

Capital Project Information Requests FY25

HVAC Replacement at South Campus (Zero Cost FY24 Budget Amendment)



Project Description

The proposed amendment is to take \$815,500 from the S202 Renovation Project (approved in FY 2023 Budget) and transfer those funds into the S201 HVAC Replacement Project (approved in FY 2024 Budget). This transfer would allow the College to maximize the reimbursement allowed under the Inflation Reduction Act under Title 179D which is available for projects that achieve an expected increase in energy efficiency over 25%.

This is a net zero cost change, that simply requires transferring funds from one county approved project to another.

The amount for the design, furnishing, and installation cost of the air handling unit is estimated to be \$815,500, which should yield an estimated Energy Efficient Commercial Building reimbursement of approximately \$268,000.

Impact if Not Funded/Maximum Time it Can be Delayed

Project outcomes would remain unchanged, however the opportunity to achieve \$268,000 in federal funding reimbursement would be lost.

Deferred Maintenance – Annual Capital Allocation (\$500,000 Request)



Project Description

The College is requesting a \$400,000 annual capital allocation increase in to support capital needs for repairs and maintenance on the College's four Cabarrus County Campuses. The increase addresses an increasing backlog of smaller deferred maintenance items at the College's aging facilities. These projects are estimated to have a budget of less than \$100,000 each. Examples of deferred maintenance include:

- **Replace Existing Lighting with New LED in Buildings South Campus Buildings S201, S203, and S208 (Facilities Building), and CBTC**
 - **Background and Justification**

Reduced energy use with LEDs vs. current lighting resulting in lower electric bills. Typically, these projects yield a less than five-year return on investment.
 - **Impact if Not Funded/Maximum Time it Can be Delayed**

Continued higher electric bills as well as replacing burned out bulbs/tubes in current fixtures.

- **S202 Deferred Maintenance - Parking Lot Paving**
 - **Background and Justification**

Parking lot in front of S202 building has been due for repaving for four years. The College filled the cracks and applied a sealer about six years ago, but some cracks were too wide to fill at that time and the contractor that did the sealing indicated that the whole lot needed to be repaved and new striping installed. We have been holding off until it was determined where the well field for the geothermal system was going.
 - **Impact if Not Funded/Maximum Time it Can be Delayed**

Continued deterioration in pavement including bigger cracks and potholes. As the parking lot ages, we expect the rate of deterioration to increase as well as the budget needed to fix it.

- **CBTC Deferred Maintenance - Parking Lot and Drive Paving**
 - **Background and Justification**

Heavily travelled areas of the parking lot and drives are beginning to show signs of aging with cracks and potholes. We have already replaced some of the asphalt around the front of the Early College Building where the school buses pick up and drop off the students.
 - **Impact if Not Funded/Maximum Time it Can be Delayed**

Continued deterioration in pavement including bigger cracks and potholes.

- **S203 Deferred Maintenance - Replace Roof**
 - **Background and Justification**

The current roof was installed in 2008 when the building was new and carried a ten-year warranty, which expired in 2018. Our Maintenance Technicians have been performing annual roof inspections. In 2022, the technicians recognized signs of accelerating deterioration, and we contracted for a more detailed inspection by a Building Envelope Engineer who identified a scope of repair work that, if accomplished should yield a few more years of reliable service from the existing membrane. The repairs were accomplished in early 2023 so the current roof should last until the end of 2025 or so. We propose to install additional insulation under a new 20-year warranty roof which will help in reducing energy consumption. We would also like to include built in fall protection system for employee safety when working on roof top.
 - **Impact if Not Funded/Maximum Time it Can be Delayed**

Continued deterioration in roof including cracks and holes which could lead to leaks. Also, energy consumption will continue at current rates.

- **S202 Deferred Maintenance - Replace 2x4 ceiling tiles with 2x2's**
 - **Background and Justification**
The 2x4 ceiling tiles in the building which was constructed in 1996 are sagging and showing their age. This results in openings between the tiles and ceiling grid that disrupts air flow and can result in increased energy costs. Part of S202 building has already had the ceiling tiles replaced with 2x2's during earlier renovations. We would like to complete this effort and replacing the remaining 2x4 ceiling tiles with 2x2 tiles.
 - **Impact if Not Funded/Maximum Time it Can be Delayed**
Continued deterioration in ceiling tiles and increased energy usage as tiles continue to sag.

- **Building Envelope Repairs**
 - **Background and Justification**
Through normal wear and tear, elements of the building envelope such as the exterior caulking, vapor barriers, storefront systems, etc. deteriorate and require periodic maintenance and repairs. The initial buildings on South Campus are nearing 30 years old and need attention.
 - **Impact if Not Funded/Maximum Time it Can be Delayed**
The buildings will continue to experience deterioration, increased energy utilization and indoor air quality concerns.

S201 Building Renovations (\$7,109,000)



Project Description

South Campus Building S201 is a three story, 43,426 SF brick facade educational building completed in 1991 (32 years ago). This project request will renovate and remodel the first floor of the building LRC, Café, Beacon's Nest, and after that, renovate the third floor of the building to expand science labs, provide additional classroom space, and provide academic programs office space. Includes updating elevator controls and equipment, and refreshing cab finishes. Restrooms on the first and third floors will be fully renovated. The building envelope will be evaluated and upgraded to improve energy efficiency. Systems work includes updating HVAC VAV boxes and replacing older lighting with LED. The recently installed fire alarm system will be updated to include mass notification.

Background and Justification

This project will update and expand the science labs on the third floor to accommodate a growing student population. This expansion will use the current LRC space. This project will also relocate the LRC and address the changing functional needs of LRC spaces to reflect current learning and collaboration concepts for students. The current LRC opened in 1991 and does not provide the resources needed for students.

Impact if Not Funded/Maximum Time it Can be Delayed

Additional science lab and office spaces are needed to support the growing student population and provide needed office spaces at South Campus. Student engagement areas are recognized as components of higher education teaching environments and the relocation of the LRC to the ground floor provides the opportunity to address this.

Workforce Innovations Center – Anticipated FY28 (\$47 million)

Project Description

A new building housing classrooms, labs, offices, and support spaces is necessary to support the growth in the career credit programs supporting local government and industry's workforce needs with state-of-the-art educational opportunities. It is envisioned that the building will house public safety, focused healthcare, education, physical education, and career credit programs. A key element of the building would be two large, flexible multi-purpose meeting spaces with supporting spaces. The building is envisioned to be a 75,000 square foot, three-story building. The building is planned to be located on an undeveloped parcel across Trinity Church Road from South Campus in Kannapolis, NC. It is envisioned to be a steel frame, with brick veneer to integrate into the design aesthetic of South Campus. It will be a high-performing building. The project includes extensions of all utilities (power, data, water, sewer), parking, and stormwater for the site. The project also includes a roughly 9,000 square foot Central Energy Plant designed into the first floor to provide space for chillers and other infrastructure to support the ultimate build-out of South Campus while acting as a teaching tool for students learning about the next generation of mechanical systems.

Background and Justification

This project will allow for the expansion of additional first responder and educational training programs into Cabarrus County and provides an educational and training facility closer to the metropolitan area.

Impact if Not Funded/Maximum Time it Can be Delayed

This project addresses the recognized need for expanded Corporate & Continuing Education programs in Cabarrus County as the population of the county and surrounding areas increase.

Additional Information:

Map of South Campus



Addresses of Cabarrus County Campuses:

- South Campus (1531 Trinity Church Road, Concord)
- Cabarrus Business & Technology Center (CBTC) (660 Concord Parkway North, Concord)
- College Station (489 North Cannon Boulevard, Kannapolis)
- North Carolina Research Campus (399 Biotechnology Lane, Kannapolis) & Advanced Technology Center (525 John Snow Road, Kannapolis)