

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:	Sadler West Addition		
Project Number:	204-18360		

Other Project Information

Advising A/E Name:	Grimm and Parker Architects	License Number:	0411000509
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)
This project provides a 46,000 gsf new addition to the Sadler Center along with minor renovations to the existing building interior. The project also renovates the interior of the vacant 10,000 sf King Student Health Center. The intent of the project is consolidation and relocation of Student Affairs functions to improve operations and effectiveness making services more readily accessible to the student population. Three departments and eight offices will be consolidated to the new facility from spaces across campus. These departments include Campus Living, Student Engagement and Leadership, and Student Success. The offices that will be relocated are the Flat Hat & Student Publications, Office of Community Engagement, Center for Student Diversity, Residence Life, 1st Year Experience, Dean of Students Office, Sadler Center Management Office, and Academic Enrichment.

Construction Cost:	\$28,068,000 (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	10/22/2018	Design Compl. Date	6/1/2020				
	Const. Start Date	7/1/2020	Const. Compl. Date	2/1/2022				
	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)							
<p>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:</p> <p>CM at risk is the recommended delivery method due to the project's complexity, having to perform the work while the building is being used, and the importance of many of the programs that will be relocated as part of the project. The 46,000 gsf addition to the building requires intensive phasing parameters to ensure constructability and continued use of the Sadler Center during construction. The current planned construction phasing will result in, at a minimum, three different life safety plans and inspections for both the substantial and final completion phases. Efforts must be closely coordinated with the renovation of the King Health Center to ensure swing spaces are available and minimize impact to Student Affairs services. The overall phasing and connection of work between The Sadler Center and King Health Center speaks to the overall complexity required to undertake this project and maintain the conditions required for occupancy for the existing in use spaces. Given the challenging nature of the site and the extensive technical and management coordination required, risk to the institution should be minimized to the maximum extent possible. The College would like to take advantage of having a construction manager participate in developing a constructible design to reduce risk and unknowns on this complex project. Our goal is to resolve or eliminate construction issues in advance to ensure success on this state of the art facility. The construction management firm's talent will be required to manage this dynamic program with high volumes of pedestrian flow immediately surrounding the site. In order to stay on schedule and budget while managing overall risk, a high level of expertise is required to manage the project. Extreme care must be taken to ensure client needs are met, while keeping a keen eye on schedule and budget throughout. The College of William and Mary feels that value engineering and constructability analysis are needed to produce the higher standard of quality and value promised to our students. The CM at risk delivery model will enable the College to be successful in this project and continue the legacy of high standards in construction delivery.</p>								
(COV Sections: §2.2-4380.C.4; §2.2-4381.D.4)								

Submitted by:

Van Dobson

Date: Nov 16, 18

Signature:

Van Dobson

Title:

Associate VP, Facilities Management

(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 11/27/18

W. Michael Coppa, RA

Acting Director, Division of Engineering and Buildings