

DGS-30-471

(Rev. 06/17)

Design-Build

Procurement Review Submittal Form

General Project Information

Agency Name:	The College of William and Mary		
Is the agency a covered institution per §2.2-4379?			Yes
Project Name:	Alumni House - New Family Courtyard		
Project Number:	204-90009-001		

Other Project Information

Advising A/E Name:	Adam Witkowski	License Number:	17518
COV Sections: §2.2-4380.B.2, §2.2-4381.C.2			
Attach written determination for use of Design-Build			
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 Design-Build

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)	Yes
Project Timeline(COV Sections: §2.2-4381.B.1, §2.2-4380.C.3, §2.2-4381.D.3)	Yes
Project Complexity (COV Sections: §2.2-4381.B.1, §2.2-4380.C.4, §2.2-4381.D.4)	Yes
Single Point of Contact Desired (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.):				
<p>The William & Mary Alumni House intends to add a New Family Courtyard at the entrance of the former Bright House. The proposed new Family Courtyard is described as a historical design visually harmonious with the Alumni House and William & Mary's architecture. Existing approved concept drawings will be updated to create an AARB acceptable variation, followed by working drawings for permitting and construction of the new proposed Family Courtyard. The project will include grading, drainage, site lighting, landscaping, hardscape details such as retaining walls, seating walls, handrails and other site related elements as needed. The design aesthetics and associated materials and details will be clearly defined in the bridging documents.</p> <p>The new Family Courtyard, adjacent to the W&M Alumni House, recognizes and honors legacy and multigenerational William & Mary families; Serve as fundraising and rental income source; Provide flexible multipurpose space with seating for 200; Maintain prominence of Bright House façade; and Facilitate continued stewardship. The Family Courtyard an approximately 2300 square foot courtyard constructed with complimentary bricks to the Alumni House and its new expansion, and likewise consists of circular designs and decorative knee-walls as mounting space for commemorative plaques recognizing William & Mary families.</p>				
Construction Cost:	\$400,000			
Project schedule:	Design Start Date	5/13/2019	Design Compl. Date	9/13/2019

Const. Start Date	11/1/2019	Const. Compl. Date	3/15/2020
Attach bar chart schedule to illustrate fast tracking or other schedule complexities.			

Additional description to highlight key attributes that affect the project complexity (simplicity) and why a single point of contact is desired as indicated by "Yes" answers above:

Although the project is straightforward, to meet the aesthetic requirements of a historical building (circa 1870s) and campus will require procuring historically appropriate stone and hardware with long lead times. A Design/Build procurement for the Courtyard will allow any long lead items to be procured before the design process is complete, thereby eliminating schedule delay a separate design/construction procurement would place on the project.

The expansion project is scheduled to complete in April 2020. The location of the Courtyard within the footprint of the ongoing project will require extensive coordination with the Expansion project's existing A/E, Construction Contractor, City Officials, and University management to ensure the Courtyard is completed by the scheduled opening and doesn't interfere with schedule of the Expansion project. One point of contact throughout the design and construction process of the Courtyard will ensure both projects are in-step to meet the April 2020 deadline for completion.

The project's design-to-construction cost is estimated \$400,000 to construct. The Design-Build process will utilize qualification based selection to allow the university to hire an experienced design-build team that can bring their cost saving ideas and experience to the architectural standards of the project.

In accordance with §2.2-4380.B.1 and §2.2-4381.C.1.

Submitted by: Van Dobson

Date: May 8, 19

Signature:



Title:

Associate VP, Facilities Management
(Agency Head or Authorized Representative)

For DGS Use Only

Based upon the information provided by the Agency, the use of Design-Build
IS recommended for this project.

Recommended by:

W. M. Coppa - 5/8/19

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