

**WILLIAM & MARY
CAPITAL OUTLAY PROJECT PROGRESS REPORT**

204 – 18003 Improve Lake Matoaka Dam Spillway

Design Team: Draper Aden

Budget: \$5,119,000

Funding Source: State

Contractor: TBD

Obligated to Date: \$1,065,419

Description: Rehabilitation of the Lake Matoaka Dam will allow for the safe overtopping of the embankment during an event of Probable Maximum Precipitation, bringing the dam into compliance with State Dam Safety Regulations.

Progress: DHR's evaluation of archeological concerns has been reviewed and closed. Related real estate activities and appraisals are ongoing – the assessment is complete and Real Estate has engaged on property negotiations. The design professional has developed a revised project manual in conjunction with the new plans in anticipation of bidding once real estate activities are complete and permits are refreshed. The overall project cost is anticipated to increase based on market conditions and the outdated preliminary budget, developed several years ago.

204 – 18292 Construct Fine and Performing Arts Complex, Ph 1 and 2

Design Team: Moseley/HGA

Budget: \$139,171,275

Funding Source: State

Contractor: Whiting-Turner Construction

Obligated to Date: \$138,661,115

Description: Design and construct two phases of a three phase “Arts Quarter” program. Major project components are:

Music Building – New construction of 74,529 GSF of teaching and performance space for Music. Key program elements include four classrooms/seminar rooms, 16 teaching studios, 32 practice rooms, 100-person choral and 117-person instrument practice rooms, a 125-seat recital hall, and a 441-seat recital hall.

Phi Beta Kappa Hall (PBK) Addition/Renovation - Adaptive reuse of PBK Hall for Theater, Speech, and Dance resulting in a 99,485 GSF facility (61,751 GSF new + 37,734 GSF renovation). Key components include a 205-seat dance recital studio, 98-seat student lab, a 246-seat black box theater, and a 495-seat renovated main theater.

Progress: PBK Memorial Hall and the Music Arts Center Building continue to operate with a temporary certificate of use and occupancy while the contractor completes various punch list activities. The buildings were dedicated during a ceremony that took place during Homecoming Weekend 2023. Resolution of outstanding design items as well as punch listing activities are expected to extend throughout the spring as the project nears closeout.

April 24-26, 2024

204 – 18329 Design Integrated Science Center. Ph 4

Design Team: Goody Clancy/Baskervill

Budget: \$101,049,254

Funding Source: State

Contractor: Skanska

Obligated to Date: \$90,248,980

Description: This fourth phase of the Integrated Science Center (ISC) will house key academic programs, including Computer Science, Data Science, and Design/Engineering. The project will construct 124,000 GSF of new space and renovate 10,000 GSF of existing space to connect to the adjacent ISC facility.

Progress: Construction is ongoing and progressing according to schedule. Steel erection is complete, and a topping-off milestone was reached on January 24, 2024. The first-floor concrete slab was poured in March 2024 and underground utility work is continuing within the building footprint. Material lead time extensions have extended the anticipated construction duration from 28 to 30 months, with completion set for August 2025.

204 – 18474 – 000 Campus Wide Sewer Repairs

Design Team: Timmons Group

Budget: \$3,750,000

Funding Source: State

Contractor: Henry S. Branscome, LLC.

Obligated to Date: \$1,005,849

Description: This project repairs sewer lines and supporting components in various campus locations.

Progress: Two phases of construction are planned, with Phase 1 being the repairs at Presidents House, Wellness Center, and Alumni House. Phase 2 will include a lift station for the Sunken Garden, and line replacement in the West Woods. Project timing and sequencing are being developed in such a way as to minimize disruptions to the campus community. As a follow-on initiative, Facilities Management's Utilities Division is mapping out a long-term strategy for complete system recapitalization.

The initial work of Phase 1 has been completed, repairing sewer lines in the area of the Alumni House and adjacent properties. The next areas of work, at the Wellness Center and in the area near the President's House will commence in the spring.

204 – 18518 – 000 Replace Swem Library Windows

Design Team: WDP & Associates

Budget: \$4,840,000

Funding Source: State

Contractor: Tidewater Development

Obligated to Date: \$4,436,328

Description: Project provides repairs to and replacement of Swem Library windows that are experiencing significant leakage.

Progress: The first phase of work is complete. Phase 2 work will be carried out in the summer of 2024. The contractor will mobilize to the site in May 2024.

April 24-26, 2024

204 – 343349 Swem Library Renovate Ground Fl

Design Team: Glave & Holmes Associates, P.C.

Budget: \$3,295,000

Funding Source: E&G Funds

Contractor: Tazewell Contracting

Obligated to Date: \$2,792,505

Description: The Swem Library ground floor project consists of renovation and interior upgrades of approximately 16,000 sf. The existing project area houses the Library's Content Services, the Omohundro Institute, the Studio for Teaching and Learning classroom, staff kitchen, and the Hackworth Print Shop. The final project area will house the Library's Content Services, the Institute for Integrative Conservation, Global Research Institute, and the Center for Whole of Government.

Progress: Furniture and architectural wall system installation was completed in March and user move-in began during spring break 2024. The project is substantially complete and the institutes occupying the office space gathered for a grand opening on April 4, 2024.

204 – 80003 Dillard Practice Field

Design Team: TRC (Draper Aden Associates)

Budget: \$2,300,000

Funding Source: Private Funds

Contractor: GTR Turf, Inc.

Obligated to Date: \$2,009,555

Description: Design and construction of an additional practice field and associated infrastructure at the Dillard Complex to allow for Athletics practices as well as Campus Recreation usage. This project is privately funded and is a collaboration between Athletics and Campus Recreation. The project was part of an the amended FY24 Capital Plan, approved in May 2023.

Progress: The project is tracking on time and on budget. A dedication ceremony for Jill Ellis Field and the establishment of the 1987 Women's Soccer Team Training Center was held on April 20, coinciding with the date of substantial completion. Punch list activities will continue through final completion.

204 – 80005 Blow Hall Third Floor Renovations

Design Team: Baskervill & Son, PC

Budget: \$2,995,000

Funding Source: E&G Funds

Contractor: GC Commercial, Inc.

Obligated to Date: \$352,294

Description: The scope of the project on the 3rd floor of Blow Memorial Hall includes a full demolition of the existing office space and programming to determine a new office layout. The restrooms and elevator lobby are limited to a finish refresh. The area of work extends from the 3rd floor elevator lobby, down the corridor to academic leadership offices and adjacent meeting spaces. A refresh of the finishes in the 2nd floor lobby is also included. The total project scope is approximately 6,600 sf.

Progress: Pricing received from bidders on March 18, with GC Commercial coming in as the successful low bidder. The GC will mobilize after the spring semester and construction will begin on or about June 1. The construction period will extend for six months, through December 2024.

204 – 90010 Martha Wren Briggs Center for Visual Arts and Muscarelle Museum

Renovation

Design Team: Odell/Pelli Clarke Pelli

Budget: \$46,000,000

Funding Source: Private funds

Contractor: Kjellstrom & Lee

Obligated to Date: \$41,238,740

Description: Through a combination of renovation and additional construction to the existing museum, create updated and functional exhibition and support spaces.

Progress: Construction is progressing on schedule with interior metal framing and sheathing completed. Mechanical ductwork installation and electrical rough-in work has begun. Within the existing building, work on the Sheridan Gallery is ongoing. A total of a 19-month construction duration is anticipated, with completion expected towards the end of 2024.

204 – 90012 Kaplan Arena Renovation & Sports Complex Addition

Design Team: Moseley/HNTB

Budget: \$44,350,000

Funding Source: Private funds, W&M debt

Contractor (early works): DPR

Contractor (SPC): Barton Mallow

Obligated to Date: \$23,839,653

Description: Renovate portions of existing structure, provide an addition on the north side to create a prominent entrance and construct a sports performance center and practice facility on the northwest side.

CM, A/E, and Athletics developed a two-phase approach to the project. Phase 1 constructs the Sports Performance Center and some interior improvements to Kaplan Arena at the locker level and in the bowl including new scoreboard, sports lighting and AV system. Phase 2 expands the Kaplan Arena lobby and makes additional fan experience improvements to the bowl. The project approach and budget were adjusted to address escalation/inflation.

Progress: Early Packages 1 and 2 are complete. This work includes site and civil work as well as interior work within the existing Kaplan Arena. Renovations to the ground floor locker level provide accessibility upgrades and equity amongst student-athletes. A new scoreboard was installed and is in use. Following code commentary by DEB, the design finalized revisions to drawings for the Sports Performance Center and submitted for review on March 15. The Construction Manager is pricing these drawings for construction.

204 – 90014 – 001 Monroe Hall Renovations

Design Team: VMDO Architects, PC

Budget: \$23,100,000

Funding Source: Auxiliary funds, W&M debt

Contractor: Kjellstrom & Lee

Obligated to Date: \$18,902,565

Description: Project will renovate the 40,000 square foot residence hall, providing upgraded infrastructure, new windows, roof system upgrades, new interior and exterior doors, new HVAC system, new plumbing pipes and fixtures, new electrical and fire protection systems, and new interior finishes throughout the building. Additional common spaces will be created, and the building will include ADA compliant features, abatement of all hazardous materials, and inclusion of sustainability initiatives.

Progress: Construction continues on schedule, with the mechanical unit delivered and interior framing ongoing. Drilling of the first geothermal wells on campus is also now complete. The construction schedule calls for completion in time for students to return to the residence hall for the Fall 2024 semester. Architectural and archeological surveys have been completed and DHR continues to investigate a corresponding Historic District Reconnaissance Survey (not part of the project) in order to further understand the ultimate impacts to the historic district context.

204 – 90014 – 004 Old Dominion Renovations

Design Team: VMDO Architects, PC

Budget: \$2,091,000 (Design budget)

Funding Source: Auxiliary funds, W&M debt

Contractor: Kjellstrom & Lee

Obligated to Date: \$1,984,443

Description: - Project will renovate the 43,000 square foot residence hall, providing upgraded infrastructure, new windows, roof system upgrades, new interior and exterior doors, new HVAC system, new plumbing pipes and fixtures, new electrical and fire protection systems, and new interior finishes throughout the building. Additional common spaces will be created, and the building will include ADA compliant features, abatement of all hazardous materials, and inclusion of sustainability initiatives.

Progress: The building permit for construction has been received from DEB and a guaranteed maximum price proposal has been reviewed and approved – a notice to proceed is forthcoming and project logistics are being finalized. The project anticipates a June 2024 construction start date and completion in time for students to return to the residence hall for the Fall 2025 semester. The budget and obligation numbers above reflect design phase costs only and will be updated as a construction budget and total project value are established.

204 – 918678 Renovate Historic Campus (Wren Preservation)

Design Team: Glave & Holmes Associates, P.C.

Budget: \$796,000 (Detailed Planning)

Funding Source: State

Contractor: TBD

Obligated to Date: \$0

Description: - The scope of work for the renovations of the Wren Building is informed by previous planning efforts, and includes but is not limited to, preservation and restoration efforts of the building envelope, roof replacement and cupola restoration, and addressing various water infiltration issues and their resulting damage.

Progress: The building committee has been established and design work is underway. The A/E firm is assisting in the development of an overarching project schedule in anticipation of the selection of a construction manager. The desire of the university and the Commonwealth is that work is completed prior to the national Semi-quincentennial (250th) celebration in 2026, pending state funding and approvals.

April 24-26, 2024

204 – 12713 Maintenance Reserve (MR)

Funding Source: State/General funds

FY 2023	Carry Over	\$3,105,114
<u>FY 2024</u>	<u>Appropriation</u>	<u>\$4,645,004</u>
Total:		\$7,750,118

Expenditures through 04/09/2024	\$2,272,400
Current Commitments	\$ 538,729
<u>Current Project Balances</u>	<u>\$3,985,925</u>
Available Balance (Future Projects)	\$ 953,064

The Maintenance Reserve (MR) program has a total of 24 active projects. Among those the Blow Hall roof and cupola repair project is planned to be awarded in April. Recently funded projects include envelope repairs at Hornsby House to accept the relocation of the Child and Family Study Center and the 427 Scotland St. house to accommodate the OMOHUNDO Institute relocation. Additional new projects are the replacement of an Air Handler Unit at McGlothlin Street Hall, replacement of the HVAC system for the Keck Lab, and repair of structural columns at the Main Utility Plant.