



STATE OF NORTH CAROLINA
OFFICE OF STATE BUDGET AND MANAGEMENT

PAT MCCRORY
GOVERNOR

ANDREW T. HEATH
STATE BUDGET DIRECTOR

MEMORANDUM

TO: Senator Phil Berger, President Pro Tempore of the Senate
Representative Tim Moore, Speaker of the House of Representatives

FROM: Thomas Cheek, Assistant State Budget Officer *Thomas Cheek*

DATE: March 21, 2016

SUBJECT: Report on Allocations from the Repairs and Renovations Reserve

The General Assembly, in Session Law 2015-241 (House Bill 97) appropriated \$150,000,000 from the unreserved fund balance to the Repairs and Renovations Reserve Account to finance the capital facility costs of repairing and renovating State facilities and related infrastructure. Of the funds appropriated, the General Assembly allocated \$50,000,000 (33.33%) to the UNC Board of Governors (BOG) and \$100,000,000 (66.67%) to the Office of State Budget and Management (OSBM). State agencies were instructed to submit a prioritized list of R & R project needs to OSBM by December 18, 2015. Total agency requests for 2015 R&R funding was \$500,698,391.

OSBM, working with the State Construction Office (SCO), employed a multi-step process to select FY 2015-16 non-university repair and renovation projects.

- The agencies submitted prioritized lists of repair and renovations projects, approved cost estimates using the SCO's OC-25 Form, and OSBM's R & R Request Worksheets.
- OSBM met with some of the larger agencies to review their requests in detail to better understand the scope, feasibility and priority of requested projects.
- OSBM utilized a funding model to establish a baseline for the approximate repair and renovation allocation for each agency. The formula used by OSBM considered the current replacement value, condition indicated by the Facilities Condition Assessment Program (FCAP) reports, the size and age of agency facilities.

Using the baseline funding allocations and agency prioritized project specific information, OSBM consulted with the SCO and made final selections of repair and renovation projects based on the statutory requirements of G.S. 143C-4-3. One hundred seventy-eight (178) projects totaling \$100,000,000 are recommended for allocation from the Repair and Renovations Reserve.

Allocation to Each Agency/Department

Department	# of Projects	Amount	Percentage
Department of Administration	34	\$ 16,982,000	16.98%
Department of Military and Veterans Affairs	1	\$ 450,910	0.45%
Department of Agriculture and Consumer Services	14	\$ 5,394,440	5.39%
Department of Natural and Cultural Resources	18	\$ 7,649,400	7.65%
Department of Health and Human Services	72	\$ 29,271,000	29.27%
Department of Justice	2	\$ 2,301,000	2.30%
Department of Environmental Quality	3	\$ 847,300	0.85%
Department of Public Instruction	9	\$ 3,794,650	3.79%
Department of Public Safety	22	\$ 22,089,200	22.09%
Department of Commerce	1	\$ 150,000	0.15%
General Assembly *	1	\$ 9,500,000	9.50%
Office of State Budget and Management	1	\$ 1,570,100	1.57%
Total	178	\$ 100,000,000	100.00%

* General Assembly Allocation per G.S. 2015-241, SECTION 31.5.(e)

Also, attached for your review is the project list that outlines OSBM's allocation to each agency.

The University of North Carolina has provided a separate list of projects approved by the BOG.

If you have any questions or concerns, you may contact me at (919) 807-4738 or email thomas.cheek@osbm.nc.gov.

Attachment

cc: Andrew Heath
Nathan Knuffman
Chloe Gossage
Mark Bondo
Greg Piner
Monica Scott
Cynthia B. Register

2015 Repairs and Renovations Reserve

Project List

Allocation

Department of Health and Human Services (DHHS)

1	Black Mountain Neuro-Medical Center - Elevator Upgrades-Building 17	222,000
2	Black Mountain Neuro-Medical Center - Elevator Upgrades-Moore Building	278,000
3	Black Mountain Neuro-Medical Center - Dietary Area Elevator Upgrades	190,000
4	Black Mountain Neuro-Medical Center - Replacement of HVAC Units in Sun Porches	97,000
5	Black Mountain Neuro-Medical Center - Boiler Upgrades Phase 2	349,000
6	Black Mountain Neuro-Medical Center - Circuit Labeling for Electrical Panels	40,000
7	Broughton Hospital - Avery Roof Repairs	250,000
8	Broughton Hospital - DOI & DHSR Life Safety Code Compliance Corrections	280,000
9	Broughton Hospital - Chapel Fire Alarm Upgrades	88,000
10	Broughton Hospital - Gym Air Conditioning	775,000
11	Broughton Hospital - Moran ADA & Life Safety Upgrades	440,000
12	Broughton Hospital - Gym Fire Alarm Upgrades	170,000
13	Caswell Developmental Center - Fuel Oil Piping Replacement	61,000
14	Caswell Developmental Center - Backup Generator for Alpha, Beta, & Gamma Buildings	278,000
15	Caswell Developmental Center - Repave Streets and Parking Lots	300,000
16	Caswell Developmental Center - Replace Large Water Valves	77,000
17	Caswell Developmental Center - Parrott Hall Roof Replacement	470,000
18	Caswell Developmental Center - Willow Cottage & Cedar Cottage Roof Replacement	106,000
19	Caswell Developmental Center - Hardy Building Roof Replacement	355,000
20	Caswell Developmental Center - Maple & Azalea Cottage Roof Replacement	106,000
21	Central Region Hospital - MRI Canopy Installation	200,000
22	Central Region Hospital - Replace Water Heaters	138,000
23	Central Region Hospital - Paving Upgrades	300,000
24	Central Region Hospital - Nutrition Services Upgrades	345,000
25	Central Region Hospital - Seclusion Room Padding	209,000
26	Central Region Hospital - Fire Alarm Improvements	1,992,000
27	Cherry Hospital - Royster & Warehouse Parking Lot Paving	200,000
28	Cherry Hospital - Relocate Vehicle Fuel Station	260,000
29	Cherry Hospital - Replace Sewer Stacks in Royster Building	692,000
30	Cherry Hospital - Warehouse #2 Fire Alarm & Sprinkler Upgrades	197,000
31	Cherry Hospital - Conference Center Fire Alarm Upgrades	52,000
32	Cherry Hospital - Royster 1st and 4th Floor Sprinkler Upgrades	515,000
33	J. Iverson Riddle Developmental Center - Elm Building Roofing	216,000
34	J. Iverson Riddle Developmental Center - Administration Building Roofing	147,000
35	J. Iverson Riddle Developmental Center - Cedar Building Roofing	391,000

2015 Repairs and Renovations Reserve

Project List

Allocation

Department of Health and Human Services (DHHS)

36	J. Iverson Riddle Developmental Center - Workshop and Workshop Addition Roofing	236,000
37	J. Iverson Riddle Developmental Center - East Side Enola Road Roofing	200,000
38	J. Iverson Riddle Developmental Center - West Side Enola Road Roofing	225,000
39	J. Iverson Riddle Developmental Center - Campus Paving - Phase II	500,000
40	J. Iverson Riddle Developmental Center - Evergreen/Diagnostic Clinic Roofing	265,000
41	John Umstead Campus - New Chiller for Service Unit 2	590,000
42	John Umstead Campus - Air Handling Unit Replacement in Buildings 34 & 35	380,000
43	John Umstead Campus - Air Handler Unit Replacement in Buildings 36 & 39	380,000
44	John Umstead Campus - Air Handler Unit Replacement in Buildings 40 & 41	380,000
45	John Umstead Campus - Air Handler Units Replacement in Buildings 42 & 43	380,000
46	John Umstead Campus - Emergency Generator for Buildings 35-39	159,000
47	John Umstead Campus - Aiken Building Elevator Upgrades	185,000
48	Julian F. Keith ADATC - Dorms 1 - 2 Building Upgrades Phase 2	1,060,000
49	Julian F. Keith ADATC - Therapy Building Roofing	122,000
50	Longleaf Neuro-Medical Treatment Center - Food Service and Dining Renovations	3,110,000
51	Longleaf Neuro-Medical Treatment Center - Fuel Oil Containment Repairs	75,000
52	Longleaf Neuro-Medical Treatment Center - Replace Flooring on Resident Floor 1-6	225,000
53	Longleaf Neuro-Medical Treatment Center - Spruill and Service Wing HVAC Upgrades	1,624,000
54	Murdoch Developmental Center - HVAC Outside Units - Numerous Buildings	507,000
55	Murdoch Developmental Center - Infirmary, Medical Clinic & Dental Clinic HVAC Upgrades	1,464,000
56	RJ Blackley ADATC - Parking Lot Repair	114,000
57	RJ Blackley ADATC - Acoustic Improvements in Patient Day Room and Group Rooms	200,000
58	O'Berry Neuro-Medical Treatment Center - Multi-Purpose Building Chiller Replacement	228,000
59	O'Berry Neuro-Medical Treatment Center - Electrical & HVAC Upgrades to School Areas	469,000
60	O'Berry Neuro-Medical Treatment Center - HVAC Systems Upgrades to Employee Health, OT/PT, Pharmacy & Dental Clinic	652,000
61	Walter B. Jones ADATC - Roof Replacement for Administration and Therapy Buildings	178,000
62	Walter B. Jones ADATC - Roof Replacement Unit 6	89,000
63	Walter B. Jones ADATC - Roof Replacement for Unit 5	89,000
64	Walter B. Jones, ADATC - Roof Replacement for Kitchen / Dining Building	89,000
65	Walter B. Jones - Maintenance Building Upgrades	164,000
66	Walter B. Jones, ADATC - Roof Replacement for Medical Arts Building	132,000
67	Walter B. Jones ADATC - Roof Replacement for Unit 4 Building	89,000
68	WorkSource East (Vocational Rehabilitation) - Renovations to Building K - Phase I	1,095,000

2015 Repairs and Renovations Reserve

Project List

Allocation

Department of Health and Human Services (DHHS)

69	Worksource East (Vocational Rehabilitation) - Renovations to Building K - Phase II (Building Upgrades)	979,000
70	WorkSource West (Vocational Rehabilitation) - HVAC Upgrades - Old Farm Colony Building	376,000
71	Worksource West (Vocational Rehabilitation) - Window Replacement in Old Farm Colony	329,000
72	Wright School - HVAC & Window Upgrades	1,146,000

Health and Human Services Total

29,271,000

Military and Veterans Affairs

1	Salisbury VA Nursing Home - Elevator Modernization	450,910
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Military and Veterans Affairs Total

450,910

Public Instruction

1	Governor Morehead School - Weathers Hall and Dorms C - D Roofs	391,100
2	Western North Carolina School for the Deaf - Campus Wide Security Improvements	1,325,200
3	Eastern North Carolina School for the Deaf - Campus Security - Gate House, Vehicle Entrance Gates, Fencing	365,000
4	North Carolina Center for the Advancement of Teaching (Cullowee)- Fire Alarms- Building B & Main Building	194,650
5	Eastern North Carolina School for the Deaf - Fire Alarm Systems-McAdams & Alford Halls	356,000
6	Governor Morehead School - Fire Alarms in Dorms A-D, and Lineberry Hall	248,000
7	Governor Morehead School- GMS Phone and Security	230,000
8	Eastern North Carolina School for the Deaf - Security- Mass Notification System	632,000
9	NC Center for the Advancement of Teaching - Dining Hall Roof	52,700

Public Instruction Total

3,794,650

Department of Administration (DOA)

1	Administration - Repair and Improve Exit and Egress Lighting	215,000
2	Agriculture Annex - Smoke Detector Replacement	23,000
3	Agriculture Building - Electrical Panel board Replacement	259,000
4	Agriculture Building - Smoke Detector Replacement	27,000
5	Albemarle Building - Sewer Line Replacement	157,000

2015 Repairs and Renovations Reserve

Project List

Allocation

Department of Administration (DOA)

6	Art Museum Mechanical Renovations - Cooling Tower, Controls Upgrade	699,000
7	Bath Building - Chiller Addition	267,000
8	Bath Building - Dual Duct Box Renovation	556,000
9	Blount Street Houses - Renovation (Outside Project Phoenix Project)	186,000
10	Caswell Bldg - HVAC Air Distribution Renovation	1,230,000
11	Chilled Water District Loop - Building Isolation	3,668,000
12	DOA 2016 Urgent repairs from Safety Inspections	182,000
13	Federal Surplus - Demolition of Abandoned Shop Building	40,000
14	Green Square Complex - Glass Repairs and Replacement	2,700,000
15	Green Square Complex - Water Intrusion Corrections	148,000
16	History Museum - Emergency Lighting	242,000
17	History Museum - Replace Failing Foyer Lights	128,000
18	History Museum, Art Museum, and Natural Sciences Museum - Restroom	147,000
19	Museum of Art - East Building New Sprinkler System and Fire Alarm Upgrade	1,873,000
20	Museum of Natural Science- Smoke Detector Replacement	73,000
21	New Education Building - Partial Roof Replacement	534,000
22	New Revenue - Back Up Cooling for Server Room HVAC Units - Supplement to current HVAC Renovation Project	866,000
23	Old Revenue Security Improvements - Supplement to Current Security Project	104,000
24	Parking Deck 17 - Urgent Repairs	387,000
25	Parking Deck 64 - Emergency Lighting and Light Poles on the top level	118,000
26	Parking Deck 65 - Fire Sprinkler Upgrade	33,000
27	Parking Deck 75 - Emergency Lighting System	93,000
28	Phillips Building - Windows	75,000
29	Shore Building - Replace Electrical Panels	66,000
30	State Capital - Sidewalk, Electrical repairs, and Lighting	562,000
31	State Capitol - Replacement Storm Windows and 1st Floor Window Repairs - Supplement to Current Window Repair Project	252,000
32	State Records Center - Elevator Replacement	317,000
33	Steam Plant - Replace Condensate Pump, Make-Up Tank, Flash Tank & Controls	355,000
34	Transportation Building - elevator Replacement - Supplement	400,000

Administration Total

16,982,000

General Assembly

1	Session Law 2015-241, House Bill 97, Section 31.5.(e): Of the funds allocated to the Office of State Budget and Management, the sum of \$9,500,000 shall be used for the Legislative Building Roof Replacement and Asbestos Abatement.	9,500,000
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General Assembly Total

9,500,000

2015 Repairs and Renovations Reserve

Project List

Allocation

Department of Environmental Quality

1	Renovations of Communications Center and Security System	288,000
2	Government Complex HVAC Repairs - DEQ Headquarters	200,000
3	Reedy Creek Laboratory Complex Security Upgrades	359,300

Environmental Quality Total

847,300

Department of Public Safety

1	Nash CI - Generator Replacement	2,700,000
2	Replacement/Upgrade of Obsolete Electronic Security Systems	1,780,000
3	Mechanical Systems Repair & Replacement	3,500,000
4	Fire & Life Safety Systems	2,450,000
5	Roof Repair & Replacement Projects	5,000,000
6	Architectural Systems	750,000
7	Asbestos Abatement & Hazardous Materials	300,000
8	Waste & Wastewater Improvements	1,500,000
9	Energy Efficiency Projects	150,000
10	Kitchen Hood Suppression Systems	700,000
11	Underground Storage Tanks - Undocumented Leaks	300,000
12	Renovations to Improve Existing Space	188,000
13	Fire & Life Safety Systems	27,700
14	Electrical, Plumbing & HVAC Repairs	648,700
15	Badin Whse. Long Term Access & Hard Parking	191,000
16	Lincolnton Office	113,000
17	Roof Repair & Replacement Projects	225,200
18	Demolition of Abandoned Buildings	300,000
19	Paving Repairs to Chase Roads, Parking Lots & Driveways	500,000
20	Asbestos Abatement & Hazardous Materials	97,800
21	Security Fencing	300,000
22	FuelMaster Monitors & Fuel Pumps	367,800

Public Safety Total

22,089,200

Department of Commerce (Work will be Done by DOA)

1	Dobbs Bldg - 6th Floor and Hearing Room Renovations for Industrial Commission	150,000
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Commerce Total

150,000

Department of Agriculture and Consumer Services

1	SBMEAC Fire Alarm Upgrade	130,040
2	NCFS Statewide Electrical Renovations	225,900
3	NCFS Statewide Roof Repairs	1,029,300
4	SENAEC Climate Control, Audio Improvements & F-CAP Items	225,600

2015 Repairs and Renovations Reserve

Project List

Allocation

Department of Agriculture and Consumer Services

5	Constable Lab HVAC, Ventilation, Safety, Paving & Annex Floor Improvements	198,300
6	Research Stations Roof Replacements & Support Building Renovations	445,100
7	Rollins and Western Lab HVAC & Ventilation Improvements	345,300
8	Eaddy Building HVAC Controls, Water, Fire Alarm & Electrical Updates	581,400
9	Northwestern Lab HVAC, Structural and Access Improvements	485,000
10	NCFS OSFM Directives & Environmental	566,200
11	WNC FM Market Shoppes, Garden Center & Small Dealers Renovations	517,500
12	Motor Fuels Lab Access, Ventilation & Bathrooms Improvements	50,400
13	Warehouse Racking (Granville & Rowan) and FCAP Findings (Granville)	344,300
14	Griffin Lab HVAC, Roof, Lighting & Site Improvements	250,100

Agricultural Total

5,394,440

Department of Justice

1	Dormitory C Renovation - Based on FCAP Deficiencies	727,000
2	Old Education Building Roofing Project - (Work will be done by DOA)	1,574,000

Justice Total

2,301,000

Department of Natural and Cultural Resources

1	Fort Fisher Aquarium Conservatory Roof Replacement	1,042,000
2	Roanoke Island Fire Alarm System Upgrade	287,500
3	Roanoke Island Emergency Generator Replacement with Enclosure	820,000
4	Research Lab-Prairie Ridge Backflow Preventer & Water Line Repairs	200,000
5	Africa Irrigation Pumping System Replacement	230,000
6	Jennette's Pier Life Support System HVAC Improvements & Upgrades	173,000
7	HVAC Building Control System Replacement & Auxiliary Heating System	633,000
8	Statewide Roof Repairs	300,000
1	Cypress Swamp Renovation	108,000
2	Fort Fisher Aquarium Electrical Grounding and Bonding	33,000
3	Douglas Complex Building Repairs	821,000
4	Main Sewage Line Replacement	100,000
5	Mount Mitchell State Park- Restaurant Support Beam Replacement	50,000
6	Old Avian Propagation Replacement	443,000
7	Pine Knoll Shores Aquarium Electrical System Grounding/Bonding Repair	5,600
8	Tryon Palace HVAC Repair	1,100,000
9	Bridge Roof and Door Repairs	347,000
10	Morrow Mountain State Park- Campground Shower House Repairs Loop A, B, & C	81,800
11	NC Zoo AZA Accreditation Required Improvements	123,500
12	Pine Knoll Shores Aquarium Fire Alarm Control Panel Replacement	41,000
13	SECCA Building Repairs Hanes HVAC Repairs	356,500
14	Pine Knoll Shores Aquarium HVAC Controls & System Repair	88,500
15	Museum of Natural Sciences NEC First Floor Granite Tile Repairs	180,000
16	Morrow Mountain State Park- Group Shower House Repairs	45,500
17	Morrow Mountain State Park- Comfort Station Repairs	33,000
18	Water Heater Replacement	6,500

Natural and Cultural Resources Total

7,649,400

2015 Repairs and Renovations Reserve

Project List

Allocation

Office of State Budget & Management

OSBM Reserve	1,570,100
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This recommendation creates a contingency reserve for emergency projects approved by OSBM.

Office of State Budget & Management Total	1,570,100
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Grand Total	100,000,000
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