

VIRGINIA MILITARY INSTITUTE
LEXINGTON, VIRGINIA 24450-0304

Deputy Superintendent for Finance and Support
Phone 540-464-7321
Fax 540-464-7169

20 January 2025

MEMORANDUM

TO: The Audit, Finance and Planning Committee
FROM: BG Dallas B. Clark
SUBJECT: Non-Capital Projects Update

Non-Capital Construction Projects Completed between August 2024 – January 2025

Carroll Hall Miller Academic Center Refurbish – This \$50K project consisted of carpet replacement, electrical improvements and installation of new furniture for the Miller Academic Center. Project was completed 13 August 2024.

Clarkson McKenna Film Room – This \$686K project to create the best film room in the Southern Conference involved expanding the seating capacity of the existing film room, installing tiered theater style seating along with updated A/V systems and movable partitions to enable the room to host multiple meetings simultaneously. Project also included updated ceilings, lighting, floors, finishes, fire safety lighting as well as relocation of the head coach's office. Project was completed in September 2025 with Harrisonburg Construction as the contractor and Baskervill as the A/E firm.

501 Brooke Lane Painting, Repairs and Hazardous Material Removal – This \$95K project removed and disposed of lead-based paint on the exterior of the house, conducted carpentry and masonry repairs to the exterior as needed and repainted the entire exterior of the house. This project was completed in October 2024 by Harrisonburg Construction.

\$1 Million Bricks – This project was entirely funded by the VMI AA and managed by the VMI construction office. Purpose of this project was to add the new bricks for new \$1 million donors to the existing monument. Faulkner Masonry did the design and construction work for this project which was completed in September 2024.

Mallory Hall CIS Server Room – At a cost of \$525K Mallory Hall room 123 was converted into a computer server room housing 6 server racks for the CIS Department for educational research.

The room required major electrical and HVAC upgrades to accommodate the departmental servers. The project was completed in December 2024.

Smith Hall Access Control – The purpose of this \$50K project was to control access to the General Officer suites and other sensitive areas in Smith Hall. Two cameras were added to the front and rear lobbies, new store front doors with card access controls added to the front lobby, and card access controls added to the elevator and stairwell door to the 300 level. A phone was installed in the lobby for visitors to contact each department for access into the building. Project was completed in January 2024.

Non-Capital Projects in Progress

Shell Hall Registrar Office Refurbish – This project cost \$120K and involved remodeling of the existing space to include adding electrical and data ports, installation of new wall, new AV and conference room. Project also included repainting, installing new carpet, ceiling tiles, lights and countertops. Additional work was identified by leadership and the contractors are replacing hallway and break room ceiling tile, painting hallway and break rooms and replacing select ceiling lights. This project will be completed Winter/Spring 2025.

Cameron Hall Scoreboard – Project is funded for \$1.9M and will replace the existing scoreboards with larger videoboards in the same two locations. New scorer tables with integrated video displays and a new sound system are included. Construction began in November 2024 and is 20% complete and on track for completion by May 2025.

Cocke Hall Building Envelope – This phased \$1.2M project addresses the leaking building envelope and drainage issues in Memorial Garden. Construction on Phase I (the exterior building envelope) began July 2024 and was completed in November 2024. Phase 2 (repairing interior finishes) will begin Summer 2025. Wall Construction was the construction firm for Phase I.

Memorial Hall Water Infiltration Improvements – The \$1.6 million project will address the buildings' frequent and significant water leaks. The project consists of drainage system improvements, repairs to the surrounding storm water drainage system, and repairs to damaged stonework and interior finishes. This project will be done in phases over the next 3 years and construction kicked with tree removal January 2025.

Upcoming Non-Capital Construction Projects 2025

Clarkson-McKenna Hydrotherapy Renovation – This project is funded at \$350K and will begin following the 2024 football season. The existing 17-year-old hydrotherapy facility has several leaks and aging equipment. The project will replace existing cold tubs, replace failing flooring and waterproofing and upgrade finishes. Scheduled completion is July 2025 in time for returning cadet-athletes to begin using the space. Baskervill is the design firm for this project.

Crozet Hall Scullery and Freezer Renovations – The current project construction estimate is \$907k (total project budget with planning is \$1.05m) and will replace the existing freezer and cooler with the freezer being contained within the cooler space to provide a more stable environment for the freezer. The dishwasher area will be reorganized to improve efficiency and reincorporate the pulper into the system. A new accumulator will be added to collect diner’s dishware to aid in moving cadets out more effectively. The project is in design with Wiley Wilson as the A/E firm. Construction and completion of the project are slated for Summer 2025.

CLE A/V Upgrades – \$600K is allocated to execute Phase I of this potential \$1.3M project. This phase focuses on sound system, cameras, presentation equipment and improvements in the Hall of Valor area. Construction is scheduled to begin Summer 2025, with completion before Matriculation.

New Barracks Courtyard Replacement – This \$610K project will replace the current pavers in the New Courtyard to address drainage and water infiltration issues in the concourse. Project will include a sentinel path and improved drainage features. We are currently having a structural evaluation completed by ECS to ensure that the necessary loads will be supported adequately. Spectrum is the A/E firm for the reroof and courtyard design. Construction will be done during summer 2025.

New Market/Reconciliation Monument Relocation – The purpose of this \$2.9 million project is to relocate the ANC Reconciliation Monument from storage at the Defense Supply Center in Richmond to the New Market Battlefield site. The concept study was completed, and Wiley Wilson will be the A/E firm for this project. Construction will begin in September 2025 and complete by January 2026.

Barracks Barbershop and Coin Laundry Renovation- Estimated at \$1.5 million this project will swap the location of the barbershop and coin laundry. The new barbershop space located in Old Barracks will move into the “sinks” and be larger with more stations to better suit the needs of the Corps. The coin laundry will move into the current barbershop location in the concourse. This will be a staged project with the new barbershop being constructed first. Execution of this project is anticipated for April – August 2025. Design is in Working Drawings (90% design) phase with Wiley Wilson as the A/E firm.

Shell Hall Roof Replacement – This project is estimated to cost \$430k for design and construction to replace the upper most roof of Shell Hall. Unneeded projections through the roof will be eliminated, a new roof access ladder installed, lightning protection, capstone water proofing, and safety anchors will be part of the project as well. Working Drawings were submitted to DEB on 15 January 2025. The project will be executed in Summer 2025.

408 Parade Avenue Renovations – This \$2 million to \$2.5 million project will include long overdue electrical, mechanical and plumbing updates to the quarters in addition to redoing finishes, floors and remodeling in the basement and the upstairs living areas. Occupants

departed in December 2024 and initial recon and scope development are complete and an A/E firm will come on board by February 2025.

Anderson Drive Housing Roof Replacement – This \$89K project will replace the current asphalt shingles, roof sheathing and gutter/downspouts on all four (4) housing units. Roof sheathing replacement involves replacing existing thinner plywood sheathing with current building code 5/8” plywood sheathing. New asphalt shingles will be architectural dimensional shingles. Gutters and downspouts to match existing. Skyline Roofing is on board as the construction contractor and will complete the project in May-June 2025.

Foster Stadium Game Day Locker Roof Replacement – Approximately \$175K project to replace the existing asphalt shingle roof system with EPDM roofing material. Significant water damage has been occurring over time. Existing roof sheathing and some roof joist supports are damaged and need to be replaced, along with improving the slope of the roof and installing crickets at concrete column penetrations. Currently working with users to define requirements, scope and develop initial cost estimates, and obtaining design services.

Kilbourne Hall Firing Range and Ventilation – This estimated \$750K project will include upgrading the current target system with newer technology which is the projects top priority, as well as lead material clean-up and an evaluation of the current HVAC system within the firing range to eliminate rifle rusting and pitting because of high humidity levels currently in the range area. Baskervill is the A/E firm working on the HVAC elements of the project. The new \$80K target system will be purchased directly from the vendor this spring and is planned to be installed before next year’s rifle season begins.

Preston Library Water Leaks – We are in the very early stages of the reviewing various areas where water intrusion is occurring throughout the building. Currently working with staff to identify all the areas of concern to determine the next step of how best to approach and address all the leak infiltration areas, which are mostly at window locations.

Post Hospital Isolation Ward – Completed initial concept development on this project to create a female isolation ward in the existing building. Baskervill is the A/E firm for this project and construction is expected to begin in May 2026 with completion prior to matriculation in August 2026.