DGS-30-456
(Rev. 10/18)

Construction Management at Risk
Procurement Review Submittal Form

General Project Information

Agency Name:	Virginia Commonwealth University (236)	
Is the agency a covered institution per §2.2-4379?		Yes
Project Name:	Technology Operations Center	
Project Number:	236-B1236-022	

Other Project Information

Advising A/E Name:	Sydnor Tetterton (PSH)	License Number:	11898
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)

The project consists of the construction of a new 6 story, 30,000 gsf facility to relocate VCU's data center from the Pocohantas building. This facility serves as the core data center for the University and Health Systems data and phone systems combined. As such the impact and significance of this project's success is paramount at all levels. The criticality of the schedule for this project is dictated by DGS's need to demolish the building to build the new Virginia Supreme Court building. The transition to the new facility and complete exit from the Pocahontas Building must be complete by 12/2023.

Construction Cost:	$17,400,000	(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	10/27/2021	Design Compl. Date	10/30/2022
	Const. Start Date	4/2/2022	Const. Compl. Date	7/1/2023
	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:

This project's funding is a finite critical resource. For this to be a successful project the construction team's active involvement during the design process will be required. Focus will not only be on value management, but will require cost containment strategies of uniquely complicated systems to encompass economic volatility and material availability.

During the construction process highly complex and sensitive systems will require significant coordination, collaboration, and varied support with other project specialists. This support will include efforts to relocate an in-use data center from it's existing location to the new facility. The timing and critical sensitivity of this effort will likely require efforts difficult to definitely scope within the timeline of the project and without the input of the construction team during the design and planning efforts.

To aid in successfully achieving the project timeline multiple staged packages will need to be initiated supporting material availability based from information gathered during design phase collaboration. In addition to typical strategies to fast-track construction installation, commissioning will start as early in the process as feasible.

Inherent to data centers, this facility will require complex multi-stage redundancy of mechanical, electrical, and plumbing systems. The density of these systems in a confined footprint will require building modeling capabilities during the design phase to uncover constructability constraints as well as develop construction sequencing to support the schedule. The very aggressive construction schedule will require design stage coordination to evaluate and incorporate pre-manufactured building elements that may be broader than then generally recognized components. Additionally, challenges with the proximity of aged structures as well as structures sensitive to construction activity based on their use will need remediation and possible incorporation into the design effort.

During design collaboration, systems and associated components input will need to be provided by the construction team to the designers and commissioning agents to reduce liabilities and critical schedule impacts. This important collaboration between the design, construction, and commissioning teams will aid in the development of a commissioning plan that supports the timely transition of operations from one data center to the next.

The success of the aforementioned services and requirements are critically affected by the construction team's professional experience, knowledge, and proven ability to perform at this heightened level of complexity. Construction partners will have to be fairly evaluated to ensure their qualifications align with the project challenges to ensure the success of the project for the University and the construction manager.

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

Submitted by: Richard F. Sliwoski Date: 12/22/2021

Signature: DocuSigned by: Richard Sliwoski F0AC3B27EA5C483...

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 recommended for this project.

Recommended by:

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