

DGS-30-456

(Rev. 02/22)

**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:	Roanoke Academic Health Sciences Building		
Project Number:	217-18786-000		

Other Project Information

Advising A/E Name:	Perkins & Will	License Number:	407005486
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)	Yes
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)			
<p>The new facility will provide a multi-story building with parking. The approximately 300,000 gross square foot facility (excluding parking) will include state-of-the-art instruction, wet & dry laboratory space, simulation spaces, anatomy labs, and student collaboration / study spaces. Given that the facility is remote from Radford's main campus, certain main campus spaces will be replicated (fitness, meeting / conference, and food service are anticipated). Office and academic support functions will be provided.</p> <p>The project combines multifaceted programs housed in two leased facilities into one new purpose-built professional facility in Roanoke, Virginia. The new building will improve programmatic synergies and infrastructure serving several academic colleges while expanding the university's ability to prepare students for the challenges of today's society and changing workplace.</p>			
Construction Cost:	\$237,700,000	(COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)	
Project schedule:	Design Start Date	Jun-26	Design Compl. Date May-28

(COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)	Const. Start Date	Aug-28	Const. Compl. Date	Feb-31
	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:

Project Use

The Roanoke Academic Health Sciences Building will provide a multi-story building. The facility includes approximately 300,000 gross square feet focusing on high-technology instructional space, wet & dry laboratory space, simulation space, anatomy lab space, and student collaboration / study space. Given that the facility is remote from Radford University's main campus, certain main campus space will be replicated (fitness, meeting / conference, and food service are anticipated). Office and academic support functions will also be provided.

The project combines programs from two leased facilities into one new purpose-built facility. The new building will improve programmatic synergies and infrastructure serving several academic colleges.

CM Justification

Radford University deems the Roanoke AHSB to be of appropriate complexity to utilize Construction Management. Per article 3, section 2.2-4381 of the Code of Virginia 2017 Acts of Assembly, Radford University has determined a competitive sealed bidding project delivery is not fiscally advantageous or practicable when considering the significant risk mitigation provided by preconstruction input of a Construction Management delivery.

Construction Cost – The construction cost for the RAHSB is over \$200M. Utilizing a CM delivery and preconstruction services allows the project's design phase to benefit from the CM's input on systems, logistics, scheduling, cost, and constructability. The CM is also an additional stakeholder in the project's cost whose input will help the project remain fiscally targeted through completion.

Building Use – The RAHSB facility will have a complex scope with individualized floorplates, numerous unique high technology spaces (simulation, dry labs), and stringent quality control (wet labs, HVAC). Simulation requires purposeful coordinated design and implementation of A/V, IT, lighting, and specialized educational equipment. Wet labs require chemical control, intensive HVAC with complex BAS to manage safety and energy, and emergency power for maintaining safety. The CM's preconstruction coordination and input will aid design decisions, inform project requirements, and facilitate installation quality.

Project Timeline – The project has a tight construction timeline of 30 months. This is feasible and will require careful, proactive planning.

1. During preconstruction, a CM will work closely with the project team to refine the design through constant constructability reviews and direct market feedback. This enables early coordination of systems and limits bid-phase and construction-phase concerns typically associated with design development. Shifting efforts to preconstruction mitigates schedule impacts during construction.

2. The CM will advise the project team on potential early site / procurement packages for the RAHSB. To be considered, a package must provide an objective and significant risk reduction to the project's delivery. Early execution of site preparation, expedited release of electrical equipment, and early steel mill orders are potential options as each improves our schedule by overlapping scope with the completion of working drawings. The CM's preconstruction input will inform potential Owner-Furnished items of long lead materials. Such purchases can

preconstruction input will inform potential Owner-Furnished items or long-lead materials. Such purchases can enable a single GMP while maintaining an expedited schedule.

3. Complex and large projects tend to utilize a project schedule developed through collaboration with trade partners, project stakeholders and the AE. Collaboratively-developed schedules improve predictability and communication which will be critical to limit impacts to neighboring medical facilities and emergency-access routes. Trade partner success is improved, including SWaM trade partners. Trades have inherent buy-in through active development and management of the schedule as a critical part of the project team. Collaborative schedules facilitate a stable, rhythmic flow of people and materials. The collaboration reduces waste and preserves project resources.

Project Complexity –

1. The project borders the Carilion Roanoke Community Hospital, several clinics, and the Roanoke Innovation Corridor.

a. The project will coordinate significant utility relocations and connections while ensuring no disruption to the active adjacent hospital and medical facilities. The preconstruction input from the CM will allow early coordination to expedite delivery of utilities to the site.

b. Traffic at flanking roadways (Jefferson, Elm, and Williamson) must remain unimpeded for the Carilion Roanoke Community Hospital and Carilion Roanoke Memorial Hospital (which utilizes Jefferson, Elm, and Williamson for ambulance access).

2. Logistics at the site will be dynamic and tight. RAHSB's square footage and limited site will require purposeful utilization of laydown and offsite storage. The CM's preconstruction coordination will afford early selection of storage sites and allow the project to plan traffic mitigations long before the start of construction. Just-in-time

deliveries will be coordinated with the designer through timely release of design and design reviews, especially for long-lead materials.

3.A CM will provide the specialization necessary to accommodate the height, limited site, and critical adjacencies of the RAHSB site. While such projects are not atypical in the construction industry, they are relatively uncommon in Southwest Virginia.

Value Eng. and/or Constructability Analysis Concurrent with Design – CMs have a broad set of market resources to collect data and provide cost-control options. Given recent market volatility with price and lead-times, the builder’s input prior during design will help ensure Radford University achieves a timely on-budget GMP to maximize our buying power. The tight construction timeline, while achievable, will not act as a buffer to resolve constructability concerns. A CM’s ongoing review of the developing design will facilitate a predictable delivery and will mitigate exposure to unforeseen costs.

Need for Quality Control/Vendor Prequalification; Need for Cost/Design Control –

1.Radford University anticipates selecting systems and materials typical to our region which will limit cost and procurement concerns while maximizing labor availability. A CM will aid the project by advising on systems meeting these criteria. For instance, brick and structural steel have higher regional market support than mass timber.

2.The CM will aid the development of specifications and requirements. As part of the pre-bid phase, the CM will thoroughly communicate RAHSB’s expectations to potential bidders. This early coordination and communication will increase the quality of responsive bidders and quality compliance as construction progresses.

3.The CM during the pre-construction services will have the opportunity to develop trade packages with clear scopes of services that are tailored to our local sub-contracting community. As an example, they could package domestic plumbing as separate package to attract more potential bidders. The ability to tailor the sub packages:

a. Mitigate project cost and schedule risk.

i. Prequalification will be discussed and carefully utilized as necessary.

ii. Packages can be structured to provide expedited release or installation. These packages focus the

successful vendor by highlighting project needs.

b. Improve the quality of responsive bidders through clear communication of project needs. Informed bidders can properly respond to bid requests. This effort limits scope gaps and under-estimation, leading to more predictable construction.

c. Facilitate involvement of SWaM vendors to ensure good bid coverage. The CM can structure the bid such that a bidder can propose on one or multiple packages. In addition to encouraging SWaM vendors, packages provides a diversity of vendors, lowering risk caused by overloading a single vendor.

4.Radford University will require the selected CM’s trade bid-packages be advertised via eVA to ensure robust bid coverage for the GMP.

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

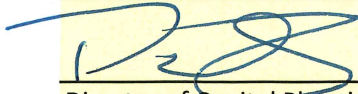
Submitted by:

Paul Ely

Date:

5/18/2026

Signature:



Title:

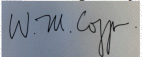
Director of Capital Planning and Construction
(Agency Head or Authorized Representative)

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

Recommended by:

DocuSigned by:



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W. Michael Coppa, RA

Director, Division of Engineering and Buildings