	Hord Coplan Macht - Paul Lund	License Number:	401008490
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)	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 Contol (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)			
Academic building including classrooms, laboratories, computer labs, collaborative spaces, maker spaces, and faculty offices; specialty instructional spaces including clinical labs, art studios, music rehearsal spaces, dance studios, and interior and fashion design and graphics computer application labs; theater academic performance and support spaces; and all required building support spaces.			

Construction Cost:	\$79,000,000 (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	7/9/2018	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:

- Overall Project Complexity – This project will include a wide variety of space types, many of which will require specialty design and construction expertise and methods:

Dance and Music Practice and Performance Venues, with special acoustics, floor systems, lighting, and HVAC systems and components.

Theater Practice and Performance Venues, with special acoustics, fly rigging, scene construction, lighting, and HVAC systems and components.

Clinical and simulation spaces for Health and Human Services with special AV/IT and computer-based instruction and practice areas, and operating clinic spaces for training with actual patients.

Laboratory spaces including painting, metalworking, woodworking, ceramics kilns and wheels, 3-D modeling and printing, and multiple graphics-based computer labs, with special ventilation, exhaust, lighting, and electrical power and data systems and components.

Classrooms and laboratories which include significant AV and IT equipment and components for the delivery of highly sophisticated instructional and computer software and applications.

- Project Demolition Complexity – Given the demolition is to be performed on 1960's original construction, there will be unforeseen conditions that evidence themselves during the demolition phase. Having a CM on board early can facilitate exploratory work that will help mitigate the consequences of these conditions, and facilitate solutions during pre-construction as required.

- Project Construction Phasing Complexity – Given the significant size of this building and the prominent location on campus, along with the required relocation of current occupants during construction, there will be multiple phases of work packages including swing space renovation, demolition, site and utilities, and construction. Having a CM on board early can create scheduling flexibility that will help mitigate the consequences of these constraints, and facilitate solutions during pre-construction as required in a flexible manner.

- Budget Control – We propose to engage the CM for pre-construction services to assist in cost control by providing current real world cost values and value engineering analysis and guidance. Additionally, we will ultimately establish a Guaranteed Maximum Price with the CM to ensure that the project budget is maintained.

- Quality Construction – The University will have selected a firm based on the experience and qualifications best suited for the project. Also, key subcontractors may be pre-qualified for certain work packages. This is particularly important for a project including the sophisticated academic requirements of the various occupants of the proposed CAIC building, including clinical, laboratory, performance, and other specialty instructional spaces.

- Constructability Reviews – The CM will provide constructability reviews for the project during the design and pre-construction phases to help identify areas of cost savings and simplification of construction for this complex multi-phase project.

- Schedule Enhancement – The University will be able to develop early demolition, abatement, and utility packages allowing actual construction to begin months ahead of working drawing completion of the overall new CAIC building. Given the fact that the University will have to relocate current Faculty and Staff occupants into temporary swing spaces, it is vital to minimize the duration of this project by any available means. A shorter construction schedule will also reduce the impact on students, which is critical to the overall educational mission.

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

Submitted by: Mike Biscotte, PE Date: 7/18/2018

Signature:

Title:

Director, Facilities Planning and Construction

(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:

W. Michael Coppa, RA

Acting Director, Division of Engineering and Buildings

W.M.Coppa 7/19/18