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MEMORANDUM

TO: The Audit, Finance and Planning Committee

FROM: BG Dallas B. Clark

SUBJECT: Non-Capital Projects Update

Non-Capital Construction Projects Completed between April 2024 – August 2024

Gray-Minor Field Improvements – New artificial turf was installed on the baseball field and the project is complete. With a budget of \$3,265,000, the project consisted of a new field drainage system, underground stormwater management system, field grading, and dugout expansion. The field (titled “Lamore Field at Gray-Minor Stadium” due to generous project donations provided by Mr. Michael Lamore ’85) is in use and the official dedication ceremony was held on 20 April 2024.

Barracks Sally Port Stairs – This \$63K emergency project is complete. The project addressed potential structural and overhead hazards (i.e. falling concrete) with the Sally Port stairwell in Old Barracks. It consisted of an engineering structural assessment, safety assessment and repair of compromised rebar and concrete as well as providing overhead protection from falling concrete.

Carroll Hall Miller Academic Center Refurbish – This \$50K project consisted of carpet replacement, electrical improvements and installation of new furniture for the Miller Academic Center. Project was completed 13 August 2024.

CyDef Laboratory – The project team transformed Mallory Hall 107 into a state of the art laboratory for the CIS Department to study and implement cyber defense. This project was grant funded by the Department of Defense with a budget of \$111K. The CyDef Lab will be developing a network operations center to train cyber captains in network, security, and threat intelligence analysis. The new lab will contain a robotics space for hands on projects.

Chaplain's Quarters Boiler Replacement – This \$150k project installed a more effective heating system for the main floor of the home. During the project crews encountered significant amounts of asbestos containing materials under the house which delayed project completion. Removal of asbestos pipe insulation, asbestos containing soil and asbestos containing construction debris from 1970s era projects is complete but added \$250k in remediation costs to the project. The project is complete and the Chaplain moved into the house July 2024.

Clarkson-McKenna Elevator – This \$395,000 project replaced the elevator equipment and upgraded the cab interior and controls. Construction is substantially complete with closeout scheduled for 23 August 2024.

Smith Hall Access Control – The purpose of this \$50K project is to control access to the General Officer suites and other sensitive areas in Smith Hall. Two cameras were added to the front and rear lobbies, new store front doors with card access controls added to the front lobby, and card access controls added to the elevator and stairwell door to the 300 level. A phone is installed in the lobby for visitors to contact each department for access into the building. This project will be complete by 29 August 2024.

Non-Capital Projects in Progress

501 Brooke Lane Painting, Repairs and Hazardous Material Removal – \$95K project will remove and dispose of lead based paint on the exterior of the house, conduct carpentry and masonry repairs to the exterior as needed and repaint the entire exterior of the house. Project is in progress with expected completion date of 27 September 24.

Shell Hall Registrar Office Refurbish – The project cost \$100K and involved remodeling of the existing space to include adding electrical and data ports, installation of new wall and a new AV display wall. Project also included repainting, installing new carpet and countertops. Project is scheduled for completion September 2024.

Mallory Hall CIS Server Room – Mallory Hall room 123 is being converted into a computer server room housing 6 server racks for the CIS Department. The room requires electrical and HVAC upgrades to accommodate the servers. The project is currently substantially complete with final close out coming in September 2024 at a cost of \$567K.

Football Team Meeting Room Upgrades – The project is under construction and will be available to the team by 6 September 2024 and substantially complete by 20 September 2024. The intent of the project is to update the existing Team Meeting Space and add tiered theater style seating in addition to updating A/V and IT capabilities, updating flooring and finishes and replacing the ceiling tiles. Project is approved for a budget of \$686K.

New Market Emergency Roof Replacement- The project is underway. Purpose is to replace the Virginia Museum of the Civil War roof which was severely damaged during a spring storm and

poses a risk to the artifacts within the building. This is an emergency designated project. Work began 19 August 2024 and will complete by 20 September 2024.

Cameron Hall Scoreboard – Project is funded for \$1.9M and will replace the existing scoreboards with larger videoboards in the same two locations. New scorer tables with integrated video displays and a new sound system are included. Construction will begin September 2024 and be substantially complete November 2024.

Cocke Hall Building Envelope – This phased \$1.2M project addresses the leaking building envelope and drainage issues in Memorial Garden. Construction on Phase I (the exterior building envelope) began July 2024 and will be complete in October 2024. Phase II, interior repairs and Memorial Garden drainage improvements, will follow beginning early 2025.

\$1 Million Bricks – this project is entirely funded by the VMI AA and managed by the VMI construction office. Purpose of this project is to add the new bricks for new \$1 million donors to the existing monument. Faulkner Masonry is creating design options and will do the work for this project. Expected completion is September 2024.

Upcoming Non-Capital Construction Projects 2024

Clarkson-McKenna Hydrotherapy Renovation – This project is funded at \$350K and will begin following the 2024 football season. The existing 17-year-old hydrotherapy facility has several leaks and aging equipment. The project will replace existing cold tubs, replace failing flooring and waterproofing and upgrade finishes. Scheduled completion is April 2025 in time for Spring Practices.

Crozet Hall Scullery and Freezer Renovations – This \$600k project will replace the existing freezer and cooler with the freezer being contained within the cooler space to provide a more stable environment for the freezer. The dishwasher area will be reorganized to improve efficiency and reincorporate the pulper into the system. A new accumulator will be added to collect diner's dishware to aid in moving cadets out more effectively. The project is in design with Wiley Wilson as the A/E firm. Construction and completion of the project are slated for Summer 2025.

CLE A/V Upgrades – \$600K is allocated to execute Phase I of this potential \$1.3M project. This phase focuses on sound system, cameras, presentation equipment and improvements in the Hall of Valor area. Funding just became available and we are still developing our schedule and plans.

Memorial Hall Water Infiltration Improvements – The building has had frequent and significant water leaks. The project will consist of drainage system improvements, repairs to the surrounding storm water drainage system, and repairs to damaged stonework and interior finishes. This project will be done in phases over the next 3 years beginning in September 2024. The estimated project cost is \$2.2M.

New Barracks Courtyard Replacement – This \$610K project will replace the current pavers in the New Courtyard in order to address drainage and water infiltration issues in the concourse. Project will include a sentinel path and improved drainage features. Spectrum is the A/E firm and construction will begin in May 2024.

Barracks Barbershop and Coin Laundry Renovation- The barbershop and coin laundry will switch locations. The new barbershop space located in old barracks will move into the “sinks” and be larger with more stations to better suit the needs of the Corps. This will be a staged project with the new barbershop being constructed first. Execution of this project is anticipated for May – August 2025. Design work has just begun with Wiley Wilson as our A/E firm. Currently working with users to define requirements, scope and develop initial cost estimates.

406 Parade Avenue Renovations – This project will include long overdue electrical, mechanical and plumbing updates to the quarters in addition to redoing finishes, floors and remodeling in the basement and the upstairs living areas. We are still in the “receive the mission” phase and are just finalizing scope to begin cost estimates.

Shell Hall Roof Replacement – This project is just entering design phase with Baskervill hired as our A/E firm for design services. Currently developing scope of work and rough cost estimates.