

DGS-30-456

(Rev. 02/22)

**Construction Management at Risk
Procurement Review Submittal Form**

General Project Information

Agency Name:	Virginia Commonwealth University		
Is the agency a covered institution per §2.2-4379?			Yes
Project Name:	East Marshall Street Well Project Memorial Burial Interment		
Project Number:	2026-03261		

Other Project Information

Advising A/E Name:	Burchell Pinnock	License Number:	401010214
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)	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)	
<p>The East Marshall Street Well Project addresses the discovery of human remains and artifacts from the 19th century that were found in an abandoned well on VCU’s University Medical Center Campus in 1994 while preparing for the construction of the Kontos building. The well’s contents are believed to have been discarded in the 1800s by medical staff. Following their discovery, the ancestral remains were taken to the Smithsonian Institution where they stayed until November 2019 when they were returned to Richmond and the care of the Virginia Department of Historic Resources. The construction of the East Marshall Street Well Project Memorial marks the culmination of a process with the community that provides the remains with appropriate study, memorialization and reburial.</p>	
Construction Cost:	\$2,100,000 (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	May-26	Design Compl. Date	Apr-27
	Const. Start Date	Mar-27	Const. Compl. Date	Dec-27
	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:

Construction Cost- This architecturally sensitive assembly of various materials to achieve a very specific monument will require the consultation of the builders to study the individual parts and how they are constructed and the impacts to cost as typical construction pricing does not apply to this work.

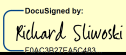
Constructability Analysis Concurrent with Design - This project's purpose requires the highest quality fit and finish. The monument is incomparable and will require the builder's consultation to ensure the design intent is achievable within the constraints of the project. Additionally, the location of the monument is intentional and immovable. Touching the perimeter of the limits of work are structures on the National Register of Historic Places, operational medical research and academic facilities, an underground academic auditorium, and large utility service tunnels. This work requires the physical logistics be studied by the builder for inclusion in the sub-trade's bid packages to ensure cost management and level bid scopes.

Need for Quality Control /Vendor Prequalification - Due to the uniqueness of this work and the criticality of the fit and finish, all sub-trades will require prequalification to ensure competence and success of the sub-trade partners.

Need for Cost / Design Control -
With the challenges of installing an incomparable monument in an active medical and research environment with highly sensitive adjacencies the builder will need to provide input on material availability and construction schedules to minimize the impact to the environment.

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

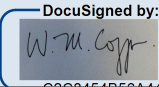
Submitted by: Richard F. Sliwoski, PE Emeritus Date: 5/11/2026

Signature: 

Title: Associate Vice President of Facilities Management, VCU
(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 APPROVED** recommended for this project.

Recommended by: 

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