

DGS-30-456

(Rev. 02/22)

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

General Project Information

Agency Name:	William & Mary		
Is the agency a covered institution per §2.2-4379?			Yes
Project Name:	West Woods Phase 2		
Project Number:	204-B4204-050		

Other Project Information

Advising A/E Name:	Dan Pisaniello, AIA	License Number:	0401019819
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)	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)			
West Woods - Phase 2 project consists of redevelopment of the Randolph Complex site. The demolition of 8 residential buildings will make way for 3 new residence halls - 123,00sf consisting of 450 beds, a mix of traditional and semi-suite configurations, as well as amenity space to support the campus community.			
Construction Cost:	\$81,700,000	(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	9/16/2024	Design Compl. Date 12/1/2025
	Const. Start Date	1/1/2026	Const. Compl. Date 8/1/2027
	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:			

The West Woods Phase 2 project is an \$81.7 million residential development located on the existing Randolph Complex site, adjacent to the West Woods Phase 1 Housing and Dining project (opening fall 2025) and wetlands that include a Resource Protection Area (RPA). The Phase 2 project will have various environmental, sustainable, and logistical complexities.

Furthering the Commonwealth's goals, W&M has a rigorous carbon neutrality plan, and this project is pursuing extremely ambitious water and energy use targets. The design team is exploring the feasibility of utilizing a geothermal wellfield for the mechanical strategy. With the procurement of a CM, financial feasibility of systems integration to meet sustainability goals will be decided early on. The CM will also be critical in the careful coordination and subsequent installation of the wellfield around the existing site utilities and natural features within a biodiverse setting that William & Mary faculty utilize as an outdoor laboratory and research space.

The University's pursuit of a campus arboretum as a living classroom requires tree conservation and root protection for the mature trees and rare species of plants on site that support our biology and science labs. The CM will consult on site logistics and evaluate costs related to building placement and elevation related to the existing grade. The site experiences a drastic topographical change between the adjacent West Woods 1 development and the wetlands, therefore the CM can provide mitigation strategies for erosion and sediment control and tree protection while preserving the features of West Woods 1 development to save project costs. The CM must also address the feasibility of connecting to and maintaining existing accessible pedestrian pathways between critical parts of campus during construction, ensuring that students have continuous access between the residential area of campus and the academic buildings to the south of the ravine.

During design, the CM will provide valuable strategy and logistics in preparation for the demolition of 8 existing buildings and underground utilities, including the careful removal of hazardous materials. According to the geotechnical report, the site contains an extensive amount of fill soil. Due to these conditions, design phase soil evaluation and site excavation will be required to confirm constructability and building structure methodology. Early cost assessment will also save project costs associated with unsuitable soils.

Given the complexity of managing a multi-phase residence hall neighborhood that ties into the natural living & learning landscape, we believe it is in W&M's best interest to deliver this project with a Construction Manager. This project will also need to conform to a strict timeline developed as part of the university's Housing and Dining Comprehensive Plan, which was approved by the Board of Visitors in April 2022. To comply with that plan, this residential development must be online by Fall 2027 and will necessitate early packages for the demolition of the existing 8 buildings as well as for sitework and underground utilities.

William & Mary desires use of CM at Risk as the delivery method to address Construction Cost, Project Timeline, Project Phasing, Project Complexity (driven by unique site requirements and constraints), VE and Constructability analyses, and the need for cost and design controls.

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

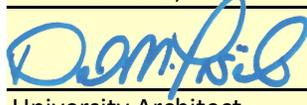
Submitted by:

Dan Pisaniello, AIA

Date:

10/22/2024

Signature:



Title:

University Architect

(Agency Head or Authorized Representative)

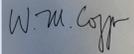
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Based upon the information provided by the Agency, the use of Construction Management at Risk

IS APPROVED ~~is recommended~~ for this project.

Recommended by:

DocuSigned by:



W. Michael Coppa, RA

Director, Division of Engineering and Buildings