



MARITIME ADMINISTRATION



**UNITED STATES
MERCHANT
MARINE ACADEMY**

**CAPITAL IMPROVEMENT PROGRAM
ANNUAL REPORT**

Fiscal Year 2023

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Executive Summary

The U.S. Merchant Marine Academy (USMMA or Academy), located at Kings Point, New York, was opened in 1943 and is one of five federal service academies. The Academy graduates just over 200 students annually who have earned Bachelor of Science degrees, U.S. Coast Guard Merchant Mariner Licenses with officer endorsements, and commissions in the U.S. Armed Forces reserves. Most of the original campus is on the National Registry of Historic Places, and the vast majority of buildings on that campus are considered contributing structures by the Department of the Interior. The newer McManus campus is not included on the National Registry, other than the Barstow Mansion, which houses the Merchant Marine Museum.

The Biden-Harris Administration continues to recognize the urgent need to rehabilitate and replace existing infrastructure and to strengthen significantly the ability of USMMA and the Maritime Administration (MARAD) to plan and manage capital investments and major maintenance efforts. MARAD has implemented numerous measures to improve the management of capital projects at the USMMA. Perhaps most significantly, in 2022 MARAD and the Department of Transportation (DOT) created new oversight bodies, the Merchant Marine Academy Requirements for Infrastructure Needs Executive Review (MMARINER) Council and the OST Merchant Marine Academy Capital Council (OMMACC),¹ respectively, to ensure that investments of taxpayer funds are properly managed and yield completed projects that address the USMMA's most urgent needs. These oversight bodies continue to play a vital role, as they must approve all projects greater than \$1,000,000. In addition, both oversight bodies assure there is adequate planning for out-year budget requests, directly linking the USMMA's planning activities with requested appropriations.

MARAD has made significant progress on the active projects discussed in the FY 2022 Report. As was the case in FY 2022, new projects discussed in the FY 2023 Capital Improvement Program (CIP) Annual Report are based on demonstrated need and the availability of funding, as well as key ranking factors, such as safety, academic need, legal constraints or concerns, and Midshipman well-being.

We recognize that for budgeting and planning purposes, the USMMA urgently needs a holistic plan for capital improvements. The plan must address the buildings that are deteriorating most quickly and must provide for the modernization of assets consistent with technological improvements and maritime industry trends. Above all, the plan must detail how the USMMA will perform its mission of educating and graduating students during renovations to academic spaces. The USMMA's academic year lasts 11 months, and the campus has little classroom, office, or laboratory swing space to accommodate teaching while renovations are underway. Thus, the plan must provide for the appropriate phasing of projects to enable simultaneous renovation and instruction, or it must provide for the acquisition of trailers to completely remove students and instructors from buildings under construction. The USMMA is developing a Long-Range Master Plan (LRMP) for campus facilities and infrastructure in FY 2024. The Plan, expected to be complete by the end of 2024, will serve as the Primary vehicle for setting facility

¹ A full description of the membership and responsibilities of the Merchant Marine Academy Requirements for Infrastructure Needs Executive Review Council (MMARINER Council) and the OST Merchant Marine Academy Capital Council (OMMACC) is provided in the FY 2022 Capital Improvement Program Annual Report.

and infrastructure priorities. The USMMA convened a team (composed of MARAD and USMMA employees) in November 2023, this team and will develop the LRMP. In the meantime, the above considerations will continue to be addressed on a project-by-project basis.

The joint explanatory statement accompanying the Fiscal Year (FY) 2023 Consolidated Appropriation Act, Public Law 117-328 required “MARAD continue to provide an annual report on all capital improvement projects in the same manner and context as in previous fiscal years. Effective immediately, these briefings shall include recommendations for dormitory building renovations, including project budget estimates so that the Committee properly evaluate outyear appropriation needs and renovations can be conducted on an annual basis.” In response to that request, this USMMA FY 2023 CIP Annual Report provides a status update on projects funded with CIP appropriations.

The FY 2023 CIP Annual Report only addresses active projects and projects that were completed in FY 2023.² A project is considered “active” when it is covered by an on-going contract or when it has received approval for further action from the MMARINER Council. Active projects that are underway or should be underway by September 30, 2024, are designated as “near-term active.” Projects that have received preliminary approval from the MMARINER Council but are not expected to be initiated until FY 2025 or later are designated as “long-term active.”

Table 1 lists completed projects and Table 2 lists active projects that are already underway or are expected to be implemented in the near term.³ Table 3 lists long-term active projects.

Table 1: Completed Projects

Near-term Active Projects (inclusive of projects scheduled to begin in FY23) (in \$000s)	Reported FY 2022 Project Estimate	September 30, 2023 Revised Project Estimate	Change from Reported FY 2022 Project Estimate	Project Obligations as of September 30, 2023	Project Completion Date
Mallory Pier Breakwater Upgrade	\$1,978	\$2,266	\$288	\$2,266	September 2023
TOTAL	\$1,978	\$2,266	\$288	\$2,266	

² The Joint Explanatory Report notes the Annual CIP Report should include a list of all projects that have received funding. There were several projects identified in the FY 2022 Report that the Academy identified as no longer active, but which had received funding in the past. Since these projects remain inactive, this report does not discuss them. However, they are listed in Section II in Table 4.

³ This report does not provide a narrative of the Facilities Master Plan since it will not directly result in a specific capital improvement. It is included in the table because previous efforts have been paid for using CIP funds and because at least a portion of the new effort commencing in Fall 2023 will be financed with existing CIP funds.

Table 2: Near-Term Active Projects

Near-term Active Projects (inclusive of projects scheduled to begin in FY23) (in \$000s)	Reported FY 2022 Project Estimate	September 30, 2023 Revised Project Estimate	Change from Reported FY 2022 Project Estimate	Project Obligations as of September 30, 2023	Estimated Completion Date
Samuels Hall Renovation	\$42,000	\$50,000	\$8,000	\$43,698	July 2025
Lower Roosevelt Field	\$8,843	\$9,047	\$204	\$9,047 ⁴	October 2023***
Gate Access Controls Upgrade (Phase I)	\$3,300	\$2,938	(\$362)	\$2,938	December 2023***
Fulton/Gibbs Complex Renovation	\$21,000	\$21,000	0	\$17,015	July 2026
Crowninshield Pier Demolition	\$2,500	\$3,363	\$863	\$3,363	December 2023***
Campus Fiber Optic Upgrade (Phases I & II)	\$2,000	\$2,500	\$500	\$2,452	July 2024
Gate Access Control (Phase II)	\$2,000	\$3,000	\$1,000	0	TBD
Stormwater Management System*	\$50,000	\$50,000	0	0	TBD
Seawall Replacement*	\$20,000	\$20,000	0	\$210	TBD
Facilities Master Plan	\$547	\$747**	\$200	\$547	December 2024
TOTAL	\$152,190	\$162,595	\$10,405	\$61,428	

* Requires additional funding

** As of September 30, 2023, USMMA had no reliable estimate for developing its Facilities Master Plan. However, the intent is to rely on existing documents previously prepared by multiple parties. Anticipated costs should be limited to the cost of a facilitator, who will facilitate discussions, develop supportable project cost estimates, and draft a detailed outline of the draft Facilities Master Plan.

*** Update will be given in the report covering the FY24 period.

⁴ Includes \$4.572 million in restricted gift donations. These donations cannot be repurposed for other projects.

Table 3: Long-Term Active Projects

Long-term Active Projects (in \$000s)	Reported FY 2022 Project Estimate	September 30, 2023 Revised Project Estimate	Change from Reported FY 2022 Project Estimate	Project Obligations as of September 30, 2023
Replacement of Fulton/Gibbs Complex	\$100,000	\$100,000	\$0	0
Crowninshield/Cressy Pier Replacement	\$70,000	N/A	(\$70,000)	\$2,167
New Dormitory	N/A	N/A	N/A	0
Midshipmen Activity Center Design and Demolition of Land and Melville Halls	\$3,200	\$3,200	0	0
Fitch Hall Renovation	\$9,461	\$9,461	0	\$461
Residence Hall Renovation (1 st of 6)	N/A	\$20,000	\$20,000	0
Rehabilitation of MARAD owned Roads, Parking Lots and Sidewalks on USMMA Campus	N/A	\$2,500	\$2,500	0
Historic renovation of Wiley Hall	N/A	\$16,000	\$16,000	0
Renovation of Delano Hall	N/A	\$25,500	\$25,500	0
TOTAL	\$182,661	\$176,661	(\$6,000)	\$2,628

Overview of the FY 2023 CIP Report

This FY 2023 CIP Annual Report is divided into three sections.

Section I details the status of completed and active capital projects as of September 30, 2023. With a couple of notable exceptions, projects are considered “active” when they are covered by an on-going contract or when they have received approval for further action from the MMARINER Council. The exception is the long-term resolution of Crowninshield and Cressy Piers, which is considered a “long-term active” project even though a final decision has not been made on how best to move forward. The potential approaches have been explored and discussed within both the MMARINER Council and the OMMACC; there is broad agreement that USMMA needs some type of new waterfront building; and work to replace the piers should follow closely in time to the repair of the seawall.

Active projects that are either underway or should be underway by the end of FY 2024 are designated as “near-term active;” projects forecast to begin after FY 2024 but within the next several years are designated as “long-term active.”

In the FY 2022 Report, the Academy prioritized long-term active projects according to need. The highest priority among the long-term active projects was the storm-water management system, followed by the seawall, the campus fiber optic loop, and Phase II of the Gate Access Control upgrade. All four of these projects have been moved to the near-term active projects.

The FY 2024 President’s Budget request includes funding for the storm water management system and seawall. While preliminarily approved by the MMARINER Council and OMMACC in FY 2022, the storm water management system and seawall had not received final approval to move forward with a contract solicitation and award by the end of the fiscal year, because the Academy does not currently have the funds to pay for the projects. However, because the projects are included in the President’s FY 2024 budget request and have already been vetted up through the Secretary and Office of Management and Budget (OMB), the projects are included in this report as “near-term active” projects and will be presented at the October 2023 MMARINER Council for approval. This will allow MARAD to do everything short of issuing a solicitation prior to funding becoming available. Based on the previous vetting process, these two projects have been moved to the “near-term active” projects.

Similarly, Phase II of the Gate Access Control project has been moved from the long-term active group to the near-term active group. The USMMA noted in the FY 2022 CIP Annual Report that this project would move quickly since it was directly related to required security upgrades associated with an assessment by DOT’s Office of Security that the USMMA is a Level III federal facility. This project is a continuation of a larger project that predates the MMARINER Council; however, the USMMA has decided to seek Council approval as soon as possible.

There are four new projects that have been added as long-term active projects. While newer projects, the Academy anticipates beginning them sooner than the other long-term active projects. The first of these is the renovation of the first of the six dormitories, which should begin soon as it will take several years before all six dormitories can be renovated. The Academy also

anticipates that the campus roads, parking lots and sidewalks will need significant repair immediately following completion of the storm water management system. The other two projects, renovation of Delano Hall and the renovation of historic Wiley Hall address the two buildings on campus that serve as the public-facing persona of the Academy. While less critical than the projects currently on the near-term active list, both buildings are in poor shape. Their continued deterioration should be addressed before the Academy embarks on large-scale new construction or significant renovation of purely administrative space.

The next highest priorities are the replacement of the Fulton/Gibbs Complex/Bland Hall, and the replacement of Crowninshield and Cressy Piers, followed by a new dormitory. The renovation of Fitch Hall and the Midshipman Activity Center continue to be the lowest priorities among the active projects, but they meet the criteria for inclusion in the FY 2023 CIP Annual Report as active projects. While MARAD projects that there are sufficient unobligated balances to fund completion of most of the near-term active projects, funding has not been identified for the long-term active projects and insufficient funds are currently available for most of them.

Section II details the project funds status for active projects described in Section I as of September 30, 2023.

Section III details the CIP appropriation history through September 30, 2023. Generally, the active projects that are under contract have been fully funded from Congressional appropriations. One exception is Lower Roosevelt Field, which is unique because a portion of that project was funded by gift donations from the USMMA Alumni Association and Foundation restricted to this project.

The USMMA has deleted the section of the FY 2022 Report on projects that had been identified in the 2019 CIP Report but had been suspended or were not being actively contemplated. These projects, identified as “inactive projects” in the FY 2022 Report, have been dropped from the narrative discussion in FY 2023 CIP Annual Report because there is no intent to initiate them in the next several years. They are identified in Section II in Table 4.

Funding adjustments for projects that differ from the FY 2022 Report are described in this document. In Section I, “previous project estimates” and “previously reported estimated completion dates” are those provided to Congress in the FY 2022 Report. Updated estimates for projects not currently under contract, if provided, rely on a variety of data sources. Most rely on the 2022 USMMA Assessment Report for existing facilities and infrastructure,⁵ while others are based on a project-specific bids. Consideration of a new dormitory remains in the earliest stages and no reliable cost estimate has been developed for that project.

⁵ The 2022 USMMA Assessment Report (June 16, 2022) was conducted by a team of real estate experts from the FAA and provides updated cost estimates and also addresses deficiencies in the 2013 Building Engineering Report.

Section I: Completed and Active Projects

as of

September 30, 2023

COMPLETED CIP PROJECT: MALLORY PIER BREAKWATER UPGRADE

Status: Since completion of the original pier project in 2014, Mallory Pier has experienced strong currents and wave energy infiltration during storms, resulting in damage to floats, piles and vessels inside Hague Basin. Wave action during the 2018 winter storms penetrated Hague Basin, causing significant damage to training vessels, floats, and docks. Academy waterfront personnel estimate that, without correction, repairs to waterfront infrastructure could exceed \$250,000 per year. This project improves the breakwater to diffuse wave energy and provide better protection for assets in the basin. A design contract was awarded in September 2019. This project was approved by the MMARINER Council and the OMMACC in August 2022. The contract to enhance the Mallory Pier wave screen was awarded on May 2, 2023. The contractor mobilized and started the installation of the composite sheet pile on July 12, 2023. The installation of new composite sheet-pile wave screen was completed August 23, 2023. The installation of the additional rock for the breakwater was completed on September 28, 2023.



Mallory Pier

General Description: The original wooden structure was replaced with a new concrete pier including new electrical and mechanical utilities, such as a sewage system, potable water, lighting and electrical facilities. The replacement was designed to enhance safety and provide a modern platform for instructional, competitive and recreational waterfront activities for the students. The west side of Mallory Pier has a wave fence to attenuate the energy of waves coming into Hague Basin. However, the wave fence did not dissipate the energy enough to prevent damage to vessels and floats within the Basin. The upgrade kept the existing wooden wave screen in place and added composite sheet piles to the existing wooden structure. This value engineering proposal resulted in a cost savings of \$93,550 to the Government and enhanced the performance of the sea screen to reduce the wave energy on Hague Basin significantly. The upgrade also added 1,500 tons of rock to the existing breakwater to address where the rock was either missing or not at the same height.

Project Goals: The project will result in an improved wave fence breakwater along the face of Mallory Pier, resulting in improved protection for floats and vessels in Hague Basin. This project meets the goal of Academy Strategic Priority #3: Infrastructure, to provide structures that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Completion Date	Reason for Change
Design	September 2019	April 2022	April 2022	Design completed June 2021. Additional environmental permitting requirements received in April 2022.
Construction	May 2023	N/A	September 2023	N/A

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Design	\$87,000	\$87,000	0	No Change
Construction	\$1,978, 415	\$2,266	\$287,585	Contract price was higher than originally estimated and additional work was added post-award to better protect Academy assets

ON-GOING NEAR-TERM ACTIVE CIP PROJECT: SAMUELS HALL RENOVATION

Status: A final project design was accepted in April 2019, and the National Environmental Policy Act (NEPA) review was complete at that time. The project underwent a major design change in 2020, and the construction contract was issued in that same year. In 2021, the project was issued a “Stop Work” order because of significant concerns about the USMMA Main Data Center (MDC) being located in the middle of an active construction zone. The “Stop Work” order was fully lifted in December 2022. The USMMA is targeting substantial completion of the project by the beginning of the 2025/2026 academic year. However, additional “fit and finish” items will need to be completed within the first several months of the academic year.



Architectural rendering of renovated Samuels Hall

General Description: The USMMA plans to utilize Samuels Hall as a dedicated simulation center, supporting key components of the USMMA educational program. The scope of the renovation project encompasses a holistic overhaul of Samuels Hall structure and function. The centerpiece of this endeavor is the state-of-the-art simulation laboratories that synergize seamlessly with the existing Computer Aided Operations Research Facility (CAORF). This convergence will establish a hub for advanced research, experimentation, and education, empowering students to engage with real-world scenarios and refine their skills in a controlled environment. The project consists of two phases, the first of which (Phase 0 – securing electrical utility services to the MDC and CAORF) was completed in March 2023. Phase 1(a)(b) and (c) are underway. The Academy has added replacement of the existing CAORF Bridge Simulator screen, which dates to 1975, to the project. This addition will enhance the simulator capabilities within the building. In addition, the Academy has discovered several latent conditions under the foundation and exterior underground utility system of Samuels Hall while coordinating the layout of the building’s fiber optics as part of the Fiber Optic Ring Project discussed on p. 23. While correcting these conditions has added both additional cost and delay, their discovery has also presented opportunities for value engineering to correct conditions and mitigate any future problems both within Samuels Hall and to nearby buildings.

Project Goal: Provide a dedicated simulator facility where Midshipmen can practice and gain experience in ship handling. Completion of some International Maritime Organization (IMO) Standards of Training, Certification and Watchkeeping (STCW) competencies are also tied to a Midshipman’s successful simulator work. This project meets the goal of Academy Strategic

Priority #1: Educational Program, to ensure optimal infrastructure (facilities and technology) to support educational effectiveness and Midshipman development, and Academy Strategic Priority #3: Infrastructure, to provide buildings that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Architectural & Engineering Design	June 2016	April 2019	February 2020 (Completed)	Academy requested additional changes to the design layout of the simulator rooms.
Construction	September 2020	January 2024	July 2025	Long-lead time items and discovery of unanticipated latent conditions underneath the foundation of the building has led to additional delay and work.

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Design and Construction	\$42,000,000	\$50,000,000	\$8,000,000	No equipment has been purchased for the new MDC. Corrective action for latent conditions has recently been identified, and a proposal to correct is under consideration.

**ON-GOING NEAR-TERM CIP PROJECT: LOWER
ROOSEVELT FIELD RENOVATION**

Status: In FY 2017, the Academy received a \$4 million donation from the Alumni Association and Foundation to improve the baseball and soccer facilities on Lower Roosevelt Field. The project was halted with the termination of the contract in 2021, and a new contract was awarded in April 2022. Work recommenced in August 2022. Upon mobilization, the USMMA determined that much of the previous work was not done to industry standards or NCAA code. All of the fields required re-grading and new turf; new excavation was needed to cure flooding from improper drainage material; and the press-box needed re-cladding. The additional work required several modifications to the contract. These modifications, along with the long lead time for much of the required materials, forced the USMMA to extend the period of performance from August 01, 2022 to September 29, 2023. A walk through was done the week of 09/25/2023, and the project is now substantially complete except for some final remaining concrete work.

General Description: The project, consisting of construction of a functional and aesthetically pleasing baseball complex and soccer/women’s lacrosse field, is substantially complete. It has been in use for much of 2023. The new NCAA standard field provides for best practices in the college sporting environment and promotes the health and safety of our midshipmen athletes and visiting athletes alike.

Project Goal: Augment Tomb Field to provide additional artificial turf surfaces for baseball, soccer and lacrosse. Outdoor lighting enhances the versatility of the new field. This project meets the goal of Academy Strategic Priority #3: Infrastructure, to provide facilities and grounds that are safe, in a good state of repair, and in full compliance with applicable standards and regulations, and Strategic Priority #6: Athletics, to provide states of the art physical education and athletics facilities to support recruitment and development of Midshipmen.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Construction	May 2019	January 2020	October, 2023	New contract awarded in April 2022, with work beginning in August 2022.

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Design and Construction	\$8,843,225	\$9,047,000 ⁶	\$203,775	Required change orders due to incomplete or shoddy workmanship by previous contractor that were not obvious at time of contract award.

⁶ \$4,572,461 funding from restricted AAF gifts and remaining \$4,474,539 from USMMA CIP funds.

ON-GOING NEAR-TERM ACTIVE CIP PROJECT: GATE
ACCESS CONTROLS UPGRADE (Phase I)

Status: Funding for the gate access controls upgrade was provided in FY 2018. In December 2018, the Academy and the John A. Volpe National Transportation System Center (Volpe Center) entered into an inter-agency agreement for the Volpe Center to procure design and construction services for the project. The Elmridge Gate portion of the project was completed in 2020. The Academy received the 100 percent design for both phases of the Vickery Gate portion of the projects from the Volpe Center in June 2022. A construction award was made in January 2023. Phase I, which focused on the installation of a ballistic proof security guard booth, security cameras, and manual swing gates is complete, as is most of the associated construction. Final work will be completed by December 2023.

General Description: As a government facility, the Academy is compelled to meet federal government property security standards. In its report, Security and Risk Assessment (July 20, 2012), the DOT Office of Security (M-40) evaluated the security status of the Academy. Using the Interagency Security Committee standard entitled “Facility Security Determinations for Federal Facilities,” M-40 assessed the Academy as a Level III facility, with a medium level of risk and protection. M-40 provided the Academy with Customized Level of Protection countermeasures, which the Academy is working to implement. In its findings, M-40 noted that the Vickery Gate guard booth was not designed for security and recommended that the booth be upgraded to one that has ballistic and blast-resistant properties for high security and support technology (e.g., Intrusion Detection System, Closed Circuit Television, etc.). In addition, M-40 personnel found that the bollards installed on Elmridge Road did not offer protection from unauthorized pedestrians and recommended that the bollards be replaced with an electronic gate.

This project is divided into two phases. The first phase is the replacement of the existing guard booth and installation of security cameras and a new manual gate. The second phase includes the pedestrian access control measures in the two block houses and the security envelope consisting of active and passive security vehicle barriers inside the property.

The previous Vickery Gate guard house (which has now been replaced) was in poor condition, with water penetration to the structure and deterioration of supplementary roof components. The Steamboat Road entrance has single entry and exit roads, and the entrance lacks a turnout where guards can process visitors and delivery vehicles. Currently, this processing occurs in the single-entry lane, resulting in a backup of employee traffic waiting to enter campus. Pedestrians can enter the Academy from both the right and left sides of the booth area, but the entrance lacks pedestrian access control and other security features. In addition, the Elmridge Road entry needs improved fencing and lighting. Neither the Steamboat Road nor the Elmridge Road entrances has the equipment necessary for security guards to fully secure access to the Academy in the event of an emergency.

Construction of Phase I commenced in July 2023 with the new ballistic proof security guard booth and metal swing gates to close Steamboat Road successfully installed in August. Remaining tasks include staff training on the Access Control system in October 2023 and installation of the final security camera by December 2023.

Project Goal: Bring the security of the Academy within Federal standards, ensuring the safety and security of Midshipmen, faculty, staff, and visitors. This project meets the goal of Academy Strategic Priority #3: Infrastructure, to 1) provide buildings that are safe, in a good state of repair, and in full compliance with applicable standards and regulations; and 2) ensure safety of Midshipmen, employees, and visitors, and security of buildings, grounds, and resources through a comprehensive security plan.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Design/Build	December 2018	December 2022	December 2023	Delay in delivery of materials

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Design/Build	\$3,300,000	\$2,938,000	(\$362,000)	Reduction of Scope

NEAR-TERM ACTIVE CIP PROJECT:
FULTON/GIBBS COMPLEX RENOVATION

Status: The Fulton/Gibbs Complex consists of two academic buildings, Fulton Hall and Gibbs Hall, which for all intents and purposes can be considered one complex as the buildings connect together with no discernable divide between them either externally or internally. (For the purpose of this document, the two buildings are referred to as the “Fulton/Gibbs Complex” unless they are referred to in their individual capacity.) The Fulton/Gibbs Complex renovation was approved by the MMARINER Council on July 22, 2022. It was approved by the OMMACC in August 2022. The project consists of four contracts: the primary construction/refurbishment contract (awarded June 30, 2023), a contract for three engineering studies (awarded July 14, 2023), a contract to provide portable classroom trailers for use as swing space (awarded August 11, 2023) and a construction manager contract (awarded September 22, 2023). Work on the project began with classroom renovations in September 2023.



Gibbs Hall

General Description: Once the renovation is complete, Midshipmen will take science, math and engineering courses in an updated building that dramatically improves the learning environment.

As an energy conservation measure windows are being re-caulked and sealed closed to reduce un-tempered air infiltration and reduce energy costs. Windows will also have solar film applied on the exterior, and the existing blinds will be replaced with solar window blinds. These window coverings will help with the loss of energy by providing comfort and regulating temperatures, resulting in lower energy bills.



Gibbs Hall

Roofing and flooring are two of the largest investments in the facility. Innovative solutions were required to support modernization of the facility. The USMMA selected Textile Composite Flooring (TCF) that will enhance the learning environment while contributing directly to the safety, comfort, and academic achievement of the students and staff. TCF significantly reduces noise, and its high acoustic properties effectively promote improved perception and voice recognition, making the school environment more conducive to learning. It also provides anti-fatigue properties for faculty who stand for long periods of time. TCF minimizes airborne air particulates that trigger allergies and cause infection, all while having one of the lowest total cost of ownership over its lifespan. Roofing will be replaced throughout the facilities to further protect the capital investment in the Fulton-Gibbs complex while increasing the thermal comfort for the students and faculty.

Aesthetic upgrades to the facility will include upgraded LED lighting, ceiling/door repair and replacement, and interior painting of all facility surfaces. Lighting upgrades match the GSA

requirements of Public Law No. 117-202 *Bulb Replacement Improving Government with High-efficiency Technology Act* or the *BRIGHT Act*. The additional upgrades will improve both students' and teachers' experiences in the classroom and increase their feelings of engagement in learning.

Emergency eyewash stations will be upgraded to meet current safety standards for the safety and health of the students and faculty members. Laboratory and industrial training areas will be evaluated and brought up to current ventilation standards.

USMMA has also contracted for three Engineering Studies to evaluate the electrical, mechanical and structural components of the Fulton-Gibbs complex. The studies will provide an overall assessment of the complex to include water intrusion; indoor thermal environment and indoor air quality; and the current electrical systems ability to support any required upgrades to the HVAC systems of the facilities. The HVAC portion of the project has yet to be awarded because the Academy needs the Engineering Study to adequately evaluate scope and cost. As a result, the current fund obligation for the project is approximately \$5 million less than the total projected cost estimate. Once funds are obligated for the HVAC work in Fall 2023, the USMMA will have a much better idea whether its total cost projections are correct.

Project Goal: The goal for the project is three-fold: first, address safety concerns associated with the lack of adequate ventilation, and water intrusion through a leaky roof; second, prepare the Fulton/Gibbs Complex for the Academy's ABET accreditation in Fiscal Year 2024 by resolving facility deficiencies identified when the accreditation team conducted its previous visit in 2017; and third, extend the usable life of the building to provide swing space for other academic building renovations after completion of a replacement to the current Fulton/Gibbs Complex discussed on p. 30. This project meets the goal of Academy Strategic Priority #1: Educational Program, to ensure optimal infrastructure (facilities and technology) to support educational effectiveness and Midshipman development, and Academy Strategic Priority # 3: Infrastructure, to provide buildings that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Design and Construction	June 30, 2023	March 2026	July 2026	<p>Solicitation issued February 22, 2023 with closing date of March 23, 2023. After many questions from industry, the closing date was extended until April 16, 2023: No proposals were received.</p> <p>Acquisition strategy was revised based on feedback from industry and an amended solicitation was posted April 27, 2023. Multiple proposals received, and award made June 30, 2023.</p>

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Construction	\$21,000,000	\$21,000,000	0	No change

NEAR-TERM ACTIVE CIP PROJECT: CROWNINSHIELD PIER DEMOLITION

Status: The MMARINER Council approved the demolition of Crowninshield Pier in August 2022. This decision was presented to the OMMACC that September. The contract to demolish Crowninshield Pier and install a wave attenuator was awarded on May 8, 2023. The contractor mobilized and started the hazardous material removal on July 11, 2023. The pier (boathouse and piles) was completely removed by September 15, 2023. The temporary wave attenuator will be assembled and installed by the end of December 2023.



Demolition of Crowninshield Pier



Installation of temporary wave attenuator

General Description: While taking care of the immediate issue with the removal of a crumbling Crowninshield Pier, as discussed on p. 31, a long-term solution for the waterfront infrastructure is needed. The new temporary wave attenuator⁷ will decrease the amount of wave energy entering the Hague Basin, but it will not eliminate it. Nevertheless, the removal of Crowninshield Pier remedies the hazard to navigation and the environment posed by portions of the pier falling into the Hague Basin during inclement weather. The adjoining Cressy Pier was not removed due to concerns over the unknown condition of the seawall behind it. It will be removed as part of the seawall repair and replacement discussed on p. 28.

Project Goal: Demolition of Crowninshield Pier, along with the installation of a temporary wave screen, helps mitigate wave energy from the Sound while removing a source of risk to safe navigation and the marine environment. This project meets the goal of Academy Strategic Priority #3: Infrastructure, to provide buildings that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

⁷ While “temporary,” the attenuator has an anticipated usable life of approximately 20 years.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Demolition & Installation	May 2023	December 2023	December 2023	No Change

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Demolition and Installation	\$2,500,000	\$3,363,000	\$863	Actual contract award was for just under \$3M; Contract was modified in July 2023 to provide an additional 100' wave attenuator material to better address impact of wave energy in the Hague Basin.

NEAR-TERM ACTIVE CIP PROJECT: CAMPUS FIBER OPTIC NETWORK UPGRADE

Status: Initial funding for Campus-wide Fiber Optic Network upgrades was provided in FY 2018. The project consists of two phases, both of which are anticipated to begin in FY 2024. In April 2023, the MMARINER Council and OMMACC approved Phase I, which will replace and expand the existing fiber optic ring. The contract for Phase I was awarded in July 2023 and is expected to be completed not later than July 2024. The contract was awarded under an existing DOT indefinite duration, indefinite quantity (IDIQ) contract for approximately \$2.5 million. Phase II will relocate and replace the hardware in each building that is attached to the fiber optic ring. The cost and scope of Phase II is still being evaluated, but the contract is expected to be awarded in FY 2024, with work to begin later in the fiscal year.

General Description: The current fiber optic network, consisting of a single 36-strand backbone loop, is at capacity. Phase I of this project is currently underway and consists of installation of new fiber to better accommodate increased bandwidth and redundancy on campus. The contractor is currently working with USMMA/MARAD and DOT to review planning documentation and has begun staging equipment at USMMA. Work on Phase 1 of this project will start in October 2023 and is expected to be completed no later than July 2024.

Phase II will relocate and re-equip the existing telecommunications rooms in most, if not all, of the buildings on campus for a structured IT distribution design. The current telecommunication rooms are, in most instances, located in spaces that do not maximize performance and efficiency and are often located in or adjacent to inhospitable environments, significantly increasing the risk of hardware failures. The new design includes physical buildout and modification of vertical and horizontal cable including required communications spaces and a complete installation of hardware and cable infrastructure to bring the campus into compliance with DOT standards.

Project Goal: Increase the capacity of the Academy's fiber optic network to carry the large amounts of broadband traffic required for academic instruction and 24/7 live security feeds from the Academy's expansion of surveillance cameras over the campus. This project meets the goal of Academy Strategic Priority #1: Educational Program, to ensure optimal infrastructure (facilities and technology) to support educational effectiveness and Midshipman development, and Academy Strategic Priority #3: Infrastructure, to 1) provide utilities that are safe, in a good state of repair, and in full compliance with applicable standards and regulations; and 2) ensure Midshipmen and employees have the technology and information systems expertise required to perform their duties in a highly effective manner.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Design/Build	July 2023	N/A	July 2024 (Phase I) TBD (Phase II)	N/A

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Design/Build	\$2,000,000 (total)	\$2,500,000 (Phase I) TBD (Phase II)	\$500,000 (Phase I) TBD (Phase II)	Cost for Phase I based on negotiated contract price

**NEW NEAR-TERM ACTIVE CIP PROJECT: GATE
ACCESS CONTROLS UPGRADE (Phase II)**

Status: The Volpe Center will serve as Project Management Office, acquiring the needed materials and services and serving as the Contracting Officer Representatives during the implementation of the accepted design. A new Interagency Agreement is scheduled to be issued to Volpe Center for \$2.9 million by close of 2023. Work will commence once the Agreement is signed.

General Description: A general description of the overall project is provided on p. 16. Phase II will incorporate the installation of two full roadway width active vehicle barriers on Steamboat Road and two active vehicle barriers at the intersection of Steamboat Road and Madison Place. Passive vehicle barriers will be installed along both sides of Steamboat Road from the blockhouses to the active vehicle barriers on Steamboat Road, encapsulating the academy’s primary entry point to mitigate high speed vehicle forced entry. When deployed, the barriers will stop a heavy-duty truck traveling at 50 mph. In addition, a Pedestrian Control Point will be established inside the blockhouse adjacent to the Dean and Barbara White Admissions Center. A fixed dome camera will be mounted inside of this blockhouse in a location that best captures activity in this area and an intercom system will be installed with communications to the Command Center. The Phase II construction contract is expected to be awarded in Summer 2024. Construction is estimated to start in Fall 2024 and all work completed by Summer 2025.

Project Goal: Bring the security of the Academy within Federal standards, ensuring the safety and security of Midshipmen, faculty, staff, and visitors. This project meets the goal of Academy Strategic Priority #3: Infrastructure, to 1) provide buildings that are safe, in a good state of repair, and in full compliance with applicable standards and regulations; and 2) ensure safety of Midshipmen, employees, and visitors, and security of buildings, grounds, and resources through a comprehensive security plan.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Design/Build	June 2022	March 2024	Summer 2025	Project has not been approved by MMARINER Council or OMMACC.

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Design/Build	\$2,500,000	\$3,000,000	\$500	A portion of the work anticipated in Phase I was deferred to Phase II.

**NEW NEAR-TERM ACTIVE CIP PROJECT: STORM WATER
MANAGEMENT SYSTEM REPLACEMENT**

Status: As discussed in last year’s CIP Report, the MMARINER Council raised considerable concern about systemic issues with facilities and infrastructure throughout the campus in its April 28, 2022 Council meeting. A preliminary assessment of the campus-wide infrastructure was done in June 2022. That assessment noted the exceptionally poor condition of the existing storm water management system (SWMS). The MMARINER Council was briefed at its June 13, 2022 Council meeting and voted at its September 20, 2022 meeting to move forward with the necessary studies to fully evaluate the existing system so that any contract can be appropriately scoped. After determining a feasibility study would not provide sufficient information to justify its cost, the MMARINER Council decided not to move forward with the study. Instead, any assessment of the system and its requirements will be included in the overall design/build contract. Approval to move forward with award of such a contract is expected to be voted on at the October 2023 MMARINER Council.

General Description: A SWMS is a surface water management system designed to control runoff resulting from rain and snow events. An effective system incorporates methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to control the quantity and quality of discharges from the system. The adverse consequences that can be mitigated include flooding, over-drainage, facility mold due to water intrusion, environmental degradation, and water pollution. An effective SWMS includes a good roof system to direct water into rain leaders, correctly sized underground pipes that lead water away from structures, effective roadway gutter pans, correct sidewalk and roadway curb heights, appropriately sized and proper quantity of stormwater inlets and outlets. The seawall is also an integral part of an effective SWMS at the Academy. Because the stormwater drains directly into the Long Island Sound, both the current SWMS and seawall are compromised. The current SWMS places land-side pressure on the seawall, challenging its structural integrity. USMMA’s SWMS dates to 1950. A preliminary assessment of the campus-wide infrastructure was completed in June 2022. That assessment noted both the SWMS and seawall were and continue to be in exceptionally poor condition. This is the top priority among projects at USMMA.

Project Goal: Address stormwater runoff that continuously degrades the buildings, sidewalks, roads and parking lots at the Academy. This project meets the goal of the Academy’s Strategic Priority #3: Infrastructure- to provide utilities that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Study	TBD	N/A	N/A	After internal on-site and literature review by qualified agency personnel. MMARINER Council agreed there was no need for a feasibility study. Other portions of the study will be incorporated into the design work.
Design/Build	TBD	N/A	TBD	New Project
Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Study	\$2,500,000	0	(\$2,500,000)	After internal on-site and literature review by qualified agency personnel. MMARINER Council agreed there was no need for a feasibility study. Other portions of the study will be incorporated into the design work.
Design/ Build	\$33,500,000 (campus-wide infrastructure) \$16,500,000 (building-specific mitigations)	\$33,500,000 (campus-wide infrastructure) \$16,500,000 (building-specific mitigations)	0	N/A

NEW NEAR-TERM ACTIVE CIP PROJECT: SEAWALL REPLACEMENT

Status: The engineering design for the first section of the Seawall Replacement Project was completed in March 2017. Funds for the engineering design of the remaining three sections of the seawall were provided in FY 2018 and the design was completed in August 2019. The original project failed to consider increased storm surges and the impact of a failing stormwater management infrastructure, and costs are expected to be significantly higher than reported in the 2019 CIP Report. This project is a high priority among unfunded projects because it is integrally linked to the storm water management system. It is also tied to the replacement of the Cressy and Crowninshield Piers.



Seawall

General Description: The seawall provides protection for the Academy waterfront and campus from the tides and waves of Long Island Sound. As initially envisioned, this project was to replace the most severely damaged sections of seawall. It did not consider potential changes to the height of the seawall because of climate-related changes to the anticipated impact of a 500-year flood, which may require a wholesale replacement of much of the seawall. Following such an evaluation, the Academy expects to expand the work on the seawall significantly. The Academy anticipates work on the seawall will be combined with a larger project to address stormwater runoff throughout the campus discussed on p. 26, since the integrity of the seawall is affected by both the incoming waves and pressure from the shoreline behind the seawall. While this report references an assumed cost of \$20 million, the Academy notes that actual costs may be significantly higher since the estimated dollar amount was based on extrapolation of a limited sample size and because the Academy has not yet decided how high the new seawall would need to be to protect from a projected rise in sea level as well as greater storm surges. Assuming the most dire predictions would result in a dramatic rise in height with commensurately high costs. Doing little or nothing to address projected increases would be relatively inexpensive but would do little to address the types of surges the Academy can reasonably expect based on past storms. The Academy intends to work with the Department's sustainability team to recommend an appropriate height adjustment to the MMARINER Council and OMMACC. The Academy will update the projected cost once that decision has been made.

Project Goals: Restore the seawall to full structural integrity, prevent waterside erosion of campus property, and extend its service life. This project meets the goal of Academy Strategic Priority #3: Infrastructure, to provide structures that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Design/Construction	July 2016	August 2019	TBD	Completed initial project design in August 2019; additional design changes will be required to address impact of climate change.
Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Design/ Construction	\$20,000,000	⁸ \$20,000,000	0	N/A

⁸ The USMMA does not have a high level of confidence in this estimate, which may be low. A policy decision has yet to be made about how high to rise the seawall because of projected increases in sea level and storm surge. Additionally, as noted on p. 21, much of the seawall is currently obscured by Cressy Pier, and USMMA had to rely on a relatively small sample size to develop a projection of estimated costs.

**LONG-TERM ACTIVE CIP PROJECT: FULTON/GIBBS
COMPLEX REPLACEMENT**

Status: This project received approval from the MMARINER Council to move forward at its July 22, 2022 meeting. The expectation is that work on this project will commence as soon as funding is obtained. This project received general approval from the OMMACC in August 2022. *No additional work was done on this project in FY 2023 and no changes have been made to last year’s report, other than to note that the location for a new building has not been identified.*

General Description: The new academic building will provide a modern, mission-based learning environment that incorporates technological developments consistent with emerging trends in the maritime industry. The plan is to move the programs currently conducted in the Fulton/Gibbs Complex to the new building. The location for the new building has not been determined, which must be done before the USMMA can move forward with this project.

The estimated cost of the new academic building is roughly \$100 million, with modest amounts of funding required in year one (approximately \$3.5 million), significantly higher amounts obligated in years two and three (approximately \$50 million and \$ 41 million, respectively), and the remainder obligated in year four. The new building estimate is based on the square footage cost for a comparable vocational/laboratory school building in the greater New York metropolitan area. The project is expected to take five years to complete, with much of the first year consumed by the development of detailed requirements and a concept drawing (35% design).

Project Goals: The project would be the first new academic building at the academy since Gibbs Hall was constructed in 1980. It will provide not only state-of-the-art classrooms and laboratories, but also a state-of-the-art academic research center. This project meets the goal of Academy Strategic Priority #1: Educational Program, to ensure optimal infrastructure (facilities and technology) to support educational effectiveness and Midshipman development, and Academy Strategic Priority #3: Infrastructure, to provide buildings that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Design and Construction	TBD	N/A	TBD	N/A

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Design and Construction	\$100,000,000	\$100,000,000	None	N/A

LONG-TERM ACTIVE CIP PROJECT: **CROWNINSHIELD/CRESSY PIER REPLACEMENT**

Status: A design contract was awarded in June 2016 to demolish the Crowninshield Pier and replace it with a concrete pile and composite batter board wave fence, replace Cressy Pier in-kind, and partially repair an adjacent seawall. In November 2018, the project was re-envisioned so that Crowninshield Pier would be replaced with a new pier to maximize the use of Hague Basin for vessel parking and restore the pier's academic functionality with the addition of a building on the pier. The design phase of the updated project was awarded in August of 2019; following review of the 60% percent drawings, the project was again re-scoped to remove a building that would provide various water-front and conference capabilities, with the intention of adding the building at a later time.



Crowninshield Pier

The 100 percent design drawings were received and are accepted. In summer 2022, the Academy put the plans for replacement of Crowninshield and Cressy Pier on hold because it wanted to further explore whether to put an academic building on the new pier. The Academy has not moved forward with a solicitation for construction. Rather, since that time, the Academy has explored the need for a new water-front building and the likelihood of placing such a building on a new pier. With the demolition of Crowninshield Pier, the risks to navigation and the environment posed by the old pier have been eliminated. Cressy Pier remains, but it is not in a usable condition. The Academy has determined it has a need for a water-front building that meets the Academy's academic, athletic and administrative needs. Whether that building should, or can, be located on a new pier is still under evaluation.

General Description: The Academy and MARAD have reconsidered the phased approach of building a pier largely designed to accommodate a future building without committing to actual construction of the building. MARAD believes it may be more appropriate to firmly commit to one approach. Over the past year, the Academy has explored multiple options, from simply removing the existing piers and installing a permanent wave screen to erecting new piers with a sizeable building that would be used for academic, athletic and administrative purposes. As part of that analysis, the Academy thoroughly explored whether there was need for a new water-front building. It determined that there was such a need for several reasons. First, nautical science classes and labs are currently conducted in the basement of Bowditch Hall, the academic building furthest from the water. Classes were moved to Bowditch from Samuels Hall several years ago as a temporary measure. The space in Bowditch is poorly suited to this purpose. Actual seamanship and safety of life at sea training takes place in the Hague Basin, which is a several minute walk from Bowditch Hall. In addition, the basement in Bowditch has low ceilings and excessive moisture, which provides a less than ideal training environment for suspending bos'n chairs and other equipment on which to train and prematurely degrades ropes and lines used for training. Second, Prosser boathouse will not survive any significant vibration, meaning it will need to be demolished when Cressy Pier is brought down before work commences on the seawall. This will result in the loss of the existing indoor crew strength training and rowing tank training facility. Third, Yocum Sailing Center is three years past its statistical usable life. While

still in good condition, once the exterior of the sailing center starts to degrade, it cannot reasonably be repaired because it is constructed primarily of aluminum sheeting.

While there is a clear need for a new waterfront building, the location for such a building is more difficult to assess. Based on recent experiences of SUNY Maritime with the New York Department of State Office of Planning, Development and Community Infrastructure,⁹ the Academy believes it is unlikely it will get approval to erect a building of any size on the new piers. It could potentially build on the current site of 307 Steamboat Road, but the ground is very low and solidly within the tidal plain, making it a poor candidate for new construction. It could also demolish Yocum Sailing Center and build a new, larger, and more resilient building. All options would need to be explored with the New York Department of State before a final decision is made. The size and durability of new piers will need to take into account how they will be integrated into a new water-front building, if at all. There may be no need for piers that meet the design standards provided in the 2022 100% design drawings.

Project Goal: Long-term resolution of the pier(s) would meet various goals, depending on which option is selected. In any case, a wave break, either self-standing or integrated into the pier design, will help mitigate wave energy from the sound. This project meets the goal of Academy Strategic Priority #3: Infrastructure, to provide buildings that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Design (Original)	June 2016	N/A	N/A	No change
Design (Revised)	August 2019	February 2020	TBD	Final design was completed. Multiple client-directed changes have increased the design period.
Construction	N/A	TBD	TBD	Viable options for a new waterfront building are being considered, which will impact pier design

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Design and Construction	\$70,000,000 ¹⁰	N/A	(\$70,000,000)	Viable options for a new waterfront building are being considered, which will impact pier design and construction

⁹ The New York Department of State Office of Planning, Development and Community Infrastructure is responsible for managing New York coastal resources. The Academy is required under 15 C.F.R. section 930, subpart C to get a determination for the New York Department of State that any proposed waterfront construction is consistent to the maximum extent practicable with state requirements.

¹⁰ Includes \$223,001 expended on a previous design.

LONG-TERM ACTIVE CIP PROJECT: NEW DORMITORY

Status: This project is in the early stages. The MMARINER Council approved exploring what would be required to build a new dormitory at its September 20, 2022 Council meeting. This exploration will likely begin with identifying a suitable location and evaluating the appropriate size of any new building. It is anticipated that coordination with the New York State Historic Preservation Office (SHPO) will be required as any new dormitory will likely be situated within the historic district. Funding has not been identified, and this project could be prioritized after other long-term projects. The USMMA has evaluated its existing housing stock and determined that there is adequate dormitory space available for all midshipmen at its current enrollment. This represents a significant change in understanding from last year's report. The conclusions drawn from that assessment is further detailed below.

General Description: The USMMA is contemplating the possibility of building a new dormitory that would ease the current housing constraints. The need for additional housing is two-fold: first, it would address a potentially significant change in existing arrangements if a large number of midshipmen were to return from Sea Year prematurely; second, it would provide swing space when the existing dormitories are refurbished or replaced. The Academy has six residency halls located in three buildings, all of which were built in 1943. Under their current configuration, the three buildings are capable of housing approximately 750 of the roughly 935 Midshipmen studying at the USMMA, or 120-130 students per residence hall. The last major renovation started in 2002 and ended in 2014. Work was accomplished by shutting down each residence hall and moving the students to one of the remaining halls. While relatively recent, as discussed on p. 39, the Academy anticipates a new round of renovation will be needed in the next several years.

In the FY 2022 Report, USMMA noted that there is no way to accommodate closing a building for refurbishment, absent significantly reducing the number of admissions, because the Midshipmen are on campus throughout the year. Since writing that report, USMMA has evaluated how many midshipmen it could accommodate if it needed to have everyone on campus and it converted all existing singles and doubles back to their original double or triple occupancy configuration. Assuming all existing dormitories were converted back to their original configuration, USMMA could accommodate 933 midshipmen. As noted above, there are typically about 750 students on campus at any given time. While the ability to accommodate all Midshipmen at current enrollment levels is a significant factor to consider, it is not determinative. Enrollment could increase in future years. Additionally, while the existing residence halls are comparable to college dormitories throughout the country, they do not have space to incorporate many features adopted in one form or another in new campus construction. For example, a new building could add space for student collaboration rooms that would allow students to meet for both academic and social pursuits. Given the overall paucity of space on campus, this would meet an important need. Likewise, a state-of-the-art weight room, or student health center could be incorporated into a new building, relieving the pressure to add new, dedicated buildings that meet those needs. The USMMA is essentially land-locked, so exploring ways to have new construction meet multiple purposes makes sense, even at current enrollment levels.

The Academy has not developed a reliable cost estimate for a new dormitory because there are too many unknowns. Not only has the Academy not determined how many students would be housed there on a full-time basis, it has also not considered whether a new dormitory could also provide other amenities, or identified where a new dormitory would be located.

Project Goal: Ease the current housing constraints and provide much needed swing space when the existing dormitories are refurbished or replaced. This project meets the goal of Strategic Priority #2: Institutional Culture, by providing an effective support system that contributes to the educational experience of all Midshipmen, and Academy Strategic Priority #3: Infrastructure to provide buildings that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Design/Build	TBD	N/A	TBD	N/A

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Design/Build	N/A	N/A	N/A	N/A

**LONG-TERM ACTIVE CIP PROJECT: NEW MIDSHIPMEN
ACTIVITIES CENTER (MAC)**

Status: Following a funding allocation in FY18 for an A&E design, a solicitation for design of the MAC was issued, but was not awarded. In May 2020, the Academy was issued a Categorical Exclusion (CatEx) under NEPA policy guidance for demolition of Land and Melville Halls and design/construction of the MAC. By its terms, the CatEx does not relieve the Academy of conducting all required reviews under section 106 of the National Historic Preservation Act. The SHPO consultation has not started; however, site visits were conducted in June 2020. Further, the continued applicability of the CatEx will need to be considered as the design progresses. At its April 28, 2022 meeting, the MMARINER Council agreed to approve the MAC for inclusion in the CIP *provided* the agency undertakes a project to examine the systemic issues with facilities and infrastructure throughout the campus and engage in appropriate remediation prior to *any* new construction on campus. MARAD leadership agreed that it would be prudent to validate specific requirements for the MAC before moving forward. The USMMA has identified a new storm water management system that must be designed and installed before moving forward with new construction. While meeting the criteria for an active project, this is not a high priority.

General Description: Previous facilities planning reports proposed building a new, larger student center within the footprint of Land Hall and Melville Hall. Placement of the MAC in the anticipated location will require the demolition of both buildings, as well as adjacent sidewalks, parking areas and roadways. In addition to evaluating whether to move forward with the new student center, the Academy is re-evaluating the location of such a building. Available land is at a premium at the Academy. It is unlikely the new student center could be built without demolishing one or more existing structures on campus. The question is whether Land Hall and Melville Hall are the appropriate structures.

Land Hall and Melville Hall were estates built during the Gold Coast Era (1912–1941), and both are “contributing structures” to the Academy’s historic preservation status. Land Hall is currently being used as the Student Activities Center and houses the SAPR offices. While this building is still in use, demolishing it would relieve the Academy of a high maintenance facility. Melville Hall was used as conference facility, meeting place and entertainment venue. It too is a high maintenance facility and is no longer in use because it is in very poor condition. Nevertheless, many buildings on campus require significant maintenance, and there is no proposal to simply demolish them. Before a decision is made to tear down Land Hall and Melville Hall, the buildings need to be evaluated for significant structural issues; absent such concerns, renovation of one or both of the buildings remains a viable option. Land Hall is well-suited for its current use as the SAPR office since it is relatively remote, offering a level of privacy that would be difficult to replicate elsewhere on campus. Melville Hall has a long, rich history associated with the Academy and is beloved by Alumni. Simply demolishing it without first exploring other, viable options would be short-sighted.

Project Goal: Provide Midshipmen with a modern facility for recreation, socializing and exercising. Midshipmen carry heavy academic and Regimental responsibilities and a MAC is essential for their mental and physical health. This project meets the goal of Strategic Priority #2: Institutional Culture, by providing an effective support system that contributes to the educational

experience of all Midshipmen, and Academy Strategic Priority #3: Infrastructure, to provide buildings that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Architectural & Engineering Design	TBD	TBD	TBD	N/A

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Demolition Costs	\$1,200,000	\$1,200,000	0	No Change
A&E Design/Construction	\$2,000,000	\$2,000,000	0	No Change

LONG-TERM ACTIVE CIP PROJECT: FITCH HALL RENOVATION

Status: Funding for the A&E design of Fitch Hall was provided in FY 2018. A design contract was awarded in June 2019. The Contractor has provided the 90 percent design, and the Academy was waiting for delivery of the 100 percent design prior to the stop work order for revalidation. The NEPA review has been completed. While the construction portion of this project has been postponed due to reprioritization of CIP projects, the MMARINER Council agreed in March 2022 to further analyze the renovation of Fitch Hall. *While meeting the criteria for an active project, this is not a high priority, and there are no changes to last year's report.*



Fitch Hall

General Description: The 2013 Building Engineering Report indicated that Fitch Hall is in overall good-to-fair condition. Nevertheless, the piping is all original and has exceeded its useful service life. All hydronic piping, including the building hot water pumps, should be removed and replaced. The primary and secondary power distribution systems are more than 30 years old and in fair/poor condition. From a fire protection standpoint, the fire system is an outdated, zoned system and the building does not have a sprinkler system. The 2022 USMMA Assessment Report did not indicate any improvement in condition, which would be expected as no significant work has been done on Fitch Hall since the 2013 BER Assessment was released.

Fitch Hall, located adjacent to Samuels Hall, is a small building that currently supports faculty offices for the Department of Humanities, the Academy's shipping and receiving warehouse, space for the Employees Association, and various storage spaces for textbooks and supplies. With the renovation of Samuels Hall as a dedicated simulation and classroom center primarily operated by the Department of Marine Transportation, the Academy plans to move the Marine Transportation faculty to the adjacent Fitch Hall facility for efficiency of operations. The existing shipping and receiving warehouse will remain in Fitch Hall and the Midshipmen Linen Locker will be relocated. The Humanities Department will be temporarily relocated to office space on campus and will be permanently relocated to Bowditch Hall once that renovation is completed.

Project Goal: Provide renovated offices for the Department of Marine Transportation faculty adjacent to the simulation center in Samuels Hall. This project meets the goal of Academy Strategic Priority #1: Educational Program, to ensure optimal infrastructure (facilities and technology) to support educational effectiveness and Midshipman development, and Academy Strategic Priority #3: Infrastructure, to provide buildings that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Architectural & Engineering Design	June 2019	January 2020	TBD	Academy issued temporary stop work order to revalidate project scope.

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Architectural & Engineering Design	\$1,500,000	\$1,500,000	0	No Change
Construction	\$9,000,000	\$9,000,000	0	No Change

**NEW LONG-TERM ACTIVE CIP PROJECT: RESIDENCE
HALL RENOVATION (1st of 6)**

Status: Preliminary MMARINER Council approval was secured in July 2023 to explore moving forward with renovation of Delano Hall dependent of funding and after initiating replacement of the SWMS and repair of the seawall, discussed on pp. 26 and 28, respectively.

General Description: The last renovation of the residence halls started in 1999 with Jones/Barry Halls. The final dormitory, Cleveland Hall, was completed in 2014. It has been over 20 years since Jones/Barry Halls were completed. The Academy intends to initiate a multi-year program to refresh the residence halls, upgrade HVAC systems to reduce maintenance requirements, address mechanical systems and building structures that are currently contributing to frequent mold contamination, and other improvements. The Academy is evaluating each of the dormitories and will initiate the refresh program with the one prioritized by condition. Projected cost is based on the average projected cost of renovation. Actual projected costs will be refined once the Academy has identified which residence hall to renovate first.

Project Goal: Renovate the existing midshipman housing. This project meets the goal of Strategic Priority #2: Institutional Culture, by providing an effective support system that contributes to the educational experience of all Midshipmen, and Academy Strategic Priority #3: Infrastructure to provide buildings that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Design/Build	TBD	N/A	TBD	No Change

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Design/Build	N/A	\$20,000,000	N/A	New Project

**NEW LONG-TERM ACTIVE CIP PROJECT: REHABILITATION
OF MARAD OWNED ROADS, PARKING LOTS AND SIDEWALKS
ON USMMA CAMPUS**

Status: Preliminary MMARINER Council approval was secured in July 2023 to explore moving forward with rehabilitation of MARAD owned roads, parking lots and sidewalks of the campus dependent of funding and after initiating replacement of the SWMS and repair of the seawall, discussed on pp. 26 and 28, respectively.

General Description: Roads, parking lots and sidewalks on campus are in a state of disrepair and current conditions are expected to become substantially worse during the replacement of the campus storm water management system (SWMS), as it is anticipated that large sections of the existing roads and sidewalks will be torn up to put in the new SWMS. This work will need to be initiated as soon as the SWMS replacement is finished. Rehabilitation of the roads, parking lots and sidewalks will also allow for the USMMA to further its sustainability efforts, including a reduction in the percent of impervious area on campus in accordance with EPA requirements and guidelines.

Project Goal: Repair and replace roads, parking lots and sidewalks after installation of new storm water management system. This project meets the goal of Academy Strategic Priority #3: Infrastructure, to provide utilities that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Design/Build	TBD	N/A	TBD	No Change

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Design/Build	N/A	\$2,500,000	N/A	New Project

NEW LONG-TERM ACTIVE CIP PROJECT: RENOVATION OF HISTORIC WILEY HALL

Status: Preliminary MMARINER Council approval was secured in July 2023 to explore moving forward with renovation of Wiley Hall dependent of funding and after initiating replacement of the SWMS and repair of the seawall, discussed on pp. 26 and 28, respectively.

General Description: Wiley Hall, which dates back to 1917, was originally a residence and has been adapted for use as the principal administrative building on the USMMA campus. The building is an historic structure and the primary building used to host visitors to the Academy. It is also widely used by midshipmen for various activities, including tutoring, license preparation and meetings. Due to its age and original design as a residence, the building has structural deficiencies that limit its effective use as administrative office, conference, and public reception space and is difficult to maintain and repair on an ad hoc basis. The Academy wishes to conduct a renovation that will preserve the structure’s historic heritage and unique architectural details but update the facility to accommodate modern office, conference, and reception space requirements.

Project Goal: Renovate Wiley Hall in a manner that preserves its historic character. This project meets the goal of Strategic Priority #2: Institutional Culture, by providing an effective support system that contributes to the educational experience of all Midshipmen, and Academy Strategic Priority #3: Infrastructure to provide buildings that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Design/Build	TBD	N/A	TBD	No Change

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Design/Build	N/A	\$16,000,000	N/A	New Project

NEW LONG-TERM ACTIVE CIP PROJECT: RENOVATION OF DELANO HALL

Status: Preliminary MMARINER Council approval was secured in July 2023 to explore moving forward with renovation of Delano Hall dependent of funding and after initiating replacement of the SWMS and repair of the seawall, discussed on pp. 26 and 28, respectively.

General Description: Delano Hall houses the Academy’s Midshipman dining facility, the Navy Exchange, the Seafarer café, and Topside dining room. The facility also hosts visitors on occasions such as the annual Battle Standard Dinner. The facility accommodates the entire regiment for each meal. The kitchen in Delano Hall was last renovated in 2011-2014. The facility requires a refresh and rehabilitation to address masonry deterioration, deficient windows and doors, repairs and upgrades to flooring, and replacement of inefficient and deteriorating building systems. After a decade of continuous use, the kitchen is also in need of refurbishment, although the appliances are replaced as needed so that the midshipmen can be adequately fed.

Project Goal: Renovate the existing midshipman dining hall. This project meets the goal of Strategic Priority #2: Institutional Culture, by providing an effective support system that contributes to the educational experience of all Midshipmen, and Academy Strategic Priority #3: Infrastructure to provide buildings that are safe, in a good state of repair, and in full compliance with applicable standards and regulations.

Schedule and Budget

Schedule	Original Award Date	Previously Reported Estimated Completion Date	Current Estimated Completion Date	Reason for Change
Design/Build	TBD	N/A	TBD	No Change

Budget	Previous Project Estimate	Current Project Estimate	Change in Estimate	Reason for Change
Design/Build	N/A	\$25,500,000	N/A	New Project

**Section II: Active CIP Projects Funds Status
as of
September 30, 2023**

Table 1: Completed Projects

Near-term Active Projects (inclusive of projects scheduled to begin in FY23) (in \$000s)	Reported FY 2022 Project Estimate	September 30, 2023 Revised Project Estimate	Change from Reported FY 2022 Project Estimate	Project Obligations as of September 30, 2023
Mallory Pier Breakwater Upgrade	\$1,978	\$2,266	\$288	\$2,266
TOTAL	\$1,978	\$2,266	\$288	\$2,266

Table 2: Near-Term Active Projects

Near-term Active Projects (inclusive of projects scheduled to begin in FY23) (in \$000s)	Reported FY 2022 Project Estimate	September 30, 2023 Revised Project Estimate	Change from Reported FY 2022 Project Estimate	Project Obligations as of September 30, 2023
Samuels Hall Renovation	\$42,000	\$50,000	\$8,000	\$25,856
Lower Roosevelt Field	\$8,843	\$9,047	\$204	\$9,047 ¹¹
Gate Access Controls Upgrade (Phase I)	\$3,300	\$2,938	(\$362)	\$2,938
Fulton/Gibbs Complex Renovation	\$21,000	\$21,000	0	\$17,015
Crowninshield Pier Demolition	\$2,500	\$3,363	\$863	\$3,363
Campus Fiber Optic Upgrade (Phases I & II)	\$2,000	\$2,500	\$500	\$2,452
Gate Access Control (Phase II)	\$2,000	\$3,000	\$1,000	0
Stormwater Management System*	\$50,000	\$50,000	0	0
Seawall Replacement*	\$20,000	\$20,000	0	\$210
Facilities Master Plan	\$547	¹² \$747	\$200	\$547
TOTAL	\$152,190	\$162,595	\$10,405	\$61,428

* Currently unfunded.

¹¹ Includes \$4.572 million in gift donations.

¹² As of September 30, 2023, USMMA had no reliable estimate for developing its Facilities Master Plan. However, the intent is to rely on existing documents previously prepared by multiple parties. Anticipated costs should be limited to the cost of a facilitator, who will facilitate discussions, develop supportable project cost estimates, and draft a detailed outline of the draft Facilities Master Plan.

Table 3: Long-Term Active Projects

Long-term Active Projects (in \$000s)	Reported FY 2022 Project Estimate	September 30, 2023 Revised Project Estimate	Change from Reported FY 2022 Project Estimate	Project Obligations as of September 30, 2023
Replacement of Fulton/Gibbs Complex	\$100,000	\$100,000	\$0	0
Crowninshield/Cressy Pier Replacement	\$70,000	N/A	(\$70,000)	\$2,167
New Dormitory	N/A	N/A	N/A	0
Midshipmen Activity Center Design and Demolition of Land and Melville Halls	\$3,200	\$3,200	0	0
Fitch Hall Renovation	\$9,461	\$9,461	0	\$461
Residence Hall Renovation (1 st of 6)	N/A	\$20,000	\$20,000	0
Rehabilitation of MARAD owned Roads, Parking Lots and Sidewalks on USMMA Campus	N/A	\$2,500	\$2,500	0
Historic renovation of Wiley Hall	N/A	\$16,000	\$16,000	0
Renovation of Delano Hall	N/A	\$25,500	25,500	0
TOTAL	\$182,661	\$176,661	(\$6,000)	\$2,628

**Table 4
Inactive Projects (in \$000s)**

Project	Funding Available for Active Projects
Grenwolde Loop Project	\$266
Bowditch Hall Design and Construction	\$12,044
Patten Hall Design and Construction	\$1,042
Multi-Purpose Athletic Facility	0
Academic Buildings Outfitting Costs	\$3,926
TOTAL	\$17,278

As of September 30, 2023, the USMMA had approximately \$45.2 million in unobligated CIP funds. Of the unobligated balance, approximately \$4.155 million has been reprogrammed for

other purposes¹³ and is not currently available for the short-term projects. The Academy anticipates that approximately \$17 million of the remaining balance will be spent on current projects. Additionally, the USMMA does not have an estimate for Phase II of the Fiber Optic Ring Project. Given the level of work required to relocate and reconfigure the existing IT closets, that sum is expected to be several million dollars.

¹³ MARAD reprogrammed \$15.35 million within the CIP program to address maintenance and repair needs at the USMMA, support and implement sexual assault and sexual harassment prevention and response policies and procedures, address urgent at-sea training needs, improve governance and oversight, and conduct further analysis to improve student and faculty safety and welfare at the USMMA and during Sea Year. Of that \$15.35 million, approximately \$4,155,000 remains unobligated.

Section III: CIP Appropriation History

as of

September 30, 2023

CIP Appropriation History (\$000)

Fiscal Year	Appropriated Funding¹⁴
2001	13,000
2002	13,000
2003	12,855
2004	13,419
2005	13,033
2006	14,850
2007	14,850
2008	14,139
2009	8,150
2010	15,000
2011	14,970
2012	17,000
2013	16,111
2014	12,000
2015	12,000
2016	15,000
2017	10,000
2018	45,000
2019	10,000
2020	0
2021	0
2022	0
2023	31,912
GRAND TOTAL	\$316,289

¹⁴ Appropriated funding amount reflects the total after rescission.