



**Board of Trustees
Business Affairs Committee
November 19, 2019
8:00 am
Chancellor's Boardroom**

Information Item

BAC-13 Repairs and Renovations Priorities

Background Information

North Carolina State Construction Office conducts assessments of State-owned buildings every three years as part of the Facility Condition Assessment Program (FCAP). The purpose of these assessments is to identify repair and renovation needs with cost estimates. Based on our latest reports, just in the State supported buildings we have estimated deficiency of \$387M identified.

The University's ability to fund work under Repairs and Renovation (R&R) is mainly limited to the annual allocation authorized by legislation. The Facilities team under Business Affairs coordinates and prioritizes R&R projects on an annual basis with input from Office of Space Management, Facilities Design and Construction, Environmental Health and Safety, and Facilities Operations. Using State Construction Office's Facilities Condition data, safety and code compliance information, and the collective best judgment and expertise, the team assess the urgency and severity of the problems needing R&R funding to determine annual funding priorities.

Criteria for prioritization include:

1. Eliminating life safety or hazardous conditions.
2. Compliance with regulatory requirements.
3. Mitigating against potential infrastructure deficiencies or failure.
4. Ensuring the integrity of building envelopes.
5. Repairing or replacing of inoperable building system equipment.
6. Repairing or replacing building system equipment for which imminent failure is likely.
7. Avoiding disruptions to University operations.

8. Ensuring the efficient utilization of space on campus.
9. Improving the efficiency of University systems.
10. Upgrading facilities to improve their ability to support the University's mission.
11. Enhancing the campus aesthetically.

If Repair and Renovation Funding is not available for a specific requirement, the execution of the work may be deferred to a subsequent fiscal year.

Proposed Priority List for Repair and Renovation Projects:

A project priority list has been created based on the prioritization criteria and the approximate funding allocation for this year. After the State budgets are approved and the necessary appropriations are made by the System Office and the Board of Governors, Facilities Design and Construction team will assign project managers and work with respective areas in developing and commencing these individual projects.

Attachment:

BAC-13.1 Proposed Priority List for Repairs and Renovations



Charles Leffler
Interim Vice Chancellor for Business Affairs

BAC-13.1 REVISED 11-1-19**TABLE: PROPOSED PRIORITY LIST FOR REPAIRS AND RENOVATIONS**

Priority	Building	Work Description	Estimated Cost	Estimate Date
1	1605 Spring Garden St.	This is a safety issue compromising the roof integrity due to the corroded roof metal panels around the RTUs, creating a fall hazard for the technicians servicing the units. Repair and re-coat corroded metal roof panels, repair building envelope and replace Rooftop units	\$85,500	Mar-19
2	Campus-Wide Steam Distribution	Steam distribution system replacement - Phase 4B between Bryan School of Business and Elliot University Center	\$1,719,793	Oct-19
3	Taylor Theatre	HVAC Replacement of original 1967 Air Handling Units, Heat Exchanger and Controls upgrade. Including replacement and relocation of a large, ceiling hung, AHU located inside the auditorium to a mechanical space	\$998,594	Oct-19
4	Coleman Building	Replace 300 feet of 5-inch underground hot water pipe from Rosenthal mech. room to HHP mech. room. This piping is over 40 years old and in poor condition	\$199,938	Oct-19
5	Campus-Wide Steam Distribution	There are currently known leaks in steam and condensate lines. Inspect, repair, and re-insulate steam line next to College Ave. MH 11 - MH 12	\$498,816	Oct-19
6	Bryan Building	The Bryan Building has a Multi-stack chiller with 3 modules/stages. One of the modules has failed creating insufficient cooling capacity for the building. Replace the bunt out chiller module to restore building cooling capacity	\$60,000	Aug-19
7	326 Tate St.	Repair and seal building envelope to prevent water intrusion	\$61,750	Aug-19
8	840 Neal St.	Repair and seal building envelope to prevent water intrusion	\$287,500	Oct-19
9	Taylor Theatre	Correct safety issues identified by study related to accessing the box boom area from the catwalk	\$76,950	Aug-19

10	Petty Building	Portico waterproofing to prevent peeling plaster at the underground section of portico	\$609,865	Oct-19
11	Music Building	The sidewalk/roof is in poor condition. The carpet and drywall in the hallway below and next to the Recital Hall is getting wet during rains. Repair/replace exterior walkway walking surface and waterproofing	\$159,969	Oct-19
12	996 Spring Garden St.	Re-coat existing EPDM roof membrane to extend service life by 10-15 years	\$30,000	Aug-18
13	Abatement	Removal of asbestos containing materials as needed throughout campus - pipe insulation, ceiling tile, joint compound, floor tiles, mastic and others	\$50,000	Aug-19
14	*Flooring	UNCG have many state funded buildings with classrooms, office spaces, labs, hallways and other areas with a great need for flooring replacement	\$150,150	Oct-19
15	*Hardscape	Repair/replace/ add several sections of walkways to improve pedestrian safety and reduce tripping hazards	\$50,000	Aug-19
16	*812 Lilly Ave.	Coat metal roof with silicone roof coating to extend the roof life	\$38,000	Aug-18
17	*Armfield-Preyer (Visitor Center)	A study is needed to identify and address the building exterior work to stop water damage and infiltration. Exterior wood panels, windows and columns need repair, paint and re-caulking. Front sidewalk with red clay ceramic tiles needs repair and reseal. Elevator pit needs water proofing	\$15,000	Aug-19
18	*Coleman Building	A study is needed to identify solutions and cost to address water infiltration around the perimeter of the old Rosenthal section of Coleman Building. The affected areas are the dance studios, office spaces and classrooms were the exterior walls are partially below exterior ground level	\$15,000	Aug-19

\$5,106,825

** Projects will be considered after receiving finalized numbers on the earlier projects and pending budget availability*