

**RESOLUTION TO AMEND WILLIAM & MARY'S
MAJOR CAPITAL PLAN 2025 – 2026**

WHEREAS, the Board of Visitors previously approved a Major Capital Plan for 2025–2026 on April 25, 2025;

WHEREAS, the 2025–2026 Major Capital Plan was developed and informed by application of the 2015 Campus Master Plan, the Vision 2026 Strategic Plan, and current university priorities;

WHEREAS, the Major Capital Plan serves as the foundation for the university's capital budget requests to the Department of Planning and Budget, as required by the Commonwealth;

WHEREAS, the university has submitted its biennial update to the state Six-Year Capital Outlay Plan, and in doing so has revised capital priorities to reflect evolving institutional needs and funding realities;

WHEREAS, these amendments include the addition of new projects, changes to project timing, scope, or funding sources, and the removal or deferral of previously included projects;

WHEREAS, among these amendments is the inclusion of the renovation of the Plumeri House, made possible through a \$5 million philanthropic gift intended to enhance hospitality and outreach functions at William & Mary;

WHEREAS, such adjustments are consistent with the university's long-term capital strategy and have been reviewed and endorsed by appropriate university officials;

THEREFORE, BE IT RESOLVED, that the Board of Visitors approves amendments to the 2025–2026 Major Capital Plan as presented, including updates to project size, scope, timing, and funding sources;

RESOLVED FURTHER, that the Board authorizes the Executive Vice President or designee to take the actions necessary to implement the updated plan, including submission of required materials to the Commonwealth and other relevant entities;

RESOLVED FURTHER, that upon approval, this action shall take effect immediately.

WILLIAM & MARY'S MAJOR CAPITAL PLAN
2025 - 2026

SHORT-RANGE (0-3 YEARS)

1 Renovate & Expand: Plumeri House
\$5,000,000 NGF

Renovation of the existing Plumeri House facility and multi-floor addition at rear of existing structure to increase usability, accessibility, and provide a first-floor suite. Includes interior and exterior renovations, MEP system replacements, and new furniture.

Execution of the project is subject to fundraising.

2 Construct: Memorial Garden
\$2,500,000 NGF

Construction of additional pathways, landscaping, benches, lighting improvements, and a columbarium at the existing Memorial Garden site adjacent to the Martha Wren Briggs Amphitheatre at Lake Matoaka.

Execution of the project is funded by the William & Mary Alumni Association.

3 Replace: Busch Field Turf
\$3,100,000 NGF

Replacement of the turf surface at Busch Field, including site preparation and drainage repairs as necessary.

Execution of the project is subject to fundraising.

4 Renovate: Digital Research Lab (Swem Library)
\$5,300,000 NGF

Renovation of a 15,000 SF area on the library's first floor. The renovated space will provide a forum for interdisciplinary development of, and exchange of ideas. The digitally rich area will be utilized by students, faculty, staff, and community members.

Execution of the project is subject to fundraising.

5 Construct: Law School Second Story Addition
\$4,500,000 NGF

Construction of a second-story addition encompassing approximately 4,550 SF above the McGlothlin Courtroom at the Law School. This space will provide a location for faculty meetings and enrichment talks, donor stewardship/cultivation receptions and other Law School meeting needs with an anticipated capacity of about 50 people.

Execution of the project is subject to fundraising.

6 Demolish: Green & Gold Village
\$2,700,000 NGF

Demolition of the Green & Gold dormitory complex. The site will return to a low maintenance natural landscape and considered an opportunity area for future campus development as determined by university strategic needs.

Part of the Housing & Dining Comprehensive Facilities Plan.

7 Equipment: Swem Library First Floor
\$4,600,000 NGF

Purchase and installation of new furniture throughout the first floor of Swem Library to include multiple uses (computing labs, study areas, stacks areas, circulation spaces, and conference rooms).

Execution of the project is subject to fundraising.

8 Renovate: Small Hall Annex
\$1,900,000 GF

Renovation of the Small Hall Annex for use as the Emergency Management Office and Emergency Operations Center. When not in use for emergency purposes, the space will double as a training room.

Execution of the project is funded by institutional funds on hand.

9 Renovate: Sunken Garden District
\$25,300,000 GF

Renovation of the five Sunken Garden building exterior envelope systems (window reglazing & repair, brick repointing, roof replacement) not yet addressed in current projects to include Washington Hall, McGlothlin Street Hall, James Blair Hall, Chancellors Hall, and Tucker Hall. Ewell Hall and the Sir Christopher Wren Building are addressed in active projects.

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10 Construct: Sunken Garden Geothermal Field
\$20,000,000 GF

Construction and installation of a geothermal well field under the Sunken Garden to support the heating/cooling needs of the seven (7) surrounding buildings. This project will result in significant operational efficiencies as well as allow William & Mary buffer capacity at the central utility plant.

11 Replace: Boswell Hall
\$105,000,000 GF

Replacement of one of the primary general classroom buildings at William & Mary, complete replacement of the current facility.

MID-RANGE (3-5 YEARS)

12 Renovate: Arts Classrooms
\$2,300,000 GF

Targeted improvements to Art & Art History classrooms to improve learning spaces conditions.

13 Replace: Jones Hall
\$79,000,000 GF

Replacement of general classrooms and support offices in Jones Hall, complete replacement of the current facility.

14 Construct: Connection from West Plant to Kaplan Arena
\$4,500,000 NGF

Construction of a central plant connection from West Plant to Kaplan Arena in lieu of replacement of aging chiller system. The connection results in more efficiency and lower operating costs to heat/cool Kaplan Arena. The current on-site systems are nearing the end of life.

15 Expand: Andrews Hall
\$37,300,000 GF

Expansion of Andrews Hall as a continuation of the “Arts Quarter” projects. This project will enable the co-location of more of the arts departments to foster interdisciplinary collaboration, coordination, and creativity.

16 Renovate: Andrews Hall
\$36,200,000 GF

Repair and renovation of interior and exterior features as a continuation of the “Arts Quarter” projects. Renovations will also address building systems to ensure a safe, functional, and code compliant environment is maintained.

17 Construct: Law School Pavillion
\$13,300,000 NGF

Construction of an approximately 13,500 SF structure to potentially serve the following functions at the Law School: an assembly room accommodating an estimated 500 individuals, a pre-function space, catering, offices, a conference room, and associated support spaces.

Execution of the project is subject to fundraising.

18 Renovate: One Tribe Place Dormitory
\$10,000,000 NGF

Repair and renovation of dormitory interior and exterior features and building systems to ensure a safe, functional, and code-compliant residential environment is maintained.

Part of the Housing & Dining Comprehensive Facilities Plan.

19 Demolish: Hunt, Reves, Willis, Campus Center, and Admissions Building
\$11,300,000 NGF

Demolition of the buildings to make space for the construction of new facilities, possibly including residence halls and a dining facility. The new facilities will also be able to accommodate other uses which benefit from this location such as student experience or visitor management.

Part of the Housing & Dining Comprehensive Facilities Plan.

20 Construct: Campus Center Mixed Used Development
\$150,000,000 NGF

New construction to create spaces needed for a variety of uses inclusive of housing & dining.

Part of the Housing & Dining Comprehensive Facilities Plan.

LONG-RANGE (5+ YEARS)

**21 Renovate: Adair Hall
\$17,100,000 GF**

Renovation of the non-auxiliary portions of the 1962-era building to update and reconfigure existing space to enable the facility to meet prioritized needs, functionality, and learning space specific lighting and HVAC systems.

**22 Renovate: Washington Hall
\$34,500,000 GF**

Repair and replacement of deteriorated building systems, installation of a fire sprinkler system, upgrade of building accessibility, and other improvements to meet the demands of the modern teaching environment.

**23 Renovate: McGlothlin-Street Hall
\$29,700,000 GF**

Renovations to update life safety and other building systems, adhere to current building code compliance, ensure full accessibility, and reconfigure the interior to suit future use.

**24 Construct: Alumni House Third Floor
\$6,000,000 GF**

Complete the build-out of the third-floor space (approximately 8,900 SF) in the Alumni House expansion.

**25 Replace: Facilities Management Complex
\$11,500,000 GF**

Comprehensive solution for demolition and replacement of old facility maintenance shops to meet code compliance and create an area that is functional, efficient, accessible, and sustainable.