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FACILITIES UPDATE REPORT

FACILITIES, MAINTENANCE AND PROPERTY MANAGEMENT

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Sodexo Facilities Campus Services

Date: October 2, 2018

Executive Summary
Facilities, Maintenance and Property Management
As of September 30, 2018
Month Ending: September 30, 2018

SUBJECT: Facilities Maintenance and Property Management Status Report

This report provides stakeholders with a general overview of projects managed by the Sodexo Facilities Management Team.

Facilities Upgrade and Capital Improvements Source Documents

- **2020 Campus Master Plan:** Plan focus on ten (10) year capital improvement expansion, divided into three (3) phases.
- **Sodexo 5 Year Capital Action Plan:** Comprehensive Assessment Plan with a focus on routine maintenance, repairs and capital improvement projects (roofs, exterior, interior, stairs, plumbing, HVAC and fire protection).
- **Campus Heritage Plan:** Comprehensive Assessment Plan with a focus on historic preservation of buildings listed on the state and national historical register.
- **Sodexo facilities management team:** conducts an assessment/report of the current condition of buildings and grounds and makes recommendations for improvement. **The team includes outside facilities experts to assist in this effort.**

Funding Sources

- **Title III Grant Funds-**Annual allocation from the Department of Education (October 1, 2018)-**\$500,000.**
- **HBCU Replacement Funds-** Allocation for residence halls, Global Learning Center (GLC) and Intergenerational Center through the Department of Education-**\$150,000.**
- **United Methodist Church-** 4 year cycle grants allocation to College for capital improvement projects-**\$550,000.**
- **Unrestricted Funds-**Allocation included in College’s annual operating budget-**\$161,500**
- **Sodexo Contractual Investment Funds:** Allocation mutually agreed upon between the College and Sodexo during facilities and dining services contract negotiations-**\$330,000.**

<u>PROJECTS</u>	<u># OF PROJECTS</u>	<u>PROJECTS COST</u>
Projects in Progress	15	\$ 779,245
Proposed Projects	14	\$ 400,918
Sub-total	29	1,168,163
Completed Projects	18	\$ 794,469
Grand Total	47	\$1,974,632

Status: A purchase requisition has been approved.

11. CATCHING COMPLEX

Paint exterior

Project Cost: \$13,450
Funding Source: 2018-2019 Title III Grant Funds
Architect/Engineer: N/A
Contractor: Suggs Contracting and Painting, Inc
Location: Greensboro, NC 27429
Status: A purchase requisition has been approved.

10. PFIEFFER SCIENCE BLDG., BLACK HALL AND MERNER HALL

Replace white boards

Project Cost: \$9,656
Funding Source: Restricted Funds
Architect/Engineer: N/A
Contractor: EverWhite
Location: Hartford, WI 53027

Status: Purchase order #12253 has been issued.

9. PFIEFFER SCIENCE BUILDING

Replace lab stools

Project Cost: \$19,303
Funding Source: 2017-2018 Title III Grant Funds
Architect/Engineer:
Contractor/Vendor School Outfitters
Location:

Status: Purchase Order # 12252 has been issued.

8. IDA GOODE GYM

Install air condition system in Fitness Lab

Project Cost: \$26,365
Funding Source: 2018-2019 Title III Grant Funds
Architect/Engineer: N/A
Contractor: Webb Heating and Air Conditioning
Location: Advance, NC 27006

Status: Purchase requisition has been approved.

7. HOLGATE LIBRARY*Renovate first floor*

Project Cost: \$393,212
 Funding: 2017 and 2018 Title III Grant Funds
 Architect/Engineer: Jerome R. Redmond, PE
 Contractor: Ninth Construction DBA NC Paint Contractors
 Location: Pleasant Garden, NC 27313

Status: The project in progress. The architect is making revisions to the architectural drawings at the request of the city’s Building Department.

6. COFFEE HOUSE*Replace chairs and tables*

Project Cost: \$9,873
 Funding Source: 2017-2018 Title III Grant Funds
 Architect/Engineer: N/A
 Contractor: School Outfitter
 Location:

Status: Order will be shipped first week of October 2018.

5. CAMPUS WIDE*Replace HP flood lights with LED flood lights*

Project Cost: \$24,816
 Funding Source: Unrestricted Funds
 Architect/Engineer: N/A
 Contractor: Duke Energy Inc.
 Location:

Status: Duke Energy is the process of developing an implementation plan. The new monthly cost is less than the current monthly payment. LED lights are most efficient than HP flood lights.

4. CAMPUS WIDE*Install emergency blue lights*

Project Cost: \$100,000
 Funding Source: 2018-2019 Title III Grant Funds
 Architect/Engineer: N/A
 Contractor:
 Location:

Status: In the process of soliciting bids for project.

3. CAMPUS WIDE

Install surveillance camera system

Project Cost: \$32,100
Funding Source: 2017-2018 Title III Grant Funds
Architect/Engineer: N/A
Contractor: Smith's Addressing Machine Services, Inc.
Location: Garner, NC 27529

Status: Project is 80% complete.

2. PFIEFFER RESIDENCE HALL

Installed new boiler

Project Cost: \$40,900
Funding Source: HBCU Replacement Funds
Architect/Engineer: N/A
Contractor: Lewis Boiler
Location: Greensboro, NC 27606

Status: The boiler has been ordered. Will file insurance claim for flood in mechanical room 8-7-2018

1. JOURNALISM AND MEDIA STUDIES (JMS)

Install new chiller

Project Cost: \$39,500
Funding Source: 2017-2018 Title III Grant Funds
Architect/Engineer:
Contractor: Kay Heating and Air Conditioning
Location: Greensboro, NC

Status: New chiller is being installed; week of 10/1/2018.

PROPOSED PROJECTS

14. MERENER HALL

Replace carpet

Project Cost: \$39,395
Funding Source: 2018-2019 Title III Grant Funds
Architect/Engineer: N/A
Contractor:
Location:

Status: In the process of soliciting bids; complete project **summer 2019**

13. REYNOLDS RESIDENCE HALL *Renovate basement*

Project Cost:
Funding Source: HBCU Replacement Funds
Architect/Engineer: N/A
Contractor:
Location:

Status: In the process of soliciting bids; complete project **summer 2019.**

12. BARGE RESIDENCE HALL *Renovate basement*

Project Cost:
Funding Source: HBCU Replacement Funds
Architect/Engineer: N/A
Contractor:
Location:

Status: In the process of soliciting bids; complete project **summer 2019.**

11. JONES RESIDENCE HALL *Renovate basement*

Project Cost:
Funding Source: HBCU Replacement Funds
Architect/Engineer: N/A
Contractor:
Location:

Status: In the process of soliciting bids; complete project **summer 2019.**

10. MERNER HALL *Paint classrooms and music labs*

Project Cost:
Funding Source: 2018-2019 Title III Grant Funds
Architect/Engineer: N/A
Contractor:
Location:

Status: In the process of soliciting bids; complete project **summer 2019.**

9. BLACK HALL

Paint classrooms and labs

Project Cost:
Funding Source: 2018-2019 Title III Grant Funds
Architect/Engineer: N/A
Contractor:
Location:

Status: In the process of soliciting bids; complete project **summer 2019.**

8. PFEIFFER SCIENCE BUILDING

Paint classrooms and labs

Project Cost: \$
Funding Source: 2018-2019 Title III Grant Funds
Architect/Engineer: N/A
Contractor:
Location:

Status: In the process of soliciting bids; complete project **summer 2019.**

7. CAMPUS WIDE

Upgrade network core and support switches

Project Cost: \$154,000
Funding Source: 2018-2019 Title III Grant Funds
Architect/Engineer: N/A
Contractor: Avaria Networks, Inc.
Location: Raleigh, NC

Status: Avaria is in the process of developing an implementation plan for the project.

6. RACE ADMINISTRATION BUILDING

Paint exterior

Project Cost: \$11,755
Funding Source: Unrestricted Funds
Architect/Engineer: N/A
Contractor: Ninth Construction DBA NC Painting Contractors
Location: Pleasant Garden, NC 27313

Status: In the process of soliciting bids

5. STEELE HALL

Paint exterior

Project Cost: \$20,675
Funding Source: 2018-2019 Title III Grant Funds
Architect/Engineer: N/A
Contractor: Ninth Construction DBA NC Painting Contractors
Location: Pleasant Garden, NC 27313
Status:

4. HOLGATE LIBRARY/BELLE TOWER

Paint exterior

Project Cost: \$19,900
Funding Source: 2018-2019 Title III Grant Funds
Architect/Engineer: N/A
Contractor: Ninth Construction DBA NC Painting Contra
Location: Pleasant Garden, NC 27313
Status:

3. CAMPUS WIDE

Install campus safety gates and fences

Project Cost: \$68,193
Funding Source: Unknown at this time
Architect/Engineer: N/A
Contractor: Atlas Fence Company
Location:

Status: Project has been placed on hold.

2. WELLNESS CENTER

Repairs Swimming Pool

Project Cost: \$60,000
Funding Source: Unknown at this time
Architect/Engineer: N/A
Contractor:
Location:

Status: Pool loses about 2-3 inches of water per day. There is a leak somewhere. The leak must be repaired. Parts need to be replaced. Preliminary cost may be close to \$60,000 for repairs and bringing up to standards. Will need to have a certified pool operator on staff all day and the pool with have to be manned all day. Pool must also pass inspections for health and other local & state government initiatives. One vendor has recommended: Band-Aid Solution

1. Drain pool and pressure wash
2. Try to determine water loss/locate leak/Leak detection service needed (pool loses about 2-3 inches of water a day when running). Looking to see if piping is sound. Pool has all cast iron pipes.
3. Re-grout entire pool surface. Grout has deteriorated and could be reason for water loss.
4. Check and clean under water lighting.

5. Replace

Another vendor has recommended: Proposed work

1. Provide engineered drawings
2. Get health department approval
3. Remove metal piping from the gutter drops, return piping
4. Install sch 40 pvc piping
5. New high efficiency variable pumps
6. New high rate sand filter.
7. Install surge chamber with float valves to moderate flow throw gutter drops.

Price 55,800.00

Terms 50% down & 50% upon completion

1. JMS (CHIMNEY) *Exterior Repairs*

Project Cost: \$27,000
 Funding Source: Unrestricted
 Architect/Engineer: N/A
 Contractor: R and P Industrial Chimney, Inc.
 Location: Nicholasville, KY

Status: Plan to include in the 2017-2018 Operating budget

COMPLETED PROJECTS

18. IDA GOODE GYM *Installed ID card swipe access*

Project Cost: \$4,100
 Funding Source: 2017-2018 Title III Grant Funds

Architect/Engineer N/A
Contractor: Smith's Addressing Machine Services, Inc.
Location: Garner, NC 27529

Status: Completed August 2018

17. SHELL UNIT B AND C *Installed new roof*

Project Cost: \$11,300
Funding Source: 2017-2018 Title III Grant Funds
Architect/Engineer N/A
Contractor: Genesis Roofing
Location: Winston-Salem, NC

Status: Completed August 2018

16. JMS, PFIEFFER SCIENCE BLDG AND SHELL UNIT B *Installed new chairs in computer labs*

Project Cost: \$4,160
Funding Source: 2017-2018 Title III Grant Funds
Architect/Engineer N/A
Contractor: BlizChairs
Location:

Status: Completed August 2018

15. PFIEFFER RESIDENCE HALL *Installed new hot water heaters*

Project Cost: \$32,121
Funding Source: HBCU Replacement Funds
Architect/Engineer N/A
Contractor: Lewis Boiler
Location: Greensboro, NC 27606

Status: Completed September 2018

14. GREENHOUSE *Repaired soffits, painted exterior and interior and installed new rubber flooring*

Project Cost: \$14,800
Funding Source: 2017-2018 Title III Grant Funds
Architect/Engineer N/A

Contractor: Ninth Construction DBA NC Paint Contractors
Old Greensborough Construction, Inc.
Location: Pleasant Garden, NC 27313
Greensboro, NC 27606

Status: Completed August 2018

13. CAMPUS-WIDE *Completed phase II of the WI-FI project*

Project Cost: \$134,074
Funding Source: 2017-2018 Title III Grant Funds
Architect/Engineer N/A
Contractor: Avaria Networks, Inc.
Location: Raleigh, NC 27606

Status: Completed July 2018

12. CORNER WASHINGTON ST. /BENNETT ST. *Installed LED Sign*

Project Cost: \$13,517
Funding Source: 2017 UMC 5% Grant
Architect/Engineer N/A
Contractor: Carolina Signs
Location: Greensboro, NC 27406

Status: Completed May 2018

11. BARGE, JONES, PLAYER AND REYNOLDS HALLS *Installed new computer desk, chairs and floor mats (Barge and Reynolds Halls)*

Project Cost:
Funding Source: 2017-2018 Title III Grant Funds
Architect/Engineer N/A
Contractor: BC Facilities Services
Location: Greensboro, NC 27401

Status: Completed July 2018

10. BARGE AND REYNOLDS HALLS *Installed new flooring in computer labs and study room*

Project Cost: \$6,319
Funding Source: 2017-2018 Title III Grant Funds

Architect/Engineer N/A
Contractor: Floors Galore, Inc.
Location: Laurinburg, NC 28352

Status: Completed July 2018

9. PLAYER HALL *Installed new flooring in basement*

Project Cost: \$14,606
Funding Source: HBCU Capital Replacement Funds
Architect/Engineer N/A
Contractor: Floor Galore, Inc.
Location: Laurinburg, NC 28352

Status: Completed July 2018

8. CHAPEL/ LITTLE THEATER *Paint exterior and interior*

Project Cost: \$58,891
Funding Source: 2017-2018 Title III Grant Funds
Architect/Engineer N/A
Contractor: Suggs Contracting and Painting, Inc.
Location: Greensboro, NC 27429

Status: Completed July 2018

7. PFIEFFER SCIENCE BUILDING *Paint exterior and interior*

Project Cost: \$60,199
Funding Source: 2017-2018 Title III Grant Funds
Architect/Engineer N/A
Contractor: Suggs Contracting and Painting, Inc.
Location: Greensboro, NC 27429

Status: Completed July 2018

6. MERNER HALL *Paint exterior and interior*

Project Cost: \$46,707
Funding Source: 2017-2018 Title III Grant Funds
Architect/Engineer N/A
Contractor: Suggs Contracting and Painting, Inc.
Location: Greensboro, NC 27429

Status: Completed July 2018

5. BLACK HALL *Paint exterior and interior*

Project Cost: \$38,360
Funding Source: 2017-2018 Title III Grant Funds
Architect/Engineer N/A
Contractor: Ninth Construction DBA NC Paint Contractors
Location: Pleasant Garden, NC 27313

Status: Completed July 2018

4 REYNOLDS HALL *Paint exterior and interior*

Project Cost: \$34,725
Funding Source: UMC Residual Funds
Architect/Engineer N/A
Contractor: Ninth Construction DBA NC Paint Contractors
Location: Pleasant Garden, NC 27313

Status: Completed July 2018

3. BARGE HALL *Paint exterior and interior*

Project Cost: \$37,570
Funding Source: UMC Residual Funds
Architect/Engineer N/A
Contractor: Ninth Construction DBA NC Paint Contractors
Location: Pleasant Garden, NC 27313

Status: Completed July 2018

2. PLAYER HALL *Paint exterior and interior*

Project Cost: \$47,110
Funding Source: UMC Residual Funds
Architect/Engineer N/A
Contractor: Ninth Construction DBA NC Paint Contractors
Location: Pleasant Garden, NC 27313

Status: Completed July 2018

1. STUDENT UNION CENTER

Renovated LaBelle Café

Project Cost:	\$236,090
Funding Source:	UMC Residual Funds Sodexo Dining Services
Architect/Engineer:	Accelerated Concepts
Contractor:	William McRae

Status: Completed July 2018