

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:	Slusher Hall Renovation		
Project Number:	208-L00087		

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)	No
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)
Slusher Hall is a 126,000 square foot residence hall that was completed in 1972 and provides housing for approximately 630 students. The facility is located adjacent to the southern edge of the Drillfield and is comprised of a 12-story tower with 330 beds, a 3-story wing with 300 beds, and a two-story commons area which connects the tower and wing. Slusher Hall is the second of four residence halls to be fully renovated as part of a cascading series of residence hall renovation projects intended to renew a significant portion of Virginia Tech's residential portfolio. A Planning Authorization was approved by the university's Board of Visitors in February 2026. Construction is planned to begin as soon as the building is vacated in May 2028 with intent to reoccupy for the fall semester of 2030. The scope of work to modernize the 50+ year old building is inherently complex and includes the addition of air conditioning as well as complete replacement of existing building systems, interior finishes, exterior windows, and roofing. Key reasons that justify use of Construction Manager at Risk (CMaR) include: •Project complexity •Project timeline •Site logistics •Value Engineering and constructability analysis concurrent with design

Construction Cost:	\$73,500,000	(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	Jul-26	Design Compl. Date
	Const. Start Date	May-28	Const. Compl. Date
	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 CM delivery will facilitate direct insight by the CM into the particularly challenging project components, as compared to other residence hall renovations, 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 with an inflexible move-in deadline. Notable Project Challenges • Access and general coordination will be required with another, adjacent renovation (Campbell Hall), for approximately 14 months of the construction phase. The two Construction Management teams will be required to coordinate pedestrian and vehicular access around the perimeter of the work zones. • Space and access limitations due to the building's location within the landform, adjacency to primary pedestrian pathways to and from the Drillfield, and adjacency to other, occupied campus buildings • The existing 1970's construction typologies of the building will present significant challenges when integrating modern building systems and aligning with current building code. • Americans with Disabilities Act (ADA) standards will be addressed throughout the facility, including, but not limited to restrooms, doorways, corridors, elevators, and along exterior pathways to points of egress. • Unforeseen conditions such as deteriorated utilities, structure, envelope, and other undocumented building components in conflict with the proposed work • Replacing existing elevators and adding elevators • Complete replacement of mechanical, electrical, and plumbing (MEP) inclusive of adding air conditioning with limited floor-to-floor height • Complete replacement of the fire suppression system • Maintaining the facade while replacing windows and improving envelope performance • Lead and asbestos-containing materials abatement and partial, interior demolition • Long-lead material and equipment procurement The CM's planning will be incorporated into the project design to improve cost, schedule, and logistical predictability. Slusher Hall is the second in a series of four residence hall renovation projects to be completed in a cascading fashion (the adjacent Campbell Hall being the first). Maintaining the project budget and schedule assumes an added level of importance due to the potential impact to the overall project portfolio. Additionally, to support the overall asset renewal schedule, Slusher Hall must be occupied by August of 2030 to avoid impacting other projects as well as current housing operations.			

Modernizing the building to incorporate ADA requirements, MEP systems, fire protection, building envelope, and demolition and abatement necessitates a level of invasive construction work which requires careful planning and scheduling. Slusher Hall is currently tied into the campus steam system and will be connected to the campus chilled water loop. Both utility systems serve nearby facilities, requiring thoughtful coordination prior to system-wide or zoned shutdowns. A CM will allow for these activities to be scheduled, sequenced, and budgeted accordingly during the pre-construction process to minimize risk to VT and the project team overall.

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 contingencies for unforeseen issues can be accounted for and collaboratively developed through the guaranteed maximum price (GMP) process. The project team can also leverage the CM's experience on renovations of similar scope and vintage to right-size contingencies and perform exploratory demolition work to better understand areas of concern and mitigate pricing unknowns.

Similarly, working with a CM to identify long-lead materials and equipment during pre-construction will allow the project team to develop appropriate schedules and phasing plans. Given the relatively condensed construction period and rigid occupancy deadline, there may be a need to release an early materials procurement package to facilitate on-time project delivery.

Finally, the project site is bounded by the Drillfield, occupied campus buildings, primary pedestrian pathways to and from the Drillfield, relatively significant grade change, and another residence hall renovation with an overlapping construction schedule. Knowing the Campbell and Slusher Hall renovation construction phases will overlap by roughly one year, the CM's expertise can be leveraged during pre-construction to develop a proper, phased logistics plan to minimize impacts to both projects and accurately forecast the related costs. The other boundary conditions present access challenges for construction equipment and materials as well as logistical issues in terms of maintaining uninterrupted campus operations over a roughly two-year construction period. Engaging a CM during pre-construction will allow for proper planning, budgeting, and communication of site access and adjacent logistics to sub-contractors and the campus community. CM at Risk delivery, as opposed to Design-Bid-Build, allows for these project risks to be reconciled during pre-construction and shared by the CM and owner.

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

Submitted by:

G.E. "Dwyn" Taylor

Date: 7/22/2026

DocuSigned by:

Signature:

Dwyn Taylor

Title:

Vice President for Facilities

(Agency Head or Authorized Representative)

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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