

# BUILDINGS AND GROUNDS COMMITTEE

# MISSION

*THE COMMITTEE ON BUILDINGS AND GROUNDS  
SHALL CONSIDER AND MAKE  
RECOMMENDATIONS ON ALL MATTERS  
RELATING TO THE BUILDINGS AND GROUNDS OF  
THE COLLEGE, INCLUDING THE NAMING OF  
COLLEGE BUILDINGS, REFERRED TO IT BY THE  
RECTOR, THE PRESIDENT OF THE COLLEGE, OR  
THE BOARD*

# PRIMARY RESPONSIBILITIES

- DEVELOPMENT OF CAPITAL OUTLAY SIX-YEAR PLAN
- ESTABLISHMENT OF ARCHITECTURAL STANDARDS FOR BUILDING AND LANDSCAPE DESIGN
- OVERSIGHT OF THE CONSTRUCTION, RENOVATION AND MAINTENANCE OF FACILITIES
- SUSTAINABILITY AND ENVIRONMENTAL HEALTH AND SAFETY ISSUES RELATED TO BUILDINGS AND GROUNDS
- OVERSIGHT OF BUILDING OFFICIAL

# CONSTRUCTION UPDATE

# CURRENT CONSTRUCTION PROJECTS

# CURRENT CONSTRUCTION PROJECTS

## Mason School of Business

- Completed June 2009

## Power Plant

- Second Phase – Chiller Plant Addition
  - Complete March 2010

## School of Education

- Completion June 2010

## Small Hall

- Phase I – Expansion
  - Completion December 2009
- Phase II – Renovation
  - Completion December 2010

## Career Center

# MASON SCHOOL OF BUSINESS



Mason School of Business  
Alan B. Miller Hall

8-9-08

# SCHOOL OF EDUCATION



**Barton  
Malow**

School of Education  
9-11-09

**W&M**



**Barton  
Malow**

**School of Education  
9-11-09**

**W&M**



**Barton  
Malow**

**School of Education  
9-11-09**

**W&M**



**Barton  
Malow**

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9-11-09**

**W&M**





SMALL HALL

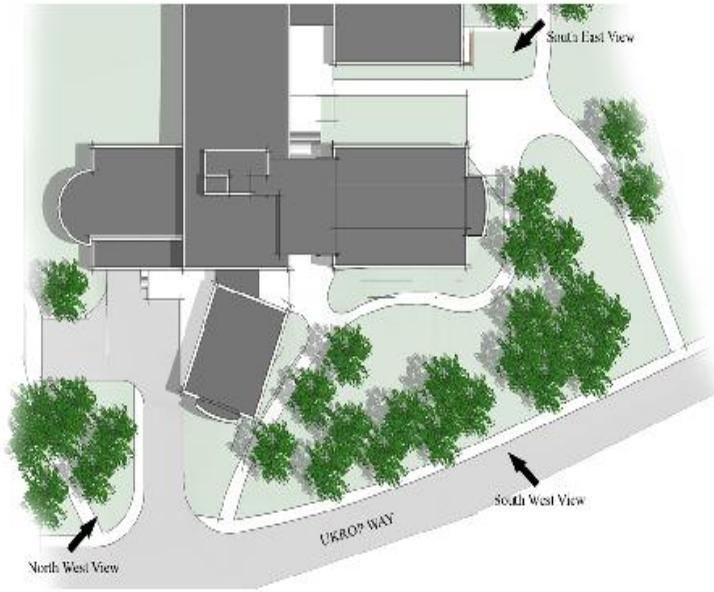
## SMALL HALL RENOVATION AND ADDITION



South West View



North West View



Site Plan

UKROP WAY

South West View

North West View

South East View

Site Plan

UKROP WAY

South West View

North West View

South East View

Site Plan









DEERE

A man wearing a white hard hat with an American flag logo and a white shirt is standing on the right side of the image, looking towards the construction site.

# CAREER CENTER









BUSCH FIELD



# Projects in Design

- Tucker Hall
  - Design Development
  - Seeking funding for completing design and construction phase

# 2010-2016 Capital Outlay Plan

Priority	2010 - 2012 Capital Program Request		Fund	General Funds	Non-General Funds	Total Project Request
	Project					
1	Maintenance Reserve		0100	\$5,645,000		\$5,645,000
2	Construct/Replace:Campus Plant & Utilities Ph 3		0100/0815	\$8,181,000	\$9,999,000	\$18,180,000
3	Construct: Lake Matoaka Dam Spillway		0100	\$1,500,000		\$1,500,000
4	Renovate: Tucker Hall		0100	\$12,121,000		\$12,121,000
5	Construct: Integrated Science Complex, Ph 3		0100	\$85,000,000		\$85,000,000
6	Construct: Campus Storm Water Infrastructure		0100	\$2,000,000		\$2,000,000
7	Design :Tyler Hall Renovation		0100	\$2,750,000		\$2,750,000
8	Design: Fine and Performing Arts Complex, Ph 1 + Ph 2&3 SDs		0100/0302	\$8,175,000	\$4,806,000	\$12,981,000
9	Renovate: Brafferton and Brafferton Kitchen		0100	\$5,100,000		\$5,100,000
10	Construct: Athletic Facility Improvements		0815		\$6,500,000	\$6,500,000
11	Construct: New Dormitory		0813		\$25,800,000	\$25,800,000
12	Renovate: Dormitories		0813		\$4,500,000	\$4,500,000
	<b>2010-2012 Biennium Totals</b>			\$130,472,000	\$51,605,000	\$182,077,000

# 2010-2016 Capital Outlay Plan

Priority	2012 - 2014 Capital Program Request		Fund	General Funds	Non-General Funds	Total Project Request
	Project					
1	Maintenance Reserve		0100	\$5,645,000		\$5,645,000
2	Construct/Replace: Campus Plant & Utilities, Ph 4		0100/0815	\$3,401,000	\$4,156,000	\$7,557,000
3	Renovate/Expand: Landrum Drive Pump Station		0100	\$8,000,000		\$8,000,000
4	Renovate: Tyler Hall		0100	\$14,500,000		\$14,500,000
5	Construct: Arts Complex, Ph1		0100/0302	\$29,578,000	\$46,470,000	\$76,048,000
6	Construct: IT Center		0100	\$42,300,000		\$42,300,000
7	Renovate: Ewell Hall , Ph 1		0100	\$5,300,000		\$5,300,000
8	Renovate: Blow Hall Windows and Interiors		0100	\$8,200,000		\$8,200,000
9	Renovate/Expand: FM Shops w/ Campus Management Center		0100	\$15,900,000		\$15,900,000
10	Construct: ADA Accessibility Infrastructure		0100	\$3,000,000		\$3,000,000
11	Construct: Campus Water System Upgrade for Fire Safety		0100	\$4,000,000		\$4,000,000
12	Renovate: Dormitories		0813		\$2,123,000	\$2,123,000
	2012-2014 Biennium Totals			\$139,824,000	\$52,749,000	\$192,573,000

# 2010-2016 Capital Outlay Plan

2014 - 2016 Capital Program Request		Fund	General Funds	Non-General Funds	Total Project Request
Priority	Project				
1	Maintenance Reserve	0100	\$5,645,000		\$5,645,000
2	Construct: Arts Complex Ph 2	0100/0302	TBD	TBD	\$0
3	Renovate & Expand: Jones Hall	0100	\$31,617,000		\$31,617,000
4	Renovate: Morton Hall	0100	\$31,200,000		\$31,200,000
5	Renovate: McGlothlin-Street Hall	0100	TBD	TBD	\$0
6	Rehabilitate: Lake Matoaka	0100	\$5,850,000		\$5,850,000
7	Renovate: W&M Hall	0813		TBD	\$0
8	Construct: Athletic Facility Improvements	0815		\$8,202,000	\$8,202,000
9	Renovate: Dormitories	0813		\$3,500,000	\$3,500,000
10	Renovate/Expand: Student Health	0813		\$9,400,000	\$9,400,000
2014-2016 Biennium Totals			\$74,312,000	\$21,102,000	\$95,414,000

# STRATEGIC PLANNING

Challenge: Provide the **administrative resources and infrastructure** required for a university in the 21<sup>st</sup> Century.  
**Goal 3: Improve the condition of current facilities.** (Martin)

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## FY10

- Initiate conversion of facilities drawings to digital formats with available funds. (Martin)
- Develop guidelines for the life-cycle replacement of furniture and equipment. (Martin)
- Complete preliminary designs to reconfigure and improve Tucker Hall. (Martin)
- Seek funds to renovate Tucker Hall.\* (Martin, Jones, Bradford)

\*Continues into FY11-14

## FY10 Metrics

- Conversion of facilities drawings to digital formats in progress.
- Guidelines in place for life-cycle replacement of furniture and equipment.
- Designs for reconfiguring and improving Tucker Hall in place.

## FY11-14 (framework for planning as funds permit)

- Develop a residence hall improvement program on a 25-year cycle for major renovations. Hire a program manager and implement as funds permit. (Martin)
- Implement a collaboration model that includes building occupants in maintenance decisions. (Martin)
- Develop a plan for a university-wide space inventory system to document function and use of facilities. Implement and hire manager as funds permit. (Martin)
- Develop a plan to improve facility and infrastructure maintenance through preventive maintenance and early replacement. Hire a facility maintenance planner and a utility planner and increase facility maintenance expenditures following the plan. (Martin)
- Renovate Tucker Hall. (Martin)
- Refine scope of project for renovation of Tyler Hall. Complete Renovations. (Martin)
- Develop requirements for a furniture replacement program. Hire a manager and implement as funds permit. (Martin)

Challenge: Provide the **administrative resources and infrastructure** required for a university in the 21<sup>st</sup> Century.  
**Goal 4:** Provide the buildings, classrooms, laboratories and other **learning spaces** needed by a 21<sup>st</sup> Century university.  
(Martin, Halleran)

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## Classrooms, laboratories and learning spaces

### **FY10**

- Form a working group, including faculty and senior staff from IT and Registrar, and develop an integrated vision for collaborative teaching, learning and research space. (Martin)
- Form a working group, including faculty and senior staff from IT, Administration, and Registrar, to develop an integrated classroom management plan for existing assets.
- Appoint, as an initial step in Master Planning, a team to identify and recommend future needs for collaborative teaching, learning and research space, including new building and renovation needs. (Martin)

### **FY10 Metrics**

- Initial recommendations for collaborative teaching, learning and research space needs as a basis for continued master planning.
- Identified priorities for classroom management.
- Comprehensive instructional space list completed and requirements identified.
- Requirements for new technology center identified.

### **FY11-14 (framework for planning as funds permit)**

- List and assess all existing instructional spaces and prioritize repair and upgrade requirements. Hire classroom manager and implement plan as funds permit. (Martin)
- Identify gaps with vision and propose prioritized plan for additional spaces. Integrate vision and plan into Facilities and Infrastructure Master Plan. (Martin)

## Facilities and Infrastructure Master Plan

### **FY11-14 (framework for planning as funds permit)**

- Initiate development of comprehensive Facilities and Infrastructure Master Plan with consultant help. (Martin)
- Finalize Master Plan, including recommended new facilities and sites, renovations, and infrastructure improvements. (Martin)
- Present Master Plan to BOV for approval and amend capital plan as appropriate. (Halleran, Martin, Jones)

Challenge: Provide the **administrative resources and infrastructure** required for a university in the 21<sup>st</sup> Century.

**Goal 4** (continued): Provide the buildings, classrooms, laboratories and other **learning spaces** needed by a 21<sup>st</sup> Century university. (Martin)

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## New Buildings

### **FY10**

- Occupy Mason School of Business. (Pulley, Martin)
- Initiate design of the third phase of the Integrated Science Center. (Martin, Strikwerda, Manos)
- Develop plan for space vacated by School of Education. (Space Management Committee)
- Refine requirements for new technology center, including academic and administration needs. (Working group of faculty and senior IT and Administration staff, Carpenter, Martin)
- Initiate faculty review of instructional space reference the Arts Complex pre-planning study. (Martin, Strikwerda)

### **FY10 Metrics**

- Mason School of Business open and annual operations and maintenance funded.
- ISC design underway.
- Plan for space vacated by School of Education approved.
- Technology Center requirements defined.
- Faculty review of Arts Complex instructional space underway.

### **FY11-14 (framework for planning as funds permit)**

- Occupy School of Education. (McLaughlin, Martin)
- Execute moves and modify facilities identified in the space utilization plan as funds permit. (Martin, Jones)
- Refine and update the current capital project for the Technology Center. (Martin, Jones)
- Complete design of the third phase of the Integrated Science Center and seek funding. (Martin, Strikwerda, Jones, Bradford)
- Construct phase three of the Integrated Science Center. (Martin)
- Complete faculty review of instructional space per the Arts Complex pre-planning study. (Martin, Strikwerda, Halleran)
- Initiate design of the first phase of the Arts Complex, if sufficient private funds are available. (Martin, DeGroft, Strikwerda)

Challenge: Provide the **administrative resources and infrastructure** required for a university in the 21<sup>st</sup> Century.

**Goal 6:** Enhance the **appearance** of the College. (Martin)

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## **FY10**

- Develop automated planning documentation for custodial operations using Association of Physical Plant Administrators (APPA) standards.\* (Martin)
- Develop exterior maintenance standards for all facilities. (Martin)
- Develop database of exterior maintenance tasks. (Martin)
- Develop scope of landscape plan to include iconic features, gardens and the Historic Area.\* (Martin)

\*Continues into FY11-14

## **FY10 Metrics**

- Automated planning documentation for custodial operations underway.
- Exterior maintenance standards defined.
- Database of exterior maintenance tasks completed.
- Scope of landscape plan definition in progress.

## **FY11-14 (framework for planning as funds permit)**

- Determine total staffing requirements for custodial operations required to reach APPA Level 2 of building cleanliness; determine additional staffing and funding requirements; phase in as funding permits. (Martin)
- Phase in exterior maintenance plan as funds permit. (Martin)
- Develop a comprehensive, sustainable landscape master plan. (Martin)

Challenge: Provide the **administrative resources and infrastructure** required for a university in the 21<sup>st</sup> Century.

**Goal 7: Improve sustainable operations. (Martin)**

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**FY10**

- Develop e-handbooks on sustainable goals and practices. (Martin)
- Maintain and use the campus sustainability website. (Martin)
- Continue sustainability fellowships to support sustainability programs. (Martin)
- Gather data and initiate planning to reduce and control nutrients and pollutants. (Martin)
- Identify and map (GIS) critical habitat and sensitive ecological assets. (Martin)
- Develop sustainable land-use principles and practices to aid in developing a comprehensive landscape plan. (Martin)
- Gather data for storm-water management planning at the College and VIMS. (Martin)
- Implement the Eco-Ambassador Program to connect staff and students to identify opportunities and spread best practices.\* (Martin)
- Promote water conservation in campus buildings and implement best management practices.\* (Martin)
- Provide training and education on sustainable practices to existing and new personnel. (Martin)
- Meet or exceed State standards for high LEED (Leadership in Energy and Environmental Design) certification or equivalent for all renovation and new construction.\* (Martin)
- Develop plans for phased renovation to achieve energy efficiencies and reduce waste streams. (Martin)
- Develop plans for phased implementation of a comprehensive campus recycling plan. (Martin)
- Conduct research and analysis for the restoration of Lake Matoaka.\* (Martin)

\*Continues into FY11-14

**FY10 Metrics**

- E-handbooks created.
- Sustainability website in place and used.
- Sustainability fellowship continues.
- Planning steps in place to reduce and control nutrients and pollutants.
- Digital GIS map in place including critical habitats and sensitive ecological assets.
- Land use principles and practices identified.
- Storm-water management planning data collected.
- Eco-Ambassador program in place.
- Water conservation improved.
- Training on sustainable practices in place.
- State high LEED standards met or exceeded on all renovation and new construction.
- Next steps identified for phased renovation to increase energy efficiency and reduce waste.
- Plan for phased implementation of recycling plan in place.
- Research and analysis underway for restoration of Lake Matoaka.

Challenge: Provide the **administrative resources and infrastructure** required for a university in the 21<sup>st</sup> Century.

**Goal 7 (continued) : Improve sustainable operations.** (Martin)

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**FY11-14 (framework for planning as funds permit)**

- Phase in implementation of a landscape plan to improve carbon sink potentials in developed areas. (Martin)
- Phase in implementation of transportation plan that reduces the carbon footprint and energy use. (Martin)
- Develop plan to reduce impermeable surfaces and create permeable surfaces. Phase in implementation. (Martin)
- Incorporate and promote sustainable land use practices in the College Master Plan. (Martin)
- Establish and fill a position for campus sustainability. (Martin)
- Update the Stormwater Management Plan and phase in improvements. (Martin)