

**WILLIAM & MARY  
CAPITAL OUTLAY PROJECTS PROGRESS REPORT**

**204 – 18003 Improve Lake Matoaka Dam Spillway**

Design Team: Draper Aden

Biennium: 2012-2014

Budget: \$5,118,913

Contractor: TBD

Funding Source: State

Obligated to date: \$945,568

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.

Progress: Pre-qualified four construction contractors for sealed bid solicitation. Working drawings submitted on October 17, 2019. A/E will coordinate with Department of Conservation and Recreation for permit. Working on a resolution of adjacent landowner right-of-way issue.

**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: \$27,125,656

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 is 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 substantially completed in January 2020. Final punch list items in progress. Working toward Phase II to extend piping from west of the Ukrop Way Bridge to the manhole adjacent to the tennis courts next to Commons Dining Hall.

**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: \$21,186,108

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: Additional state funding is needed due to market factors and unforeseen conditions. DEB has validated this need. A request for supplemental funding has been included in the Governor’s proposed budget and is currently under review in the General Assembly. A/E is addressing DEB’s working drawing comments.

**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: \$3,203,728

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.

Progress: Preliminary design, CM cost estimate, and value engineering are complete. Preliminary design under technical and cost review by DEB. Funding request to complete design and support construction submitted to 2020 General Assembly.

**204 – 18360 Sadler West Addition**

Design Team: Grimm & Parker/William Rawn

Biennium: 2018-2020

Budget: \$37,742,000

Contractor: Kjellstrom & Lee

Funding Source: W&M debt

Obligated to Date: \$4,418,205

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 under technical review by DEB.

**204 – 90011 Construct Tribe Field Hockey Center**

Design Team: McKinney & Company

Biennium: 2018-2020

Budget: \$2,748,754

Contractor: VIRTEXCO Corp.

Funding Source: Private funds

Obligated to Date: \$2,598,718

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 February 2020. 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**

Design Team: Clark Nexsen, WDP & Associates,  
McKinney and Company

Biennium: 2016-2018

Budget: \$11,065,210

Contractor: Kjellstrom & Lee

Funding Source: W&M debt

Obligated to Date: \$4,303,018

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 switchgear replacement and upgrades to the Fire Protection Systems in the occupied areas of the building.

Progress: Structural repairs, storm water and waterproofing work in progress. Significant mold discovered in occupied portions of the building. Extensive interior work and roof replacement in progress. Electrical work in progress.

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

Design Team: Clark Nexsen

Biennium: 2016-2018

Budget: \$2,279,400

Contractor: TBD

Funding Source: W&M debt, MR

Obligated to Date: \$218,111

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: A/E is addressing DEB's working drawing comments.

**204 – 90010 Plan Martha Wren Briggs Center for Visual Arts**

Design Team: Odell/Pelli Clarke Pelli

Biennium: 2016-2018

Budget: TBD (\$55,000,000 estimated)

Contractor: TBD

Funding Source: Private funds

Obligated to Date: \$442,019

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.

**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: \$20,479,327

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.

**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: \$1,618,094

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.

Progress: Site excavation and utilities work completed September 2019. Installation of the landscaping elements by GCV contractor commenced in December. Anticipated completion August 2020.

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

Design Team: Baskervill

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 who 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: Baskervill selected as A/E. Design kickoff meeting held January 31 and will be followed by continued design meetings in February.

**Other Projects:****204 – 12713 Maintenance Reserve**

Funding Source: State/General funds

FY 2019	Carry Over	\$5,006,257
FY 2020	Appropriation	<u>\$3,666,752</u>
<b>Total:</b>		<b>\$8,673,009</b>

Projects Currently Identified	<u>\$7,055,187</u>
Maintenance Reserve Fund Balance	<b>\$1,617,822</b>

**Projects Currently Identified**

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

204 – 19013	Morton Hall Control Air Compressor/Hot Water Pump Replacement
204 – 19014	Facilities Management Bldg AHU2 & Chill Water Valves Replacement
204 – 19016	Swem Library Fire Alarm Replacement
204 – 19018	ISC Lab Compressed Air System Repair
204 – 19020	BMP Repairs
204 – 19022	Swem Library Terrazzo Floor Repair
204 – 19023	McGlothlin Street Hall Balcony Repair
204 – 19024	ISC Bi-Directional Antenna Installation
204 – 19025	Repair Building Automation Communication Trunk
204 – 19026	Alumni House Roof Replacement
204 – 19027	Pop Lab Boiler/FCU/Piping Replacement
204 – 19030	Stormwater Repairs/Renovations
204 – 20001	School of Education HVAC Component Replacement
204 – 20002	Wren Building HVAC Component Replacement
204 – 20003	Main Plant Floor Resurfacing and Seating
204 – 20004	Adair Hall – Repair Pool Leakage
204 – 20005	Replace Crim Dell Deck
204 – 20006	Main Plant Chilled Water Pump VFD Replacement
204 – 20007	James Blair Fire Pump Replacement
204 – 20008	Swem Library Loading Dock Ramp
204 – 20XXX	James Blair EPDM Roof Replacement
204 – 20XXX	Dillard Complex – Replace Underground Water Line
204 – 20XXX	Adair Hall – Replace Roof
204 – 20XXX	Brafferton to Campus Center Sewer Repair
204 – 20XXX	Washington Hall Fire Alarm
204 – 20XXX	Fire Alarm Cable Repairs
204 – 20XXX	Swem Library VAV Controls Replacement
204 – 20XXX	Jamestown Rd Houses – Asbestos Removal
204 – 20XXX	ISC Mechanical Systems Repairs
204 – 20XXX	Brick Walkway Repair/Replacement
204 – 20XXX	Graduate Housing BMP Restoration
204 – 20XXX	Dillard Library Storage BMP Restoration