

**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: \$1,065,088

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: Virginia Department of Historic Resources' (DHR) evaluation of archeological concerns has been reviewed and closed. Related real estate activities and appraisals are ongoing – the assessment is complete and University Real Estate has engaged on property negotiations. 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 The overall project cost is anticipated to increase based on market conditions and the outdated preliminary budget, developed several years ago.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: \$136,749,068

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 Theater 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 continue to operate with a temporary certificate of use and occupancy while the contractor completes various punch list activities. The buildings were dedicated during a ceremony that took place during Homecoming Weekend 2023. Resolution of outstanding design items as well as punch listing activities are expected to extend throughout the spring 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: \$90,021,376

Description: This fourth phase of the Integrated Science Center (ISC) will house key academic programs, including the new school of Computer Science, Data Science, Applied Science and 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 according to schedule. Steel erection is complete, and a topping-off milestone was reached on January 24, 2024. 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: \$547,368

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. The next phase of work, at the Wellness Center and in the area near the President's House will commence in the spring.

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

Design Team: WDP & Associates

Budget: \$4,840,000

Funding Source: State

Contractor: Tidewater Development

Obligated to Date: \$4,435,337

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: \$2,682,404

Description: The Swem Library ground floor project consists of renovation and interior upgrades of approximately 16,000 square feet. 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 was completed prior to the fall semester. Phase 2 of the project is substantially complete, and users will move into their new spaces in February, following the installation of new furniture.

**204 – 80003 Dillard Practice Field**

Design Team: TRC (Draper Aden Associates)

Budget: \$2,300,000

Funding Source: Private Funds

Contractor: GTR Turf, Inc.

Obligated to Date: \$77,909

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 General Contractor has mobilized and site work is ongoing. The project is on schedule for completion towards the end of the spring semester.

**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: \$194,156

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 square feet.

Progress: Design is complete and drawings have been submitted to the Division of Engineering and Buildings for review ahead of permitting and issuance of an invitation for bids. 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: \$40,185,015

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

Progress: Steel erection is complete and construction is progressing on schedule. 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: \$23,736,491

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.

Construction Manager, Architect and Engineer, 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 contract packages 1 and 2 are complete. This work includes site and civil work as well as interior work within the existing Kaplan Arena. 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 team is finalizing revisions to drawings for the Sports Performance Center, which will then be priced for construction.

**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: \$22,164,022

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 continues on schedule, with demolition and abatement work within the existing structure now complete. Drilling of the first geothermal wells on campus is also 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: \$1,976,391

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 have been approved by DEB. The construction manager has submitted their guaranteed maximum price proposal and negotiations on value management opportunities to maintain the project budget are ongoing. The project anticipates 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

FY 2023	Carry Over	\$3,105,114
FY 2024	Appropriation	\$4,645,004
<b>Total:</b>		<b>\$7,750,118</b>

Expenditures through 01/24/2024	\$1,567,988
Current Commitments	\$ 89,072
<u>Remaining Current Project Balances</u>	<u>\$4,343,496</u>
Available Balance (Future Projects)	<b>\$1,749,562</b>

The Maintenance Reserve (MR) program has a total of 23 active projects. Among those the Blow Hall roof and cupola repair project was funded with \$2.5M of the FY24 appropriation. Design is currently in progress with a planned construction start of summer 2024. Recently funded projects include HVAC repairs to the School of Law, structural repairs at Tucker Hall, foundation repair to Blow Hall, and utility repairs to sanitary sewer lift stations located near Miller Hall and the Graduate Housing complex.