DGS-30-456
(Rev. 06/17)

Construction Management at Risk
Procurement Review Submittal Form

General Project Information

Agency Name:	University of Mary Washington	
Is the agency a covered institution per §2.2-4379?		No
Project Name:	Improvements: Renovate Residence Halls - Phase II - Alvey	
Project Number:	215-18362-000	

Other Project Information

Advising A/E Name:	Rob Johnston	License Number:	401012050
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)	No
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)	No
Need for Cost/Design Contol (COV Sections: §2.2-4380.C.5, §2.2-4381.D.5)	No

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)
Alvey Hall is a residence hall constructed in the early 1990's with four stories, having a total area of approximately 34,000 GSF, and serving approximately 150 students with suite-type rooms. Alvey has not undergone any major renovations yet is currently degraded by severe moisture, mold and air quality issues brought upon by poor design for mechanical systems and air flow distribution.

Construction Cost:	$7,500,000	(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	9/28/2018	Design Compl. Date	5/15/2019
	Const. Start Date	4/1/2019	Const. Compl. Date	7/1/2020
	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/constuctabilitiy analysis, qualitiy control/vendor prequalification, and cost/design control as indicated by "Yes" answers above:
We consider the use of sealed bid as being neither practicable nor fiscally advantageous based on the following factors in order of priority to this project: project complexity, project timeline, need for project phasing, value engineering and constructability analysis, and need for quality control/vendor prequalification. Project Complexity – Alvey will require significant renovations and improvements to the HVAC and MEP systems in general; with extensive engineering investigation needed in Alvey to correct the mold and air quality issues. As part of the design process, we expect to have the construction manager perform selective demolition that will inform the final design as it relates to multiple contributors including but not limited to: 1) hidden factors within wall & roof insulation and exterior wall design 2) roof design and installation 3) HVAC limitations of the existing 2 pipe system 4) inadequate building pressurization and 5) fresh air intake and conditioning. Alvey is located in the interior of the Fredericksburg Campus, surrounded by both academic and residence halls and with very limited vehicular access from Alvey Drive. As such, the construction site would be limited in area and will require a contractor to operate with a minimal laydown area, just-in-time deliveries, and extreme care with respect to pedestrian traffic. Project Timeline - Residence halls are not only revenue generators, but a draw for recruiting students to our campus. As such, schedule and the amount of time these buildings remain unoccupied are critical. In the case of Alvey, the building is currently unoccupied, and therefore the design and construction need to be expedited within a very narrow window to bring it back by fall semester 2020. We are currently projecting twenty-months for Alvey and the critical need for Alvey to be back on line before renovations can begin to Virginia. Construction for Phase I for Alvey is projected take as much as 15 months.. We believe this is an aggressive, but realistic schedule that will require close coordination between the architect and the construction manager during preconstruction and the opportunity to compress the construction schedule by issuing early release packages for demolition, abatement, building envelope repairs, and restoration. Need for Project Phasing – Based on the deadline of construction start for Alvey in Spring 2019 and the extensive scope of work, we anticipate the need for several early release packages that will be issued during the design process. Early release packages will include an initial selective demolition as well as a follow-up demolition and abatement package to address environmental concerns and identify structural defects. Additional early release packages may include corrective repairs to building envelope and a site and utility

package to address changes in the HVAC system. Besides the obvious advantages of time saved in the overall construction schedule; the use of early release packages for such things as abatement and structural investigation will also better inform design and avoid costly delays and/or change order during final renovation as a result of unforeseen environmental hazards or structural issues.

Value Engineering and Constructability Analysis – With the participation of a construction manager in preconstruction services during design, we would expect to benefit in both cost and schedule with frequent and realistic cost estimates; evaluation of means and method for structural repairs; recommendations as to mechanical and electrical systems based on discovery after selective demolition; and recommendations as to phasing and packaging of work to reduce inefficiencies and minimize impact to campus operations.

Construction Cost - Construction for Alvey is currently estimated to be $7.5 million . It is expected that construction costs will be more clearly refined after demolition allows full investigation of causes and determination of necessary building systems redesign.

Need for Quality Control/Vendor Prequalification - Only through selective demolition and evaluation of conditions revealed will the design team, construction manager and University be able to make informed decisions that are economically feasible and acceptable to regulatory agencies such as the DHR and the Art & Architectural Review Board (AARB).

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

Submitted by: Lynne Richardson, Ph.D. Date: 10/22/2018

Signature: Lynne Richardson

Title: Vice President for Administration & Finance

(Agency Head or Authorized Representative)

For DGS Use Only

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 10/29/18

W. Michael Coppa, RA

Acting Director, Division of Engineering and Buildings