

The Organization

ACCFO is a private, non-profit organization comprised of managers and supervisors involved with facility operations and maintenance. The purpose of the association is to provide an opportunity for community college facility personnel to review their abilities and interests, to refine their skills, and to participate in discussions on facility issues. It provides the participants the opportunity to share their successes, receive assistance from their counterparts in overcoming obstacles, and establish facility networks for future collaboration.

Our Vision

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Editor: Ron Reagan, CPCC
Resource: Phil Harrison

Who we are

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accfo.org

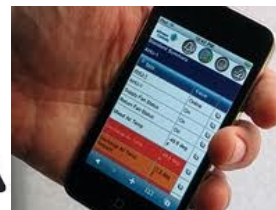
THE ACCFO ACTION Newsletter

ASSOCIATION OF COMMUNITY COLLEGE FACILITY OPERATIONS

Volume 2 Issue 1

April 2014

2014 ACCFO Fall Conference in Asheville - September 17, 18, & 19, 2014



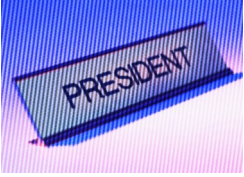
Here we are already into another new year with new challenges and new technologies. With the use of mobile devices such as: smart phones, tablets, GPS, ipads, and smart building devices that help us track energy consumption, control our HVAC systems, remote lighting controls, wireless security alarms, and so much more; our lives are forever changed. It looks like wireless type systems are the new wave since they do not have to be hard wired. There are so many different apps that provide easy access to so many tasks which only take a few minutes where they use to take an hour or hours to accomplish. We seem to be adding new and different tasks to our job description. This may be a good opportunity to review your current job description to point out to your boss how your duties have actually changed. We use to be on call 24/7, now with technology they expect us to respond instantly when a issues arises. It may also be a good time to discuss with your boss about an increase in your salary in light of the technological advances which means you are responsible for more complex equipment and systems at your campus. You might have to explain that when you started, most of the equipment was controlled by pushing a button on the piece of equipment. Now it requires pushing a very different type of button, usually a button on a computer, tablet, or phone. The continuous changes in technologies require many hours of learning various types of software that are utilized to control so many aspects of our campus facilities. You have the task of trying to interface different companies software so you can manage the various systems found in our campus environment. Technology can keep you informed about your various building systems and status changes, you still have to react to all the different situations. The job has a way of making you a 24/7 response person and the ever demanding problem solver, isn't technology a wonderful tool? What do you like best about new technolo-

ACCFO EDITOR'S CORNER

I hope this newsletter provides you the opportunity to submit articles that you feel would benefit all ACCFO members. We all have projects or situations that we would like others to know about and this is one place you can share your experiences. If you have a facility issue that you would like to share, please send them to Ron.Reagan@cpcc.edu. or Phil.Harrison@cpcc.edu. We want this newsletter to be something that you look forward to receiving and sharing with your employees at your community college.



TIMOTHY STRICKLAND ACCFO PRESIDENT for 2012-2014



From Tim Strickland, ACCFO President:

Our Professional Development Committee lead by Jack Puckett is trying to put the finishing touches on the agenda for the 2014 ACCFO Fall Conference to be held at Crowne Plaza Resort in Asheville on September 17, 2014. If you have something that you feel would benefit our members, please contact him at puckett@vgcc.edu to see if he is able to include your topic in the agenda. I would like to

encourage our District Presidents: Mark Wise - District I, Garion Bunn, District II, and Ken Pearce, District III to reach out in their districts to find a host college to hold their next meeting. I feel that the district meetings allow the best opportunity to visit community colleges. Our district meetings are an excellent chance for your employees to receive specific training and establish relationships with other state employees. If you need specific training presentations for your district meeting, please contact Phil Harrison to see if he can advertise your event or assist with a presenter.

The Executive Committee has agreed to cover the expense of providing some musical entertainment during the evening meal on Wednesday, September 17 and a magical show after breakfast on Thursday. We feel like this will only enhance our conference and provide additional opportunities to share your experiences with fellow members. Our conference is a great opportunity to exchange ideas and knowledge and maybe pick up some tips that may help you perform your job more effectively.

I feel that through attending ACCFO conferences over the years has given me the advantage here at Pitt Community College. It is always a challenge in taking a new job however with the help of what I have learned at ACCFO conferences, the job has been manageable. Sure there have been up's and down's however my overall experience here at Pitt CC has been very positive and rewarding. Getting the right people in the right position has made the transition easier to manage plus the support I have received from upper management was crucial. Thanks to ACCFO, I have the tools and resources needed to make a good impact here at Pitt CC. [You can reach me at tstrickland@email.pittcc.edu](mailto:tstrickland@email.pittcc.edu)

2015 ACCFO FALL CONFERENCE OCTOBER 14, 15, & 16, 2015

Mark your calendars for the 2015 ACCFO Fall Conference to be held on October 14, 15, & 16, 2015 at Shell Island Resort at Wrightsville Beach. Planning is part of what we do as facility operators and this date is no different than planning maintenance on your chillers and boilers. With proper planning, you avoid costly mistakes; that is why it is imperative that you attend all ACCFO Conferences. It provides you with great information and techniques to perform your job at the highest level with great support from its members. If you have any suggestions for the conference, please contact Jack Puckett (puckett@vgcc.edu) for professional development sessions and Biff Hulsey (William.Hulsey@alamancecc.edu) for accommodation issues. **PLAN AHEAD**

2014 ACCFO FALL CONFERENCE SEPTEMBER 17, 18, & 19, 2014

Do you know where you will be on September 17, 2014? We hope that you will be at the 2014 ACCFO Fall Conference in Asheville, NC. This is where you can visit with your fellow members and catch up on what they are doing to maintain their facilities and how they manage their budgets. You can make your reservations at Crowne Plaza Resort at 1 Resort Drive, by calling 800.992.2694 or local number 828.254.3211. You have until **August 17, 2014** to make reservations at the ACCFO rate. The Professional Development Committee is working to ensure they provide you with a great educational experience. We are working with a few presenters to see if they are willing to allow us to post their presentations on the ACCFO website. That way, if you were unable to attend the last conference you can see what was presented. We would like to encourage members that say they plan to attend next time, make this the conference you actually attend. We are hoping to see at least 45 different community colleges participating in the 2014 ACCFO Fall Conference.



NEW ACCFO EXECUTIVE COMMITTEE

The ACCFO Executive Committee has agreed to use funds to provide some variety to the 2014 ACCFO Fall Conference to be held on September 17, 18, & 19, 2014. It has authorized individuals to work with a group from Statesville called the Legends to provide musical entertainment after our dinner on Wednesday evening. Legends provides a variety of singers, which some of you may recognize. The committee felt like this would provide our members and vendors with some great entertainment after a delicious dinner. See if you can recognize any of these performers.



The committee has also agreed to use Chris Hannibal to provide the group with spell-bound magic Thursday morning after breakfast. Hannibal travels the country delighting audiences with his own brand of magic. He has taken his act to corporations like Ford Motor Company, Philip Morris, Coca-Cola, and even Central Piedmont Community College. Please make plans to attend the 2014 ACCFO Fall Conference so you can join in this great entertainment.

NEW ACCFO MEMBERS - WELCOME

- ❖ **Steve Sparks** is now the Director of Plant Operations & Facilities Maintenance at Carteret Community College, part of ACCFO District III. We would like to welcome Steve to ACCFO and you can contact him at sparkss@carteret.edu
- ❖ **Douglas Smith** is now the Facilities Director at Sandhills Community College. Doug came from Central Carolina Community College and we would like to wish Doug the best in his new position at SCC. Doug will remain in District II and you can contact him at smithdo@sandhills.edu
- ❖ **Greg Long** is the Executive Director of Construction at Central Piedmont Community College, part of ACCFO District II. We would like to welcome Greg to ACCFO and you can contact him at Greg.Long@cpcc.edu
- ❖ **Kent Reid** is the Director of Construction at Central Piedmont Community College, part of ACCFO District II. We would like to welcome Kent to ACCFO and you can contact him at Kent.Reid@cpcc.edu

ACCFO RETIRING MEMBERS

- ❖ **Ray Hester**, Maintenance Supervisor at Halifax Community College is retiring May 1, 2014 after over 14 years with the college. We wish Ray many years of enjoyment in his travels, fishing and hobbies.
- ❖ **Melvin Ritter**, at Sandhills Community College retired April 2014. We appreciate Melvin's dedication to SCC and we wish him the many joys of retirement.
- ❖ **Ron Peters**, at Sandhills Community College retired December 2013. Sandhills will miss his contribution to the construction and renovation side of the college. We wish him the best in retirement, now he doesn't have to meet construction deadlines or overruns.

Please let us know about anyone that has retired or planning to retire in the near future.

DO YOU REMEMBER THESE ACCFO MEMBERS?

Find your answers on Page 10

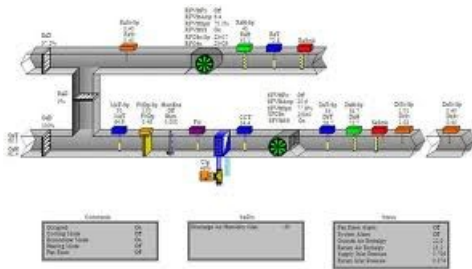


Mitchell Community College

Statesville, North Carolina

Taking control of your BAS system remotely / Taking control of Energy Usage

Gary Johnson at Mitchell Community College invited all the community colleges to attend a workshop he hosted dealing with remotely controlling your Building Automation Systems. He shared his experience with Brady Services and how they are helping his team better serve the students, faculty and staff at Mitchell Community College. Brady Services explained how they had worked with MCC Information Technology Department to get access to the college's network. However Brady Services actually houses all of MCC building automation system on their servers and not at MCC. This gives the staff at MCC access to Brady Services servers via of the internet. They can log onto Brady Services servers and look at floor plans and the HVAC systems to see what they need to focus their attention to that day. The system that Brady Services has developed utilizes algorithms to look at predetermined parameters before setting off an alarmed email to technicians. The software they developed looks at the overall function of the HVAC system and comparing information taken from various sensors and makes a decision based upon that data.



With today's technology it is easier than ever to take control of your Building Automation System and to perpetually assure and continually monitor your campus building's performance. Predictive analytics along with current network communication technology will allow you to effectively manage your campus from anywhere at anytime. The technology is readily available to fully utilize the entire capabilities of your automation system. By utilizing predictive analytics, you will be able to ensure maximum comfort with minimal energy consumption; while reducing labor hours for physical service calls.

Brady Services installed wireless thermostats into a number of houses that belong to MCC, this way the technician can look at them remotely without physically going into each building just to see if the system is working or not. This saves MCC a lot of time and resources since they have a limited staff. These houses are not large enough to warrant a HVAC controller however monitoring the thermostats provide the necessary information.



Brady Services does provide both programs that will monitor your Building Automation System and provide valuable information concerning energy consumption and peak usage of electricity. We like to thank Brady Services for visiting this group of ACCFO members and providing some insight into HVAC technologies. Again, we would like to thank Gary Johnson for being such a gracious host.

ACCFO DISTRICT CORNER

DISTRICT MEETINGS

ACCFO District II is working to set up their next meeting at Surry Community College in Dobson, North Carolina up Interstate 77 North. We will notify our members of the date and time for this meeting. If other district's will notify us of your next meeting, we will publish it and also send out a reminder. We ask that you notify the hosting community college of how many people will be attending from your college so they can plan for meeting space and lunch. Take advantage of these meetings to improve the overall training of your personnel and expose them to others from the various community colleges.

District I Mark Wise - Catawba Valley Community College - mwise@cvcc.edu

District II Garion Bunn - Wake Technical Community College - gbunn@waketech.edu

District III Ken Pearce - Cape Fear Community College - kpearce@cfcc.edu

ACCFO PROFESSIONAL DEVELOPMENT CORNER

The Professional Development Committee is working with a number of individuals to provide activities that will get everyone involved with our 2014 ACCFO Conference. Jack is working with the Executive Committee to provide some additional activities that we think everyone will enjoy. We had a great response from our members and even vendors about the programs provided at the last couple of conferences that we are working to a good balance of educational materials and entertainment. We would like to encourage all of our members to make suggestions on the type of materials they would like presented at the conference. Please submit your ideas and suggestions to Jack at puckett@vgcc.edu or to Phil at Phil.Harrison@cpcc.edu so they can review your request. We have a few new facility managers and we would like suggestions as they look at their new responsibilities, see if there are topics that they would like to know more about such as: State requirements for renovations and/or new construction projects, various reports they are responsible to provide, how do I get a handle on my overall budget, etc. We would like our new members to gain knowledge and experience from some of our older and wiser members.



ACCFO SCHOLARSHIP CORNER



ACCFO awarded a \$1,000 scholarship to the College of The Albemarle at the North Carolina Association Community College President's (NCACCP) meeting in January 2014. We were also informed that our liaison, Dr. Gordon Burns will be retiring this spring. If you know of a college president that would be willing to represent ACCFO at the NCACCP meetings, please let us know so the Executive Committee can contact him/her and make a request to NCACCP. We need a good relationship with NCACCP to provide us with support and participation of all the community colleges.

OTHER PROFESSIONAL ORGANIZATIONS

A number of you attended the North Carolina Chapter of APPA (NCAPPA) on March 5-7, 2014 at Campbell University in Buies Creek, NC. They covered facility topics like: Housekeeping, Grounds Management, Building Maintenance, and Utilities. The utilities session covered ideas like monitoring your peak loads and tracking what hours during the day are your highest usage.

ACCFO HOUSEKEEPING CORNER

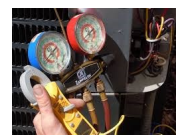
Spring cleaning is in the air, it is time to look at things that we should schedule to get done before the end of the fiscal year. Since most of our community colleges had some snow this year, that means we all utilized de-icing salts and chemicals to melt ice and snow from around our campuses. When our students, faculty and staff walk through this liquid, they bring it into our buildings. That means that our carpets have taken a beating especially at entrances to our facilities, even walk-off mats. A thorough cleaning is required, especially high-traffic areas. This will help extend the life of the carpet. Addressing tough stains and soiled areas will help rejuvenate your carpet's appearance and may prevent repairs or even replacement issues. VCT flooring will require stripping, waxing, scrubbing, and re-coating to make it look brand new. Spring is also a good time to clean those hidden spots such as: desk, file cabinets, credenzas, and other furniture. This is where dirt and dust seem to hide during our normal cleaning of floors. Removing this hidden dust and dirt will help prevent allergic reactions, bacteria and germs which will lend a fresh new smell to the area. Dusting those high-to-reach areas will help improve your HVAC system to reduce allergens that can cause illness. Not only do your carpets and floors need attention, you should look out your windows. The winter weather also leaves a residue on the exterior; spring is a good time to let the sun shine in. Window cleaning should be done twice a year, before and after the winter season. There is nothing less appealing to a building than windows that are streaky, smudged and dirty. Another spring cleaning item is your upholstery furniture especially in lounge and common areas. Remove dust, dirt stains, and grease from upholstery utilizing the proper equipment; this will improve your furniture's appearance, extends its life and freshens the smell of the furniture. Of course there are so many more items to be included in your spring cleaning, so all we can say is... "Happy Cleaning."



ACCFO HVAC CORNER

HVAC MAINTENANCE

- Install gauges and check operating pressures
- Check voltage and amperage of all motors
- Check air temperature drop across evaporator
- Check for adequate refrigerant charge; if low, find the leak and fix before installing additional refrigerant
- Check and clean outside coils, condensate pans, condensate traps, and condensate lines to prevent obstructions
- Check system functions, safety controls, and adjust the operating sequence where appropriate
- Inspect electrical components and connections and repair or replace or tighten as required; check lockout circuits and especially contactors
- Ensure proper airflow and change dirty air filters
- Inspect pumps, lubricate and check flow rates where appropriate
- Clean and lubricate motors as required especially if motor has oil ports
- Examine belts, adjust and align as required
- Inspect, clean and balance blowers as required
- Look for any visible signs of leaks
- Check reversing valves
- Monitor thermostat operation and adjust as needed
- Inspect and clean protective finish of the cooling tower; refinish any damaged
- Clean in/out cooling tower strainer and check drain lines for restrictions
- Clean distribution nozzles and screens; adjust bleed, float, and central valve to desired water level



ACCFO ENERGY CORNER

Develop an Energy Plan for Your Community College

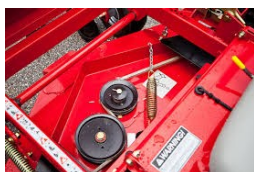
- ❖ Establish an Energy Team ❖ Establish a Student Energy Team ❖ Develop Energy Goals and Initiatives
- ❖ Organize College Energy Data * Electrical * Natural Gas * Water & Sewer * Heating Oil * Propane Gas
- ❖ Analyzing Energy Consumption/Cost ❖ Identify Major Energy Users ❖ Conduct Energy Assessments
- ❖ Identify Potential Opportunities * Utilize Performance Contracting ❖ Utilize Existing NC State Energy Reports
- ❖ Identify Rebates, Initiatives and Other Resources ❖ Identify Similar Groups / Organizations / Programs
- ❖ Identify Various Action Plans * Equipment Replacement (Energy Star) * Lighting Upgrades * HVAC Upgrades
- * Motor Control Upgrades (VFD) * Building Automation System ♦ Upgrade Existing System ♦ Replace Existing System ♦ Adding Other Types of Systems to BAS ♦ Moving from Central to Web-based Access ♦ Installing More Wireless Devices ♦ More Intergration / Interfacing ❖ Establish Guidelines for New Construction & Renovations
- ❖ Identify How to Monitor, Measure, Verify, Track and Document Energy Use & Savings ❖ Establish Time Tables with Smaller Goals Leading to Main Goals ❖ Contact - Pamela D. Metcalf, Energy and Environmental Manager at Central Piedmont Community College Pamela.Metcalf@cpcc.edu / Phone: 704.330.6079 / Fax: 704.330.6166 / Mobile: 704.728.5415

ACCFO GROUNDS CORNER

If you do not have a checklist for your grounds equipment, this year may be a good time to start one. You can create your checklist from the owner's manual that came with your equipment. Each piece of equipment should have the model and serial number along with part numbers for air filter, fuel filters, spark plugs, belts, cutting blades, oil filter, type of oil and other frequently used items. Technicians should start working with the largest and most complicated pieces of equipment first, if the equipment needs parts or unforeseen repairs, this will allow time to have parts ordered and/or make complicated repairs in time for the season. If possible try to have the necessary parts available for the technician before they get started making repairs to make the process flow in a timely manner.



By having a checklist, you are much better to determine what parts or items you will need through out the entire season. If possible, try to order in bulk at the start of the season (it may be better to start of the fiscal year) so you can take advantage of pricing. You will need to like string line, edge blades, mower blades, oil and oil filters, hydraulic fluid pins, spark plugs, grease and small of tasks like; change oil and fuel filters, batteries for fluid level and battery charge, check spindles, nuts, bolts and link-sure, sharpen and level blades and do an overall inspection to find worn or damaged to the equipment. When you begin mowing your grass, adjust your blade height between 2 1/2 to 3 inches.



ACCFO WEBSITE CORNER

ACCFO is looking for suggestions as to what you would like to see posted on the website. Send us your thoughts and ideas so we can research the topic and see how we can implement your suggestions. Remember this is your website and we would like this to be a tool that you feel comfortable utilizing. Having certain types of information at your finger tips can make your job easier and more transparent. Share your knowledge and experience with your fellow members and participate.

ACCFO FACILITY MANAGER CORNER

Do you have a good working relationship with your boss? That relationship goes a long way in how you perform your duties. Your relationship with your boss can actually make your life miserable or make you the most positive person in your department. I am not saying that you have to be buddy - buddy, go out for a beer, go to a Panther's game, take hunting trips or anything like that; you just need to be able to speak your mind and offer your opinion and make decisions together. If your boss really understands the various pressures that may cross your desk each day, they can give you the extra support when things aren't going right. This relationship helps when you are working on your next fiscal years budget; they understand your goals for the college and want you to succeed because it reflects on them. You know how hard it is to actually get additional positions when the college has been growing; yet you have the same level of staffing. A good relationship with your boss gives you the opportunity to show why you need additional personnel without threatening to leave. Keeping your boss informed about everything, good and bad helps build good communication and trust. We all have to talk about the unfortunate things that happen in our department both personnel and physical issues; they need to be confronted and determine what is the best procedure to remedy the situation. Letting things build up will only cause more harm to the whole department. I encourage you to take the time to have a serious conversation with your boss; even set a scheduled time at least every other week to let them know what is going on in your department and what is on your mind. If you don't tell them what you are really thinking they will just make assumptions; which may hurt you in the long run. An open and honest relationship with your boss is one of your best assets and will make you a better leader.

ACCFO SECURITY CORNER

Security Contractor Considerations

- ❖ Require various types of Insurance - Workers Compensation & Employer Liability - Commercial General Liability - Automobile Liability - Umbrella Insurance - Commercial Property Insurance
- ❖ Required number of full time personnel, supervisors, managers and primary contact person for the account
- ❖ Contractor must provide their qualifications and history; must have provided security equal to or a larger institution
- ❖ Providing 24 hour - 7 day week full time service for security at all campus locations
- ❖ Provide number of marked vehicles and golf type vehicles required to patrol the campuses
- ❖ Provide two-way radio for each security person on duty, uniforms and other security items
- ❖ Provide a certain pay scale for entry level, supervisors, and managers with background checks and etc.
- ❖ Provide the various types of training that will be expected for each officer to complete
- ❖ Provide the types of benefits that each officer will have access (medical, dental, vision, life insurance, etc.)
- ❖ Security patrol will visit all buildings on site, inside and outside at least three times per shift or more if requested by the college or if responding to an unusual situation
- ❖ Provide daily reports and any incidents for each shift
- ❖ There will be no use of sub-contractors during this agreement
- ❖ Provide at least one bi-lingual officer while students are on campus
- ❖ Officers must be trained to take necessary action in the event of an unusual event - fire - break-in - chemical spill - shooting on campus and/or gun - theft - and other similar situations
- ❖ Officers must report mechanical/facility failures (heating, cooling, plumbing, electrical, building alarms, elevator malfunctions, etc.) to the appropriate college staff from a approved list from the college

ACCFO VENDOR CORNER

ACCFO will be holding its next conference on September 17, 18, & 19, 2014 at Crowne Plaza Resort in Asheville, NC. We hope to have the agenda confirmed by early May and hope to send the vendor packets out early June to allow you time to register and make reservations. Please remember that we do not reverse vendor booth space ahead of time and that the ACCFO Treasurer will reserve your booth space once he or she receives your registration fees. Your response to our conferences have been outstanding and we really appreciate your support and confidence in our organization. We are limited to the number of vendor spaces and we would like to encourage you to register early to ensure a space. We encourage all of our members to spend time with all of our vendors and to take the time to engage with each vendor. We are looking forward to seeing YOU in September. Thanks again for your support of ACCFO.

ACCFO VENDORS INPUT CORNER

Provide by: Sandy Gray
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919.972.9244



The Local Impact on Community College Construction Programs in a Rebounding Market

In today's world, construction trends halfway across the world are playing a bigger role in our local construction costs than ever before – making these faraway trends something that deserves the attention of both college facility professionals and their construction management teams.

Each month, Cumming, an international cost consulting and project management firm with offices in Raleigh and across the Southeast, publishes an economic report that carefully looks at a number of indicators relevant to the local construction industry, such as general North Carolina building activity, changes in regional energy costs, availability of credit, and even global commodity trends. As a fully integrated project and cost management consulting firm for the construction industry, Cumming minimizes school district's risk and helps to maximize the value of their projects through proactive and continuous management of cost and schedule.

Whether, it's planning a major campus expansion or the modernization of a student health services building, this data from the monthly economic report is one of several tools used to help keep Cumming's Construction Cost Database current. There are several key drivers of construction within the North Carolina market that will influence upcoming community college bond programs. Starting globally and finishing locally, these drivers include:

Global Demand – Due to the global nature of the construction material supply chain, North Carolina's construction costs can be heavily influenced by international construction activity, material production and availability, and exchange rates. For example, China's rate of growth has had a major influence on raw and processed building material pricing during the last 10 years. With the country using between 10-30% of the world's steel and cement supply, China continues to place significant price pressure on the rest of the world competing for resources, which trickles down into the everyday costs of our own projects here.

In terms of exchange rates, the value of the US Dollar saw a significant drop in Q4 of 2013, resulting in even higher costs for imported building materials – continuing to affect the local construction market and influence the scope of upcoming bond programs, due to cost fluctuations.

National Commodities and Materials Trends - The higher than expected US GDP in Q4 2013 (3.2%) has had an upward effect on domestic material pricing. Projected housing starts are also likely to keep material price pressure up, and to a smaller extent, the impacts from this past winter's inclement weather in the Southeast.

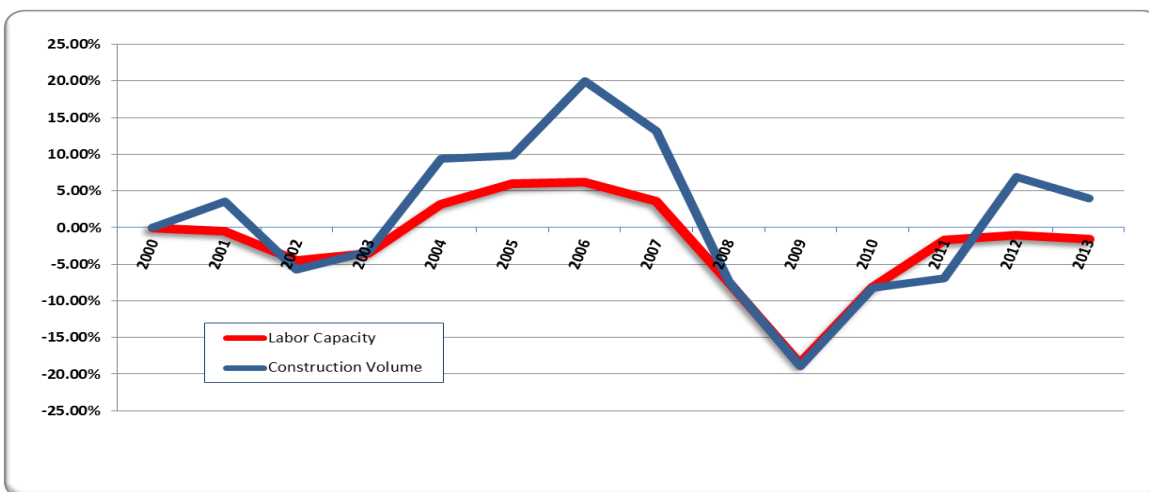
Construction Lending Activity - Lending activity greatly impacts the volume of construction work on the street. At a national level, the Federal Office of the Comptroller issued a report that highlighted certain easing standards on bank lending for commercial projects. The report highlighted 86 of the largest national banks showing more of a risk appetite which, when combined with greater market liquidity, puts construction lending in a more positive light. Further good news for the local North Carolina market is that delinquent construction loans have dropped to less than 5.0% (compared to +16% at the bottom of the market in 2010). All of this positive news coming out about the industry will help to regain local buy-in when the topic of new district construction projects comes to that ever important community bond vote.

North Carolina Construction Volume - This indicator is by far the biggest driver of potential cost increase in the local market. Based on IHS Global Insight projections, overall 2014 construction volume (including residential and infrastructure) is projected to reach \$33.4B in North Carolina, while the healthcare and public education sectors alone are expected to grow at a rate of 7%–8% over last year's numbers.

Local Trade Labor - Although trade availability is adequate for the current volume of work, any sudden spike in regional construction projects will likely result in higher bid day pricing and represent a significant market shift from the ultra-competitive "buyer's market" of the last four to five years. To illustrate, in figure 1.1 below, we have identified the year over year movement of labor vs. volume.

As the North Carolina economy continues to improve - faster than the national average - we anticipate continued upward pressure on construction costs and, therefore, community college project budgets throughout the region. However, consulting with a program or project management team from the very beginning can help guide the project every step of the way by working to control cost, schedule and quality.

Figure 1.1 – North Carolina Construction Trade Labor vs. Construction Volume Year over Year



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www.ccorpusa.com

DO YOU REMEMBER THESE ACCFO MEMBERS?

Randy Hooper - Johnston Community College
Tommy Rhue - Carteret Community College
Larry Stallings - Catawba Valley Community College

Jorge Serrano - Caldwell Community College & Tech Inst.
Orlando Angeles - Gaston College