

**RESOLUTION TO APPROVE WILLIAM & MARY'S
SIX-YEAR CAPITAL PLAN
2024 – 2030**

WHEREAS, William & Mary (“the university”) has developed a Six-Year Capital Plan for 2024-2030;

WHEREAS, the 2024-2030 Six-Year Capital Plan was developed and informed by application of the 2015 Campus Master Plan and university priorities;

WHEREAS, the university uses the Six-Year 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 William & Mary Board of Visitors approves the 2024-2030 Six-Year Capital Plan as recommended; and

BE IT FURTHER RESOLVED, That the William & Mary 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
SIX-YEAR CAPITAL PLAN
2024 - 2030**

SHORT-RANGE (0-3 YEARS)

**1 Construct: West Woods Dining Facility Interior
\$10,000,000 NGF**

Supports the construction of the 47,701 GSF dining facility on the site formerly occupied by Yates Hall. This facility will replace the Commons Dining Hall and is part of Phase 1 of the Housing & Dining Comprehensive Facilities Plan.

**2 Renovate: Blow Memorial Hall 3rd Floor Reorganization
\$3,000,000 NGF**

Renovation and reorganization of 5,000 SF of the middle portion of the third floor of Blow Hall to facilitate the creation of additional academic administration offices and create increased space utilization.

**3 Renovate: Adair Hall
\$16,600,000 GF**

Renovation of the 1962-era building to update and reconfigure existing space to enable the facility to meet prioritized needs and functionality.

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

Renovation of a 15,000 SF area on the library's first floor. 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.

**5 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. The addition will include a boardroom accommodating approximately 50 people, catering kitchen, roof balcony and associated support spaces (Mechanical/Electrical, storage, restroom).

Execution of the project is subject to fundraising.

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

Continuation of the university's ongoing program of repair and renovation of dormitory interior and exterior features and building systems 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.

7 Renovate: Cohen Career Center
\$6,000,000 NGF

Renovation and space utilization improvements throughout the Cohen Career Center to facilitate strategic goals of career services across the 12,076 GSF.

MID-RANGE (3-5 YEARS)

8 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.

9 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.

10 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 which benefit from this location such as student experience or visitor management.

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

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

New construction to create spaces needed for a variety of uses inclusive of housing & dining.

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

**12 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 to ensure a safe, functional, and code compliant environment is maintained.

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

Repair and renovation of dormitory interior and exterior features and building systems to ensure a safe, functional, and code-compliant residential environment is maintained.

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

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

Planning, design, and construction of a multi-purpose data science innovation hub. 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.

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

Continuation of the university’s ongoing program of repair and renovation of dormitory interior and exterior features and building systems 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)

- 16 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.
- 17 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.
- 18 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.
- 19 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.
- 20 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.
- 21 Replace: Facilities Management Complex**
\$11,200,000 GF
- Comprehensive solution for demolition and replacement of old facility maintenance shops to meet code compliance and create an area that is functional, efficient, accessible, and sustainable.

22 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.

23 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.

24 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 to enable accreditation, thereby providing improved research grants.

25 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.

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

Continuation of the university’s ongoing program of repair and renovation of dormitory interior and exterior features and building systems 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 Six Year Capital Plan
2024-2030**

Projects Under Construction

Project
Construct: Fine and Performing Arts Complex I & II
Improve: Replace Swem Library Windows
Construct: Integrated Science Center IV
Renovate/Expand: Kaplan Arena Renovation and Addition
Renovate/Expand: Muscarelle Museum Expansion and Renovation

Projects in Planning/Design

Project
Improve: Lake Matoaka Dam Spillway
Renovate: Monroe Hall (dormitory)
Renovate: Old Dominion (dormitory)
Improve: Repair Sanitary Sewer Lines
Renovate: Swem Library Ground Floor

Projects Pending State Authorization

Project
Renovate: Historic Campus
Improve: Auxiliary Facilities

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)	Construct: West Woods Dining Facility Interior	1	No	No	\$ -	\$ 10,000,000	\$ 10,000,000
	Renovate: Blow Memorial Hall 3rd Floor Reorganization	2	No	No	\$ -	\$ 3,000,000	\$ 3,000,000
	Renovate: Adair Hall	3	Yes	Yes	\$ 16,600,000	\$ -	\$ 16,600,000
	Renovate: Digital Research Lab (Swem Library)	4	Yes	No	\$ -	\$ 5,170,000	\$ 5,170,000
	Construct: Law School Second Story Addition	5	Yes	No	\$ -	\$ 4,370,000	\$ 4,370,000
	Renovate: Dormitories (General)	6	Yes	Yes	\$ -	\$ 5,000,000	\$ 5,000,000
	Renovate: Cohen Career Center	7	No	No	\$ -	\$ 6,000,000	\$ 6,000,000
Mid-Range (3-5 years)	Renovate: Ewell Hall	8	Yes	Yes	\$ 30,000,000	\$ -	\$ 30,000,000
	Demolish: Green & Gold Village	9	Yes	No	\$ -	\$ 2,700,000	\$ 2,700,000
	Demolish: Hunt, Reves, Willis, Campus Center, Admissions Building	10	Yes	No	\$ -	\$ 11,000,000	\$ 11,000,000
	Construct: Campus Center Mixed Use Development	11	Yes	Yes	\$ -	\$ 150,000,000	\$ 150,000,000
	Renovate: Andrews Hall	12	Yes	Yes	\$ 35,100,000	\$ -	\$ 35,100,000
	Renovate: One Tribe Place Dormitory	13	Yes	Yes	\$ -	\$ 10,000,000	\$ 10,000,000
	Construct: Data Science Innovation Hub	14	Yes	Yes	\$ 43,000,000	\$ -	\$ 43,000,000
Renovate: Dormitories (General)	15	Yes	Yes	\$ -	\$ 5,000,000	\$ 5,000,000	
Long-Range (5+ years)	Demolish: Randolph Complex	16	Yes	No	\$ -	\$ 2,000,000	\$ 2,000,000
	Demolish: Commons Dining Hall	17	Yes	No	\$ -	\$ 1,265,000	\$ 1,265,000
	Replace: Jones & Boswell Halls	18	Yes	Yes	\$ 80,000,000	\$ -	\$ 80,000,000
	Construct: Alumni House Third Floor	19	Yes	Yes	\$ 5,800,000	\$ -	\$ 5,800,000
	Improve: Athletic Facilities	20	Yes	Yes	\$ -	\$ 5,000,000	\$ 5,000,000
	Replace: Facilities Management Complex	21	Yes	Yes	\$ 11,200,000	\$ -	\$ 11,200,000
	Renovate: Washington Hall	22	Yes	Yes	\$ 33,500,000	\$ -	\$ 33,500,000
	Expand: Andrews Hall	23	Yes	Yes	\$ 36,225,000	\$ -	\$ 36,225,000
	Construct: Ecology and Endocrinology Laboratory	24	Yes	Yes	\$ 17,830,000	\$ -	\$ 17,830,000
	Renovate: McGlothlin-Street Hall	25	Yes	Yes	\$ 28,800,000	\$ -	\$ 28,800,000
Renovate: Dormitories (General)	26	Yes	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.