

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:	Renovate Willard Hall		
Project Number:	215-18177-000		

Other Project Information

Advising A/E Name:	Gary Hobson	License Number:	029595
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)	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)	Yes
Need for Cost/Design Control (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)				
Willard Hall was constructed in 1911 as a residence/dining facility and was designed by Virginia architect Charles Robinson. The last major renovations to this facility occurred in 1979 resulting in degradation of the interior layout, as bathrooms were inserted within the hallways. While considered an improvement at the time, the current plan is to remove many of the elements of this renovation in an effort to restore the facility to its original open corridors and ornate stairs. Beyond the restoration efforts, the renovation will seek to double the current occupancy of the facility; returning it to a traditional freshman dorm with community bathrooms, inclusion of living and learning spaces, and state-of -the art climate control, lighting, and information technology.				

Construction Cost:	\$16,500,000 (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	10/15/2017	Design Compl. Date	6/1/2018
	Const. Start Date	4/15/2018	Const. Compl. Date	7/1/2019
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:

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, construction cost, and need for quality control/vendor prequalification.

Project Complexity – Willard Hall was completed in 1911 and is the oldest building and residence hall at the University of Mary Washington. Designated as a Grade 1 structure under the University's Historic Preservation Plan and located within the Department of Historic Resource's eligible historic district, the renovation of Willard Hall will require the extensive restoration work to both the exterior building envelope (windows, columns, balustrades, and other significant architectural elements) as well as selective demolition on the interior and restoration of features that were covered up by previous renovations in the 1940's and late 1970's. As part of the design process, we expect to have the construction manager perform selective demolition and prepare restoration mockups that will inform the final design as it relates to historic preservation. Located in the center of the Fredericksburg Campus, Willard Hall is surrounded by both academic and residence halls, has limited vehicular access from Campus Drive via residential Sunken Road. As such, the construction site is limited in area and will require a contractor to operate with a minimal laydown area and just-in-time deliveries. In addition, the University will relocate the existing steam line and other utilities that run under Willard Hall to make them more accessible and prevent future environmental issues. These utilities will need to be relocated with minimal downtime and disruption because they support other facilities that will remain occupied during the renovation to Willard.

Project Timeline - As a result of environmental and structural damage caused this summer by a steam leak under the building, Willard Hall was taken off line as a residence hall. While identified as the next residence hall to be renovated, the University had intended to keep it on line for the 2017-2018 academic year. With its closing, the University has had to expedite the design and construction process so that Willard Hall will be ready for occupancy by July 2019, in time for the Fall Semester. Twenty-two months for design and construction is a tightly compressed schedule and the extensive scope of the renovation is such that the University anticipates that much of the demolition, abatement, and restoration will be required to run concurrently with the renovation design to achieve the project schedule.

Need for Project Phasing – Based on the deadline of July 2019 and the extensive scope of work, we anticipate the

need for several early release packages that will be issued during the design process and will inform the final renovation design for Willard Hall. Early release packages will include: an initial and possible follow-on demolition and abatement packages to address environmental concerns, identify structural defects, and expose previously covered-up historic elements; an underground utility package to relocate and reroute steam and other underground utilities that support other adjacent facilities; and a historic preservation package that will test restoration methods for both interior and exterior elements. Besides the time saved in the overall construction timeline by having certain early release packages run concurrently with design; 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 and preservation of historic architectural elements; 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 is estimated at \$16.5 million, which exceeds minimum threshold of \$10 million previously recommended by guidance from the Secretary of Administration.

Need for Quality Control/Vendor Prequalification - Valued for having a high degree of original historical fabric, the University expects to restore various elements of the interior requiring close coordination between the design team and construction manager as various elements are investigated, exposed, and method of rehabilitation selected. Only through selective demolition and evaluation of restoration techniques will the design team, construction manager and University be able to make informed decisions as restoration and preservation techniques that are economically feasible and acceptable to regulatory agencies such as the Department of Historic Resources and the Art & Architectural Review Board.

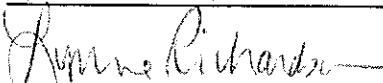
(COV Sections: §2.2-4380.C.4; §2.2-4381.D.4)

Submitted by:

Lynne Richardson, Ph.D.

Date: 10/2/2017

Signature:



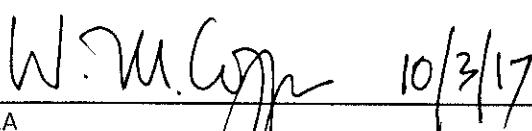
Title:

Interim 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:

 10/3/17

W. Michael Coppa, RA

Acting Director, Division of Engineering and Buildings