

DGS-30-456

(Rev. 10/18)

Construction Management at Risk Procurement Review Submittal Form

General Project Information

Agency Name:	College of William and Mary		
Is the agency a covered institution per §2.2-4379?	Yes		
Project Name:	Old Dominion – Renovation / Monroe Hall – Renovation		
Project Number:	204-B2204-004 / 204-B2204-005		

Other Project Information

Advising A/E Name:	VMDO Architects	License Number:	54-1452398
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)			
Monroe and Old Dominion Halls will be renovated to provide state of the art Student Housing that is fully air conditioned and accessible. Together they equal over 80,000 SF and will house 270 students. The renovation of Monroe Hall will provide support space for the Monroe Scholars program and showcase the Scholars research. The proposed renovations anticipate excavation around the building and expansion of utilities on site to meet HVAC demands.			
Construction Cost:	\$31,250,000	(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	2/22/2022	Design Compl. Date 12/15/2022
	Const. Start Date	6/1/2023	Const. Compl. Date 7/1/2025
	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:

Built in 1924 and 1927, Monroe and Old Dominion Halls were constructed in the Neo-Georgian architectural style commonly seen on American college campuses of this period. There is a significant amount of wood molding around the columned porches and on the interior and exterior of the building as well as unique details focused around the central stairways. The buildings have had few modifications over their nearly 100-year life and are in dire need of renovation. A Construction Manager will be critical to this project given the complexities of maintaining the historic integrity of the building while renovating it to respond to current standards.

Early in the process, the CM will orchestrate careful, selective demolition in order to investigate concealed structural conditions and fire rated continuity. This work will be executed prior to the completion of Working Drawings in order to capture the scope in the final Construction Documents. This will help to avoid costly changes and delays in construction.

The new floor openings and new elevator within the existing building will likely be the biggest challenge of the project. Given the small existing window and door openings as well as the low floor to floor height, the CM will need to thoroughly plan out the logistics of installing temporary shoring, modifying the existing 1920's structure and erecting the new structural systems within the building. It's possible a new larger temporary opening in the exterior wall will be necessary in order to facilitate the construction. During construction, controlled cutting and patching will be required in order to complete asbestos abatement and installation of new systems. The design intent will be to maintain as much of the existing walls, ceilings and trim as possible. The new materials will need to be patched in to create a seamless result.

The design team is exploring the feasibility of utilizing a geothermal wellfield for the mechanical strategy. The CM will oversee careful coordination as well and subsequent installation of the wellfield around the existing site utilities.

The CM will be responsible for selecting the subcontractors that have the skills required to execute the work described above with great care.

The CM will continuously evaluate the project risks against the market and supply chain issues we are currently experiencing. By working alongside the Design Team, the CM will develop mitigation strategies starting from the earliest phases of the project. They will offer constructability reviews and will develop cost saving strategies such as early orders (packages), accelerated procurement and provide guidance on material availability and equipment selections in order to keep the project on schedule and budget.

Given the complexity of managing a multi-phase renovation of two historic buildings located in the center of campus, we believe it is in W&M's best interest to deliver this project with a Construction Manager. The CM will be critical to managing the care it will take and the schedule and budget, particularly given the volatile market.

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

Submitted by:

Samuel Hayes III

Date: 4/29/2022 | 11:48:53 EDT

Signature:

DocuSigned by:

Samuel Hayes III

Title:

CFO

(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 5/9/22

W. Michael Coppa, RA

Director, Division of Engineering and Buildings