



**STATE OF NORTH CAROLINA  
OFFICE OF STATE BUDGET AND MANAGEMENT**

**PAT MCCRORY**  
GOVERNOR

**LEE HARRISS ROBERTS**  
STATE BUDGET DIRECTOR

May 7, 2015

**MEMORANDUM**

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

**FROM:** Lee Roberts, State Budget Director 

**SUBJECT:** Report on Allocations from the Repairs and Renovations Reserve

---

The General Assembly in Session Law 2014-100 (HB 744) authorized up to \$30 million in Bonds or Special Financing to finance the capital facility costs of repairing and renovating State facilities and related infrastructure. Forty percent (40%) will be allocated to the UNC Board of Governors (BOG) and sixty percent (60%) to the Office of State Budget and Management (OSBM). State agencies were instructed to submit a prioritized list of R&R project needs to the Office of State Budget and Management (OSBM) by January 20, 2015. Requests totaling \$66,784,820 million for 162 projects were received.

The Office of State Budget and Management (OSBM), working with the State Construction Office (SCO), employed a multi-step process to select FY 2014-15 non-university repair and renovation projects.

- The agencies submitted prioritized lists of repair and renovation projects, approved cost estimates using the Office of State Construction's OC-25 Form, and OSBM's R & R Request Worksheets.
- 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 most recent information on the current replacement value, condition indicated by FCAP reports, size, and age of agency facilities.

Using the baseline funding allocations and project specific information, OSBM consulted with SCO and made final selections of repair and renovation projects based on the statutory requirements of G.S. 143C-4-3.

Fifty-three (53) projects totaling \$16,901,500 are recommended for allocation from the Repair and Renovations Reserve.

**Allocation to Each Agency/Department**

<b>Department</b>	<b># of Projects</b>	<b>Amount</b>	<b>%</b>
Department of Administration	12	\$4,228,000	25.02%
Department of Agriculture and Consumer Services	6	\$1,551,000	9.18%
Department of Cultural Resources	9	\$1,439,500	8.52%
Department of Environment and Natural Resources	5	\$985,000	5.83%
Department of Health and Human Services	10	\$2,321,000	13.73%
Department of Justice	3	\$757,000	4.48%
Department of Public Instruction	1	\$2,244,000	13.28%
Department of Public Safety	6	\$3,125,000	18.49%
Department of Transportation	1	\$251,000	1.49%
<b>Total</b>	<b>53</b>	<b>\$16,901,500</b>	<b>100.00%</b>

Also, attached for your review is a detailed project list that outlines the Office of State Budget and Management's allocation to each agency.

The University of North Carolina will provide a separate list for projects they are planning.

As always, if you have any questions or concerns, please do not hesitate to contact me at (919) 807-4700.

**FY 14-15 Repair and Renovation Allocations**

Department	Project Title	Type of Project	Project Description	Recommended Projects
<b>Department of Administration</b>				
Department of Administration	Albemarle - Roof Replacement	Roof repair / replacement	The roof is in need of replacement. This work is time critical since it needs to be completed as part of the major renovation project.	\$643,000.00
Department of Administration	Albemarle Building	Albemarle - Envelope Improvements	The existing exterior building walls (envelope) were built with minimal insulation (1") and very little moisture protection from the outside elements. The renovations will improve the thermal envelope and create an improved air and moisture barrier to separate the interior from the exterior environment. In addition, asbestos was discovered in the glazing of the windows and will need to be removed with the replacement of the windows. This will also increase the energy efficiency of the building.	\$1,595,000.00
Department of Administration	Albemarle - Firestopping of Exterior Wall	Fire safety	The firestopping between floors at exterior wall is missing. This is important life safety item that needs to be corrected. This work is time critical since it needs to be completed as part of the major renovation project.	\$38,000.00
Department of Administration	Steam Plant - Boiler II Retube	HVAC	Boiler II steam tubing is leaking and in need of replacement for continued operation. The leak has gotten worse; initially tubes only leaked when boiler was not in service and tubes were cold. Now tubes are leaking when boiler is in operation which has potential for catastrophic failure. As a result, this boiler is currently out of service since operation is a safety hazard with potential to damage property and injury plant operators. Project work also includes replacement of damaged refractory on the front and back of the boiler.	\$288,000.00
Department of Administration	New revenue - Chilled Water Pipe Protection	HVAC; occupant safety	The Downtown cooling loop feeds this building with two 8" chilled water lines routed through the loading dock that serves the building. The pipes have been hit by multiple transfer truck trailers. If one of these pipes is ruptured by an impact a minimum of 10,000 gallons of 39 degree F chilled water is expected to be released into the area. Since the two 8" chilled water lines cannot be relocated in a cost effective manner this project is to install a steel protective barrier around the piping. Two steel barriers were installed by previous projects but have not prevented all impacts. This project will encase the entire length of the exposed piping behind 1/4 inch steel plate.	\$89,000.00
Department of Administration	Kinston Veterans Nursing Home - Fire Sprinkler Repairs	Fire safety	The fire sprinkler system in the Kinston Nursing Home has experienced numerous pin holes as a result of Microbial Induced Corrosion (MIC) in the fire sprinkler piping. The deficiency must be corrected since this is a critical life safety system. Department of Insurance has been notified and DOA has responded with a plan for correcting the problem.	\$299,000.00
Department of Administration	State Capitol - Replace Fan Coil Units	HVAC; Asbestos, hazardous materials, UST	In 2002, components of the HVAC system in the State Capitol Building were replaced. This project included replacement of the fan coil units along the building perimeter. These units are supplied from piping located in the tunnel beneath the State Capitol. Asbestos was discovered in the tunnel and the pipe insulation was abated at that time. The asbestos work was unexpected and that project funding could not support replacing the fan coil units. This year a couple of the existing fan coil units have experienced leaking coils that resulted in water leaking into the State Capitol. It is critical that these units are replaced since a coil leak after hours could result in significant damage to the State Capitol and the offices in this building.	\$289,000.00
Department of Administration	Old Revenue - Security & ADA Improvements - Supplement	Americans with Disabilities Act; security improvements	The Old Revenue Building occupants continue to report unauthorized entry into this building. A current ADA improvement project will result in the handicap entrance being relocated from an unmanned entry lobby to the main secured entry lobby. This will allow for better access control at the unmanned lobby. This project will expand the security measures by providing additional surveillance cameras, and access control in the elevator. This recommendations for security enhancements were identified as part of a security assessment study in 2002 and this request has been a building occupant priority each year since then. In addition, building occupants have expressed concern over poor condition of carpeting, indicating several areas that worn to point of tears, creating trip hazards. This has been another long standing R&R request. If funded this work could be added to the scope of the existing ADA project.	\$370,000.00
Department of Administration	Kinston Veterans Nursing Home - HVAC Repairs	HVAC	Supplemental cooling is required in the dishwasher area of the kitchen. At present, this area is not adequately cooled and the resulting heat and humidity prevent the required air drying of dishes used in serving residents. This creates a potential hygiene violation that could be cited during the routine certification inspections by Medicare.	\$90,000.00

**FY 14-15 Repair and Renovation Allocations**

Department	Project Title	Type of Project	Project Description	Recommended Projects
Department of Administration	Black Mountain Veterans Nursing Home - Drive Repairs	Improvements to roads, walks, drives and utilities	A section of the drive to the Black Mountain Veteran's Nursing Home has been repaired multiple times. This pavement section is located in an inclined curve and appears there are drainage problems associated with this area. This project is to correct the drainage and install a more permanent pavement repair, possibly a more secure paving material.	\$22,000.00
Department of Administration	Blount St Houses - Renovation	Roof repair / replacement; HVAC; Renovations to improve use of existing space; Structural Repairs; Historical restoration	The Blount Street houses are now back in the State Property inventory and available for use by State Agencies. Since these houses have been vacant for 7 years, renovations are required prior to occupancy. Basic exterior repairs and painting, roof repairs, interior painting, structural repairs, HVAC system repairs are items often required. Howell House is one of the Blount Street Historic Houses that is currently being considered for occupancy. Having funding to rehab these houses for occupancy is beneficial to the State, providing much needed space in the Government Complex.	\$155,000.00
Department of Administration	Government Complex - Urgent System and Safety Repairs	Americans with Disabilities Act; Fire safety; occupant safety	As a result of lean times for R&R funding, the Government complex has frequent urgent needs that arise that are projects larger in scope than the small repair projects routinely addressed by Facility Management. DOA has this type of project in the 2013-14 R&R funding. The fund has been consumed this budget year addressing urgent needs such as security system failures at the Art Museum, sidewalk tripping hazards, emergency elevator repairs, emergency boiler repairs, security repairs at western Residence, and correction of ramp safety hazards at New Revenue loading dock. A project of this nature allows DOA to quickly response to urgent needs.	\$350,000.00
	<b>Total</b>			<b>\$4,228,000.00</b>
<b>Department of Agriculture and Consumer Services</b>				
Department of Agriculture and Consumer Services	Dept OSFM Concerns & Environmental Issues	Federal / state mandate; Fire safety; Plumbing; Asbestos, hazardous materials, UST; OSFM Report	Correct life-safety inspection concerns as generated during OSFM property inspections, along with previously identified environmental concerns, statewide.	\$345,000.00
Department of Agriculture and Consumer Services	SBMEAC Building Exterior Replacements/Renovations	Structural Repairs; Door, Window, Gutter Replacement	Replace multiple doors, windows, gutters and downspouts on multiple buildings.	\$183,000.00
Department of Agriculture and Consumer Services	WNC & Charlotte FM Exterior Site Improvements & Building Renovations	Renovations to improve use of existing space; Fire safety; Improvements to roads, walks, drives and utilities; Electrical; Energy Efficiency; Drainage and landscape improvements; Plumbing	Charlotte Farmers Market - Upgrade electrical system/replace lighting in sheds, replace signage and replace Administration Building hot water. WNC Farmers Market - Upgrade windows and siding on multiple buildings, renovate interior of Garden Center, improve site drainage and repair/sealcoat/stripe asphalt.	\$208,000.00
Department of Agriculture and Consumer Services	NCFS Building Renovations & Back-Up Generator	Renovations to improve use of existing space; Americans with Disabilities Act; Electrical	Renovate Newell Fire Station for Forest Service shared occupancy and provide back-up generator for DuPont Educational State Forest visitor center.	\$201,000.00
Department of Agriculture and Consumer Services	Research Stations Roof, Electrical and Energy Improvements	Roof repair / replacement; HVAC; Renovations to improve use of existing space; Electrical; Energy Efficiency	Replace Mountain Research Station Burley Barn garage doors with insulated doors, replace failing roofs on multiple buildings at Oxford Research Station and on Office/Shop at Umstead Research Farm, repair/improve greenhouse energy efficiency at Mountain Research Station greenhouse facility and improve electrical system at Shop with Upper Mountain Research Station, replace Shop & Storage windows for better energy efficiency and replace HVAC units at Horticultural Crops Research & Extension Center.	\$240,000.00
Department of Agriculture and Consumer Services	Motor Fuel HVAC & Ventilation Replacement	HVAC; Energy Efficiency	Replace HVAC system and ventilation systems in motor fuels buildings.	\$374,000.00
	<b>Total</b>			<b>\$1,551,000.00</b>
<b>Department of Cultural Resources</b>				
Department of Cultural Resources	Tryon Palace Roof Repair	Roof repair / replacement	Project will replace 3,500 SF membrane roof and associated metal flashing & curbs of the main palace building. Despite recent repairs, the roof requires a complete replacement with improved flashing details and skylight waterproofing. Water leaks continue to damage the upstairs bedroom plaster ceiling and walls.	\$232,000.00

**FY 14-15 Repair and Renovation Allocations**

Department	Project Title	Type of Project	Project Description	Recommended Projects
Department of Cultural Resources	Stouffer Hall Roof Replacement	Roof repair / replacement	Project will replace the leaking roof membrane of the one- story Stouffer Hall Building which is used as a rental and meeting space for the C. H. Brown Historic Site. The 1980's membrane roof has become brittle and cracks are allowing water into the meeting space below. The building has suffered water damage to the walls and carpet and is no longer used due to the smell. The existing roof insulation, which provides the structural support for the membrane is so brittle that it no longer provides adequate structural support. The project includes redesign for the roof to provide a slight pitch to shed water and debris, replace the existing foam roof structure with an improved underlayment structural support roofing material, new roof membrane with associated roof flashing, and replacement of the building's floor padding and carpet. Wall repairs will be made by DCR maintenance staff.	\$140,000.00
Department of Cultural Resources	Poe House Roof Repair	Roof repair / replacement	This project will provide additional funding to repair the metal roof of the 1897 Historic Poe House located at the Museum of the Cape Fear. The State's Historic Preservation Office has recommended that Poe House's roof be repaired using a liquid applied fabric reinforced coating. The project also includes waterproofing the chimney seams, balcony, and installation of snow & ice jacks and lighting protection. The project architect's estimates the total project to cost \$74,500. The project requires supplemental funding of \$9,500 to complete.	\$9,500.00
Department of Cultural Resources	Alamance Battlefield Historic Site Visitor Center Renovation	Renovations to improve use of existing space; Electrical	Project will provide additional funding to complete interior renovation to the Alamance Battlefield Visitor Center lobby, auditorium, gift shop, and administrative offices. Project will address new LED lighting and replace non-code compliant electrical panels. The project was funded \$165K in FY 2013-14 but based on design & engineering estimates the project will require additional funding to complete the intended scope of work.	\$70,000.00
Department of Cultural Resources	St. Phillips Church Masonry & Coping Repairs	Roof repair / replacement, Structural Repairs; Historical restoration	Project scope includes major masonry repairs to the brick walls of the 1760's historic St. Phillips Church, reworking the brick window and door arches, and completion of the a cooper coping over the top of the brick walls to prevent water intrusion. The masonry repair work must be performed by a skilled masonry preservationist to maintain the integrity of the original structure. The State Historic Preservation Office estimated the repairs to be \$225,000. The remaining requested amount will provide supplemental funding required for the copper coping. DCR received 25,000 in 2013 but the lowest bid received was \$83,000 for the cooper coping.	\$283,000.00
Department of Cultural Resources	Duke Homestead Visitor Center Roof Repair	Roof repair / replacement	Project will replace Duke Homestead State Historic Site Visitor Center's failed roof. Projects includes demolition of existing membrane with stone ballast roof, repairs of underlayment material, and installation of new membrane roof with stone ballast roof and new roof flashing. The existing roof was last replaced in the mid- 1990's.	\$258,000.00
Department of Cultural Resources	Home Creek Historic Site Hauser House Roof Repair	Roof repair / replacement	Project will repair the wood shingle roof of the 1900 Hauser House located on the Home Creek Family Farm Historic Site. The roof has leaks in several location and the shingles are rotted and no longer can be repaired.	\$42,000.00
Department of Cultural Resources	Ft. Fisher Historic Site Visitor Center Roof Repair	Roof repair / replacement	Project will repair the membrane roof on the Ft. Fisher State Historic Site Visitor Center. The roof leaks during wind/rain events and membrane is no longer repairable due to U/V damage and high wind requirements. The project will remove the damaged roof, repair damaged wood underlayment and insulation and install a new roofing & flashing system.	\$190,000.00
Department of Cultural Resources	Roanoke Island Festival Park Roof Repairs	Roof repair / replacement	Project will repair the roofs of Roanoke Island Festival Park's Gift Shop, Pavilion, Maintenance Building, and Pump House. Specifically, the project will install new wood shingles on the gift shop and pavilion and install new asphalt shingles on the pump house and maintenance buildings, which are not very visible to the public. The projects includes demolition, any underlayment repairs, and installation of new roofs.	\$215,000.00
	<b>Total</b>			<b>\$1,439,500.00</b>
<b>Department of Environment and Natural Resources</b>				
Department of Environment and Natural Resources	Fire Alarm Replacements	Federal / state mandate; Fire safety; Electrical	Fire alarm systems in the main administration and hanger facilities need to be replaced according to the Department of Insurance, Office of State Fire Marshall inspection report dated May 28, 2014. See DOI report.	\$163,000.00

**FY 14-15 Repair and Renovation Allocations**

Department	Project Title	Type of Project	Project Description	Recommended Projects
Department of Environment and Natural Resources	NRC-Glazing Failure Mitigation Phase I	Energy Efficiency	Initial planning and desing for immediate active and passive measures to facilitate both short term, safety concerns and long term mitigation repairs in dealing with the spontaneous glazing failures within the NRC and DENR offices as well. Implementation of a long term static protection patio cover for the main NRC building as well as window treatments, temporary protection covers and other associated costs.	\$252,000.00
Department of Environment and Natural Resources	Replace Fire Sprinkler Pipes in Conservatory	Fire safety; Plumbing	Per the 2013 FCAP Report: Replace the stand pipes and other piping for the aquarium fire system, which are rusting and cracking in the conservatory area. Approximately 5,000 linear feet of pipe needs to be replaced.	\$150,000.00
Department of Environment and Natural Resources	Replace Boilers Reedy Creek Lab (Phase I)	HIVAC; Renovations to improve use of existing space; Electrical; Energy Efficiency	The two boilers and two Air Handling Units with cooling tower that currently support the entire DENR Reedy Creek, Air Quality / Water Resources Complex (3 Buildings) are in desperate need of replacing. These units are both over 20 years old and have exceeded their work life expectancy by 5 years to date. A catastrophic failure of this system is expected at any time. With the imminent failure of these boilers, the entire unit, to include newly installed air handler unit in Chemistry Laboratory Building, would be nonoperational. This would leave the entire complex with no heating. The boiler units have failed completely not less than 5 times over the last 4 months and are requiring constant monitoring, as well as expensive and time consuming repairs due to extremely limited availability of replacement parts. An FCAP report done in 2007 indicated the boilers needed to be refurbished. Many repairs have been done since that time and the boilers have reached the end of their useful life. Further, the air handlers in the Air Quality and Water Quality buildings are also failing and in need of replacement. The AQ unit capacity is only at 70% of design, the condensate pan has rusted through and leaking into the building. The WQ unit side panels are caved in and the condensate pans are rusted through and probably allowing condensate carryover into the duct system. Both of the units are over 20 years old and both are in need of replacement as is their piping and automatic systems integration. This needs to happen as soon as possible. A study done by a private engineering firm in 2007 recommended the replacement of all the air handling units in all three buildings with the Chemistry Laboratory Building being the highest priority. The air handler for the chemistry lab was replaced in 2012. The estimate reflects an initial allocation. Per OC-25 submittal: 20114390292, which \$238,000 was allocated for initial replacement of the AHU at the unit basic cost of \$82,000 each, which proved insufficient to support the original renovation initiative, which now includes the boilers. This OC-25 is number 20134390004	\$325,000.00
Department of Environment and Natural Resources	Rental Cabin Repairs, Morrow Mtn SP	HVAC; Renovations to improve use of existing space; Historical restoration; Electrical; Energy Efficiency; Plumbing	Constructed by the CCC in the 1950s, the vacation cabins at MOMO are extremely popular and the constant use and abuse by vacationers in readily apparent. Once lustrous hardwood floors are stained, deeply scratched and are hard to clean, drop ceilings in the bedrooms and hallways are heavily water stained, light fixtures in the cabins are dated and the lenses have yellowed and cracked, bathroom vent fans and heaters are no longer operable, shower stalls are broken, stained, and leaky, interior doors are missing hardware and latches, etc.	\$95,000.00
	<b>Total</b>			<b>\$985,000.00</b>
<b>Department of Justice</b>				
Department of Justice	HVAC Controls Replacement West Campus	HVAC; Electrical; Energy Efficiency	The existing controls for the HVAC Systems are outdated (16 years of age) and do not operate properly. This has caused disruption in services offered and impacted our operating costs. This project is the complete renovation of the existing controls system for the entire campus.	\$270,000.00
Department of Justice	Cafeteria Classroom Building Roof Replacement	Roof repair / replacement	The existing roof system is nearly 16 years of age. Due to the winter weather and high winds, we have experienced roof leakage over the past few years. This project is the removal and replacement of the existing system with one designed for Western North Carolina conditions.	\$263,000.00
Department of Justice	Chiller Replacement Admin/Auditorium	HVAC; Energy Efficiency	This project is the replacement of the existing chiller and boiler that feeds our Administration and Auditorium Buildings. The chiller is 19 years old and requires constant maintenance in order to keep it operational. It is common for the chiller to be on alarm several times each day during the cooling season. The boiler is over 30 years old and very inefficient. It has held up well over the years, but is in need of replacement.	\$224,000.00
	<b>Total</b>			<b>\$757,000.00</b>

**FY 14-15 Repair and Renovation Allocations**

Department	Project Title	Type of Project	Project Description	Recommended Projects
Department of Public Instruction	ENCS D Steam Line Replacement	HIVAC; Improvements to roads, walks, drives and utilities; Energy Efficiency; Asbestos, hazardous materials, UST	Install new underground steam distribution piping to all campus buildings that utilize steam. Abandon existing deteriorated steam pipes. Replace existing steam-to-hot-water heat exchangers and condensate return pumps as required, where equipment is old, inefficient, and has exceeded its useful service life. Note: This project was originally estimated in 2007, and the initial OC-25 was approved on 07/17/2007. Project was never funded. See attached OC-25: 20092025441.	\$2,244,000.00
	<b>Total</b>			<b>\$2,244,000.00</b>
Department of Public Safety	Replace/Upgrade Obsolete Electronic Security Systems	Security Systems	Replacement of obsolete electronic door controls, perimeter security detection and surveillance systems requires continuous funding. Total projected costs with escalation to address all AC&JJ needs is in excess of \$8 million over the coming years. Funding of \$1.78 million has been requested for 2015/16. Receiving funds earlier will allow us to continue to insure the safety and security of the public, employees and offenders. NOTE: Insufficient time to obtain a current certified OC 25. Most recently approved will be sent to OSBM.	\$500,000.00
Department of Public Safety	Mechanical Systems Renovation/Replacement	HIVAC; Energy Efficiency	Repair and replacement or renovation of the mechanical systems due to age and condition of these systems requires continuous funding. As these systems age, they require increased maintenance. The potential for frequent outages or catastrophic failure that may require evacuation of the offender population becomes a great threat. Evacuation poses an increased threat to the safety and security of the public. Replacing old systems with more energy efficient systems will result in savings to the general fund. Total projected costs with escalation of the needs of AC & JJ exceeds \$10 million. Continuous annual funding would allow for system replacement on a managed schedule. We have requested \$3.5 million in 2015/16 but receiving these funds sooner would allow us to address more urgent needs.	\$1,250,000.00
Department of Public Safety	Fire & Life Safety Systems	Fire safety; Electrical	Installation/replacement of Fire Alarm Systems at various facilities as identified in annual Dept. of Insurance and DPS Safety Inspections. Replace defective or inadequate egress lighting and exit signs as needed. Upgrade electrical service at various sites. Add generators at sites. Total projected costs with escalation for all identified needs in AC & JJ is in excess of \$15 million. Replacing and upgrading Fire Alarm Systems is required on a continuous basis to keep systems up to code and provide protection for staff and offenders. We have requested \$2.45 million in 2015/16 but receiving these funds sooner will allow us to address urgent needs.	\$500,000.00
Department of Public Safety	Roof Repair & Replacement Projects	Roof repair / replacement; Structural Repairs; Energy Efficiency	Repair and replacement of existing roofs and weatherproofing facilities statewide justifies continuous funding. Exterior caulking and other sealants require regular attention. While roof repairs may be addressed as needed, a plan to replace aging roofs (older than 20 years) represents a significant expenditure but failure to plan for replacing these roofs could result in greater expenditures. Projected cost with escalation to meet the is more than \$100 million in needs for AC&JJ. We have requested \$8 million in 2015/16 but receiving these funds sooner will allow us to address pressing needs.	\$500,000.00
Department of Public Safety	Architectural Systems	Renovations to improve use of existing space; Structural Repairs; Americans with Disabilities Act; Federal / state mandate; Energy Efficiency	A number of architectural systems pose a threat to the safety and security of the public as well as the employees who work within the impacted facilities. The range of problems includes the need for fire-rated partitions and doors; missing or damaged stairs; replacing windows and doors in older facilities for greater energy efficiency; improving accessibility for ADA compliance; and a wide variety of other issues. Cost estimates range from \$5,000 to nearly \$1 million at individual facilities. Total identified needs exceeds \$3 million. We have requested \$.75 million in 2015/16 but receiving these funds sooner will allow us to address some pressing needs.	\$250,000.00
Department of Public Safety	Asbestos Abatement & Hazardous Materials	Asbestos, hazardous materials, UST	Abatement of asbestos-containing materials and/or other hazardous materials in fair to poor condition at various facilities as identified by inspection reports and engineering studies or emergency situations requires funding on a continuous basis. These problems are often identified during a plumbing or other system repair and must be addressed immediately. AC & JJ facilities have identified needs of more than \$450,000. We have requested funding of \$750,000 in 2015/16 but receiving these funds would allow us to address current needs.	\$125,000.00
	<b>Total</b>			<b>\$3,125,000.00</b>

**FY 14-15 Repair and Renovation Allocations**

Department	Project Title	Type of Project	Project Description	Recommended Projects
<b>Department of Transportation</b>				
Department of Transportation	Art Museum Elevator Modernization	Americans with Disabilities Act; Replacement of antiquated equipment	Modernization of the existing passenger elevator in the Old Art Museum Building. The elevator is antiquated and its maintenance is overseen by the Department of Administration's Facility Management Division. The Department submitted an elevator modernization project for the Transportation Building Complex (Highway & Annex Buildings), which was approved because the elevators are maintained by DOA. This elevator is the last one in the Transportation Building Complex that requires modernization. In recent years, the elevator maintenance contractor has had difficulty in locating parts as the elevators are so old.	\$251,000.00
	<b>Total</b>			<b>\$251,000.00</b>
<b>Department of Health and Human Services</b>				
Division of Central Management and Support	Campus Domestic Water Booster Pump	Plumbing	This project consists of adding a new metal building to house a booster pump that will increase the water main pressure entering campus. Recently the City of Raleigh required the campus to install a backflow preventer on the water main which created an additional pressure drop of approximately 15 psi. This pressure drop has caused problems with the plumbing system where toilet flush valves no longer have adequate pressure to operate properly. A generator will also be installed to support the booster pump. Pricing (SEE ATTACHED) is based on designer estimates and actual schedule of values of previous project of similar scope.	\$295,000.00
Division of Central Management and Support	Avery Building Roof Repairs	Roof repair / replacement	This project is for the repair of the Avery Building roof. The roof consists of the original steep slope slate and has received little maintenance over 135 years. Numerous slate shingles are missing, broken or loose. The metal hip and ridge caps are rusted and loose. The valley flashings at the cupolas are rusted through. The center section dome needs to be coated and surrounding standing seam metal roof is completely worn out and cannot be reattached. See attached memorandum for additional scope of work and cost associated with each repair item.	\$300,000.00
Division of Central Management and Support	Elevator Upgrades - Gravely	Americans with Disabilities Act; Electrical	This project consists of upgrading the elevator in the Gravely building. Upgrades include full modernization including replacing the controller, pumping unit, car and hall fixtures, door operator, door hardware, wiring, life safety requirements, etc.	\$237,000.00
Division of Central Management and Support	Domestic Water Piping Replacement	Plumbing	This project is for the replacement of the main domestic water piping which is located in the crawlspace of buildings 29 through 43. The existing piping is original to the building and is deteriorating significantly. A failure of this piping would leave the buildings unusable.	\$320,000.00
Division of Central Management and Support	DOI & DHSR Life Safety Compliance Corrections	Fire safety; Electrical	This project consists of compliance corrections as identified by both the Department of Insurance and the Division of Health Service Regulation. The list includes sprinkler systems for most all building attics, fire and smoke alarms for numerous areas, exit stairwell corrections, and a large number of miscellaneous items. Since the work must be coordinated among the many buildings on campus, the design must be performed for the entire campus to ensure that adequate water supplies are available, that the central fire alarm panel is adequate for the entire hospital, etc. Once the design is complete, then construction may be performed on a building-by-building basis. This is an update to previous approved OC25 #20114420164.	\$250,000.00
Division of Central Management and Support	Royster Building Roofing	Roof repair / replacement	The Royster Building roof varies in age from 14-27 years old and is experiencing active leaks. The roofing systems are beyond their life expectancy and are in need of replacement.	\$357,000.00
Division of Central Management and Support	Professional Services / Dental Clinic Building & Canopy Roofing	Roof repair / replacement	Professional Services / Dental Clinic Building & Canopy: Professional Services / Dental Clinic Building Sq. Ft. 8060, Existing: E.P.D.M w/ stone ballast, Roof drains to guttered side, 20 vent penetrations 54 linear Ft. expansion. Decking: Corrugated Steel. Canopy, Sq. Ft. 384, Existing: E.P.D.M, 1 roof drain, Decking: Corrugated Steel Replacement: Mechanically attached insulation .060 TPO. Roofs have active leaks and are beyond life expectancy.	\$117,000.00
Division of Central Management and Support	Roof Replacement	Roof repair / replacement	The scope of this project is to replace the existing roof over the entire main building at the Wright School in Durham, NC. Work will include removal of existing membrane and insulation and installation of new roof insulation and TPO roofing membrane. Also included are repairs to the existing coping and parapet wall.	\$280,000.00
Division of Central Management and Support	Range Hood Extinguisher Upgrades	HVAC	This project consists of replacing (or installing new where non-existent) the existing range hood extinguishing system with a new wet chemical fire suppression system. Work shall also include tie-in to the existing fire alarm system and where needed, a new range hood. (See attached cost estimate).	\$50,000.00

**FY 14-15 Repair and Renovation Allocations**

Department	Project Title	Type of Project	Project Description	Recommended Projects
Division of Central Management and Support	Acoustic Improvements in Day Rooms and Group Rooms	Sound attenuation	The project consists of installing sound attenuating wall panels in approximately 25 rooms for an approximate wall area equal to 7,100 ft <sup>2</sup> .	\$115,000.00
	<b>Total</b>			<b>\$2,321,000.00</b>
	<b>Total Requested</b>			<b>\$16,901,500.00</b>