

## Construction Management at Risk Procurement Review Submittal Form

### General Project Information

Agency Name:	William and Mary		
Is the agency a covered institution per §2.2-4379?			Yes
Project Name:	Muscarelle Museum Expansion and Renovation		
Project Number:	204-90010		

### Other Project Information

Advising A/E Name:	Odell Architects	License Number:	4050000120
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)			
The project consists of renovating the existing structure (approximately 19,000 SF) and constructing an addition (approximately 30,000 SF) to the Muscarelle Museum on the campus of William and Mary. Building use is and will continue to be a museum in which artwork is curated, displayed for public viewing, and used for teaching purposes. The existing building will be renovated for assembly space, education & research, collection storage and building support. The addition will be for exhibition galleries, processing and collection support and administrative spaces. The current mechanical system in the existing building must be modified for connection to the new West Utility Plant and compliment the new system in the addition, which will be designed for connection to the plant. Complex temperature and humidity controls are paramount as are lighting systems and levels of finish for art presentation.			
Construction Cost:	\$21,000,000	(COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)	
Project schedule:	Design Start Date	1-May-20	Design Compl. Date
(COV Sections: §2.2-	Const. Start Date	1-Jun-21	Const. Compl. Date
			30-Dec-22

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:	
<b>Determination:</b> William and Mary has determined that the renovation and expansion of the Muscarelle Museum should be procured by the CM at Risk procedure, finding that competitive sealed <u>bidding does not</u> provide the necessary <u>preconstruction coordination critical to the project.</u>	
<b>Preconstruction:</b> CM at Risk allows for preconstruction work during which constructability and cost effectiveness of complex design issues can be coordinated to deliver a design that is aesthetically, technically and financially viable. The existing museum was constructed in the late 1970's and requires significant MEP, structural and other upgrades. The addition will be constructed to the west on sloped terrain and attached to the existing building requiring careful coordination through preconstruction activities to ensure (1) Constructability and cost effectiveness of new design attaching to an existing building with significant grade changes and foundation requirements, including underpinning and stabilization; (2) Systems coordination with a focus on highly sensitive humidity control for exhibit space and enhanced security to protect the collection as well as connectivity to the new West Plant, existing storm, sanitary and power infrastructure; (3) Maximize value to the university through continued cost analysis integrated at each step of the design process; (4) The CM at Risk method will allow for prequalification of key trade packages during the design process; (5) The site, adjacent to an ongoing construction project, heavily used parking and pedestrian access areas, is extremely tight and will require careful planning to establish equipment access, laydown, and develop a plan that does not negatively impact the areas noted while allowing an existing fire lane adjacent to the existing museum to remain open throughout construction.	
<b>Construction Cost:</b> The CM at Risk method of procurement provides W&M with a contract based on a fixed GMP, cost and constructability certainty, and schedule adherence. This procurement method provides opportunities for early material and trade package releases to mitigate potential schedule impacts such as manufacturing delays or partial shipments in the current market. Preconstruction should reduce the risk of cost and constructability issues throughout the life of the project.	
(COV Sections: §2.2-4380.C.4; §2.2-4381.D.4)	

Submitted by: Samuel Hayes Date: 10/1/2020

Signature: Samuel Hayes III, P.E. *Samuel Hayes III, P.E.*

Title: Chief Facilities Officer  
(Agency Head or Authorized Representative)

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Based upon the information provided by the Agency, the use of Construction Management at Risk <u>is</u> recommended for this project.	
Recommended by: <i>W. Michael Coppa</i>	
W. Michael Coppa, RA Director, Division of Engineering and Buildings	