

Constituent Universities

Appalachian
State University

East Carolina
University

Elizabeth City
State University

Fayetteville State
University

North Carolina
Agricultural and
Technical State
University

North Carolina
Central University

North Carolina
State University
at Raleigh

University of
North Carolina
at Asheville

University of
North Carolina
at Chapel Hill

University of
North Carolina
at Charlotte

University of
North Carolina
at Greensboro

University of
North Carolina
at Pembroke

University of
North Carolina
at Wilmington

University of
North Carolina
School of the Arts

Western Carolina
University

Winston-Salem
State University

Constituent High School

North Carolina
School of Science
and Mathematics

An Equal Opportunity/
Affirmative Action Employer


Jonathan C. Pruitt
Vice President for Finance
& Chief Financial Officer

Phone: 919-962-4600

Email: jpruitt@northcarolina.edu

February 23, 2016

TO: Members of the Joint Legislative Commission on Governmental Operations

FROM: Jonathan Pruitt 

SUBJECT: 2015-16 Allocation for Repair and Renovations

In the 2015 Session (S.L. 2015-241), the legislature authorized the allocation of \$150,000,000 to fund the Statewide Reserve for Repairs and Renovations Account. The legislature allocated one-third (or \$50,000,000) of this Reserve to the Board of Governors of The University of North Carolina and directed the Board of Governors report to the Joint Legislative Committee on Governmental Operations on the allocation of these funds.

The Office of State Budget and Management released the funds to the Board of Governors in December 2015. At its December 10, 2015 meeting, the Board of Governors allocated its funding in accordance with the guidelines developed in The University of North Carolina Funding Allocation Model for the Reserve for Repairs and Renovations.

The model allows the Board of Governors to consider allocations for high priority projects prior to applying the formula and directs that the formula be updated with the most recent institutional information on mission, size, and condition of campus facilities, before it is used to calculate constituent university allocations. The Chancellor at each university then selects the specific projects to be completed within that allocation and the statutory requirements:

1. The funds will be used only for the following types of projects:
 - a. Roof repairs and replacements
 - b. Structural repairs
 - c. Repairs and renovations to meet Federal and State standards
 - d. Repairs to electrical, plumbing and heating, ventilating and air-conditioning systems
 - e. Improvements to meet the requirements of the Americans with Disabilities Act (as amended)
 - f. Improvements to meet fire safety needs
 - g. Improvements to existing facilities for energy efficiency

- h. Improvements to remove asbestos, lead paint and other contaminants, including the removal and replacement of underground storage tanks
 - i. Improvements and renovations to improve the use of existing space
 - j. Historical restoration
 - k. Improvements to roads, walks, drives, and utilities infrastructure
 - l. Drainage and landscape improvements
2. S.L. 2015-241 also requires that the Board of Governors shall negatively weight the availability of non-State resources and carryforward funds available for repair and renovations and shall include information about the manner in which this subsection was complied with in any report submitted pursuant to G.S. 143C-4-3(d):

The Board of Governors reviewed the UNC baseline R & R allocation formula with respect to the gross square footage, total non-state receipts, and carryforward funds for all UNC institutions. This review yielded a receipts-based model that re-allocated baseline R & R funds from North Carolina State University and the University of North Carolina at Chapel Hill to all other UNC institutions.

The attached list of projects shows the Board of Governors allocations to each constituent university and the intended projects that will be funded from the available \$50,000,000. UNC institutions identified as 'pending' remain under process review and will be submitted at a later date.

Please let me know if I can provide further information or answer any questions.

THE UNIVERSITY OF NORTH CAROLINA

2015-16 Repairs and Renovations Projects

Appalachian State University	2,311,700
Panhellenic Hall - Renovation for Fermentation Sciences Relocation	675,000
Belk Library Interior Renovations	300,000
Chapel Wilson Hall Exterior Repairs	231,100
Exterior Repairs to Retaining Walls, Stairs and Pavement on Campus	215,000
McKinney Alumni Center Roof Repairs	70,000
Garwood Hall Interior Renovations	592,600
Data Center Roof Replacement	228,000
East Carolina University	4,826,500
Replace Steam Infrastructure Phase II - Health Sciences Campus	95,000
Replace Air Conditioning - Willis Building	180,000
Replace Preheat Coils - Science and Technology Building	330,000
Replace Building Automation Controls - Bate Building	225,000
Replace Steam Converters and Hot Water Valves - Brody Medical Sciences Building	91,300
Replace Laboratory Exhaust Fans - Science & Technology Building	350,000
Replace Sectionalizing Switch #10 - Austin Building	165,000
Install Expansion Tank - Central Utility Plant	36,000
Repair Utility Tunnel - Health Sciences Campus	66,000
Replace Refurbish Elevators - Speight Building	260,000
Replace Refurbish South A&B Elevators - Brody Medical Science Building	590,800
Replace Refurbish Elevators (2) - Jenkins Fine Art Center	463,000
Install Fire Alarm System - Building 127 (Human Resources)	128,000
Replace Fire Alarm System - Fletcher Music Center	391,000
Replace Sanitary Sewer Line - Main Campus	386,000
Replace Sanitary Sewer Line - Fletcher Music Center	112,000
Replace Exit Lighting - Health Sciences Building	78,800
Replace Roof - Jenkins Fine Art Center	207,000
Replace Lower Roof - Leo Jenkins Cancer Center	198,000
Repair and Repave Ogelsby Drive & Curry Court - Main Campus	221,000
Upgrade Building Automation Controls - Graham Building	54,600
Install Chilled Water Valves - Joyner Library	85,000
Install Chilled Water Meters Chiller Plant #1 - Main Campus	113,000
Elizabeth City State University	1,410,300
HVAC Repairs - Lane Hall and Vaughan Center	165,900
Partial Renovation - Commuter Center	170,300
Restroom Upgrades - Dixon and Lester Hall	75,000
Partial Renovation - Vaughan Center	116,000
Connect Campus-wide Fire Alarm Monitoring Equipment	50,000
Demolish Symera Hall	218,500
Partial Renovation - Thorpe Administration	100,000
Electrical Repairs - Pad Mounted Switches and Street Lighting	250,000
Repairs to Sidewalks, Roads and Drainage - Campus-wide	168,000
Repairs to Plumbing, Mechanical and Electrical	96,600

THE UNIVERSITY OF NORTH CAROLINA

2015-16 Repairs and Renovations Projects

Fayetteville State University	1,410,300
Chesnutt Library Chiller Replacement	391,268
G.L. Butler Elevator Modernization	456,551
Butler Theater Renovation	465,832
West Campus Road, Sidewalk, Infrastructure Improvements	96,649
North Carolina A&T State University	2,015,300
Roofs Repairs - Campus-wide	93,000
Building Structural Analysis Requested by State Construction	59,200
Heating, Ventilation and Air Conditioning Repairs Bluford Library Chiller	304,150
Heating, Ventilation and Air Conditioning Repairs 1020 Wendover Air Handler Units	312,000
Sockwell and Gibbs Halls Fire System Upgrades	50,000
Envelope, Foundation, Repairs Historical Buildings Dudley, Noble	20,000
Steam Conveyance System Lines/Valves/Traps/Pumps Dowdy (North Campus)	325,000
Ramps, Walks, ADA Doors Improvements - Campus-wide	25,000
Elevator Schematic Design - Carver, Frazier, Benbow, Hodgkin	60,000
Plumbing Repairs - Campus-wide	80,000
Improvements to Existing Space - Campus-wide	88,000
Campus Road Repairs	492,919
Electrical Communication Boxes Replacements	47,000
Pedestrian Path/Campus Security/Access Improvements - Campus-wide	34,000
Asbestos Abatement - Campus-wide	10,000
Drainage and Landscaping Improvements - Campus-wide	15,031
North Carolina Central University	PENDING
North Carolina State University	PENDING
The University of North Carolina at Asheville	1,410,300
Lipinsky Hall House/Stage Lighting and Controls Replacement	175,000
Zageir Hall - Additional ADA/Gender Neutral Restrooms	40,000
Campus-wide - Unanticipated Emergency Repairs	225,000
Parking Lot P2 - Stair Replacement	75,000
Karpen Hall - Chiller Replacement	175,000
Campus-wide - Access Control on Academic Buildings Phase I	100,000
Campus-wide - Emergency Call Boxes & Cameras Phase I	125,000
Campus-wide - ADA Improvements Phase I	60,000
Campus-wide - Parking Deck Inspections	16,000
Phillips Hall - Rear Stair Replacement	30,000
Lipinsky Hall -Storage Area Renovation	24,000
Phillips Hall - Emergency Egress Stairs	250,000
Parking Lot P9 - Sidewalk Addition	25,000
Parking Lot P28 - Stair Replacement	90,300

THE UNIVERSITY OF NORTH CAROLINA

2015-16 Repairs and Renovations Projects

The University of North Carolina at Chapel Hill	8,766,500
Install Addressable Fire Alarm Panels and Devices in Four Campus Buildings - Hamilton Hall, George Watts Hill Alumni Center, Student Recreation Center, Ackland Art Museum	541,500
Supplement to Install Fire Alarm Devices - Wilson Library	100,000
Replace Electrical Service and Branch Panels in Five Campus Buildings - Swain Hall, Fetzer Hall, Battle, Vance, and Pettigrew Halls	650,000
HVAC and Electrical Improvements - Morehead Planetarium and Science Center	1,000,000
Slate Roof Sectors, Dome Roofing Replacement, and Envelope Repairs - Wilson Library	2,495,000
Built-up Roof Replacement, on East and West Sectors B, I and K - Morehead Planetarium and Science Center	300,000
Single Ply EPDM Roof Replacement - McColl Building	610,000
Built-up Roof Replacement and Envelope Repairs - Hanes Art Center	1,160,000
Elevators #6434, 9624 & Elevator #7255 Repairs - Health Sciences Library and Morehead Planetarium and Science Center Addition	825,000
Air Handling Units Replacement (4th Floor) - MacNider Hall	850,000
Replace AHU-2 - George Watts Hill Alumni Center	235,000
The University of North Carolina at Charlotte	3,453,900
Cone University Center HVAC Modernization	853,900
Career Center Renovation	2,000,000
Annex Building Office Renovation	600,000
The University of North Carolina at Greensboro	3,292,800
Jackson Library Roof Replacement - 1951 Wing	1,276,000
Elliott University Center (EUC) Bridge Repairs	697,000
Electrical Upgrades - Campus-wide	210,000
Water Isolation Valve Replacement - Campus-wide	82,000
Bryan Building Auditorium Air Handling Unit Replacement	185,000
Eberhart Building Lab 333 Renovation	282,000
Moore Nursing ADA Restrooms	70,000
Campus Supply Sprinkler System	300,000
Building Envelope and Roofing Repairs - Campus-wide	93,800
Heating Ventilation Air Conditioning Controls Upgrades - Campus-wide	67,000
Campus-wide Flooring	30,000
The University of North Carolina at Pembroke	1,410,300
James B Chavis University Center - HVAC Air Distribution	394,400
Jacobs Hall - Window Heating/Cooling Units	281,400
Modification to spaces in Academic Buildings	95,300
ADA Modifications to Academic Building - Campus-wide	40,000
Plumbing Modifications to Academic Buildings	30,000
Mechanical Modifications to Academic Buildings	45,000
Electrical Modifications to Academic Buildings	45,000
Wellons Hall - Window Heating/Cooling Units	231,000
GPAC - Heating Boiler Replacement	83,200
Jones Health & Physical Education Building - HVAC/Interior Cooling for Locker Rooms	55,000
Locklear Hall - Roof Replacement	50,000
James B. Chavis University Center - Floor Drain Piping Replacement	48,000
Old Main - Roof Repairs	12,000

THE UNIVERSITY OF NORTH CAROLINA

2015-16 Repairs and Renovations Projects

The University of North Carolina at Wilmington	PENDING
University of North Carolina School of the Arts	PENDING
Western Carolina University	1,826,000
Ramsey Activity Center-Curtain Wall Repair & Replacement	1,826,000
Winston-Salem State University	1,410,300
K. R. Williams Auditorium - Emergency Generator Replacement	34,500
C. E. Gaines Complex/Whitaker Gym - Floor, Fixture & Lighting Repairs	50,000
Coltrane Building - Fire Rated Corridor and Door Upgrades	78,200
Heating Plant - Fuel Oil Containment Protection and Pipe Insulation Repairs	29,000
C. F. Thompson Student Services Center - Steam Leak Repairs	90,000
Computer Science Building - Steam Leak & HVAC Repairs	60,000
R. J. Reynolds Center - Lighting Upgrades and HVAC Repairs	170,000
F. L. Atkins Nursing Education Building - HVAC & Domestic Water Upgrades	140,300
Chancellor's Residence - Foundation Repairs	36,000
Physical Plant Building - General Repairs & Renovations	496,800
Campus-wide Roof Repairs	30,000
Campus-wide Utility Infrastructure Repairs	138,000
Campus-wide Sidewalk and Entrance Repairs	57,500
UNC General Administration	1,075,000
Spangler Center Renovations	540,000
Center for School Leadership and Development Renovations	270,000
President's Residence Repairs and Improvements	90,000
SEAA Renovations	175,000
The North Carolina Arboretum	515,000
Production Greenhouse / Laboratory Renovation	150,000
Electrical and HVAC Controller Renovation	100,000
Property Wellhead and Plumbing Renovations	90,000
Education Center Renovations	175,000
Highlands Biological Station	410,000
HBS Cottage Renovations	410,000
North Carolina School of Science and Mathematics	PENDING
Total	35,544,200