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MEMORANDUM

TO: The Audit, Finance and Planning Committee

FROM: BG Dallas B. Clark

SUBJECT: Capital Projects Update

Executive Summary: We have two capital project in construction phase and eight that are in various stages of design.

The Post Wide Safety and Security project is underway and is 18% complete. Despite some lost days due to recent winter weather, project remains on schedule. The Cadet Safety and Security Project is underway with the acquisition, fielding and installation of new security camera and communication systems in progress.

The Turman House Renovation, Replace Old and New Barracks Windows and Nichols Engineering Building Renovation are in the Working Drawing (90% design) phase of design and will all begin construction over the next four months.

Construct New Moody Hall and the Center for Leadership and Ethics (CLE) Phase II projects are in the Preliminary Design (PD) (60% design) stage awaiting final cost estimate approval from DEB.

The Architect/Engineer (A/E) firm selection process is complete for the Hinty Hall Facilities Maintenance Expansion, New Market Battlefield State Park and Renovate Financial Aid and Admissions Offices projects. We are in the program verification stage and conducting initial stakeholder input meetings on all three projects. We will begin the Schematic Design (40% design) phase on all three projects in the next three months.

Additionally, we are in the initial stages of planning for design of the Patchin Field Soccer and Lacrosse stadium and Paulette Hall improvements project and the Crozet Hall expansion project.

Projects Background and Summary

Below is a summary of status on each of our ten capital projects:

Post-Wide Safety and Security

Post-Wide Safety and Security is an \$11,127,350 Design-Bid-Build project to enhance overall Post safety/security. The scope includes installation of 14 security barriers & structures (work

points) including fixed & operable bollards, drop-arm gates, wedge barriers, fixed walls & landscaping barriers across Post. Central monitoring & control of the automatic gates will integrate with the existing VMI access control system. Gates will be designed in two concentric perimeters: an inner operable ring of gates & an outer lock-down only ring. Inner gates will be programmable for daily schedules to enable various Corps training events and formations while outer gates will operate only for emergencies or during periods of increased threat level. Construction is 18% complete and on schedule to finish by August 25. CK Bosworth is the construction firm and Wiley-Wilson is the A/E firm for this project.

Renovate and Expand Engineering Laboratory Facilities (NEB)

This is a \$69M Construction Manager at Risk project to renovate 63,133 square feet in Nichols Engineering Building and to construct a 33,029 square foot addition to meet the requirements of a growing STEM curriculum. DEB approved the Schematic Design in January 2022 and Preliminary Designs were submitted in March 2022. Due to scope issues (decision to eliminate scope for demolition of Cocke Hall Annex) and cost inflation, DEB required an updated Schematic Design which they approved in January 2023. The project team also completed an updated PD in July 2023 and received technical approval in September 2023 and cost approval in February 2024. DEB released funds for Working Drawings in April 2024 and those are complete and under review with DEB with final approval expected in February 2025. Construction will begin in March 2025 and completion is slated for July 2027. The design firm is Richmond, VA based Baskervill and the Construction Manager at Risk firm is Kjellstrom & Lee.

Improve Cadet Safety and Security in Barracks

This \$8.7 million Design-Bid-Build project will replace or upgrade all doors and arch gates in the Barracks to a secure, life safety approved, key card access system utilizing the lowest responsible bid general contractor. The scope also includes installation of additional security cameras and improved resolution on existing cameras, addressing issues with gate security systems to improve ability of guard team and Officer-in-Charge or Assistant Officer-in-Charge of the Barracks to monitor camera systems. Project will also include fielding a new post-wide communications system for guard team, EMS team, and commandant staff. The project is underway as all security cameras, monitors and communication systems are on hand and in process of being fielded and installed. The key card access and arch gates portion of the project will be put out for bid in February 2025 with work expected to begin in April 2025 and complete by February 2026. The design firm is Wiley-Wilson.

Turman House Renovation

With an estimated cost of \$3.5 million this Design-Bid-Build project is intended to repair, restore and update the existing Turman House. Once complete the Turman House will be used as quarters for the executive housing. The renovation will focus on exterior repairs including porch reconstruction, roof repairs and ADA access. Interior work includes reconfiguration and construction of additional bathrooms, structural repairs and kitchen updates. Project scope also involves updates and renovation to the Gate House apartment, Turman House apartment and the ice house roof. Glave & Holmes completed the design in 2020 when the project was paused due to COVID and funding issues. They are now updating the design to reflect changes to the

building code and the building's condition since 2020. Construction is scheduled to begin in Spring 2025 with an 18-month project duration.

Replace Windows Barracks Old and New

Purpose of this \$30.2 million Construction Manager at Risk project is to replace roughly 800 existing exterior windows and some window frames (period correct design and materials) in Old and New Barracks. This will include some repairs to the exterior walls, replacing current security bars with new steel bars as well as new roller shades, window hinges, and hardware for all windows. Full construction funding for this project was authorized in August 2024. The Working Drawings were approved in December of 2024. Grunley Construction Company is the construction manager, with SFCS as the A/E firm for this project. Construction will begin in Spring 2025 and finish in the Fall of 2027.

Moody Hall Construction

\$2.1 million for detailed planning on this \$68 million Construction Manager at Risk project was released in November 2023. The scope of work for this project includes the demolition of the existing Moody Hall, Neikirk Hall and the Cabell House followed by construction of a new 50,000 square foot building to support cadet activities, fund raising, academic programs and alumni functions. The new facility will include expanded office spaces, additional reunion and activities space and meeting rooms while maintaining terrace/veranda views across the Parade Ground. Preliminary Design was approved in November 2024 and the team is awaiting funding approval to proceed to the Working Drawing phase. Glave & Holmes Architecture is the A/E firm and Whiting-Turner is the construction manager. Estimated construction start date is Fall 2025 with estimated completion in Fall 2027.

Center for Leadership and Ethics Phase II and Parking Structure

This \$89.8 million Construction Manager at Risk project will result in a 62,500 square foot multi-story structure to support leader development programming. This facility will house cadet leadership development and educational facilities, the VMI museum, and includes construction of an adjacent 425 vehicle parking structure. The project will also include associated landscaping, paving and improvements to traffic flow. \$3.6 million in detailed planning funds were released in May 2023 and VMI has worked diligently to accelerate the design schedule in effort to secure construction funding in the upcoming budget cycle. This acceleration of the schedule would allow us to begin construction in 2026 instead of 2027. Baskervill from Richmond was selected as the A/E firm. The Schematic Design was submitted and approved in August 2024. Grunley Construction was selected as the construction manager. The Preliminary Design was completed and submitted for DEB review in October 2024. Funding for the remaining design and for the construction phase will be submitted for inclusion in the upcoming Governor's budget. Estimated construction start date is Fall 2026 with estimated completion in Fall 2028.

Improvements and Renovations New Market Battlefield State Historic Park

This estimated \$30.5 million project is funded with \$3.6 million for detailed planning through preliminary design. Major features of work include complete renovation and replacement of all building systems in the existing museum, renovation of the maintenance building, repairs and improvements to the historic Bushong house as well as improvements to roads, trails, signage

and parking throughout the park's 300 acres. VMI selected Baskervill as our A/E firm in December 2024 and is in process of getting them under contract and scheduling initial input meetings with stakeholders. Expected to begin Schematic Design phase in Spring 2025.

307/309 Letcher Avenue Renovations (Admissions and Financial Aid)

This project is approved for \$631,000 for detailed planning through preliminary design with an estimated total cost of \$7.3 million. The scope of work involves complete renovations of the Admissions and Financial Aid offices that occupy these houses to include electrical, mechanical, plumbing and HVAC system replacements as well as renovations to address safety and code compliance issues. VMI selected PMA from Virginia Beach as the A/E firm and Schematic Design is in progress.

Hinty Hall Facilities Management Expansion

Estimated at a total project cost of \$22.5 million, this project involves a 15,000 square foot expansion of the existing Hinty Hall physical plant building, updated building systems and repairs to the Freeland House construction office building, construction of an approximately 10,000 square foot climate-controlled warehouse and construction of maintenance and storage facilities along the Chessie Trail. Also included in the scope of work are updates, improvements, and expansions to several of our other facilities management buildings around Post. CO-2 to authorize funds for detailed planning was received in April 2024. VMI selected RRMM Architects out of Roanoke, VA for the design work. Initial programming meetings are complete and Schematic Design is in progress.

Patchin Field

With an estimated cost of \$21.7 million, this project involves a complete upgrade of the existing soccer stadium area and associated spaces. Features of work include installation of lights, bleacher seating for 1,000 fans, a press box and approximately 16,000 square feet of building for required support spaces. Project will also include significant drainage and grading work to protect the playing surface from flooding, installation of an artificial turf surface large enough to accommodate both soccer and lacrosse and IT/AV upgrades. The project includes a renovation and upgrade of Paulette Hall which houses the soccer and lacrosse locker room areas. An initial planning study was completed for this project by Wiley-Wilson in 2022. The project is located in a FEMA flood plain area and will require significant coordination with various state agencies and a variance from DGS. We received a cost estimate for an updated Environmental Impact Report and reached out to the local Flood Plain Manager in anticipation of beginning design on this project.

Crozet Hall Expansion and Renovation

This estimated \$46.8 million project will expand the existing Crozet Hall to accommodate the growing size of the Corps while also replacing building utility systems and completing needed renovations to the food preparation, storage and serving areas. Project will also include updating interior finishes and completing necessary site work and exterior work to support the building expansion. A feasibility study was completed by Wiley-Wilson in 2016 and updated in 2022.