



STATE OF NORTH CAROLINA
OFFICE OF STATE BUDGET AND MANAGEMENT

ROY COOPER
GOVERNOR

CHARLES PERUSSE
STATE BUDGET DIRECTOR

September 24, 2018

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 W. Cheek Jr.

SUBJECT: Allocations from the Repairs and Renovations Reserve

The General Assembly, in Session Law 2018-5 (S.B. 99), appropriated \$64.8 million from the unreserved fund balance to the Repairs and Renovations Reserve to finance the capital facility costs of repairing and renovating State and University facilities and related infrastructure. The remaining funds were allocated equally (\$32.4 million) to the UNC Board of Governors and the Office of State Budget and Management (OSBM).

In response to the \$32.4 million appropriation for State agency repairs and renovations, agencies submitted 168 requests to OSBM totaling approximately \$100.8 million. OSBM employed a multi-step process to select the final projects.

- Each agency submitted a prioritized list of repair and renovations projects, approved cost estimates using the State Construction Office's OC-25 form, and OSBM's R&R Request Worksheets.
- OSBM met with each agency who submitted an R&R request to review its request in detail to better understand the scope, feasibility, and priority of the requested projects.
- OSBM utilized a funding model to establish a baseline for the approximate R&R allocation for each agency. The formula considered the current replacement value of buildings allocated to each agency; condition as indicated by the Facilities Condition and Assessment Program; and the size and age of agency facilities.
- OSBM adjusted each agency's allocation, taking into consideration the nature of the projects submitted, available funding, and the relative need.

The following table summarizes the allocations for State agencies and the attached document provides a detailed list of projects by agency.

Table 1: Summary of Allocations to State Agencies

| Department | Total | Percent |
|-----------------------------------|-------------------|----------------|
| Administration | 9,051,165 | 28.0% |
| Agriculture and Consumer Services | 2,023,000 | 6.3% |
| Environmental Quality | 630,300 | 1.9% |
| Health and Human Services | 6,475,000 | 20.0% |
| Justice | 973,000 | 3.0% |
| Military and Veterans Affairs | 326,500 | 1.0% |
| Natural and Cultural Resources | 2,080,000 | 6.4% |
| Public Instruction | 1,790,200 | 5.5% |
| Public Safety | 8,990,300 | 27.8% |
| Total | 32,339,465 | 100.0% |

The UNC Board of Governors has provided a separate list of projects receiving funding from their allocation.

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

Attachment: Detailed Agency Repairs and Renovations Project List

CC:

Charlie Perusse
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Latif Kaid

Allocations from the Repairs and Renovations Reserve

Department of Administration

| Project | Description | Allocation |
|---|---|------------|
| Administration Building 5th Floor Abatement, Renovation and Roof Replacement | Provides funds to replace the roof at the Administration Building in Raleigh. The project will include asbestos abatement, demolition, and reconstruction of the fifth floor. | 5,867,400 |
| District Chilled Water Loop - Building Isolation - Supplement | Provides a supplement to complete the central district chilled water loop for the Downtown Raleigh Government Complex. This supplement will add on the last three remaining buildings. The total amount available for this project, including this allotment, is \$5.7 million. | 1,097,000 |
| Old Textbook Warehouse Roof | Provides funds to replace the Old Textbook Warehouse in Raleigh. The facility provides storage for the Museum of Natural History and related entities. | 196,000 |
| New Education Building - VAV box renovations Phase II (Floors basement through 3rd) | Provides funds to replace HVAC controls in the New Education Building. The existing controls are more than 20 years old. | 680,000 |
| Archives Building Foundation Repairs | Provides funds to repair the foundation of the Archives Building in Raleigh. The project includes installation of a drainage system to prevent flooding, backfill of soil erosion, waterproofing of foundation walls, and repointing of foundation walls. | 439,000 |
| Parking Lot 22 Lighting and Security Camera Upgrades | Upgrades the current security camera system and makes related electrical and data improvements for Parking Lot 22. | 314,000 |
| Old Revenue Exterior Lift Replacement | Replaces the exterior lift at the Old Revenue Building and provides for related structural improvements. | 345,000 |

Allocations from the Repairs and Renovations Reserve

Department of Administration

| Project | Description | Allocation |
|----------------|---|-------------------|
| Urgent Repairs | Provides funds for urgent repairs that routinely occur at the State Government Complex. | 112,765 |
| Total | | 9,051,165 |

Allocations from the Repairs and Renovations Reserve

Department of Agriculture and Consumer Services

| Project | Description | Allocation |
|--|---|------------|
| SBMEAC & SENCAEC Utility & Site Infrastructure Improvements | Provides funds for utility improvements and other site infrastructure improvements at the Senator Bob Martin Eastern Agriculture Center in Williamston and the South Eastern North Carolina Agriculture Events Center in Lumberton. | 284,000 |
| Western Vet Lab Incinerator Correction and Site Improvements | Provides funds to replace the existing incinerator and perform related renovations at the Western Veterinary Laboratory in Arden. | 568,000 |
| Warehouse Sprinkler System Replacement | Provides funds to replace the fire sprinkler system at the Food Distribution Warehouse in Butner. | 109,000 |
| Eaddy Building Infrastructure Renovations | Provides funds to renovate the Eaddy Building in Raleigh. The renovation will consist of replacing roof drains, hot water recirculating pumps, and carpeting. | 170,000 |
| District 4 Shop Renovation | Renovates the District 4 Shop Headquarters for the North Carolina Forest Service in New Bern. Renovation will include HVAC replacement, window and door replacement, plumbing replacement, and structural repair. | 400,000 |
| Griffin Lab Incinerator Replacement | Installs a new incinerator and provides for additional improvements at the Griffin Veterinary Lab in Monroe. | 272,000 |
| Print Shop and General Building Renovations | Provides funds to install a lift system and other renovations at the print shop at the Department of Agriculture and Consumer Service's building. The remaining funds will be used for general office renovations in the facility. | 163,000 |

Allocations from the Repairs and Renovations Reserve

| | | |
|--|---|------------------|
| OSFM, F-CAP, ADA & Environmental Corrections | Provides funds to correct identified Office of the State Marshall, F-CAP, Americans with Disabilities Act, and environmental concerns at facilities across the state. | 57,000 |
| Total | | 2,023,000 |

Allocations from the Repairs and Renovations Reserve

Department of Environmental Quality

| Project | Description | Allocation |
|---|---|----------------|
| Modular Laboratory Building | Provides funds to fully replace a modular lab, of the same square footage, for the Department of Environmental Quality's Reedy Creek Lab. The existing modular lab is past its useful life. The improved space is needed for equipment moves related to the GenX analysis and response. | 81,300 |
| Reedy Creek Complex Cooling Tower Replacement | Provides funds to replace the cooling tower at the Reedy Creek Laboratory in Raleigh, NC. | 159,000 |
| Supplemental Cooling, Formaldehyde removal, Energy Recovery and Parking lot repairs | Provides funds to improve the HVAC system in the Air Quality and Chemistry laboratories. Additional funding is also provided for improving the removal of formaldehyde and other fumes in the fish sampling area of the laboratory. Remaining funds will be used to reseal and repair the Reedy Creek laboratory parking lot. | 200,000 |
| Water Meters and Shutoff Valves at Reedy Creek Complex | Provides funds to individually meter buildings at the Reedy Creek complex to more accurately measure water usage at each building, and individually shut off each building. Currently, one water meter and shutoff serves the entire complex. | 190,000 |
| Total | | 630,300 |

Allocations from the Repairs and Renovations Reserve

Department of Health and Human Services

| Project | Description | Allocation |
|---|---|------------|
| Service and Spruill Wing HVAC - Supplement | Provides funds to complete the renovation of the Spruill Wing and Service Wing at the Longleaf Neuromedical Center in Wilson. The total amount of funding available for this project, including this allocation, is \$4.6 million. | 250,000 |
| Fire Alarm Improvements - Supplement | Provides funds to improve the fire alarm system at the Central Regional Hospital building in Butner. The improvements will provide zones for fire alarm systems. The total amount of funding for this project, in addition to this allocation is \$3.9 million. | 681,000 |
| Dorms 1 and 2 Building Upgrades - Supplement | Provides funding to complete the renovation of Dorms 1 and 2 at the Julian Keith Alcohol and Drug Abuse Treatment Center. The total amount of funding for this project, in addition to this allocation, is \$2.0 million. | 404,000 |
| Patient Compliance Upgrades | Funds statewide patient compliance upgrades for DHHS facilities. Issues that will be addressed are due to patient safety that have been cited during accreditation visits. Improvements will involve installing ligature resistant doors, plumbing, and related infrastructure. | 1,187,000 |
| Roof Replacement - Murdoch Developmental Center | Provides funds to replace the roof of the Quality Improvement Building and the G5 Building at the Murdoch Developmental Center in Butner. | 528,000 |
| Dietary Building Roof Replacement | Provides funds to replace the dietary building roof at Obery Neuro-Medical Treatment Center in Goldsboro. | 319,000 |

Allocations from the Repairs and Renovations Reserve

Department of Health and Human Services

| Project | Description | Allocation |
|--|--|------------|
| Heat Pump Replacements | Provides funds to replace the heat pumps and related work at unit's 4, 5, and 6 at Walter B Jones Alcohol and Drug Abuse Treatment Center in Greenville. | 189,000 |
| Building Upgrades (3 Bathrooms, Generator & Brick Repairs) | Renovates three bathrooms, adds an emergency generator, and repairs exterior brick at the Wright School in Durham. | 368,000 |
| Activities / Gym Building Roof Replacement | Provides funds to replace the roof at the Activities/Gym building and replaces all existing gutters and downspouts at the Julian Keith Alcohol and Drug Abuse Treatment Center in Morganton. | 437,000 |
| Old Cherry Hospital Site Relocation | Provides funds for the Department to move off of portions of Old Cherry Hospital in Goldsboro. Funds will be used to demolish existing mobile classrooms and covered walkways, relocate the vehicle fuel station, and to make necessary changes to the water infrastructure. | 706,000 |
| Cooling Tower Replacement | Provides funds to replace the two of the three cooling towers for the Central Cooling Plant at the Caswell Developmental Center in Kinston. | 460,000 |
| Spruce Chiller Replacement | Provides funds to replace the chiller at Spruce Cottage at the J. Iverson Riddle Developmental Center in Morganton. | 140,000 |
| Water Main Replacement | Provides funds to replace the water main under 30th Street at the Murdoch Developmental Center in Butner | 155,000 |

Allocations from the Repairs and Renovations Reserve

Department of Health and Human Services

| Project | Description | Allocation |
|---|---|------------------|
| Parking Lot Repairs | Provides funds to repair and replace parking lot pavement, sidewalks, curb repair, and landscaping at the at the Julian Keith Alcohol and Drug Abuse Treatment Center in Morganton. | 182,000 |
| Machine Shop Roofing Upgrades | Provides funds to replace the machine shop roof at the Western Psychiatric Hospital in Morganton. The building will remain in use for the new hospital. | 144,000 |
| Butner Office Complex Building A Window Replacement | Provides funds to replace all windows at the Butner Office Complex, Building A. | 49,000 |
| Parking Lot Improvements | Repairs and expands the parking lot for the WorkSource West facility in Morganton, NC. The project also provides a canopy leading to the parking area. | 141,000 |
| Conference Center Roof Replacement | Provides funds to replace the DHHS Conference Center roof at the Cherry Hospital Site in Goldsboro. The center is used for regional training for the Department. | 135,000 |
| Total | | 6,475,000 |

Allocations from the Repairs and Renovations Reserve

Department of Justice

| Project | Description | Allocation |
|---------------------------------|---|------------|
| State Crime Lab Roofing Project | Provides a supplement to the State Crime Lab Renovation, funded in the 2018 Appropriations Act. It has been determined after further study, that the roof will need to be replaced. The entire renovation, including this allocation, will cost \$5.2 million. The Department will also reallocate \$208,000 from prior year projects toward this roof replacement. | 973,000 |
| Total | | 973,000 |

Allocations from the Repairs and Renovations Reserve

Department of Military and Veterans Affairs

| Project | Description | Allocation |
|--|--|----------------|
| Bay Doors, Hydraulic Lift, Security Lights - Jacksonville Cemetery | Provides funds to renovate the bay doors, hydraulic lift, and to install security lights in the maintenance compound of the Coastal Veteran's Cemetery in Jacksonville | 85,000 |
| Roof, Exterior Wood Siding, Exterior Doors - Black Mountain | Provides funds to replace the roof, siding, and doors at the Western State Veterans Cemetery in Black Mountain. | 241,500 |
| Total | | 326,500 |

Allocations from the Repairs and Renovations Reserve

Department of Natural and Cultural Resources

| Project | Description | Allocation |
|---|---|-------------------|
| Graveyard of the Atlantic Museum-HVAC Repairs and Main Entry/Lobby Renovation | Provides funding to repair the HVAC system and renovate the main lobby at the Graveyard of the Atlantic Museum in Hatteras. | 247,000 |
| Archive & History/Library-3rd Floor, Partial 1st & 2nd Floor Renovation | Supplements an existing renovation project at the Archives and History Building in Raleigh. This project will renovation three floors of the building. The total funding available for this project, including this allocation is, \$2.3 million. | 1,145,000 |
| Reed Goldmine - Water Tank Replacement | Provides funds to replace the water tank and related water infrastructure at the Reed Goldmine historic site in Midland. | 138,000 |
| Museum of Natural Sciences - Museum AZA Accreditation Required Repairs | Provides funds to update the Museum of Natural Sciences' living collections heating and electrical system. The systems were cited by the Association of Zoos and Aquariums during a recent site visit. | 550,000 |
| Total | | 2,080,000 |

Allocations from the Repairs and Renovations Reserve

Department of Public Instruction

| Project | Description | Allocation |
|---|--|-------------------|
| NCAT - Cullowhee Katusi (Core) Building Fire Alarm | Provides a supplement to the North Carolina Advancement of Teaching fire alarm project in Cullowhee. This project will replace the fire alarm at the Katusi Building. The total project cost, including this allocation, is \$545,350. | 266,200 |
| GMS Lineberry Auditorium and Architectural Changes | Provides funds to renovate the Governor Morehead School Auditorium and additional funds to renovate Lineberry Hall in Raleigh. Renovations will include, but are not limited to stage floor replacement, new acoustical wall panels, painting, plaster repair, control booth construction, lighting, new ceilings, and emergency lighting. | 493,000 |
| ENCSD - Woodard Hall - Toilet Room & Plumbing Renovations | Provides funds to renovate bathrooms and breakrooms at Woodard Hall at the Eastern North Carolina School for the Deaf in Goldsboro. | 295,000 |
| WNCSD - Campus Water Upgrades Phase II | Provides funds to supplement the water system at the Western North Carolina School for the Deaf in Morganton. This project will include a replacement of the campus's water tower and additional water pipes. The total project cost, including this allocation, is \$1,5 million. | 736,000 |
| Total | | 1,790,200 |

Allocations from the Repairs and Renovations Reserve

Department of Pubic Safety

| Project | Description | Allocation |
|---|--|------------|
| CA Dillon Phase A Renovations | Provides funds to renovate Cottage E, clinical space, parking areas, roads, and site infrastructure at the CA Dillon Youth Development Center in Butner. The facility renovation will assist the Department in meeting the requirements of "Raise the Age" legislation. | 1,563,300 |
| Hyde Correctional Institution Water Tower Renovations | Provides funding to restore the water tower at Hyde Correctional Institution in Swanquater. The tower provides potable water and fire suppression capacity to the facility. | 514,000 |
| Drainage System Repairs | Provides funding to address significant erosion, parking lot flooding, and pavement failures at the Charlotte Armory. The project will provide a comprehensive set of improvements to address needed site repairs related to slope stabilization, storm drainage, asphalt repairs, and site fencing compliance. This funding allocation matches federal funding for a total project cost of \$2.1 million. | 1,058,000 |
| Building Improvements | Provides funding for differed maintenance at the Garner Road Complex in Raleigh, NC. Work to be done, includes, but does not exclude, carpet replacement, rotted wood replacement, painting, window replacement, and door replacement. | 410,000 |
| Demolition of Buildings at the Samarcand Training Academy | Completes the Samarcand Training Academy project in Moore County by demolishing three buildings and abating related asbestos. The building metal and material will be recycled. | 645,000 |

Allocations from the Repairs and Renovations Reserve

Department of Pubic Safety

| Project | Description | Allocation |
|--|---|------------|
| Obsolete Electronic Security Systems Replacement | Provides funds to replace obsolete electronic door controls and perimeter security detection and surveillance systems at the Divisions of Adult Correction and Juvenile Justice. This funding continues an ongoing effort at the Department of Public Safety. | 525,000 |
| HVAC System for Server Room | Provides funds to replace the HVAC System for the server room for the State Bureau of Investigation in Raleigh. | 225,000 |
| Mechanical Systems | Provides funds for the ongoing replacement and renovation of mechanical systems due to age and condition at the Divisions of Adult Correction and Juvenile Justice. This funding continues an ongoing effort at the Department of Public Safety. | 500,000 |
| Fire and Life Safety | Provides funds to correct fire and life safety issues found by annual inspections at the Divisions of Adult Correction and Juvenile Justice. This funding continues an ongoing effort at the Department of Public Safety. | 500,000 |
| Roof Repair and Replacements | Provides funds for roof repair and replacement at Adult Correction and Juvenile Justice facilities throughout the state. This funding continues an ongoing effort at the Department of Public Safety. | 1,400,000 |
| Asbestos Abatement and Other Hazardous Materials | Provides funds to remediation of asbestos and other hazardous materials at Adult Correction and Juvenile Justice facilities. This funding continues an ongoing effort at the Department of Public Safety. | 300,000 |

Allocations from the Repairs and Renovations Reserve

Department of Pubic Safety

| Project | Description | Allocation |
|---------------------------|---|-------------------|
| Underground Storage Tanks | Provides funding for the removal or closure of leaking underground storage tanks at Department of Public Safety facilities. This funding continues an ongoing effort at the Department of Public Safety. | 150,000 |
| Architectural Systems | Provides funds to renovate Alexander and Scotland Correctional Institutions in Taylorsville and Laurinburg to correct for life/safety inspection findings. Renovations include improved door systems, glazing, and integration with life safety controls. | 700,000 |
| Security Fencing | Provides funds for the installation and repair of security fencing at Adult Correction and Juvenile Justice facilities throughout the state. This funding continues an ongoing effort at the Department of Public Safety. | 500,000 |
| Total | | 8,990,300 |