



North Carolina Department of Administration

# Joint Legislative Oversight Committee State Capital Improvements

NCDOA/SCO

December 12<sup>th</sup>, 2018

# NCDOA/SCO

Division within the Department of Administration

Staffed with 61 Architects, Engineers, Building Code Officials and Admin

Per Statute has the responsibility that can be summarized as the overall coordination and management for implementation of the State's Capital Improvement Program

# GS 143-341 Powers and duties of Department

## **(a)143-341(3)      Architecture and Engineering**

**a. To examine and approve all plans and specifications for the construction or renovation of:**

- 1. All State buildings**
- 2. All community college buildings (>\$500,000)**

**b. To assist, as necessary, all agencies in the preparation of requests for appropriations for the construction or renovation of all State buildings.**



# GS 143-341 Powers and duties of Department

- (a) b1. To certify that a statement of needs pursuant to G.S. 143C-3-3 is feasible. (>\$100,000).**
- (b) C. To supervise the letting of all contracts for the design, construction or renovation of all State buildings and all community college buildings**
  - d. To supervise and inspect all work done and materials used in the construction or renovation of all State buildings and all community colleges**

# State Construction Office



Facility Condition Assessment Program (FCAP): 6 FTE

Design Review Section: 25 FTE

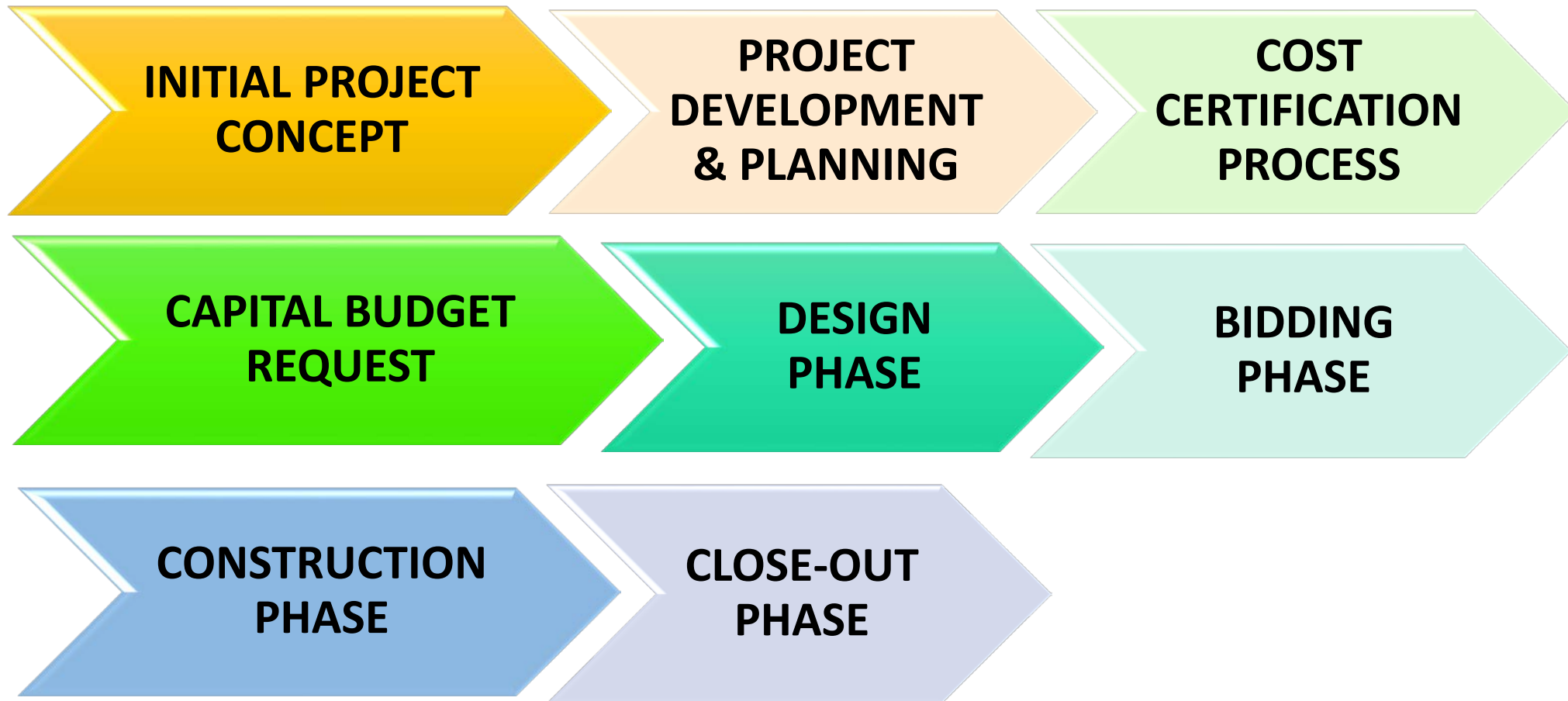
Construction Administration Section: 11 FTE

Consulting Section + Code Electrical Inspections: 14 FTE

# Capital Improvement Process

- (a)1. OC-25 PREPARATION (from FCAP report) – Owner
- ☐ 2. APPROPRIATION OF FUND – General Assembly, OSBM
- ☐ 3. DESIGNER SELECTION PROCESS – Owner
- ☐ 4. DESIGN REVIEW PROCESS – SCO, Regulatory Agencies
- ☐ 5. AWARD OF CONSTRUCTION CONTRACT(S) – SCO, AG Office
- ☐ 6. CONSTRUCTION ADMINISTRATION – SCO, Owner/Designer

# Project authorization & Implementation Process



# 1. Facilities Condition Assessment Program (FCAP)

- ❑ State's facility inventory consists of approximately 12,275 total buildings. The smallest building is the Sentry Post at Tryon Palace at 9 square feet. The largest is at the Global Transpark GTP-6 at 600,000 sf. The inventory of facilities comprises 125,154,400 total sf. The approximate **insured value**, as listed by the State Property Office, is **\$30.2 Billion Dollars**.
- ❑ FCAP assesses all State-owned property of 3,000 sf & larger, which constitutes a total of 4,489 buildings out of the total 12,275 State facilities. This represents 37% of the facilities that the State owns. However, the square footage of the buildings assessed totals **118,253,785 sf** which represents **95%** of the **total square feet** and **97%** of the **total insured value** of all State owned facilities.



# Facilities Condition Assessment Program

## By the numbers .....

The State of NC owns:

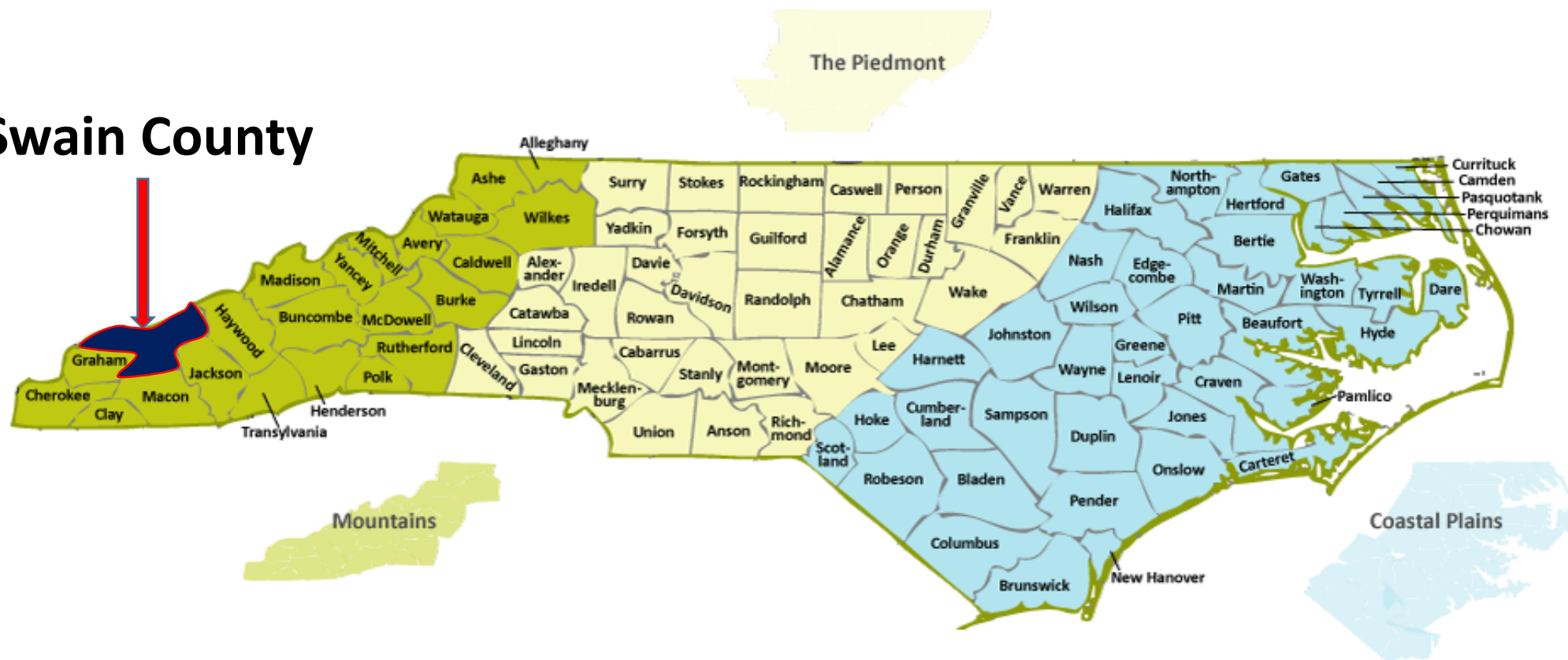
**4489 buildings** > 3000 square feet

**99 counties** (---)

**118,253,785 square feet**



## Swain County



# Facilities Condition Assessment Program

## Current statistics for the current FCAP cycle

As of October 1, 2018:

- ☐ 97 Counties complete.
  - ☐ 116,007,100 square feet inspected (98%)
  - ☐ 4354 buildings (97%)
  - ☐ 10,290 deficiencies identified
  - ☐ Documented with estimates and digital photographs
- ☐ \$6.1 Billion in total deficiencies
  - ☐ All Priorities
  - ☐ **Appropriated** Funding ONLY

# Deficiency Priority

1

- **Life Safety:** Presence of a condition or absence of system which endangers health or life.

2

- **Critical:** If not repaired, significant building damage will result.

3

- **ADA:** buildings still not in compliance with the 1990 Act.

4

- **Targeted Renovation:** Major renovation due to age or condition

# Deficiencies by Priority

1

- Life Safety: **\$691,292,300**

2

- Critical: **\$1,204,988,500**

3

- ADA: **\$120,167,500**

4

- Targeted Renovation: **\$4,174,598,878**



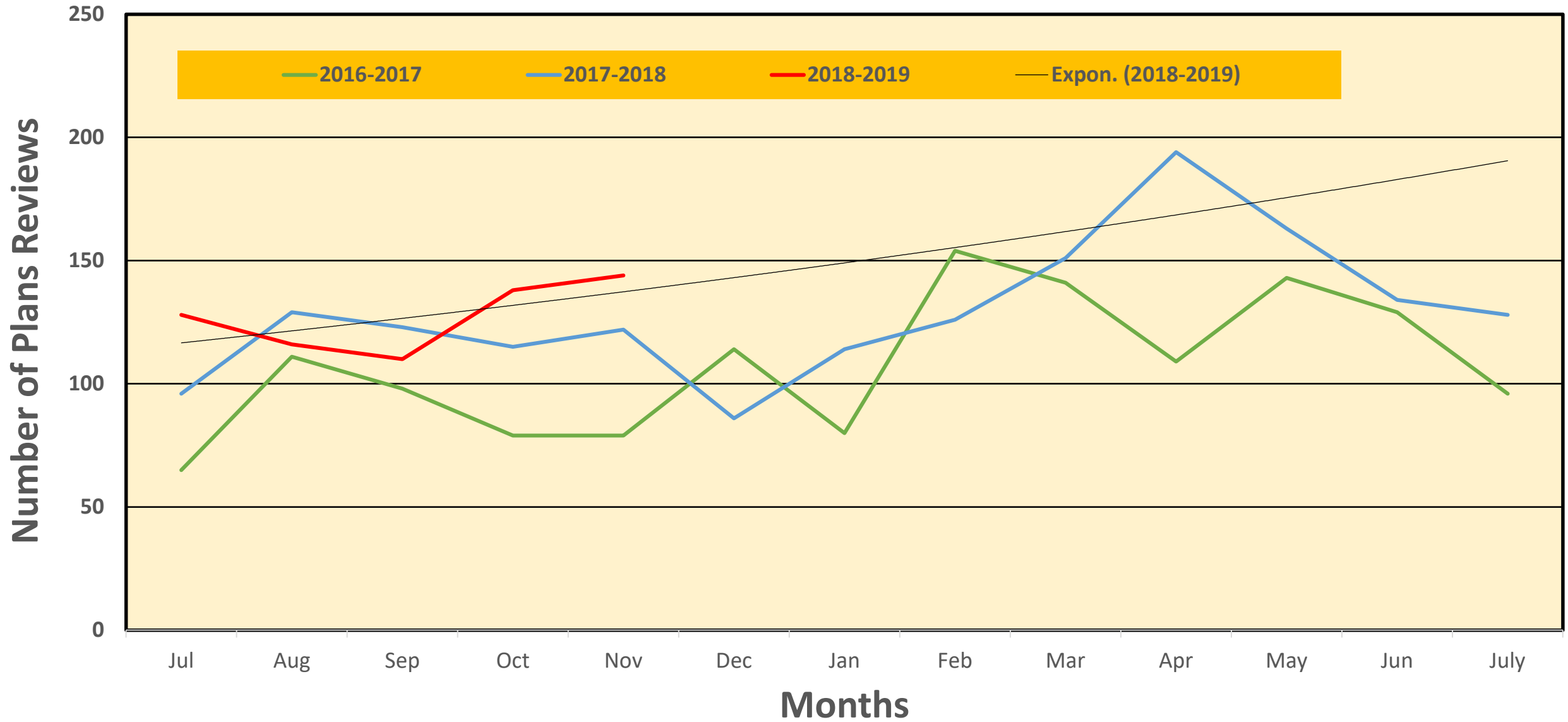
## 2. Design Review Section

- ☐ Ensure compliance with the State Construction Manual, Budget, Design and Construction Contracts
- ☐ Procedural Issues - State Building Commission
- ☐ Technical Guidelines for State Facilities: Electrical, Roofing, Asbestos, Masonry, etc.
- ☐ Ease of maintenance (50 year buildings)
- ☐ Life Safety Codes and liability:
- ☐ NC State Building Codes – General, Electrical, Plumbing, Mechanical, Accessibility, Fire & Energy
- ☐ Economy of design and materials
- ☐ Clear and sufficient bid documents

# CAPITAL PROJECT TYPES

Owner	Project Type (Total Project Budget)	Public Advertisement	Designer Selection Approval	Design Contract Negotiation
State Agency	Minor - SCO Oversight (<=\$500,000)	Not Required	State Construction Office	SCO
State Agency	Major - SCO Oversight (>\$500,000)	IPS Website for minimum of 15 calendar days	State Building Commission	SCO
State Agency	Emergency	Not Required	Agency with Reporting to SBC	SCO
University	Download - Minor(<= \$500K)	Not Required	University	University
University	Download Major- (\$500K and \$2,000,000)	UNC Website & IPS Website for 15 calendar days	University	University
University	Major (>\$2,000,000)	UNC Website & IPS Website for 15 calendar days	University	SCO
University	Emergency	Not Required	University with Reporting to SBC	SCO (If >\$2,000,000)
Community College	Minor(<=\$500K)	Not Required [RC1]	Community College	Community College
Community College	Major - SCO Oversight (>\$500,000)	IPS Website for minimum 15 calendar days	Community College	SCO
Community College	Emergency	Not Required	Community College with Reporting to SBC	SCO (If >\$500,000)

## NUMBER OF PLANS REVIEWS



# NC Connect Bond Projects Overview Status

## State Agencies

- ❑ NC Agriculture Science Center, Under Construction
- ❑ DPS-Samarkand Training Academy, Under Construction
- ❑ NG-Wilkes Readiness Centers, early Development Stage
- ❑ NG-Guilford-Readiness Center, Under Design
- ❑ NG-Burke Readiness Center, Approved for Bid
- ❑ DNCR State Parks – 47 Projects, Land Acquisition & Improvements

## UNC System

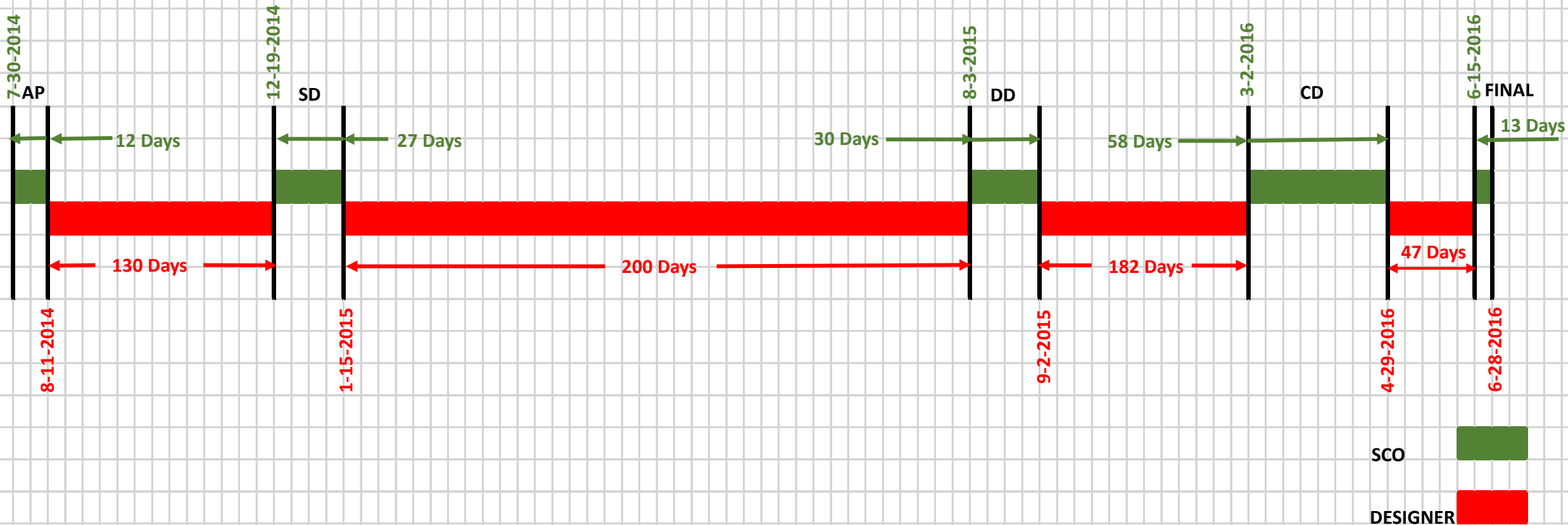
- ❑ 22 Projects.
- ❑ 1 Project in Advance Planning Stage
- ❑ 8 Projects Under Design
- ❑ 4 Projects Approved for Bid
- ❑ 8 Project Under Construction
- ❑ 1 Project Closed-Out

## NCCCS

- ❑ 240 State Board approved projects.
- ❑ 3 Projects In Advance Planning Stage
- ❑ 64 Projects Under Design
- ❑ 97 Projects Under Construction
- ❑ 40 Projects are Closed-Out
- ❑ 29 Projects remain undesignated and will require State Board approval

Appalachian State University – Health Science Building– 13-10604 - \$70M

Project Completed



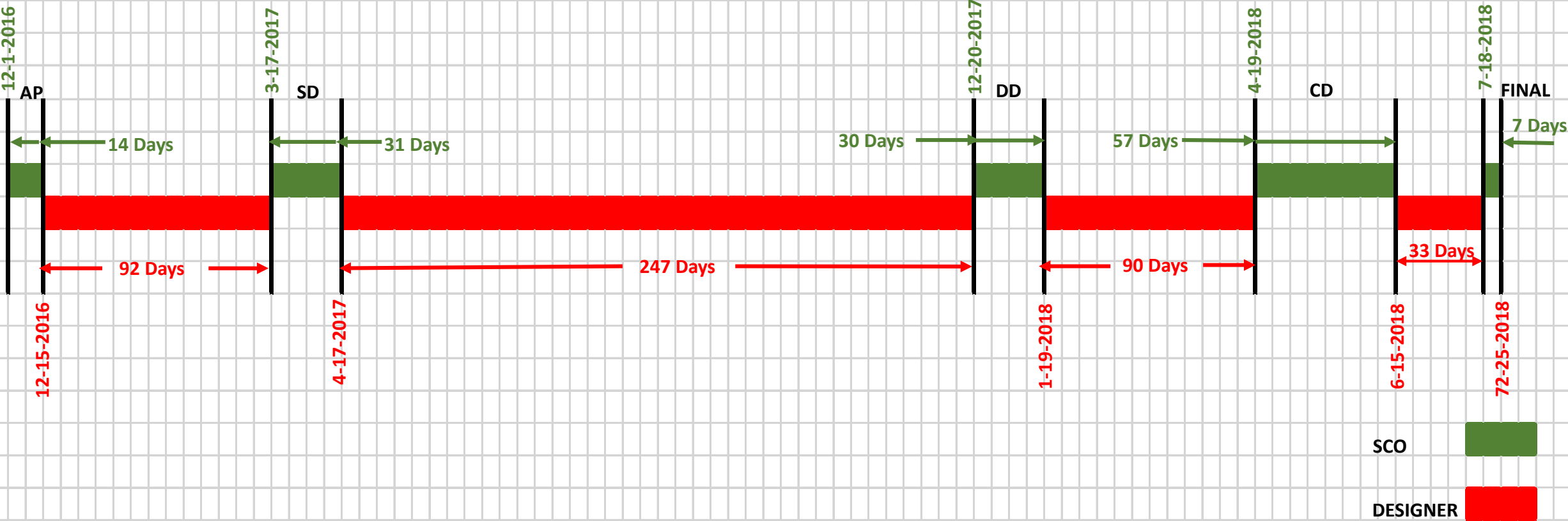
REVIEW TIMELINE

AP – ADVANCE PLANNING      SD – SCHEMATIC DESIGN      DD – DESIGN DEVELOPMENT      CD – CONSTRUCTION DOCUMENTS      FINAL – FINAL REVIEW



Agriculture and Consumer - Service Co-Located Agriculture Lab – Health Science Building– 13-14380 - \$94M

Project Under Construction



REVIEW TIMELINE

AP – ADVANCE PLANNING

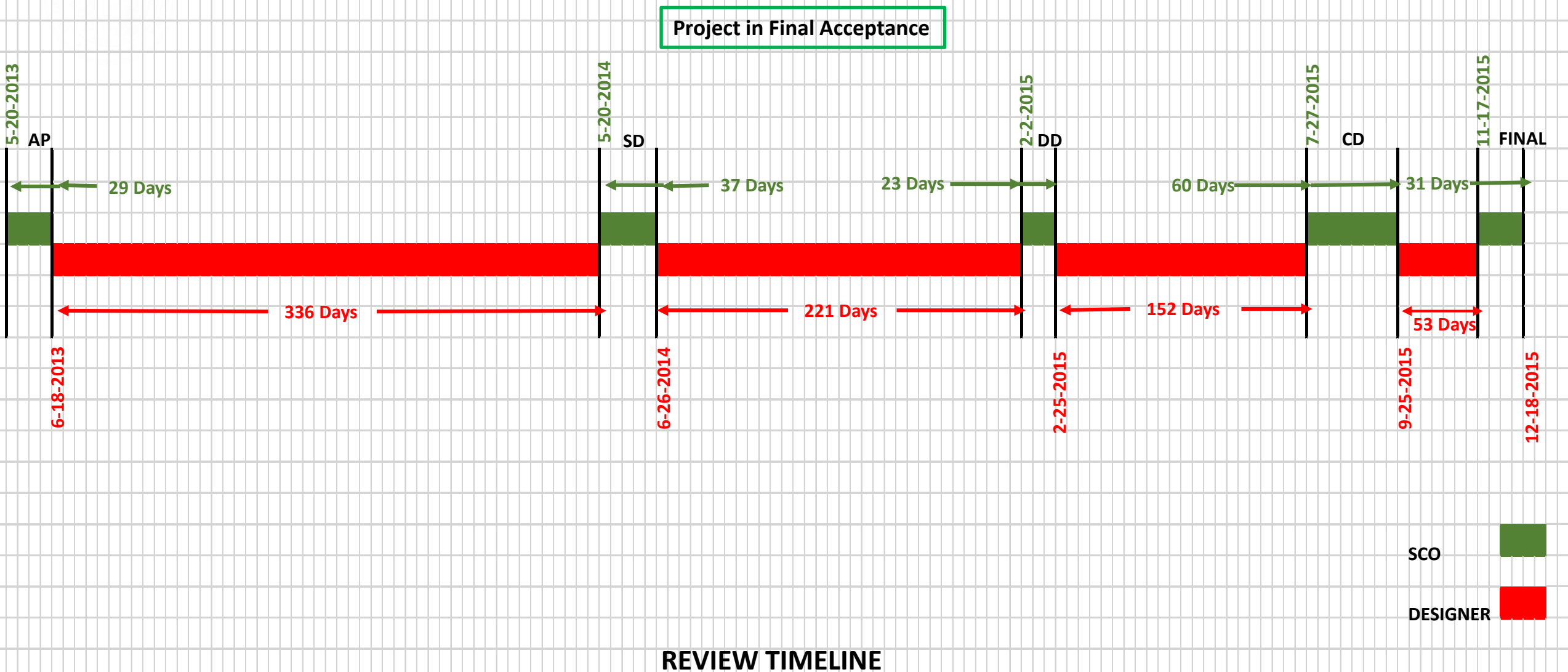
SD – SCHEMATIC DESIGN

DD – DESIGN DEVELOPMENT

CD – CONSTRUCTION DOCUMENTS

FINAL – FINAL REVIEW

East Carolina University – Main Campus Student Center \$ Parking Deck – 11-09263 - \$122M



AP – ADVANCE PLANNING

SD – SCHEMATIC DESIGN

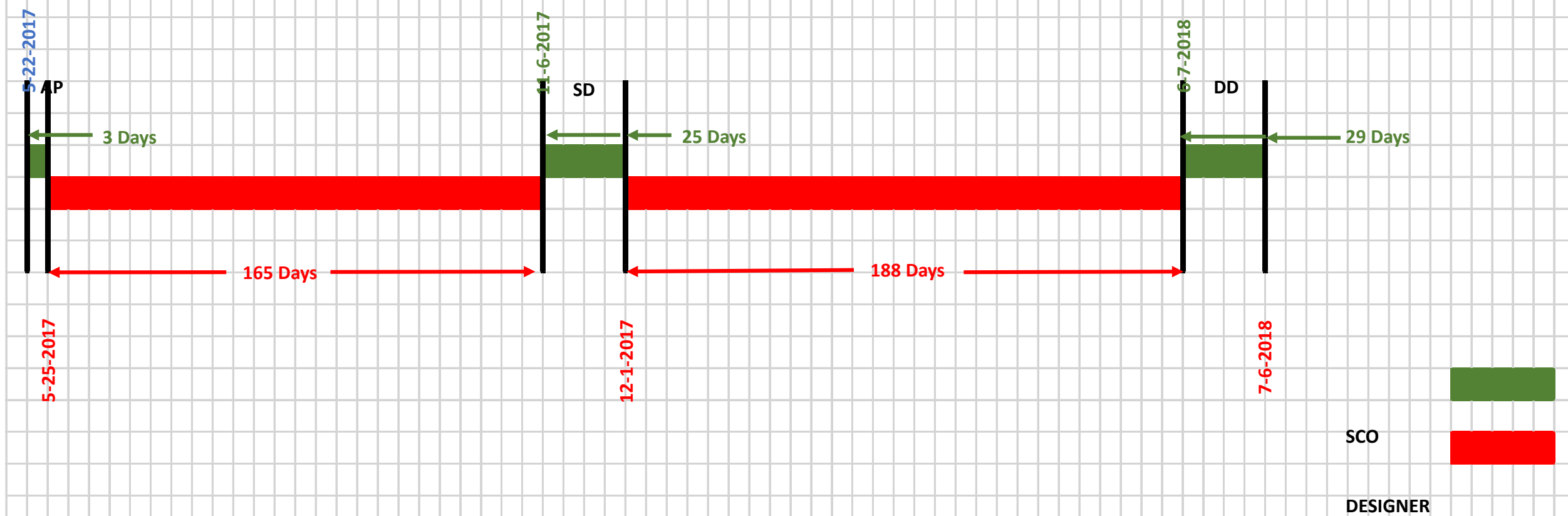
DD – DESIGN DEVELOPMENT

CD – CONSTRUCTION DOCUMENTS

FINAL – FINAL REVIEW

# North Carolina State University – AG/ Plant Science Center– 16-15471 - \$150M

Project Under Design



## REVIEW TIMELINE

AP – ADVANCE PLANNING

SD – SCHEMATIC DESIGN

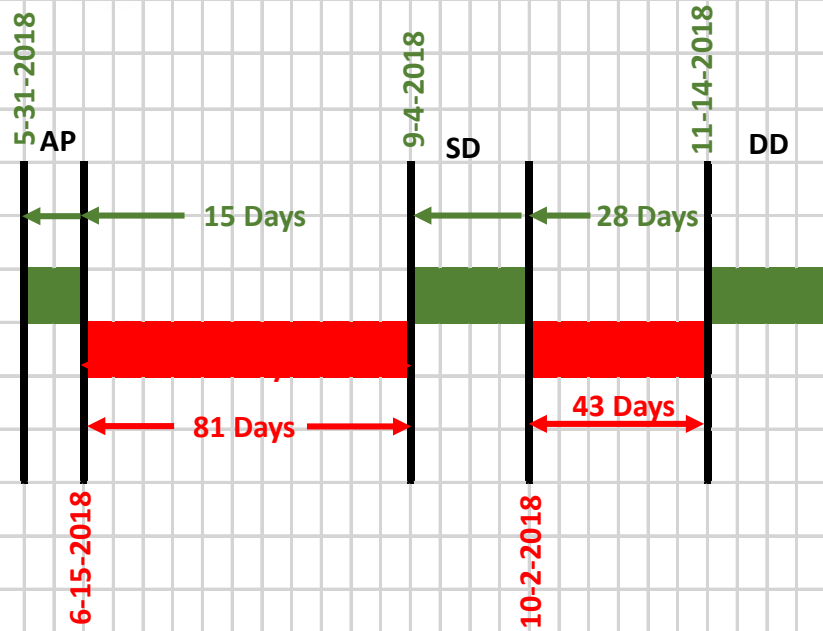
DD – DESIGN DEVELOPMENT

CD – CONSTRUCTION DOCUMENTS

FINAL – FINAL REVIEW

## Division of Juvenile Justice – Rockingham Youth Development Center – 18-18515 - \$20M

Project Under Design



SCO

DESIGNER

### REVIEW TIMELINE

AP – ADVANCE PLANNING

SD – SCHEMATIC DESIGN

DD – DESIGN DEVELOPMENT

CD – CONSTRUCTION DOCUMENTS

FINAL – FINAL REVIEW

### 3. Construction Administration – Bidding & Contracts

- ❑ Responsible for ensuring design has been approved prior to bidding.
- ❑ Monitor bid openings for General Statute requirements. Address and resolve any bid protests and disputes.
- ❑ Issue Contract Award Letter and work with OSBM to confirm adequate funding is in place, including construction contingency funds.
- ❑ Verify insurance documents, MBE documents, bonds, and contracts for accuracy and completeness, prior to releasing executed contracts.

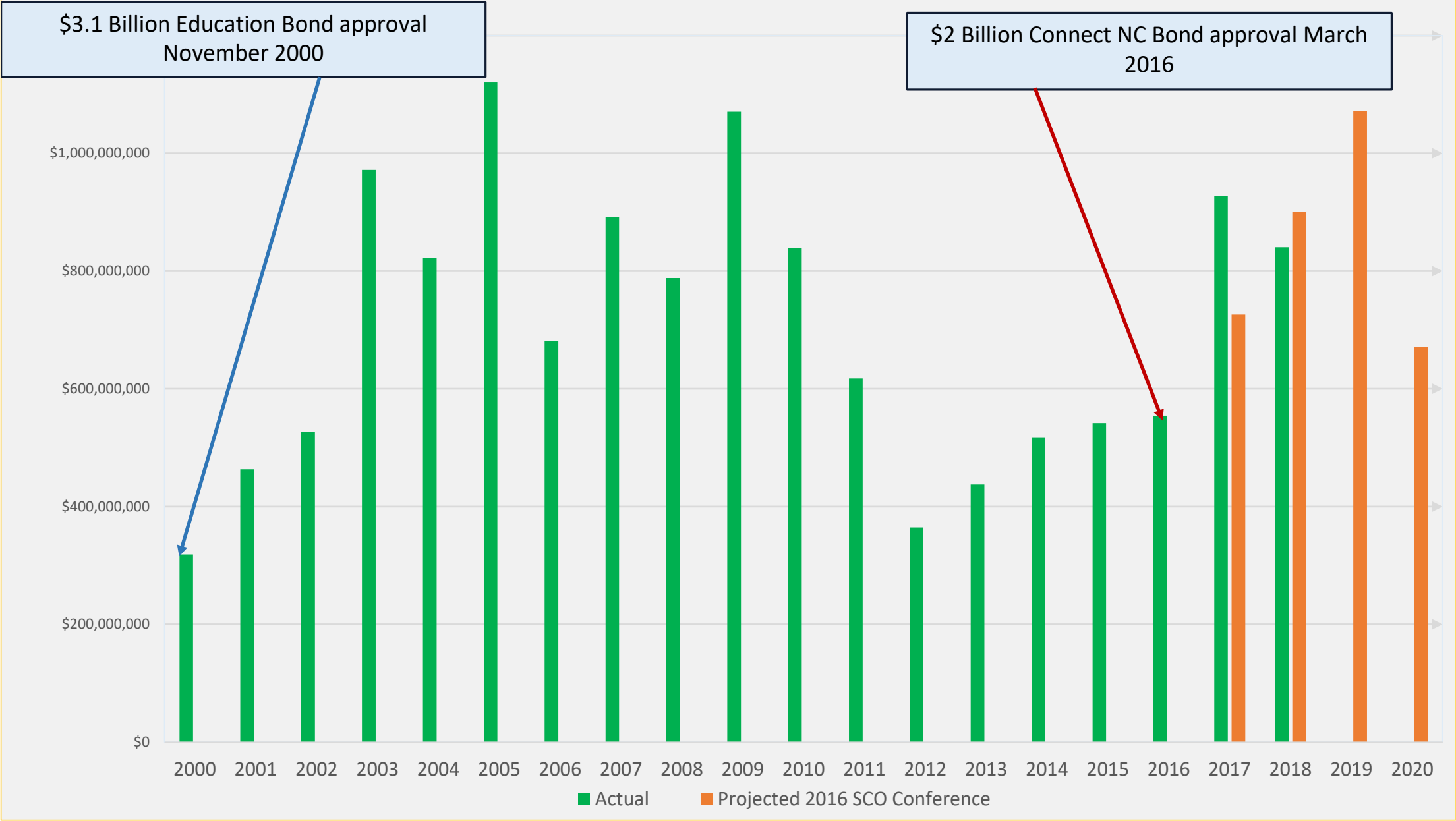


# Construction Administration – Project Management

- ❑ Assign project monitor to participate in the preconstruction meeting.
- ❑ Establish schedule, verify safety procedures and establish inspection milestones.
- ❑ Conduct monthly progress meetings to be attended by all parties, contractors, owner, designer and SCO monitor.
- ❑ Administer and approve Proposed Change Orders.
- ❑ Verify compliance with contract documents.
- ❑ Preside over potential disputes to avoid construction claims.
- ❑ Conduct inspections of work, including all life safety inspections.
- ❑ Perform the final inspection for acceptance into the State system.
- ❑ Review and approve close-out documents



SCO Awarded Construction Contracts State-Wide



## 4. Design & Construction Services Section

### ☐ Consulting Services

- ☐ Architectural and Engineering services for the Government Complex buildings and infrastructure.
- ☐ Maintain and manage Government Complex Building Automation System (BAS)
- ☐ Administer and manage all construction projects for the Government Complex
  - Act as the owner and CPC for NCDOA
- ☐ Provide technical expertise to NCDOA Facility Management

### ☐ Electrical Inspections

- ☐ Conduct required electrical inspections on all State property projects
- ☐ Provide support and interpretation related to electrical code enforcement
- ☐ Total of 5 inspectors cover the State of NC

# Downtown Government Complex

- ☐ 58 Buildings in complex
- ☐ Total SF: 4,472,000 not including Parking decks
- ☐ FCAP Total Current Deficiencies: . . . . \$ 476,354,900
- ☐ Deficiencies are approximately 30% of replacement value
- ☐ 6 year budget = \$600M (Capital and R&R)

# Future Outlook

- ✓ Workload across all platforms is very heavy. Economic expectations and forecast on our industry will remain very heavy for the upcoming year.
- ✓ SCO current staffing has the capacity to administer and manage current and anticipated workload with superior service our clients have come to expect.
- ✓ Continue further development of INTERSCOPE and merging with the digital conversion of the plan approvals and construction administration.
- ✓ Continue the development and implementation of the newest contract delivery methods: Design Build, Design Build w/ Bridging and Public Private Partnership.
- ✓ Continued our involvement with the NC Building Code Council and the HUB Council in promoting outreach and increase participation.







North Carolina Department of Administration

*Thank You!*