FOREWORD ON THE WILLIAM & MARY DESIGN AND CONSTRUCTION MANUAL

This William & Mary Design and Construction Manual complements the university's achievement of delegated authority over its capital construction program and lease approval processes which began in 1996 when the General Assembly authorized delegation of post-appropriation management of non-general fund capital projects, and administration of real property leases to certain institutions of higher education as a two-year pilot project. The General Assembly continually extended the pilot project.

The 2005 General Assembly Session passed the Restructured Higher Education Financial and Administrative Operations Act Chapter 933 (the Act) which made permanent those pilot delegations as well as providing further autonomy to the University for implementation of non-general fund and general fund capital projects and administration of real property leases. The 2006 General Assembly Session passed legislation containing the Management Agreement by and Between the Commonwealth of Virginia and the College of William & Mary (the Management Agreement – see Appendix A) as required by the Act which further defined and specified the policy and rules governing the additional autonomy granted by the Act.

This Manual incorporates all the facilities design and construction provisions of the Act and the Management Agreement and implements the policies and procedures of the University and its Board of Visitors. University representatives will continue to work with other institutions to improve and further this effort for the benefit of higher education. Edition 3.0 incorporates changes in state law and industry and government practices across numerous years. The scope of these changes can only be understood by reading Edition 3.0 in its entirety.

This manual, and any added supplements, shall be followed for all projects unless due process is used for waivers or modifications. It is intended that the requirements of the DCM be incorporated, not simply referenced, for all planning, design, and construction work at the university. Periodic supplements to the DCM may be published and posted as deemed necessary by the Office of the University Architect.

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