

DGS-30-456

(Rev. 02/22)

**Construction Management at Risk
Procurement Review Submittal Form**

General Project Information

Agency Name:	Virginia Polytechnic Institute and State University (208)		
Is the agency a covered institution per §2.2-4379?			Yes
Project Name:	Campbell Hall Renovation		
Project Number:	208-L00084		

Other Project Information

Advising A/E Name:	Travis Jessee, AIA, NCARB	License Number:	401014776
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)	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)				
Campbell Hall is composed of two wings: the west (or main) wing, originally known as Barracks No. 8 and completed in 1930, and the east wing, originally known as Barracks No. 9 and completed in 1940. Campbell Hall fronts Virginia Tech's Drillfield. The facility is historic in character and a legacy building on campus. As the university's top priority in a ten-year housing inventory renewal program, the 67,000 square foot residence hall houses over 300 residents. Construction is slated to begin as soon as the building is vacated in May 2027 with intent to reoccupy for the fall semester of 2029. Due to the building's historic character and presence on the Drillfield, the architectural aesthetic must be preserved. To this end, historically accurate fenestration replacement will be required and exterior envelope repairs to 90+ year old building will require trades with specialized skillsets. Campbell Hall does not meet accessibility requirements and will require elevators to be added. All mechanical, electrical, and plumbing (MEP) systems are at end-of-life. Air conditioning will be added and all MEP systems will be upgraded to meet current code and campus standards. Additionally, Campbell Hall's crawl space houses pass-through utilities to adjacent buildings, requiring careful maintenance and coordination while the surrounding facility is fully renovated. Finally, asbestos abatement and partial demolition will be required throughout the building prior to any renovation activities.				
Construction Cost:	\$36,000,000	(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	Dec-25	Design Compl. Date	May-27
	Const. Start Date	May-27	Const. Compl. Date	Jun-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:				

Per article 3, section 2.2-4381 of the Code of Virginia 2017 Acts of Assembly, competitive sealed bidding is not practicable or fiscally advantageous for the subject project. A Construction Manager (CM) at Risk delivery will facilitate direct insight by the CM into the particularly challenging aspects of the renovation, outlined below. Project delivery will be improved through comprehensive and transparent budgeting, collaborative scheduling, risk sharing, and logistics management, which are critically important aspects of a complex renovation.

Notable Project Challenges:

-The existing 1930's construction typologies of the building will present significant challenges when integrating modern building systems and aligning with current building code.

-Investigative work performed as part of Preconstruction Services by a CM will assist with identifying unforeseen conditions such as deteriorated utilities, structural and envelope abnormalities, and other undocumented building components that could conflict with or cause challenges with proposed work.

-CM input on constructability, installation tolerances, and building system selection as part of Preconstruction Services will inform complete replacement of mechanical, electrical, and plumbing (MEP) systems, including the addition of air conditioning.

-Preconstruction Services by a CM will provide interdisciplinary conflict identification to inform the design (i.e. MEP, fire suppression systems, A/V, security systems, etc.).

-Maintaining the historic facade while replacing windows and improving envelope performance is both complex and critical for project success. A CM will provide critical input during design on the following:

--Envelope repair means, methods, and techniques

--Window provider recommendations that are cost effective, timely, and align with the architectural intent

--Support to locate and attract subcontractors that have proven experience with delivering historically-sensitive renovation work (i.e. masons, roofers, precasters, etc.).

-Occupancy no later than the beginning of the fall 2029 semester is critical. Missing this date will have significant operational impact to the university. Material availability is a major part of meeting this goal. As part of Preconstruction Services, a CM can advise on current materials and equipment lead times. This will inform procurement strategies to ensure material and equipment delivery does not impact the occupancy target.

-The project site is bounded by Drillfield Drive (which is heavily trafficed), primary pedestrian pathways to and from the Drillfield, and adjacent occupied buildings to the west, southwest, and east. A CM's input is critical to evaluate how the site will be secured, how material deliveries will be orchestrated, how waste will be removed effectively, and how vertical material handling will be accomplished with limited building frontage (i.e. crawler crane vs. tower crane, etc.). All of these items have cost implications and must be considered as design decisions are made.

-Slusher Hall is a residence hall located southwest of Campbell Hall. The two buildings are no more than 40 feet apart at one point. Its renovation has been authorized by VT's Board of Visitors and is expected to begin construction May/June 2028. Construction at both residence halls will be concurrent for approximately one year. A CM's input will be critical for sequencing of work and site access.

The CM's input as part of Preconstruction Services will enable cost control and provide schedule predictability. Campbell Hall is the first in a series of residence hall renovation projects to be completed in a roughly ten-year span. Maintaining budget and schedule assumes an added level of importance due to the potential impact on the overall residential project portfolio. Additionally, Campbell Hall must be occupied no later than beginning of the fall 2029 semester to avoid impacting other projects and current housing operations.

Modernizing a 90+ year old building to meet ADA requirements, install modern building systems, and repair building envelope integrity requires careful investigation and builder input to be successful. Additionally, the building's historic character will require subcontractors with expertise necessary to achieve the level of restoration desired by the university. A CM will allow for these activities to be scheduled, sequenced, and budgeted accordingly during the preconstruction process to minimize risk to the university.

Unforeseen conditions will arise during an intensive renovation project, and a CM will help to plan and budget for these inevitable challenges. Scope and budget allowances for unforeseen issues can be informed by exploratory demolition and collaboratively developed through the guaranteed maximum price (GMP) process.

CM at Risk delivery, as opposed to Design-Bid-Build, allows for many project risks to be identified and reconciled during preconstruction.

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

Submitted by:

G.E. "Dwyn" Taylor

Date: 3/31/2026

Signature:

DocuSigned by:

Dwyn Taylor

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Title:

Vice President for Facilities

(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

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W. Michael Coppa, RA

Director, Division of Engineering and Buildings