

**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: \$1,056,271

Description: State Dam Safety Regulations currently require that the spillways of all high-hazard dams must pass 90% of the probable maximum flood. This results in a 7-foot overtopping of existing earthen dam.

Progress: All permits, including from DHR, appear to be in order but there is ongoing work to establish a reasonable assessment for the property being purchased as part of this project. While related real estate activities are ongoing, the design professional is developing a revised project manual in conjunction with the new plans in anticipation of fall bidding. The overall project cost is anticipated to increase based on market conditions and the outdated preliminary budget, developed several years ago.

204 – 18112 - 003 Blow Hall IT Data Center Renovation

Design Team: Clark Nexsen

Budget: \$2,709,858

Funding Source: W&M debt

Contractor: Facility Support, Inc.

Obligated to Date: \$2,464,341

Description: Install new IT racks within row cooling; install new HVAC system for computer rack cooling to correct the hot and cold aisle air mixing; install redundant power sources. The generator will be sized to handle the loads currently on the existing generator plus additional emergency loads.

Progress: Project work commenced January 11, 2022 and is ongoing, with the chiller and generator delivered and installed. Installation of temporary equipment has allowed the William & Mary IT Department to begin their portion of the project scope. HVAC testing and controls will be complete by the end of September, and project completion is scheduled for November.

204 – 18292 Construct Fine and Performing Arts Complex. Ph 1 and 2

Design Team: Moseley/HGA

Budget: \$138,850,000

Funding Source: State

Contractor: Whiting-Turner Construction

Obligated to Date: \$133,866,059

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 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: The theater building roof construction and building envelope are ongoing, and mechanical equipment delivery is anticipated in late September, allowing for conditioning of interior spaces and continued progress on finishes. Substantial completion was expected in December 2022 but supply chain disruptions and project coordination will push that date into February. Building commissioning, furniture installation, and user move-in activities will follow construction completion, with building turnover anticipated in April 2023. Major material delays have included MEP and AV equipment.

204 – 18329 Design Integrated Science Center. Ph 4

Design Team: Goody Clancy/Baskervill

Budget: \$78,540,500

Funding Source: State

Contractor: Skanska

Obligated to Date: \$8,056,697

Description: This fourth phase of the Integrated Science Center (ISC) will house key academic programs, including Computer Science, Kinesiology, 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: Working Drawings were completed in mid-December and submitted to DEB for initial code review. Two subsequent rounds of document review allowed for the project to receive a Guaranteed Maximum Price from the Construction Manager at the end of July. Current market conditions have driven costs above the budget, and a supplemental funding request has been submitted to the Commonwealth. Additionally, material lead time extensions have extended the anticipated construction duration from 28 months to 30 with an expected completion date in Spring 2025. The current completion date of December 2024 may be impacted by the timing of the supplemental funding request and the availability of funding.

204 – 18360 Sadler West Addition

Design Team: Grimm & Parker/William Rawn

Budget: \$37,742,000

Funding Source: W&M debt

Contractor: Kjellstrom & Lee

Obligated to Date: \$33,885,599

Description: Construct a 46,000 GSF addition to the Sadler Center. The addition will house administrative space for Student Affairs and student organization offices currently in the Campus Center. The program includes reuse of the old Student Health Center.

Progress: The Sadler Addition and Campus Living Center were substantially complete in summer 2022, with both buildings occupied in August. Interior upgrades to existing Sadler Center (2nd and 3rd Floor Corridors) were also completed. Punch list items, miscellaneous furniture installations, and project closeout activities are ongoing.

204 – 18474 – 000 Campus Wide Sewer Repairs

Design Team: Timmons Group

Budget: \$3,750,000

Funding Source: State

Contractor: TBD

Obligated to Date: \$300,652

Description: Project provides repairs to sewer lines and supporting components in various campus locations.

Progress: Final design is complete and the project is being prepared for a fall bid period. The project will be sequenced 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.

204 – 18518 – 000 Swem Library Window Repairs

Design Team: WDP & Associates

Budget: \$4,840,000

Funding Source: State

Contractor: Tidewater Development

Obligated to Date: \$119,684

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

Progress: The project was issued for bid in June, and the pricing received exceeded the established budget. Following receipt of bids and scope review with the apparent low bidder, a supplemental funding request was submitted to the Commonwealth. This request was approved in September and the project budget has been adjusted to reflect the new total. Work will be carried out over consecutive summer periods (2023 and 2024).

204 – 80002 Memorial to African Americans Enslaved by William & Mary

Design Team: Baskervill

Budget: \$2,977,168

Source: Private funds, Auxiliary funds

Contractor: Kjellstrom & Lee Funding

Obligated to Date: \$2,967,863

Description: Design and construction of a memorial to the enslaved persons and their families who supported the establishment of the university and subsequently maintained it. Selected from multiple entries in a multi-national competition, the chosen concept is a brick structure that represents a hearth. Located south of the Wren Building, it includes the names of enslaved workers and allows additional names to be added as new persons are identified.

Progress: The Memorial is complete and in service – the dedication ceremony was held on May 2, 2022. Project closeout activities are ongoing. The primary outstanding item is fabrication and installation of the Vessel.

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: \$5,036,718

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

Progress: Project budget continues to be monitored for impacts related to material and labor cost escalations, while fundraising efforts are ongoing. Following a value engineering session, the project is tracking on budget with an anticipated construction value of \$35.3M (project value of \$43.8M). No architectural upgrades or renovations will be included within the existing museum space, however existing MEP systems will be upgraded. AARB approved Preliminary Design in June, with the stipulation that a College Architectural survey be executed and submitted to DHR. This effort is underway and Working Drawings have been submitted to DEB for initial review. Pending successful fundraising efforts and WD approval, construction is anticipated to begin in February 2023.

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: \$10,205,398

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.

Progress: 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. Working drawings are nearing completion, and architectural and structural packages submitted to William & Mary for review. Early work has begun on site with civil and site work having begun in July. The project is currently awaiting the stormwater permit from DEQ to continue enabling work.

204 – 90014 – 001 Monroe Hall Renovations

Design Team: VMDO Architects, PC

Budget: \$1,996,600 (Design budget)

Funding Source: Auxiliary funds, W&M debt

Contractor: Kjellstrom & Lee

Obligated to Date: \$1,697,004

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: Preliminary Design documents are in process and both the AE and CM have provided cost estimates based on the approved Schematic Design deliverable. Architectural and archeological surveys required by DHR are underway. Estimates are currently trending above initial projections based on market conditions and implementation of advanced sustainability aspects of the project. A geothermal test well testing has been completed and the analysis is forthcoming. 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 – 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: \$1,806,729

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: Preliminary Design documents are in process and both the AE and CM have provided cost estimates based on the approved Schematic Design deliverable. Architectural and archeological surveys required by DHR are underway. Estimates are currently trending above initial projections based on market conditions and implementation of advanced sustainability aspects of the project. A geothermal test well testing has been completed and the analysis is forthcoming. 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

FY 2022	Carry Over	\$3,141,529
FY 2023	Appropriation	\$3,707,638
Total:		\$6,849,167
FY23 Expenditures through 8/31/2022		\$1,426,519
Encumbrances		\$ 375,948
<u>Remaining Current Project Balances</u>		<u>\$1,911,519</u>
Available Balance (Future Projects)		\$3,135,181

The Maintenance Reserve (MR) program had a total of 59 active projects in FY22. Facilities Management (FM) has successfully completed and closed out 10 of those projects at the close of FY22 with an additional 14 projects currently in the close out process.

A minimum of 30 future projects have been identified with an estimated cost in excess of \$20M. With \$3.1M currently available in FY23, most of these will be prioritized for execution in future years. The Available Balance funds will be programmed and expended through FY23.

The FM team continues to aggressively identify and address deficiencies across the campus infrastructure portfolio. With an emphasis on reducing maintenance backlog, the MR program is crucial in the overall maintenance and readiness of facilities across the William & Mary campus.