

Quarterly Facilities Capital Projects Update

Major Capital (MC)

November 3, 2025



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 \$13,577,000		Project Partners			PM: Bruno	
Current Phase Design/Construction Documents		Town of Wingate	Development and financial responsibility for entry roads and other infrastructure			10.02.2025
		Wingate University	Land lease, curriculum development and sharing, scholarship commitment			
		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
5.0%	12 Wks Lag	9/1/2026		2%	6%	23,459 gsf

Budget Revenue		
Funding Source 1	State Appropriation	\$5,000,000
Funding Source 2	UC/EDC Capital	\$6,900,000
Funding Source 3	UC Capital MC	\$667,000
Funding Source 4	GoldenLEAF Grant ¹	\$1,000,000
Funding Source 5	NCDA FP Grant ²	\$453,000
Funding Source 6	Bond Interest Income	\$570,000
Total Revenue		\$14,590,000
Future Funding Source 1		
Total Future Funding		\$0

Budget Breakdown	
	Current Phase
Soft Costs	\$877,776
Construction	\$13,803,103
Project Total	\$14,680,879
Project Revenue	\$14,590,000
Project Budget Delta	(\$90,879)
Potential VE	\$278,014
Adjusted Project Delta	\$187,135

Schedule Breakdown				
Jan 2024 - Mar 2024	Apr 2024 - May 2025	Jun 2025 - Aug 2025	Sep 2025 - Sep 2026	Sep 2026 - Sep 2027
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				
Land Lease executed, Schematic Design phase completed, 95% Construction Documents phase completed				
Next Qtr				
Guaranteed Maximum Price (GMP) contract review and preparation				

Notes: 1 GoldenLEAF Foundation Community-Based Grant Program: \$1,000,000 - Purchase of coolers/cold storage, associated shelving/rack systems.
2 NCDA Farmland Preservation Trust Fund: \$453,000 - for the purchase of equipment in the commissary kitchen/food production space.

Project Name	Project Description				Capital Account
UC Water Operation Center Expansion and Renovation Project Budget \$15,500,140 Current Phase Design/Schematic Design	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 Partners				PM: Soto
	UC Water Department	Responsible for daily operations of new facility			10.02.2025
	Progressive Design	Architect			
	Edifice	CMAR			
Progress to Completion	Schedule Lead/Lag	Est. Completion Date	Funds Encumbered	Expenses to Date	Building Size
3.0%	4 Wks Lag	7/1/2027	5%	2%	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 - Feb 2026	Feb 2026 - May 2026	June 2026 - July 2027	July 2027 - July 2028
PreDesign	Design	Contracts/Bidding	Construction	Closeout
Unique Schedule Impacts:	Site and long lead time packages to bid early.			
Last Qtr	Schematic Design phase completed, Schematic Design phase estimate complete			
Next Qtr	Design Development phase nearing completion, Design Development phase estimate and value management review will be in progress			

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 Partners			PM: Soto
		UC Parks and Recreation	Responsible for daily operation of new facility		10.02.2025
		Creech & Associates	Architect		
Project Budget		Project Partners			PM: Soto
\$950,000		UC Parks and Recreation	Responsible for daily operation of new facility		10.02.2025
		Creech & Associates	Architect		
Current Phase		Rushing Contracting	General Contractor		
Construction					
Progress to Completion	Schedule Lead/Lag	Est. Completion Date		Funds Encumbered	Expenses to Date
75.0%	0 Wks Lag	11/15/2025		17%	82%
					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	Interior Trim, Painting, Tile bathroom, Cabinet, Electrical hook-up, Sidewalks, Grading and Asphalt Completed			
Next Qtr	Construction completed, 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 Partners			PM: Soto
		UC Solid Waste	Responsible for daily operations of new facility		10.02.2025
Project Budget		McMillan Pazdan Smith	Architect		
\$3,577,000					
Current Phase		TBD	General Contractor		
Design/Programming					
Progress to Completion	Schedule Lead/Lag	Est. Completion Date		Funds Encumbered	Expenses to Date
5.0%	0 Wks Lag	12/30/2026		1%	99%
				Building Size	
				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 - Nov 2025	Dec 2025 - Mar 2026	Apr 2026 - Dec 2026	Dec 2026 - Dec 2027
PreDesign	Design	Contracts/Bidding	Construction	Closeout
Unique Schedule Impacts:	New building location - coordination with utilities. Size and location of the current septic system.			
Last Qtr	Schematic Design phase started			
Next Qtr	Schematic Design phase complete, begin Design Development phase			

Project Name		Project Description			Capital Account	
Government Center Judicial Center Renovation		Design and construct a facility to accommodate the relocation of departments within the government center and create up to 3 new court rooms within the judicial center. Also, connect the GC and JC with a bridge. Water moves out of tower 4, 5 & 6 to new building. Tax department on 2 moves to tower 4,5 & 6, DA's move from JC to GC 2nd floor. New court rooms where DA's were. add bridge.			40080190	
					PM: Bruno	
					10.02.2025	
Project Budget \$14,800,000		Project Partners				
		Judicial Branch	Building program verification			
		CDesign	Architect			
Current Phase Planning		Messer Construction	CMAR			
Progress to Completion	Schedule Lead/Lag	Est. Completion Date		Funds Encumbered	Expenses to Date	Building Size
0.0%	8 Weeks Lag	9/1/2028		2%	2%	0

Budget Revenue		
Funding Source 1	UC Capital MC	\$14,800,000
Funding Source 2		
Funding Source 3		
Total Revenue		\$14,800,000
Future Funding Source 1		
Future Funding Source 2		
Future Funding Source 3		
Total Future Funding		\$0

Budget Breakdown	
Current Phase	
Design	\$113,320
Construction	\$10,537,929
Furniture/Fixed Equipment	\$2,855,808
Construction Contingency	\$263,795
D/C Subtotal	\$13,770,852
Owner Reserves	\$527,590
Project Contingency	\$501,558
Project Total	\$14,800,000

Schedule Breakdown				
Apr 2024 - Sep 2025	Oct 2025 - Apr 2027	May 2027 - Aug 2027	Sep 2027 - Sep 2028	Sep 2028 - Sep 2029
Planning	Design	Contracts/Bidding	Construction	Closeout
Unique Schedule Impacts:	Overall space planning for Goverment Operations will dictate design start date Project will be phased to allow for departmental moves (including furniture setup) Multiple GMP's may be utilized			
Last Qtr	Space planning options prepared and reviewed			
Next Qtr	Additional space planning options developed and reviewed			

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 \$1,725,000		Project Partners		PM: Bruno	
		UC Urban Forestry	Historic tree protection advice	10.02.2025	
		UC Historical Society	Advisory only		
Current Phase		Walter Robbs	Architect		
Design - SD		TBD	General Contractor		
Progress to Completion	Schedule Lead/Lag	Est. Completion Date		Funds Encumbered	Expenses to Date
5.0%	8 Wks Lag	10/31/2026		8%	3%
				Building Size	
				0	

Budget Revenue			Budget Breakdown		
Funding Source 1	UC Capital MC	\$1,725,000	Current Phase		
Funding Source 2			Design		\$199,270
Funding Source 3			Construction		\$1,120,000
Total Revenue		\$1,725,000	Furniture/Fixed Equipment		\$0
			Construction Contingency		\$116,000
Future Funding Source 1			D/C Subtotal		\$1,435,270
Future Funding Source 2			Owner Reserves		\$209,730
Future Funding Source 3			Project Contingency		\$80,000
Total Future Funding		\$0	Project Total		\$1,725,000

Schedule Breakdown				
Feb 2025 - May 2025	Apr 2025 - Dec 2025	Jan 2026 - Apr 2026	Apr 2026 - Feb 2027	Feb 2027 - Feb 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 started			
Next Qtr	Schematic/Design Development phase completed, Constrcution Documents started			

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	
					PM: Whitaker	
Project Budget		Project Partners			10.02.2025	
\$20,824,406		State of NC	Supplied \$20M in grant funding			
		UC Medical Examiner	Responsible for operations			
Current Phase		CPL	Architect			
Design/Schematic Design		Wharton-Smith	CMAR			
		Timmons	Civil			
Progress to Completion	Schedule Lead/Lag	Est. Completion Date		Funds Encumbered	Expenses to Date	Building Size
0.0%	0 Wks Lag	10/1/2027		1%	1%	10,000-15,000 sf

Budget Revenue			Budget Breakdown		
Funding Source 1	State of NC Grant	\$20,000,000	Current Phase		
Funding Source 2	Operational Budget Revenue	\$324,406	Design	\$1,834,283	
Funding Source 3	ME Operation Funds	\$500,000	Construction	\$16,675,300	
Total Revenue		\$20,824,406	Furniture/Fixed Equipment	\$375,000	
			Construction Contingency	\$500,259	
Future Funding Source 1			D/C Subtotal	\$19,384,842	
Future Funding Source 2			Owner Reserves	\$376,503	
Future Funding Source 3			Project Contingency	\$1,063,061	
Total Future Funding		\$0	Project Total	\$20,824,406	

Schedule Breakdown				
Jun 2025 - Aug 2025	Aug 2025 - Aug 2026	May 2026 - Jul 2026	Aug 2026 - Oct 2027	Oct 2027 - Oct 2028
Advance Planning	Design	Contracts/Bidding	Construction	Closeout
Unique Schedule Impacts:	Coordination with potential UC Jail design DOT coordination with Hwy 74 driveway/entrance Early bid packages will bid in May 2026 with full construction package bidding in July 2026			
Last Qtr	Advanced Planning phase complete, begin Schematic Design phase			
Next Qtr	Schematic Design phase completed, Design Development phase starts			

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 \$525,365		Project Partners		PM: Simpson
		Current Phase Construction		Gensler	A&E	10.02.2025
		Heartland Contracting	General Contractor			
		Assa Abloy	Equipment Provider			
		UC Public Communications				
Progress to Completion	Schedule Lead/Lag	Est. Completion Date		Funds Encumbered	Expenses to Date	Building Size
40.0%	0 Wks Lag	01.01.2026		92%	8%	0

Budget Revenue			Budget Breakdown		
Funding Source 1	UC OC	\$98,000		Current Phase	
Funding Source 2	UC FRR	\$172,734	Design		\$38,261
Funding Source 3	UC Capital MC	\$254,631	Construction		\$389,640
	Total Revenue	\$525,365	Furniture/Fixed Equipment		\$0
Future Funding Source 1			Construction Contingency		\$34,990
Future Funding Source 2			D/C Subtotal		\$462,891
Future Funding Source 3			Owner Reserves		
	Total Future Funding	\$0	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	Connectivity pulled cables, metal stud framing, carpet and LVT installed in main hallway and commissioners meeting room			
Next Qtr	10/4/25- paint main hall and meeting room. 10/11/25 - carpet install in board room. 10/18/25 - paint in board room and wall coverings in hallway			