

COMMITTEE ON ADMINISTRATION, BUILDINGS AND GROUNDS

April 18, 2013

10:45 – 11:45 a.m.

Board Room - Blow Memorial Hall

Charles A. Banks III, Chair
Dennis H. Liberson, Vice Chair

- I. Introductory Remarks – Mr. Banks
- II. Approval of Minutes – February 7, 2013
- III. Report from Vice President for Administration – Anna B. Martin
 - A. Annual Report on IT
 - B. Staff Assembly Report
- IV. Report from Building Official – Robert P. Dillman.
- V. Report from Virginia Institute of Marine Science – Dean/Director John T. Wells
 - A. Capital Outlay Project Progress Report. Enclosure F.
 - B. Resolution to Approve 2014-2020 Capital Outlay Plan. **Resolution 21**.
- VI. Report from Vice President for Administration - Anna B. Martin
 - A. Capital Outlay Project Progress Report. Enclosure G.
 - B. Resolution to Approve 2014-2020 Capital Outlay Plan. **Resolution 22**.
 - C. Resolution to Approve Property Acquisition: 415 Richmond Road **Resolution 23**.
 - D. Resolution to Approve Renaming the Old Fraternity Complex: "Green & Gold Village" **Resolution 24**.
- VII. Closed Session (if necessary)
- VIII. Open Session - Certification of Closed Session **Resolution**
- IX. Discussion
- X. Adjourn

COMMITTEE ON ADMINISTRATION,
BUILDINGS AND GROUNDS

MINUTES – FEBRUARY 7, 2013

MINUTES
Committee on Administration, Buildings & Grounds
February 7, 2013
Board Room – Blow Memorial Hall

Attendees: Charles A. Banks, III, Chair; Ann Green Baise, Thomas R. Frantz; Sue H. Gerdelman; Peter A. Snyder; John C. Thomas. Other Board members present: faculty representative William J. Hausman, staff representative Lydia A. Whittaker, and student representative Curtis A. Mills. Others present: Provost Michael A. Halleran, Dean John T. Wells, Vice President Anna B. Martin, Vice President Virginia A. Ambler, Vice President Samuel E. Jones, University Counsel Deborah A. Love, Director of Internal Audit Michael L. Stump and other administrative staff.

Chair Charles Banks called the meeting to order at 8:15 a.m. Recognizing that a quorum was present, Mr. Banks requested a motion to approve the minutes of the meeting of November 30, 2012. Motion was made by Ms. Baise, seconded by Mr. Frantz, and approved by voice vote of the Committee.

Mr. Banks moved that the Committee on Administration, Buildings and Grounds convene in Closed Session for the purpose of discussing personnel matters pertaining to specific personnel and briefings by legal counsel or staff members pertaining to specific legal matters, as provided for in Section 2.2-3711.A.1. and 7., of the Code of Virginia. Motion was seconded made by Mr. Snyder, and approved by voice vote of the Committee. The Committee went into closed session at 8:17 a.m.

The Committee reconvened in open session at 8:30 am. Mr. Banks reviewed the topics discussed during closed session, then moved adoption of the **Resolution** certifying the closed session was held in compliance with Freedom of information Act. Motion was seconded by Ms. Baise and approved by roll call vote conducted by Secretary to the Board Michael Fox. (Certification **Resolution** is appended.)

Ms. Martin advised that the Report from Building Code Official Robert Dillman was contained in the Board Book at Enclosure H.

Dean John Wells updated the Committee on the Governor's recommended capital budget amendments for VIMS, and project authorization progress to-date in the 2013 General Assembly. Dean Wells reviewed highlights of VIMS written report on capital outlay, including the new research vessel to replace the Bay Eagle, as detailed in Enclosure I. He also presented the first draft of VIMS' proposed 2014-2020 capital plan, detailed in Enclosure J.

Mr. Banks asked about recent arson activity (40 fires) in Wachapreague, and if VIMS had been affected in any way. According to Mr. Wells, fires are occurring in abandoned buildings, and pose no immediate threat to VIMS facilities given their level of occupancy and function 24 hours a day.

Vice President Martin updated the Committee on capital project progress from the College's written report as detailed in Enclosure K. Ms. Martin reviewed actions of the General Assembly on state pooled projects.

Ms. Martin presented the first draft of the College's proposed 2014-2020 capital plan, detailed in Enclosure L, which lists the "Arts Quarter" project for fine and performing arts (including Music) as the College's first academic priority. A preplanning study supporting this project is underway to inform the final 2014-2020 capital plan. The 2014-2020 capital plan is lean in comparison to previous biennia; however, it is anticipated that completion of the Campus Master Plan in Fall 2014 will inform robust development of the next capital plan for 2016-2022.

At the request of the President, Ms. Martin distributed and reviewed **Resolution 15**, Resolution to Approve Capital Project: Expand & Renovate Law School. Following discussion Mr. Banks asked for a motion to approve **Resolution 15**. Motion was made by Ms. Baise, seconded by Mr. Snyder and approved by voice vote of the Committee. (**Resolution 15** is appended.)

Ms. Baise requested an aerial view of Wachapreague from VIMS for the next meeting.

Mr. Hausman asked about funding for the renovation of Tyler Hall. Ms. Martin reviewed the steps taken to justify the current project estimate of \$16.364M, and noted that there will be more steps to be taken in the process. The same budget issue has occurred with capital project: Construct Integrated Science Center 3 (ISC 3). Ms. Martin explained that the budget decrements recommended by the Commonwealth's Bureau of Capital Outlay Management (BCOM) are occurring against projects at all higher education institutions, regardless of restructured authority. The College's Tier 3 status, which granted post-appropriation authority for management of all capital projects, regardless of fund source, has been overtaken by the new pooled project process (legislated in 2008). This new process continues to evolve, but does require the College to submit drawings for evaluation by BCOM once again.

The reports completed, and there being no further business, the Committee moved to adjourn at 9:00 a.m.

February 7, 2013

CERTIFICATION OF CLOSED SESSION

WHEREAS, the Board of Visitors Committee on Administration, Buildings and Grounds has convened a closed session on this date pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act; and

WHEREAS, §2.2-3712.D. of the Code of Virginia requires a certification by this Committee that such closed session was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED, That the Committee on Administration, Buildings and Grounds, reconvening in open session, hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed session to which this certification applies, and (ii) only such public business matters as were identified in the motion convening the closed session were heard, discussed or considered by the Committee on Administration, Buildings and Grounds.

VOTE

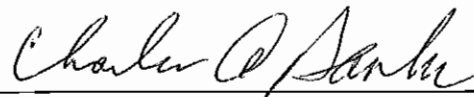
AYES:

6

NAYS:

0

ABSENT DURING CLOSED SESSION:



Charles A. Banks III

Chair

Committee on Administration, Buildings and
Grounds

**RESOLUTION TO APPROVE
CAPITAL PROJECT:
Expand & Renovate Law School**

WHEREAS, from time to time, the College requires the initiation of capital projects outside of the normal Commonwealth biennial cycle; and

WHEREAS, the 2006 Management Agreement (the "Agreement"), governed by the restructured Higher Education Financial and Administrative Operations Act of 2005, Chapter 4.10 of the Title 23 of the Code of Virginia (the "Act"), as renewed, requires the Board of Visitors to approve any capital projects meeting the definition; and

WHEREAS the Agreement allows the Board of Visitors to approve capital projects at any time; and

WHEREAS, the Agreement allows the Board of Visitors to authorize only non-general funds projects without the approval of the Governor, the General Assembly, or any other Commonwealth agency; and

WHEREAS, the Agreement requires the Board of Visitors to seek General Assembly approval of any non-general fund debt authority; and

WHEREAS, under the Agreement, the College has established the appropriate policies and procedures to initiate, develop, manage and complete such projects;

THEREFORE, BE IT RESOLVED, by the Rector and the Board of Visitors of The College of William and Mary in Virginia, to approve initiation of the capital project listed in this resolution, and in accordance with all authorities, policies, and procedures in force and necessary under the Agreement; and

FURTHER RESOLVED, that the Board authorizes the Vice President for Administration to pursue all necessary steps for the accomplishment of said project(s).

PROJECT TITLE

FUNDING

Expand & Renovate Law School

\$14,000,000 NGF

The proposed project will expand with some minor renovations to accommodate the top three facility needs and priorities of the Law School: 1) small seminar rooms; 2) law practicum, legal clinic, and legal writing space; and 3) multipurpose food, dining & assembly space for students. Enrollment has grown nearly 20%, and the need for additional space to support expanded programs has grown along with it. In addition, law students easily spend over 100 hours a week in the Law School, including nights and weekends. They have very limited access to food facilities on site or within easy walking distance, unlike students on main campus. This project will address these targeted short-comings.

The College submitted an amendment to the 2013 General Assembly for non-general fund support, with authorization to use private funds and to issue 9d pooled bond debt. The debt incurred will be supported by a mix of student fees and private funds.

VIRGINIA INSTITUTE OF MARINE SCIENCE CAPITAL OUTLAY PROJECT PROGRESS REPORT

268-17950 Research Vessel

Appropriation Amount: \$8,050,000
Design Team: TBD
Fund Sources: VCBA Bonds

Biennium: 2012-2014
Obligated to Date: \$30,139
Contractor: TBD

This appropriation funds the planning and construction of a new custom designed research vessel to replace the R/V Bay Eagle. The project was advertised and seven proposals were received. A short list of naval architecture firms has been developed and interviews will be completed in April 2013. A local structural engineering firm has submitted designs for consideration of the berthing location for the new vessel.

268-17993 Consolidated Scientific Research Facility

Appropriation Amount: \$823,438
Design Team: TBD
Fund Sources: Central Capital Planning Fund
Higher Education Operating

Biennium: 2012-2014
Obligated to Date: \$0
Contractor: TBD

This appropriation funds the planning of a new 32,000 square-foot building to provide research, study, office and technology space for Marine Advisory Services, the Center for Resource Management (CCRM), the Physical Sciences modeling group and the Publication/Communication and Computer Centers in a single facility. Planning is expected to be underway Spring 2013.

268-17447 Electrical Upgrades, Chesapeake Bay Hall

Appropriation Amount: \$267,500
Design Team: McKinney & Company
Fund Source: General Funds
VCBA Bonds

Biennium: 2006-2008
Obligated to Date: \$267,500
Contractor: E.G. Middleton, Inc.

This project involved upgrading the electrical distribution system at Chesapeake Bay Hall. The construction project is complete.

268-17400 Property Acquisition: CBNERRVA

Appropriation Amount: \$1,490,500
Fund Source: Federal Funds

Biennium: 2006-2008
Obligated to Date: \$820,138

This appropriation involves the purchase of master plan properties to support the CBNERRVA program. The appropriation remains open for future property acquisitions.

268-16634 Property Acquisition: VA-NERRS

Appropriation Amount: \$350,000
 Fund Source: Federal Funds

Biennium: 2000-2002
 Obligated to Date: \$193,000

This project acquires property by the Virginia Estuarine & Coastal Research Reserve System using federal grants. The appropriation remains open for future acquisitions.

268-16299 Property Acquisition: Master Plan Properties

Appropriation Amount: \$1,100,000
 Fund Sources: VCBA Bonds
 Higher Education Operating

Biennium: 2000-2002
 Obligated to Date: \$772,481

This appropriation involves the purchase of properties contiguous to the Gloucester Point campus. VIMS is in the process of purchasing the Abrahamson property and has completed the appraisal of the Stanaway property.

268-16149 Property Acquisition: Wachapreague

Appropriation Amount: \$743,926
 Fund Sources: Private Funds
 Higher Education Operating

Biennium: 1998-2000
 Obligated to Date: \$733,028

This appropriation involves the purchase of properties at the Eastern Shore Laboratory campus at Wachapreague, Virginia. No purchases have been made since June 2011; however the appropriation remains open for future acquisitions.

268-12331 Maintenance Reserve

Appropriation Amounts:

Fund Source: VCBA Bonds	\$261,639	June 30, 2011 Balance
	\$193,060	2012
	\$193,060	2013

Current Maintenance Reserve projects under construction:

- Point Up Exterior of Three Buildings
- Dredge the Boat Basin Channel at Gloucester Point

Completed Maintenance Reserve projects:

- Replace the Roof on the Customer Service Building and Laboratory
- Repairs to CBH Exhaust System

VIRGINIA INSTITUTE OF MARINE SCIENCE

**RESOLUTION TO APPROVE
2014-2020 CAPITAL OUTLAY PLAN**

Whereas, in the late spring of each odd numbered year, the Governor, through the Department of Planning and budget, requests that higher education institutions develop their next (rolling) six-year capital outlay plans; and

Whereas, VIMS has developed its proposed capital outlay six year plan for the biennia 2014-2020 based on the Governor's historical guidance on previous six year capital plans; and

Whereas, the plan reflects the capital outlay needs as identified in the comprehensive master plan which was completed in March 2011. The bulk of the plan is to construct modernized replacement buildings for substandard/outdated facilities, move buildings out of the floodplain, and purchase properties contiguous to the campus;

THEREFORE, BE IT RESOLVED, that the Board of Visitors of The College of William and Mary in Virginia approves the 2014-2020 Capital Outlay Plan for the Virginia Institute of Marine Science as recommended; and

BE IT FURTHER RESOLVED, That the Board authorizes the Vice President for Administration to take the actions necessary to fulfill VIMS' response to the Governor and supporting agencies with respect to the 2014-2020 Capital Outlay Plan.

**VIRGINIA INSTITUTE OF MARINE SCIENCE
2014-2020 CAPITAL OUTLAY PLAN**

2014-2016 BIENNIUM

<u>PRIORITY</u>	<u>PROJECT TITLE</u>	<u>FUNDING</u>
1a	Major Repairs and Maintenance Reserve Provides continued funding of major repair and replacement projects in facilities across campus including roof repairs and building systems repairs.	\$700,000 GF
2	Construct New Oyster Hatchery Supports the construction of a new 22,000 square-foot Hatchery Complex to replace the 40 year old VIMS Oyster Hatchery and will include office and laboratory space for oyster restoration, industry and economic development, marine finfish culture, educational space, and a concrete pier.	\$14,105,000 GF
3	Construct Eastern Shore Admin. & Education Complex Supports the design and construction of three new buildings that total 10,200 square-feet to replace outdated buildings vulnerable to flooding on the Wachapreague campus. The complex includes administrative offices, an educational conference center with classrooms, convertible meeting rooms, a distance learning classroom, and a maintenance shop to support buildings, grounds, and vessel repairs.	\$5,632,000 GF
4	Expand and Renovate Watermen's Hall Funds the renovation and expansion of Watermen's Hall that is critical to meeting the programmatic, technological, and instructional needs of graduate marine education at VIMS. The project includes renovation of existing laboratories, classrooms, a renovation/expansion of the research library, and a 11,800 square-foot addition for an educational center with classrooms, conference rooms, convertible meeting rooms, and an informal lounge. The research library addition includes increased book and journal shelf space, rare book and chart space, expanded study/reading area, and computer study areas.	\$10,439,000 GF
5	Property Acquisitions, Gloucester Point & Wachapreague Supports the purchase of properties adjacent to VIMS and Wachapreague campuses as they become available to allow for future expansion and construction.	\$1,300,000 GF

2014-2016 BIENNIUM TOTAL: \$32,176,000 GF

2016-2018 BIENNIUM

- | | | |
|-----------|---|------------------------|
| 1b | Major Repairs and Maintenance Reserve
Provides continued funding of major repair and replacement projects in facilities across campus including roof repairs and building systems repairs. | \$700,000 GF |
| 6 | Construct Addition to the Fisheries Science Building
Supports a 13,900 square-foot addition to the Fisheries Science Building to expand the laboratory and office requirements of the Department of Fisheries Science. | \$7,367,000 GF |
| 7 | Construct Amphitheater Green Space
Provides 50,000 square-feet of open green space including an Amphitheater adjacent to the York River. VIMS would benefit from the programming of its internal green space to serve a variety of functions. The Amphitheater is cited in the center of the research district and would provide not only a gathering place for faculty, staff, and students, but also a forum for educating both students and the public visitors on the Chesapeake Bay. | \$2,847,600 NGF |
| 8 | Construct Field Support Complex, Phase I
Supports the construction of a new 10,000 square-foot administration building for vessel and field research operations. | \$4,962,000 GF |
| 9 | Construct Visiting Scientist Center
Provides 5,000 square-feet of adequate and necessary space for visiting scientists and student groups on the Institute campus. This would support active collaboration with scientists from other institutions in the U.S. and abroad, and allow for small meetings on-site. | \$2,146,000 GF |
| 10 | Property Acquisitions, Gloucester Point & Wachapreague
Supports the purchase of properties adjacent to VIMS and Wachapreague campuses as they become available to allow for future expansion and construction. | \$1,300,000 GF |

<i>2016-2018 BIENNIUM TOTAL:</i>	<i>\$16,475,000 GF</i>
	<i>\$2,847,600 NGF</i>

2014 - 2020 Virginia Institute of Marine Science Six-Year Capital Outlay Plan

Priority	2014-2016 Capital Program Request Project	Fund	General Funds	Non-General Funds	Total Project Request	Prior Appropriations
1a	Maintenance Reserve	0100	\$ 700,000		\$ 700,000	
2	Construct New Oyster Hatchery	0100	\$ 14,105,000		\$ 14,105,000	
3	Construct Eastern Shore Administration & Education Complex	0100	\$ 5,632,000		\$ 5,632,000	
4	Expand & Renovate Watermen's Hall	0100	\$ 10,439,000		\$ 10,439,000	
5	Property Acquisitions, Gloucester Point and Wachapreague	0100	\$ 1,300,000		\$ 1,300,000	
	2014 - 2016 Biennium Totals		\$ 32,176,000		\$ 32,176,000	

Priority	2016-2018 Capital Program Request Project	Fund	General Funds	Non-General Funds	Total Project Request	Prior Appropriations
1b	Maintenance Reserve	0100	\$ 700,000		\$ 700,000	
6	Construct Addition to the Fisheries Science Building	0100	\$ 7,367,000		\$ 7,367,000	
7	Construct Amphitheater Green Space			\$ 2,847,600	\$ 2,847,600	
8	Construct Field Support Complex, Phase I	0100	\$ 4,962,000		\$ 4,962,000	
9	Construct Visiting Scientist Center	0100	\$ 2,146,000		\$ 2,146,000	
10	Property Acquisitions, Gloucester Point and Wachapreague	0100	\$ 1,300,000		\$ 1,300,000	
	2016 - 2018 Biennium Totals		\$ 16,475,000	\$ 2,847,600	\$ 19,322,600	

Priority	2018-2020 Capital Program Request Project	Fund	General Funds	Non-General Funds	Total Project Request	Prior Appropriations
1c	Maintenance Reserve	0100	\$ 700,000		\$ 700,000	
11	Construct Field Support Complex, Phase II	0100	\$ 3,683,000		\$ 3,683,000	
12	Construct Eastern Shore Visiting Scientist Complex	0100	\$ 4,767,000		\$ 4,767,000	
13	Construct Education & Research Building	0100	\$ 9,924,000		\$ 9,924,000	
14	Property Acquisitions, Gloucester Point and Wachapreague	0100	\$ 1,300,000		\$ 1,300,000	
	2018 - 2020 Biennium Totals		\$ 20,374,000		\$ 20,374,000	

2014 - 2020 Virginia Institute of Marine Science Six-Year Capital Outlay Plan

Priority	2014-2016 Capital Program Request Project	Fund	General Funds	Non-General Funds	Total Project Request	Prior Appropriations
1a	Maintenance Reserve	0100	\$ 700,000		\$ 700,000	
2	Construct New Oyster Hatchery	0100	\$ 14,105,000		\$ 14,105,000	
3	Construct Eastern Shore Administration & Education Complex	0100	\$ 5,632,000		\$ 5,632,000	
4	Expand & Renovate Watermen's Hall	0100	\$ 10,439,000		\$ 10,439,000	
5	Property Acquisitions, Gloucester Point and Wachapreague	0100	\$ 1,300,000		\$ 1,300,000	
2014 - 2016 Biennium Totals			\$ 32,176,000		\$ 32,176,000	

Priority	2016-2018 Capital Program Request Project	Fund	General Funds	Non-General Funds	Total Project Request	Prior Appropriations
1b	Maintenance Reserve	0100	\$ 700,000		\$ 700,000	
6	Construct Addition to the Fisheries Science Building	0100	\$ 7,367,000		\$ 7,367,000	
7	Construct Amphitheater Green Space			\$ 2,847,600	\$ 2,847,600	
8	Construct Field Support Complex, Phase I	0100	\$ 4,962,000		\$ 4,962,000	
9	Construct Visiting Scientist Center	0100	\$ 2,146,000		\$ 2,146,000	
10	Property Acquisitions, Gloucester Point and Wachapreague	0100	\$ 1,300,000		\$ 1,300,000	
2016 - 2018 Biennium Totals			\$ 16,475,000	\$ 2,847,600	\$ 19,322,600	

Priority	2018-2020 Capital Program Request Project	Fund	General Funds	Non-General Funds	Total Project Request	Prior Appropriations
1c	Maintenance Reserve	0100	\$ 700,000		\$ 700,000	
11	Construct Field Support Complex, Phase II	0100	\$ 3,683,000		\$ 3,683,000	
12	Construct Eastern Shore Visiting Scientist Complex	0100	\$ 4,767,000		\$ 4,767,000	
13	Construct Education & Research Building	0100	\$ 9,924,000		\$ 9,924,000	
14	Property Acquisitions, Gloucester Point and Wachapreague	0100	\$ 1,300,000		\$ 1,300,000	
2018 - 2020 Biennium Totals			\$ 20,374,000		\$ 20,374,000	

**COLLEGE OF WILLIAM AND MARY
CAPITAL OUTLAY PROJECT PROGRESS REPORT**

204-17650 Construct: Integrated Science Center Ph 3

Design Team: EYP

Biennium: 2008-2010

Budget: \$85 million (\$74.18 proposed by BCOM)

Contractor: Whiting Turner

Funding Source: VCBA

Obligated to date: \$8,296,013

Description: The project constructs a 113,000 GSF facility, designed for scientific research in existing applications (applied science, biology, chemistry, and psychology), future inter-disciplinary programs (STEM), and computer modeling. The project is included in the Commonwealth's VCBA pooled project program.

Progress: Cost data submitted to BCOM on November 9th yielded a Dec 13th (2012) Funding Report recommending \$74.180M in lieu of the \$85.0 M requested. The Project Team conducted a face to face meeting with BCOM on March 4th (2013) to discuss researched design changes that can be made without impacting program. However, BCOM insists the \$74.180M project budget is sufficient. The College, after consideration of numerous additional budget cuts, will proceed with the current design.

204-17652 Renovate: Tucker Hall

Design Team: Cunningham-Quill

Biennium: 2008-2010

Budget: \$11,530,576

Contractor: Donley's

Funding Source: VCBA

Obligated to date: \$10,368,364

Description: The project reconfigures and improves the 1909 era Tucker Hall, last upgraded in 1980 when the Law School moved to its South Henry Street campus, and the department of English moved in. Building systems, instructional space, access, and technology will be modernized.

Progress: Installation of an additional stair tower, elevator shaft and select structural steel reinforcement is complete. Framing and building system rough-in are in progress on all floors. Project completion is expected by August, 2013 to enable classes to resume in fall 2013.

204-17809 Improve: Athletic Facilities (Umbrella)

Design Team: Multiple

Biennia: 2012-2014

Budget: \$2,589,437 (\$6.5M in authority)

Contractor: Multiple

Funding Source: 9d bonds

Obligated to Date: \$1,617,387

Description: Three sub-projects will address long standing athletic facility deficiencies.

The sub-projects are William & Mary Hall Roof Replacement, Busch Field Lighting Repairs and Zable Stadium Window Replacement.

Progress: In 2012, Busch Field lighting repairs were completed on June 24th, and W&M Hall Roof replacement was completed October 30th. Replacement of Zable Stadium Windows is scheduled for summer 2013. Savings from the \$2.6M will be programmed to address the next most critical priorities.

204 – 17934 Sadler Center Dining Addition

Design Team: Clark-Nexsen

Biennium: 2012-2014

Budget: \$8,000,000

Contractor: Whiting Turner

Funding Source: VCBA (9d bond)

Obligated to date: \$2,266,824

Description: The project will add 300 seats, increase serving stations to include a late night lounge, and completely renovate the kitchen in order to meet demand resulting from implementation of the mandatory meal plan program in 2011-12.

Progress: Construction of the foundation is complete. Steel erection was completed in March. Construction of the exterior envelope and rough-in of the building interior is in progress, and will proceed until mid-May, when the south wall of the existing dining room will be breached in order to tie in the new addition and begin renovation of the existing dining room and kitchen. The project is on schedule to meet substantial completion by the first week of August, 2013.

204 – 17994 Renovate: Tyler Hall

Design Team: Mitchell-Matthews

Biennium: 2012-2014

Budget: \$16.36M (requested)

Contractor: W.M. Jordan

Funding Source: VCBA (state)

Obligated to date: \$1,359,360

Description: The project will reconfigure and improve the 1909 era Tyler Hall, last upgraded in 1980. Building systems, instructional space, and technology will be modernized. The attic level will be built-out as faculty office space.

Progress: BCOM issued a revised Schematic Cost Review Report in January (2013) that restored a portion of the funds deducted, increasing their project budget recommendation from \$13.56M to \$15.2M. The College met with BCOM cost reviewers on March 4th to review College analysis of BCOM suggested scope reductions. Based on this discussion, the College is proceeding with preliminary design based on a budget of \$15.96M.

The completion of Preliminary Drawings (detailed design) for BCOM cost review is scheduled for June, 2013. Completion of construction drawings is estimated for

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November, 2013. Construction will begin once final funding is approved. Project completion is estimated to be June, 2015.

204 – 18001 Renovate: The Brafferton and Brafferton Kitchen

Design Team: GWWO

Biennium: 2012-2014

Budget: \$3.4M

Contractor: Virtexco

Funding Source: Private funds/VCBA funds

Obligated to Date: \$3,043,940

Description: The project renews building systems within the Brafferton and Brafferton kitchen. The project will seal the exterior envelope (roof, windows, foundation), install state of the art building systems (HVAC, Fire systems, HA access), and restore affected building fabric.

Progress: Basement fit out is nearing completion. Building system installation in both the Brafferton and the Brafferton kitchen is near completion, to include installation of new electrical wiring, HVAC, fire alarm, fire sprinkler, domestic water and sewer. Interior finishes are on schedule. Project completion: July, 2013.

204 – 18002 Improve: Accessibility Infrastructure

Design Team: Clark-Nexsen

Biennium: 2012-2014

Budget: \$3,000,000

Contractor: TBD

Funding Source: \$1.4M GF/\$1.6M VCBA

Obligated to date: \$0

Description: Study to examine and improve accessibility issues at facilities not currently targeted for renovation within the next decade, and to assess and improve various campus pathway conditions.

Progress: The A/E has completed conceptual estimates of sub-projects in order to allow prioritization of work within available funds. Construction will begin in summer 2013.

204 – 18003 Improve: Lake Matoaka Dam Spillway

Design Team: Draper Aden

Biennium: 2012-2014

Budget: \$3,169,182

Contractor: TBD

Funding Source: VCBA

Obligated to date: \$235,937

Description: State Dam Safety Regulations now require that the spillways of all high hazard dams must pass two times (2x) the probable maximum flood (PMF) and withstand overtopping. The project will enable the dam to withstand overtopping by armoring the downstream face of the dam using articulated concrete blocks (ACB).

Progress: The College has coordinated the design concept with the Division of Dam Safety. Construction drawings will be complete by September, 2013. The six month construction will begin May, 2014, following extensive project review of the completed design by multiple agencies with oversight.

204 – 18004 Improve: Campus Stormwater Infrastructure

Design Team: Draper Aden

Biennium: 2012-2014

Budget: \$3, 391,198

Contractor: TBD

Funding Source: VCBA

Obligated to date: \$0

Description: The College will create a new Stormwater Management Plan to achieve compliance with new state stormwater regulation and emerging federal Total Maximum Daily Limit (TMDL) pollutant guidelines for the protection of the Chesapeake Bay. The plan will ensure future projects achieve regulatory compliance. Planning will include inventory of existing stormwater structures, and "watershed modeling" to determine existing stormwater flow and sediment/contaminant loadings.

Progress: The initial funds for stormwater master-planning were approved by BCOM on February 25th(2013). The plan will map future campus growth and determine the College's Total Maximum Daily Load (TMDL) waste load allocation, while developing compliance designs to retrofit existing BMPs. The Master Plan will be complete in nine months, and will inform subsequent design/construction requirements.

204 – 18005 Construct: Cooling Plant and Replace Utilities, Phase IV

Design Team: RMF

Biennium: 2012-2014

Budget: \$3,500,000

Contractor: TBD

Funding Source: VCBA

Obligated to date: \$234,631

Description: Fit out of the Power Plant cooling addition with a 400 ton thermal storage "ice" plant to provide "peak shaving" capability during periods of peak power demand for campus cooling. The Thermal Storage will also provide operating redundancy for existing three 900 ton chillers.

Progress: Preliminary design and associated code review are complete. Construction drawings are in progress and will be complete by June, 2013 to enable a summer 2013 start. Estimated construction duration is six months.

204-17555 Improve: Dormitory Renovations

Design Team: Multiple

Biennium: 2008-2010

Budget: \$2.5M

Contractor: Multiple

Funding Source: 9c bonds

Obligated to Date: \$2,414,075

Description: The last project is design of Barrett Hall window replacement and chilled water piping to accommodate future air-conditioning.

Progress: Design, code review, and bidding are complete. Window replacement is scheduled for summer 2013 under project 204-17933. Chilled water piping connections will be installed in summer 2014 under 17933 as well.

204-17808 Construct: New Fraternity Housing

Design Team: Moseley-Treanor Associates
Budget: \$26.8M
Funding Source: 9c Bonds

Biennium: 2010-2012
Contractor: WM Jordan
Obligated to date: \$25,068,463

Description: Design of a Fraternity Complex consisting of eleven 17-bed fraternity houses (total 187) and a community building.

Progress: Structural framing is complete on all houses. Construction of the exterior envelope and simultaneous building system rough-in are in progress on all houses. Interior finishes are in progress on houses 2, 3, 10 and 11. Wet weather has affected work progress, and the construction manager has initiated a recovery schedule to achieve occupancy by August. The Community Building completion will follow house occupancy in September.

204-17811 Improve: Dormitory Renovations (Umbrella)

Design Team: Multiple
Budget: \$4.5M
Funding Source: 9c bonds

Biennium: 2010-2012
Contractor: Multiple
Obligated to Date: \$3,817,605

Description: Final project: Reves Hall Fire Alarm/HVAC modifications.

Progress: Code review of the fire alarm design is complete. Bids were received on April 9th to support summer, 2013 construction of the fire alarm system. HVAC design to eliminate condensation issues is on schedule for summer, 2014, construction.

204-17933 Improve: Dormitory Renovations (Umbrella)

Design Team: Multiple
Budget: \$5.0M
Funding Source: 9c bonds

Biennium: 2010-2012
Contractor: Multiple
Obligated to Date: \$722,308

Description: Projects will include construction of Barrett Hall window replacement and chilled water piping; Old Dominion window replacement; Landrum roof replacement; renovations of Chandler Hall and renovation of Landrum Hall if funding permits.

Progress: As noted above, Barrett Hall window replacement and chilled water piping designs have been executed under project 204-17555. Design for Chandler Hall renovation is in progress. The RFP for design of Landrum Hall renovation will be issued in July 2013 to support summer, 2014 construction.

204-17933-01 Renovate: Chandler Hall

Design Team: Boynton-Rothschild-Rowland

Biennium: 2012-2014

Budget: \$841,300

Contractor: TBD

Funding Source: 9c bonds

Obligated to date: \$722,308

Description: A full interior & exterior renovation of the 151 bed Chandler Hall, including roof replacement, window replacement, building systems replacement, and interior finishes.

Progress: Construction drawings were submitted for code review and parallel GMP development on March 19th. Construction is scheduled to start after commencement 2013, and will be complete by June, 2014.

204- TBD Construct: Law School Expansion

Design Team: TBD

Biennium: 2012-2014

Budget: \$14.0M

Contractor: TBD

Funding Source: 0302; 9(d) debt

Obligated to date: \$0

Description: Proposed project includes expansion and small renovation to accommodate small seminars, law practicums/legal clinics, and food & dining for students. Enrollment has grown nearly 20%, and the need for additional programming & support space along with it. Law Students do not have access to food facilities like students do on main campus, or even at the Schools of Business and Education.

Progress: The 2013 General Assembly has approved non-general fund support, with authorization to issue \$12.0M in debt. The debt incurred will be supported by a mix of student fees and private funds. A project feasibility study to reconcile scope and cost will be complete by the end of April. Design will begin as soon as funding is in place, and a construction manager (CM) will be the construction procurement method. Design and construction are estimated to take 12 and 14 months, respectively.

204 – TBD Performing Arts Quarter Feasibility Study

Design Team: Moseley/HGA

Biennium: 2012-2014

Budget: TBD

Contractor: TBD

Funding Source: HEO/0306

Obligated to Date: \$0

Description: Using data from previous studies, the study will develop options for the adaptive reuse of PBK Hall in conjunction with the potential construction of new space to the south and east of PBK to house Music, Theater and Dance.

Progress: The A/E team of Moseley/Hammel Green Abrahamson (HGA) was selected following interviews in December, 2012. Three workshops have been conducted to date in order to refine the space program and develop associated costs to support a phased, three project / three biennia program to address facility needs in Music, Theater, Speech and Dance, and Art and Art History, in order. This cost data will be included in the 2014 - 2020 Capital Plan. A study based on the revised scope, construction sequence and cost will be complete by mid-May.

204- TBD Campus Master Plan

Design Team: TBD

Biennium: 2012-2014

Budget: TBD

Contractor: TBD

Funding Source: College O&M

Obligated to date: \$0

Description: A Campus Master Plan will be created to replace the plan developed in 1987 and updated in 2003. The plan will develop a long range vision for growth and renewal strategies, including land use development, facility programming, sustainability, infrastructure development, real estate, transportation, and parking strategies. The plan will comply with state guidelines established in the 2004 Virginia Construction and Professional Services Manual, Chapter 13: Site and Utility Plans, and the College's 2006 Restructuring Management Agreement.

Progress: A/E proposals were received on February 21st. A short list of firms was interviewed on March 21st and 22nd. The final selection was pending reference checks at the time of this report.

A kick-off meeting will occur in May to support data collection during summer, 2013. The final plan will be complete no later than Fall, 2014, in order to support development of the 2016 – 2022 Six Year Plan in spring, 2015.

April 17- 19, 2013

Page 8 of 8 **2012 – 2014 Major Repair and Maintenance Reserve**

<u>2010 - 2012 (Carry Forward):</u>	<u>\$2,006,071</u>
<u>2012 - 2014 Appropriation:</u>	<u>\$2,825,634</u>
<u>FY 2013: \$1,412,817</u>	
<u>FY 2014: \$1,412,817</u>	
<u>Grand Total:</u>	<u>\$4,831,705</u>

2010 - 2012

Project Commitments/Spent to Date: \$2,006,071

2012 - 2014

Projects Completed: \$ 385,778

Projects ready for bid/award: \$1,180,000

- 204 – 00050 Replace: Halon Systems (Blow)
- 204 – 00027-1 Ewell Hall Attic Fire Alarm Replacement
- 204 – TBD Hoke House Addition Repairs
- 204 – TBD Muscarelle Fire Alarm/Fire Sprinkler Repl

Projects in design: \$1,259,856

- 204 – 00007 ADA Accessibility (Jones Hall Elevator)
- 204 – 00009 – 5 Sorority Court Waterline Repairs
- 204 – 00009 – 6 W&M Hall Area Street Lighting Repairs
- 204 – 00075 Stormwater System Repairs
- 204 – 13004 Reves Fire Alarm
- 204 – 06014 Jones Hall DDC Controls
- 204 – TBD Swem Gutter/Lintel Repair
- 204 – TBD Classroom Renovations

Grand Total: \$4,831,705

**COLLEGE OF WILLIAM AND MARY
RESOLUTION TO APPROVE
2014-2020 CAPITAL OUTLAY PLAN**

Whereas, in the late spring of each odd numbered year, the Governor, through the Department of Planning and Budget, requests that higher education institutions develop their next (rolling) six-year capital outlay plan; and

Whereas, the College has developed its proposed capital outlay six year plan for the biennia 2014-2020 based on the Governor’s historical guidance regarding previous six-year capital plans; and

Whereas, the first biennium, which will be the focus of potential action by the 2014 legislature, reflects the next primary academic priority of the College, development and reformation of the Phi Beta Kappa Hall area for the Arts, Performing Arts, Dance, and Music, known informally as the “Arts Quarter,” as well as continuing investment in general renovation and infrastructure, including dormitories and other auxiliary facilities; and

Whereas, the College will undertake a Campus Master Plan effort over the next eighteen months, culminating in presentation to the Board for final approval in November 2014; and

Whereas, the 2014 Campus Master Plan will inform the development of the next capital plan for 2016-2022, after having undergone a thorough and robust review of programs, facilities, infrastructure, and adaptability, adjacency, and highest and best use; and

Whereas, the College expects to make several submittals to the Department of Planning & Budget (DPB), the Department of Treasury (TRS), and State Council of Higher Education (SCHEV) between April 2013 and September 2013; and in the course of that process, staff will develop, refine and adjust project budgets, which may change the estimates reflected in this resolution;

THEREFORE, BE IT RESOLVED, That the Board of Visitors of The College of William and Mary in Virginia approves the 2014-2020 Capital Outlay Plan as recommended; and

BE IT FURTHER RESOLVED, That the Board authorizes the Vice President for Administration to take the actions necessary to fulfill the College’s response to the Governor and supporting agencies with respect to the 2014-2020 Capital Outlay Plan.

2014-2016 BIENNIUM

<u>PRIORITY</u>	<u>PROJECT TITLE</u>	<u>FUNDING</u>
1a	Major Repairs and Maintenance Reserve (MR) Always the first capital priority in any institution's biennial plan, the MR request funds <u>only</u> newly identified major repair & replacement projects, and does not represent the College's deferred maintenance backlog, nor is it intended to address building system improvements, except as may be incidental to the replacement & repair. Typical projects include replacement of mechanical systems (HVAC, plumbing, electrical, etc.); built-in equipment and components; foundations, roofs, walls, and windows; and interior finishes, including floors and handicapped accessibility.	\$7,635,000 GF
2	Construct: Fine & Performing Arts Complex, Phase 1 Using data from the preplanning study currently underway, the College will develop options for the adaptive reuse of PBK Hall in conjunction with the potential construction of new space to the south and east of PBK for housing Music, Theater and Dance. The three project / three biennia program will address facility needs in Music, Theater, Speech, Dance, and Art and Art History. The College expects to have the first phase scoped and cost estimated in time for the initial submittal to DPB. The ensuing phases will be estimated and scoped in time to meet subsequent submittals over the Summer of 2013.	\$52,322,000 GF
3	Construct: West Campus Utility Plant Supports ostensibly the final phase of heating & cooling replacement work on the campus, servicing facilities on the south (new) & west campuses. A preplanning study is underway to determine the reach and extent of this plant which may be located adjacent to Adair Hall.	\$19,700,000 GF
4	Plan: IT Data Center Supports preplanning study for a new Information Technology Facility. The IT machine room in Jones Hall is undersized, underpowered, under-cooled, under-secured, and inflexible. In addition, the machine room at Blow Hall has similar issues. IT requires a new, consolidated facility which can accommodate and respond to continuous technological innovation in the areas of academic instruction & research, and administrative computing. This facility may also serve as a major classroom facility depending on the fate of Morton, Jones, and Adair, during the Campus Master Plan effort, concluding in Fall of 2014.	\$250,000 GF

- 5 Improve: Athletic Facilities \$10,000,000 NGF**
Supports umbrella projects for various non-general fund (NGF) athletic facilities to address equipment replacement and building system upgrades. The list of projects will be rolling, dependent on priority, urgency, and fee limitations given that the work will be funded via fee-supported debt. Each biennium will contain a placeholder for these types of projects.
- 6 Improve: Auxiliary Facilities \$10,000,000 NGF**
Supports umbrella projects for various NGF auxiliary facilities to address equipment replacement and building system upgrades, including food service and any “spirit stores” (new nomenclature for stores with heavily branded retail component).
- 7 Renovate: Dormitories \$16,000,000 NGF**
Continues the College’s two-decade long investment in dormitory renovations and improvements. With the completion of the new Fraternity Complex, and the acquisition of the Hospitality House Hotel, the College is now able to take entire dorms off-line for full-blown roof-to-foundation renovation work, instead of piecemeal projects fitted into the ten-week summer breaks. After Chandler Hall (summer 2013), the next dorm renovation project will be Landrum Hall (summer 2014), neither of which were touched during the previous twenty-year, \$50.0M effort.

2016-2018 BIENNIUM

- 1b Maintenance Reserve \$7,075,000 GF**
Always the first capital priority in any institution’s biennial plan, the MR request funds only newly identified major repair & replacement projects, and does not represent the College’s deferred maintenance backlog, nor is it intended to address building system improvements, except as may be incidental to the replacement & repair.
- 8 Construct: Fine & Performing Arts Complex, Phase 2 \$59,522,000 GF**
Please see Phase 1 under 2014-16 (#2) for a full project description. Following completion of the preplanning study, the College expects to have the ensuing phases estimated and scoped in time to meet subsequent capital budget submittals over summer 2013.
- 9 Construct: IT Data Center \$14.0M-\$20.0M GF**
Supports construction of a new Information Technology Facility, following completion of a Pre-Planning Study in 2014-2016, and the College’s Campus Master Plan of 2014. IT requires a new, consolidated facility which can accommodate and respond to continuous technological innovation in the areas of academic instruction & research, and administrative computing.

College of William and Mary 2014-2020 Capital Outlay Plan

Priority	2014 - 2016 Capital Program Request Project	Fund	General Funds	Non-General Funds	TOTAL Project Request	Prior Appropriations	Comments
1a	Maintenance Reserve	0100	\$7,635,000	\$0	\$7,635,000		
2	Construct: Fine and Performing Arts Complex, Phase	0100	\$52,322,000	\$0	\$52,322,000	\$11,380,000	Private funds for Music Facility.
3	Construct: West Campus Utility Plant	0100	\$19,700,000	\$0	\$19,700,000		
4	Plan: IT Data Center	0100	\$250,000	\$0	\$250,000		
5	Improve: Athletic Facilities	0815	\$0	\$10,000,000	\$10,000,000		
6	Improve: Auxiliary Facilities	0815	\$0	\$10,000,000	\$10,000,000		
7	Renovate: Dormitories	0813	\$0	\$16,000,000	\$16,000,000		
	2014-2016 Biennium Totals		\$79,907,000	\$36,000,000	\$115,907,000	\$11,380,000	

Priority	2016 - 2018 Capital Program Request Project	Fund	General Funds	Non-General Funds	Total Project Request	Prior Appropriations	Comments
1b	Maintenance Reserve	0100	\$7,075,000	\$0	\$7,075,000		
8	Construct: Fine and Performing Arts Complex, Ph 2	0100	\$59,522,000	\$0	\$59,522,000		
9	Construct: IT Data Center	0100	\$20,000,000	\$0	\$20,000,000		
10	Construct: Sanitary Sewer	0100	\$3,000,000	\$0	\$3,000,000		
11	Improve: Blow Hall Exterior Envelope	0100	\$5,400,000	\$0	\$5,400,000		
12	Construct: Facilities Maintenance Shops	0100	\$17,000,000	\$0	\$17,000,000		
13	Construct: Population Lab	0100	\$6,500,000	\$0	\$6,500,000		
14	Construct: Student Health Center Addition/Renovate	0815	\$0	\$10,100,000	\$10,100,000	\$900,000	Incl/ Counseling Clinic.Planning only.
15	Improve: Athletic Facilities	0815	\$0	\$10,000,000	\$10,000,000		
16	Improve: Auxiliary Facilities	0815	\$0	\$10,000,000	\$10,000,000		
17	Renovate: Dormitories	0813	\$0	\$11,025,000	\$11,025,000		
	2016-2018 Biennium Totals		\$118,497,000	\$41,125,000	\$159,622,000	\$900,000	

Priority	2018 - 2020 Capital Program Request Project	Fund	General Funds	Non-General Funds	Total Project Request	Prior Appropriations	Comments
1c	Maintenance Reserve	0100	\$7,720,000	\$0	\$7,720,000		
18	Construct: Fine and Performing Arts Complex, Ph 3	0100	\$32,100,000	\$0	\$32,100,000		
19	Renovate: Ewell Hall	0100	\$21,600,000	\$0	\$21,600,000		
20	Renovate: Morton Hall	0100	\$28,800,000	\$0	\$28,800,000		
21	Renovate: Hugh Jones Hall	0100	\$30,400,000	\$0	\$30,400,000		
22	Renovate: Adair Hall	0100	\$31,600,000	\$0	\$31,600,000		
23	Improve: Washington Hall	0100	\$26,000,000	\$0	\$26,000,000		
24	Renovate: William and Mary Hall Infrastructure	0815	\$0	\$28,700,000	\$28,700,000		
25	Improve: Athletic Facilities	0815	\$0	\$10,000,000	\$10,000,000		
26	Improve: Auxiliary Facilities	0815	\$0	\$10,000,000	\$10,000,000		
27	Renovate: Dormitories	0813	\$0	\$11,650,000	\$11,650,000		
	2018-2020 Biennium Totals		\$178,220,000	\$60,350,000	\$238,570,000	\$0	

**COLLEGE OF WILLIAM AND MARY
RESOLUTION TO APPROVE PROPERTY ACQUISITION:
415 RICHMOND ROAD**

WHEREAS, from time to time, the College has the opportunity to purchase property that is adjacent to the campus, of strategic interest to the College, at a bargain price to the institution, or for some other equally compelling reason; and

WHEREAS, the 2006 Management Agreement (the "Agreement"), governed by the restructured Higher Education Financial and Administrative Operations Act of 2005, Chapter 4.10 of the Title 23 of the Code of Virginia, as renewed in 2009, allows the Board of Visitors to use its non-general funds to purchase property without the approval of the Governor, the General Assembly, or any other Commonwealth agency; and

WHEREAS, the Agreement authorized the College to establish its own policies and procedures for the purchase of property, using the Commonwealth's due diligence policies as a model template; and

WHEREAS, the College has been negotiating with the owners of 415 Richmond Road and have come to agreement on purchase price; and

WHEREAS, the property is adjacent to College holdings and of strategic interest to the College as student residential space and with the potential for additional revenue development, and brings with it a significant parking inventory; and

WHEREAS, the College recently concluded its due diligence activity on the property and determined the building is in good condition with secure title; and

WHEREAS, the College has determined that the debt necessary to purchase the building and land will be recovered by the room rate structure; and

THEREFORE, the College recommends approval of the property acquisition by the Board, with a closing date of May 31, 2013.

THEREFORE, BE IT RESOLVED, by the Rector and the Board of Visitors of The College of William and Mary in Virginia, that approval is given to the College to purchase 415 Richmond Road at the agreed-upon price, and in accordance with all authorities, policies, and procedures in force and necessary under the Agreement; and

FURTHER RESOLVED, That the Vice President for Finance, the Vice President for Administration, and the University General Counsel are authorized to execute any and all documents pertaining to the acquisition.

**COLLEGE OF WILLIAM AND MARY
RESOLUTION TO APPROVE
RENAMING THE OLD FRATERNITY COMPLEX:
“GREEN & GOLD VILLAGE”**

WHEREAS, from time to time, the Board of Visitors and the College of William and Mary have the opportunity to re-purpose and rename an existing building or complex of buildings; and

WHEREAS, the College will open in Fall 2013 a brand new twelve-building community of Fraternity Houses lining Ukrop Way; and

WHEREAS, the old fraternity complex, which opened in the Fall of 1968, will be renovated to house freshmen; and

WHEREAS, the complex is made up of three separate structures, consisting of linked Units A-E, F-J, and K-M; and

WHEREAS, the old complex deserves a new name to reflect its new identity, with the understanding that the names can be changed again at any time by Board action; and

WHEREAS, the College administration recommends for Board approval, renaming the 1968 complex “Green & Gold Village” to emphasize and encourage “Tribe” spirit among freshmen;

THEREFORE, BE IT RESOLVED, That upon recommendation of the President, the Board of Visitors of The College of William and Mary in Virginia hereby approves the renaming of the 1968 fraternity complex as the “Green & Gold Village;” and the naming of the three separate structures that make up the complex “Griffin Hall,” “Eagle Hall” and “Lion Hall,” as recommended.