HOUSE APPROPRIATIONS SUB-COMMITTEE ON CAPITAL PRESENTATION March 31, 2015





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)

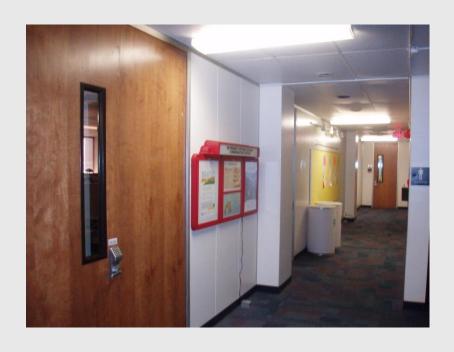




PROJECT SCOPE

Complete interior renovation:

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









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





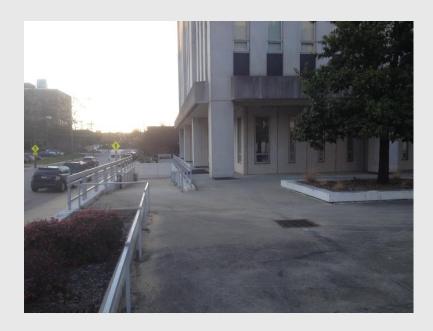




PROJECT SCOPE

Site Improvements:

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









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



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 7 6 5	CSG
7	PFFP
6	PFFP
5	OSFM
4	OSFM
3	CAG
3 2 1	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

min 10 Controller - 18
Personnel - 5
Info Systems - 17
Special Asst. - 3

Actuarial - 10

Alternative Markets - 20

Market Regulation - 24

54 M-F

CSG 8 Financial Evaluation - 46 M-F
Senior - 2

7 Life & Health - 17
Property & Casualty - 10
Criminal Investigations - 3 M-F/18 Flex
Senior - 2

PFFP 6 Agent Services - 30 M-F/9 Flex

30 M-F/9 Flex

43 M-F

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

25 M-F/14 Flex

A4 Fire and Rescue Division - 11 M-F/11 Flex Injury Prevention - 7 M-F/3 Flex Administration and Finance - 5 Senior - 2

CAG 3 Smart NC - 12

Consumer Services - 22

Senior - 2

36 M-I

CAG 2 SHIIP/SMP - 23 M-F/5 Flex
23 M-F/5 Flex

Ground Administrative Services - 2

2 M-F





PROJECT SCOPE

Interior design ideas







PROJECT BUDGET

TOTAL PROJECT BUDGET	\$42,325,000
• Contingency	<u>\$ 1,802,128</u>
Special Inspections	\$ 180,212
Professional Services Fees	\$ 3,604,256
Construction Budget	\$36,738,404



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

