

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:	Memorial to the Enslaved		
Project Number:	204-80002		

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)	No
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)	No
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)			
This projects constructs a public memorial to persons enslaved by William & Mary. The project is located in a prominent space on the campus. It will serve a public observation and gathering place to honor and reflect upon persons enslaved by William & Mary.			
Construction Cost:	\$2.5M	(COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)	
Project schedule:	Design Start Date	1/31/2020	Design Compl. Date
(COV Sections: §2.2-	Const. Start Date	TBD	Const. Compl. Date
			7/31/2020
			TBD

4380.C.3; §2.2-4381.D.3)	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:	
<p>This project is a "one of a kind" structure. The concept design was selected from a worldwide competition to create a physical memorial to persons enslaved by William & Mary. The selected concept resembles a hearth. It is a concrete and masonry structure approximately 50'L x 16'W x 20'H. It has unique curved sections "carved" within the structure. The design and construction quality must ensure a lifespan of hundreds of years. CM@Risk is recommended for the following reasons: (1) Certain aspects of the construction are atypical and require collaboration with the designer to ensure the specified methods are feasible; (2) there are several general approaches to successfully constructing this monument - monolithic concrete core, hollow concrete core with fill, structural steel frame, etc. The expertise of a qualified CM is critical to the designer's analysis of the construction method; (3) this monument will be seen by many millions of people over many years. It must be built properly with the utmost quality. Use of the approved selection process for a CM is the best approach to ensure a qualified, capable builder; (4) project will be a combination of university and donor funds therefore cost control throughout design and during construction is paramount; (5) structure is located in the most prominent and historically significant area of campus – any type of contract dispute that leads to delays or unfinished work will have broad negative impact of the university</p>	

Submitted by: Van Dobson Date: 2/27/2020

Signature: 

Title: Associate VP for Facilities Management
(Agency Head or Authorized Representative)

For DGS Use Only	
Based upon the information provided by the Agency, the use of Construction Management at Risk <u>IS NOT</u> recommended for this project.	
Recommended by: 	<u>3/2/2020</u>
W. Michael Coppa, RA Director, Division of Engineering and Buildings	