

Allocations from the 2005 Reserve
For Repairs and Renovations
Non-University Projects

Consultation with the Joint Legislative Commission
On Governmental Operations

Office of State Budget and Management

October 25-26, 2005

Allocations from the 2005 Reserve for Repairs and Renovations Non-University Projects

EXECUTIVE SUMMARY

October 24-25, 2005

The General Assembly in The 2005 Appropriations Act (Session Law 2005-276) authorized the use of \$125,000,000 for the repair and renovation (R&R) of state-owned facilities in FY 2005-06. Of these funds, the General Assembly allocated \$67,500,000 (54%) for non-university projects. State agencies were instructed to submit a prioritized list of R&R project needs by September 7, 2005. Requests totaling \$327.6 million for 392 projects were received.

The Office of State Budget and Management (OSBM), working with the State Construction Office (SCO), employed a multi-step process to select FY 2005-06 non-university repair and renovation projects.

1. The agencies submitted prioritized lists of repair and renovation projects, approved cost estimates using the Office of State Construction's OC-25 Form, and OSBM's R&R Request Worksheets.
2. OSBM met with each agency to review their requests in detail to better understand the scope, feasibility and priority of requested projects.
3. OSBM utilized a funding model to establish a baseline for the approximate repair and renovation allocation for each agency. The formula used by OSBM considered the most recent information on the current replacement value, condition indicated by FCAP reports, size, and age of agency facilities. Previous fiscal years repair and renovation and Certificate of Participation funding allocations and allocations for high priority projects were also taken in to consideration.

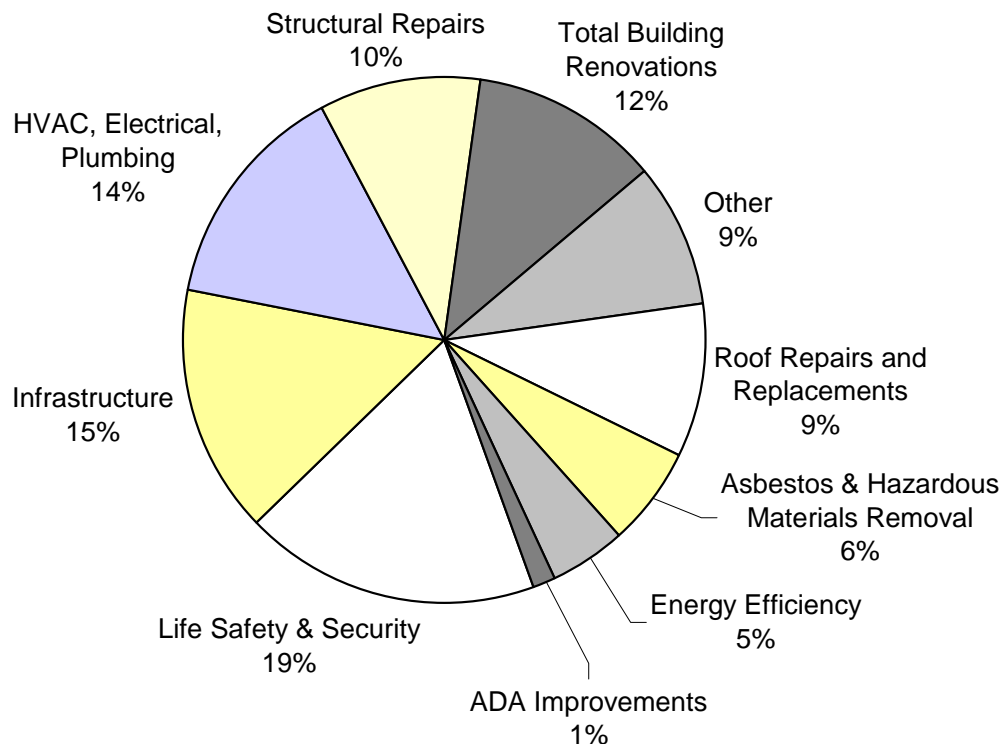
Using the baseline funding allocations and project specific information, OSBM and SCO made final selections of repair and renovation projects based on the statutory requirements (G.S. 143-15.3A) that:

1. Funds be used only for the following types of projects:
 - a) Roof repairs and replacements;
 - b) Structural repairs;
 - c) Repairs and renovations to meet federal and State standards;
 - d) Repairs to electrical, plumbing, and heating, ventilating, and air-conditioning systems;
 - e) Improvements to meet the requirements of the Americans with Disabilities Act, 42 U.S.C. § 12101 et seq., as amended;
 - f) Improvements to meet fire safety needs;
 - g) Improvements to existing facilities for energy efficiency;
 - h) Improvements to remove asbestos, lead paint, and other contaminants, including the removal and replacement of underground storage tanks;

- i) Improvements and renovations to improve use of existing space;
 - j) Historical restoration;
 - k) Improvements to roads, walks, drives, utilities infrastructure; and
 - l) Drainage and landscape improvements.
2. Funds not be used for new construction or for the expansion of the building area of an existing facility unless required for compliance with Federal or State codes or standards.

One hundred twenty-six projects totaling \$67,500,000 are recommended for allocation from the 2005-06 Repair and Renovations Reserve. The following report outlines the Office of State Budget and Management's allocations to each agency and the selected projects that will address the most critical repair and renovation needs. This report is submitted for consultation with the Joint Legislative Commission on Governmental Operations.

STATE AGENCIES
Proposed 2005 Repairs and Renovations Projects by Category



2005-06 Summary of Recommended Repair and Renovation Projects

DEPARTMENT	PROJECT	AMOUNT	SCOPE OF WORK
Department of Administration			
State Construction	Archives & History Life Safety	\$ 1,200,000	The need to remove and reattach the marble cladding on the Archives and History Building was determined last year. This supplemental funding will allow the project to be completed.
State Construction	Revenue Building Soffit repair	\$ 421,600	This was an emergency situation where the soffits on the east and west sides of the Revenue Building were in danger of falling due to the anchors being pulled out from the structure due to wind pressure.
State Construction	Governor's Mansion HVAC & Interior/Exterior Water Intrusion	\$ 3,465,000	The discovery of mold in the walls and duct system led to an emergency project in which all of the HVAC system will be replaced, along with interior and exterior wall repair to stop water intrusion.
State Construction	Labor Building - New Fire Alarm System	\$ 182,000	Existing system is old and malfunctioning on a regular basis. Parts are hard to come by. Alarms have caused three warnings by the Raleigh Fire Department. Replace with a new fire alarm system.
State Construction	Cotton Classing Building Energy Upgrades	\$ 188,000	This building is heated using old steam radiators and cooled with 36 window A/C units. This is a very inefficient building to heat and cool. The windows are inefficient and in bad need of replacement. Recommend to install a central HVAC system, and replace the windows, which will reduce energy use and improve the overall quality of the building.
State Construction	Govt. Complex HVAC Control Systems Upgrades	\$ 97,400	Various HVAC control system upgrades throughout the complex.
State Construction	Govt. Complex - Chiller Plant Roof Repair	\$ 52,000	This involves repair of structure supporting cooling towers on roof.
State Construction	Govt. - Central Heating Plant	\$ 25,400	Stack and breeching on roof needs repainting; original paint from 13 years ago.
State Construction	DOR - Expansion Joint Replacement	\$ 25,000	Expansion joints have become a tripping hazard to employees; need to be replaced with a material that is safe.
State Construction	Court of Appeals - Advance Planning	\$ 500,000	Advance planning funds needed to completely renovate the Ruffin Building, including new a/c, electrical, plumbing, exterior work, and general. People will have to move out to accomplish this complete renovation.
State Construction	Administration Bldg. Interior Renovation & Security Enhancements	\$ 500,000	Interior renovations including new doors, locks and partitions for security (access).
State Construction	Caswell Building Renovation Interior	\$ 1,189,600	Interior renovations due to water infiltration through windows and roof. (The exterior repairs project was funded in 2004, and this project would repair interior damage identified by the architect.)
State Construction	Govt. Complex Emergency Repair Reserve	\$ 300,000	This project will handle emergency roof repairs, life safety, and other repairs as they arise.
State Construction	Garner Road - Fire Main Replacement	\$ 1,213,200	The existing fire and water mains to the complex are 50 to 60 years old, and in extremely poor condition; need to be replaced as soon as possible.
State Construction	Garner Road - Complex Renovation	\$ 1,110,100	This complex is used by Highway Patrol and SBI. Facility Management Div. maintains this property. No major renovations have taken place in a number of years, and many buildings are in need of repair. The repairs range from steam system and heating plant repairs, poor HVAC systems; fire alarm systems that are old and antiquated and parts cannot be found.

2005-06 Summary of Recommended Repair and Renovation Projects

DEPARTMENT	PROJECT	AMOUNT	SCOPE OF WORK
State Construction	Govt. Complex - Chiller Repairs	\$ 525,500	Chiller rebuild, replacement, and bearing inspections are required on several chillers downtown. Some are running on R11 refrigerant which is expensive and no longer produced. Without these repairs, machine failure could result, costing many more dollars.
State Construction	Govt. Complex - Central Steam System	\$ 500,000	Central steam system supplies heating for entire downtown complex. The steam valves, steam traps, condensate return lines, and PRV valves are 40+ years old. The parts of the system are beginning to fail routinely. Major replacement of the worn items will increase the efficiency of the steam system and reduce the operating costs.
	Department of Administration Total	\$ 11,494,800	
Office of State Budget and Management			
OSBM	Contingency	\$ 2,500,000	This is a contingency reserve for emergency projects approved by OSBM.
OSBM	Reserve for Renovation of Building No. 17 and 18, SBI - Raleigh (relocate IT division from Blount St.)	\$ 4,208,004	This is a reserve for renovation of Buildings 17 & 18 at the SBI complex. Will be used to handle the relocation of the IT Division from the PIN Building at Blount St.
	Office of State Budget and Management Total	\$ 6,708,004	
Department of Agriculture and Consumer Services			
Veterinary	General Repairs - Western Animal Disease Diagnostic Lab- Arden	\$ 179,305	The lab is in need of immediate additional general repairs. These repairs include: replacing existing ducts involved in mold remediation; removing ceilings around affected ducts and replacing with lay-in; repair incinerator room under necropsy; replace existing electric water heater; remediate mold at shower; and install sidewalks around building as cited by DOI.
Mult. Divisions	Agricultural Lab Improvements	\$ 230,983	Project scope includes the following: Constable Lab-Humidity Reduction Coil; Eaddy Building-Fume Hood and Exhaust Improvements/Roof Repairs; Animal Disease Diagnostic Labs-Arden, Monroe, Rose Hill-Install Access Control for Security; Monroe Animal Disease Diagnostic Lab-Roof Repair.
Research Stations	Reroof and Renovate Numerous Facilities - Hort Corps and Upper MTN	\$ 302,984	At Upper Mountain, there is a need for roofing, structural and safety repairs for the Office, Cattle Barn Building 17, Sheep Barn Building 22, Beef Barn 32 and Brood Cow Barn 20 there is an urgent need for these repairs to be made in order to maintain the structural soundness of the building as well as to address security issues for employees and project leaders. At Horticultural Crops re-roofing is needed to avoid structural damage and renovations are needed in order to provide added security for the chemicals and fertilizers.

2005-06 Summary of Recommended Repair and Renovation Projects

DEPARTMENT	PROJECT	AMOUNT	SCOPE OF WORK
Administration	Phase II - Renovation of Agriculture Bldg. and Annex	\$ 1,661,309	Items of work have been identified as Phase II in the Renovation of the Agriculture Building and Annex. Completion of these items along with completion of Phase I will ready the building for a third phase to renovate the former Museum of Natural Sciences into office space. Project also includes installation of a dedicated electrical panel with an emergency generator transfer switch for Emergency Programs, which would allow security, adequate energy supply and dependability for reliable operation of the Multi Hazard Threat Data Base and associated support equipment.
Markets	Upgrade Surveillance Systems - WNC Farmers Market	\$ 26,911	This project includes the upgrade of camera equipment and security devices at the WNC Farmer's Market to improve security.
Markets	Roof Repairs - Raleigh and Piedmont Triad Farmers Market	\$ 687,686	Replace the roofs on the State Farmers Market Restaurant and the Garden Center, and repaint the roofs on all other buildings at the State Farmers Market. The roofs are 15 years old and the paint is fading. Install nylon bird netting at the Raleigh Farmers Market. Remove and replace the existing netting at the Triad Market that was installed in 1995 and is beginning to dry rot and tear. The netting is very important towards maintaining a clean and sanitary area for farmers to sell their produce. The netting would prevent birds from entering the areas above the sellers and customers. This would prevent bird droppings on food items, vendors, and their equipment, as well as shoppers.
Administration	Agriculture Building and Annex - Print Shop and Cafeteria Renovation (planning)	\$ 100,000	This involves planning for the Print Shop expansion and renovation, which includes replacement of walls, ceilings, floors, doors and portions of plumbing, mechanical and electrical systems. Also includes installation of a sprinkler system in the affected area.
	Department of Agriculture and Consumer Services Total	\$ 3,189,178	
Department of Commerce			
Wanchese Seafood Park	Additional funds for siding/roof replacement	\$ 227,850	Previously, the Seafood Park received COPS funding to replace the roof and siding on four state-owned buildings. On August 25, 2005 the bids were opened for the project. The bids came in higher than planned, allowing work on only two of the four buildings. According to the bids, an additional \$217,000 is needed to complete the entire construction. Completion of this project can be done with the existing contractor and design agreement, dependent on whether the funding is made available. The outer coverings and roofs of the buildings in the Wanchese Seafood Industrial Park continue to deteriorate due to exposure to high winds and salt air. All metal roofs and walls need replacing.

2005-06 Summary of Recommended Repair and Renovation Projects

DEPARTMENT	PROJECT	AMOUNT	SCOPE OF WORK
Wanchese Seafood Park	Renovation of Building 6B	\$ 239,886	Project includes rehabilitating an existing 2,500 sq. ft. warehouse to meet current wind load and code requirements. Metal framing will be added to the building's structure to ensure wind load compliance. A new roof and insulation will be added to address leaking and termite damage. 1,000 sq. ft. of office space, including electric, plumbing, and HVAC systems, will be renovated within the existing building to accommodate the new tenant. The new tenant wishes to move into the building as soon as possible.
Wanchese Seafood Park	Renovation of Building 2	\$ 239,886	Project includes rehabilitating an existing 2,500 sq. ft. warehouse to meet current wind load and code requirements. Metal framing will be added to the building's structure to ensure wind load compliance. A new roof and insulation will be added to address leaking and termite damage. 1,000 sq. ft. of office space, including electric, plumbing, and HVAC systems, will be renovated within the existing building to accommodate the new tenant. The new tenant wishes to move into the building as soon as possible.
	Department of Commerce Total	\$ 707,622	
NC State Ports Authority			
Morehead City	Rail and Paving Repairs - (Arendall St. incl. truck parking & hardstand)	\$ 3,590,598	This project will repair and rehabilitate asphalt paving in several areas on the Port of Morehead City. The demolition of existing building is also included in order to create space for new open storage areas. These improvements will increase the open storage capacities of the Port of Morehead City and create additional revenue for the NCSPA.
	NC State Ports Authority Total	\$ 3,590,598	
Department of Correction			
Statewide	Paving Repairs - Perimeter Chase Roads (supplement)	\$ 846,761	Repair and repave perimeter roads at various facilities throughout the system. The condition of the chase roads MUST be maintained in good condition to assure the security of the units.
Statewide	Perimeter Fence System Upgrades (supplement)	\$ 3,343,884	Modification of the existing security fence by adding an electronic system and a chase road. Budgeted amount is figured using force account/inmate labor and in-house design.
McCain	McCain Hospital Elevator Repair (replace remaining 3)	\$ 350,000	Repair/replace elevators at two locations. Elevators are old and experiencing a high failure rate.
Statewide	Mechanical System Renovations	\$ 300,000	Replacement and renovations to the mechanical systems. The age and condition of these systems create frequent, and the potential for frequent, outages which could require the evacuation of a portion of the inmate population. The evacuation would pose an increased threat to the safety and security of the public.
Statewide	Roof Repair/ Replacement Projects	\$ 750,000	Roof repairs and replacement at various facilities statewide. The basic criteria used for roof repair and or replacement is if a roof leaks or is more than 20 yrs old.

2005-06 Summary of Recommended Repair and Renovation Projects

DEPARTMENT	PROJECT	AMOUNT	SCOPE OF WORK
Statewide	Asbestos Abatement	\$ 250,000	Abatement of asbestos-containing materials in fair to poor condition at various prison units as identified in inspection reports and engineering studies.
Statewide	Energy Efficiency Improvement Projects (supplement)	\$ 750,000	This project consists of energy related improvements and general maintenance of mechanical systems.
Statewide	Fire and Life Safety Projects	\$ 500,000	Install fire detection and alarm systems at facilities located throughout the state as identified in annual DOI inspections and by central engineering evaluation. Replace defective egress signs and lights at three sites. Conduct system wide fire alarm and sprinkler studies.
Statewide	Water/Wastewater Improvement Projects	\$ 500,000	Improvements deemed necessary to maintain adequate service and compliance with local, state, and federal requirements.
Goldsboro	General Renovations Dart/Cherry Facility	\$ 300,000	The buildings on the DWI DART Cherry campus were built in the 1950s and are in need of extensive repairs and renovation to maintain the current level of services for people convicted of DUI offenses. The requested repairs and renovations will upgrade the current 300 beds.
Morganton	Western YI Renovation Study	\$ 100,000	Planning for various renovations to improve operation, security and safety for staff and inmates. Renovations include smoke compartmentation; window replacements; plumbing, air conditioning, heating and lighting improvements; and asbestos abatement.
Statewide	Paving Repairs - Parking Areas	\$ 400,000	Repair and repave parking areas, access roadways, etc. at various facilities throughout the system.
Statewide	SPCC (Spill Prevention, Control, & Countermeasures)	\$ 838,810	Preparation of federally mandated Spill Prevention, Control and Countermeasure (SPCC) Plans.
Statewide	Underground Storage Tank (UST) Removal	\$ 250,000	Removal or permanent closure of approximately 16 inactive petroleum USTs to meet state regulatory requirements.
	Department of Correction Total	\$ 9,479,455	
Crime Control and Public Safety			
National Guard	UST Removal & Site Investigations (supplement)	\$ 19,965	This project is intended to remove existing tanks and to take the first step in addressing the identified UST soil contamination at National Guard Facilities statewide. In the process of UST removal, these sites tested above limits for various soil contaminants. Federal law and state statutory requirements prescribe that these sites undergo additional soil and groundwater investigations to determine the actual level of contamination and, based on vicinity land use characteristics, to identify what, if any, additional actions are necessary.
National Guard	Erosion Control Projects Statewide	\$ 71,528	Sediment and erosion corrective control plan for 15 armories
National Guard	Burlington Roof Replacement	\$ 149,635	Replacement of failing existing BUR system with 3 ply / with modified cap sheet. This project is critical to prevent damage to structure.
National Guard	Morrisville Roof Replacement	\$ 623,376	Replacement of failing existing ballasted Membrane Roof system with 3 ply / with modified cap sheet. This project is critical to prevent damage to structure.
National Guard	Mount Olive Roof Replacement	\$ 178,750	Replacement of failing existing BUR system with 3 ply / with modified cap sheet. this project is critical to prevent damage to structure.

2005-06 Summary of Recommended Repair and Renovation Projects

DEPARTMENT	PROJECT	AMOUNT	SCOPE OF WORK
National Guard	Oxford Roof Replacement	\$ 164,051	Replacement of failing existing BUR system with 3 ply / with modified cap sheet. This project is critical to prevent damage to structure.
National Guard	Red Springs Roof Replacement	\$ 164,051	Replacement of failing existing BUR system with 3 ply / with modified cap sheet. This project is critical to prevent damage to structure.
National Guard	Sylva Roof Replacement	\$ 150,779	Replacement of failing existing BUR system with 3 ply / with modified cap sheet. This project is critical to prevent damage to structure.
National Guard	Williamston Boiler Replacement & Demand Hot Water System	\$ 52,553	Replacement of obsolete and poorly-functioning boilers and 80 gal hot water heaters.
National Guard	Murphy-Abandon Well System and Tie to City Water	\$ 26,250	Install water lines and connections between the main building and the city municipal water system and abandon the well system in accordance with DENR regulations.
Butner Public Safety	Butner Public Safety Basement Renovation Project (Supplement)	\$ 131,775	Emergency Management utilized the basement for a communications center until flooding and moisture intrusion caused the agency to move to another location. A consultant was contracted to conduct a study of the moisture problems. The study indicated the exterior waterproofing has deteriorated and needs to be completely repaired before interior renovation begins. The study also reflects damages to the fire apparatus pavement apron and cracking and sinking of the apparatus flooring.
National Guard	ADA Requirements Statewide -- Phase II	\$ 350,000	Project is to address the various code related/ADA issues identified at 30 Readiness Centers statewide. Work includes items such as handicapped parking, accessible routes, entrances and foyers, restrooms and plumbing fixtures and emergency egress. This project was funded previously and there is preliminary planning on record. Design fee is set to allow for final design work and the normal construction administration and inspections.
National Guard	Burlington Boiler Replacement & Demand Hot Water System	\$ 48,510	Replacement of obsolete and poorly-functioning boilers and 80 gal hot water heaters. Currently, boilers provide hot water and must run 24/7, but hot water is needed only a few days each month.
National Guard	Smithfield Boiler Replacement & Demand Hot Water System	\$ 52,553	Replacement of obsolete and poorly-functioning boilers and 80 gal hot water heaters. Currently, boilers provide hot water and must run 24/7, but hot water is needed only a few days each month.
National Guard	Oxford Boiler Replacement & Demand Hot Water System	\$ 48,510	Replacement of obsolete and poorly-functioning boilers and 80 gal hot water heaters. Currently, boilers provide hot water and must run 24/7, but hot water is needed only a few days each month.
Emergency Management	Emergency Operations Ctr - refurbish and security upgrades	\$ 150,000	Project is for security upgrades and minor renovations to the State of North Carolina's Emergency Operations Center on the lower level of the Administration Building.
	Crime Control and Public Safety Total	\$ 2,382,286	
Department of Cultural Resources			
Historic Sites	Charlotte Hawkins Brown Memorial - Elliot Hall Renovations	\$ 2,206,095	Renovation of an existing abandoned dormitory building for use as an African American Culture Center. Work will include structural stabilization, exterior masonry repairs, all PM&E items, elevator, sprinklers, asbestos abatement, all finishes and insulation.
Historic Sites	Tryon Palace History Education and Visitor Center (supplement)	\$ 600,000	Demolition of existing docks and piers, removal of existing railways, and site preparation of 210,000 sq ft.

2005-06 Summary of Recommended Repair and Renovation Projects

DEPARTMENT	PROJECT	AMOUNT	SCOPE OF WORK
Historic Sites	Brunswick Town Archaeological Ruins Stabilization	\$ 293,287	Project will provide stabilization of the deteriorated Russellborough and St. Phillip's Church Archaeological ruins.
Historic Sites	Bentonville Battlefield Buildings Repairs	\$ 40,495	Project is for structural and exterior repairs to the Harper House (1,000sf), and minor siding repairs to the kitchen (100sf), slave cabin (100sf) and well house (25sf).
Historic Sites	House in the Horseshoe Buildings Repairs	\$ 19,148	Project is for structural and interior and exterior repairs to the Corn Crib (86sf) and exterior repairs to the Loom House (474sf) and the storage shed (193sf).
Historic Sites	Horne Creek Farm Buildings - Repairs and Renovations	\$ 193,663	Work will be repairs and restoration of three historic structures: the feed barn (1,503sf), smokehouse (112sf) and tobacco barn (289sf) and include log repair and replacement, floor replacement, stone pier repair, stone foundation rebuilding, wood shake roof installation, carpentry and chinking and daubing.
Historic Sites	Charlotte Hawkins Brown Memorial - Kimball Hall Interior Renovations (planning)	\$ 200,000	Planning phase for project that will complete the restoration of the building and allow it to be opened for public use.
Historic Sites	Historic Edenton Building Repairs	\$ 165,794	Project is for repairs to five (5) historic structures and will include foundation repair, siding repair, painting and roof work. The buildings to be addressed are James Iredell House (3,968sf), the Carriage House (580sf), the Kitchen (280sf), the School House (792sf) and the Ziegler House/Visitor Ctr (900sf).
Historic Sites	CSS Neuse - Queen Street Roof Repair	\$ 60,964	Project provides for the replacement of 20+ year old, 6700 sq. ft. deteriorated single-ply roof with new membrane roof system. Work will include reworked vents, roof curbs and roof drains along with new insulation. Structure is a 2 story, masonry and steel construction and is planned to become a new museum/display area for the CSS Neuse and associated artifacts. Currently, the facility is producing rental income for the department.
Historic Sites	Somerset Place Collins Mansion Foundation Repair - Advanced Planning	\$ 117,000	Project is to include an investigative engineering study (advance planning phase) to determine cause and reasonable solution for settlement problems at the Collins Family Home. Work will also include preparation of plans and specifications for developing an acceptable solution, followed by receipt of bids, and the construction phase.
Historic Sites	Horne Creek Hauser House Repairs	\$ 35,304	Project will be to correct settlement problems on rear single-story addition and porch, and reroof entire 1900 SF farmhouse. This is a historic structure constructed between 1875 and 1880. Foundation is stacked stone with partial earth basement.
Historic Sites	Town Creek Major Temple Repairs	\$ 145,790	Project provides for the replacement roof and structure repairs to the Major Temple at Town Creek. Structure is a reconstructed temple building of wood poles, stucco and straw roof.
	Department of Cultural Resources Total	\$ 4,077,540	

2005-06 Summary of Recommended Repair and Renovation Projects

DEPARTMENT	PROJECT	AMOUNT	SCOPE OF WORK
Department of Environment and Natural Resources			
Zoo	Rhino Barn and Exhibit Renovation	\$ 672,445	This element in the project will renovate the existing barn to safely accommodate rhinos on both sides, renovate part of the existing African Plains exhibit to exhibit rhinos only (thus allowing the zoo to expand the elephant exhibit into the space currently reserved for rhinos), and provide outdoor paddocks, chutes, and exhibit access to allow keepers to safely manage these large and rare animals. The project is already designed. All the caging work and much of the landscaping will be done using in-house Maintenance and Horticulture personnel.
Zoo	ADA Elephant Pathway Renovation	\$ 240,000	This project involves renovating, to ADA standards, of the public pathways that provide access to and viewing opportunities for the expanded Elephant Exhibit. The existing walkways were installed in 1978 and contain slopes that are not consistent with the ADA Act. The new pathway will meet those requirements and provide enhanced viewing, and educational and vending potential. This project is supplemental to a larger \$12 million Elephant Expansion project to which the NC Zoological Society has already committed and mostly raised \$6 million. Project design, funded by the NC Zoological Society, is complete.
Aquar	Roanoke Island: HVAC Repair	\$ 703,095	This project involves repairs to various HVAC components at the Roanoke Island aquarium.
DMF	Morehead Dock Facility Repair	\$ 58,820	This involves repairs to the Marine Fisheries boat dock facility at Morehead City.
DMF	Main Building Server Room HVAC Replacement	\$ 33,090	This involves replacement of the HVAC system in the server room of the main building.
DMF	Storm water Management and Water Quality Improvement	\$ 28,250	This involves improvements to the site drainage on the grounds of the Marine Fisheries complex.
DWQ	HVAC Air Balance Engineering Review 3 Buildings	\$ 50,000	This involves an engineering study of the air balance problems at each of the three DENR labs on Reedy Creek Road.
DMF	Main Building: Convert Lab to Office Space	\$ 46,015	This project involves renovations necessary to convert a lab area to an office area within the Main Building.
DFR	Roof Repairs and Replacements Statewide	\$ 85,200	This project involves funding for statewide roof repairs and replacements at various locations.
DMF	Hanger Office Roof and Insulation Replacement	\$ 73,370	This project involves replacement of the roofing and insulation at the Hangar Office.
DWQ	Roof Repair at Mechanical Room Extension and Overhangs	\$ 20,000	This project involves repairs to the mechanical room extension and overhangs for the Water Quality facility.
Parks	Roof Repairs and Replacements at Four Parks	\$ 84,530	This project allows roof repairs and replacements at four state parks where roofs are in poor condition.
DFR	Structural Repairs (85 Projects Statewide)	\$ 300,000	This project involves miscellaneous structural repairs at up to 85 Forest Resources offices located statewide.
DFR	Repairs to Meet Federal and State Standards (23 Projects Statewide)	\$ 285,000	This project involves various repairs at 23 Forest Resources offices, required to meet Federal and State Standards.
DFR	Improvements to Meet Fire Safety Code (8 Projects Statewide)	\$ 71,800	This project involves corrections to fire safety deficiencies at eight locations located statewide.

2005-06 Summary of Recommended Repair and Renovation Projects

DEPARTMENT	PROJECT	AMOUNT	SCOPE OF WORK
Aquar	Fort Fisher: Memorial Garden Walkway repairs	\$ 50,820	This project involves repairs to the Memorial Garden Walkway at the Fort Fisher aquarium.
Parks	MEMI SP Structural Repairs to Ranger Residence	\$ 65,000	This project involves structural repairs to the rangers residence at Medoc Mountain State Park.
Zoo	Repair of Dams	\$ 309,400	A survey of the zoo's seven dams by the DENR Land Quality Section revealed that three permitted dams have significant erosion on their faces and downstream sides in addition to significant beaver and muskrat damage. These dams are permitted and repair is mandated in order to stay in compliance. At least one of the emergency spillways needs to be re-engineered. The four other non-permitted dams have similar deficiencies. This cost estimate includes engineering and construction work to return all seven dams to acceptable condition.
DFR	Improvements to Remove Asbestos, Lead Paint, etc.	\$ 115,615	This project involves the removal and abatement of asbestos, lead paint, mold or other hazardous materials from various Forest Resources locations statewide.
DMF	South River Boat Basin Maintenance Dredging	\$ 108,160	The scope of work is to dredge 4,000 cubic yards of spoil to deepen the boat basin and entrance channel to accommodate research vessels.
Aquar	Roanoke Island: Graveyard of the Atlantic Life Support Repairs	\$ 280,635	This project involves the repairs to the life support system at the Graveyard of the Atlantic exhibit at the Roanoke Island Aquarium.
DFR	Improvements to meet the requirements of ADA (15)	\$ 67,300	This project involves the repairs and improvements necessary to meet ADA requirements at 15 Forest Resources locations.
	Department of Environment and Natural Resources Total	\$ 3,748,545	
Department of Health and Human Services			
Central Administration	Statewide Building Repairs Reserve	\$ 750,000	This reserve allows miscellaneous or emergency repairs to be made at various statewide facilities.
Central Administration	Statewide Life Safety Code Reserve	\$ 525,000	This reserve allows life safety code correction projects to be funded at various statewide facilities.
Central Administration	Statewide Paving Reserve	\$ 750,000	This reserve allows improvements to parking lots, roadways and walkways at various statewide facilities.
Murdoch Center	Alpine Cottage Renovation	\$ 2,799,257	This project consists of renovating the bathrooms to make them suitable for severely handicapped, non-ambulatory residents. Project also involves the abatement of asbestos and lead paint, installation of a sprinkler system and the upgrading of fire alarm and HVAC systems. (This OC-25 request increases the construction amount due to inflation over the last 12-15 months.)
Broughton Hospital	DOI Fire and Safety Corrections (1 of 2)	\$ 395,000	This project consists of correction of various fire and life safety code deficiencies identified by the Dept. of Insurance.
Western NC Sch. Deaf	Lead Paint Abatement and Building Repairs	\$ 97,635	This project consists of the abatement of lead paint and miscellaneous building repairs in various facilities.

2005-06 Summary of Recommended Repair and Renovation Projects

DEPARTMENT	PROJECT	AMOUNT	SCOPE OF WORK
Caswell Center	Electrical Upgrades Phase VI-Primary, Secondary, Lighting & Generator (1/2)	\$ 925,000	This project consists of replacing the primary and secondary electrical system for the entire campus, plus the replacement of all roadway lighting and the addition of whole campus generation. The primary (4160 V) is old and no longer reliable. This project will replace the existing system with a new high voltage system maintained by the City of Kinston (service provider). With the new primary distribution, new transformers, and secondary distribution will be furnished. The entire campus will also receive new roadway lighting feed from the new transformers. Two 1750 KW generators will be installed to provide emergency power to the entire campus, including campus cooling and heating.
Broughton Hospital	Bates Building Roof Replacement	\$ 468,654	The original slate roofing on the sloped portions of the Bates Buildings has many leaks due to bad flashings, rotted valley metal and ridge caps and loose slate shingles. Most of it has been in service since the early 1920's with little or no maintenance. Associated flashings, coping and gutters need to be replaced.
NC Special Care Ctr.	Add Fire Suppression System Phase II (1 of 2)	\$ 300,000	Upgrade is required to add sprinkler system to approximately 112,200 Sq. Ft., or the remainder of the non-sprinklered area of the facility. The automatic sprinkler system will provide added life safety for patients, staff and visitors. Additionally, a fire wall is needed to separate the Scott Wing (High Rise) from the remainder of the facility.
Walter B. Jones ADATC	Dorm 4 & 6 Sprinkler Upgrades	\$ 122,992	This project consists of installing approximately 12,000 sq. ft. of sprinkler system in Units 4 and 6. Even though these buildings complied with the original code, this project will bring these structures up to current fire suppression codes and improve patient and staff safety.
Broughton Hospital	Sprinkler North Avery Attics	\$ 258,144	During 1997 an automatic sprinkler system was installed in wards B thru K, however; the three attic spaces above these wards were not sprinkled. Since fire dampers were not installed within HVAC ducts during an air conditioning project in the mid-80's, both DOI and LSC deficiencies persist. Install dry-pipe sprinklers within the attic spaces, which will result in the buildings being totally sprinkled.
Caswell Center	Building System Upgrades to Johnson, Kendall & Byrum	\$ 2,270,968	This project updates existing OC-25 Number 200520224412 based on 95 % CD cost estimate from the designer. These three buildings are residential buildings for clients. The project consists of installing a sprinkler system, rated walls, replacing the HVAC system and renovating the bathroom areas to be ADA compliant.
NC Special Care Center	Service Wing Life Safety Improvements	\$ 165,978	Upgrade is required to improve egress from the Service Wing. The original facility was constructed in 1941 and added to in 1950. The project will include the construction of a new stair tower, egress doors and egress corridors. This will provide added life safety for patients and staff.
Broughton Hospital	Reroof Avery Building (1 of 2)	\$ 300,000	Avery Building was constructed during 1880. The 170,000 sq. ft. slate roof is original. The sharply pitched roof displays numerous widely spread leaks. The ferrous metal fasteners have dissolved from corrosion causing an ever-increasing number of slate shingles with razor sharp edges to fall from a height of over 50 feet. During June 2005, a slate shingle destroyed an automobile windshield. In August 2005, a severe lightning storm severely damaged the slate on two cupola roofs.

2005-06 Summary of Recommended Repair and Renovation Projects

DEPARTMENT	PROJECT	AMOUNT	SCOPE OF WORK
Julian F. Keith ADATC	Emergency Generator Installation	\$ 184,892	Project consists of installing emergency generators on campus. Generators are to serve patient care unit buildings. These generators are needed to provide heat, lighting, power and life safety systems in the event of power loss from the utility.
Caswell Center	Window Replacement - "H" Buildings	\$ 986,622	Replace existing windows with new insulated glass with Low E coating in the following buildings: Johnson (32,693 sq.ft.), Kendall (33,014 sq.ft.), Byrum (32,693 sq.ft.), Parrott (33,014 sq.ft.)
Cherry Hospital	Replace Elevators in Eight Buildings	\$ 501,430	This project replaces elevators in U2 East, West and Old Kitchen that are well past their expected lives. They are difficult to maintain, have obsolete controllers that do not comply with ADA guidelines and do not function properly by opening directly into the corridor in the patient areas. These elevators do not have electric eyes and the safety edges and doors have hit patients and staff. These elevator jacks have no corrosion protection and a hydraulic oil leak will contaminate ground water.
Walter B. Jones ADATC	Emergency Generator Installation	\$ 184,892	Project consists of installing emergency generators on campus. Generators are to serve patient care unit buildings. These generators are needed to provide heat, lighting, power and life safety systems in the event of power loss from the utility.
Dorothea Dix Campus	Harvey Building Window and Door Repairs	\$ 93,175	This project consists of replacing all the windows on the first fl. of the bldg. The second fl. was done in the 1990's during a second fl. renovation project. Also included are the replacement of the front entry doors and a few other door locks in the building.
Broughton Hospital	Replace Chiller for Harper Building	\$ 313,746	The existing centrifugal chiller at this location is an R-11 unit and has been in service since 1973. Over the past several seasons repairs have become increasingly more frequent and costly. The cost of R-11 has risen to nearly \$15.00 per pound since the production of the CFC was halted. This project would install a 250-ton, helical-screw, air cooled unit. Because the unit would not require a cooling tower, water conservation would be achieved. This project will also replace a 600-amp, 600-volt, 12-circuit load center including circuit breakers.
Cherry Hospital	Install Hard Ceiling in Patient Buildings - Ph. 1 - U2 Bldg	\$ 243,964	This project replaces the drop-in ceilings in the U2 Building. The present situation is a safety concern. Patients can gain access to the area above the ceilings and potentially harm themselves. Patients have hidden contraband, including weapons, above the ceilings. There are also mechanical systems accessible above ceilings. Patients could disable dampers that are part of the fire alarm systems. The dampers isolate smoke from various areas of the building in case of fire.
Julian F. Keith ADATC	Dorm 6 Building Upgrades	\$ 454,991	This project is to modify and update Dormitory 6 (Building B). The building was built in 1969 and had few modifications in 2000 to create Detox bedrooms. This project will replace doors, ceilings, flooring, painting and other miscellaneous items. The project will also replace the existing HVAC system, replace plumbing fixtures to make them ADA compliant, replace electrical lighting and some power, and the installation of new fire alarm devices to the existing system. All of these systems are original except for the condensing unit. This project will also install a modern electronic access system for monitoring and improved security.

2005-06 Summary of Recommended Repair and Renovation Projects

DEPARTMENT	PROJECT	AMOUNT	SCOPE OF WORK
Broughton Hospital	Marsh Building Renovations for Treatment Mall Program (1 of 2)	\$ 1,294,527	Project will consist of major renovations for the accommodation of a therapy mall program for difficult patients. The building will be modified with classrooms, staff offices, and new toilet facilities. Building will receive new mechanical, electrical and plumbing systems. All portions will be painted and all windows will be protected from impact.
Cherry Hospital	Replace Sewer Stacks in U2 Bldg.	\$ 724,646	This project replaces sewer stacks in the U2 Building. The sewer lines are over thirty years old in this building and in a deteriorated state. There have been several leaks in recent years with the ensuing unsanitary conditions requiring emergency response by the maintenance staff, and massive cleanup by the housekeeping staff.
Western NC Sch. Deaf	Campuswide Roofing	\$ 947,056	1) Jeter Hall: Full Roof Replacement of Area A Gravel Surfaced Built-Up (excludes canopy Areas B and D). This roof is currently 18 years of age and in poor condition. Rankin Hall: Full Roof Replacement of EPDM and fiberglass shingles. Re-roofing was recommended in 2000 and condition is poor. Barn: Full roof replacement with 26 gauge metal roof panels. The current age of metal roof is 66 years and is rusted metal with pin holes. 2) House Number 12 is over 100 years old. The slate roof is the original roof. Many slates are broken. The ferrous fasteners have virtually been dissolved by corrosion. Repair of this roof is beyond the capability of routine maintenance. The existing Chapel roof is asphalt shingle roof that has been in service more than 20 years. Intermittent roof leaks have resulted in widespread ceiling deterioration. This project would remove and respray the ceiling texture.
	Department of Health and Human Services Totals	\$ 16,058,569	
Department of Justice			
SBI - Raleigh	Increase Chiller Ice Tank Capacity (Crime Lab Facility)	\$ 168,095	This project involves increasing the number of ice tanks for the chiller system from 36 to 48 tanks. This is necessary in order to sustain cooling requirements during summer months for an entire peak energy time frame, resulting in energy cost savings.
Justice Academy Sampson Co	Driving Track Renovation	\$ 489,683	This project is to resurface a 3.4 acre driving track facility. This track is used for law enforcement driving instruction as well as an area for vehicle traffic stops. Current surface is worn and cracking creating a safety hazard.
	Department of Justice Total	\$ 657,778	
Department of Juvenile Justice and Delinquency Prevention			
Detention Centers	Security Cameras/Surveillance System	\$ 912,450	This project involves installation of security camera equipment at each of the ten Juvenile Justice detention centers.
YD Centers	Security Cameras/Surveillance System	\$ 1,703,625	This project involves installation of security camera equipment at each of the five Juvenile Justice Youth Development Centers.
YD Centers	Security-Safety Fixtures (permanently Attached)	\$ 378,180	Installation of safety devices in order to prevent harmful or destructive self-inflicted injuries or behavior of offenders.

2005-06 Summary of Recommended Repair and Renovation Projects

DEPARTMENT	PROJECT	AMOUNT	SCOPE OF WORK
Stonewall Jackson	Reroof Kirk and McWhorter	\$ 945,000	This project involves roof replacement at Kirk and McWhorter Buildings at Stonewall Jackson YDC.
	Department of Juvenile Justice and Delinquency Prevention Total	\$ 3,939,255	
Department of Revenue			
Revenue Building	Remove existing carpet and install new carpet (tripping hazard)	\$ 774,713	Replace worn and stained carpet in the building. This is a serious tripping hazard, worsened by cart traffic.
Revenue Building	Install wall protection, repair and refinish walls and columns	\$ 691,657	This project involves installation of chair rails at walls and columns to protect them from carts that are used to move tax forms and tax returns throughout the building. This will reduce costs of maintenance by reducing repairs to walls and columns. The scope of work also includes painting of both the railing and the walls and columns affected by the installation.
	Department of Revenue Total	\$ 1,466,370	
	GRAND TOTAL	\$ 67,500,000	
	Availability	\$ 67,500,000	
	Balance	\$ -	