

**DGS-30-456**

(Rev. 02/22)

## Construction Management at Risk Procurement Review Submittal Form

**General Project Information**

Agency Name:	William & Mary		
Is the agency a covered institution per §2.2-4379?	Yes		
Project Name:	Renovate Historic Campus		
Project Number:	204-18678-000		

**Other Project Information**

Advising A/E Name:	Glavé & Holmes	License Number:	405000295
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)	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 Sir Christopher Wren Building is a historic structure over 35,000SF and houses William & Mary's Department of Religious Studies, offices and classroom space. The Chapel and Great Hall serve as multipurpose functional space for University and public events, and the Wren maintains a public facing display of architectural, cultural and historic significance serving countless visitors annually.				
Construction Cost:	\$10,248,644	(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	3/11/2024	Design Compl. Date	10/25/2024
	Const. Start Date	12/20/2024	Const. Compl. Date	12/31/2025
	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:				

The Wren Building is a three-story colonial academic building originally constructed between 1695 and 1700. The Wren has been restored many times in its over 300 year history after three fires and various conservation efforts. The most recent restoration has the building restored to its colonial appearance and the building has been in continuous use since that restoration, which concluded in 1931.

The building will remain open during construction to continue academic and operational use, as well as to maintain university cornerstone traditions to the greatest extent possible. The CM will be instrumental in coordinating access, appearance, safety, and phasing to achieve the goals of this project.

The project remediates extensive water infiltration damage through exterior envelope and interior surface of exterior wall repairs and restorations meticulously following historic preservation standards. Early involvement by the CM in constructability reviews, specialized materials testing and acquisition, onboarding specialized trades, and coordinating with the University is essential in meeting the project timeline, completing work by the nation's semi-quincentennial anniversary in 2026. For instance, surveying, sampling, testing, and sourcing like material for the extensive mortar and stone work will save significant time and refine cost before construction is underway.

Given the complexity of managing the renovation of a precious and irreplaceable state and national historic resource that is the preeminent architectural, academic, and cultural structure on the William & Mary campus, we believe it is in the University's best interest to deliver this project with a Construction Manager. The CM will be critical to managing the care needed to maintain the specialized scope within the project schedule and budget.

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

Submitted by:

Dan Pisaniello, AIA

Date:

5/7/2024

Signature:



Title:

University Architect and Assistant Vice President

(Agency Head or Authorized Representative)

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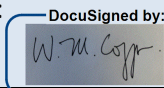
Based upon the information provided by the Agency, the use of Construction Management at Risk

**IS**

recommended for this project.

Recommended by:

DocuSigned by:



W. Michael Coppa, RA

Director, Division of Engineering and Buildings