

2022-23 State Capital and Infrastructure Fund (SCIF) Repairs and Renovations Allocations

ISSUE OVERVIEW

The 2021 Appropriations Act (S.L. 2021-180) authorized \$250M for each fiscal year of the biennium specifically for the capital repairs and renovations (R&R) projects approved by the Board of Governors. The 2022-23 allocation of \$250M will be available July 1, 2022. Based on current project schedules, four projects will be ready to begin construction this calendar year. The initial allocation of 2022-23 SCIF R&R funding will provide the approval for the projects to begin construction when ready and will provide the initial cash allocation required for the current fiscal year.

It is recommended that the 2022-23 SCIF R&R funds be allocated to the constituent institutions and affiliated entities as indicated on Attachment A.

Authorization of initial construction funding for	
Major R&R/comprehensive renovation projects	\$39,433,596
Repairs and renovations for Dabney Hall (NC State University)	
as required by Section 40.1.(c2)	<u>\$30,000,000</u>
TOTAL	\$69,433,596

Major R&R/comprehensive renovation projects will require multiple years to complete design and construction. As such, it is recommended that the funding be allocated as needed in the appropriate fiscal year. The future SCIF R&R allocations required to complete each project in subsequent years is shown on the anticipated cash flow schedule (Attachment B) and is based on the projected bid dates and associated construction start dates, as well as the estimated duration of construction. Future SCIF R&R allocations will be considered the first priority obligation of additional SCIF R&R funding, but actual amounts may be adjusted based on modifications to the project schedule, delays, and the progress of construction. Attachment B also includes potential projects that may be funded this fiscal year depending on the projected construction start date.

The recommendation for the allocation of the 2022-23 SCIF R&R remaining balance of \$180,566,404, including the amount to be allocated for maintenance R&R projects, will be submitted at a future meeting.

RECOMMENDATION

It is recommended that the Board of Governors approve the initial allocation of the 2022-23 R&R funds in the amount of \$69,433,596.

APPENDIX J

Attachment A
2022-2023 CAPITAL BUDGET R&R ALLOCATION
MAJOR R&R/COMPREHENSIVE RENOVATION PROJECTS

Proposed for BOG Approval - May 26, 2022

	<u>Proposed Project Cost</u>	<u>2021-2022 Allocation</u>	<u>Additional 2021-2022 Allocation</u>	<u>2022-2023 Allocation</u>
<u>Appalachian State University</u>				
Wey Hall Envelope & Roof Repair	\$5,000,000	\$500,000		\$1,072,059
Wey Hall Partial Renovation—Building Systems	\$10,000,000	\$1,000,000		\$2,176,604
Duncan Hall Renovation	\$20,000,000	\$2,000,000		
Total	\$35,000,000	\$3,500,000	\$0	\$3,248,663
<u>East Carolina University</u>				
Brody High-Rise Code Compliance, Phase 2	\$6,000,000	\$600,000	\$5,400,000	
Main Campus-College Hill Drive Steam, Phase 3	\$2,500,000	\$250,000	\$2,250,000	
Whichard Building Comprehensive Renovation	\$10,000,000	\$1,000,000		
Speight Building Roof, Window, & Envelope Replacement	\$4,000,000	\$400,000		
Chilled Water Extension to Whichard & Graham	\$6,475,000	\$647,500	\$5,827,500	
Main Campus-Relocate Steam & Condensate, Phase 1	\$5,000,000	\$500,000	\$4,500,000	
Health Science Building Envelope Infiltration Repairs	\$5,000,000	\$500,000	\$4,500,000	
Howell Science Building South	\$30,000,000	\$3,000,000		
Total	\$68,975,000	\$6,897,500	\$22,477,500	\$0
<u>Elizabeth City State University</u>				
Repair Campus Main Switch	\$700,000	\$70,000	\$630,000	
Repair Campus Pump Station	\$650,000	\$65,000	\$585,000	
Infrastructure Upgrades—Water & Electrical, Phase 1	\$12,000,000	\$1,200,000		
Emergency Generator Power—Operations	\$4,900,000	\$490,000	\$4,410,000	
Emergency Generator Power—Residence Halls	\$2,100,000	\$210,000	\$1,890,000	
Campus-Wide Lockdown System	\$2,000,000	\$200,000		
Building Demolition (4 Buildings)	\$1,500,000	\$150,000		
Butler Residence Hall Renovations	\$2,500,000	\$250,000		
Infrastructure Upgrades—Water & Electrical, Phase 2	\$27,000,000	\$2,700,000		
Total	\$53,350,000	\$5,335,000	\$7,515,000	\$0
<u>Fayetteville State University</u>				
Lyons Science Renovation	\$1,500,000	\$1,500,000		
Butler Renovation—(HVAC, Bldg. Envelope, Fire Alarm)	\$3,450,000	\$345,000	\$3,105,000	
A.B. Rosenthal Building—Targeted Renovation	\$10,000,000	\$1,000,000		
Campus-Wide Utility Infrastructure	\$9,950,000	\$995,000		
H.T. Chick—Targeted Renovation	\$9,500,000	\$950,000		
Total	\$34,400,000	\$4,790,000	\$3,105,000	\$0
<u>North Carolina Agricultural & Technical State University</u>				
Carver Hall—Comprehensive Modernization, Phase 1	\$9,700,000	\$970,000		
Price Hall—Renovation, Phase 1	\$8,000,000	\$800,000		
Marteena Hall Renovation	\$9,100,000	\$910,000		
Carver Hall—Comprehensive Modernization, Phase 2	\$10,400,000	\$1,040,000		
Price Hall Renovation, Phase 2	\$8,500,000	\$850,000		
Total	\$45,700,000	\$4,570,000	\$0	\$0
<u>North Carolina Central University</u>				
Lee Biology Renovation	\$8,100,000	\$810,000		
Taylor Education Building Renovation	\$13,750,000	\$1,375,000		
Total	\$21,850,000	\$2,185,000	\$0	\$0
<u>North Carolina School of Science and Mathematics</u>				
Campus-Wide HVAC Renovations	\$2,000,000	\$200,000		
Chiller Replacement	\$3,000,000	\$300,000		
Building Envelope Repairs	\$5,850,000	\$585,000		
Academic Commons & Dining Hall Renovation	\$12,400,000	\$1,240,000		
Total	\$23,250,000	\$2,325,000	\$0	\$0
<u>North Carolina State University</u>				
Page Hall—Building Envelope Repairs & Plumbing Upgrades	\$4,000,000	\$400,000		\$3,600,000
Scott Hall—HVAC Renovation	\$5,000,000	\$500,000		
Mann Hall—HVAC & Plumbing Renovation	\$10,000,000	\$1,000,000		\$6,857,143

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	<u>Proposed Project Cost</u>	<u>2021-2022 Allocation</u>	<u>Additional 2021-2022 Allocation</u>	<u>2022-2023 Allocation</u>
Kilgore Hall–HVAC Renovation	\$10,000,000	\$1,000,000		
North & Central Campus–Domestic Water Line Replacement	\$4,303,000	\$430,300	\$3,872,700	
Poe Hall–Fire Protection Systems	\$3,500,000	\$350,000		
Thomas Hall–HVAC Renovation	\$4,000,000	\$400,000		
111 Lampe Drive Renovation*	\$42,000,000	-	\$4,200,000	
Dabney Hall*	\$60,000,000	\$30,000,000		\$30,000,000
Polk Hall*	\$10,000,000	\$10,000,000		
Total	\$152,803,000	\$44,080,300	\$8,072,700	\$40,457,143
<u>University of North Carolina at Asheville</u>				
Campus Safety Improvements, Access Control, Cameras	\$2,300,000	\$230,000	\$2,070,000	
Campus Roadway Repairs	\$4,400,000	\$440,000	\$3,960,000	
Lipinsky Renovation	\$10,000,000	\$1,000,000		
Total	\$16,700,000	\$1,670,000	\$6,030,000	\$0
<u>University of North Carolina at Chapel Hill</u>				
Wilson Library–Means of Egress	\$9,300,000	\$930,000		
Swain Hall–Targeted Renovation	\$5,800,000	\$580,000		
Phillips Hall–1958 Central HVAC System	\$6,000,000	\$600,000		
Hamilton Hall–Central HVAC System	\$8,800,000	\$880,000		
Wilson Library–1953 Central HVAC System AHU 1 & 2	\$7,000,000	\$700,000		
Wilson Library–1953 Central HVAC System AHU 3	\$4,000,000	\$400,000		
Total	\$40,900,000	\$4,090,000	\$0	\$0
<u>University of North Carolina at Charlotte</u>				
Atkins Library Tower–ADA & Elev.	\$10,000,000	\$1,000,000		
Smith–Replace HVAC & Controls, Envelope, Replace Roof	\$5,950,000	\$595,000		
Atkins Library Tower–Fire & Smoke Systems	\$3,840,000	\$384,000		
Woodward–Controls & Lab HVAC Modernization	\$2,700,000	\$270,000	\$2,430,000	
Friday–HVAC, Controls & Electrical Upgrade	\$9,700,000	\$970,000		
Cameron–Second Floor Renovation	\$19,100,000	\$1,910,000		
Burson–Renovation	\$25,900,000	\$2,590,000		
Total	\$77,190,000	\$7,719,000	\$2,430,000	\$0
<u>The University of North Carolina at Greensboro</u>				
Coleman–Fire Alarm Replacement	\$2,440,000	\$244,000	\$2,196,000	
Steam Distribution Replacement, Phase IV-B	\$1,550,000	\$155,000	\$1,395,000	
Campus Chiller Water Infrastructure & Equip. Improvements	\$10,400,000	\$1,040,000		
Jackson Library–Renovation/Addition	\$81,000,000	\$8,100,000		
Total	\$95,390,000	\$9,539,000	\$3,591,000	\$0
<u>The University of North Carolina at Pembroke</u>				
Jacobs Hall–Demolition/Site Restoration	\$1,250,000	\$125,000	\$1,125,000	
Campus Roof Replacements	\$1,500,000	\$150,000	\$1,350,000	
Campus Safety & Regional Emergency Response Center	\$4,480,000	\$448,000		
Business Administration Renovation	\$12,500,000	\$1,250,000		
Total	\$19,730,000	\$1,973,000	\$2,475,000	\$0
<u>UNC School of the Arts</u>				
Stevens Center–Roof, Water Intrusion, Bldg. Envelope	\$4,800,000	\$480,000		
Gray Building–Roof, Bldg. Envelope, HVAC, Fire Suppression	\$3,350,000	\$335,000	\$3,015,000	
Performance Place/Workplace/WPV–Roof Replacements	\$2,435,000	\$243,500	\$2,191,500	
Stevens Center Renovation, Phase 1	\$25,000,000	\$2,500,000		
Total	\$35,585,000	\$3,558,500	\$5,206,500	\$0
<u>University of North Carolina Wilmington</u>				
Coastal Marine Studies–Plumbing, Mech., Elec. Renovation	\$9,930,000	\$993,000		
Randall Library Renovation & Expansion	\$56,000,000	\$5,600,000	\$2,825,000	\$25,727,790
Total	\$65,930,000	\$6,593,000	\$2,825,000	\$25,727,790
<u>Western Carolina University</u>				
Killian Building–HVAC Upgrades/Window Replacement	\$3,570,000	\$357,000	\$3,213,000	
Reid Building–Roof Replacement	\$2,520,000	\$252,000	\$2,268,000	
Moore Building–Abatement, Demo. & Struct. Improvements	\$7,100,000	\$710,000		
Moore Building–Infrastructure & Accessibility	\$4,200,000	\$420,000		
Moore Building Renovation	\$15,000,000	\$1,500,000		

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	<u>Proposed Project Cost</u>	<u>2021-2022 Allocation</u>	<u>Additional 2021-2022 Allocation</u>	<u>2022-2023 Allocation</u>
Total	\$32,390,000	\$3,239,000	\$5,481,000	\$0
<u>Winston-Salem State University</u>				
Hauser Hall Renovations—Restore the Core	\$7,500,000	\$750,000		
Hauser Hall—Renovation, Phase 2	\$9,500,000	\$950,000		
Total	\$17,000,000	\$1,700,000	\$0	\$0
<u>PBS North Carolina</u>				
Tower Lighting/FAA Markers/Tower Elev. Repair	\$2,200,000	\$220,000	\$1,980,000	
Bryan Center—Replace HVAC Air Handler & Controls	\$2,707,000	\$270,700	\$2,436,300	
Bryan Center—Chiller & Cooling Tower Replacement	\$1,120,000	\$112,000	\$1,008,000	
Total	\$6,027,000	\$602,700	\$5,424,300	\$0
<u>North Carolina Arboretum</u>				
Infrastructure Restoration & Road Projects	\$1,000,000	\$100,000	\$900,000	
Total	\$1,000,000	\$100,000	\$900,000	\$0
<u>GRAND TOTAL</u>	<u>\$843,170,000</u>	<u>\$114,467,000</u>	<u>\$75,533,000</u>	<u>\$69,433,596</u>

* Funds are allocated for the repairs and renovations at Dabney Hall and Polk Hall in accordance with Section 40.1.(c2).

Projects shown in blue are fully funded.

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Attachment B
SCIF R&R CASH FLOW PROJECTIONS AND CONSTRUCTION PIPELINE

PROJECTS UNDER OR STARTING CONSTRUCTION							
Campus	Project Name	Total Project Budget	Est. Construction Duration (days)	Est. Construction	FY21-22	FY22-23	FY23-24*
				Start Date			
ASU	Wey Hall Envelope, Roof Repair, and Partial Renovation - Building Systems	\$15,000,000	570	23-Jan	\$1,500,000	\$3,248,663	\$10,251,337
NCSU	Mann Hall - HVAC and Plumbing	\$10,000,000	365	22-Nov	\$1,000,000	\$6,857,143	\$2,142,857
NCSU	Page Hall - Building Envelope Repairs & Plumbing Upgrades	\$4,000,000	365	22-Jun	\$400,000	\$3,600,000	
UNCW	Randall Library Renovation & Expansion	\$56,000,000	720	22-Jun	\$8,425,000	\$25,727,790	\$21,847,210
TOTAL		\$85,000,000			\$11,325,000	\$39,433,596	\$34,241,404

POTENTIAL FY2022-23 CONSTRUCTION PROJECTS							
Campus	Project Name	Total Project Budget	Est. Construction Duration (days)	Est. Construction	FY21-22	FY22-23	FY23-24*
				Start Date			
ASU	Duncan Hall Renovation	\$20,000,000	540	23-Jun	\$2,000,000		
NC A&T	Carver Hall - Comprehensive Modernization, Phases I and II	\$20,100,000	TBD	TBD	\$2,010,000		
NC A&T	Price Hall - Renovation, Phases I and II	\$16,500,000	TBD	TBD	\$1,650,000		
NC A&T	Marteen Hall Renovation	\$9,100,000	TBD	TBD	\$910,000		
NCCU	Lee Biology Renovation	\$8,100,000	TBD	TBD	\$810,000		
NCCU	Taylor Education Building Renovation	\$13,750,000	TBD	TBD	\$1,375,000		
NCSSM	Academic Commons & Dining Hall Renovations	\$12,400,000	TBD	TBD	\$1,240,000		
UNC-CH	Wilson Library-1953 Central HVAC (AHU 1, 2, & 3) and Means of Egress	\$20,300,000	TBD	TBD	\$2,030,000		
UNCC	Burson Renovation	\$25,900,000	TBD	TBD	\$2,590,000		
UNCC	Cameron-Second Floor Renovation	\$19,100,000	TBD	TBD	\$1,910,000		
UNCSA	Stevens Center-Roof, Water Intrusion, Building Envelope, Phase I Renovation	\$29,800,000	TBD	TBD	\$2,980,000		
WCU	Moore Building-Abatement, Demo, Struct. Improvements, Infrastructure, Accessibility, and Renovation	\$26,300,000	TBD	TBD	\$2,630,000		
TOTAL		\$221,350,000			\$22,135,000		

* Amounts shown are illustrative of the estimated future allocations required to complete construction, but are subject to adjustment based on construction progress and actual expenditures.