

FY12 Capital Reserve - Approved Projects

ID #	Priority Level	Project Type	Facility	Submitting Agency	User	Amount	Justification	Running Total
1	Critical	Roof Replacement	Amay James	RES	PRK	350,000	The roof on this facility is reaching its useful life and is in need of repair or replacement. Due to the age a recommendation for replacement is being made.	350,000
2	Critical	Roof Replacement / Waterproofing	Aquatic Center	RES	PRK	1,000,000	The roof on this facility is original and has exceeded its useful life. The facility also needs to be caulked and waterproofed.	1,350,000
3	Critical	Roof Replacement	Grady Cole	RES	PRK	100,000	A portion of the roof at Grady Cole is single ply rubber and the warranty expired in 2009. While this portion is not leaking at this time it should be replaced prior to water intrusion issues.	1,450,000
4	Critical	Roof Replacement	Harper Campus	RES	CPCC	300,000	The Harper Campus roof is an EPDM fully ballasted roof system. All areas where the single-ply system has been exposed to UV Radiation are shrinking and cracking. Repair efforts have reached the limits of their effectiveness. Numerous leaks are appearing at all parapet walls and roof penetration curbs. Delay of this project could possibly double the cost, as the current membrane roof system may fail, causing extensive water damage to the insulation and decking.	1,750,000
5	Critical	Roof Replacement	Naomi Drennan	RES	PRK	260,000	The roof was installed in the mid 1980s and is in need of replacement.	2,010,000
6	Critical	Roof Replacement / Waterproofing	Spratt B	RES	Food Bank	50,000	One area of the roof is original to the facility and needs to be replaced. Additionally the clearstory of the building needs to be repaired to insure it is water tight.	2,060,000
7	Critical	Roof Repairs	WRRRC	SHF	SHF	38,000	Survey roof and make necessary repairs due to age and condition. Several small leaks have developed and need to be addressed. The estimated cost for this project includes approximately 8% - 12% for consultant fees.	2,098,000
8	Critical	Roof Replacement	WTVI	RES	WTVI	650,000	The original facility roof was covered with a single ply EPDM roof in 2003, with a ten year life expectancy. The roof has active leaks and working with the warranty holder to address the leaks.	2,748,000
9	Critical	Caulk and Seal	Access	RES	AMH	25,000	The caulk on this facility has failed at various locations.	2,773,000
10	Critical	Caulk Seal / Waterproof	Grady Cole	RES	PRK	150,000	The caulk on this facility is failing at many locations. Additionally the masonry portions of the facility need to be resealed.	2,923,000
11	Critical	Caulk Seal	Main Library	RES	LIB	200,000	The caulk on this facility is failing at many locations. Additionally the masonry portions of the facility need to be resealed.	3,123,000
12	Critical	Caulk Seal / Waterproof	Mallard Creek	RES	PRK	100,000	This facility is approximately 12 years old and the original caulk is beginning to fail. Additionally the masonry portions of the facility need to be resealed.	3,223,000
13	Critical	Caulk Seal / Waterproof	Park and Recreation Administrative Office Building	RES	PRK	95,000	The caulk on this facility is beginning to fail and has failed in some locations. Additionally the masonry portions of the facility need to be resealed. The project will also include the removal of a boiler flue that is no longer in use and is prime target for water entry.	3,318,000
14	Critical	Caulk Seal / Waterproof	Walton Plaza	RES	Various	200,000	The caulk on this facility is failing at many locations. Additionally the masonry portions of the facility need to be resealed.	3,518,000
15	Critical	Door Pivots	Courthouse	RES	Various	185,000	The door pivots on the entry doors continue to fail due to the weight of the doors. Failure to replace these pivots may result in the doors not being able to open.	3,703,000
16	Critical	Drainage Improvements	WTVI	RES	WTVI	75,000	The facility is experiencing problems with drainage in times of heavy rain and water enters the facility. Drains need to be added and the grading reworked to prevent damage to the facility.	3,778,000
17	Critical	Elevator Upgrades	Park and Rec Administrative Office Building	RES	PRK	50,000	The hydraulic jack on the freight elevator is a single bottom jack, installed prior to 1972. This jack needs to be replaced to meet current safety standards.	3,828,000
18	Critical	Elevator Upgrades	Behavioral Health Center	RES	AMH	250,000	The three elevators at the Behavioral Health Center require modernization to meet current elevator and ADA codes.	4,078,000
19	Critical	Exterior Brick Repair	Hal Marshall Annex	RES	Various	45,000	The brick veneer on the south side of the facility is beginning to sag and needs to be secured to prevent further damage.	4,123,000

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20	Critical	Exterior Tile Repair	Imaginon	RES	LIB	225,000	The existing exterior tiles on the facility are beginning to become loose due to water infiltration from expansion joints. Pedestrian hazard.	4,348,000
21	Critical	Fishing Pier Repair	Reedy Creek	PRK	PRK	25,000	ADA upgrades to fishing pier at Reedy (\$25,000).	4,373,000
22	Critical	Gutter replacement	McDowell Nature Center	RES	PRK	25,000	The gutters at this facility are not draining properly and leading to water damage to the facility. Replacement of these gutter will eliminate this issue.	4,398,000
23	Critical	Latta Plantation Equestrian Center - Drainage Improvements	Latta	PRK	PRK	50,000	This facility has more than doubled in size since the underground drainage systems was installed making it inadequate. The galvanized system is over 20 years old and the bottoms of the pipe have corroded and failed.	4,448,000
24	Critical	NFPA 70E Arc Flash Labeling	Various	RES	RES	50,000	This is for the 2nd phase of labeling. OSHA requirement	4,498,000
25	Critical	Playground Repair	Freedom	PRK	PRK	90,000	Replace wood fiber surface in swing area of Princeton playground and the large swing garden with rubber tile system. The number one cause of serious injury to children on public playgrounds is falling to the surface that does not meet ASTM and CPSC standards. The extremely high use of the playgrounds in Freedom Park coupled with the loose characteristics of wood fiber surfacing makes it very difficult to maintain compliance. Rubber tile is stationary and does not need replenishing thereby keeping the units in compliance at all times.	4,588,000
26	Critical	Replace Playground	Chantilly	PRK	PRK	45,000	This unit was installed in 1994 with a projected life of fifteen years. The play equipment is not compliant with the current ASTM and CPSC standards and posses potential safety hazards for users an liability for Mecklenburg County.	4,633,000
27	Critical	Replace Playground	Lakewood	PRK	PRK	45,000	This unit was installed in 1997 with a projected life do fifteen years. The play equipment we not purchased from one of our qualified vendors and quickly fell out of compliance with current ASTM and CPSC standards. The unit has degraded, been the subject of numerous repairs, and poses potential safety hazards for users and liability for Mecklenburg County.	4,678,000
28	Critical	Security Upgrades	Register Of Deeds	ROD	ROD	215,600	The Register of Deeds facility at the County and Courts Office Building needs some renovation work to address security problems. These will address three concerns: making sure the employees are safe, addressing currency security, and records. Work will be done in areas adjacent to the managerial suite, to separate counter and research areas after hours, and at the second floor records area. Programming and preliminary drawings have been done.	4,893,600
29	Critical	Security Upgrades at Maintenance Compounds	Various Parks	PRK	PRK	75,000	Upgrades to perimeter and internal security are needed at the 14 maintenance compounds to help reduce theft and vandalism of equipment and supplies. The loss of these items causes downtime for staff and potential loss of services for citizens until replacements can be found.	4,968,600
30	Critical	Sidewalk Replacement/Retaining Wall Repair	Spratt A &B	RES	Various	50,000	The sidewalks are cracked and sinking in some places creating a tripping hazard.	5,018,600
31	Critical	Wash and Seal Exterior Block	Jail North	SHF	SHF	115,000	Pressure wash, re-caulk, and apply block sealant to all exterior block surfaces.	5,133,600
32	Critical	Water Intrusion / Stucco Wall repair	Ray's Splash	RES	PRK	100,000	There is an area where the exterior coating has failed and is allowing water to enter the building. This project will also include caulking the facility.	5,233,600

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33	Critical	Water Pipe Replacement	Learning Resource Center (LRC)	CPCC	CPCC	150,000	The Learning Resource Center (LRC) is the main library for CPCC. The facility was constructed in 1968 using galvanized piping to supply potable water to the five story building. The piping has begun to deteriorate along the entire system. A series of pin-hole leaks in the mechanical room required a building closure of 10 days during the summer of 2010. It is critical that the system be replaced in a logical and planned manner to prevent an emergency building closure which could have a severe impact on student performance depending on when it might happen.	5,383,600
34	Critical	Waterproof Structural repairs	St. Mary's	RES	PRK	400,000	This historic and often used facility has water intrusion and structural issues. This project will address both structural framing and water intrusion to insure this property remains an important part of the community for years to come.	5,783,600
35	High	Electrical Distribution Panel Replacement	Learning Resource Center (LRC)	CPCC	CPCC	150,000	The Learning Resource Center (LRC) is the main library for CPCC. The facility was constructed in 1968 using electrical components which are no longer in manufacture. Technology and electrical load requirements have changed to the point that the facility is at capacity yet is under-served to the needs of the students. This project would replace the main distribution panels and all sub-panels to ensure the current safety and current needs of the facility as well as prepare for the future with systems that actually have replacement parts available in the market-place.	5,933,600
36	High	Parks and Nature Preserves- Replacement and Rehab of Wells	Latta/Ramsey/ McDowell/Reedy	PRK	PRK	94,000	Wells are all 20+ years old and have required high maintenance due to age of components and heavy use at these facilities. Total replacement of (2) buildings, pump, concrete slab at Latta Plantation(\$30,000); Demo of (1) well and run pipe to connect to City water at McDowell(\$10,000); Renovation of (5) wells at Latta Plantation(\$20,000); Total replacement of (2) buildings, pump, concrete slab at Reedy Creek Park(\$30,000); and Renovation of (1) well at Ramsey Creek Park	6,027,600
37	High	Elevator Upgrades	Hal Marshall	RES	Various	250,000	This project includes a full modernization of the hydraulic elevator installed in 1984.	6,277,600
38	High	Elevator Upgrades	Main Library	RES	LIB	175,000	This includes the replacement of the hydraulic pumping system and elevator controls. These controls have exceeded their useful life.	6,452,600
39	High	Elevator Upgrades (2)	Walton Plaza	RES	Various	300,000	Replacement of the motors and drive in the traction elevators.	6,752,600
40	High	Boiler Replacement or Rebuild	Main Library	RES	LIB	350,000	One of the boilers while currently functioning was installed in the 1950's. This boiler should be replaced.	7,102,600
41	High	Chiller Replacement	Hal Marshall Annex	RES	Various	175,000	The chiller has exceeded its useful life and is in need of replacement.	7,277,600

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44	High	Consolidated Customer Service Center	Walton Plaza	LUESA	LUESA	130,000	<p>The current service center can accommodate one customer served, and 2-3 waiting. Access to employees is easily gained through opening a half-door beside the counter. Although a guard retained for Tax Collections is stationed outside the door, there is no field of vision into the service center. Elderly customers and others with disabilities are routinely seated in the employee area, behind the counter, for accessible service or waiting. The service counter is not configured as a work station, so no one among the limited number of employees can be assigned to staff the counter, without degrading overall customer support.</p> <p>Background: In March 2009, and continuing through 2010, the Assessor's Office was required to reduce staff to mitigate the shortfall in County operating revenue. To avoid both risking losses to tax base and incurring significant impairment to customer service, the office reorganized its operating staff to gain efficiencies in execution of its core business processes, while improving customer service. Four customer service counters over two floors in Walton Plaza were consolidated into a single Customer Service Center, located more conveniently on the first floor across from Tax Collections service counters. Operating staff were cross-trained in the four major business processes, and realigned into three sections:</p> <p>Account Services - focused on customers both visiting the Service Center and transferred from our CharMeck 311 call center;</p> <p>Account Management - focused on day-to-day processes for discovering, listing, and valuing taxable property;</p> <p>Process Support - tasked with executing high-volume processing of mail receipt/scanning/distribution, and complimenting the processes of the other two sections.</p> <p>Capital Project - Real Estate Services retained an architect in the fall of 2010 to design a functional Customer Service Center capable of accommodating 25 customers being served, using self-service, and waiting. Additional designs provided for the reconfiguration of existing cubicle components to streamline work flow and team communication on the second floor in respect of the 2009 reorganization. The project was bid and on the threshold of award in January 2010, well ahead of the revaluation, when the operating funds were taken.</p> <p>Recommendation: Resume the suspended project, solicit updated bids, and proceed. Construction duration is estimated at 4-8 weeks during normal business hours.</p>	7,407,600
42	High	Various HVAC Repairs	Hal Marshall	RES	Various	175,000	The exhaust fans in several areas of the facility need to be replaced and several other repairs need to be made to insure occupant comfort and to keep the building functional.	7,582,600
43	High	HVAC Replacement	Albemarle Road Rec Ctr; Arbor Glenn; Cornelius; Freedom Nature Center; Marion Diehl; Methodist Home; Namoi Drennan;	RES	PRK	1,125,000	The HVAC equipment at these facilities has reached the end of its useful life and has become an ongoing maintenance issue. Leading to more downtime and discomfort to occupants.	8,707,600