

CASE STUDY

VIRGINIA STATE UNIVERSITY, MULTI-PURPOSE CENTER Transforming the campus community by turning a vision into reality



CHALLENGE

Virginia State University was looking to realize a vision 20 years in the making. The University had plans to drive the local economy and transform the greater community by building a new, \$84-million Multipurpose Center on campus. This 164,800-square-foot center would have a seating capacity of between 5,200 and 6,200 and would be the new home to Virginia State University's men's and women's basketball and volleyball teams. The center would also contain a two-level arena entry lobby, a practice gym, offices for the Athletic Department, space for the Mass Communications Department, and a wellness center.

Throughout the construction process, the University overcame many obstacles, from a decreased budget to unforeseen site conditions, land acquisition issues, utility relocations, and end-user move-in. The MBP team was brought on early to help guide the project through these challenges and obtain the necessary approvals to make project completion a reality.

SOLUTION

From the beginning, MBP's project managers were instrumental in providing oversight during the predesign stages - exhibiting a OneTeam concept where open communication was a top priority. Throughout the project, MBP's on-site project managers worked closely with project stakeholders to resolve on-site issues. This included working closely with the design team and the Construction Management at-Risk (CMAR) firm by holding the construction work to a high standard of quality, and the Owner by helping to make critical decisions in a timely manner.

MBP incorporated sound quality control procedures into the project management plan along with continuous monitoring to assure the plan was being executed. MBP was additionally brought in to participate in the value engineering process, as the original budget was cut several times. MBP worked with the project team to verify cost and manage the established allowances and contingencies established in the contract. MBP also helped draft the State's contractual agreements, and quickly started working with the CMAR in developing a smooth transition with the University, State Agencies, and utilities.

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MBP worked closely with the CMAR to develop an acceptable baseline schedule and provide monthly reviews to ensure that activities were meeting the approved schedule and critical path items were monitored effectively. Due to the numerous State and Public bodies and stakeholders involved in the project, MBP was asked to make numerous tours and presentations to local government officials during construction, including the Chesterfield County Board of Supervisors, the University Board of Directors, facility staff, alumni, and students. MBP also coordinated with the end users and the new building operator by coordinating furniture installation, end-user move-in, and assisting the operator in getting up to speed with the building systems as University departments began to take occupancy in the building.

RESULT

Although budgets were cut several times, the team generated solutions and was able to deliver the same quality project for less money. When the construction budget was cut during the pre-planning stage, MBP, along with the A/E and CMAR, worked to value engineer the project and helped the University define the cost, scope, and schedule targets. In one example, when the University had to sign an agreement with Dominion Virginia Power, MBP reviewed the contract and analyzed the design intent for power, developed a cost spreadsheet, and negotiated a staggered rate structure that would save the University \$600,000 over a three-year period.

The facility and all site features were designed, constructed, and operated to meet the minimum of Silver certification in the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) Rating System 2009. In addition, the state-of-the-art building was designed for "ESPN 3" AV equipment and due to the complexity of the system and MBP's familiarity with the technology at the University, we stepped in to run and coordinate the University's first basketball event.

Overall, the MBP team helped deliver this high-profile project for the University on-time and within budget that will help promote the University's image as a top Division II University.

"The efforts of MBP are sincerely appreciated by the entire campus community. We have come to think of MBP's project managers as part of the Virginia State University family because they have cared for the University's assets as if they were their own, which is the single best indicator of excellence in construction management. Thank you MBP, for transforming our campus, for raising the bar, for your performance here at VSU, and for all the fantastic projects that you managed here."

Jane Harris
Assistant Vice President of Capital Outlay and Facilities
Virginia State University
