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

Construction Management at Risk
Procurement Review Submittal Form

General Project Information

Agency Name:	JAMES MADISON UNIVERSITY
Is the agency a covered institution per §2.2-4379?	Yes
Project Name:	Improve East Campus Infrastructure - Phase 3
Project Number:	216-18738

Other Project Information

Advising A/E Name:	Tyler Morris	License Number:	0402055060
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 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)

The "Improve East Campus Infrastructure Phase 3" project will upgrade and expand the steam and chilled water distribution system throughout JMU's East Campus. Building on Phases 1 and 2, which focus on improving the central plant, Phase 3 will install new direct-bury insulated piping to complete gaps in existing loops and extend service to new and existing stand-alone buildings. These upgrades, identified in studies from 2017 and 2021, will also be reflected in the updated campus master plan.

Construction Cost:	$22,512,900	(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	7/11/2025	Design Compl. Date	7/31/2026
	Const. Start Date	31-Aug-26	Const. Compl. Date	1/14/2028
	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:

COMPLEXITY: The project's complexity lies primarily in construction sequencing, staging, and scheduling. To maximize value, these activities should be planned during the design phase, in close coordination with the design team but performed independently. This work is best led by a Construction Manager rather than the design engineer or architect. Here are the most important of those tasks:

- Sub-dividing the Overall Site – The project scope spans JMU's entire East Campus. The Construction Manager would be able to divide the work into multiple smaller "pocket sites." This approach enables simultaneous construction activities and allows priority areas to be fast-tracked for earlier completion.
- Direction and Management – The Construction Manager would be able to establish and manage an overall approach for coordinating multiple pocket sites, allowing effective allocation of manpower and oversight. With several sub-sites under construction simultaneously, the CM would address each location's unique challenges, including distinct scheduling and management needs.
- Multiple Schedules – The Construction Manager will create coordinated schedules for each sub-site, with some requiring earlier completion. Sites supporting Steam and Chilled Water must be activated sooner to support other projects, requiring immediate mobilization aligned with ongoing East Campus construction.
- Disruption Coordination - The project will cross roads and busy pedestrian areas on East Campus and occur near high levels of student activity. Through a variety of communication methods used during the preconstruction phase, a Construction Manager would be able to proactively manage these campus disruptions , coordinate effective construction methods with the design team, and ensure student safety across multiple construction sites.
- Pricing and Cost Control – By tracking and analyzing costs in real time during design, the Construction Manager provides practical cost-control guidance that helps the project team keep the project within the established construction budget.
- Early purchase of Equipment and Materials – The Construction Manager could place early orders for specialty direct-bury steam and chilled water piping, allowing materials to be purchased well ahead of construction. This would reduce supply and lead-time risks and ensure the materials are available on site sooner.

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

Submitted by: Craig Short Date: April 9, 2026

Signature:

Title: JMU Associate Vice President for Business Services

(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:
W.M. Coppa
C2C8454B50A44EF...

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