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:	Renovate Seacobeck Hall	
Project Number:	215-18297-000	

Other Project Information

Advising A/E Name:	Gary Hobson	License Number:	29595
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 Contol (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)

Seacobeck Hall was initially constructed in 1930 as the dining facility for Mary Washington College and was designed by Virginia architect Charles Robinson. This renovation will repurpose this historic facility (rated as Grade 1 under our Historic Preservation Plan) into a state-of-art academic facility; by completely renovating the kitchen and back of house operations and converting the four dining wings into modern academic classrooms, lecture hall and offices to support the College of Education and Office of Admissions. Classrooms will require the latest in audio visual technology to support the unique pedagogy needed for future K-12 teachers. While at the same time, extensive testing and investigation to identify and mitigate hazardous materials, structural deficiencies, and the most cost effective means and methods for accomplishing the repairs and renovation.

Construction Cost:	$16,692,000	(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	8/25/2017	Design Compl. Date	6/15/2018
	Const. Start Date	3/15/2018	Const. Compl. Date	11/15/2019
	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/constuctabilitiy analysis, qualitiy control/vendor prequalification, and cost/design control as indicated by "Yes" answers above:

The historic significance of this 80-year old facility will require careful consideration as to restoration methods used to preserve the exterior building envelope as well as unique interior features such as the Dome Room. Seacobeck has a high degree of material integrity that will require renovations to be undertaken with the necessary skill and care requiring that certain means and methods be evaluated and developed during the design process. By its very age, the building has undergone numerous modifications over its lifespan much of which have not been fully documented. As such, it will be critical that destructive testing during the design process be undertaken to identify construction methods, hazardous materials, and structural deficiencies; all of which will be used to fully inform the renovation design and accurately develop the project budget. We anticipate that the renovation will require the design phase to run concurrently with the construction phase as early building packages are authorized to address demolition, abatement, preservation of historic elements, repairs to key structural components, so as to meet the objective for substantial completion and occupancy by November 2019 in time for the Spring semester. Having only recently contracted with our design team and the requirement to have a construction manager on board during schematics, we have assembled only a simple timeline of having all early packages and renovation design complete by June 2018, with early packages beginning as soon as March 2018 and full renovation beginning in June/July 2018. With this project part of the Governor's construction pool, it will be critical to phase the work and have actual market pricing to ensure that the scope of the renovation matches the available funds; therefore value engineering and constructability review included in the scope of preconstruction services will be essential to a successful project. In addition, Seacobeck is located near the center of campus, as well as immediately adjacent to College Avenue and the neighborhood of College Heights; it is critical that impact of construction activities to the University and this neighborhood are mitigated by careful planning and input as to logistics that are developed during the preconstruction process.

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

Submitted by: Lynne Richardson, Ph.D. Date: 9/6/2017

Signature: Lynne Richardson

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: W. M. Coppa 9/12/17

W. Michael Coppa, RA

Acting Director, Division of Engineering and Buildngs