



Richard Bland College
of WILLIAM & MARY

**RESOLUTION TO APPROVE
2024-2030 CAPITAL OUTLAY PLAN**

In the late spring of each odd numbered year, the Governor, through the Department of Planning and Budget (DPB), requests that higher education institutions develop their next (rolling) six-year capital outlay plan.

Richard Bland College (“the College”) has developed its proposed 2024-2030 Capital Outlay Plan based on the Governor’s historical guidance.

The 2024-2030 Capital Plan was developed and informed by application of the 2014 Campus Facilities Master Plan, which itself reflects the thorough and robust review of programs, facilities, infrastructure, adaptability, replacement and highest and best use as determined by RBC faculty and staff in collaboration with a professional architectural firm. The 2014 Campus Facilities Master Plan was approved by the William & Mary Board of Visitors in February 2014.

Biennium 2024-2026 will be the focus of potential action by the 2024 legislature, and thus reflects the priorities of the college as well as the success of initiatives that were funded by the 2022-2023 General Assembly.

The College expects to make submittals on the 2024-2030 Capital Outlay Plan to the Department of Education, the Department of Planning & Budget (DPB), the Department of Treasury (TRS), and State Council of Higher Education (SCHEV) through October of 2023.

In the course of that process, College staff will develop and refine project budgets, which may adjust the estimates reflected in this resolution.

THEREFORE, BE IT RESOLVED, That upon the recommendation of the President of the College, the Board of Visitors approves the 2024-2030 Capital Outlay Plan as recommended; and

BE IT FURTHER RESOLVED, That the Board authorizes the President of the College to take the actions necessary to fulfill Richard Bland College’s response to the Governor and supporting agencies with respect to the 2024-2030 submittal.

2024-2028 BIENNIUM**PRIORITY****PROJECT TITLE****FUNDING****Center for Experiential Learning
and Student Success (CELSS)****\$6,973,979 GF**

Current spaces are inadequate for robust career and student success programming. The Center for Experiential Learning and Student Success (CELSS) will be housed in Pecan Hall once the offices of Admission, Financial Aid and Human Resources transition to Commerce Hall. The addition and renovation to Pecan Hall will allow RBC to consolidate and increase student programming that better prepares students for the world of work and/or upper level college or university coursework. Development of the CELSS program is an outgrowth of an analysis of the most recent RBC student demographics, graduation rates, and offerings that have proven effective for student engagement and retention.

The CELSS programs will enhance student success through preparation of students for the world of work and/or transition to senior level higher education institutions. Given the changes in the workplace as a result of the pandemic and new workplace environments resulting from increased inclusion of technology, artificial intelligence and workflow systems, students need more than traditional academic and student development services. The CELSS programs will complement traditional student development through programs such as mentoring (with professionals in a chosen field, with an emphasis on RBC alumni), tutoring, career planning, internships (cultivated with local businesses), service learning, leadership training (including development of a stronger and broader student government component), and simulated workplace tasks/experiences. Housed in a single location, Pecan Hall, the CELSS will allow the College to offer a comprehensive student focused program that will result in graduates who are better prepared for their future. Specific spaces and/or activities to be housed in Pecan Hall include:

- Career Services Center
- Mentoring Center
- Social resources office to provide students with assistance related to food insecurity and related social and financial challenges.
- Honors program
- Tutoring Center
- Flex space for simulated work experience/simulations
- Student Clubs/Organizations
- Social Justice Center in support of diversity, equity and inclusion
- Student Conduct Review Board

- Study rooms/areas
- Collaboration spaces
- Multi-purpose room for student centric activities
- Conference and Meeting rooms

Maze Hall Renovation

\$6,362,401 GF

As a small campus that has evolved and grown since its founding, numerous spaces were created out of necessity and availability of space, without regard to a preferred size or location. This century has seen a gradual shift in pedagogical practices as a result of advances in technology and an emphasis on an active learner. The advent of the COVID-19 pandemic has accelerated changes in academic delivery methods with an increased emphasis on online learning, hybrid classes and other forms of student engagement. Full return to a traditional academic schedule and lecture format is unlikely. With students returning to campus, there is an increased need for collaboration spaces, study spaces, hybrid learning environments, and academic content development areas. The library, academic classrooms, science labs and other instructional labs and spaces are clustered on the west campus.

Renovation of Maze Hall provides several benefits to the RBC.

A recent Facility Assessment found Maze Hall, built in 1935, to be in need of facade repairs to stop water infiltration to the basement and other areas, updates to meet various code and ADA deficiencies, and mechanical system upgrades to improve make up air, ventilation and filtering. A complete renovation will allow all building systems (except roof and windows) to be upgraded to provide state-of-the-art assets found in the new and recently renovated buildings on the academic (west) side of the campus.

Movement of student related functions out of Maze Hall to the adjacent Commerce Hall building will provide space to move executive level administrators from multiple buildings and create an administrative core space. The continued success of the College has amplified the need for more administrative personnel, which in turn requires additional spaces. Co-locating these administrative offices in a single building will improve work efficiencies and create a more synergistic environment for the benefit of the College. Renovation of the Maze Building will allow design of the administrative core spaces to reflect contemporary leadership and management practices and office work environments. In addition, it will allow the college to take advantage of an integrated technology environment that supports both individuals and groups.

Statesman Hall HVAC Improvements**\$1,331,654 GF**

Statesman Hall is the main indoor athletic facility at Richard Bland College that hosts competitions for RBC's indoor sports teams and serves as a primary emergency disaster center as part of the State Managed Shelter (SMS) Plan for the Commonwealth.

The facility was originally constructed in 1974 and mostly consists of a 2-story area that includes the large competition Gym space with an extended 1-story area on the east side. On each side of the Gym, in the 2-story space to the north and south are men's and women's locker rooms on the bottom level, with classrooms, weight room, storage rooms, etc. above the locker rooms on the second level. The main public area is the 1-story portion to the east, which is the front of the building and houses the main lobby and corridor, public restrooms, main mechanical room, etc. The space to the west side of the Gym is a narrow corridor allowing egress to the exterior doors out of the back of the building.

The primary reason for moving forward with upgrades to the HVAC system now is due to a problem that RBC experienced in the summer of 2021 with buckling of the wood floor, which has been attributed to high humidity in the space that the HVAC system has not been able to properly control.

The current HVAC system at Statesman Hall is a mixture of original 1974 equipment, namely the air handlers and duct work, and newer boilers, air-cooled chillers, and pumps. The boilers were replaced in 2009, the chillers were replaced during the 2014-15 school year, and the hydronic water pumps were replaced in early 2021.

Existing HVAC systems serving the gymnasium are dated and lack current technology utilized to maintain active temperature and humidity control for all operational applications. Specifically, existing air handling systems are controlled to primarily control space temperature and lack the sequences and controls to enable dehumidification operation.