

STATE BOARD OF COMMUNITY COLLEGES

Statement of Support for System Office Staff to Seek Additional Repair and
Renovation Funds for the Caswell Building

Request:

The State Board is asked to resolve to support the System Office's request to seek \$347,000 in additional Repair and Renovation Funds for the Caswell Building.

Rationale for Repair and Renovation Funding Request:

Since the System Office is a "tenant" of the Caswell Building, all requests for repairs and or renovations must be submitted to the Department of Administration through the State Construction Office or the Facility Management Division. The Department of Administration is responsible for all of the State Government buildings in the downtown Raleigh complex. As such, requests from the System Office for repairs or renovations to the Caswell Building are balanced on a priority basis with competing needs from other agencies within the Government Complex.

Critical Equipment – As experienced by the Board at its last meeting, the chiller that provides air-conditioning to the Caswell Building is approximately 20 years old and experiences frequent failures (in excess of 27 failures in the last 30 months). It also utilizes a refrigerant that (R-11) that has been banned due to its damage to the environment.

The Caswell Building also houses an internal computer server room that hosts critical 24/7 information processing functions for the Community College System (NCCCS Website, Virtual Learning Community, Blackboard Development, Data Warehouse, etc.). The Caswell Building does not have standby electrical generation available. Frequent power failures have caused the server room to go off-line at critical times.

Existing Repair and Renovation Funds – In 2005, the Office of State Budget and Management allocated approximately \$2.5 million of Repair and Renovation funds for the Caswell Building to address the replacement of the elevators, replacement of inefficient lighting, and cosmetic improvements (carpet and painting). A review of the mechanical and electrical systems has identified significant air quality and power quality issues within the Caswell Building. Consequently, the funds targeted for cosmetic improvements are being re-tasked to address these more critical functions. After the replacement of the elevators, approximately \$1.6 million remains available.

Current Activities – An Engineering Consultant has been retained and is currently developing cost estimates and scopes of work to replace the chiller and install a stand-by generator for the server room. In addition, the lighting will be upgraded to more efficient sources. Modifications will be made to the air handlers to introduce more fresh air and improved building automation controls. Preliminary estimates indicate that the estimated costs will exceed the balance of our remaining Repair and Renovations funds by approximately \$347,000.

Fund Availability:

The legislature authorized the issuance of certificates of participation bonds specifically for Repairs and Renovations in the amount of \$120 million, of which \$60 million will be available to the state agencies. As a tenant agency, the System Office must submit requested projects to the Department of Administration, which in turn prioritizes and submits requests to the Office of State Budget and Management (OSBM). OSBM directed agencies to submit Repairs and Renovations requests by August 13, 2010 and intends to announce approved projects in September.

The State Board is requested to support the System Office's request for the additional \$347,000 in funding from the Department of Administration to ensure the replacement of the chiller and the installation of the stand-by generator.

Footnote:

The current Repair and Renovation efforts do not address a structural life safety issue that exists within Stairway #2. The stairway does not meet the NC Building Code in that it does not provide the required egress width as stipulated by the Building Code. A separate full building renovation request has been submitted to the Department of Administration in the amount of approximately \$20 million to address this code issue.

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