

**APPROVAL OF WILLIAM & MARY'S CAPITAL PLAN
2022 – 2023 UPDATE**

WHEREAS, the university has historically prepared an updated Six-Year Capital Plan every two years as part of its normal planning and budgeting process;

WHEREAS, the university has historically developed this plan using a reporting template that was previously required by the Commonwealth of Virginia and focused exclusively on capital projects that were projected to be funded by the Governor and General Assembly or through state-issued debt;

WHEREAS, the Commonwealth of Virginia no longer requires the use of this reporting format;

WHEREAS, the university desires to establish an annual update process for its Capital Plan that includes projects not only funded by the state, but funded through university or private funds’;

WHEREAS, the university has developed a Major Capital Plan for 2022-2023;

WHEREAS, the 2022-2023 Major Capital Plan was developed and informed by application of the 2015 Campus Master Plan and university priorities;

WHEREAS, the university uses the Major Capital Plan to inform its capital budget requests to the Department of Planning and Budget as required;

WHEREAS, the university’s Management Agreement with the Commonwealth of Virginia requires the Board of Visitors to approve the program for Major Capital Projects; and

WHEREAS, in the course of planning, university staff will develop and refine project budgets, which may adjust the estimates reflected in this resolution;

THEREFORE, BE IT RESOLVED, that the Board of Visitors approves the 2022-2023 Major Capital Plan as recommended; and

BE IT FURTHER RESOLVED, that the Board of Visitors authorizes the Chief Operating Officer to take the actions necessary to submit requests to the state for projects requiring general-fund related sources and non-general fund debt authorization in accordance with future instructions and guidelines from the state.

**WILLIAM & MARY'S CAPITAL PLAN
2022 - 2023**

SHORT-RANGE (0-3 YEARS)

**1 Renovate: Historic Campus
\$14,200,000 GF**

Renovation of the Wren Building and President's House to address necessary repairs and replacements. The Colonial Williamsburg Foundation (CWF) recently reviewed the buildings as part of an ongoing agreement with the university to provide expertise and guidance on the maintenance, upkeep, and renovation of the Historic Campus.

Work required for the Wren Building includes replacing the roof and addressing water infiltration issues and the resulting damage. The President's House renovation includes replacing the roof upgrading the building's heating and cooling system. This upgrade will improve – although not eliminate – temperature control and moisture issues which threaten the university's ability to continue using the building as a full-time residence.

**2 Improve: Auxiliary Facilities
\$20,000,000 NGF**

Supports umbrella projects for various auxiliary facilities to address repair and renovation of interior and exterior features as well as building systems, equipment, and other necessary items. The list of projects will be rolling, dependent on priority and urgency, and will likely include support for Phase 1 of the Housing & Dining Comprehensive Facilities Plan.

**3 Demolish: Yates
\$1,000,000 NGF**

Demolition of the facility to make space for construction of new facilities, including residence halls and a dining facility.

Part of Phase 1 of the Housing & Dining Comprehensive Facilities Plan.

**4 Renovate: Monroe Hall Dormitory
\$26,150,000 NGF**

Repair and renovation of dormitory interior and exterior features as well as building systems in order to ensure that a safe, functional, and code compliant residential environment is maintained.

Part of Phase 1 of the Housing & Dining Comprehensive Facilities Plan.

September 21-23, 2022

Page 3 of 9

5 Renovate: Swem Library Ground Floor
\$3,300,000 NGF

Renovation of the ground floor of Swem Library in order to replace underutilized, ineffective areas with spaces that improve occupancy efficiency and are better suited to the activities that occur there.

6 Construct: Data Science Innovation Hub
\$43,000,000 GF

Planning, design, and construction of a multi-purpose data science innovation hub (d-HUB) that will focus on intelligence, security and resilience applications in a data-rich world. Working in collaboration with several regional partners, the university has identified a location that also provides additional future opportunities for commercial development as start-up companies move beyond the incubator phase and expand employment opportunities in the region.

7 Renovate: Ewell Hall
\$30,000,000 GF

Renovations to update life safety and other building systems, adhere to current building code compliance, ensure full accessibility, and reconfigure the interior to suit future use.

8 Renovate: Digital Research Lab (Swem Library)
\$5,170,000 NGF

Renovation of a 15,000 SF area located on the first floor of the Library. The space will provide a forum for interdisciplinary development of, and exchange of, ideas. The digitally-rich area will be utilized by students, faculty, staff, and community members.

9 Construct: Law School Second-Story Addition
\$4,370,000 NGF

Construction of a second-story addition encompassing approximately 4,550 SF above the McGlothlin Courtroom at the Law School. This space will provide a location for faculty meetings and enrichment talks, donor stewardship/cultivation receptions as well as other Law School meeting needs with an anticipated capacity of approximately 50 people.

Execution of project is subject to fundraising.

10 Renovate: Old Dominion Dormitory
\$29,990,000 NGF

Repair and renovation of dormitory interior and exterior features as well as building systems in order to ensure that a safe, functional, and code compliant residential environment is maintained.

Part of Phase 1 of the Housing & Dining Comprehensive Facilities Plan.

11 Renovate: Dormitories (General)
\$5,000,000 NGF

Continuation of the university's ongoing program of repair and renovation of dormitory interior and exterior features as well as building systems, in order to ensure that a safe, functional, and code compliant residential environment is maintained.

This umbrella project will provide a vehicle for addressing immediate needs in dormitories that appear in later phases of the Housing & Dining Comprehensive Facilities Plan.

12 Construct: James Monroe's Highland Visitor Center
\$9,600,000 GF

Creation of a dedicated space to welcome visitors and serve as an educational exhibition area. Also includes retail space and will serve as an economic driver for Highland and the surrounding area.

MID-RANGE (3-5 YEARS)

**13 Demolish: Green & Gold Village
\$2,700,000 NGF**

Demolition of the buildings to make space for future use.

Part of Phase 1 of the Housing & Dining Comprehensive Facilities Plan.

**14 Demolish: Hunt, Reves, Willis, Campus Center, and Admissions Building
\$11,000,000 NGF**

Demolition of the buildings to make space for construction of new facilities, including residence halls and a dining facility. The new facilities will also be able to accommodate other uses such as a bookstore/spirit shop and admissions.

Part of Phase 1 of the Housing & Dining Comprehensive Facilities Plan.

**15 Construct: Campus Center Mixed Used Development
\$150,000,000 NGF**

New construction to create needed spaces for a variety of uses. Potential uses may include residences, dining, a bookstore/spirit shop, and admissions.

Part of Phase 2 of the Housing & Dining Comprehensive Facilities Plan.

**16 Renovate: Andrews Hall
\$35,100,000 GF**

Repair and renovation of interior and exterior features as a continuation of the “Arts Quarter” projects. Renovations will also address building systems in order to ensure that a safe, functional, and code compliant environment is maintained.

**17 Renovate: Adair Hall
\$15,000,000 GF**

Renovation of the 1962-era building to update and reconfigure existing space to enable the facility to functionally meet recreation and athletic needs.

**18 Renovate: One Tribe Place Dormitory
\$10,000,000 NGF**

Repair and renovation of dormitory interior and exterior features as well as building systems in order to ensure that a safe, functional, and code compliant residential environment is maintained.

Part of Phase 2 of the Housing & Dining Comprehensive Facilities Plan.

**19 Renovate: Dormitories (General)
\$5,000,000 NGF**

Continuation of the university's ongoing program of repair and renovation of dormitory interior and exterior features as well as building systems, in order to ensure that a safe, functional, and code compliant residential environment is maintained.

This umbrella project will provide a vehicle for addressing immediate needs in dormitories that appear in later phases of the Housing & Dining Comprehensive Facilities Plan.

LONG-RANGE (5+ YEARS)**20 Demolish: Randolph Complex
\$2,000,000 NGF**

Demolition of the buildings to make space for construction of new residential facilities.

Part of Phase 2 of the Housing & Dining Comprehensive Facilities Plan.

**21 Demolish: Commons Dining Hall
\$1,265,000 NGF**

Demolition of the building to make space for future use. The construction of a new dining facility in Phase 1 of the Housing & Dining Comprehensive Facilities Plan provides an opportunity to remove this aging facility and creates opportunities to address other needs on campus.

**22 Replace: Jones & Boswell Halls
\$80,000,000 GF**

Consistent with the 2015 Campus Master Plan, combines two outdated academic buildings into one general academic facility.

**23 Construct: Alumni House Third Floor
\$5,800,000 GF**

Complete the build-out of the third floor space (approximately 8,900 SF) in the Alumni House expansion.

**24 Improve: Athletic Facilities
\$5,000,000 NGF**

Continuation of the university's ongoing program of umbrella projects for various athletic facilities to address repair, renovation, and improvement of playing surfaces, building systems, lighting, scoreboards, and other facility needs.

**25 Replace: Facilities Management Complex
\$11,200,000 GF**

Comprehensive solution for demolition and replacement of old facility maintenance shops in order to meet code compliance and create an area that is functional, efficient, accessible, and sustainable.

**26 Renovate: Washington Hall
\$33,500,000 GF**

Repair and replacement of deteriorated building systems, installation of a fire sprinkler system, upgrade of building accessibility, and other improvements to meet the demands of the modern teaching environment.

27 Expand: Andrews Hall
\$36,225,000 GF

Expansion of Andrews Hall as a continuation of the “Arts Quarter” projects. This project will enable the co-location of more of the arts departments to foster interdisciplinary collaboration, coordination, and creativity.

28 Construct: Ecology and Endocrinology Laboratory
\$17,830,000 GF

Replacement of the Population Lab and Indoor Aviary with a 12,000-15,000 GSF facility. This facility allows students from a variety of disciplines to perform small animal studies and research, but needs to be replaced in order to enable accreditation, thereby providing improved opportunities for research grants.

29 Renovate: McGlothlin-Street Hall
\$28,800,000 GF

Renovations to update life safety and other building systems, adhere to current building code compliance, ensure full accessibility, and reconfigure the interior to suit future use.

30 Renovate: Dormitories (General)
\$5,000,000 NGF

Continuation of the university’s ongoing program of repair and renovation of dormitory interior and exterior features as well as building systems, in order to ensure that a safe, functional, and code compliant residential environment is maintained.

This umbrella project will provide a vehicle for addressing immediate needs in dormitories that appear in later phases of the Housing & Dining Comprehensive Facilities Plan.

**William & Mary Major Capital Plan
2022-2023**

Projects Under Construction

Project
Construct: Fine and Performing Arts Complex I & II
Improve: Replace Swem Library Windows
Renovate: Blow Hall IT Data Center

Projects in Planning/Design

Project
Construct: Integrated Science Center IV
Improve: Lake Matoaka Dam Spillway
Improve: Renovate Dormitories (Monroe Hall and Old Dominion Hall)
Improve: Repair Sanitary Sewer Lines
Renovate/Expand: Kaplan Arena Renovation and Addition
Renovate/Expand: Muscarelle Museum Expansion and Renovation

Anticipated Future Projects

All anticipated future projects are subject to funding availability and state authorization where required

	Project	Priority	Previously Authorized by BOV?	State Authorization Required?*	General Fund-Related Sources Estimate	Non-General Fund-Related Sources Estimate	Total Project Estimate
Short-Range (0-3 years)	Renovate: Historic Campus	1	No	Yes	\$ 14,200,000	\$ -	\$ 14,200,000
	Improve: Auxiliary Facilities	2	No	Yes	\$ -	\$ 20,000,000	\$ 20,000,000
	Demolish: Yates	3	No	No	\$ -	\$ 1,000,000	\$ 1,000,000
	Renovate: Monroe Hall Dormitory	4	Yes	Yes	\$ -	\$ 26,150,000	\$ 26,150,000
	Renovate: Swem Library Ground Floor	5	No	No	\$ -	\$ 3,300,000	\$ 3,300,000
	Construct: Data Science Innovation Hub	6	No	Yes	\$ 43,000,000	\$ -	\$ 43,000,000
	Renovate: Ewell Hall	7	Yes	Yes	\$ 30,000,000	\$ -	\$ 30,000,000
	Renovate: Digital Research Lab (Swem Library)	8	No	No	\$ -	\$ 5,170,000	\$ 5,170,000
	Construct: Law School Second-Story Addition	9	No	No	\$ -	\$ 4,370,000	\$ 4,370,000
	Renovate: Old Dominion Dormitory	10	Yes	Yes	\$ -	\$ 29,990,000	\$ 29,990,000
	Renovate: Dormitories (General)	11	No	Yes	\$ -	\$ 5,000,000	\$ 5,000,000
	Construct: James Monroe's Highland Visitor Center	12	Yes	Yes	\$ 9,600,000	\$ -	\$ 9,600,000
Mid-Range (3-5 years)	Demolish: Green & Gold Village	13	No	No	\$ -	\$ 2,700,000	\$ 2,700,000
	Demolish: Hunt, Reves, Willis, Campus Center, Admissions Building	14	No	No	\$ -	\$ 11,000,000	\$ 11,000,000
	Construct: Campus Center Mixed Use Development	15	No	Yes	\$ -	\$ 150,000,000	\$ 150,000,000
	Renovate: Andrews Hall	16	Yes	Yes	\$ 35,100,000	\$ -	\$ 35,100,000
	Renovate: Adair Hall	17	Yes	Yes	\$ 15,000,000	\$ -	\$ 15,000,000
	Renovate: One Tribe Place Dormitory	18	No	Yes	\$ -	\$ 10,000,000	\$ 10,000,000
Renovate: Dormitories (General)	19	No	Yes	\$ -	\$ 5,000,000	\$ 5,000,000	
Long-Range (5+ years)	Demolish: Randolph Complex	20	No	No	\$ -	\$ 2,000,000	\$ 2,000,000
	Demolish: Commons Dining Hall	21	No	No	\$ -	\$ 1,265,000	\$ 1,265,000
	Replace: Jones & Boswell Halls	22	Yes	Yes	\$ 80,000,000	\$ -	\$ 80,000,000
	Construct: Alumni House Third Floor	23	No	Yes	\$ 5,800,000	\$ -	\$ 5,800,000
	Improve: Athletic Facilities	24	Yes	Yes	\$ -	\$ 5,000,000	\$ 5,000,000
	Replace: Facilities Management Complex	25	Yes	Yes	\$ 11,200,000	\$ -	\$ 11,200,000
	Renovate: Washington Hall	26	Yes	Yes	\$ 33,500,000	\$ -	\$ 33,500,000
	Expand: Andrews Hall	27	Yes	Yes	\$ 36,225,000	\$ -	\$ 36,225,000
	Construct: Ecology and Endocrinology Laboratory	28	Yes	Yes	\$ 17,830,000	\$ -	\$ 17,830,000
	Renovate: McGlothlin-Street Hall	29	Yes	Yes	\$ 28,800,000	\$ -	\$ 28,800,000
	Renovate: Dormitories (General)	30	No	Yes	\$ -	\$ 5,000,000	\$ 5,000,000

**Note: State authorization on this document refers to inclusion of project in an appropriation act, which is required in order to access funding and begin a project. There may be separate state authorizations required for other actions such as demolition and/or real property transactions.*