

**DGS-30-456**

(Rev. 10/18)

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

**General Project Information**

Agency Name:	University of Mary Washington		
Is the agency a covered institution per §2.2-4379?			No
Project Name:	New Theater and Fine Arts Renovation		
Project Number:	215-18544		

**Other Project Information**

Advising A/E Name:	Gary Hobson	License Number:	29595
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)				
Overall project consists of the construction of a new theater and renovation of a fine arts complex consisting of three buildings. The new theater is project to be approximately 60,000 GSF theater and will be located on a site that will require the demolition of one and possibly two existing halls. Because of topographic issues, the project will require a pedestrian bridge or other landscape features to ensure accessibility from the rest of campus. The renovation of the fine arts complex involves the renovation of three historic structural totaling approximately 88,000 GSF and will need to be coordinated with the construction of the new theater to allow the remaining departments of Music and Art/Art History to continue to occupy the facility while portions of the three buildings are renovated.				
Construction Cost:	\$82,946,000	(COV Sections: §2.2-4380.C.3; §2.2-4381.D.3)		
Project schedule: (COV Sections: §2.2-	Design Start Date	2/15/2022	Design Compl. Date	8/15/2023
	Const. Start Date	TBD	Const. Compl. Date	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/constuctabilitiy analysis, quality control/vendor prequalification, and cost/design control as indicated by "Yes" answers above:

In brief, the use of CM-at-Risk is considered advantageous as to the:

- Building Use and function in providing a new theater will require extensive experience and knowledge in providing state of the art technology that balances pedagogical requirements against performance requirements. Renovation of the Art spaces will require extensive mechanical experience in addressing renovation and current indoor air quality requirements.
- The extended project timeline for this pool funded project with a design phase that may extend well over two years (currently only funded for planning through preliminary design) and a two major construction phases lasting approximately three years.
- Need for phasing for the new theater and the renovation of the three fine arts buildings that will benefit from a lead-lag phasing to minimize the overall duration of the project to reduce overall project costs and avoid impact to academic schedules.
- Complexity of the project in terms of size, technical nature of programs, historical issues involved with the renovations, two distinct construction sites, and need to modify schedule and bidding packages as opportunities are presented.
- Value engineering and constructability analyses for each phase of the project, but especially to identify alternative materials and methods of construction for the renovation work.
- Qualification of subcontractors and vendors experienced in theater construction and renovation of historic and mechanically intensive renovations. As well as ensuring increase participation
- of small businesses in accordance with Commonwealth goals.
- Cost control in addressing impacts currently experience as result of supply chain disruptions from COVID and to identify and address cost implications from the Commonwealth's recent prevailing wages legislation and its impact on labor costs.

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

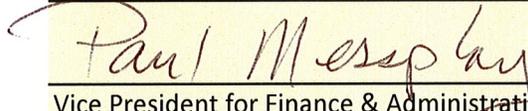
Submitted by:

Paul Messplay

Date:

2/18/2022

Signature:



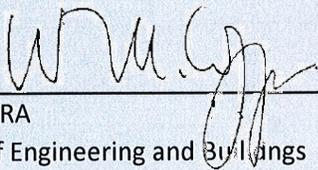
Title:

Vice President for Finance & Administration  
(Agency Head or Authorized Representative)

**For DGS Use Only**

Based upon the information provided by the Agency, the use of Construction Management at Risk  
**IS** recommended for this project.

Recommended by:



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