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Department of Facilities Services and Capital Programs
Design and Construction Services
8115 Gatehouse Road, Suite 3400
Falls Church, Virginia 22042-1203

Date: August 19, 2026

MEMORANDUM

TO: School Board Members

FROM: Erik Gordon, Chief, Facilities Services and Capital Programs

SUBJECT: Request for Authorization to Use Construction Management Project Delivery Method for the "Silver Line ES" New School Construction Project

I am recommending that the School Board authorize staff to proceed with the procurement of Construction Management (CM) services for the "Silver Line ES" New School Construction Project (the "Project"). As provided for in Virginia law, a local public body may enter into a contract for construction on a fixed price or not-to-exceed price by procuring CM services provided the local public body complies with the requirements of Virginia Code §2.2-4382 and has by resolution implemented procedures consistent with the procedures adopted by the Commonwealth of Virginia Secretary of Administration for utilizing CM contracts. The School Board implemented those procedures in its most recent update to Policy 8240.

Prior to making a determination to use Construction Management for a specific project, the local public body must employ or have under contract a licensed architect or engineer with professional competence appropriate to the project who shall advise the public body regarding the use of Construction Management. The school division employs staff who satisfy this requirement, and such staff formed a committee of professional advisors to evaluate the Project. The committee determined that the Project qualifies as a complex project as defined by Code of Virginia § 2.2-4379 based on the following criteria:

- Difficult Site Location: The approximately 5.55-acre site is considerably smaller than a typical FCPS elementary school site and is located at a busy intersection within a high-density residential area, creating significant site access and construction logistics challenges. FCPS would benefit from the pre-construction services and construction operations planning of a contractor.
- Specialized Building Systems: The project includes specialized building systems requiring enhanced coordination during design and construction.

Staff evaluated both the Construction Management and Design-Build project delivery methods. Each provides opportunities for early contractor involvement, improved constructability reviews, value engineering, cost estimating, and schedule coordination when compared to the traditional Design-Bid-Build process. While Design-Build offers a single point of responsibility for design and construction, it also places both services under one contract, typically held by the builder. Under that arrangement, the architect is contractually accountable to the design-builder rather than directly to FCPS, reducing the School Division's ability to influence design decisions during project development.

Under the Construction Management project delivery method, FCPS maintains separate contracts with both the architect and the construction manager. This approach preserves the

architect's direct accountability to FCPS while allowing the construction manager to participate throughout the design process by providing constructability reviews, cost estimating, value engineering, site logistics planning, and procurement strategies for long-lead materials. For “Silver Line ES”, maintaining direct control of the design process while benefiting from early construction expertise is particularly advantageous given the site's physical constraints and specialized building systems.

Staff have determined that the Construction Management project delivery method provides the best overall value to FCPS by:

- Maintaining direct FCPS control over building design through separate contracts with the architect and construction manager
- Incorporating contractor expertise early in design to improve constructability, cost certainty, and schedule performance
- The Construction Management process provides an ability to obtain a Guaranteed Maximum Price (GMP) earlier in the project process (as compared to the conventional Design-Bid-Build method), thus granting the division an earlier definition of project cost
- Reducing project risks associated with the constrained site and specialized building systems
- Supporting a collaborative project delivery process that best serves the educational, operational, and fiscal interests of the division

Based on the justifications outlined above, I recommend that the School Board authorize staff to proceed with the procurement of CM services in conjunction with the Project.