

DGS-30-456

(Rev. 06/17)

Construction Management at Risk Procurement Review Submittal Form

General Project Information

Agency Name:	Virginia Institute of Marine Science		
Is the agency a covered institution per §2.2-4379?			Yes
Project Name:	Replace Oyster Hatchery		
Project Number:	268-18344		

Other Project Information

Advising A/E Name:	BCWH Architects	License Number:	0407006242
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 building will be a 22,000 GSF oyster hatchery that will nurture early stage oyster growth and support genetic research. The facility will provide research space to include setting, brood stock and spawning areas, as well as algae growth rooms, labs, workshops, drive-in wet lab, and office space. Seawater distribution will cover the majority of the building. Support spaces will include exterior nursery tanks, seawater storage tanks, and gear storage areas.			
Construction Cost:	\$12,600,000	(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	Jul-18	Design Compl. Date
	Const. Start Date	Oct-19	Const. Compl. Date
	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:			

The Virginia Institute of Marine Science new Oyster Hatchery will be of continued significant impact to the aquaculture industry surrounding the Chesapeake Bay. Due to the complexity and unique nature of the project program, CM at risk is the best suited delivery method. With the building sited in a coastal area subject to regular tropical storms and hurricanes, construction methods and materials will be exposed to seawater environments requiring ongoing construction planning throughout the seasons. Process systems will include a complex pumping and distribution array of corrosive seawater. River water supply will be incorporated into an existing system on a concrete pier with pump house. Preconstruction services will be instrumental in developing the most effective and cost sensitive method of incorporating river water feed. Wastewater discharge systems increase the construction complexity, requiring both separation and treatment of discharge streams before ultimate distribution to either HRSD or the bay. The contractor must have specialized experience and skills in this type of construction. Proximity to the riverfront and construction within the RPA flood zone will require careful execution with diligent erosion and sediment controls practices. With the historical nature of the area and both revolutionary and civil war influence, archaeological work must be carefully coordinated during construction with both history and budget limits in mind.

Given the challenging nature of the site, and the extensive technical and management coordination required, risk to the institution should be minimized to the maximum extent possible. Selection of the builder should not be based on price alone as sufficient expertise, applicable experience and extensive coordination capability are most relevant factors to ensure success. Competitive sealed bids is not fiscally advantageous for this project, having a construction manager on board would eliminate time consuming/costly change orders and produce a higher level of quality. VIMS intent is to construct a facility that is state of the art. The institute would like to take advantage of having a construction manager participate in developing a reasonable/constructible design to reduce construction risk and unknowns. Our goal is to resolve/eliminate construction issues in advance to ensure success on this long term project.

The construction team's talent will be required to manage this dynamic program with sensitive environmental conditions at the site. In order to stay on schedule and budget while managing overall risk, a high level of expertise is required to manage the project. Extreme care must be taken to ensure client needs are met, while keeping a keen eye on schedule and budget throughout this important project.

VIMS feels that value engineering and constructability analysis are beneficial and needed to produce the higher standard of quality promised to our faculty and students.

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

Submitted by:

Joseph Martinez (MACE BUREAU)

Date: 7/17/18

Signature:

Title:

Chief Operation Officer, VIMS (ON BEHALF OF)
(Agency Head or Authorized Representative)

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

Recommended by:

W. Michael Coppa 7/19/18

W. Michael Coppa, RA

Acting Director, Division of Engineering and Buildings