

**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:	Massey Building Shared Lab Renovations		
Project Number:	236-B5236-010		

**Other Project Information**

Advising A/E Name:	Tom Faucette, PE (SmithGroup)	License Number:	402050530
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			

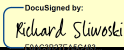
**Agency Reasons for Use of CM at Risk**

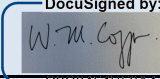
Construction Cost (COV Sections: §2.2-4381.B.1, §2.2-4380.C.3, §2.2-4381.D.3)	Yes
Building Use (COV Sections: §2.2-4381.B.1, §2.2-4380.C.3, §2.2-4381.D.3)	Yes
Project Timeline (COV Sections: §2.2-4381.B.1, §2.2-4380.C.3, §2.2-4381.D.3)	No
Need for Project Phasing (COV Sections: §2.2-4380.C.5, §2.2-4381.D.5)	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)			
To advance cancer research, prevention, treatment, and education goals, VCU and the Massey Comprehensive Cancer Center require a state-of-the-art ultra-barrier vivarium and core laboratory space to support preclinical and translational research. The facility will be designed to flexible lab, holding, and procedure spaces to support future growth. The proposed plan designates 24,000 gross square feet of existing administrative space to new wet laboratory space on the ground floor and new vivarium space on the first floor of the Massey Comprehensive Cancer Center. This effort will incorporate new emergency power generation and mechanical, electrical, and plumbing systems in an occupied clinical facility.			
Construction Cost:	\$20,000,000	(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	6/1/2025	Design Compl. Date
	Const. Start Date	1/1/2026	Const. Compl. Date
	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:
As demonstrated below this project's significant complexity make competitive sealed bidding neither practicable or fiscally advantageous. Project Complexity, Phasing, and Building Use: This project will renovate administrative space to vivarium and wet laboratories without interruption to ongoing cancer related patient care. Due to the existing specialization of the facility, there are no other viable locations for these clinical efforts to relocate. The Massey Comprehensive Cancer Center, centrally located in heart of VCU Medical Campus adjoined to VCU's North Hospital and Interstate 95. The facility is fronted by the main patient access to both Massey Cancer Center and North Hospital. With infrastructure requiring pathways to the roof through occupied floors, preconstruction services to understand constructability, phasing of systems installations, and basic construction logistics is essential to the success of this project. Additionally, the sensitivity of the environment and complexity of the work will require a comprehensive prequalification effort to ensure the trades have the resources and experience to be successful. Cost/Value Management through Design: With the known high cost of laboratory and vivarium facilities coupled with challenging logistics and highly complex systems the input during the design from the construction market is necessary. This project will require confirmation that system components will be available with the required elements to support a phased installation and ensure limited disruption as unforeseen issues pose potential risk to patient care. With preconstruction support, It is likely that early work efforts will need to be implemented to properly vet and procure long lead equipment as well as providing onsite investigations.
(COV Sections: §2.2-4380.C.4; §2.2-4381.D.4)

Submitted by:	Richard Sliwoski	Date:	9/25/2025
Signature:			
Title:	Associate Vice President of 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 <b>IS Approved</b> <del>recommended</del> for this project.	
Recommended by:	
W. Michael Coppa, RA Director, Division of Engineering and Buildings	