

Board of Visitors

April 24 - 26, 2019

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

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

Design Team: Draper Aden

Biennium: 2012-2014

Budget: \$5,119,000

Contractor: TBD

Funding Source: State

Obligated to date: \$932,878

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: Working Drawings to be complete by end of June 2019.

**204 – 18202 Construct West Utility Plant**

Design Team: RMF Engineering

Biennium: 2016-2018

Budget: \$30,264,000

Contractor: DPR

Funding Source: State, CWM debt

Obligated to Date: \$25,584,776

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: Construction is underway with planned completion in January 2020.

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

Design Team: Moseley/HGA

Biennium: 2016-2018

Budget: \$122,142,000

Contractor: Holder Construction

Funding Source: State

Obligated to Date: \$23,095,616

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: Early Package work (site, utility, abatement and demolition) is underway. The Dillard temporary space secured occupancy on March 3, 2019. The Scene Shop has relocated and begun to teach in the space. PBK systems are being separated from Andrews with major demolition scheduled to start in early April. Scheduled completion is June 2021.

#### **204 – 18329 Design Integrated Science Center, Ph 4**

Design Team: Goody Clancy/Baskervill

Biennium: 2018-2020

Budget: TBD (\$74,916,000 estimated)

Contractor: Skanska

Funding Source: State, Aux funds

Obligated to Date: \$1,535,525

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: Schematic Design is complete with further design funding approved via internal financing. Preliminary Design on hold pending resolution of project costs with the Virginia Department of Engineering and Buildings.

#### **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: \$4,124,520

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: Full design was awarded in October 2018 and the team is working toward

Schematic Design completion by the start of May 2019. Construction is planned to start in December 2020.

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

Design Team: Mesick Cohen Wilson Baker

Biennium: 2016-2018

Budget: \$499,750

Contractor: Riesbeck Contracting

Funding Source: Private funds, MR

Obligated to Date: \$392,076

Description: Construct a simple ADA ramp along the south side of the Wren building.

Progress: Construction is underway with ramp foundations complete. Scheduled completion date is April 2019.

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

Design Team: McKinney & Company

Biennium: 2018-2020

Budget: \$2,748,750

Contractor: VIRTEXCO Corp.

Funding Source: Private funds

Obligated to Date: \$2,262,684

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: Construction is underway with a planned phased completion in September and October 2019.

**204 – 18100-010 One Tribe Place Remediation**

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

Biennium: 2016-2018

Budget: \$5,800,000 (\$1,400,000 currently authorized)

Contractor: Kjellstrom & Lee

Funding Source: CWM debt

Obligated to Date: \$248,657

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 the "Mothball" design by Clark Nexsen, including upgrades to the Fire Protection Systems in the occupied areas of the building.

Progress: Design is in progress. Working Drawings for the final design elements will be presented for review and approval in May 2019. Work is planned to start in June 2019.

**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: CWM debt, MR

Obligated to Date: \$210,100

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: Working Drawings are in review. Work is planned to start in June 2019.

**“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 (\$55,000,000 estimated)

Contractor: TBD

Funding Source: Private funds

Obligated to Date: \$333,994

Description: Replace the existing museum with a new state of the art facility.

Progress: A pre-planning study has been completed and efforts continue to focus on programming, size, scope, and budget for the project.

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

Design Team: Glave & Holmes

Biennium: 2016-2018

Budget: \$ 22,363,000

Contractor: Kjellstrom & Lee

Funding Source: Private funds, Aux funds

Obligated to Date: \$19,616,427

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.

**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: \$1,453,590

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: Construction has commenced with site excavation and utilities work, which are on track for a late April 2019 completion. Installation of the landscaping elements by GCV will follow completion of the excavation and utilities work, with total project completion planned for this fall.

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

Funding Source: State/General funds

FY 2018	Carry Over	\$3,335,202
FY 2019	Appropriation	<u>\$3,666,752</u>
<b>Total:</b>		<b>\$7,001,954</b>

Projects Currently Identified	<u>\$8,386,839</u>
Maintenance Reserve Fund Balance	<b>-\$1,384,885*</b>

*\*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. Projects have been identified through FY20 in anticipation of the expected FY20 appropriation.*

**Projects Currently Identified**

<b>Number</b>	<b>Planned Project Description</b>	<b>Status</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 – 18019	Wren ADA Ramp	
204 – 18021	School of Education Primary & Secondary Chilled Water Pump Repair	
204 – 18022	McGlothlin Street Hall Door Replacement	
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	
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 – 19016	Swem Library Fire Alarm Replacement	
204 – 19017	Small Hall NMR Lab HVAC Replacement	
204 – 19018	ISC Lab Compressed Air System Repair	
204 – 19020	BMP Repairs	
204 – 19021	Murray House Roof Replacement	
204 – 19022	Swem Library Terrazzo Floor Repair	
204 – 19023	McGlothlin Street Hall Balcony Repair	
204 – 19XXX	Pop Lab Boiler/FCU/Piping Replacement	
204 – 19XXX	Washington Hall Fire Alarm	
204 – 19XXX	Brafferton to Campus Center Sewer Repair	
204 – 19XXX	Fire Alarm Cable Repairs	
204 – 19XXX	James Blair EPDM Roof Replacement	
204 – 19XXX	Alumni House Roof Replacement	
204 – 19XXX	Swem Library Sundial Area Sinkhole Repair	
204 – 19XXX	Wren Building Yard – West Side Brick Walkway Repair	
204 – 19XXX	Plumeri Park – Replace Underground Water Line	
204 – 19XXX	Adair Hall – Repair Pool Leakage	
204 – 19XXX	Adair Hall – Replace Roof	