



BUILDING RESERVES FOR UNC PROJECTS

UNC Building Reserves Request

PROJECTS COMPLETED FY19						
Campus	Project	Bond Funding	Completion Date	M&O Amount Previously Funded	FY20 Request	FY21 Request
Appalachian State	Health Sciences Building	\$70M	Aug 2018	\$4,207,983	-	-
PROJECTS TO BE COMPLETED FY20						
Winston-Salem State	Sciences Building	\$50M	Dec 2019	\$429,191	\$688,207	\$1,088,373
UNC School of the Arts	Old Library Renovation	\$8M	May 2020	-	\$111,973	\$377,078
PROJECTS TO BE COMPLETED FY21						
NC State	Engineering Building - Oval	\$75M	Jul 2020	-	\$434,085	\$5,388,560
UNC Wilmington	Allied Health and Human Services/ Nursing Building	\$66M	Aug 2020	-	-	\$3,131,849
UNC Greensboro	Nursing Building	\$105M	Oct 2020	-	-	\$2,477,610
UNC Asheville	Owen and Carmichael Hall Renovation	\$21.1M	Dec 2020	-	-	\$394,993
Western Carolina	Science/STEM Building	\$110M	Feb 2021	-	-	\$3,490,619
UNC Charlotte	Sciences Building	\$90M	Mar 2021	-	-	\$1,758,799
Elizabeth City State	G. R. Little Library and Moore Hall Renovation	\$13M	May 2021	-	-	\$109,129
UNC School of the Arts	Performance Place Renovation	\$2.9M	May 2021	-	-	\$42,901
NC School of Science and Math	NC School of Technology and Engineering (West Campus)	\$58M	May 2021	-	-	\$1,836,707
NC A&T	Engineering Building	\$90M	Jun 2021	-	-	-
UNC Pembroke	Business School	\$23M	Jun 2021	-	-	-
PROJECTS TO BE COMPLETED FY22						
Fayetteville State	Lyons Science Building Renovation	\$10M	Jul 2021	-	-	-
East Carolina	Life Sciences and Biotechnology Building	\$90M	Jul 2021	-	-	-
NC State	Plant Sciences Building	\$85M	Feb 2022	-	-	-
NC Central	Business School	\$30M	May 2022	-	-	-
PROJECTS TO BE COMPLETED FY23						
UNC-Chapel Hill	Medical Education Building Replacement	\$56M	Aug 2022	-	-	-
NON-CONNECT NC BOND PROJECT						
Winston-Salem State	1602 Lowery Street Renovation	-	Mar 2021	-	-	\$1,397,916
TOTAL:		\$1.053B		\$4,637,174	\$1,234,265	\$21,494,534

PURPOSE OF BUILDING RESERVES

- Building reserves appropriated solely for the start-up operation and maintenance (O&M) costs of a capital construction project
 - Utilities
 - Custodial & Supplies
 - Facilities Maintenance
 - Security
 - Information Technology
 - Equipment

UNC SYSTEM BUILDING RESERVES MODEL

- Establishes an O&M funding baseline for projects approaching construction delivery
 - Only applicable to new buildings, additions, and renovations
 - Formula-driven (GSF, Delivery Date and Building Type are the primary drivers)
 - 5-year forecasts based on System benchmarks
 - Does not index for inflation (\$ constant dollars)
 - Includes recurring and non-recurring expenses
 - Funds requested up to 90 days before completion

UNIVERSITY INPUTS

- Gross Square Footage (GSF)
- Beneficial occupancy date
- Building type

Type	Type Description
1	Administrative, Academic, Classroom
2	Lab/Clinic
3	Animal Holding/Intensive Lab

- Number of smart classrooms
- University utility rates
- *Less - Any revenue receipts to offset operations*

RECURRING EXPENSES

- Personnel – Staffing and fringe benefits
- Utilities & Insurance – Based on actual university rates x GSF
- Custodial & Supplies
 - Housekeeping, supplies x FTE
- Facilities & Maintenance
 - Elevators, pest control, security, building controls
- Information Technology
 - Classroom support, networking

NON-RECURRING EXPENSES

- Start-up costs
 - Initial supplies for housekeeping, repair, IT, and police
- Moving costs
- Other equipment
 - Tools, custodial and cleaning equipment, safety equipment, lawn maintenance equipment, etc.

NC STATE – FITTS-WOLLARD HALL

I. General inputs					
1 Institution:	North Carolina State University				
2 Attachment					
3 Budget Code	16030				
4 Project or Building Name	Fitts-Wollard Hall				
5 GSF	225,000				
6 C.I. Code:	41524 and 46624				
7 Item:	313 and 301				
8 Date Const. Authorized	9/1/2016				
9 Est. Substantial Completion Date	6/30/2020				
10 Date for Engaging Architect	9/19/2016				
11 Beginning Construction Date	2/5/2018				
12 Construction Completion Date	6/30/2020				
13 Occupation Date					
14 Building Type	2				
	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
15 Number of Months Budgeted	0	12	12	12	12
16 Number of Smart Classrooms	6				
17 Number of Floors	4				
18 Construction Cost	137,000,000				
19 Fund Release Date	3/30/2020				
20 Less Receipts to offset Operating Costs (1180-43XXX)	0	0	0	0	0

NC State University
– Engineering IV

- Fitts-Wollard Hall (Classroom Lab)
 - 225,000 GSF, est. completion 6/30/20, Type 2 (Lab), 6 Smart Classrooms, 4 Floors

NC STATE – FITTS-WOLLARD HALL

Institution Specific Costs

Line # III. Line specific inputs:

34	Initial Police Supplies	YES		
42	Utilities: \$/GSF	5.93	\$/GSF	
43	Utilities: Stormwater: \$/ SF Impervious Pavement	0.0163	\$/ SF Impervious Pavement	
48	Moving Costs: Estimate	166500.00	Est.	
51	Elev. Maint. (# of Elev.): Est.	2974.73	3	# of Elev.
52	Pest Control: Est.	0.0198	Est.	
53	Refuse Removal: Est.	0.11396	Est.	
54	Uniforms (# of New Employees): Est.	283.80	Est. @	
55	Security: Est.	1.05	Est.	
56	Controls/Chillers: Est.	0.46	Est.	
61	Real Property Insurance		Est.	
62	Vehicle Insurance-532000: Est. @	250.00	8	# of Vehicles
66	Vehicle Purchase Cost-534000: Est. @	22943.87	Est. @ \$22,944 Average of the vans and pickups we purchase.	

NOTE: Staffing and Fringe Benefits

NOTE: Communication

NOTE: SUPPLIES

NOTE: UTILITIES

NOTE: Stormwater

Estim. @

NOTE: Uniforms

NOTE: Security

NOTE: Controls/Chillers

NOTE: Real Property

Est. @

Other Equipment (Project Specific)	Equipment Description	Quantity	Unit Amount	Total Amount
Item #1		0	0.0	0
Item #2				
Item #3				
Item #4				
Item #5				
Total				\$0

- Fitts-Wollard Hall – Operations & Maintenance
 - Formulaic-driven (GSF is primary factor)
 - Utilities, janitorial, pest control, security, etc.

North Carolina State University				FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Fitts-Wollard Hall				0	12	12	12	12
SHRA Reg. Salaries								
	Factor (FTE per)	Staff						
Building Environmental Service Technician (BEST)	12,000	GSF	18.8	0	586,560	586,560	586,560	586,560
Building Environmental Service Supervisor (BESS)	12	Hskpr.	1.6	0	65,301	65,301	65,301	65,301
Facilities Maintenance Technician Mechanical (FMTM)	23,000	GSF	9.8	0	424,680	424,680	424,680	424,680
Public Safety Officer	100,000	GSF	2.3	0	104,960	104,960	104,960	104,960
EHS Professional	200,000	GSF	1.1	0	66,156	66,156	66,156	66,156
IT Networking Analyst (Infrastructure)	250,000	GSF	0.9	0	64,696	64,696	64,696	64,696
IT Networking Technician (Classroom Support)	15	CLS	0.4	0	26,167	26,167	26,167	26,167
Facilities Maintenance Technician Trades (FMTT)	57,000	GSF	3.9	0	122,697	122,697	122,697	122,697
			38.8	0	1,461,217	1,461,217	1,461,217	1,461,217
Shift Differential	10	%		0	69,152	69,152	69,152	69,152
Social Security	7.65	%		0	111,783	111,783	111,783	111,783
State Retirement	0.1713	%		0	7,751	7,751	7,751	7,751
Medical Insurance	5,859	ea.		0	227,329	227,329	227,329	227,329
Supplies								
Initial Supplies- Housekeeping	1	Mth.	NR	0	3,469	0	0	0
Regular Supplies	0.185	\$/GSF		0	41,625	41,625	41,625	41,625
Subtotal - Housekeeping Supplies				0	45,094	41,625	41,625	41,625
Repair Supplies								
Initial Repair Supplies	1	Mth.	NR	0	18,506	0	0	0
Regular Supplies	0.987	\$/GSF		0	222,075	222,075	222,075	222,075
Other Supplies								
Initial Police Supplies	10,834	\$/Officer	NR	0	24,918	0	0	0
Police Supplies	930	\$/Officer		0	2,140	2,140	2,140	2,140
IT Supplies (Infrastructure)	0.740	\$/GSF		0	166,500	166,500	166,500	166,500
IT Supplies (Clsm. Support)	7,628	\$/ Classroom		0	45,768	45,768	45,768	45,768
Subtotal - Other Supplies				0	479,907	436,483	436,483	436,483
Utilities								
Utilities: Stormwater	1.00			0	1,334,250	1,334,250	1,334,250	1,334,250
	56,250			0	917	917	917	917
Subtotal				0	1,335,167	1,335,167	1,335,167	1,335,167
Communications	0.148	\$/GSF		0	33,300	33,300	33,300	33,300
Moving Costs								
			NR	0	166,500	0	0	0
Maintenance Contracts								
Elev. Maint. (# of Elev.)				0	8,924	8,924	8,924	8,924
Pest Control				0	4,455	4,455	4,455	4,455
Refuse Removal				0	25,641	25,641	25,641	25,641
Uniforms (# of New Employees)	34.1			0	9,678	9,678	9,678	9,678
Security				0	236,250	236,250	236,250	236,250
Controls/Chillers				0	103,500	103,500	103,500	103,500
Subtotal				0	388,448	388,448	388,448	388,448
Insurance and Vehicles								
Real Property				0	0	0	0	0
Vehicle				0	1,996	1,996	1,996	1,996
Subtotal				0	1,996	1,996	1,996	1,996
Vehicles			NR	0	183,169	0	0	0
Other Equipment			NR	0	292,132	0	0	0
Other Equipment			NR	0	0	0	0	0
	RECURRING			\$0	\$4,114,251	\$4,114,251	\$4,114,251	\$4,114,251
	NON-RECURRING			\$0	\$688,694	\$0	\$0	\$0
				\$0	\$4,802,945	\$4,114,251	\$4,114,251	\$4,114,251

UNC Building Reserves Impact

FY19-21 M&O FUNDING REQUEST						
Institution	Building	M&O Funding Request		Project Status	Comments	Contingency Plan for No M&O Funding
		FY19-20 Request	FY20-21 Request			
ECSU	Moore Hall*	\$ -	\$ 109,129	BIDDING	Delayed, project is being rebid. Projected completion May 2021. Building will be ready for Fall 2021 classes.	Minimize operations until full M&O funding provided.
FSU	Lyons Science Renovation*	\$ -	\$0	BIDDING	Delayed, projected completion currently July 2021. Building will be ready for Fall 2021 classes.	Minimize operations until full M&O funding provided.
NCSSM	NCSSM Morganton*	\$ -	\$ 1,836,707	UNDER CONSTRUCTION	Early site work and demolition in progress. Bid opening for next phase of work 11/5/2019. Projected completion date May 2021.	NONE
NC State	Utility Infrastructure (Fitts-Woolard and Plant Sciences)*	\$ 434,085	\$ 585,615	UNDER CONSTRUCTION	Projected completion date June 2020.	NONE
NC State	Fitts-Woolard Hall*	\$ -	\$ 4,802,945	UNDER CONSTRUCTION	Projected completion date July 2020. Building will be ready for Fall 2020 classes.	Redirect operating funds from two buildings where functions are being relocated to new building. Mothball vacated buildings and delay building renovation until M&O funding is provided.
UNCA	Carmichael Hall Renovation*	\$ -	\$ 162,859	UNDER CONSTRUCTION	Projected completion date December 2020. Building will be ready for Fall 2021 classes.	Delay opening until M&O funding provided in next biennial budget.
UNCA	Owen Hall Renovation*	\$ -	\$ 232,134	UNDER CONSTRUCTION	Projected completion date December 2020. Building will be ready for Fall 2021 classes.	Delay opening until M&O funding provided in next biennial budget.
UNCC	Science Building*	\$ -	\$ 1,758,799	UNDER CONSTRUCTION	Projected completion date March 2021. Building will be ready for Fall 2021 classes.	NONE
UNCG	Nursing & Instructional Building*	\$ -	\$ 1,715,960	UNDER CONSTRUCTION	Delayed for rock removal. Projected completion currently Oct 2020. FY19-20 operating reserve request moved to FY20-21.	Minimize operations and delay fully staffing until additional operational funds are provided or until other buildings on campus can be identified for closure and M&O funding redirected.
UNCG	South Chiller Plant*	\$ -	\$ 761,650	UNDER CONSTRUCTION	Delayed, projected completion Jan 2020. FY19-20 operating reserve has been adjusted.	Minimize operations and delay fully staffing until additional operational funds are provided.
UNCP	West Hall Renovation		\$0	UNDER CONSTRUCTION	Delayed, projected completion is Aug 2021.	M&O funding will be included in next biennial budget request.
UNCW	Allied Health (Veteran's Hall)*	\$ -	\$ 3,131,849	UNDER CONSTRUCTION	Projected completion is Summer 2020. FY20-21 costs updated. Building will be ready for Fall 2020 classes.	Redirect staffing and operational funds across campus to provide staffing at minimal level required to open building.
UNCSA	Performance Place Renovation*	\$ -	\$ 42,901	UNDER DESIGN	Bid over budget, redesign in progress. Projected completion date May 2021.	Delay opening until M&O funding provided in next biennial budget (anticipated Fall 2021).
UNCSA	Old Library Renovation*	\$ 111,973	\$ 377,078	UNDER CONSTRUCTION	Projected completion date May 2020.	Minimize operations and delay fully staffing until July 2020 or until additional operating funds are provided.
WCU	STEM Building*	\$ -	\$ 3,490,619	UNDER CONSTRUCTION	Projected completion date Feb 21. Building will be ready for Fall 2021 classes.	Delay opening until M&O funding provided in next biennial budget (anticipated Fall 2021).
WSSU	Science and General Office Building*	\$ 688,207	\$ 1,088,373	UNDER CONSTRUCTION	Schedule recovery since February with projected completion Jan 2020. FY19-20 operating reserve request revised (one-time start-up plus 7 months recurring).	Project completion is scheduled for Jan 2020. Minimize operations and delay fully staffing until July 2020 or until additional operating funds are provided.
WSSU	1602 Lowery Street Renovations				Project completion date March 2021. Building will be ready for Fall 2021 classes.	Redirect operating funding from vacated Physical Plant Building and delay renovation/repurposing for Arts & Sciences. Makeup operating funding will be required at completion of Arts & Sciences renovation.
TOTAL		\$ 1,234,265	\$ 21,494,534	UNDER DESIGN		

*NC Connect Bond Projects

THANK YOU

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