

COMMITTEE ON ADMINISTRATION, BUILDINGS AND GROUNDS

November 21, 2013

10:00 – 11:00 a.m.

Board Conference Room - Blow Memorial Hall

Ann Green Baise, Chair
John Charles Thomas, Vice Chair

- I. Introductory Remarks – Ms. Baise
- II. Approval of Minutes – September 26, 2013
- III. Report from Building Official. Enclosure D.
- IV. Report from Virginia Institute of Marine Science – Dean/Director John T. Wells
 - A. Capital Outlay Project Progress Report. Enclosure E.
 - B. Resolution to Demolish Moxley House. **Resolution 7**.
- V. Report from Vice President for Administration - Anna B. Martin
 - A. Capital Outlay Project Progress Report. Enclosure F.
- VI. Closed Session (if necessary)
- VII. Tour of One Tribe Place
- IX. Adjourn

COMMITTEE ON ADMINISTRATION,
BUILDINGS AND GROUNDS

MINUTES – SEPTEMBER 26, 2013

MINUTES
Committee on Administration, Buildings and Grounds
September 26, 2013
Board Conference Room – Blow Memorial Hall

Attendees: Ann Green Baise, Chair; Vice Chair John Charles Thomas, L. Clifford Schroeder, Sr., DeRonda M. Short, and Peter A. Snyder. Others present: Dean John T. Wells, Vice President Anna B. Martin, Vice President Virginia A. Ambler; Vice President Samuel E. Jones, University Counsel Deborah A. Love, Chief Information Officer Courtney Carpenter, Building Code Official, Robert A. Dillman and other College staff.

Chair Ann Green Baise called the meeting to order at 9:40 am. As a matter of introduction in her first meeting as chair, Ms. Baise asked all non-Board members to identify themselves. Recognizing that a quorum was present, Ms. Baise requested a motion to approve the minutes of the April 18, 2013, meeting of the Committee on Administration, Buildings and Grounds. The motion was made by Mr. Thomas, seconded by Mr. Snyder, and approved by voice vote of the Committee.

Mr. Dillman gave his report on the summer 2013 capital projects. No issues were identified; however, the work-load for the entire Facilities Management staff was significant. Mr. Dillman noted that the building code official duties for the Richard Bland campus were successfully transferred back to the Commonwealth, effective July 1, 2013. He also reviewed those projects that received fire safety improvements over the summer.

Ms. Baise stated that she would like to conduct building/capital project tours during FY 2013-2014 for all interested Board members, starting in November 2013.

Dean Wells presented highlights from the VIMS written report, as detailed in Enclosure D. He reviewed the campus map and gave statistics for each campus location, including Wachapreague and Topping. He reported the details of VIMS' work with naval architects JMS to design from scratch a new 75'-80' research vessel to replace the aged Bay Eagle. The new ship is scheduled for delivery in early 2016.

In an overview for new members of the committee, Vice President Martin reviewed the missions and responsibilities of the combined Administration and the Buildings and Grounds committees, along with duties under the 2006 restructuring legislation.

Ms. Martin reported on progress and savings made in the area of energy management, since adding a utility expert to the staff of Facilities Management several years ago. In her PowerPoint presentation, Ms. Martin reviewed statistics on uses and types of energy, demonstrating that despite the renovation and addition of 1.5M gross square feet on campus, energy usage has decreased by 27%. Using multiple fund sources, and employing campus technical (construction and renovation) standards, along with leveraging strategies for improvements and efficiencies, the College has worked on several different fronts to achieve decreases in energy consumption and emissions. The College's energy manager, Dan Patterson, gave more details regarding

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MINUTES
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energy devices used to capture savings. The Committee asked various questions. Chief Technology Officer Courtney Carpenter reported that over 30,000 student electronic devices are plugged into the College's network each year. Mr. Patterson offered that although not included in the report, water usage has dropped 50% as well, due to low-flow devices used in all renovations and new construction.

Vice President Martin gave her report on highlights from the College's written report, as detailed in Enclosure E, and showed many supporting photographs. The summer of 2013 was extremely challenging due to multiple projects that had to be open and operating by August 28: the Brafferton, Tucker Hall, eleven Fraternity Houses, One Tribe Place, and the Sadler Center Dining Hall. Staff worked six- and seven-day weeks, 10 to 15 hours a day to achieve this. Ms. Baise commended the Facilities, Code Review and Capital staffs for their tremendous effort.

Ms. Martin reviewed several future projects, including Tyler Hall renovation, the Law school expansion, the Integrated Science Center Phase 3, and a potential Alumni Center expansion.

Ms. Martin presented **Resolution 4**, Resolution of the Board of Visitors of the College of William and Mary - 9(D) Pooled Bond Program: Improve Athletic Facilities, Improve Auxiliary Facilities, Improve Marshall-Wythe School of Law and Acquire Property & Repair Requirements; **Resolution 5**, Resolution of the Rector and the Board of Visitors of the College of William and Mary - 9(C) Revenue Bond Program: Renovate Dormitories; and **Resolution 6**, Resolution of the Board of Visitors of the College of William and Mary Declaring the Intention to Reimburse the Cost of Certain Expenditures. Noting their pro-forma nature, Ms. Baise requested a motion to approve Resolutions 4, 5 and 6, as a block. Motion was made by Mr. Thomas, seconded by Mr. Snyder, and approved by voice vote of the Committee.

The reports completed, and there being no further business, the Committee moved to adjourn at 11:45 a.m.

Board of Visitors

Enclosure D

November 20-22, 2014

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The College of
WILLIAM & MARY

Interdepartmental Communication

Department of Facilities Management

To: Ann Green Baise, Chair, Committee on Administration, Buildings and Grounds

From: Robert P. Dillman, PE, College Building Official

Date: November 20, 2013

Re: College Building Official Report/November 2013

Since the previous Board meeting in September, 2013, we have completed Code reviews of construction documents and issued a permit for demolition work precedent to Repairs to the Lower Level and Red and Green Garages of One Tribe Place. Demolition began in late September. We also issued final construction completion documents for fire alarm upgrades in Reves Hall and Blow Hall.

All business has been routine and is proceeding smoothly; there are no significant issues to report.

cc: Anna Martin, Vice President for Administration

**VIRGINIA INSTITUTE OF MARINE SCIENCE
CAPITAL OUTLAY PROJECT PROGRESS REPORT**

268-18088 Facilities Management Building

Appropriation Amount: \$250,000
Design Team: TBD
Fund Sources: Central Capital Planning Fund

Biennium: 2014-2016
Obligated to Date: \$0
Contractor: TBD

This appropriation funds the preplanning of a new 15,000 square-foot building to provide space for the Facilities Management Department including administrative offices, trade shops, vehicle repair, grounds, housekeeping, storage, and shipping and receiving. Planning is expected to be underway Winter 2014.

268-17950 Research Vessel

Appropriation Amount: \$8,050,000
Design Team: JMS Naval Architects
Fund Sources: VCBA Bonds

Biennium: 2012-2014
Obligated to Date: \$630,108
Contractor: TBD

This appropriation funds the planning and construction of a new custom designed research vessel to replace the R/V Bay Eagle. A contract has been awarded to JMS Naval Architects for the concept and preliminary design. Concept designs are scheduled to be completed in December 2013.

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 the following units: Information Technology, Marine Advisory Services, Virginia Sea Grant, Center for Coastal Resources Management, and the Publications/Communications Center in a single facility. The Building Committee was formed and had its kickoff meeting in September 2013. VIMS advertised for RFP's from architectural firms in October and the committee is in the process of selecting a firm. Schematic planning is scheduled to begin in January 2014.

268-16634 Property Acquisition: VA-NERRS

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

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

This appropriation funds the purchase of properties 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: \$1,099,331

This appropriation funds the purchase of properties contiguous to the Gloucester Point campus. VIMS purchased the Abrahamson property in June 2013 and the appropriation remains open for future acquisitions.

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 funds the purchase of properties contiguous to 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	\$442,895	June 30, 2012 Balance
	\$193,060	2013
	\$193,060	2014

Current Maintenance Reserve projects under construction:

- Replace Boilers in Chesapeake Bay Hall and Andrews Hall
- Replace Roof on the CBNERRVA Water Quality Facility

**VIRGINIA INSTITUTE OF MARINE SCIENCE
RESOLUTION TO DEMOLISH
MOXLEY HOUSE**

WHEREAS, the Virginia Institute of Marine Science requests Board of Visitors' approval to demolish one building, the Moxley House, to allow for future development on the Gloucester Point Campus. This building is in very poor condition and not suitable for renovation and reuse; and

WHEREAS, the College and the Commonwealth entered into a 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*; and

WHEREAS, the Agreement was renewed in 2009; and

WHEREAS the Agreement authorizes the College's Board of Visitors to approve demolition of buildings subject to review by the Art and Architectural Review Board and the Department of Historic Resources; and

WHEREAS, the Virginia Institute of Marine Science will follow established policies and procedures for each demolition; thus,

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 Virginia Institute of Marine Science to demolish the Moxley House (268-00B05) in accordance with all authorities, policies, and procedures in force and necessary to accomplish same; and

BE IT FURTHER RESOLVED, That the Vice President of Administration, the VIMS Chief Operations Officer, and the College Building Official are authorized to execute any and all documents pertaining to the removal of said building.

**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: \$8,555,897

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. The College together with the architects has gone through a rigorous exercise to reduce the budget without damaging the program. While BCOM insists the \$74.180M project budget is sufficient, there remains a \$3.7 million gap with the minimum College requirements. The College is proceeding with development of construction drawings for November code and cost review, at a budget of \$77.889M.

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: \$1,853,577

Description: Three sub-projects (William & Mary Hall Roof Replacement, Busch Field Lighting Repairs, and Zable Stadium Window Replacement) addressed long-standing athletic facility deficiencies. The sub-projects are complete and project savings have allowed three additional sub-projects: W&M Hall HVAC Controls, W&M Hall Fall Protection (cable/harness/catwalks system for above ceiling work), and W&M Hall Ceiling Cleaning.

Progress: HVAC Controls replacement has started installation. Completion is scheduled for January. Design for Fall Protection is underway to support a Spring 2014 installation. A vendor has been selected for the Ceiling Cleaning, which will take place during Summer 2014.

204 – 17994 Renovate: Tyler Hall

Design Team: Mitchell-Matthews
Budget: \$16.36M (\$15.2 proposed by BCOM)
Funding Source: VCBA (state)

Biennium: 2012-2014
Contractor: W.M. Jordan
Obligated to date: \$1,394,790

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: The College met with the BCOM cost reviewer on March 4th to review the College analysis of BCOM suggested scope reductions. Based on this discussion, the College is proceeding with preliminary design using a budget of \$15.96M. Preliminary design drawings were submitted to BCOM for code and cost review on October 14th. Completion of construction drawings is estimated for April, 2014. Construction will commence in August, 2014, after final funding is approved. Substantial and final completion are scheduled for September and November, 2015, respectively.

204 – 18002 Improve: Accessibility Infrastructure

Design Team: Clark-Nexsen
Budget: \$3,000,000
Funding Source: \$1.4M GF/\$1.6M VCBA

Biennium: 2012-2014
Contractor: TBD
Obligated to date: \$370,873

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: Design is underway for ten projects including installation of an Adair Hall elevator and restrooms, improvement of campus pathways and construction of two access ramps. Construction is scheduled to start in Summer, 2014.

204 – 18003 Improve: Lake Matoaka Dam Spillway

Design Team: Draper Aden
Budget: \$3,169,182
Funding Source: VCBA

Biennium: 2012-2014
Contractor: TBD
Obligated to date: \$236,500

Description: State Dam Safety Regulations now require that the spillways at all high hazard dams must pass 90% of the probable maximum flood (PMF) and/or withstand overtopping. An "Evaluation of Alternatives to Address Deficiencies at Lake Matoaka Dam" recommended three potential options to harden the downstream face of the dam against overtopping – articulated concrete block (ACB) armoring, roller compacted concrete (RCC) armoring, and spillway replacement. The alternatives are listed in the order of increasing design/construction complexity and cost.

Progress: Analysis of the preferred alternative of cladding the downstream face with articulated concrete blocks (ACB) proved technically unfeasible as modeling has determined that ACB cannot withstand the hydraulic force and pressure created by overtopping. The Department of Conservation and Recreation (DCR) Division of Dam Safety has approved a change in the method of slope stabilization to use roller compacted concrete facing on the downstream face of the dam. Based on a cost estimate received on Nov 1st, this alternative is more expensive and will require additional state funds from the 2014 General Assembly.

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: \$254,902

Description: The College will create a new Stormwater Management Plan to achieve compliance with new state stormwater regulations and emerging federal Total Maximum Daily Limit (TMDL) pollutant guidelines for the protection of the Chesapeake Bay. Planning will include inventory of existing stormwater structures, determination of existing stormwater flow and associated contaminant loadings, and the identification, prioritization and sequencing of projects required to achieve regulatory compliance. The College must achieve 5% of required contaminant reduction during 2013 – 2018, 40% during 2019 – 2024 and 100% during 2025 – 2030.

Progress: The study has determined contaminant reduction requirements based upon existing conditions and planned campus growth. Development of compliance strategy alternatives capable of satisfying regulatory requirements is in progress. The evaluation phase will continue through 2013 to enable the finalization of emerging state guidance, selection of a compliance strategy and the identification, prioritization, sequencing and pricing of compliance projects. This analysis, strategy development and project identification will be codified into a Campus Stormwater Management Plan during spring 2014 to guide downstream design and construction of compliance projects.

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: \$276,638

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 the three existing 900 ton chillers.

Progress: Preliminary design and associated code review are complete. BCOM approved the release of funds for construction drawing development and construction funding on Aug 19th, 2013. Construction drawings are complete and have been submitted for code review. Resolution of code comments not later than January, 2014, will enable a spring 2014 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: \$2,420,178

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 complete. Chilled water piping connections will be installed in summer 2014.

204-17808 Construct: New Fraternity Housing

Design Team: Moseley-Treanor Associates

Biennium: 2010-2012

Budget: \$26.8M

Contractor: WM Jordan

Funding Source: 9c Bonds

Obligated to date: \$25,926,541

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

Progress: All houses are complete and were occupied during the week of Aug 20th. Final testing and turnover of the Community Building was completed on Nov 8th. Punch list work and project close-out are in progress.

204-17811 Improve: Dormitory Renovations (Umbrella)

Design Team: Multiple

Biennium: 2010-2012

Budget: \$4.5M

Contractor: Multiple

Funding Source: 9c bonds

Obligated to Date: \$4,026,666

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

Progress: Reves Fire Alarm construction in complete. HVAC design to eliminate condensation issues is complete, and is in code review. The project is on schedule for Summer, 2014, construction.

204-17933-01 Renovate: Chandler Hall

Design Team: Boynton-Rothschild-Rowland
Budget: \$10,497,734
Funding Source: 9c bonds

Biennium: 2012-2014
Contractor: Clancy & Theys
Obligated to date: \$8,418,188

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 have been reviewed for code compliance. Final revisions are in progress in parallel with Construction Manager final GMP development. Construction is scheduled to start after commencement 2014, and will be complete by July, 2015.

204- 18046 Construct: Law School Expansion

Design Team: VMDO
Budget: \$14.0M
Funding Source: 0302; 9(d) debt

Biennium: 2014-2016
Contractor: Gilbane Construction
Obligated to date: \$1,635,195

Description: Proposed project includes expansion and renovation to accommodate law practicums/legal clinics, seminar space, faculty offices, and food & dining for students. Despite national trends, enrollment has grown nearly 20%, and the demand for additional programming & support space along with it.

Progress: The 2013 General Assembly approved non-general fund support, with authorization to issue \$12.0M in debt, which will be supported by student fees. A project feasibility study to reconcile scope and cost was completed in April, 2013. As a result of the study, an increase in project funding to \$18.5M will be submitted to the 2014 General Assembly. Design is in progress and schematic design is complete. Design and construction are estimated to take 12 and 18 months, respectively, to enable the start of construction in Summer, 2014 and completion in Winter, 2016.

204 - 00019 - 001 - 13 Performing Arts Quarter Feasibility Study

Design Team: Moseley/HGA
Budget: \$239,438
Funding Source: HEO/0306

Biennium: 2012-2014
Contractor: TBD
Obligated to Date: \$202,863

Description: Using data from previous studies, the study will develop options for the adaptive reuse of PBK Hall in conjunction with the 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 in December, 2012, and following three intensive on-campus workshops, developed

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and refined the space program and 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 that order. The final study was completed in July, 2013, and submitted to BCOM in support of the 2014 - 2020 Capital Plan.

204 - 0000 - 003 - 13 Campus Master Plan

Design Team: Cannon Design

Biennium: 2012-2014

Budget: \$100,000 (FY 13)

Contractor: N/A

Funding Source: College O&M

Obligated to date: \$100,000

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: Cannon Design was selected to perform the study. The study features five phases:

- Phase 1 – Investigation and Research (Summer/Fall, 2013)
- Phase 2 – Condition Assessment (Fall, 2013)
- Phase 3 – Concept Alternative Development (Winter, 2014)
- Phase 4 – Recommended Plan Development (Spring/Summer, 2014)
- Phase 5 – Plan Documentation (Summer/Fall, 2014)

Working group meetings were held each month from Aug-Nov across 9 functional areas in order to determine campus context, condition assessment, utilization, and current issues & future needs. The final plan will be complete no later than Fall, 2014, in order to support development of the 2016 – 2022 Six Year Plan.

November 20 - 22, 2013

Page 7 of 7 **2012 – 2014 Major Repair and Maintenance Reserve**2013 Appropriation: \$1,412,8172014 Appropriation: \$1,412,817**Grand Total: \$2,825,634****2012 – 2014**

Projects Completed: \$ 1,350,314

- 204 – 00050 Replace: Halon Systems (Blow Hall)
- 204 – 00073 - 2 Hoke House Addition Repairs
- 204 – 00075 Storm Water System Repairs
- 204 – 00076 Monroe Walkway Repairs
- 204 – 13004 -1 Muscarelle Fire Alarm/Fire Sprinkler Repl
- 204 – 13009 Old Dominion HVAC Controls

Projects in design: \$1,157,957

- 204 – 00007 - 1 ADA Accessibility (Jones Hall Elevator)
- 204 – 00009 - 5 McGlothlin Utility Tunnel Repair
- 204 – 00009 - 6 W&M Hall Area Street Lighting Repairs
- 204 – 00009 - 7 Ewell Sanitary Sewer Relining
- 204 – 13005 Swem Pavilion A&B Roof Repair
- 204 – XXXXX Mule Barn Structural Repair
- 204 – XXXXX Campus Police FA Receiver

Project in construction: \$ 250,000

- 204 – 00078 Classroom Renovations
- 204 – 06014 Jones Hall DDC Controls

Remaining Funds: \$ 67,417 **Grand Total: \$ 2,825,634**