

**RESOLUTION TO APPROVE WILLIAM & MARY'S
MAJOR CAPITAL PLAN FOR 2024 – 2025**

WHEREAS, the university has developed a Major Capital Plan for 2024-2025;

WHEREAS, the 2024-2025 Major Capital Plan was developed and informed by application of the 2015 Campus Master Plan and university priorities;

WHEREAS, the university uses the Major Capital Plan to inform its capital budget requests to the Department of Planning and Budget as required;

WHEREAS, the university's Management Agreement with the Commonwealth of Virginia requires the Board of Visitors to approve the program for Major Capital Projects; and

WHEREAS, in the course of planning, university staff will develop and refine project budgets, which may adjust the estimates reflected in this resolution;

THEREFORE, BE IT RESOLVED, That the William & Mary Board of Visitors approves the 2024-2025 Major Capital Plan as recommended; and

BE IT FURTHER RESOLVED, That the William & Mary Board of Visitors authorizes the Vice President for Business Affairs or designee to take the actions necessary to submit requests to the state for projects requiring general-fund related sources and non-general fund debt authorization in accordance with future instructions and guidelines from the state.

**WILLIAM & MARY'S
MAJOR CAPITAL PLAN FOR 2024 - 2025**

SHORT-RANGE (0-3 YEARS)

**1 Replace: Law School Central Utility Plant
\$6,000,000 GF**

Replacement of critical infrastructure including hot water boilers, chillers and auxiliary equipment at the Law School. Includes planned removal of all existing equipment that is well beyond its useful life and cannot support reliable conditioning of spaces.

**2 Renovate: Zable Stadium East Locker Rooms
\$2,900,000 NGF**

Renovation of the men's and women's track and field/cross country locker rooms at Zable Stadium.

**3 Renovate: Ewell Hall
\$30,900,000 GF**

Renovations to update life safety and other building systems, adhere to current building code compliance, ensure full accessibility, and reconfigure the interior to suit future use.

**4 Renovate: Digital Research Lab (Swem Library)
\$5,300,000 NGF**

Renovation of a 15,000 SF area on the library's first floor. The space will provide a forum for interdisciplinary development and exchange of ideas. The digitally rich area will be utilized by students, faculty, staff and community members.

**5 Construct: Law School Second Story Addition
\$4,500,000 NGF**

Construction of a second-story addition encompassing approximately 4,550 SF above the McGlothlin Courtroom at the Law School. This space will provide a location for faculty meetings and enrichment talks, donor stewardship/cultivation receptions and other Law School meeting needs with an anticipated capacity of about 50 people.

Execution of the project is subject to fundraising.

**6 Renovate: Cohen Career Center
\$5,700,000 NGF**

Renovation and space utilization improvements throughout the Cohen Career Center to facilitate strategic goals of career services across the more than 12,000 SF of space within the building.

**7 Construct: Ceramics Studio
\$5,000,000 NGF**

Construct a 4,500 SF replacement for the existing ceramics studio.

**8 Demolish: Green & Gold Village
\$2,700,000 NGF**

Demolition of the buildings to make space for future use.

Part of the Housing & Dining Comprehensive Facilities Plan.

**9 Demolish: Randolph Complex
\$2,000,000 NGF**

Demolition of the buildings to make space for future use.

Part of the Housing & Dining Comprehensive Facilities Plan.

**10 Construct: West Woods Phase 2
\$120,000,000 NGF**

Construct approximately 450 new beds on the site of the former Randolph Complex.

Part of the Housing & Dining Comprehensive Facilities Plan.

MID-RANGE (3-5 YEARS)

**11 Demolish: Hunt, Reves, Willis, Campus Center and Admissions Building
\$11,300,000 NGF**

Demolition of the buildings to make space for construction of new facilities as outlined in the potential Construct: Campus Center Mixed Use Development project.

Part of the Housing & Dining Comprehensive Facilities Plan.

**12 Construct: Campus Center Mixed Used Development
\$150,000,000 NGF**

New construction to create spaces needed for a variety of uses, potentially including new housing & dining locations. The new facilities will also be able to accommodate other uses which benefit from this location such as student experience or visitor management.

Part of the Housing & Dining Comprehensive Facilities Plan.

**13 Expand: Andrews Hall
\$37,300,000 GF**

Expansion of Andrews Hall as a continuation of the “Arts Quarter” projects. This project will enable the co-location of more of the arts departments to foster interdisciplinary collaboration, coordination and creativity.

**14 Renovate: Andrews Hall
\$36,200,000 GF**

Repair and renovation of interior and exterior features as a continuation of the “Arts Quarter” projects. Renovations will also address building systems to ensure a safe, functional and code compliant environment is maintained.

**15 Construct: Law School Pavilion
\$13,300,000 NGF**

Construction of an approximately 13,500 SF structure to potentially serve the following functions at the Law School: an assembly room accommodating an estimated 500 individuals, a pre-function space, catering, offices, a conference room and associated support spaces.

Execution of the project is subject to fundraising.

**16 Renovate: One Tribe Place Dormitory
\$10,000,000 NGF**

Repair and renovation of dormitory interior and exterior features and building systems to ensure a safe, functional and code-compliant residential environment is maintained. Includes demolition of the back portion of the building (the 1984 addition) which is currently unusable space.

Part of the Housing & Dining Comprehensive Facilities Plan.

**17 Renovate: Dormitories (General)
\$5,000,000 NGF**

Continuation of the university's ongoing program of repair and renovation of dormitory interior and exterior features and building systems to ensure that a safe, functional and code compliant residential environment is maintained.

This umbrella project will provide a vehicle for addressing immediate needs in dormitories that appear in later phases of the Housing & Dining Comprehensive Facilities Plan.

LONG-RANGE (5+ YEARS)

**18 Demolish: Commons Dining Hall
\$1,300,000 NGF**

Demolition of the building to make space for future use. The construction of a new dining facility in Phase 1 of the Housing & Dining Comprehensive Facilities Plan provides an opportunity to remove this aging facility and creates opportunities to address other needs on campus.

**19 Replace: Jones & Boswell Halls
\$82,400,000 GF**

Consistent with the 2015 Campus Master Plan, combines two outdated academic buildings into one general academic facility.

**20 Renovate: Adair Hall
\$17,100,000 GF**

Renovation of the 1962-era building to update and reconfigure existing academic space to enable the facility to meet prioritized needs and functionality.

**21 Construct: Alumni House Third Floor
\$6,000,000 GF**

Complete the build-out of the third-floor space (approximately 8,900 SF) in the Alumni House expansion.

**22 Improve: Athletic Facilities
\$5,000,000 NGF**

Continuation of the university's ongoing program of umbrella projects for various athletic facilities to address repair, renovation and improvement of playing surfaces, building systems, lighting, scoreboards and other facility needs.

**23 Replace: Facilities Management Complex
\$11,500,000 GF**

Comprehensive solution for demolition and replacement of old facility maintenance shops to meet code compliance and create an area that is functional, efficient, accessible and sustainable.

**24 Renovate: Washington Hall
\$34,500,000 GF**

Repair and replacement of deteriorated building systems, installation of a fire sprinkler system, upgrade of building accessibility and other improvements to meet the demands of the modern teaching environment.

**25 Renovate: McGlothlin-Street Hall
\$29,700,000 GF**

Renovations to update life safety and other building systems, adhere to current building code compliance, ensure full accessibility and reconfigure the interior to suit future use.

**26 Renovate: Dormitories (General)
\$5,000,000 NGF**

Continuation of the university's ongoing program of repair and renovation of dormitory interior and exterior features and building systems to ensure that a safe, functional and code compliant residential environment is maintained.

This umbrella project will provide a vehicle for addressing immediate needs in dormitories that appear in later phases of the Housing & Dining Comprehensive Facilities Plan.

**William & Mary Major Capital Plan
2024-2025**

Projects Under Construction

Project
Improve: Replace Swem Library Windows
Construct: Integrated Science Center IV
Renovate/Expand: Kaplan Arena Renovation and Addition
Renovate/Expand: Muscarelle Museum Expansion and Renovation
Renovate: Monroe Hall
Improve: Repair Sanitary Sewer Lines
Renovate: Swem Library Ground Floor

Projects in Planning/Design

Project
Improve: Lake Matoaka Dam Spillway
Renovate: Historic Campus - Planning Funds
Renovate: Old Dominion
Renovate: Blow Memorial Hall 3rd Floor Reorganization
Improve: Accessibility Infrastructure

Projects Pending State Authorization

Project
Renovate: Historic Campus - Construction Funds
Improve: James Monroe's Highland

Anticipated Future Projects

All anticipated future projects are subject to funding availability and state authorization where required

	Project	Priority	Previously Authorized by BOV?	State Authorization Required?*	General Fund-Related Sources Estimate	Non-General Fund-Related Sources Estimate	Total Project Estimate
Short-Range (0-3 years)	Replace: Law School Central Utility Plant	1	No	Yes	\$ 6,000,000	\$ -	\$ 6,000,000
	Renovate: Zable Stadium East Locker Rooms	2	No	No	\$ -	\$ 2,900,000	\$ 2,900,000
	Renovate: Ewell Hall	3	Yes	Yes	\$ 30,900,000	\$ -	\$ 30,900,000
	Renovate: Digital Research Lab (Swem Library)	4	Yes	No	\$ -	\$ 5,300,000	\$ 5,300,000
	Construct: Law School Second Story Addition	5	Yes	No	\$ -	\$ 4,500,000	\$ 4,500,000
	Renovate: Cohen Career Center	6	Yes	No	\$ -	\$ 5,700,000	\$ 5,700,000
	Construct: Ceramics Studio	7	No	No	\$ -	\$ 5,000,000	\$ 5,000,000
	Demolish: Green & Gold Village	8	Yes	No	\$ -	\$ 2,700,000	\$ 2,700,000
	Demolish: Randolph Complex	9	Yes	No	\$ -	\$ 2,000,000	\$ 2,000,000
	Construct: West Woods Phase 2	10	No	Yes	\$ -	\$ 120,000,000	\$ 120,000,000
Mid-Range (3-5 years)	Demolish: Hunt, Reves, Willis, Campus Center, Admissions Building	11	Yes	No	\$ -	\$ 11,300,000	\$ 11,300,000
	Construct: Campus Center Mixed Use Development	12	Yes	Yes	\$ -	\$ 150,000,000	\$ 150,000,000
	Expand: Andrews Hall	13	Yes	Yes	\$ 37,300,000	\$ -	\$ 37,300,000
	Renovate: Andrews Hall	14	Yes	Yes	\$ 36,200,000	\$ -	\$ 36,200,000
	Construct: Law School Pavilion	15	No	No	\$ -	\$ 13,300,000	\$ 13,300,000
	Renovate: One Tribe Place Dormitory	16	Yes	Yes	\$ -	\$ 10,000,000	\$ 10,000,000
	Renovate: Dormitories (General)	17	Yes	Yes	\$ -	\$ 5,000,000	\$ 5,000,000
Long-Range (5+ years)	Demolish: Commons Dining Hall	18	Yes	No	\$ -	\$ 1,300,000	\$ 1,300,000
	Replace: Jones & Boswell Halls	19	Yes	Yes	\$ 82,400,000	\$ -	\$ 82,400,000
	Renovate: Adair Hall	20	Yes	Yes	\$ 17,100,000	\$ -	\$ 17,100,000
	Construct: Alumni House Third Floor	21	Yes	Yes	\$ 6,000,000	\$ -	\$ 6,000,000
	Improve: Athletic Facilities	22	Yes	Yes	\$ -	\$ 5,000,000	\$ 5,000,000
	Replace: Facilities Management Complex	23	Yes	Yes	\$ 11,500,000	\$ -	\$ 11,500,000
	Renovate: Washington Hall	24	Yes	Yes	\$ 34,500,000	\$ -	\$ 34,500,000
	Renovate: McGlothlin-Street Hall	25	Yes	Yes	\$ 29,700,000	\$ -	\$ 29,700,000
Renovate: Dormitories (General)	26	Yes	Yes	\$ -	\$ 5,000,000	\$ 5,000,000	

*Note: State authorization on this document refers to inclusion of project in an appropriation act, which is required in order to access funding and begin a project. There may be separate state authorizations required for other actions such as demolition and/or real property transactions.