

**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: \$1,067,728

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: Real estate activities and appraisals are ongoing – the assessment is complete and Real Estate has engaged in property negotiations. The overall project cost is anticipated to increase based on market conditions and the outdated preliminary budget, developed several years ago. It is anticipated that supplemental funding will be necessary.

**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: \$138,925,636

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

*Music Arts Center* – 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 have been open and operational since August 2023. Final roof repairs are and punch list activities are ongoing, and the Dance Floor will be replaced January 2025.

### **204 – 18329 School of Computing, Data Sciences and Physics (ISC4)**

Design Team: Goody Clancy / Baskervill

Budget: \$ 102,892,254

Funding Source: State

Contractor: Skanska

Obligated to Date: \$ 90,504,110

Description: This fourth phase of the Integrated Science Center (ISC) will house key academic program as the home of the new School of Computing, Data Sciences & Physics. 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. Exterior work including installation of the air barrier, brick masonry, and site walls are ongoing. Interior work is progressing as well, with metal framing, MEP work above ceiling and in wall, and stair installations ongoing. The building's elevator will be installed in November 2024. The total construction duration is expected to be 30, with substantial completion scheduled for August 2025, enabling Owner activities (commissioning, furniture and equipment installation, etc.) to occur in the fall of 2025.

### **204 – 18474 – 000 Campus Wide Sewer Repairs**

Design Team: Timmons Group / TRC (Draper Aden Associates)

Budget: \$ 3,750,000

Funding Source: State

Contractor: Henry S. Branscome

Obligated to Date: \$ 1,071,534

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

Progress: Project timing and sequencing was developed in such a way as to minimize disruptions to the campus community. The initial phases of work at the Alumni House and adjacent properties were completed in 2023. Additional sewer repairs at the Wellness Center and in the area near the President's House were completed during the summer of 2024. The design for repairs in the Sunken Garden area, including the installation of a new lift station, has been designed with upcoming construction planned. The design of repairs of the West Woods line has begun.

**204 – 18518 – 000 Replace Swem Library Windows**

Design Team: WDP & Associates

Budget: \$ 4,840,000

Funding Source: State

Contractor: Tidewater Development

Obligated to Date: \$ 4,559,334

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

Progress: The first phase of work was completed in the summer of 2023. Phase 2 work, which includes window replacement on the north, south, and east elevations of the library, was substantially complete in early September 2024. The contractor demobilized in October and the project is in the closeout phase.

**204 – 18591 – 000 Improve Accessibility Infrastructure**

Design Team: Vanasse Hangen Brustlin, Inc.

Budget: \$ 5,850,000

Funding Source: State

Contractor: TBD

Obligated to Date: \$ 359,384

Description: An appropriation was approved in FY23 for accessibility improvements throughout campus. This appropriation is a stand-alone project, not part of any larger pool. Following a 2013 accessibility study, various improvements identified were and prioritized.

Progress: Preliminary Design is underway for improvements to six specific areas as well as a campus-wide improvement of ADA ramps and accessible pedestrian intersections. The designs will include adjustments to the vehicular-pedestrian conflict at the King & Queen Gate, the access to Blair Hall/Tyler Courtyard, the north stairs of James Blair Hall, the pedestrian pathway slope adjacent to Swem Library, accessibility improvements at Hornsby House, and the vehicular-pedestrian conflict at Dawson Circle. Collaboration with the development of the Comprehensive Campus Plan is ongoing to ensure coordination between individual projects and larger planning initiatives.

**204 – 323134 Zable Stadium Locker Renovations**

Design Team: Matthew G Burton Architect LLC

Budget: \$ 638,298 (Design budget)

Funding Source: Donor funded

Contractor: TBD

Obligated to Date: \$ 224,984

Description: The renovations of the men’s and women’s track locker rooms will improve the facility both functionally and aesthetically. In addition to operational improvements, accessibility will be improved, as will building systems which have remained largely unchanged since the 1960s.

Progress: Working drawings were complete in June 2024 and the building permit process is ongoing. A pricing exercise is ongoing, and a value management exercise may be necessary to align scope with funding.

**204 – 383686 West Woods Phase 2 Enabling**

Design Team: Timmons Group

Budget: \$ 650,000 (Design budget)

Funding Source: W&M debt

Contractor: TBD

Obligated to Date: \$ 163,246

Description: In support of the replacement of the Randolph Complex with a new residential development, enabling work is required. This scope includes the demolition of the Randolph Complex (item 9 on the FY25 Capital Plan) and the relocation of utilities necessitated by the demolition of Randolph.

Progress: Site surveys and geotechnical reports are complete, with field work related to this scope completed in August 2024 and reports/technical data received in October. Demolition and utility connection drawings are in progress, which will be followed by a bidding phase. The project budget will be updated to include construction costs.

**204 – 383666 West Woods Phase 2**

Design Team: Goody Clancy

Budget: \$ 10,330,000 (Design budget)

Funding Source: W&M debt

Contractor: TBD

Obligated to Date: \$ 7,699,189

Description: West Woods Phase 2 will replace the Randolph Complex with a new residential development as part of the second phase of the Housing and Dining Comprehensive Facilities Plan. It is anticipated that the new residence halls will accommodate approximately 450 residents and be designed to complement West 1 both architecturally as well as from a campus design perspective.

Progress: Goody Clancy was selected as the prime A/E for the project after an RFP and interview process. Design work began in October and the project is seeking approval of Site Selection and Design Intent at the November Design Review Board Meeting.

**204 – 80003 Jill Ellis Field**

Design Team: TRC (Draper Aden Associates)

Budget: \$2,300,000

Funding Source: Private Funds

Contractor: GTR Turf, Inc.

Obligated to Date: \$2,168,019

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 was complete in the spring and 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. The project has achieved final completion and is in closeout.

**204 – 80005 Blow Hall 3<sup>rd</sup> Floor Suite Renovations**

Design Team: Baskervill & Son, PC

Budget: \$ 2,995,000

Funding Source: E&G Funds

Contractor: GC Commercial, Inc.

Obligated to Date: \$ 1,357,779

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 for office 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: The GC mobilized after the spring semester and construction began in June 2024. The construction period for the third-floor renovations will extend for six months, through December 2024. An additional scope of work, which includes the renovation of the main lobby of the building on the second floor, will commence over winter break, and be substantially complete in January 2025.

**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, W&M debt

Contractor: Kjellstrom & Lee

Obligated to Date: \$ 44,875,141

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 a total of a 19-month construction duration. The project will be substantially complete towards the end of 2024. Exterior work on the building is substantially complete, including brick masonry, window frames and glass, site retaining wall, metal roof panels and backfilling of a BMP structure. Site work and reconfiguration of parking areas are being finalized. Owner activities, including commissioning and installation of furnishings and equipment will continue through the fall.

### **204 – 90012 Kaplan Arena Renovation & Mackesy Sports Performance Center**

Design Team: Moseley/HNTB

Budget: \$ 57,600,000

Funding Source: Private funds, W&M debt

Contractor (SPC): Barton Mallow

Obligated to Date: \$ 54,316,991

Description: Renovate portions of existing structure and construct a sports performance center and practice facility on the northwest side. The CM, A/E, and Athletics developed a two-phase approach to the project including renovations to the existing Kaplan Arena, locker level improvements and a new scoreboard. The subsequent phase of work adds the Sports Performance Center structure and some additional interior improvements to Kaplan Arena. The project approach and budget were adjusted to address escalation/inflation.

Progress: Early Packages 1 and 2 were completed at the end of 2023. This work included site and civil work as well as interior work within the existing Kaplan Arena. Completed 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 of the Sports Performance Center was modified and submitted for review and permitting. The Construction Manager mobilized in June 2024 and construction will occur over an 18-month period, with substantial completion scheduled for December 2025 (final completion and Owner activities to follow). Exterior waterproofing, footings, CMU foundation walls and underground utilities are ongoing. Steel erection began in early November.

**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: \$ 22,035,642

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 completed in August 2024 in time for student move-in for the fall semester. The building is operating with a temporary certificate of use and occupancy while punch list activities are being completed. Twenty-seven (27) geothermal wells are now active and serving the residence hall.

**204 – 90014 – 004 Old Dominion Renovations**

Design Team: VMDO Architects, PC

Budget: \$ 26,400,000

Funding Source: Auxiliary funds, W&M debt

Contractor: Kjellstrom & Lee

Obligated to Date: \$ 23,035,642

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 systems, new electrical and fire protection systems, and new interior finishes. Additional common spaces will be created, and the building will include ADA compliance, hazardous materials abatement, and sustainability initiatives.

Progress: The project mobilized in June 2024 to begin selective demolition and abatement work. Construction will continue through a scheduled substantial completion date of August 2025. During demolition significant unforeseen structural deficiencies were uncovered in the central lobby and lounge spaces of the existing building. The project team has developed a remediation plan and is currently evaluating potential impacts on schedule and the utilization of construction contingency funds.

**204 – 918678 Renovate Historic Campus (Wren Preservation)**

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

Budget: \$ 13,480,000

Funding Source: State

Contractor: Grunley Construction

Obligated to Date: \$ 789,883

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: Design of preservation and restoration of the Wren Building is ongoing, with the Working Drawing phase nearing completion. The A/E firm is assisting in the development of an overarching project schedule in conjunction with the 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.

**204 – 12713 Maintenance Reserve (MR)**

Funding Source: State/General funds

FY 2024	Carry Over	\$4,749,044
FY 2025	<u>Appropriation</u>	<u>\$4,677,332</u>
<b>Total:</b>		<b>\$9,426.376</b>
Expenditures through 10/24/2024		\$1,049,063
Current Commitments		
\$1,937,622		
<u>Current Project Balances</u>		<u>\$1,771,122</u>
Available Balance (Future Projects)		<b>\$4,757,807</b>

The Maintenance Reserve (MR) program has a total of 20 active projects. Recent projects focus on investments in Life Safety system repairs as well as structural and utility repairs. These projects include Ewell Hall Fire Alarm system repairs, Main Utility Plant structural repairs, and Law School roof repairs. Additional projects in the pipeline include improvements to the Landrum Lift Station Containment Zone, Stormwater Management Renovations, and School of Education HVAC repairs.