

**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: \$1,063,231

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: Permits have lapsed due to the ongoing work to establish a reasonable assessment for the property being purchased as part of this project. DHR's evaluation of archeological concerns has been reviewed and closed. Related real estate activities and appraisals are ongoing. 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 The overall project cost is anticipated to increase based on market conditions and the outdated preliminary budget, developed several years ago.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: \$136,710,106

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 the Department of Theatre 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: The Theater Building and Music Building both received their temporary certificates of use and occupancy in August 2023. Users have moved in the building and a dedication ceremony took place during Homecoming Weekend 2023. Resolution of outstanding design items as well as punch listing activities are expected to extend throughout the fall semester as the project nears closeout.

204 – 18329 Design Integrated Science Center. Ph 4

Design Team: Goody Clancy/Baskervill

Budget: \$94,383,254

Funding Source: State

Contractor: Skanska

Obligated to Date: \$89,994,458

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 in order to connect to the adjacent ISC facility.

Progress: The building permit was received at the end of January 2023 and the Construction Manager mobilized to the site in February, installing the construction fence and preparing the site. Underground utility work, footings, and foundations have been completed. Steel erection began in November 2023. Material lead time extensions have extended the anticipated construction duration from 28 months to 30, 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: Miller's Septic Services, Inc.

Obligated to Date: \$533,304

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 the pump station. 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. Design work related to the Sunken Garden repairs is currently underway.

204 – 18518 – 000 Replace Swem Library Windows

Design Team: WDP & Associates

Budget: \$4,840,000

Funding Source: State

Contractor: Tidewater Development

Obligated to Date: \$4,443,695

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.

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: \$1,222,980

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: The Hackworth Print Shop was successfully relocated to the Sadler Student Center and Phase 1 of construction within the ground floor of the Swem Library is now complete. Phase 2 of the project, which includes furniture installations and user group relocations, will be completed over the fall semester.

204 – 80003 Dillard Practice Field

Design Team: TRC (Draper Aden Associates)

Budget: \$72,000 (Design Budget)

Funding Source: Private Funds

Contractor: TBD

Obligated to Date: \$71,270

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: Design work is complete and the project was sent out for bids. A scope review with the apparent low bidder was held in late October 2023. The contractor is expected to mobilize upon execution of the contract for construction.

204 – 80005 Blow Hall Third Floor Renovations

Design Team: Baskervill & Son, PC

Budget: \$2,995,000

Funding Source: E&G Funds

Contractor: TBD

Obligated to Date: \$181,148

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 the Provost office and adjacent meeting spaces. A refresh of the finishes in 2nd floor lobby is also included. The total project scope is approximately 6,600 sf.

Progress: Design is ongoing with the completion of Working Drawings expected in December 2023. A three-month code review and bidding period will follow design completion. It is anticipated that renovations will take six months, with occupancy scheduled for the end of 2024.

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

Design Team: Odell/Pelli Clarke Pelli

Budget: \$43,800,000

Funding Source: Private funds

Contractor: Kjellstrom & Lee

Obligated to Date: \$40,020,440

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

Progress: Placement of geo-pier foundation systems is complete and steel erection began in October. 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: DPR

Obligated to Date: \$23,682,030

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 Package 1 of site and civil work began is complete. A second early package consisting interior work within the existing Kaplan Arena began in May and is substantially complete, with renovations to the ground floor locker level providing accessibility upgrades and equity amongst student athletes. A new scoreboard was installed and is in use. The construction manager is currently bidding the balance of work related to the Sports Performance Center.

204 – 90014 – 001 Monroe Hall Renovations

Design Team: VMDO Architects, PC

Budget: \$23,500,000

Funding Source: Auxiliary funds, W&M debt

Contractor: Kjellstrom & Lee

Obligated to Date: \$22,064,122

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 began in June, with demolition and abatement work within the existing structure, which is nearing completion. Drilling of the first geothermal wells on campus is 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: \$1,922,306.

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: Working drawings are complete and were submitted to DEB for review in February 2023 and the construction manager will hold on preparing their Guaranteed Maximum Price proposal until after the Monroe Hall project has been established, given the one-year difference in the start of construction activities. The bid period will be scheduled to coordinate with 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 – 12713 Maintenance Reserve (MR)

Funding Source: State/General funds

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| FY 2023 | Carry Over | \$2,911,825 |
| FY 2024 | Appropriation | \$4,645,004 |
| Total: | | \$7,556,829 |
| | | |
| Expenditures through 10/27/2023 | | \$1,130,363 |
| Current Commitments | | \$ 187,941 |
| <u>Remaining Current Project Balances</u> | | <u>\$2,009,741</u> |
| Available Balance (Future Projects) | | \$4,228,784 |

The current budget reflects an increase in the FY24 appropriation by \$193,289. These additional funds were provided due to the amended budget, HB6001, passed by the General Assembly. Currently, the Maintenance Reserve (MR) program has a total of 24 active projects. Among active projects planned to be fully funded in the FY include a major repair to the Blow Hall roof and cupola. This project is expected to encumber \$2.5M. Design is currently in progress.