

DGS-30-456

(Rev. 10/18)

Construction Management at Risk Procurement Review Submittal Form

General Project Information

Agency Name:	The College of William & Mary		
Is the agency a covered institution per §2.2-4379?			Yes
Project Name:	Kaplan Arena Renovation and Addition		
Project Number:	204-90012		

Other Project Information

Advising A/E Name:	Henry V Dobson, Jr. P.E. (Van)	License Number:	057582
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)	Yes
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)	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)				
This project provides substantial renovation of the 208,000 GSF Arena facility, addition of a concourse on the north side of the building, and construction of a 36,000 GSF basketball & volleyball training/practice facility. Following completion of the project, the complex will include the scalable (4000 to 8000 seat) multi-purpose arena, strength and agility training, sports medicine, practice space, locker rooms, coaching spaces, and an administrative support section. A facility condition assessment will guide the determination on replacement or upgrade of existing building systems.				
Construction Cost:	\$40M	(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	11/19/2019	Design Compl. Date	10/31/2020
	Const. Start Date	10/31/2020	Const. Compl. Date	10/31/2022
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:

Project Complexity: This is a complex project involving the renovation of the existing arena and the addition of an adjacent structure without adversely impacting the ongoing athletic programs and nearby university functions. This is a complex project for several reasons: (1) During the design phases, input as to the existing building's structural limitations to ensure the renovation and extension of the building's north side expansion is designed safely and efficiently is needed. (2) The existing mechanical, electrical and plumbing (MEP) services will have to remain in service throughout the construction process. (3) The need to provide scalable multipurpose arena seating will necessitate significant input for structural, accessibility, and MEP requirements that need to be factored into the building's design and construction during occupancy throughout the construction period. (4) The building addition, along the north side of the arena, will involve building in a congested area that is bordered by student housing, dining and recreation facilities. Because of these project complexities, a CM@ Risk is the recommended delivery model.

Project Phasing: Also complicating the design effort will be the need to keep the facility operational during the project lifecycle and complete the project in concert with the 2022 basketball season. Site constraints and site characteristics require that a well-defined construction sequence be developed to ensure the construction does not adversely impact the utility infrastructure near the site, the construction operations minimize impacts to the building operations, and the new addition can be used as swing space to minimize disruptions in university operations and student services. To facilitate these objectives, constructability reviews and phased construction decisions will be necessary to factor into the design documents and integrated project schedule. The CM will also be able to orchestrate the various subcontractor's inputs and requirements into the integrated construction schedule so that work can be accomplished without unnecessary conflicts between various construction activities.

Construction Cost: During the design phase, informed design decisions, enhanced cost estimating, work sequencing, constructability reviews and value engineering decisions will need to be made in an expedited fashion to eliminate time consuming/costly change orders and produce a higher level of accuracy in cost estimating, and generation of well-informed alternative solutions to complex technical constraints. These factors will ultimately lead to controlling project costs and improving overall quality. The project will benefit from having a CM involved throughout the design phases to work through these construction cost issues.

Need for Quality Control/Vendor Prequalification: Significant experience with athletics facilities, project phasing, managing a project in a busy/constrained environment, and managing work in an occupied facility is vital to providing a quality facility design and ensuring the safe execution of the construction of the project.

Submitted by:

Van Dobson

Date: 10/10/2019

Signature:



Title:

Associate VP for Facilities Management

(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 recommended for this project.

Recommended by:

W. M. Coppa 10/15/19

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