

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: \$1,068,388

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: Real estate activities and appraisals are ongoing – the assessment is complete, and Real Estate has engaged on property negotiations. The overall project cost is anticipated to increase based on market conditions and the outdated preliminary budget, developed several years ago. It is anticipated that supplemental funding will be necessary.

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: \$139,120,865

Description: Design and construct two phases of a three phase “Arts Quarter” program. Major project components are:

Music Arts Center – 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: PBK Memorial Hall and the Music Arts Center Building have been open and operational since August 2023. Final roof repairs and punch list activities are ongoing, and the Dance Floor was replaced January 2025.

204 – 18329 School of Computing, Data Science, & Physics

Design Team: Goody Clancy / Baskervill

Budget: \$ 102,892,254

Funding Source: State

Contractor: Skanska

Obligated to Date: \$ 93,686,122

Description: This fourth phase of the Integrated Science Center (ISC) will house key academic program as the home of the new School of Computing, Data Sciences & 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 progressing on schedule. Exterior work including retaining walls, foundation steps at the building's portico, installation of the brick façade and metal panels, and roof work is ongoing. Walls are being closed in on the interiors and mechanical/sprinkler piping and other above ceiling work, including mechanical ductwork installation, is ongoing. The building's elevator was installed in November 2024.

The total construction duration is expected to be 30, with substantial completion scheduled for August 2025, enabling Owner activities (commissioning, furniture and equipment installation, etc.) to occur in the fall of 2025.

204 – 18474 – 000 Campus Wide Sewer Repairs

Design Team: Timmons Group / TRC (Draper Aden Associates)

Budget: \$ 3,750,000

Funding Source: State

Contractor: various

Obligated to Date: \$ 1,077,709

Description: This project repairs sewer lines and supporting components in various campus locations. Two phases of construction are planned, with Phase 1 being the repairs at Presidents House, Wellness Center, and Alumni House. Phase 2 will include a lift station for the Sunken Garden, and line replacement in the West Woods area.

Progress: Project timing and sequencing was developed in such a way as to minimize disruptions to the campus community. The initial phases of work at the Alumni House and adjacent properties were completed in 2023. Additional sewer repairs at the Wellness Center and in the area near the President's House were completed during the summer of 2024.

The design for repairs in the Sunken Garden area has been revised to exclude a lift station with construction taking place over the summer of 2025. The design of repairs of the West Woods line has begun.

204 – 18518 – 000 Replace Swem Library Windows

Design Team: WDP & Associates

Budget: \$ 4,840,000

Funding Source: State

Contractor: Tidewater Development

Obligated to Date: \$ 4,562,468

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

Progress: The first phase of work was completed in the summer of 2023. Phase 2 work, which includes window replacement on the north, south, and east elevations of the library, was substantially complete in early September 2024. The contractor demobilized in October and the project is in the closeout phase.

204 – 18591 – 000 Improve Accessibility Infrastructure

Design Team: Vanasse Hangen Brustlin, Inc.

Budget: \$ 5,850,000

Funding Source: State

Contractor: TBD

Obligated to Date: \$ 808,066

Description: An appropriation was approved in FY23 for accessibility improvements throughout campus. This appropriation is a stand-alone project, not part of any larger pool. Following a 2013 accessibility study, various improvements identified were and prioritized.

Progress: Preliminary Design is underway for improvements to six specific areas as well as a campus-wide improvement of ADA ramps and accessible pedestrian intersections. The designs will include adjustments to the vehicular-pedestrian conflict at the King & Queen Gate, the access to Blair Hall/Tyler Courtyard, the north stairs of James Blair Hall, the pedestrian pathway slope adjacent to Swem Library, accessibility improvements at Hornsby House, and the vehicular-pedestrian conflict at Dawson Circle. Collaboration with the development of the Comprehensive Campus Plan is ongoing to ensure coordination between individual projects and larger planning initiatives.

204 – 323134 Zable Stadium Locker Renovations

Design Team: Matthew G Burton Architect LLC

Budget: \$ 2,895,900

Funding Source: Donor funded

Contractor: GC Commercial, Inc.

Obligated to Date: \$ 243,556

Description: The renovations of the men's and women's track locker rooms will improve the facility both functionally and aesthetically. In addition to operational improvements,

accessibility will be improved, as will building systems which have remained largely unchanged since the 1960s.

Progress: Bids were received in November 2024 and with the cost being within budget, a contract was awarded to GC Commercial in December 2024. Renovations of the locker rooms will extend through April 2025 and will include mechanical connections to central utilities. The scope of work also includes repairs and waterproofing of the stadium's east grandstands. Selective demolition is ongoing.

204 – 383686 West Woods Phase 2 Enabling

Design Team: Timmons Group

Budget: \$ 650,000 (Design budget)

Funding Source: W&M debt

Contractor: TBD

Obligated to Date: \$ 163,318

Description: In support of the replacement of the Randolph Complex with a new residential development, enabling work is required. This scope includes the demolition of the Randolph Complex (item 9 on the FY25 Capital Plan) and the relocation of utilities necessitated by the demolition of Randolph.

Progress: Site surveys and geotechnical reports are complete, with field work related to this scope completed in August 2024 and reports/technical data received in October. Demolition and utility connection drawings are in progress, which will be followed by a bidding phase. The project budget will be updated to include construction costs.

204 – 383666 West Woods Phase 2

Design Team: Goody Clancy

Budget: \$ 10,330,000 (Design budget)

Funding Source: W&M debt

Contractor: TBD

Obligated to Date: \$ 7,699,413

Description: West Woods Phase 2 will replace the Randolph Complex with a new residential development as part of the second phase of the Housing and Dining Comprehensive Facilities Plan. It is anticipated that the new residence halls will accommodate approximately 450 residents and be designed to complement West 1 both architecturally as well as from a campus design perspective.

Progress: Goody Clancy was selected as the prime A/E for the project after an RFP and interview process. Design work began in October and the project received approval of Site Selection and Design Intent at the November Design Review Board Meeting. The Schematic Design phase is ongoing.

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: \$2,154,896

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 project was complete in the spring and a dedication ceremony for Jill Ellis Field and the establishment of the 1987 Women's Soccer Team Training Center was held on April 20, coinciding with the date of substantial completion. The project has achieved final completion and is in closeout.

204 – 80005 Blow Hall 3rd Floor Renovations

Design Team: Baskervill & Son, PC

Budget: \$ 2,995,000

Funding Source: E&G Funds

Contractor: GC Commercial, Inc.

Obligated to Date: \$ 1,733,277

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 the 2nd floor lobby is also included. The total project scope is approximately 6,600 sf.

Progress: After a 6-month construction period, renovations of the third floor were substantially complete in January 2025. Furniture delivery and installation occurred at the end of January for a February move-in by the user group. Finish work at the second-floor lobby commenced over winter break and is also now substantially complete.

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

Design Team: Odell/Pelli Clarke Pelli

Budget: \$ 46,000,000

Funding Source: Private funds, W&M debt

Contractor: Kjellstrom & Lee

Obligated to Date: \$ 45,036,105

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

Progress: The project received occupancy in December 2024. Site work and reconfiguration of parking areas have been finalized. Owner activities, including commissioning and installation of furnishings and equipment will continue following substantial completion. A building dedication ceremony will be held as part of Charter Day activities.

204 – 90012 Kaplan Arena Renovation & Sports Complex Addition

Design Team: Moseley/HNTB

Budget: \$ 57,600,000

Funding Source: Private funds, W&M debt

Contractor (SPC): Barton Mallow

Obligated to Date: \$ 54,206,379

Description: Renovate portions of existing structure and construct a sports performance center and practice facility on the northwest side. The CM, A/E, and Athletics developed a two-phase approach to the project including renovations to the existing Kaplan Arena, locker level improvements and a new scoreboard. The subsequent phase of work adds the Sports Performance Center structure and some additional interior improvements to Kaplan Arena. The project approach and budget were adjusted to address escalation/inflation.

Progress: Early Packages 1 and 2 were completed at the end of 2023. This work included site and civil work as well as interior work within the existing Kaplan Arena. Completed renovations to the ground floor locker level provide accessibility upgrades and equity amongst student athletes. A new scoreboard was installed and is in use.

The Construction Manager mobilized for the Sports Performance Center in June 2024 and construction will occur over an 18-month period, with substantial completion scheduled for December 2025 (final completion and Owner activities to follow). Exterior work including the mechanical yard foundations, east side brick installation and steel erection are ongoing. The building's stair tower and elevator shaft have been constructed, and interior work has begun, including in wall and above ceiling rough ins on the court and locker room levels.

204 – 90014 – 001 Monroe Hall Renovations

Design Team: VMDO Architects, PC

Budget: \$ 23,100,000

Funding Source: Auxiliary funds, W&M debt

Contractor: Kjellstrom & Lee

Obligated to Date: \$ 22,200,817

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 completed in August 2024 in time for student move-in for the fall semester. Twenty-seven (27) geothermal wells are now active and serving the residence hall. The project has achieved final completion and is in closeout.

204 – 90014 – 004 Old Dominion Renovations

Design Team: VMDO Architects, PC

Budget: \$ 26,400,000

Funding Source: Auxiliary funds, W&M debt

Contractor: Kjellstrom & Lee

Obligated to Date: \$ 23,591,995

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 systems, new electrical and fire protection systems, and new interior finishes. Additional common spaces will be created, and the building will include ADA compliance, hazardous materials abatement, and sustainability initiatives.

Progress: The project mobilized in June 2024 to begin selective demolition and abatement work. Construction will continue through a scheduled substantial completion date of August 2025. During demolition significant unforeseen structural deficiencies were uncovered in the central lobby and lounge spaces of the existing building. The project team has developed a remediation plan and is managing the situation within the existing budget and schedule. Abatement work in the basement is now complete and additional plaster ceiling removal will require abatement as well. Structural reinforcement and underground plumbing, including installation of geothermal systems are in progress. MEP rough-in continues on the 2nd and 3rd floors, and the installation of the attic sprinkler system is complete.

204 – 918678 Renovate Historic Campus (Wren Preservation)

Design Team: Glave & Holmes Associates, P.C.

Budget: \$ 13,951,000 (\$796,000 Detailed Planning)

Funding Source: State

Contractor: Grunley Construction

Obligated to Date: \$ 808,066

Description: - The scope of work for the renovations of the Wren Building is informed by previous planning efforts, and includes but is not limited to, preservation and restoration

efforts of the building envelope, roof replacement and cupola restoration, and addressing various water infiltration issues and their resulting damage.

Progress: Working Drawings are complete, and a guaranteed maximum price (GMP) has been received from the construction manager. The project’s funding report has been updated to a revised total project value of \$13.95M by the Commonwealth, and funding approvals are still in process. The desire of the university and the Commonwealth is that work is completed prior to the national Semi-quincentennial (250th) celebration in 2026, pending state funding and approvals.

204 – 12713 Maintenance Reserve (MR)

Funding Source: State/General Funds

FY 2024	Carry Over	\$4,749,044
<u>FY 2025</u>	<u>Appropriation</u>	<u>\$4,677,332</u>
Total:		\$9,426,376

Expenditures through 01/08/2025	\$1,669,991
Current Commitments	\$2,579,959

<u>Current Project Balances</u>	<u>\$1,580,928</u>
Available Balance (Future Projects)	\$3,595,498
Future Project Pipeline (Earmarked)	\$3,030,000
Remaining FY25 MR	\$565,498

The Maintenance Reserve (MR) program has a total of 26 active projects. There has been activity between November 2024 and February 2025 to ensure full utilization of the MR funds. Recent projects focus on a significant investment in HVAC and Lighting upgrades for McGlothlin Street Hall. Other projects include exterior envelope renovations for The Western Union Building, Underground Utility Renewals campus-wide, and the replacement of Emergency Generators for James Blair, McGlothlin Street Hall, and the School of Education.