

DGS-30-471

(Rev. 02/22)

Design-Build**Procurement Review Submittal Form****General Project Information**

Agency Name:	James Madison University
Is the agency a covered institution per §2.2-4379?	Yes
Project Name:	Construct Village Student Housing Phase 1
Project Number:	216-18596-000

Other Project Information

Advising A/E Name:	Mitchell Matthews Architects	License Number:	407003752
COV Sections: §2.2-4380.B.2, §2.2-4381.C.2			
Attach written determination for use of Design-Build			
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 Design-Build

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
Project Complexity (COV Sections: §2.2-4381.B.1, §2.2-4380.C.4, §2.2-4381.D.4)	Yes
Single Point of Contact Desired (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.):
<p>The Village Student Housing Project Phase 1 is the first phase of a multi-phase project to replace the (9) exiting separate buildings in the Village Area with larger facilities in numerous phases over multiple biennia on the existing Village footprint. The first phase includes the demolition of the existing three-story, 205 bed Ikenberry Hall and the construction of a 500 bed, five-story residence hall over the existing building footprint. The building accommodates a variety of living choices including a few single and double rooms, with the majority of the units configured as 5 & 6 bed semi-suites which include 2 shared baths and a small seating area.</p> <p>Design and construction of Village Student Housing must align with the university's academic calendar. Demolition of the existing structure cannot begin until after May graduation so design, hiring a contractor and DEB permits must be completed before May of next year. Construction must be completed, the building furnished and ready for students by August 2025.</p>

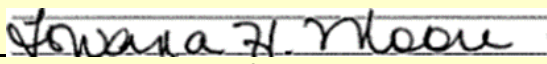
Construction Cost:	\$52,951,806			
Project schedule:	Design Start Date	Mar-22	Design Compl. Date	Apr-23
	Const. Start Date	Jul-23	Const. Compl. Date	May-25
	Attach bar chart schedule to illustrate fast tracking or other schedule complexities.			
Additional description to highlight key attributes that affect the project complexity (simplicity) and why a single point of contact is desired as indicated by "Yes" answers above:				
Construction Cost				
<p>The design-to-amount for this project is \$52,951,806 for a 174,493 GSF building.</p> <p>The Design-Build delivery method allows the university to select a qualified contractor for a fixed price that can provide cost saving ideas and maintain an aggressive schedule. The design-build process offers the ability to fast-track construction including an early abatement package, a demolition package, an early site package, early foundation package etc. The Design-Build team can suggest alternative options or methods, help with ordering and lead times, and most importantly minimize unnecessary costs or escalation of costs early on.</p>				
<u>Simplicity</u>				
<p>The building structure is fairly simple and will have redundant floor plans on floors 2-5. The use of cold-form metal framing will offer simplicity of construction and aid the aggressive timeline stated. Establishing a baseline for future phases is paramount for this initial project. A cohesive D/B team and collaborative process gives this project that advantage.</p>				
<u>Project Timeline</u>				
<p>The demolition of Ikenberry Hall will reduce the available bed count by 200 beds for 2 years. The new building will not only restore the bed count but will provide additional housing to support future demolition of the remaining 8 buildings in the Village Area. As stated before, the design-build process offers the ability to fast-track construction including early packages to complete trades while design is finalized.</p>				

Single Point of Contact

Having construction and design duties assigned to a single point of contact will promote more interaction and develop a more cohesive design team. The contractor can review constructability throughout the later stages of the design process with the architect and provide continuous feedback to the team throughout the process. The prequalification part of the D/B process will also ensure that the University can choose from quality teams with a background in higher education, dormitories, and high demand areas (pedestrian traffic, heavy utilities). Given the current unknown workforce conditions, unknown supply chain and unknown resources, the project cost and unqualified contractors could cause many hurdles for a project with an already aggressive schedule.

This building will serve the student body and put the University on track to meet future goals. With that being said, this is for the students and ensuring their safety and well-being is paramount. As stated before this is a very high traffic area for pedestrians and the building is adjacent to multiple campus dwellings, unique coordination by a D/B team will ensure safety protocols are in place, pedestrian traffic is re-directed from the site, and quality operational standards remain the teams priority.

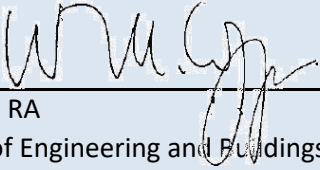
In accordance with §2.2-4380.B.1 and §2.2-4381.C.1.

Submitted by:	Towana H. Moore	Date:	8/18/2022
Signature:			
Title:	Vice President of Administration & Finance (Agency Head or Authorized Representative)		

For DGS Use Only

Based upon the information provided by the Agency, the use of Design-Build
IS recommended for this project.

Recommended by:


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