WILLIAM & MARY
CAPITAL OUTLAY PROJECTS PROGRESS REPORT

204 – 18003 Improve Lake Matoaka Dam Spillway
Design Team: Draper Aden
Biennium: 2012-2014
Budget: $5,119,000
Contractor: TBD
Funding Source: State
Obligated to date: $953,384

Description: State Dam Safety Regulations currently require that the spillways of all high-hazard dams must pass 90% of the probable maximum flood. This results in 7-foot overtopping of existing earthen dam.


204 – 18202 Construct West Utility Plant
Design Team: RMF Engineering
Biennium: 2016-2018
Budget: $30,254,000
Contractor: DPR
Funding Source: State, W&M debt
Obligated to Date: $27,613,920

Description: (Phase I) Construct an 11,500 GSF utility plant building that will house three 1,200-ton chillers and three 9,900 MBH (million British Thermal Units per hour) boilers and connect to existing underground distribution networks. The plant will be sized to accommodate one additional chiller and three boilers for future capacity demand. (Phase II) As the budget allows, chilled water and hot water lines will be piped into the West Campus area so that facilities and future projects may use this plant.

Progress: Construction is underway with planned completion in January 2020.
204 – 18292 Construct Fine and Performing Arts Complex, Ph 1 and 2

Design Team: Moseley/HGA  
Biennium: 2016-2018  
Budget: $122,142,000  
Contractor: Whiting Turner Construction  
Funding Source: State  
Obligated to Date: $25,148,921

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 new 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.

PBK Addition/Renovation - Adaptive reuse of Phi Beta Kappa Hall for Theater, Speech, and Dance which will produce a 99,485 GSF facility (61,751 GSF new + 37,734 GSF renovation). Key components will be a 205-seat dance recital studio, 98-seat student laboratory, a 246-seat black box theater, and a 495-seat renovated main theater.

Progress: Whiting Turner has taken possession of the site. Development of the GMP in progress. Permit plans submitted the week of October 28 for foundations and superstructure. Working drawings for the remainder of the project to be submitted in November 2019.

204 – 18329 Design Integrated Science Center, Ph 4

Design Team: Goody Clancy/Baskervill  
Biennium: 2018-2020  
Budget: TBD ($73,266,000 estimated)  
Contractor: Skanska  
Funding Source: State  
Obligated to Date: $3,168,486

Description: This fourth phase of the Integrated Science Center (ISC) will house Mathematics, Computer Science, Kinesiology, 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.

204 – 18360 Sadler West Addition
Budget: $37,742,000   Contractor: Kjellstrom & Lee
Funding Source: W&M debt   Obligated to Date: $4,386,466

Description: Construct a 46,000 GSF addition to the Sadler Center. The addition will house administrative space for Student Affairs and student organization offices currently in the Campus Center. The program includes reuse of the Student Health Center.

Progress: Preliminary design in progress with completion expected December 2019.

204 – 90011 Construct Tribe Field Hockey Center
Budget: $2,748,754   Contractor: VIRTEXCO Corp.
Funding Source: Private funds   Obligated to Date: $2,545,373

Description: Construct a 2,900 SF, one-story building which provides public restrooms and team support facilities for the women’s field hockey program.

Progress: Construction is underway with completion scheduled for the end of November 2019. Contractor has struggled to stay on schedule. University is holding retainage and communicating regularly with contractor to drive progress.

204 – 18100-010 & 204-18218 One Tribe Place Remediation
Budget: $5,650,000   Contractor: Kjellstrom & Lee
Funding Source: W&M debt   Obligated to Date: $4,029,993

Description: Perform design and construction activities to remediate the structural issues identified in the Post-Tension Structural Slab Assessment and Water Testing Final Report by WDP. Finalize the “Mothball” design by Clark Nexsen, including switchgear replacement and upgrades to the Fire Protection Systems in the occupied areas of the building.

204 – 18112-003 Blow Hall IT Data Center Renovation & 204 – 18017 (MR) Blow Hall Generator Increase

Design Team: Clark Nexsen  
Budget: $2,279,400  
Funding Source: W&M debt, MR  

Biennium: 2016-2018  
Contractor: TBD  
Obligated to Date: $227,273

Description: Install new IT racks with in row cooling; install new HVAC system for computer rack cooling to correct the hot and cold aisle air mixing; install redundant power sources - two electrical buses (A&B) for scalability and ease of maintenance; and, for uninterruptible power supply, two new UPSs will be installed and backed up by a new generator power source. The generator will be sized to handle the loads currently on the existing generator plus additional emergency loads.

Progress: Revised working drawings to be submitted in November 2019.

204 – 90010 Plan Martha Wren Briggs Center for Visual Arts

Design Team: Odell/Pelli Clarke Pelli  
Budget: TBD ($55,000,000 estimated)  
Funding Source: Private funds  

Biennium: 2016-2018  
Contractor: TBD  
Obligated to Date: $437,274

Description: Replace the existing museum to create state of the art exhibition and support spaces.

Progress: Several conceptual designs have been completed with associated parametric cost estimates. The design team and W&M are working to validate the current cost estimates and finalize the program as necessary to fit within budget.
204 – 90009 Design & Construct: Alumni House Addition/Renovation

Design Team: Glave & Holmes  
Biennium: 2016-2018
Budget: $23,013,000  
Contractor: Kjellstrom & Lee
Funding Source: Private funds, Auxiliary funds  
Obligated to Date: $20,374,094

Description: A 35,000 GSF expansion of the Alumni Center which will include a welcome center, event spaces, and seated dining for 400 guests (795 seats for lecture seating).

Progress: Construction is underway with a planned completion of April 2020. W&M is working with the CM and Clark Building Group to incorporate the Family Garden into the overall construction schedule. Budget and fundraising goals have been adjusted accordingly.

204 – 80001 Reveley Garden, Phases 1 and 2

Design Team: Draper Aden Associates  
Biennium: 2018-2020
Budget: $1,627,783  
Contractor: TBD
Funding Source: Private funds, Gift-in-kind  
Obligated to Date: $1,616,342

Description: Project includes creation of the 1926 Charles Gillette garden that was designed as part of W&M’s Beaux-Arts campus plan but never constructed. Project creates a compelling outdoor circulation space and garden as intended by the original designer while merging with a modern campus. W&M is partnering with the Garden Club of Virginia (GCV) for a portion of the project scope.

204 – 80002 Memorial to African Americans Enslaved by William & Mary

Design Team: TBD  Biennium: 2020-2022
Budget: TBD  Contractor: TBD
Funding Source: Private funds  Obligated to Date: None

Description: Design and construction of a memorial to the enslaved persons and their families that supported the establishment of the university and subsequently maintained it. Selected from multiple entries in a multi-national competition, the chosen concept is a brick structure that represents a hearth. Located south of the Wren Building, it includes the names of enslaved workers and allows additional names to be added as new persons are identified.

Progress: A/E selection and negotiation in progress.
Other Projects:

204 – 12713 Maintenance Reserve

Funding Source: State/General funds

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>FY 2019</td>
<td>Carry Over</td>
<td>$5,006,257</td>
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<tr>
<td>FY 2020</td>
<td>Appropriation</td>
<td>$3,666,752</td>
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<td>Total:</td>
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<td>$8,673,009</td>
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Projects Currently Identified $6,450,830

Maintenance Reserve Fund Balance $2,222,179

Projects Currently Identified

<table>
<thead>
<tr>
<th>Number</th>
<th>Project Description</th>
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<tbody>
<tr>
<td>204 – 18005</td>
<td>Washington Hall Water Intrusion Repair</td>
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<tr>
<td>204 – 18006</td>
<td>Wren Building Water Intrusion Repair</td>
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<tr>
<td>204 – 18008</td>
<td>College Apartments Fire Alarm Design</td>
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<tr>
<td>204 – 18009</td>
<td>Law School VAV/FCU Replacement (Original Bldg)</td>
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<tr>
<td>204 – 18010</td>
<td>Washington Hall HVAC Controls Repair</td>
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<tr>
<td>204 – 18012</td>
<td>James Blair Mechanical Upgrades</td>
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<tr>
<td>204 – 18015</td>
<td>Swem Library Cooling Tower Replacement and Structural Repair</td>
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<td>204 – 18017</td>
<td>Blow Hall Generator Increase</td>
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<tr>
<td>204 – 18025</td>
<td>Main Utility Plant Heat Exchanger Repair</td>
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<tr>
<td>204 – 19003</td>
<td>School of Education Rm 1011 Air Stratification Repair</td>
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<tr>
<td>204 – 19004</td>
<td>Admission Building Waterproofing</td>
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<tr>
<td>204 – 19005</td>
<td>Wren Building Gutter Repairs</td>
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<tr>
<td>204 – 19006</td>
<td>Lake Matoaka Art Studio Fume Hood Repair</td>
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<tr>
<td>204 – 19007</td>
<td>McGlothlin Street Hall Vacuum Pump Skid Repair</td>
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<tr>
<td>204 – 19008</td>
<td>McGlothlin Street Hall Attic HVAC Component Repair</td>
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<tr>
<td>204 – 19009</td>
<td>Swem Library Fire Pump Replacement</td>
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<tr>
<td>204 – 19010</td>
<td>Swem Library Main Bldg Window Flashing Repair</td>
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<tr>
<td>204 – 19013</td>
<td>Morton Hall Control Air Compressor/Hot Water Pump Replacement</td>
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</tbody>
</table>
### Facilities Management Bldg AHU2 & Chill Water Valves Replacement

### Swem Library Fire Alarm Replacement

### Small Hall NMR Lab HVAC Replacement

### ISC Lab Compressed Air System Repair

### BMP Repairs

### Swem Library Terrazzo Floor Repair

### McGlothlin Street Hall Balcony Repair

### ISC Bi-Directional Antenna Installation

### Repair Building Automation Communication Trunk

### Alumni House Roof Replacement

### Pop Lab Boiler/FCU/Piping Replacement

### Stormwater Repairs/Renovations

### School of Education HVAC Component Replacement

### Wren Building HVAC Component Replacement

### Main Plant Floor Resurfacing and Seating

### Adair Hall – Repair Pool Leakage

### Replace Crim Dell Deck

### Washington Hall Fire Alarm

### Brafferton to Campus Center Sewer Repair

### Fire Alarm Cable Repairs

### James Blair EPDM Roof Replacement

### Dillard Complex – Replace Underground Water Line

### Adair Hall – Replace Roof