

DGS-30-456

(Rev. 02/22)

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:	New Market Battlefield State Park Improvements		
Project Number:	211-18700-000		

Other Project Information

Advising A/E Name:	Baskervill Jay Woodburn	License Number:	0401010752
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 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 finished facilities arising from this project will house the Virginia Museum of the Civil War and all the associated artifacts, firearms, original art work and original military uniforms and equipment. The facility will also serve as a teaching space during student field trips for grades K-12, student fieldwork during college courses and during battlefield staff rides conducted by various military units or military history groups. Additionally the space will be use extensively during living history displays, re-enactments or demonstrations of Civil War era operations such as medical care, artillery demonstrations or re-enactments of military drills and camp life.			
Construction Cost:	\$16,171,000	(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	6-Jan-25	Design Development Cd 30-Oct-25
	Const. Start Date	1-Apr-27	Const. Compl. Date 1-Jul-28
	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:

VMI has determined for the subject project that competitive sealed bidding is not practicable or fiscally advantageous and that it is in the best interests of the Commonwealth of Virginia and the Virginia Military Institute to pursue a Construction Manager at Risk (CM@Risk or CM) project delivery method.

With an estimated project budget of over \$24 million, this is a large and complex project involving work in and around historically sensitive buildings, battlefields, exhibits and art work. The complexity and historical sensitivity of the project is compounded by work in the Bushong House and the five outbuildings where special sensitivity, expertise and protections are required to maintain these in their 1860s state. Adding to the complexity is the fact that the VMCW has never been renovated in its' 50+ year history and will require special expertise to bring MEP, IT and A/V systems into the modern era while protecting, relocating and renovating or repairing priceless exhibits, firearms, artifacts and original works of art.

Additionally, construction of all-weather roads, trails, interpretive points and pull off areas around the battlefield appears straight forward but will be abnormally high in complexity and historic sensitivity due to the hazard posed by unexploded ordnance, the near certainty of encountering expended ordnance or military artifacts and the requirement to execute construction to minimally disturb the battlefield and enhance the visitor experience. Due to the sensitive nature of the area, we are planning an Archeology Level II survey which could result in plan changes. This project will also require intricate phasing as the museum and battlefield will be open to visitors to the greatest extent possible during construction. This means we will have phase exhibits in and out of service, relocate staff from the museum and maintenance buildings and do phased openings/closings of various facilities and areas as the project progresses.

Next, as we have seen on prior projects, market rates for everything from materials to labor and equipment rentals are highly volatile. Failure to have a CM on board early will cost us valuable time and resources if we have to rebid the project or take on an extensive VE effort – all of which we can with a CM on board during Schematic Design phase or earlier. Having the CM on board early will help us control cost through their participation in a VE process, making cost saving recommendations as to constructability and construction means and methods and also being involved in changes required as a result of an anticipated Archeology Level II survey of the area.

Finally, the current state of the interior of the building requires us to update existing ramps, hallways, exhibit areas and points of interest/observation points to meet current accessibility standards that will benefit from early CM involvement with constructability reviews. Given the complexity, historical sensitivity and unique nature of the site in addition to the volatile construction pricing we request early construction firm involvement.

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

Submitted by:

BG Dallas B Clark

Date:

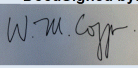
10/22/2025

Signature:



Title:

Deputy Superintendent for Finance 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 APPROVED	recommended for this project.
Recommended by:	<div>DocuSigned by:  C2C8454B56A44EF...</div>
W. Michael Coppa, RA Director, Division of Engineering and Buildings	