DGS-30-456
(Rev. 06/17)

Construction Management at Risk
Procurement Review Submittal Form

General Project Information

Agency Name:	Norfolk State University	
Is the agency a covered institution per §2.2-4379?		No
Project Name:	New Residence Hall	
Project Number:	213-17818-000	

Other Project Information

Advising A/E Name:	Richard Law	License Number:	401014601
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)	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)				
The proposed new Residential Facility is generally described as a state of the art building with brick and precast concrete exterior, and steel frame structural system. The facility will accommodate 600 beds and support spaces. Other features include an Activity Center, Meeting Rooms, and Security Area. Surface parking will be required as well as stormwater management devices to meet current standards for control of runoff and water quality.				
Construction Cost:	$36,000,000	(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	10/1/2017	Design Compl. Date	6/15/2018
	Const. Start Date	3/15/2018	Const. Compl. Date	7/15/2019
	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) **We will have the CM develop a schedule that reflects critical path.**			

Additional description to highlight key attributes that affect the project complexity, need for value engineering/constuctabilitiy analysis, qualitiy control/vendor prequalification, and cost/design control as indicated by "Yes" answers above:

• Accelerated Schedule
o Existing university housing capacity does meet current demand. Students who cannot be accommodated are currently housed in off-campus housing; the effects are transportation challenges, safety concerns, and an additional cost to the university for temporary housing expenses
o Student housing and enrollment growth projections indicate increased demand, placing additional need for a streamlined project delivery
o Early release packages for site work and structural foundations will allow construction activities to commence earlier than in a traditional design-bid-build delivery process

• Cost / Design Control
o Early release packages will enable the University to procure services and materials within a shorter timeframe, minimizing exposure to escalation in both material and labor costs

(continued on next page of worksheet...)

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

Submitted by: ANTON V. KABHIRI Date: 10/23/17

Signature: A Kabhiri

Title: Associate Vice President Facilities Management

(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 NOT **recommended for this project.**

Recommended by: W. M. Coppa 10/23/17

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

Additional description to highlight key attributes that affect the project complexity, need for value
Benefits of CM at risk Delivery: • Reduction in timeframe required to provide adequate permanent housing for students and 'right-size' housing inventory • Implementation of early release drawing packages; compressed project schedule • Project savings and maximizing the budget by way of: o Establishing a guaranteed maximum price (GMP) o A measure of protection against cost escalations to help protect the budget o Utilizing subcontractors in the local market to acquire the most accurate and current cost data o Providing input in the design and systems selections for the project • Project site is located on the edge of campus, immediately adjacent to a public street and residential neighborhood; CM@R can minimize disruption to the adjacent residential neighborhood and improve schedule by establishing a detailed logistics plan well in advance of execution that resolves site, vehicular, and pedestrian flow • Concurrent design and construction processes will shorten the critical time needed to deliver the project on schedule Disadvantage of Design Bid Build process: • Impractical for a project with overlapping schedule and cost complexities • Adds substantial length to the delivery process • Prolongs the displacement of students and off-campus safety risks • Potentially exposes the project to cost escalations above the estimate and budget
(COV Sections: §2.2-4380.C.4; §2.2-4381.D.4)