

Board of Visitors

November 14-16, 2018

Page 1 of 8

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

204 – 18002 Improve Accessibility Infrastructure

Design Team: Clark-Nexsen

Budget: \$2,889,456

Funding Source: State

Biennium: 2012-2014

Contractor: Pembroke

Const/JW Enochs

Obligated to date: \$2,768,444

Description: The project supports review, design, and construction of improvements to remedy accessibility issues at various facilities not currently targeted for renovation within the next decade.

Progress: Adair Hall elevator construction was completed in October 2018 and pathway construction is planned for a mid-November finish.

204 – 18003 Improve Lake Matoaka Dam Spillway

Design Team: Draper Aden

Budget: \$6,799,000 (2017 DGS Cost Report)

Funding Source: State

Biennium: 2012-2014

Contractor: TBD

Obligated to date: \$353,511

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: Preliminary design (PD) completed in August 2018. Result of PD reduced previous construction estimate by \$1,657,000. BCOM will establish the final project budget after reviewing the PD documents. Working drawings are estimated for completion in January 2019. Completion of project remains dependent on the allocation of additional Commonwealth funding.

204 – 18004 Improve Campus Stormwater Infrastructure

Design Team: Draper Aden

Budget: \$3,391,198

Funding Source: State

Biennium: 2012-2014

Contractor: Branscome

Obligated to date: \$3,295,001

Description: Create a new Stormwater Management Plan to achieve compliance with state regulations and federal Chesapeake Bay Total Maximum Daily Limit pollutant guidelines. Planning includes inventory of existing stormwater structures and the identification, design, and construction of projects to achieve regulatory compliance.

The university must achieve a 5% contaminant reduction during 2013-2018; 40% during 2019-2024; and 100% during 2025-2030.

Progress: Wildflower, Health Center, and Crim Dell ponds are complete. Improvements to the service lane behind Ewell, Washington, McGlothlin Street and Landrum Halls is scheduled for completion in November 2018. Work is being coordinated with the adjacent Reveley Garden project.

204 – 18100-006 Renovate Landrum Hall

Design Team: Clark Nexsen

Biennium: 2016–2018

Budget: \$19,463,177

Contractor: W.M. Jordan

Funding Source: CWM debt

Obligated to Date: \$19,029,270

Description: The residential space in the 1958 era, 221-bed facility will be renovated in order to bring the facility into compliance with current building code, replace 59-year old building systems, and replace interior finishes with modern materials and design, similar to the work achieved in Chandler Hall.

Progress: Mechanical, plumbing, and fire sprinkler systems are complete, along with the interior drywall. New elevator has been installed and will be operational, pending final certification. Remaining scope includes interior electrical, interior finishes, and minor site work. Estimated completion has shifted from October 30 to December 7, 2018.

204 – 18192 & 18112-002 Construct McLeod Tyler Wellness Center

Design Team: EYP

Biennium: 2016-2018

Budget: \$19,000,000

Contractor: Whiting-Turner

Funding Source: CWM debt/Aux funds/Private funds

Obligated to Date: \$18,806,327

Description: Construct a 31,500 GSF wellness center to house, integrate, and enhance the functions of the existing Student Health Center, the Counseling Center, Health Promotions, and select recreational activities (yoga, massage, expressive movement, etc.). The center will promote proactive holistic wellness.

Progress: Construction is substantially complete and the punch list is being addressed. Occupants have moved in and are operating in the facility as of August 8, 2018. Ribbon cutting was held on August 28, 2018.

204 – 18202 Construct West Utility Plant

Design Team: RMF Engineering
Budget: \$30,264,000
Funding Source: State/CWM debt

Biennium: 2016-2018
Contractor: DPR
Obligated to Date: \$24,287,876

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: Working drawings were completed December 2017 with construction commencing June 2018. Construction of building foundations is underway and underground utility work is ongoing. Construction will last 19 months with a completion in January 2020.

204 – 18292 Construct Fine and Performing Arts Complex, Ph 1 and 2

Design Team: Moseley/HGA
Budget: \$122,142,000
Funding Source: State

Biennium: 2016-2018
Contractor: Holder Construction
Obligated to Date: \$8,662,237

Description: Design and construct two phases of a three phase “Arts Quarter” program. Major project components are:

Music Building – New construction of 66,200 GSF of new teaching and performance space for Music. Key program elements include four classrooms/seminar rooms, 15 teaching studios, 33 practice rooms, 60-person choral and 45-person instrument practice rooms, a 139-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 95,200 GSF facility (78,550 GSF new + 16,650 GSF renovation). Key components will be a 73-seat dance recital studio, 98-seat student laboratory, a 219-seat black box theater, and a 499-seat renovated main theater.

Progress: Preliminary design is complete and the final BCOM budget has been approved. Construction of Dillard temporary space will be complete in December 2018. Other temporary space has been assigned as necessary. Construction of the Music Building will begin in early 2019 with no swing space required. Schedule is being developed to meet completion date of June of 2021.

204 – 18329 Design Integrated Science Center, Ph 4

Design Team: Goody Clancy/Baskervill

Biennium: 2018-2020

Budget: TBD (\$67,584,000 estimated)

Contractor: Skanska

Funding Source: State/Aux funds

Obligated to Date: \$1,404,262

Description: Using institutional funds, design schematics of Phase 4 of the Integrated Science Complex (ISC), which 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 phases.

Status: Multiple Building Committee meetings have been conducted. Schematic design is complete with further design on hold pending additional funding.

204 – 18360 Sadler West Addition

Design Team: Grimm & Parker/William Rawn

Biennium: 2018-2020

Budget: \$37,742,000

Contractor: TBD

Funding Source: CWM debt

Obligated to Date: \$319,464

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 will take into consideration unused assembly space at One Tribe Place and potential reuse of the Student Health Center.

Progress: Full design awarded October 2018. Construction is planned to start in December 2020.

204 – 17811-009 Design Green & Gold Village Pre-Planning Study

Design Team: Glave & Holmes

Biennium: 2018-2020

Budget: \$201,262

Contractor: TBD

Funding Source: CWM debt/Aux funds

Obligated to Date: \$173,568

Description: Perform a pre-planning study to determine the recommended space program, massing, and design intent; identify significant code compliance issues; and develop the associated conceptual budget. The study will cover options for village renovation and/or replacement.

Progress: Architect has completed the concept and preliminary estimate for a demolition of the existing Green & Gold facilities and new construction of a facility on a site near Dupont Hall. Study utilized a two-building concept, for a total of 576 beds.

0101-002-17 & 204-18019 Construct Wren Building ADA Ramp

Design Team: Mesick Cohen Wilson Baker	Biennium: 2016-2018
Budget: \$499,750	Contractor: TBD
Funding Source: Private funds, MR	Obligated to Date: \$77,948

Description: Complete design of a simple ADA ramp along the south side of the Wren building. Develop cost estimate for construction.

Progress: The project has been approved by the Design Review Board and the Department of Historic Resources with minor comments. Working drawings are complete, the construction permit has been approved, and the construction contract has been awarded. Construction is expected to begin early November 2018.

204 – 90011 Construct Century Project: Busch Field Team Facility

Design Team: McKinney & Company	Biennium: 2018-2020
Budget: \$2,544,540.00	Contractor: TBD
Funding Source: Private funds	Obligated to Date: \$209,935

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

Progress: Working drawings are complete. A groundbreaking ceremony was held October 17, 2018. Construction is estimated to begin in December 2018.

“For the Bold” Capital Campaign Projects:

204 – 90010 Plan Martha Wren Briggs Center for Visual Arts

Design Team: Odell/Pelli Clarke Pelli	Biennium: 2016-2018
Budget: TBD (\$40,000,000 estimated)	Contractor: TBD
Funding Source: Private funds	Obligated to Date: \$330,691

Description: Develop a renovation and expansion of the existing museum to create a state of the art facility.

Progress: User workshops have concluded with a final deliverable from the designer expected late November 2018.

204 – 90009 Design & Construct: Alumni House Addition/Renovation

Design Team: Glave & Holmes

Biennium: 2016-2018

Budget: \$21,783,000

Contractor: Kjellstrom & Lee

Funding Source: Private funds/Aux funds

Obligated to Date: \$2,814,148

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: Working drawings are complete. A significant value engineering effort, in conjunction with established fundraising goals, has resulted in a project that can be completed within budget. Construction is expected to start in January 2019 and be complete in April 2020.

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: \$62,491

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 will partner with the Garden Club of Virginia (GCV) for a portion of the project scope.

Progress: A formal agreement between GCV and W&M was signed in June 2018. Project will be designed and constructed in two phases: 1) site excavation and utilities and 2) the installation of the landscaping elements. Groundbreaking was held on June 13, 2018 with phase one starting October 2018. Tentative completion date for all work is May 2019.

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

Funding Source: State/General funds

FY 2018	Carry Over	\$3,102,194
FY 2019	Appropriation	\$3,666,752
Total:		\$7,001,954

<u>Projects Identified through 2019</u>	<u>\$8,345,358</u>
Maintenance Reserve Fund Balance	-\$1,343,404*

**The projects currently identified exceed the funds available. However, the project list is prioritized and managed so that actual funds expended will be less than or equal to the fund balance and will not cause any overages.*

2018-2019 Projects Identified

Number	Planned Project Description	Status
204 – 18009	Law School VAV/FCU Replacement (Original Bldg)	
204 – 18010	Washington Hall HVAC Controls Repair	
204 – 18011	Wren Bldg Exterior Wood Repair	COMPLETE
204 – 18012	James Blair Mechanical Upgrades	
204 – 18013	President's House Sanitary Sewer	CANCELLED
204 – 18014	Campus Light Pole Conversion	COMPLETE
204 – 18015	Swem Library Cooling Tower Structural Repair	
204 – 18016	Washington Room 201 Replace Fixed Seating	COMPLETE
204 – 18017	Blow Hall Generator Increase	
204 – 18018	Asphalt Road Repair	COMPLETE
204 – 18019	Wren ADA Ramp	
204 – 18021	School of Education Primary & Secondary Chill Water Pump Repair	
204 – 18022	McGlothlin Street Hall Door Replacement	
204 – 18023	Blow Hall Column Repairs	
204 – 18024	Wren Yard Pathways Ph 3	COMPLETE
204 – 18025	Main Utility Plant Heat Exchanger Repair	
204 – 19001	Ukrop Way Paving Repair	COMPLETE
204 – 19002	Main Plant Boiler Feed Water Pump/Controls Replacement	

204 – 19003	School of Education Rm 1011 Air Stratification Repair	
204 – 19004	Admissions 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	
204 – 19011	Asphalt Repairs – Brooks Street	
204 – 19012	Law School Chiller Compressor Replacement	
204 – 19013	Morton Hall Control Air Compressor/How Water Pump Replacement	
204 – 19014	Facilities Management Bldg AHU2 & Chill Water Valves Replacement	
204 – 19015	Ewell Hall ADA Wheelchair Ramp Railing Repair	
204 – 19016	Swem Library Fire Alarm Replacement	
204 – 19017	Small Hall NMR Lab HVAC Replacement	
204 – 19018	ISC Lab Compressed Air System Repair	
204 – 19019	Facilities Management Shops Interior Wall Crack Repair	
204 – 19XXX	Pop Lab Boiler/FCU/Piping Replacement	<i>CANCELLED</i>
204 – 19XXX	Washington Hall Fire Alarm	
204 – 19XXX	Brafferton to Campus Center Sewer Repair	
204 – 19XXX	BMP Repairs	
204 – 19XXX	Elevator Controls	
204 – 19XXX	Ewell Hall Sprinkler Riser Configuration Repairs	
204 – 19XXX	Fire Alarm Cable Repairs	
204 – 19XXX	James Blair EPDM Roof Replacement	
204 – XXXXX	James Blair Flood Prevention Design and Repair	