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

Construction Management at Risk
Procurement Review Submittal Form

General Project Information

Agency Name:	Virginia Polytechnic Instutute and State Univeristy (208)	
Is the agency a covered institution per §2.2-4379?		Yes
Project Name:	CVM Teaching Hospital Renovation and Expansion	
Project Number:	208-L00081	

Other Project Information

Advising A/E Name:	Travis Jessee, AIA, NCARB	License Number:	401014776
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)	No
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 renovation and expansion of the Virginia-Maryland College of Veterinary Medicine (CVM) teaching hospital will encompass 43,000 GSF of new construction and 25,000 GSF of renovations. The new addition will be constructed on a confined project site and integrated with the existing CVM facility. It will feature small animal service areas for internal medicine, cardiology, and theriogenology, as well as a new entrance dedicated to emergency services and community practice. These service areas will include exam rooms, offices, equipment rooms, lobbies, waiting areas, and back-of-house circulation spaces.				
Construction Cost:	$32,000,000	(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	5/1/2025	Design Compl. Date	7/1/2026
	Const. Start Date	9/1/2026	Const. Compl. Date	9/1/2028
	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:

Building Use/Complexity/Phasing:

The university must occupy and maintain continuity of operations at the CVM facility throughout construction. The facility supports approximately $20M of animal surgeries per year, which must continue. Continuity of operations will be extremely challenging given the daily functions and critical nature of activities that occur in a teaching hospital. Maintaining functionality of all building systems and services and carefully orchestrating shut-downs and utility tie-ins will be critical to life safety, regulatory compliance, and client/student experience.

The Construction Manager (CM) will be engaged early in the Schematic Design Phase and will be required to fully understand the CVM's operations as well as regulatory requirements of renovating an occupied medical facility. This information will inform design decisions, sequencing of work, and overall cost to deliver the work.

Construction within hospital/lab environments is extremely complex due to building systems necessary in that type facility. Complexity is multiplied when the facility must remain operational. Dealing with this complexity requires an understanding of constraints. Careful and early planning is critical to manage noise, vibrations, dust/debris, utility interruptions, deliveries, and day-to-day operations. To this end, the project will require multiple phases to maintain operations, each of which could include temporary installations. The CM will be required to develop building and site logistics plans as well as phasing plans during design to inform schedule, sequence, number of phases, need for temporary installations, and general design decisions.

As stated, hospital/lab building systems are more complex in their function and installation due to the function they serve. The existing CVM facility is the end result of many smaller projects constructed over several decades. This has resulted in various systems from different eras. This only amplifies the complexity. CM input during design will inform how new and existing building systems are integrated, how and when they are constructed, and what the cost implications of various solutions are.

Construction Costs/Value Engineering:

The CVM has secured advancement funds to construct this much needed project and delivering the project within budget is critical. Current market conditions for mechanical, electrical, and plumbing (MEP) work are currently unstable. A significant percentage of the project's construction cost is MEP-related. Having market-driven cost data from the CM to inform the design will greatly improve the probability of hitting the target construction budget.

In addition, it's almost certain Value Engineering (VE) will be necessary to align with the target budget as the design develops and the existing building is better understood. CM support of the VE process is superior to a purely designer-led VE process due to their connection to current market conditions.

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

Submitted by: G.E. "Dwyn" Taylor Date: 2/11/2025

Signature: DocuSigned by: Dwyn Taylor 34B162D38...

Title: Vice President for Facilities

(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: W. M. Coppa C2C8454B56A44EF...

W. Michael Coppa, RA

Director, Division of Engineering and Buildings