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MEMORANDUM

TO: The Audit, Finance and Planning Committee

FROM: BG Dallas B. Clark

SUBJECT: Capital Projects Update

Executive Summary: We have one capital project in construction phase and nine that are in various stages of design. After the second bidding and reallocation of state funding, the Post Wide Safety and Security project was awarded to CK Bosworth with anticipated construction start in Fall 2024.

The Turman House Renovation, Nichols Engineering Building Renovation and Expansion, Cadet Safety and Security are in the Working Drawing (90% design) phase of design and will begin construction over the next six months. The Replace Old and New Barracks Windows, Construct New Moody Hall and the Center for Leadership and Ethics (CLE) Phase II projects are in the Preliminary Design (PD) (60% design) stage.

The Architect/Engineer (A/E) firm selection process is underway for the Hinty Hall Facilities Maintenance Expansion, New Market Battlefield State Park and Renovate Financial Aid and Admissions Offices projects. We are evaluating proposals and will have A/E firms for each project under contract to begin Schematic Design phase in Fall 2024.

Additionally, funding for Patchin Field Improvements is in progress in order to complete planned improvements to Patchin Field and Paulette Hall.

Projects Background and Summary

Below is a summary of status on each of our ten capital projects:

Post-Wide Safety and Security

Post-Wide Safety and Security is an \$11,127,350 Design-Bid-Build project to enhance overall Post safety/security. The scope includes installation of 14 security barriers & structures (work points) including fixed & operable bollards, drop-arm gates, wedge barriers, fixed walls & landscaping barriers across Post. Central monitoring & control of the automatic gates will integrate with the existing VMI access control system. Gates will be designed in two concentric perimeters: an inner operable ring of gates & an outer lock-down only ring. Inner gates will be programmable for daily schedules to enable various Corps training events and formations while outer gates will operate only for emergencies or during periods of increased threat level. Design

of this project is complete. Construction will begin late September 2024 and complete by August 25. CK Bosworth is the construction firm and Wiley-Wilson the A/E firm for this project.

Renovate and Expand Engineering Laboratory Facilities (NEB)

This is a \$69M Construction Manager at Risk project to renovate 63,133 square feet in Nichols Engineering Building and to construct a 33,029 square foot addition to meet the requirements of a growing STEM curriculum. The project is currently funded through Working Design for \$5.8 million. DEB approved the Schematic Design in January 2022 and Preliminary Designs were submitted in March 2022. Due to scope issues (decision to eliminate scope for demolition of Cocks Hall Annex) and cost inflation, DEB required an updated Schematic Design which they approved in January 2023. The project team completed Preliminary Design work in July 2023 and received technical approval from DEB in September 2023 and cost approval in February 2024. CO-2 to authorize funding through Working Drawings was received in April 2024, and Working Drawings are scheduled to be complete by the end of September. The design firm is Richmond, VA based Baskervill and the Construction Manager at Risk firm is Kjellstrom & Lee. Construction will begin in February 2025 and complete in July 2027.

Improve Cadet Safety and Security in Barracks

This \$8.7 million Design-Bid-Build project will replace or upgrade all doors in the Barracks to a secure, life safety approved, key card access system utilizing the lowest responsible bid general contractor. The scope also includes installation of additional security cameras and improved resolution on existing cameras, addressing issues with gate security systems to improve ability of guard team and Officer-in-Charge or Assistant Officer-in-Charge of the Barracks to monitor camera systems. Project will also include fielding a new post-wide communications system for guard team, EMS team, and commandant staff. Preliminary Design is complete, and the Preliminary cost estimate was approved in July 2024. Working Drawings will be approved in September with a construction start in December 2024 and completion in Fall 2026. The design firm is Wiley-Wilson.

Turman House Renovation

With an estimated cost of \$3.5 million this Design-Bid-Build project is intended to repair, restore and update the existing Turman House. Once complete the Turman House will be used as either high level staff or VIP quarters. The renovation will focus on exterior repairs including porch reconstruction, roof repairs and ADA access. Interior work includes reconfiguration and construction of additional bathrooms, structural repairs and kitchen updates. Project scope also involves updates and renovation to the Gate House apartment, Turman House apartment and the ice house roof. The design was completed by Glave & Holmes in 2020 when the project was paused due to COVID and funding issues. Design is in process of being updated to reflect changes to the building code and the building's condition since 2020. Construction is scheduled to begin in Spring 2025.

Replace Windows Barracks Old and New

Purpose of this \$30.2 million Construction Manager at Risk project is to replace roughly 800 existing exterior windows and some window frames (period correct design and materials) in Old and New Barracks. This will include some repairs to the exterior walls, replacing current security bars with new steel bars as well as new roller shades, window hinges, and hardware for all

windows. Full construction funding for this project was authorized in August 2024. The design team completed Preliminary Design in May 2024 and will finish the Working Drawings phase in September 2024. Grunley Construction Company is the construction manager, with SFCS as the A/E firm for this project. Construction will begin in Spring 2025 and finish in the Fall of 2027.

Moody Hall Construction

\$2.1 million for detailed planning on this \$68 million Construction Manager at Risk project was released in November 2023. The scope of work for this project includes the demolition of the existing Moody Hall, Neikirk Hall and the Cabell House followed by construction of a new 50,000 square foot building to support cadet activities, fund raising, academic programs and alumni functions. The new facility will include expanded office spaces, additional reunion and activities space and meeting rooms while maintaining terrace/veranda views across the Parade Ground. Schematic Design was approved in December 2023 and the team is currently in Preliminary Design. Glave & Holmes Architecture is the A/E firm and Whiting-Turner is the construction manager. Estimated construction start date is Fall 2025 with estimated completion in Fall 2027.

Center for Leadership and Ethics Phase II and Parking Structure

This \$89.8 million Construction Manager at Risk project will result in a 62,500 square foot multi-story structure to support leader development programming. This facility will house cadet leadership development and educational facilities, the VMI museum and includes an adjacent 425 vehicle parking structure. Project will also include associated landscaping, paving and improvements to traffic flow. \$3.6 million in detailed planning funds were released in May 2023. In January 2024, VMI selected Baskervill from Richmond as the A/E firm. Schematic Design is complete and we are currently in the Preliminary Design phase. PD's will be submitted in October 2024. Funding for the remaining design and for the construction phase will be submitted for inclusion in the upcoming Governor's budget. This acceleration of the schedule would allow us to begin construction in 2026 instead of 2027. The Construction Manager at Risk firm selection process is underway and VMI expects to have a firm under contract by November 2024.

Improvements and Renovations New Market Battlefield State Historic Park

This estimated \$30.5 million project is funded with \$3.6 million for detailed planning through preliminary design. Major features of work include complete renovation and replacement of all building systems in the existing museum, renovation of the maintenance building, repairs and improvements to the historic Bushong house as well as improvements to roads, trails, signage and parking throughout the park's 300 acres. Requests for proposals (RFPs) for A/E services are out and we are beginning the selection process in September 2024.

307/309 Letcher Avenue Renovations (Admissions and Financial Aid)

This project is approved for \$631,000 for detailed planning through preliminary design with an estimated total cost of \$7.3 million. The scope of work involves complete renovations of the Admissions and Financial Aid offices that occupy these houses to include electrical, mechanical, plumbing and HVAC system replacements as well as renovations to address safety and code compliance issues. VMI received responses to our RFP for A/E services and selection process is in progress.

Hinty Hall Facilities Management Expansion

Estimated at a total project cost of \$22.5 million, this project involves a 15,000 square foot expansion of the existing Hinty Hall physical plant building, updated building systems and repairs to the Freeland House construction office building, construction of an approximately 10,000 square foot climate-controlled warehouse and construction of maintenance and storage facilities along the Chessie Trail. Also included in the scope of work are updates, improvements, and expansions to several of our other facilities management buildings around Post. CO-2 to authorize funds for detailed planning was received in April 2024. RFP for A/E services went out in August 2024. We will start A/E selection process in September 2024.

Patchin Field

With an estimated cost of \$21.7 million, this project involves a complete upgrade of the existing soccer stadium area and associated spaces. Features of work include installation of lights, bleacher seating for 1,000 fans, a press box and approximately 16,000 square feet of building for required support spaces. Project will also include significant drainage and grading work to protect the playing surface from flooding, installation of an artificial turf surface large enough to accommodate both soccer and lacrosse and IT/AV upgrades. The project includes a renovation and upgrade of Paulette Hall which houses the soccer and lacrosse locker room areas. An initial planning study was completed for this project by Wiley-Wilson in 2022. The project is located in a FEMA flood plain area and will require significant coordination with various state agencies and a variance from DGS.

Crozet Hall Expansion and Renovation

This estimated \$46.8 million project will expand the existing Crozet Hall to accommodate the growing size of the Corps while also replacing building utility systems and completing needed renovations to the food preparation, storage and serving areas. Project will also include updating interior finishes and completing necessary site work and exterior work to support the building expansion. A feasibility study was completed by Wiley-Wilson in 2016 and updated in 2022.