

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:	Spotswood Hall Renovation AND Johnston Hall Renovation & Expansion		
Project Number:	216-18710 AND 216-18758		

Other Project Information

Advising A/E Name:	Kirk Morris	License Number:	401018582
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)				
Both structures have a high level of complexity and unforeseen conditions given the time period and materials used for construction and no major renovation has happened since the originally built.				
1916 Spotswood Hall (original dormitory #3) is being renovated 100% into a living/learning facility with a new elevator. Living area will house (44) beds, lounge, study areas and bathrooms. The learning area will be the Madison Center focused on civic engagement which includes offices, conference rooms and kitchenette.				
1929 Johnston Hall (original dormitory #9) is being renovated 100% and includes with an expansion. It will contain Graduate Psychology, Center for Assessment & Research Studies, classrooms, clinics and a new elevator.				
Construction Cost:	\$33,857,267	(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	July 2024	Design Compl. Date	May 2025
	Const. Start Date	May 2025	Const. Compl. Date	December 2026
	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:

A project team member for both complicated facilities will help the university be proactive making the architects more aware of actual building conditions, including containing costs, support logistics, quality control, and supply chain issues throughout construction; make our work more cost-efficient; help promote safety and better overall coordination in a complicated and tight job site; and help us create a more visually unified approach to this prominent area of our Bluestone campus. The complex nature of these two overlapping projects combined suggests we meet the criteria for Agency Reasons for Use of a CM at Risk.

Exploratory Measures for Greater Efficiency: These two (2) structures are some of JMU's original Bluestone buildings that are approaching or past 100 years old. Spotswood Hall dates to 1916 and Johnston Hall to 1929. Experience with buildings of this era suggests that precise and early invasive exploratory investigation is critical to expose any structural and building systems challenges created over the years and better resolve unforeseen conditions. The CM would work "hand and hand" with the design team to ensure exploratory investigation is prioritized to critical areas of the building and prevent unnecessary, costly change orders later.

Ongoing Safety & Protection: due to the location of these job sites along the well-known, prominent Quad there is limited access on one side for fire trucks & first responders to support the surrounding buildings. Creating a plan early and executing site control and dedicated fire lanes open and clear to support access to the traditional Bluestone buildings between the two concurrent projects will be vital to safety and protection. Renovation of two adjacent buildings at this scale while maintaining site access to an active learning precinct like the Quad necessitates the need for a CM to coordinate overall building access and construction activities.

Tight Site Constraints & Logistics: each building footprint has very limited greenspace and an urban feel with asphalt and concrete just a few feet away. This is created by the Quad being on the western edge with a small asphalt parking lot and roadway behind the buildings. With very limited access between Spotswood (east) and Johnston (north), management in this highly congested area will need to be planned and well-coordinated with the university. A CM is needed manage this small footprint to support demo, new construction, and deliveries carefully and closely, while also keeping the fire lanes open to emergency responders.

Supply Chain and Design Complexity: JMU's commitment to ensuring that new work matches the fabric of its traditional Bluestone buildings will take time and effort, for instance to match replacement windows to existing ones and add appropriate terracotta tiles to the new rooflines for both buildings. Tracking and ordering long lead-time items that has to be procured early in the process. Proactive analysis during design development and construction would also help mitigate costly delays and changes during the construction period due to the cost implications of supply chain shortages (i.e. electrical switch gear) and manage overall material sequencing and design objectives to eliminate costly lost days due to delays.

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

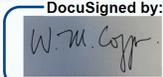
Submitted by: Craig E. Short Date: 9/12/2024

Signature: 

Title: Associate Vice President for Business Services
(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: 

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