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

Construction Management at Risk
Procurement Review Submittal Form

General Project Information

Agency Name:	The College of William and Mary in Virginia (William & Mary)
Is the agency a covered institution per §2.2-4379?	Yes
Project Name:	Renovate Ewell Hall
Project Number:	204-18785 (DEB Project Code: 204-B5204-068)

Other Project Information

Advising A/E Name:	Dan Pisaniello, AIA	License Number:	0401019819
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)	No
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)				
Built in 1926, Ewell Hall is currently shared by the offices of the Dean of the Faculty of Arts and Science and several academic units. The renovations will update life safety systems, ensure accessibility, replace building systems which have exceeded life expectancies, and reconfigure the interior to suit future use while also improving circulation by connecting two structurally separated building massings. The classroom wing of the building, previously occupied by the Music Department, became partially vacant when Music moved to its new home in the university's Arts Quarter at the beginning of the 2023 fall semester. The university plans to relocate Health Sciences programs as well as academic advising services to Ewell Hall, bringing a significant academic presence to the historic Sunken Garden district. The Health Sciences programs enhance the STEM-related academic discipline experience at William & Mary. Relocation to Ewell would allow for a physical integration with one of the primary academic districts of campus.				
Construction Cost:	$20,369,125	(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	May-27	Design Compl. Date	Apr-27
	Const. Start Date	Jun-27	Const. Compl. Date	Aug-29
	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:

• The **Project's Complexity** is driven by several factors. This includes challenging site logistics and constraints that are present due to the building footprint and location on campus. Ewell is situated in one of the most pedestrian-heavy areas of campus, adjacent to the Sunken Garden and the Wren Building. There is no service drive or vehicular access to the building and there is limited hardscape around the building. Additionally, the Reveley Garden sits directly to the south of the building, creating need for both construction logistics and planning for protecting and restoring the garden as part of the project. Early establishment and planning for access and site logistics is critical not only to project efficiency, but to protect the public and maintain access to an active academic precinct. An additional layer of complexity comes from the changing **Building Use**, modifying a former music building into one that supports STEM focused academic and research space that serves the Health Sciences department.

• The scope of work requires **Value Engineering and Constructability Analysis Concurrent with Design** in order to ensure that programmatic needs of Health Sciences is met within the limited square footage of the existing building. Given that the university's Campus Comprehensive Plan does not call for additions or changes to massing, the expertise of a Construction Manager will be critical in ensuring that the **Construction Cost** is contained to the design-not-to-exceed budget and that VE/Constructability decisions can be made to unify a building footprint that was constructed over three different historic eras.

• Ewell is part of the W&M Historic District and is listed as a contributing structure, having been constructed as the original Phi Beta Kappa Hall to commemorate the founding of the society 1776. The project has **Need for Quality Control/Vendor Prequalification** due to the historic nature of the building and the preservation and restoration requirements outlined in the Campus Heritage Preservation Guidelines. These guidelines require treatment of the building that is consistent with the Secretary for the Interior's Standards for the Treatment of Historic Properties.

• Recent project experience with similar historic structures, including Blow Memorial Hall and the Sir Christopher Wren Building informs a **Need for Cost/Design Control** that can be addressed through precise and early invasive exploratory investigation of the existing building. This is critical to expose and structural and buiding system challenges that may be present. A collaboration between the Consruction Manager and the design team will ensure that exploratory work is able to inform and prioritize renovation and restoration efforts in order to prevent unneccesary and costly change orders during construction.

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

Submitted by: Dan Pisaniello, AIA Date: 6/12/2026

Signature: Digitally signed by Dan Pisaniello, AIA Date: 2026.06.12 09:27:44-04'00'

Title: Assistant Vice President, University Architect

(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** ~~recommended~~ for this project.

Recommended by: DocuSigned by: C2C6454B50A44EF...

W. Michael Coppa, RA
Director, Division of Engineering and Buildings