

DGS-30-456

(Rev. 02/22)

Construction Management at Risk 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:	CHBS - Phase 2		
Project Number:	216-18739		

Other Project Information

Advising A/E Name:	Kirk Morris	License Number:	401018582
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)	No
Need for Project Phasing (COV Sections: §2.2-4380.C.5, §2.2-4381.D.5)	No
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 CHBS - Phase 2 project will be situated to the east of the current College of Health and Behavioral Studies building. A transparent circulation bridge will link the two structures. Key features of this project will include community-focused, cutting-edge clinical spaces, teaching and simulation laboratories, classrooms, areas for student support and study, as well as administrative and faculty support facilities. This new building will consolidate several departments that are currently dispersed across the campus. Additionally, a new patient drop-off area will be positioned next to the new facility.				
Construction Cost:	\$91,114,182 (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	December 2024	Design Compl. Date	June 2026
	Const. Start Date	July 2026	Const. Compl. Date	September 2028
	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:

As a valuable member of the project team for this intricate facility, the CM would assist the university in adopting a proactive approach by enhancing the architects' understanding of the real conditions of the building and site. This includes managing costs, supporting logistics, ensuring quality control, and addressing supply chain challenges during the construction phase. Their involvement will lead to greater cost efficiency, promote safety, and improve overall coordination in a complex and constrained job site. The multifaceted nature of this project indicates that we meet the criteria for Agency Reasons for the Utilization of a Construction Manager at Risk.

Investigate and Exploratory Measures: during the design phase. The proposed new project will have a pedestrian bridge connecting to the existing building that was constructed in 2016. The road adjacent to the site contains a spider web of existing underground utilities. The College of Health and Behavioral Studies is the largest college on campus so it is imperative that the college and surrounding areas are functioning throughout the construction process. Having a CM on board early will allow them to perform invasive exploratory to expose any structural challenges connecting the new pedestrian bridge to the existing building and plan the coordination of underground utilities to ensure the existing campus is continually functioning throughout the construction. To help expose and resolve unforeseen conditions and damages, the CM will work with the design team to develop the drawings to prevent unnecessary costly change orders.

Proactive Analysis: during the design phase will assist the Construction Manager in minimizing expensive delays caused by changes during the construction period. This approach addresses the financial impacts of supply chain shortages, such as those related to electrical switchgear, overall material sequencing, and design objectives, thereby reducing the risk of costly lost days resulting from construction delays.

Safety & Protection: due to the proximity to a significant campus thoroughfare and one of the most heavily trafficked pedestrian zones on campus enables the CM to effectively manage and ensure that designated fire lanes remain unobstructed. This approach supports access to the buildings in the vicinity while prioritizing the safety of pedestrians.

Tight Site Constraints & Site Logistics: the new building's footprint occupies the entirety of the proposed site, creating an urban atmosphere characterized by the proximity of asphalt and concrete, with minimal green space available. Given the restricted access to both the site and its surrounding area, it is crucial for the Construction Manager to effectively plan and oversee operations in this densely populated zone. The CM must meticulously manage this confined footprint to facilitate demolition, new construction, and deliveries, all while ensuring that fire lanes remain unobstructed.

The intricate nature of the new building, which must conform to the limitations of the site, along with the sophisticated building systems typical of a healthcare facility, necessitates that a Construction Manager effectively plan and coordinate the sequencing and installation of these complex systems within the constrained site.

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

Submitted by:

Craig Short

Date: 5/19/25

Signature:



Title:

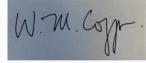
ASSOCIATE VICE PRESIDENT FOR BUSINESS SERVICES

(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 APPROVED ---recommended for this project.

Recommended by: DocuSigned by:



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W. Michael Coppa, RA

Director, Division of Engineering and Buildings