Contracting Opportunities at the Virginia State Capitol Complex

SAME Small Business Outreach Event
Norfolk, Virginia
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Virginia Capitol Complex
Current or Upcoming Capital Projects

- General Assembly Building demo and build new: ~$200M+ demolition near complete - Gilbane – CM at risk
- Broad Street Parking Deck: ~$20M – Two Step IFB – 2019
- Virginia War Memorial Expansion – ongoing - $20M - KBS
- Forensics Lab: $100M - CM–at risk – Skanska – start date TBD
- Veterans Care Center –Faquier County: $38M - CM at risk – Whiting Turner – in design, construction start summer 2019
- Veterans Care Center – Virginia Beach: $37M - CM at risk – W.M. Jordan – in design, construction start summer 2019
Current or Upcoming Capital Projects

- Consolidated Laboratory - Molecular Lab Expansion - $6.3M - in design - Two-Step IFB – start late 2019
- Consolidated Laboratory - Air Infiltration Repairs - $8.2M - in-design - Two-Step IFB – start construction mid-2019
- Dept of Juvenile Justice Treatment/Corrections Facility – Isle of Wight - $40M – in design – construction 2020-21
- Dept of Juvenile Justice Treatment/Corrections Facility – Central Virginia - $60M – in planning – construction TBD
Other Upcoming Projects

• ABC HQ/Distribution Center – Design Build – in negotiations - $80+M – complete by early 2021
• Central State Hospital Replacement – Early Planning Stage
• Main Street Centre – Envelope Structural Repairs - $2.5M
• Capitol Square Security Enhancements - $2.2M
• Main Street Centre Lobby - Security Enhancements - $750K
• Monroe Lobby - Security Enhancements - $750K
Requested Capital Projects

- Monroe Building – Interior Renovations - $36.5M
- Monroe Building – Lobby & Exterior Upgrade - $4.16M
- Supreme Court Renovations– $129M – authorized for pre-planning, construction a few years away
- Supreme Court Temporary Relocation - $10M
- Capitol Complex Utility Improvements - $5.3M
Maintenance Reserve & M&O Projects

• Repair, replacement of systems, and limited renovations – $25,000 - $2.0 million per project
• DGS has been receiving approximately $6.0 million per year to be used at DGS discretion. $11M in FY19.
• HVAC work, exterior repairs, monument repairs, limited interior repair/replacement (carpet, ceiling tiles)
• Most bid by straight IFB or two-step IFB
• Budget shortfalls could impact future years maintenance reserve balances
• M&O Projects – usually smaller scale work funded by either (a) DGS with operating income collected from tenant agencies, or (b) tenant $ using available or specifically appropriated funds
• Specialty projects – statue restoration, memorial construction
Other Opportunities with DGS

- JOC – Price book established and local JOC contract in place, for use by state within 50 miles of state capitol. Likely to go statewide for use by any public entity.
- BAS – DGS contract in-place for statewide use, also includes fire alarms plus security system maintenance and repair, will resolicit in 2019.
- A/E Terms – 5 architectural & 5 engineering for local design work for projects under $2M in construction, resolicit in 2020
- Capitol Complex BAS – Upcoming multi-year contract to replace Staefan with DDC open protocol. Also hope to replace remaining pneumatic systems.
- Capitol Square local contracts – grounds, guards, custodial, HVAC repair & maintenance, elevator, roofing, conservation
Statewide Opportunities with DGS

- Category B – professional services, design fees up to $60K, statewide use by all public bodies, annual, awarded in spring to ~ 100 firms
- Sprinkler Repair & Maintenance - statewide use by all public bodies, resolicited summer 2018
- Non-professional facility services – includes project management, construction & environmental testing, clerk of works, inspection, asbestos & lead monitoring – statewide contract for all public bodies, resolicited for up to five years in November 2016
- ESCO – statewide use by separate agencies, 4 recent at DGS
- JOC – likely coming in 2019 statewide
DGS Contracting Procedures

- Up to $5K - single quote from a microbusiness
- $5K up to $100K – solicit bids from 3 SWaMs via eVA
- $100K and up – bid publicly on eVA
- RFP – used for CM at Risk and term contracts
  - CM at Risk – only on large projects – little consideration for CM at risk if less than $20 million
- IFB – straight IFB or two-step with pre-qualification of 3-5 firms
- DB – Very limited use

- eVA: https://eva.virginia.gov/i-sell-to-virginia.html
DGS Contracting

Questions?

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