DGS-30-456
(Rev. 02/22)

Construction Management at Risk Procurement Review Submittal Form

General Project Information

Agency Name:	Virginia Institute of Marine Science	
Is the agency a covered institution per §2.2-4379?		Yes
Project Name:	Center for Outreach and Engagement	
Project Number:	268-B5268-005	

Other Project Information

Advising A/E Name:	3 North	License Number:	413000036
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)	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 Center for Outreach and Engagement is an approximately 14,000 SF which will house a central, public engaging event space for the VIMS campus. The facility is intended to adequately and elegantly house a multifunction space that can be used for guest lecturers, dining events, conferences, local school science field trips, and other outreach events to engage the community and peer researchers. Classroom, meeting, catering / demonstration kitchen and office space will be included in this facility.

Construction Cost:	$24 million	(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	Feb-26	Design Compl. Date	Dec-26
	Const. Start Date	Feb-27	Const. Compl. Date	May-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:

- It has been determined for the project that competitive sealed bidding is not practicable or fiscally advantageous and that it is in the best interest to pursue a Construction Manager at Risk project delivery method.
- Project is in an active and heavily travelled area on campus and will include conversion of a drive access to a central pedestrian node that will still provide drivable access to a major building entry. Phased construction and managing vehicular and pedestrian access throughout the construction activities will be critical for safety and constructability. Site utilities to include seawater for aquatic life support and fiber lines will need kept active, protected and monitored.
- Highly detailed exterior and specialized interior design of state of the art spaces require a knowledge and experience in this capacity and the design will require coordination for sequencing and constructability review during design for this capstone facility. The facility will be heavily equipped with AV technology and sustainable systems that will be developed further during the design phase. An active catering kitchen will be included to serve visitor functions as well as being utilized as a focal point of periodic events on campus.
- Construction of this building and associated Site will overlap with a VDOT construction project affecting access and sitework coordination during the simultaneous projects.
- Construction site is in a highly dense archaeological area. While the intent is to clear the building footprint prior to construction, outlying utility work will need to be monitored on the site, which is not cost feasible to completely clear archaeologically. Timely response by CM will be required to address construction adjustments required due to unforeseen archaeological features
- Site is adjacent to a waterway, RPA/RMA and includes a steep slope. construction will need to be highly aware of this area and coordination during design will help mitigate both cost and construction impacts.
- Timeline for completion of the construction Project is accelerated with the need to advance expenditure of donor funds.

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

Submitted by: Mark Brabham   Date: 2/13/2026

Signature:

Title: Executive Director, 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 APPROVED ~~recommende~~d for this project.

Recommended by: DocuSigned by:

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W. Michael Coppa, RA

Director, Division of Engineering and Buildings