

**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: \$1,062,159

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: Permits have lapsed due to the ongoing work to establish a reasonable assessment for the property being purchased as part of this project. DHR's evaluation of archeological concerns has been reviewed and closed. Related real estate activities and appraisals are ongoing. 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 The overall project cost is anticipated to increase based on market conditions and the outdated preliminary budget, developed several years ago.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: \$136,633,282

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 and Music Building both received their temporary certificates of use and occupancy in August 2023. Users have moved in and activities are being scheduled for the fall semester. Resolution of outstanding design items as well as punch listing activities are expected to extend throughout the fall semester 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: \$89,978,664

Description: This fourth phase of the Integrated Science Center (ISC) will house key academic programs, including Computer Science, Data Science, 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: The building permit was received at the end of January 2023 and the Construction Manager mobilized to the site in February, installing the construction fence and preparing the site. Underground utility work has been completed and installation of the building's footings and foundations are ongoing. 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: \$527,282

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. Design work related to the Sunken Garden repairs is currently underway.

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

Design Team: WDP & Associates

Budget: \$4,840,000

Funding Source: State

Contractor: Tidewater Development

Obligated to Date: \$4,441,385

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 2022, 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 2022 and the project budget has been adjusted to reflect the new total. The first phase of work is ongoing, with substantial completion anticipated in September. 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: \$992,040

Description: The Swem Library ground floor project consists of renovation and interior upgrades of approximately 16,000 sf. 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 has begun. Substantial completion is anticipated at the end of September and will be followed by furniture installations and user group relocations.

**204 – 80003 Dillard Practice Field**

Design Team: TRC (Draper Aden Associates)

Budget: \$72,000 (Design Budget)

Funding Source: Private Funds

Contractor: TBD

Obligated to Date: \$71,270

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: Initial design work is complete and pricing activities are ongoing. The design process revealed that more extensive excavation work than initially anticipated based on existing conditions at the site. A price and scope refinement exercise are ongoing.

**204 – 80005 Blow Hall Provost Suite Renovations**

Design Team: Baskervill & Son, PC

Budget: \$2,995,000

Funding Source: E&G Funds

Contractor: TBD

Obligated to Date: \$169,783

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 sf.

Progress: Design is ongoing with the completion of Working Drawings expected in December 2023. A three-month code review and bidding period will follow design completion. 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: \$39,998,998

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

Progress: Interior demolition of the existing museum is complete and temporary power is in place via a newly placed transformer. Temporary shoring and storm piping have been installed, and placement of geo-pier foundation systems began in July. 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: \$9,006,838

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.

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.

Progress: A second round of Working drawings are complete and are being reviewed by DEB for permitting. A first early package of site and civil work began in July 2022 and continued to an expanded scope of work upon receipt of necessary stormwater permit documentation from DEQ in October 2023. A second early package consisting interior work within the existing Kaplan Arena began in May and is ongoing, with renovations to the ground floor locker level to provide accessibility upgrades and equity amongst student athletes as well as the installation of a new scoreboard. Pricing and scope efforts on the balance of work related to the Sports Performance Center addition is ongoing.

### **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: \$20,720,944

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 began in June, with demolition and abatement work within the existing structure, which is ongoing. Site work and utility work began at the end of August, including the drilling of the first geothermal wells on campus. 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: \$1,865,606

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 were submitted to DEB for review in February 2023 and the construction manager will hold on preparing their Guaranteed Maximum Price proposal until after the Monroe Hall project has been established, given the one-year difference in the start of construction activities. The bid period will be scheduled to coordinate with 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	<u>Appropriation</u>	<u>\$4,451,715</u>
<b>Total:</b>		<b>\$7,556,829</b>

Expenditures through 8/31/2023	\$1,045,197
Current Commitments	\$ 100,146
<u>Remaining Current Project Balances</u>	<u>\$1,702,284</u>
Available Balance (Future Projects)	\$4,709,201

Currently, the Maintenance Reserve (MR) program has a total of 29 active projects. FY24 will be an active year for the Maintenance Reserve program. Among active projects that are planned to be fully funded in the FY include a major repair to the Blow Hall roof and cupola. Additional planned projects will have an emphasis on mechanical system repair/replacement, major structural repairs, and various repairs to life-safety systems across campus. Additionally, the FY24 appropriation may increase by \$193,289 based on HB6001 as introduced in the 2023 Special Session I of the General Assembly.