DGS-30-456
(Rev. 06/17)

Construction Management at Risk
Procurement Review Submittal Form

General Project Information

Agency Name:	University of Mary Washington	
Is the agency a covered institution per §2.2-4379?		No
Project Name:	Improvements: Renovate Residence Halls - Phase II - Virginia	
Project Number:	215-18362-000	

Other Project Information

Advising A/E Name:	Rob Johnston	License Number:	401012050
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)	No
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)	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)	Yes
Need for Cost/Design Contol (COV Sections: §2.2-4380.C.5, §2.2-4381.D.5)	No

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)
Virginia Hall was constructed in 1914 as a residence facility and was designed by Virginia architect Charles Robinson. The last renovation to this facility occurred in 1995 with roof replacement. Beyond the restoration efforts, the renovation for Virginia Hall will provide ADA compliance including a new elevator, modernized community bathrooms, inclusion of living and learning spaces, and state-of-the art climate control, lighting, and information technology.

Construction Cost:	$15,000,000	(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	11/26/2018	Design Compl. Date	10/15/2019
	Const. Start Date	1/6/2020	Const. Compl. Date	7/6/2021
	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/constuctabilitiy analysis, qualitiy control/vendor prequalification, and cost/design control as indicated by "Yes" answers above:
We consider the use of sealed bid as being neither practicable nor fiscally advantageous based on the following factors in order of priority to this project: project complexity, project timeline, need for project phasing, value engineering and constructability analysis, and need for quality control/vendor prequalification. Project Complexity – Virginia is located within the Department of Historic Resource's eligible historic district. The renovation will require the extensive work to replace mechanical systems as well as selective demolition on the interior and restoration of features that were covered up by previous renovations in the 1940's. As part of the design process, we expect to have the construction manager perform selective demolition and prepare restoration mockups that will inform the final design as it relates to historic preservation. Located in the center of the Fredericksburg Campus, Virginia Hall is surrounded by both academic and residence halls and has limited vehicular access from Campus Drive via residential Sunken Road. As such, the construction site is tightly constrained and will require a contractor to operate with a minimal laydown area, just-in-time deliveries, and extreme care with respect to pedestrian and vehicular traffic. Project Timeline - Residence halls are not only revenue generators, but a draw for recruiting students to our campus. As such, schedule and the amount of time Virginia remains unoccupied is critical. The building is currently occupied, and therefore the design and construction need to be expedited within a very narrow window to bring it back by fall semester 2021. The schedule requires compression or acceleration to mitigate continued cost of offsite housing provisions for displaced students. Construction for Virginia is projected take as much as 17 months. We believe this is an aggressive, but realistic schedule that will require close coordination between the architect and the construction manager during preconstruction and the opportunity to compress the construction schedule by issuing early release packages for demolition, abatement, building envelope repairs, and restoration.

Need for Project Phasing – Based on the aggressive schedule and the extensive scope of work, we anticipate the need for several early release packages that will be issued during the design process. Early release packages will include: an initial and possible follow-up on demolition and abatement packages to address environmental concerns, identify hidden structural conditions, and necessary utility upgrades. Additionally, a historic preservation package is needed that will test restoration methods for both interior and exterior elements. Besides the time saved in the overall construction timeline by having certain early release packages run concurrently with design; the use of early release packages for such things as abatement and structural investigation will also better inform design and avoid costly delays and/or change order during final renovation as a result of unforeseen environmental hazards or structural issues.

Value Engineering and Constructability Analysis – With the participation of a construction manager in preconstruction services during design, we would expect to benefit in both cost and schedule with frequent and realistic cost estimates; evaluation of means and method for structural repairs and preservation of historic architectural elements; recommendations as to mechanical and electrical systems based on discovery after selective demolition; and recommendations as to phasing and packaging of work to reduce inefficiencies and minimize impact to campus operations.

Construction Cost - Construction for Virginia is currently estimated to be $15.0 million. It is expected that construction costs will be more clearly refined after demolition allows full investigation of causes and determination of necessary building systems redesign.

Need for Quality Control/Vendor Prequalification - Valued for having a high degree of original historical fabric, the University expects to restore various elements of the interior requiring close coordination between the design team and construction manager as various elements are investigated, exposed, and method of rehabilitation selected. Only through selective demolition and evaluation of conditions revealed will the design team, construction manager and University be able to make informed decisions as restoration and preservation techniques that are economically feasible and acceptable to regulatory agencies such as the DHR and the Art & Architectural Review Board (AARB).

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

Submitted by: Lynne Richardson, Ph.D. Date: 11/9/2018

Signature: Lynne Richardson

Title: Vice President for Administration & Finance

(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 recommended for this project.

Recommended by: W. M. Coppa 11/15/18

W. Michael Coppa, RA

Acting Director, Division of Engineering and Buildings