

# Repair and Renovations Authorized in the State Capital Facilities Finance Act

## Consultation with the Joint Legislative Commission On Governmental Operations

### Office of State Budget and Management

September 19-20, 2006

In fiscal year 2003-2004, the General Assembly authorized special indebtedness of \$300,000,000 in certificates of participation (COPs) to be used for the repair and renovation of State facilities. Over 500 projects were selected for funding as approved by the Joint Legislative Commission on Governmental Operations. The following are requested changes to the project list:

#### DEPARTMENT OF HEALTH AND HUMAN SERVICES

	Current	Proposed	
Broughton Hospital – Building Upgrades for Adolescent, Forensic, and Geriatric Programs (44342-4G01)	\$13,938,600	\$849,350	Broughton Hospital will be replaced by a new facility that will be completed in FY 2011-12 using Special Indebtedness authorized by the General Assembly in 2006. DHHS has requested that expenditures of the R&R COPs for this project be minimized to only those repairs and renovations required to operate within state and federal regulations until the new hospital is open. The request would redirect funding to other necessary repairs and renovations at Broughton as well as high-priority projects at other DHHS institutions.
Broughton Hospital – Replace Steam and Condensate Lines – Phase I	\$0	\$927,693	Funds will be transferred from the Building Upgrades project (44342-4G01) to this necessary repair/renovation at Broughton.
Broughton Hospital – Re-roof Avery Building	\$0	\$1,450,094	Funds will be transferred from the Building Upgrades project (44342-4G01) to this necessary repair/renovation at Broughton.
Broughton Hospital – Air Condition Main Kitchen/Cold Storage Equipment Upgrades	\$0	\$175,000	Funds will be transferred from the Building Upgrades project (44342-4G01) to this necessary repair/renovation at Broughton.
Broughton Hospital – Roof Replacement of Eleven (11) Buildings 2004	\$0	\$489,877	Funds will be transferred from the Building Upgrades project (44342-4G01) to this necessary repair/renovation at Broughton.
Broughton Hospital – Replace CFC Chillers at Avery	\$0	\$125,000	Funds will be transferred from the Building Upgrades project (44342-4G01) to this necessary repair/renovation at Broughton.
Broughton Hospital – Resurface Streets and Parking	\$0	\$400,000	Funds will be transferred from the Building Upgrades project (44342-4G01) to this necessary repair/renovation at Broughton.
Broughton Hospital – DOI Fire and Safety Corrections	\$0	\$1,600,000	Funds will be transferred from the Building Upgrades project (44342-4G01) to this necessary repair/renovation at Broughton.
Broughton Hospital – Avery Building Bathroom Renovations	\$0	\$680,000	Funds will be transferred from the Building Upgrades project (44342-4G01) to this necessary repair/renovation at Broughton.
Broughton Hospital – Moran Building HVAC and Electrical Upgrades	\$0	\$318,493	Funds will be transferred from the Building Upgrades project (44342-4G01) to this necessary repair/renovation at Broughton.

	Current	Proposed	
Cherry Hospital – Campus Elevator Replacements (44343-4D01)	\$725,728	\$45,522	Cherry Hospital will be replaced by a new facility that will be completed in FY 2009-10 using Special Indebtedness authorized by the General Assembly in 2006. DHHS has requested that expenditures of the R&R COPs for this project be minimized to only those repairs and renovations required to operate within state and federal regulations until the new hospital is open. The request would redirect funding to other necessary repairs and renovations at Cherry Hospital as well as high-priority projects at other DHHS institutions.
Cherry Hospital – Building System Upgrades (44343-4D02)	\$3,682,172	\$258,683	Cherry Hospital will be replaced by a new facility that will be completed in FY 2009-10 using Special Indebtedness authorized by the 2006 Legislature. DHHS has requested that expenditures of the R&R COPs for this project be minimized to only those repairs and renovations required to operate within state and federal regulations until the new hospital is open. The request would redirect funding to other necessary repairs and renovations at Cherry Hospital as well as high-priority projects at other DHHS institutions.
Cherry Hospital – Miscellaneous Life Safety and Security Upgrades 2006	\$0	\$617,498	Funds will be transferred from the Cherry Hospital project (44343-4D01) to this necessary repair/renovation at Cherry Hospital
Cherry Hospital – HTHW System Modifications	\$0	\$356,484	Funds will be transferred from the Cherry Hospital projects (44343-4D01 - \$108,230 and 44343-4D02 - \$248,254) to this necessary repair/renovation at Cherry Hospital
Cherry Hospital – Kitchen Chiller & AHU's	\$0	\$350,000	Funds will be transferred from the Cherry Hospital project (44343-4D02) to this necessary repair/renovation at Cherry Hospital
Black Mountain Center – Roof Renovations (44349-4E01)	\$838,500	\$948,500	Funds (\$110,000) will be transferred from the Broughton Hospital project (44342-4G01) for additional roof replacements
Black Mountain Center – Fire Alarm System Upgrades (44349-4E02)	\$260,900	\$558,578	Funds (\$297,678) will be transferred from the Broughton Hospital project (44342-4G01) to add fire alarm upgrades to Moore and Administration buildings
Caswell Center – Electrical Upgrades Phase VI (44351-4D01)	\$1,358,700	\$1,833,700	Funds (\$475,000) will be transferred from the Broughton Hospital project (44342-4G01) for additional electrical upgrades
Caswell Center – Parrott AHU Replacement	\$0	\$333,188	Funds will be transferred from the Broughton Hospital project (44342-4G01) for air conditioning replacement

	Current	Proposed	
Caswell Center – Re-roofing Phase VII	\$0	\$250,000	Funds will be transferred from the Broughton Hospital project (44342-4G01)
Dorothea Dix – Clark Building Air Handler Replacement (44341-4F05)	\$149,200	\$294,200	Funds (\$145,000) will be transferred from the Broughton Hospital project (44342-4G01) for additional air handler replacement
Dorothea Dix – Steam Plant Boiler Upgrades	\$0	\$980,371	Funds will be transferred from the Broughton Hospital project (44342-4G01)
Eastern NC School for the Deaf – Underground Steam Line Replacement	\$0	\$772,980	Funds will be transferred from the Broughton Hospital project (44342-4G01)
Eastern Region VR – Resurface Parking Area	\$0	\$233,926	Funds will be transferred from the Broughton Hospital project (44342-4G01)
Governor Morehead School – Steam Line Replacement and Tunnel Repairs – Phase II	\$0	\$120,000	Funds will be transferred from the Broughton Hospital project (44342-4G01)
Governor Morehead School – Water, Sewer, and Storm Drain Replacement	\$0	\$115,000	Funds will be transferred from the Broughton Hospital project (44342-4G01)
J. Iverson Riddle Developmental Center – Sheltered Workshop Roof Replacements	\$0	\$263,927	Funds will be transferred from the Broughton Hospital project (44342-4G01)
J. Iverson Riddle Developmental Center – HVAC Upgrades – Medical Care Unit	\$0	\$696,843	Funds will be transferred from the Broughton Hospital project (44342-4G01)
Julian F. Keith, ADATC – Fire Alarm Upgrades	\$0	\$318,846	Funds will be transferred from the Broughton Hospital project (44342-4G01)
Murdoch Center – Replace Heating Plant and Distribution System (44359-4B01)	\$5,070,700	\$5,695,700	Funds (\$625,000) will be transferred from the Broughton Hospital project (44342-4G01) for additional boiler plant and HVAC modifications
Murdoch Center – Alpine Cottage Renovations	\$0	\$745,211	Funds will be transferred from the Broughton Hospital project (44342-4G01)
NC Special Care Center – Replace Porch and Handrails and Roof	\$0	\$311,569	Funds will be transferred from the Broughton Hospital project (44342-4G01)
O’Berry Center – ELC-2 Building System Upgrades	\$0	\$1,496,145	Funds will be transferred from the Cherry Hospital project (44343-4D02)
O’Berry Center – Emergency Generator Installation	\$0	\$206,390	Funds will be transferred from the Cherry Hospital project (44343-4D02)
R. J. Blackley, ADATC – Barrett/building 26 Modifications (44362-4I01)	\$1,939,800	\$2,965,529	Funds (\$1,025,729) will be transferred from the Cherry Hospital project (44343-4D02) for additional Barrett and Building 26 upgrades
Western NC School for the Deaf - Asbestos Abatement	\$0	\$180,003	\$51,449 will be transferred from the Cherry Hospital project (44343-4D02) and \$128,554 will be transferred from Broughton Hospital project (44342-4G01)
Totals	\$27,964,300	\$27,964,300	

## DEPARTMENT OF ADMINISTRATION

	Current	Proposed	
Polk Building – Generator Replacement, Mechanical System Improvements, and Façade Repair (40367-4A03)	\$800,000	\$241,000	The original funding for 40367-4A03 was set up for renovation and repair work at the Polk Building in Charlotte. This renovation was started, but a decision to sell the building was made prior to completion of all work. Unused funds (\$559,000) will be transferred to the Downtown Government Complex – Life Safety Projects (40367-4A09) to cover cost increases and scope changes associated with Department of Insurance life safety deficiency requirements.
Veterans Affairs Building Roof Replacement (40367-4A04)	\$400,000	\$116,000	The original funding for this project was set up for roof repairs at several of the Veteran Nursing Homes. Due to urgency of completing the repairs, many were completed prior to the availability of the COPS funds. Unused funds (\$284,000) will be transferred to the Downtown Government Complex – Life Safety Projects (40367-4A09) to cover cost increases and scope changes associated with Department of Insurance life safety deficiency requirements.
Downtown Government Complex – Life Safety Projects (40367-4A09)	\$457,500	\$1,300,500	Unused funds from 40367-4A03 and 40367-4A04 will be used to address cost increases and scope changes associated with Downtown Government Complex – Life Safety Projects. All changes in scope are required by the Department of Insurance to meet life safety standards. Scope changes include the replacement of an existing fire escape (original scope called for repair only) and the addition of an external stairwell to the Seaboard Building, repairs to fire rated corridor walls in the Dobbs Building, and the correction of exposed electrical panels in the Cooper Building.
Totals	\$1,657,500	\$1,657,500	

## DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

	Current	Proposed	
Security Systems – Statewide (40374-4X07)	\$151,400	\$151,400	Original project was for Electrical Security Systems – Statewide. Scope change allows DENR to use funds for non-electrical security measures such as locks and fencing.
Totals	\$151,400	\$151,400	

### EAST CAROLINA UNIVERSITY

	Current	Proposed	
Howell Science - Lab Upfits for Shell Space in Science and Technology (40383-4F03)	\$1,225,500	\$10,306	Request to transfer \$1,215,194 from the Howell Science – Lab Upfits project (40383-4F03) to the Howell Science - Flanagan South project (40383-4F02). The Flanagan South project came in over bid and additional funds are needed to complete the project. The Lab Upfits project (40383-4F03) will be completed at a later date with R&R funds.
Howell Science - Flanagan South Wing Renovation project (40383-4F02)	\$3,224,361	\$4,439,555	The Howell Science - Flanagan South Wing Renovation project (40383-4F02) came in over bid and an additional \$1,215,194 is needed to complete the project.
Totals	\$4,449,861	\$4,449,861	

### UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL

	Current	Proposed	
Carmichael Auditorium – Replace Pre-cast Concrete Panel System (40392-4L18)	\$278,903	\$103,903	Bids for the Carmichael Auditorium project (40392-4L18) were significantly over budget. It was determined that the replacement of the pre-cast concrete panel system would be better addressed in a comprehensive renovation project which is planned for Carmichael Auditorium.  Of the \$278,903 in COPS funds originally allocated to the Carmichael Auditorium project (40392-4L18), \$25,000 has been used on a study to determine the condition of the panels, \$175,000 would be used to supplement the cost increase associated with the Person Hall Roof and HVAC Replacement project (40392-4L07), and remaining funds will be used to cover cost increases in other COPS projects as they arise.
Person Hall-Replace Roof and HVAC Systems (40392-4L07)	\$837,398	\$1,012,398	Funds (\$175,000) will be transferred from the Carmichael project (40392-4L18) to cover the increased costs associated with the roof replacement.
Totals	\$1,116,301	\$1,116,301	