

ALBEMARLE BUILDING RENOVATION

HOUSE APPROPRIATIONS SUB-COMMITTEE ON CAPITAL PRESENTATION

March 31, 2015



ALBEMARLE BUILDING RENOVATION

PROJECT SCOPE

- Albemarle Building:
12-stories, 192,370 s.f.
(built in 1969)
corner of N Salisbury and
W Lane Streets
- Currently occupied by
State Treasurer, DHHS and
Veterans Affairs
- New tenant:
Department of Insurance
(consolidation from 5 current
locations, including leased space)



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PROJECT SCOPE

Complete interior renovation:

- Full Asbestos Abatement
- Creating Modern Office Space
- New Interior Finishes
- New heating and air conditioning, electrical and telecom systems



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PROJECT SCOPE

- Exterior building envelope:
 - New high efficiency windows and glass
 - Adding insulation to exterior walls
 - New prominent visitor and employee entrances
 - New roof and roof insulation



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PROJECT SCOPE

Site Improvements:

- Create a more welcoming appearance
- Clean up and improve landscaping
- Remove crumbling concrete planters and walls



ALBEMARLE BUILDING RENOVATION

PROJECT SCOPE

- Design team selected in October 2014
(LS3P Associates)
- Construction Manager at Risk team selected in November 2014
(Barnhill Contracting)
- Programming and Design meetings with Department of Insurance –
Advance Planning Design Phase completed January 31, 2015

ALBEMARLE BUILDING RENOVATION

PROGRESS UPDATE

- Determination of division organization with the building, for maximum efficiency
- First two floors: public access (hearing rooms, training rooms, SMART NC offices)
- Upper floors:
 - Office of State Fire Marshal
 - Producers, Fraud and Products Group
 - Company Services Group
 - Administration

DOI - Albemarle Project

Primary Contacts:

Louis Belo
Mark Edwards
Trista Nance

Stacking	
Floor	
11	Admin
10	Admin
9	CSG
8	CSG
7	PFFP
6	PFFP
5	OSFM
4	OSFM
3	CAG
2	Hearing/Conf CAG
1	Train/Conf/Interrogation/Counseling
Ground	Mail/Storage/Vending

Admin 11	Executive Management - 6 Legal - 9 PIO - 6 Regional Flex Space - 3	21 M-F/3 Flex
Admin 10	Controller - 18 Personnel - 3 Info Systems - 17 Special Asst. - 3	43 M-F
CSG 9	Actuarial - 10 Alternative Markets - 20 Market Regulation - 24	54 M-F
CSG 8	Financial Evaluation - 46 M-F Senior - 2	48 M-F
PFFP 7	Life & Health - 17 Property & Casualty - 10 Criminal Investigations - 3 M-F/18 Flex Senior - 2	32 M-F/18 Flex
PFFP 6	Agent Services - 30 M-F/9 Flex	30 M-F/9 Flex
OSFM 5	Engineering and Codes - 28 Manufactured Building - 7 M-F/3 Flex Risk Management - 8 M-F/ 7 Flex Special Asst. - 1	44 M-F/10 Flex
OSFM 4	Fire and Rescue Division - 11 M-F/11 Flex Injury Prevention - 7 M-F/3 Flex Administration and Finance - 5 Senior - 2	25 M-F/14 Flex
CAG 3	Smart NC - 12 Consumer Services - 22 Senior - 2	36 M-F
CAG 2	SHHP/SMP - 23 M-F/3 Flex	23 M-F/3 Flex
Ground	Administrative Services - 2	2 M-F

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PROJECT SCOPE

Interior design ideas



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PROJECT BUDGET

• Construction Budget	\$36,738,404
• Professional Services Fees	\$ 3,604,256
• Special Inspections	\$ 180,212
• Contingency	<u>\$ 1,802,128</u>

TOTAL PROJECT BUDGET

\$42,325,000

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PROJECT SCHEDULE

- DOA Veterans Affairs have already moved out
- DHHS moving out late April
- State Treasury begins phased move in June (runs thru summer, due to data center migration)
- Asbestos Abatement begins on upper floors in May
- Full Building Construction starts in the fall
- Completion date goal: October 2016
 Full Occupancy February 2017