

Quarterly Facilities Capital Projects Update

Major Capital (MC)

March 2, 2026



UNIONCOUNTY
north carolina

Project Name		Project Description			Capital Account
Union County Food Innovation Center		Design and construct a facility to support an incubator space for local food product development, production and packaging. The facility is planned to be between 15,000 to 30,000 gsf with key features including: dry storage, cold storage, commercial kitchens, food processing suites, wash stations, food packaging rooms, office space, food truck parking.			40080187
Project Budget		Project Partners			PM: Bruno
\$17,380,604		Town of Wingate	Development and financial responsibility for entry roads and other infrastructure		1/29/2026
Current Phase		Wingate University	Land lease, curriculum development and sharing, scholarship commitment		
Construction		State of North Carolina	Providing \$5,000,000 in funding		
		NC Cooperative Extension	Management of day to day operations		
		CPL	Architect		
		Edifice	CMAR		
Progress to Completion	Schedule Lead/Lag	Est. Completion Date	Funds Encumbered	Expenses to Date	Building Size
15.0%	6 Mnth Lag	3/1/2027	2%	6%	21,452 gsf

Budget Revenue			
Funding Source 1	State Appropriation	\$	5,000,000.00
Funding Source 2	UC/EDC Capital	\$	7,447,087.00
Funding Source 3	Transfer from General Fund	\$	476,243.00
Funding Source 4	GoldenLEAF Grant ¹	\$	1,000,000.00
Funding Source 5	NCDA FP Grant ²	\$	500,000.00
Funding Source 6	State Grant Investment Earnings	\$	19,196.00
Funding Source 7	Intergovernmental Revenue (Wingate)	\$	1,810,959.00
Funding Source 8	Transfer from Facilities Capital	\$	505,760.00
Funding Source 9	Bond Interest Income	\$	621,359.00
Total Revenue			\$17,380,604

Budget Breakdown		
		Current Phase
Soft Costs		\$965,921
Construction		\$15,895,148
Project Total		\$16,861,069
Project Revenue		\$17,380,604
Project Budget Delta	\$519,535	

Schedule Breakdown				
Jan 2024 - Mar 2024	Apr 2024 - Oct 2025	Nov 2025 - Jan 2026	Feb 2026 - Mar 2027	Mar 2027 - Mar 2028
PreDesign	Design	Contracts/Bidding	Permitting, Construction	Closeout
Unique Schedule Impacts:	Land Lease with Wingate University - Lease executed Business Park road and infrastructure development by Town of Wingate - Plans developed by October, 2025 Grant Award for kitchen equipment, cold storage, shelving/racks - Grant awarded			
Last Qtr	95% Construction Documents phase completed. Guaranteed Maximum Price (GMP) contract review and preparation.			
Next Qtr	GMP Board Approval, Permitting, Commencing Construction			

Notes: 1 County has applied for a future NCDA FP Grant of \$ 500,000.00

Project Name		Project Description		Capital Account	
UC Water Operation Center Expansion and Renovation		Design and construct a facility to support UC Water growing needs. The project is proposed to be constructed on the premises of the current operations center in Monroe. The anticipated building size is approximately 30,000 gsf and will contain general offices for Administration, Engineering, Operations, Customer Service that includes customer drive-thru for various transactions and Warehouse space. In addition to this, a renovation of approximately 3,000 gsf of existing Ops Center.		60186019	
Project Budget		Project Partners		PM: Soto	
\$15,500,140		UC Water Department Responsible for daily operations of new facility		02.02.2026	
Current Phase		Progressive Design Architect			
Design/Construction Documents		Edifice CMAR			
Progress to Completion	Schedule Lead/Lag	Est. Completion Date	Funds Encumbered	Expenses to Date	Building Size
10.0%	8 Wks Lag	10/1/2027	6%	3%	20,142 gsf

Budget Revenue		
Funding Source 1	UC WATER Capital	\$15,500,140
Funding Source 2		
Funding Source 3		
Total Revenue		\$15,500,140
Future Funding Source 1		
Future Funding Source 2		
Future Funding Source 3		
Total Future Funding		\$0

Budget Breakdown	
	Current Phase
Design	\$865,260
Construction	\$12,871,350
Furniture/Fixed Equipment	\$946,760
Construction Contingency	\$297,307
D/C Subtotal	
	\$14,980,677
Owner Reserves	\$300,410
Project Contingency	\$217,307
Project Total	
	\$15,498,394

Schedule Breakdown				
Aug 2024 - Feb 2025	Feb 2025 - May 2026	May 2026 - Aug 2026	Sept 2026 - Oct 2027	Oct 2027 - Oct 2028
PreDesign	Design	Contracts/Bidding	Construction	Closeout
Unique Schedule Impacts:		Site and long lead time packages to bid early. Layout configuration review by UC Leadership.		
Last Qtr	Schematic Design phase completed, Schematic Design phase cost estimate completed.			
Next Qtr	Design Development phase nearing completion, Design Development phase estimate and value management review will be in progress after layout approval.			

Project Name		Project Description		Capital Account	
UC Cane Creek Campground Store		Design and Construction of a new building of approximately 1,300 SF that will serve as a general store for the Cane Creek Park Campground area.		40080100	
Project Budget		Project Partners		PM: Soto	
\$950,000		UC Parks and Recreation	Responsible for daily operation of new facility	02.02.2026	
Current Phase		Creech & Associates	Architect		
Closeout/Warranty		Rushing Contracting	General Contractor		
Progress to Completion	Schedule Lead/Lag	Est. Completion Date		Funds Encumbered	Expenses to Date
100.0%	0 Wks Lag	11/15/2025		8%	92%
					Building Size
					3,588 gsf

Budget Revenue		
Funding Source 1	UC Capital MC	\$600,000
Funding Source 2	Interest Income	\$100,000
Funding Source 3	Event Ctr Support Fac	\$250,000
Total Revenue		\$950,000
Future Funding Source 1		
Future Funding Source 2		
Future Funding Source 3		
Total Future Funding		\$0

Budget Breakdown	
	Current Phase
Design	\$60,700
Construction	\$782,216
Furniture/Fixed Equipment	\$17,451
Construction Contingency	\$78,221
D/C Subtotal	
	\$938,588
Owner Reserves	
Project Contingency	\$0
Project Total	
	\$938,588

Schedule Breakdown					
Aug 2022 - Nov 2022	Nov 2022 - Apr 2024	Apr 2024 - Jan 2025	Feb 2025 - Nov 2025	Nov 2025 - Nov 2026	
PreDesign	Design	Contracts/Bidding	Construction	Closeout	
Unique Schedule Impacts:	Furniture delivery				
Last Qtr	Construction completed.				
Next Qtr	Move-in scheduled.				

Project Name		Project Description		Capital Account	
Austin Chaney Operation Center		Design and construct a facility to replace the existing office administrative building. The facility is planned to be a single story building between 5,000 to 6,000 gsf with key features including: nine offices, two showers, two bathrooms, one kitchenette area, one conference room, one MEP room, one storage room, one lobby for dirty entry and one lobby for clean entry.		61287000	
Project Budget		Project Partners		PM: Soto	
\$3,577,000		UC Solid Waste	Responsible for daily operations of new facility	02.02.2026	
Current Phase		McMillan Pazdan Smith	Architect		
Design/Construction Documents		TBD	General Contractor		
Progress to Completion	Schedule Lead/Lag	Est. Completion Date	Funds Encumbered	Expenses to Date	Building Size
15.0%	0 Wks Lag	2/28/2027	1%	99%	6,000 gsf

Budget Revenue		
Funding Source 1	UC Solid Waste MC	\$3,350,000
Funding Source 2		
Funding Source 3		
Total Revenue		\$3,350,000
Future Funding Source 1		
Future Funding Source 2		
Future Funding Source 3		
Total Future Funding		\$0

Budget Breakdown		
	Current Phase	
Design	\$174,300	
Construction	\$2,500,000	
Furniture/Fixed Equipment	\$204,000	
Construction Contingency	\$192,000	
D/C Subtotal		\$3,070,300
Owner Reserves		
Project Contingency	\$192,000	
Project Total		\$3,262,300

Schedule Breakdown				
Feb 2025 - Jun 2025	Jun 2025 - Jan 2026	Feb 2026 - May 2026	June 2026 - Feb 2027	Feb 2027 - Feb 2028
PreDesign	Design	Contracts/Bidding	Construction	Closeout
Unique Schedule Impacts:	Permitting process. New building location - coordination with utilities. Size and location of the current septic system.			
Last Qtr	Construction Documents phase completed, begin Permitting process.			
Next Qtr	Permitting completed, begin bidding process.			

Project Name		Project Description		Capital Account	
Historic Courthouse - Phase 2		Design and construct envelope repairs to windows, doors foundations drainage, water infiltration into lower level, low slope roof replacement and structural reinforcement under HVAC units, portico roof repair/replacement, wrought iron repair.		40080125	
Project Budget		Project Partners		PM: Bruno	
\$1,725,000		UC Urban Forestry	Historic tree protection advice	02.02.2026	
Current Phase		UC Historical Society	Advisory only		
Design/Design Development		Walter Robbs	Architect		
		TBD	General Contractor		
Progress to Completion	Schedule Lead/Lag	Est. Completion Date	Funds Encumbered	Expenses to Date	Building Size
5.0%	12 Wks Lag	6/1/2027	8%	3%	0

Budget Revenue		
Funding Source 1	UC Capital MC	\$1,725,000
Funding Source 2		
Funding Source 3		
Total Revenue		\$1,725,000
Future Funding Source 1		
Future Funding Source 2		
Future Funding Source 3		
Total Future Funding		\$0

Budget Breakdown		
	Current Phase	
Design	\$199,270	
Construction	\$1,120,000	
Furniture/Fixed Equipment	\$0	
Construction Contingency	\$116,000	
D/C Subtotal		\$1,435,270
Owner Reserves	\$209,730	
Project Contingency	\$80,000	
Project Total		\$1,725,000

Schedule Breakdown					
Feb 2025 - May 2025	Apr 2025 - May 2026	May 2026 - Aug 2026	Aug 2026 - Jun 2027	Jun 2027 - Jun 2028	
PreDesign	Design	Contracts/Bidding	Construction	Closeout	
Unique Schedule Impacts:	Coordinating construction with the congressmen's office. Coordinating HVAC & waterproofing to maintain occupancy Coordinating construction work and historic tree preservation				
Last Qtr	Schematic/Design Development phase completed, Construction Documents started				
Next Qtr	Construction Document Complete, bidding				

Project Name		Project Description			Capital Account	
South Piedmont Regional Autopsy Center		The project consists of constructing a new single-story, approximately 10,000-15,000 sf building in Wingate, NC to provide morgue and forensic pathology services to the residence of Union County as well as several surrounding Counties. The office will also be responsible for death investigations under certain circumstances and work with local, state and federal law enforcement agencies when necessary. The new facility will include autopsy stations, observation rooms, examination rooms, lab space biological processing equipment refrigeration space three to four offices, a small conference area, comprehensive ventilation and air conditioning and enhanced security.			40080222	10114420
Project Budget		Project Partners			PM: Whitaker	
\$20,537,481		State of NC	Supplied \$20M in grant funding		02.12.2026	
Current Phase		UC Medical Examiner	Responsible for operations			
Design/Design Development		CPL	Architect			
		Wharton-Smith	CMAR			
		Timmons	Civil			
Progress to Completion	Schedule Lead/Lag	Est. Completion Date		Funds Encumbered	Expenses to Date	Building Size
8.0%	2 Wks Lag	11/1/2027		8%	3%	15,100 sf

Budget Revenue		
Funding Source 1	State of NC Grant	\$20,000,000
Funding Source 2	ME Operation Funds	\$537,481
Funding Source 3		
Total Revenue		\$20,537,481
Future Funding Source 1		
Future Funding Source 2		
Future Funding Source 3		
Total Future Funding		\$0

Budget Breakdown		
	Current Phase	
Design	\$1,834,283	
Construction	\$17,179,255	
Furniture/Fixed Equipment	\$1,075,000	
Construction Contingency	\$515,378	
D/C Subtotal		\$20,603,916
Owner Reserves	\$376,513	
Project Contingency	\$0	
Project Total		\$20,980,429

Schedule Breakdown				
Jun 2025 - Aug 2025	Aug 2025 - May 2026	May 2026 - Jul 2026	Aug 2026 - Nov 2027	Nov 2027 - Nov 2028
Advance Planning	Design	Contracts/Bidding	Construction	Closeout
Unique Schedule Impacts:		DOT coordination with Hwy 74 driveway/entrance Early bid packages will bid in January 2026 with full construction package bidding in July 2026		
Last Qtr	Schematic Design complete, Design Development starts			
Next Qtr	Design Development and Construction Documents complete, Bidding phase			

Project Name		Project Description			Capital Account
UC Government Center First Floor Finishes and Lobby Renovation		Project scope consists of renovating the Government Center's main entrance and lobby to offer a well organized entrance and exit scheme to better serve employees and the public, and includes security enhancements within a new security desk, visitor management system and the addition of security tunstiles. Adjacent spaces, the main corridor, commissioners conference room, kitchenette and board room will receive new wall and flooring finishes.			40080131, 40080069 and 40080190
Project Budget		Project Partners			PM: Simpson
\$525,365		Gensler	A&E		02.13.2026
Current Phase		Heartland Contracting	General Contractor		
Closeout/Warranty		Assa Abloy	Equipment Provider		
		UC Public Communications			
Progress to Completion	Schedule Lead/Lag	Est. Completion Date		Funds Encumbered	Expenses to Date
90.0%	0 Wks Lag	01.30.2026		24%	76%
					Building Size
					0

Budget Revenue		
Funding Source 1	UC OC	\$98,000
Funding Source 2	UC FRR	\$172,734
Funding Source 3	UC Capital MC	\$254,631
Total Revenue		\$525,365
Future Funding Source 1		
Future Funding Source 2		
Future Funding Source 3		
Total Future Funding		\$0

Budget Breakdown	
	Current Phase
Design	\$38,261
Construction	\$389,640
Furniture/Fixed Equipment	\$0
Construction Contingency	\$34,990
D/C Subtotal	
	\$462,891
Owner Reserves	
Project Contingency	\$0
Project Total	
	\$462,891

Schedule Breakdown				
	May 2024 - Jan 2025	Jan 2025 - May 2025	July 2025 - Jan 2026	Jan 2026 - Jan 2027
PreDesign	Design	Contracts/Bidding	Construction	Closeout
Unique Schedule Impacts:	Temporarily relocating existing security desk and routing staff and visitor entrance to the ground floor during construction Offer visitors and Commissioners secure 1st floor access for Board meetings during construction			
Last Qtr	Wall coverings completed, countertops installed, minor punchlist items worked on, lobby restrooms demo completed			
Next Qtr	bi-parting sliding door install, speed gates and access control programming, glass enclosure install, inspections			

Notes: 1 demo complete in lobby restrooms