Alamance County
Capital Plan

Adopted ________________

Draft June 1, 2020

Table of Contents

Table of Contents (Continued)

Executive Summary

1. During FY19-20, several **Community College projects were combined**.

   - Center for Excellence Project now incorporates ground parking (350+) saving the cost of building an additional parking deck
   - The Classroom Modernization Project will be combined with the Childcare Center Project per design team recommendation.

2. **Project timelines were changed** (for the Community College only) due to:

   - Project Design Team recommendations (architects and construction management)
   - State Construction oversight process
   - More time needed to locate the Community College Satellite Projects and Training Center.

3. The **number of debt issuances was reduced** from five issuances to a target of three debt issuances.

   - Capital reserves (funded by the up-front property tax increase) have paid early design costs
   - Timeline changes to Community College projects have reduced the number of borrowings

   School Bonds

   - $150,000,000 - March 2021 (FY 2021) All bond projects

   Community College Bonds

   - $17,560,000 - March 2021 (FY 2021) Center for Excellence with parking
   - $17,600,000 - September 2021 (FY 2021) Training Center, Student Services & Satellites (2)
   - $ 4,440,000 - September 2022 (FY 2022) Classroom Modernization & Childcare Center

4. The anticipated **recessionary impact of Covid19 has reduced our revenue resources** for the FY20-21 Capital Plan. While property tax revenue is not immediately impacted, we can expect sales tax revenues to be reduced due to the 2020 NC stay-at-home order and any subsequent recession. Although we had accumulated sufficient lottery funds to meet the FY20-21 capital plan, it remains to be seen if lottery funds will be available at previous levels. These revenue resources will be monitored closely to determine our ability to meet debt service on bond issuances.

   In response to an anticipated FY20-21 sales tax revenue shortfall, Alamance County was unable to fund CIP Projects per the FY20-21 plan. Alamance County will defer $250,000 (100%) of CIP spending in FY20-21 and ABSS will defer $597,760 of CIP spending. These costs are "deferred" because the amount budgeted for sales tax revenue did not support the spending. During the year, if sales tax revenues exceed budget, then CIP spending increases could be considered.

5. Construction has begun on the **Petree Human Services building project** with costs anticipated to be $2,875,000 which is well within the available donated funds. **Alamance County renovation projects** ($2.2 million) are in progress including: elevator upgrades, roof replacement, and HVAC projects. Due to Covid19, other projects costing about $2.8 million have been put on hold, including the Human Service Center HVAC project.

FY 2020-2021 CIP Budget Calendar

Month	Activities
Apr.	
May	
Jun.	•Provide a draft Capital Plan to Alamance County Board of Commissioners. •Provide FY 20-21 Capital Budget in Manager's Recommended Budget. •Adopt FY 20-21 Capital Plan.
Jul.	•Oversight Committee final FY19-20 meeting. •Oversight Committee sets FY20-21 meeting schedule.
Aug.	•Review project ranking criteria.
Sep.	
Oct.	•Oversight Committee quarterly meeting.
Nov.	
Dec.	•Update Seven-Year CIP for annual capital budget requests.
Jan.	•Oversight Committee quarterly meeting.
Feb.	•Recommend updates to Capital Plan.
Mar.	•Bond debt issuance - Planned $150,000,000 for ABSS
Apr.	•Update Seven-Year CIP for annual capital budget requests.
May	•Oversight Committee quarterly meeting.
Jun.	

CAPITAL PLAN INTRODUCTION

Alamance County's FY 2020-2021 Capital Plan represents a multi-year planning process that culminated in the approval of a November 2018 bond referendum for school capital projects up to $150 Million and community college capital projects up to $39.6 Million. In addition to these bond-funded projects, the county developed a capital plan anticipating the need to also fund other capital projects annually. The Alamance County **Capital Plan** provides local elected officials and the public with valuable information concerning proposed public facilities and their associated costs.

In order to provide needed and desired services to the public, Alamance County must furnish and maintain capital facilities and equipment for County government, Criminal Justice System, Alamance-Burlington School System and the Alamance Community College. The Capital Plan is a planning and implementation tool for the acquisition, development, construction, maintenance, and renovation of public facilities, infrastructure, and certain capital equipment.

The Capital Plan is the result of an ongoing process by County staff to assess the need for major capital expenditures, to determine the feasibility of funding these projects, and to establish a plan for financing and implementing these projects to remain in compliance with Commissioner established financial policies. In developing its plan, the County adheres to a set of financial and debt management policies established by the Alamance County Board of Commissioners and outlined in the Financial Management Policies section of this manual. These policies help preserve the County's credit rating and establish the framework for the county's overall fiscal planning and management.

Projects are evaluated and prioritized to optimize the use of limited capital funds to meet operational and community needs. Capital expenditures strive to meet the following goals:

1. Eliminate hazards and risks to public health and safety;
2. Support, maintain, create, or enhance educational opportunities;
3. Improve service effectiveness and efficiency;
4. Protect assets and program operations;
5. Maintain financial stability and business continuity.

The Capital Improvement Plan (CIP):

The Capital Improvement Plan includes all non-bond funded projects for an initial seven-year period and forecasts spending for all anticipated capital projects. The plan is based on the "physical needs" of the County as prioritized by the appropriate review committees in accordance with the Board's guidance.

The first year of the plan is called the **Capital Budget** which is formally adopted through the annual operating budget (and therefore authorized for expenditure) by the Alamance County Board of Commissioners; projects included in subsequent years, (i.e. years two through seven), are for planning purposes only and do not receive spending authority until they become part of the Capital Budget. **Pay-go** funding describes the revenue sources included in the annual Capital Budget to pay for CIP projects.

Capital Needs Assessment:

In addition to the capital projects identified in the seven-year period of the CIP, other capital needs may be identified that should be considered as part of the Capital Needs Assessment. These projects may be "Unassigned" in the Seven-Year CIP because of funding or other prioritization. The assessment plan is updated every other year and helps form the basis of the seven-year Capital Improvement Plan as projects are brought forward. Projects included in the assessment period are not balanced to revenues, but are viewed as potential projects in a planning stage.

Guiding Principles:

The following "guiding principles" will be used to facilitate identification, scope, and priority of CIP projects:

- Maintain public safety as a key component of County infrastructure;
- Provide and maintain education facilities and technologies that enhance teaching and learning;
- Improve and maintain critical County facilities to a 40-year useful life to improve functionality of buildings and preserve assets;
- Provide well-located, safe, and efficient facilities that offer quality customer service and increase employee productivity;
- Incorporate technological innovations when appropriate;
- Recommend projects based on a prioritized ranking system and the effective utilization of available outside funding sources (Federal, State, other) in addition to appropriate County funding levels;
- Support collaboration with community non-profits (especially those receiving county funds) to seek opportunities to benefit ALL county residents;
- Pursue innovative arrangements for financing approaches including, but not limited to, public/private partnerships, leaseback and lease-purchase options, and intergovernmental cooperation.

BENEFITS of the Capital Program

A long-term capital program has many benefits derived from its organized approach to planning projects. The program provides a systematic evaluation of all potential projects at the same time and serves to stabilize debt service payments and reduce borrowing costs through consolidated issuance.

- Eliminates duplication of project requests and enables joint planning efforts;
- Establishes a system of annual examination and prioritization of county needs;
- Focuses attention on community goals and objectives;
- Allows for the identification of appropriate project financing and construction schedules;
- Provides a basis for formulation of bond issues, borrowing programs, or other revenue producing measures;
- Encourages efficient government administration;
- Bridges the gap between day-to-day operations of county government and the county's long-range development goals.

A **capital project** is a planned expense for a facility or physical item requiring a minimum expenditure of $20,000 by the County, having a useful life span of 10 years or more (except for technology projects), and meeting one or more of the following definitions:

1. Involves the acquisition or construction of any physical facility for the community;
2. Involves the acquisition of land or an interest in land for the community;
3. Involves the acquisition or construction of public utilities;
4. Involves the ongoing acquisition of major equipment or physical systems, (i.e., computer technology, radio systems, major specialized vehicles, etc.);
5. Involves modification to facilities, including additions to existing facilities which increase the square footage, useful life, or value of the facility; and/or
6. Capital maintenance or replacement projects on existing facilities, as defined below:

A **Capital Maintenance or Replacement Project** is a non-recurring project to repair, maintain, or replace existing capital facilities for the purpose of protecting the County's investment in a facility and minimizing future maintenance and replacement costs.

Information Technology Purchases are durable products but typically have a useful life of only 3 to 5 years. These purchases are currently excluded from the Capital Plan and expected to be purchased using annual operating budgets, whether funded by lease, other debt, or non-borrowed sources of funding, such as state or local revenues.

Current Replacement Value (CRV) is the estimated cost to replace a facility. The CRV is calculated by multiplying the current construction cost per square foot (SF) of the building times the gross square footage of the building. The square foot cost for each building is based on the actual construction costs paid in North Carolina during recent projects.

Facility Condition Index (FCI) is a means to compare the state of a facility to others. It is the cost of deficiencies divided by the CRV expressed as a percentage. When percentages exceed 70%, consideration will be given to replacement rather than repair.

Capital Project Costs include all expenses directly related to the acquisition or construction of any physical facility, land parcel, or major system, such as consultant or professional services for planning, design, survey, engineering, and construction; permit fees; site preparation; installation of utilities and infrastructure; County project management fees; and acquisition of capital equipment and durable commodities required in order for the constructed or acquired facility to be opened and become initially operational.

Mandated Project – Projects submitted in response to a directive/law from a government body (i.e. Local Govt., State Govt., or Federal Govt. mandate).

<u>Funding Resources</u> for financing the capital projects may include, but are not limited to:

- **Annual Pay-Go**: Financed from General Fund revenue and General Fund balance
- **Bank Loans**: Financed through bank loan and paid back over time with General Fund revenue
- **Designated Funds/Capital Reserve**: Funds reserved from county operating revenues for capital
- **Grants Funds** from private donors, foundations, or federal and state grants
- Proceeds from the **sale of bonds**
- Contributions from outside sources such as **private developers**
- Tourism: funds received from the county's **occupancy tax.** These funds support only projects promoting tourism or travel in Alamance County.
- **Leases** for equipment, vehicles and technology (if included in the capital plan)
- **Performance Energy Contract**s

Process for Preparing the Capital Plan

The Capital Plan will be reviewed on an annual cycle. The Budget department prepares and distributes the package utilized by departments and agencies to submit project requests. The planning phase begins with a detailed review of seven-year needs and by compiling and reviewing the project submissions for new projects.

Project Request: Each year, representatives of County departments, the Alamance-Burlington School System, and Alamance Community College may submit requests for capital projects. In FY20-21, a form will be created that documents capital project requests including a detailed project description, justification, cost projections, and a statement of impact on the operating budget.

Projected costs are determined using historical or current costs for similar projects based on engineering or architectural estimates when available. An average annual escalation assumption is included for all projects. Project Cost Estimates should be comprehensive including the following phases:

- Land;
- Site Preparation;
- Construction;
- Furnishings, Fixture, and Equipment (FF&E);
- Hardware/Software;
- Project Management;
- Other.

Review Process:

Technical Review Committee (TRC):

The TRC will review, evaluate, and document the need for each project and make recommendations to rank projects based on established criteria. The ranking process allows projects to be added in a systemic, objective manner. Available revenues, the Board of Commissioner's Guiding Principles, and financial policies help guide project inclusion decisions. The Technical Review Committee reports its recommendations to the Oversight Committee.

TRC Member Responsibilities:
- Review all project requests for clarity, accuracy, and appropriate timing;
- Meet with project submitters to clarify requests and propose revisions, if needed;
- Rank requested projects based on established evaluation criteria;
- Review available revenues and debt service requirements for project requests based on approved County financial policies;
- Prioritize projects based on their ranking and available revenues;
- Forward the committee recommendations to the Oversight Committee for its review.

Proposed TRC Members:
- County Budget and Management Director (Member/Facilitator)
- Senior Project Management Staff (ABSS and ACC)
- Planning/Budget/Finance staff (County, ABSS, and ACC)
- Budget staff/analyst, Finance and Budget

Project Ranking Criteria:

Project evaluation criteria will be established for use by the committees to review and evaluate all capital projects and their cost estimates.

Mandated projects and projects approved for bond debt are considered to be the highest priorities.

The County encourages projects which include contributions from outside resources arising from private donations, grants, public/private partnerships, and state and federal programs and incentives.

All proposed capital projects will be subject to ranking in the following areas of emphasis: Health and Safety, Education, Regulatory Compliance, Quality of Life, Infrastructure, Sustainability/Energy Efficiency, Economic/Community Development, Special Considerations, Impact on Operational Budget, and Timing/Location. Please see Appendix B for the evaluation criteria.

Oversight Committee (OSC):

The OSC reviews the Technical Review Committee's ranking and Capital Program recommendations and adjust the projects as necessary. The Oversight Committee provides a recommended Capital Plan to the County Manager and reviews the recommendation with the Board of Education at an annual joint meeting each year.

The Committee will ensure that the proposed Capital projects are aligned with County policies, establish priorities, guiding principles, and long term vision. The Committee will also ensure that the recommended seven-year CIP is aligned with approved financial policies, and that the County's financial stability is maintained through the prudent use of its revenues.

<u>Oversight Committee Member Responsibilities</u>:

- Review the recommended Capital Improvement Program presented by the TRC;
- Ensure that the proposed project ranking is properly and consistently applied;
- Propose modification/improvements to the project ranking system;
- Ensure that all capital projects carry out the County's long-range goals and objectives;
- Ensure that the recommended projects address County needs through the proper timing, prioritization, and balance of local government and school projects.

<u>Proposed Oversight Members</u>:

- 2 Members of the Alamance County Board of Commissioners
- 2 Members of the Alamance-Burlington School System Board of Education
- 1 Member of the Alamance Community College Board of Trustees

<u>Financial Management:</u>

The Capital Plan is developed to be consistent with approved County financial policies as well as the Capital Finance Plan developed for the next seven-year time period. See Appendix D for the Alamance County approved Fiscal Guidelines.

<u>Projections of Revenues and Debt Service:</u>

To implement a more realistic plan of projects in the next seven-year period, County staff provides the review committees with a forecast of revenues anticipated to be available and expected debt service costs needed to support CIP projects. See Appendix E for information regarding the Alamance County Capital Finance Plan.

Adopted Capital Improvement Projects and Bond Projects

A November 2018 bond referendum was approved to allow Alamance County to borrow:

- Up to $150,000,000 for Alamance-Burlington School System capital projects and
- Up to $39,600,000 for Alamance Community College capital projects.

Bond projects were recommended as part of an extensive planning process by each agency.

In addition to those bond projects, Capital Improvement Projects (CIP) have been identified by Alamance County, Alamance-Burlington School System and Alamance Community College.

Alamance County expects to use various funding sources that have been identified in a Capital Finance Plan to pay the debt service on current and anticipated debt as well as an established Pay-go amount for each agency for ongoing CIP projects. In addition to funding annual payments, Alamance County has identified specific targeted amounts to be held in Capital Reserve funds intended for future needs of the Capital Plan.

Annual Debt Service:	FY 20-21	FY 19-20
Alamance County	$ 1,497,837	$ 3,018,219
Alamance-Burlington School System	$ 4,710,527	$ 4,105,264
Alamance Community College	$ 2,362,638	$ 2,424,712
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Total Debt Service Funding	$ 8,571,002	$ 9,548,195

Funding for **debt step-down** (the reduction in debt service payments from one year to the next) is held in capital reserves for future capital needs.

Annual Pay-go Funding Amounts include:	FY 20-21	FY 19-20
Alamance County CIP	$ 250,000	$ 250,000
Alamance-Burlington School System CIP	$ 3,300,000	$ 3,300,000
Alamance Community College CIP	$ 330,000	$ 870,000
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Total Pay-Go Funding	$ 3,880,000	$ 4,420,000

Note that the FY20-21 Pay-go funding was projected to be $440,000 lower due to reported needs.

Unfunded FY20-21 CIP: Due to the anticipated recessionary impact of Covid19, the annual FY20-21 Alamance County Budget did not project sufficient revenues to fund the FY20-21 Capital Plan.

Note: $250,000 of County CIP could not be funded and $597,760 of ABSS CIP could not be funded.

Capital Improvement Projects
Alamance County and Criminal Justice System – Project Summary

Year 1	FY20-21	394,093
Year 2	FY21-22	260,050
Year 3	FY22-23	312,500
Year 4	FY23-24	242,918
Year 5	FY24-25	256,406
Year 6	FY25-26	232,855
Year 7	FY26-27	262,500
		1,961,321
	Deferred	981,568

Alamance County FY20-21 CIP Projects

Alamance County projects are scheduled in annual increments of approximately $250,000. Projects in excess of $250,000 may be funded from grants or other sources not currently dedicated by the capital plan. In FY20-21, the Alamance County Dental Clinic may use dedicated revenues for projects. Also, some cost savings may be seen by combining two separate HVAC retrofit projects within one year.

Location	Project Description	Total
FY20-21		
Dental Clinic	HVAC System	42,168
Dental Clinic	Parking lot storm drain	18,750
Dental Clinic	Building Evaluation	15,000
Environmental Health Bldg	Replacement Roof *(Ala Co Env. Health)*	44,425
County Office Building Elm Street	Third Floor HVAC Retrofit - Controls	125,000
County Office Building Elm Street	First Floor HVAC Retrofit - Controls	148,750
		394,093

Alamance County Current Projects in Progress

- County Administrative Building Elevator Project - TBD Summer 2020
- New Projects - Jail Repairs - Possible skylight replacement project

Location	Project Name	Budget	Expended To date	In Progress
Board of Elections	Generator Project	$28,550.00	$28,550.00	$0.00
County Annex	Generator Project	$26,400.00	$26,400.00	$0.00
Eli Whitney Gym	Septic and Drain Field	$6,900.00	$6,900.00	$0.00
County Office Building	Elevator	$168,003.25	$73,800.00	$94,203.25
EMS Base	Office Renovation	$0.00	$0.00	$0.00
EMS-Rudd St & Boone Station	EMS Generators	$6,496.55	$6,496.51	$0.04
Jail	* Jail-FY20 Chiller	$1,800.00	$1,800.00	$0.00
New Project	To Be Determined	$39,957.94	$4,000.00	$35,957.94
(7) Projects	**19-20 CIP Total**	**$278,107.74**	**$147,946.51**	**$130,161.23**

FY20-21 Seven Year CIP - Alamance County

Location	Project Description	Total
FY20-21		
Dental Clinic	HVAC System	42,168
Dental Clinic	Parking lot storm drain	18,750
Dental Clinic	Building Evaluation	15,000
Environmental Health Bldg	Replacement Roof *(Ala Co Environmenta*	44,425
County Office Building Elm Street	Third Floor HVAC Retrofit - Controls	125,000
County Office Building Elm Street	First Floor HVAC Retrofit - Controls	148,750
		394,093
FY21-22		
Family Justice Center	Generator Replacement	50,000
Open Door Clinic Bldg	Remodel for Future Use	125,000
Jail (Old)	Admin Ceiling Repair	56,250
Development Services Bldg	Replacement ramps	28,800
		260,050
FY22-23		
Jail (Old)	Generator Replacement	312,500
FY23-24		
Community Corrections	HVAC System	60,000
Prison Annex	HVAC System	59,043
JB Allen Criminal Courts Building	Replace Carpets and Paint	109,500
JB Allen Criminal Courts Building	Reseal windows	12,500
JB Allen Criminal Courts Building	Restroom Renovations	-
JB Allen Criminal Courts Building	Plumbing - Sewer Cleanout	1,875
		242,918

FY20-21 Seven Year CIP - Alamance County

Location	Project Description	Total
FY24-25		
Register of Deeds	Retrofit Bathroom Water and Sewer	165,000
Board of Elections	Roof Replacement	91,406
		256,406
FY25-26		
Board of Elections	HVAC	10,980
Board of Elections	Sewer Line Project	12,500
Environmental Health Bldg	Restroom Renovations	62,500
Agriculture Building	ADA Compliant Bathroom & Plumbing U	62,500
Agriculture Building	Roof replacement	84,375
		232,855
FY26-27		
Cedarock Park	Carney Post Office	262,500
		1,961,321
Jail (New)	Roof Replacement	375,000
County Office Building	Electrical - Ground conductors	38,450
Register of Deeds	HVAC Controls	16,745
Eli Whitney Community Center	Gym floor and backboard replacement	156,250
Agriculture Building	HVAC Systems	62,903
County Annex Building	Kitchen Flooring & Abatement	37,500
B Everett Jordan Athletic Complex	Restroom/Concession Renovations	142,500
Development Services Bldg	Envelope & Underpinning	43,750
Environmental Health Bldg	HVAC Systems	52,220
Historic Courthouse	Fiber connection and Audio/Video Upgra	56,250
Crime Scene Investigations	Replacement Roof, Coping, Fall Arrest	
		981,568

Alamance County Major Projects Summary

- Petree Human Services Building (New Construction)

  With donated funding, a new building will be constructed on our Rudd Street site in Burlington near the existing Human Services Center HSC). In addition to providing space for Social Services, two nonprofit agencies currently located in other County facilities will be relocated. The space they vacate will be used for expansion of county program services.

- Diversion Center (Renovation)

  After Friendship Adult Day Services moves to the Petree Human Services Building, their current location may be renovated for use as a Diversion Center. The project has received grant funds.

- Court Services Administrative Building (New Construction)

  A new building is being planned which will not only provide new space but also consolidate administrative functions of the court in one central location near the courtrooms.

- J.B. Allen Criminal Court Building (Renovation)

  Office space may be renovated to provide more courtrooms within the existing court building to allow safer access for the public and expedite court services.

- Civil Court Building (Renovation)

  Once the J.B. Allen building has sufficient courtrooms, the Civil building could be renovated for office space or other purposes in conjunction with upgrades to the Administrative building.

- County Administrative Building (Renovation)

  Better public access to services as well as upgraded office and meeting space.

Project Title: **PETREE HUMAN SERVICES BUILDING PROJECT**

Organization: Alamance County

Description:

With donated funding, construct new 11,000 SF building
in order to move agencies from County buildings in need of renovation.
Agencies and programs intended for this building include:

- Friendship Adult Daycare Center (currently in Elderly Service building)
- Open Door Clinic (currently in the Human Services Center)
- Family Visitation Services

Justification: New building to accommodate Human Service programs
(Increase Capacity in order to Renovate/Upgrade Existing Buildings)

Project Start Date: Apr 2019 **Project Cost:** $2,875,000
Debt Issuance Date: N/A
Construction Starts: Apr/May 2020 Not to exceed $3,200,000
Completion Date: Mar 2021

Operating Impact: $0.00 To be determined

Expenditures to Date: $138,783 **FY 20-21 General Fund Request:** $0
@ 6-1-2020

Annual Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services	$168,000					**$168,000**
Construction		$2,707,000				**$2,707,000**
Total	**$168,000**	**$2,707,000**				**$2,875,000**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
County Fund Balance						**$0**
Capital Reserves						**$0**
Donation	**$3,200,000**					**$3,200,000**

Note: Design services of $168,000 was 8% of original $2,100,000 projected building cost.

Project Title: **DIVERSION CENTER RENOVATION PROJECT**

Organization: Alamance County

Description:

With donated funding, renovate the Elderly Services building
in order to move agencies from County buildings in need of renovation.
Agencies and programs intended for this building include:

- Friendship Adult Daycare Center (currently in Elderly Service building)
- Open Door Clinic (currently in the Human Services Center)
- Family Visitation Services

Justification:

Building renovation to accommodate a Diversion Center program

Project Start Date: May 2021 **Project Cost:** $1,200,000
Debt Issuance Date: N/A
Construction Starts: May 2021 Grant Funded
Completion Date: May 2022

Operating Impact: $0.00 To be determined

Expenditures to Date: $0 **FY 20-21 General Fund Request:** $0

Annual Project Costs by Activity

Activity	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total
Design Services	$30,000					**$30,000**
Construction		$1,170,000				**$1,170,000**
Total	**$30,000**	**$1,170,000**				**$1,200,000**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Donation	$1,200,000					**$1,200,000**
Total	**$1,200,000**					**$1,200,000**

Project Title: **EMS SUBSTATION - MEBANE**

Organization: Alamance County

Description: **In or near Mebane, build a new 9,000 - 10,000 sf sub-station and service garage:**
Three ambulance bays
Offices, kitchenette, rest areas and shower/laundry facilities
Five service bays with hydraulic lifts

Justification: Demand for EMS services has increased and an eastern location would improve service times.

Project Start Date: Sep 2020 **Project Cost:** $3,300,000
Debt Issuance Date: N/A
Construction Starts: May 2021 Grant Funded
Completion Date: May 2022

Operating Impact: $0.00 To be determined

Expenditures to Date: $0 **FY 20-21 Reserves Request:** $30,000

Annual Project Costs by Activity

Activity	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total
Design Services	$30,000					**$30,000**
Construction		$3,270,000				**$3,270,000**
Total	**$30,000**	**$3,270,000**				**$3,300,000**

Funding Source

Source	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total
Reimbursement Res.	$30,000					**$30,000**
Installment Debt		**$3,270,000**				
Total	**$30,000**	**$3,270,000**	**$0**	**$0**	**$0**	**$3,300,000**

Project Title: **COURT SERVICES ADMINISTRATIVE BUILDING**
Organization: Alamance County

Description:

Add 28,000 - 31,000 SF building space to provide:
- Administrative and office space for court services
- Safety improvements (dedicated employee-only parking, carded entry locks)

Court service functions that may be located in the building:
- Superior and District Court Judges
- District Attorney
- Clerk of Court
- Juvenile Justice Services
- Probation and Parole Services
- Sheriff's Civil Division and Bailiffs
- Safe connection to J.B. Allen Court building

Justification: Consolidate court services within one building
(Increase Capacity in order to Renovate/Upgrade Existing Buildings)

Project Start Date: Jan 2021 **Project Cost:** $10,850,000
Debt Issuance Date: Mar 2022
Construction Starts: Mar 2022
Completion Date: Jun 2023
Operating Impact: $0.00 To be determined

Expenditures to Date: $0.00 **FY 20-21 Reserves Request:** $651,000

Annual Project Costs by Activity

Activity	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total
Design Services	$217,000	$651,000				$868,000
Construction		$9,982,000				$9,982,000
Total	**$217,000**	**$10,633,000**				**$10,850,000**

Funding Source

Source	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total
Reimbursement Res.	$217,000	($217,000)				$0
Debt Proceeds		**$10,850,000**				$10,850,000
Total	**$217,000**	**$10,633,000**				**$10,850,000**

Project Title: **J.B. ALLEN COURT BUILDING RENOVATION PROJECT**
Organization: Alamance County

Description:

Renovate portions of a 40,891 SF building to provide:
- Additional courtrooms from former administrative and office space
- Improvements to jury and bailiff rooms
- Connection to court services administration and offices

Court safety Improvements:
- Safe access from detention center to courtrooms
- Bathroom accessibility improvements
- Public parking adjacent to public building access to courts

Justification: Consolidate all courtrooms within one building
(Increase Capacity in order to Renovate/Upgrade Existing Buildings)

Project Start Date: Jan 2021 **Project Cost:** $1,925,000
Debt Issuance Date: Mar 2022 Combined with Admin Bldg renovation
Construction Starts: Jun 2023 Construction starts after Admin. Bldg occupied
Completion Date: Jan 2024

Operating Impact: $0.00 Minimal, if any, new impact

Expenditures to Date: $0.00 **FY 20-21 Reserves Request:** $0

Annual Project Costs by Activity

Activity	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total
Design Services	$38,500	$115,500				$154,000
Construction			$1,771,000			$1,771,000
Total	**$38,500**	**$115,500**	**$1,771,000**	**$0**	**$0**	**$1,925,000**

Funding Source

Source	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total
Reimbursement Reso.	$38,500	$115,500	($154,000)			$0
Debt Proceeds			$1,925,000			$1,925,000
Total	**$38,500**	**$115,500**	**$1,771,000**	**$0**	**$0**	**$1,925,000**

Project Title: **CIVIL COURT BUILDING RENOVATION PROJECT**

Organization: Alamance County

Description:

Renovate 14,850 SF building to provide:
- Expanded chamber for County Commissioner meetings
- Better access for public services such as tax collection and register of deeds
- Office and storage space for Board of Elections
- Office space for County administrative functions

Justification: Renovate former courtrooms to improve County public service
(Increase Capacity in order to Renovate/Upgrade Existing Buildings)

Project Start Date: Apr 2023 **Project Cost:** $2,000,000
Debt Issuance Date: Jul/Aug 2024 Combined with Admin Bldg renovation
Construction Starts Mar 2024 Construction starts after J.B.Allen Court Renovations completed
Completion Date: Jan 2025

Operating Impact: $0.00 Minimal, if any new impact

Expenditures to Date: $0.00 **FY 20-21 Reserves Request:** $0

Annual Project Costs by Activity

Activity	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	Total
Design Services		$100,000	$100,000			$200,000
Construction			$600,000	$ 1,200,000		$1,800,000
Total		**$100,000**	**$700,000**	**$1,200,000**		**$2,000,000**

Funding Source

Source	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total
Reimbursement Res.		$100,000	$700,000	$ (800,000)		$0
Debt Proceeds				$2,000,000		$2,000,000
Total		**$100,000**	**$700,000**	**$1,200,000**		**$2,000,000**

Project Title: **COUNTY ADMINISTRATION BUILDING RENOVATION PROJECT**

Organization: Alamance County

Description: **Renovate 30,760 SF building to provide:**
- Cost-effective infrastructure upgrades
- Better access for public services for inspections and planning depts

Justification: Renovate to improve County public service
(Increase Capacity in order to Renovate/Upgrade Existing Buildings)

Project Start Date: Apr 2023 **Project Cost:** $3,000,000
Debt Issuance Date: Jul/Aug 2024 Combined with Civil Court project
Construction Starts Jan 2025 Starts after Civil Court Renovations completed
Completion Date: Jul 2025

Operating Impact: $0.00 Positive impact to be determined

Expenditures to Date: $0.00 **FY 20-21 Reserves Request:** $0

Annual Project Costs by Activity

Activity	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	Total
Design Services		$100,000	$140,000			**$240,000**
Construction					$3,000,000	**$3,000,000**
Total		**$100,000**	**$140,000**	**$0**	**$3,140,000**	**$3,240,000**

Funding Source

Source	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	Total
Reimbursement Res.		$100,000	$140,000		$ (240,000)	**$0**
Debt Proceeds					$3,000,000	**$3,000,000**
Total		**$100,000**	**$140,000**	**$0**	**$3,140,000**	**$3,000,000**

<u>Alamance-Burlington School System</u>

Seven-Year
Capital Improvement Plan

ABSS Seven-Year CIP Summary

Alamance-Burlington School System	FY 19-2020	FY 20-2021	FY 21-2022	FY 22-2023	FY 23-2024	FY 24-2025	FY 25-2026	Total
Pay-Go Capital Repairs / Rehabilitations								
Total Funded	3,300,000	3,300,000	3,300,000	3,300,000	3,300,000	3,300,000	3,300,000	23,100,000
Annual Projects Not Yet Funded	1,395,000	1,702,000	1,960,000	1,658,500	1,857,000	1,239,000	1,171,000	10,982,500
Less: Projects Funded Later			(140,000)		(235,000)	(1,610,000)	(1,657,000)	(3,642,000)
Net Projects Not Yet Funded	1,395,000	1,702,000	1,820,000	1,658,500	1,622,000	(371,000)	(486,000)	7,340,500
Total Capital Needs	**4,695,000**	**5,002,000**	**5,120,000**	**4,958,500**	**4,922,000**	**2,929,000**	**2,814,000**	**30,440,500**

ABSS Bond Project Summary

Alamance-Burlington School System	Project	Bond Issuance	Construction Ends
New High School	67,012,616	March 2021	May 2023
Cummings High School	10,867,063	March 2021	December 2022
Eastern High School	11,657,249	March 2021	March 2023
Graham High School	7,619,063	March 2021	December 2022
Pleasant Grove Elementary	6,474,192	March 2021	March 2023
South Mebane Elementary	8,482,880	March 2021	April 2022
Southern High School	20,661,931	March 2021	December 2022
Western High School	12,400,611	March 2021	March 2023
Williams High School	4,646,400	March 2021	December 2022
Total	149,822,005		

ABSS FY 20-21 CIP Roof Projects - In Progress

Capital Reserve Funding

School	Budget	Expense	TOTAL
Broadview Middle School	1,518,324.00	(1,322,996.77)	195,327.23
Cummings High School	351,472.00	(180,975.00)	170,497.00
E. M. Holt Elementary	682,625.00	(16,600.00)	666,025.00
Graham Middle School	320,188.00	0.00	320,188.00
Sellars Gunn High School	279,831.00	0.00	279,831.00
	3,152,440.00	(1,520,571.77)	1,631,868.23

ABSS Projects in Progress

ABSS LOTTERY BALANCES REMAINING				
School	Project	Lottery Proceeds	Expenses	Available Funds
Alexander Wilson				
	ADA Access	20,000.00	(20,000.00)	-
	Replace Canopy Cover	80,000.00	(52,275.00)	27,725.00
	ADA Access	50,000.00	(46,149.07)	3,850.93
	Classroom Renovations	40,000.00	-	40,000.00
	TOTAL	**190,000.00**	**(118,424.07)**	**71,575.93**
Altamahaw-Ossipee				
	Playground Canopy	12,000.00	(2,848.61)	9,151.39
	ADA Ramp on Playground	10,000.00	(10,000.00)	-
	Carpet Tile Replacement	10,288.00	(10,288.00)	-
	TOTAL	**32,288.00**	**(23,136.61)**	**9,151.39**
Broadview Middle School				
	Gym Floor Replacement	182,013.00	(97,544.00)	84,469.00
	Door Replacement	3,600.00	-	3,600.00
	Foundation Repairs	50,000.00	(28,965.74)	21,034.26
	Roof Elevation	9,000.00	(7,386.40)	1,613.60
	Painting	204,143.00	(170,439.13)	33,703.87
	Carpet / Tile	40,000.00	(18,074.00)	21,926.00
	TOTAL	**488,756.00**	**(322,409.27)**	**166,346.73**
E.M. Yoder Elementary				
	Awning	1,500.00	-	1,500.00
	Fire Alarm Panel	27,777.00	-	27,777.00
	TOTAL	**29,277.00**	**-**	**29,277.00**
Eastern High School				
	Door Replacement	5,492.16	-	5,492.16
	Tennis Court Repairs	35,000.00	(32,400.00)	2,600.00
	Parking Lot Striping	2,800.00	(2,800.00)	-
	Carpet removal tile installation	30,000.00	(30,000.00)	-
	Irrigation System	150,000.00	(2,175.99)	147,824.01
	HVAC repair	10,000.00	-	10,000.00
	Track Repair	88,000.00	-	88,000.00
	Bathroom Partition Replacement	7,700.00	(7,189.61)	510.39
	Entry Hallway - Gym	5,788.00	(5,788.00)	-
	TOTAL	**334,780.16**	**(80,353.60)**	**254,426.56**

ABSS Projects in Progress

ABSS LOTTERY BALANCES REMAINING				
School	Project	Lottery Proceeds	Expenses	Available Funds
Eastlawn Elementary				
	Carpet	12,000.00	(8,334.00)	3,666.00
	Classroom renovations	10,000.00	-	10,000.00
	Painting	114,007.00	(81,012.03)	32,994.97
	Ramps	25,000.00	-	25,000.00
	Painting	7,500.00	(1,301.00)	6,199.00
	TOTAL	**168,507.00**	**(90,647.03)**	**77,859.97**
E.M. Holt Elementary				
	Roof Evaluation	2,500.00	(2,019.49)	480.51
	Paint	100,949.68	(100,946.68)	3.00
	TOTAL	**103,449.68**	**(102,966.17)**	**483.51**
B. Everett Jordan Elementary				
	Canopy	55,000.00	(47,500.00)	7,500.00
	TOTAL	**55,000.00**	**(47,500.00)**	**7,500.00**
Garrett Elementary				
	Carpet	10,000.00	(6,738.51)	3,261.49
	Carpet & Tile	19,000.00	(19,000.00)	-
	Flooring	25,000.00	(16,388.00)	8,612.00
	Carpet & Tile	16,000.00	(15,845.10)	154.90
	TOTAL	**70,000.00**	**(57,971.61)**	**12,028.39**
Graham High School				
	Parking Lot Striping	1,150.00	(1,150.00)	-
	Bathroom Partition Replacement	7,400.00	(2,594.03)	4,805.97
	TOTAL	**8,550.00**	**(3,744.03)**	**4,805.97**
Graham Middle School				
	Door Replacement	7,450.00	(7,110.20)	339.80
	Ramps	25,000.00	(4,354.44)	20,645.56
	Paint Windows	60,000.00	-	60,000.00
	Roof Evaluation	3,250.00	(2,625.33)	624.67
	TOTAL	**95,700.00**	**(14,089.97)**	**81,610.03**
Grove Park Elementary				
	Painting	101,274.01	(86,274.01)	15,000.00
	Bathroom Door Replacement	7,200.00	-	7,200.00
	Carpet Replacement	7,200.00	(7,200.00)	-
	TOTAL	**115,674.01**	**(93,474.01)**	**22,200.00**

ABSS Projects in Progress

ABSS LOTTERY BALANCES REMAINING				
School	**Project**	**Lottery Proceeds**	**Expenses**	**Available Funds**
Hillcrest Elementary				
	Foundation Repairs	50,000.00	-	50,000.00
	TOTAL	**50,000.00**	**-**	**50,000.00**
Cummings High School				
	Gym Floor Replacement	140,987.00	(140,987.00)	-
	Roof Repairs	847,560.00	(847,560.00)	-
	Door Replacement	12,175.00	-	12,175.00
	Parking Lot Striping	2,675.00	(975.00)	1,700.00
	Fine Arts Roof Repair	100,000.00	(64,808.00)	35,192.00
	Main Bldg Roof Repair	60,000.00	(21,530.00)	38,470.00
	Roof Evaluation	7,750.00	(6,375.65)	1,374.35
	Bathroom Partition Replacement	12,500.00	(10,632.30)	1,867.70
	TOTAL	**1,183,647.00**	**(1,092,867.95)**	**90,779.05**
Smith Elementary				
	Foundation Repairs	50,000.00	(23,196.85)	26,803.15
	Fire Alarm Panel	25,773.00	-	25,773.00
	TOTAL	**75,773.00**	**(23,196.85)**	**52,576.15**
North Graham Elementary				
	Fire Alarm Panel	36,073.00	(36,073.00)	-
	Painting	103,316.00	(68,601.31)	34,714.69
	TOTAL	**139,389.00**	**(104,674.31)**	**34,714.69**
Pleasant Grove Elementary				
	Painting	10,000.00	(3,797.00)	6,203.00
	TOTAL	**10,000.00**	**(3,797.00)**	**6,203.00**
Ray Street Facility				
	Painting	112,992.00	(73,422.68)	39,569.32
	Parking Lot Striping	800.00	(800.00)	-
	TOTAL	**113,792.00**	**(74,222.68)**	**39,569.32**
Sellars Gunn				
	Roof Evaluation	2,500.00	(2,019.49)	480.51
		2,500.00	(2,019.49)	480.51

ABSS Projects in Progress

	ABSS LOTTERY BALANCES REMAINING			
School	**Project**	**Lottery Proceeds**	**Expenses**	**Available Funds**
South Graham Elementary				
	Fire Alarm Panel	28,700.00	(28,700.00)	-
	TOTAL	**28,700.00**	**(28,700.00)**	**-**
South Mebane Elementary				
	Classroom Walls	60,000.00	(31,258.79)	28,741.21
	TOTAL	**60,000.00**	**(31,258.79)**	**28,741.21**
Southern High School				
	Track Repair	140,000.00	(140,000.00)	-
	Tennis Courts	37,000.00	(34,724.00)	2,276.00
	Parking Lot Striping	650.00	(650.00)	-
	Door Replacement	5,200.00	(5,200.00)	-
	Bathroom Partiion Replacement	8,400.00	(2,615.38)	5,784.62
	Roof Repairs - Band / Gym/ Weight Room	60,000.00	(60,000.00)	-
	TOTAL	**251,250.00**	**(243,189.38)**	**8,060.62**
Sylvan Elementary				
	Door Replacement	25,000.00	(25,000.00)	-
	Painting	152,738.00	(147,612.01)	5,125.99
	TOTAL	**177,738.00**	**(172,612.01)**	**5,125.99**
Turrentine Middle School				
	Clasroom renovations	50,000.00	(17,056.39)	32,943.61
	Painting	163,800.00	(161,026.01)	2,773.99
	TOTAL	**213,800.00**	**(178,082.40)**	**35,717.60**
Williams High School				
	Door Replacement	23,767.44	(23,767.44)	-
	Parking Lot Striping	1,375.00	(1,375.00)	-
	Bathroom Partition Replacement	5,600.00	(5,011.91)	588.09
	TOTAL	**30,742.44**	**(30,154.35)**	**588.09**
Western High School				
	Painting	161,142.00	(161,072.97)	69.03
	Tennis Court Repair	145,000.00	(126,362.16)	18,637.84
	Parking Lot Striping	2,850.00	(2,850.00)	-
	Door Replacement	3,815.40	(3,815.40)	-
	Bathroom Partition Replacement	8,400.00	(7,152.25)	1,247.75
	TOTAL	**321,207.40**	**(301,252.78)**	**19,954.62**
Western Middle School				
	Paving repairs	75,000.00	(49,285.00)	25,715.00
	Painting	110,500.00	(98,935.35)	11,564.65
	TOTAL	**185,500.00**	**(148,220.35)**	**37,279.65**
	SYSTEM TOTAL	**4,499,230.28**	**(3,382,241.01)**	**1,116,989.27**

Alamance-Burlington School System Seven-Year CIP

Alamance-Burlington School System Seven-Year Capital Improvement Plan	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	Totals
Pay Go Capital Repairs / Rehabilitations								
Flooring	65,000	68,250	71,662	75,245	77,500	79,800	82,000	
Painting	650,000	650,000	650,000	650,000	650,000	-	-	
Electrical Upgrades	-	540,000	-	285,000	250,000	1,500,000	976,000	
HVAC / Control Repairs	-	-	20,000	165,000	-	-	-	
Minor Renovations / General Needs / Paint	30,000	31,500	33,000	34,500	36,000	37,500	39,000	
* Roof Repairs / Replacement	610,000	150,000	550,000	325,000	230,000	500,000	552,000	
Alarm Panel / Security	58,500	-	-	-	-	-	-	
Playground Mulch	80,000	82,100	84,500	87,000	89,500	92,000	94,700	
Paving / Concrete Project Repairs	100,000	75,000	75,000	75,000	75,000	100,000	410,000	
Classroom Furniture (Replacement)	100,000	100,000	80,000	100,000	80,000	100,000	100,000	
Plumbing Repairs	-	-	20,000	-	112,000	-	-	
Vehicle Replacement	95,000	-	-	-	-	-	-	
Safety / Security	1,167,000	1,197,500	1,183,000	1,218,000	1,402,000	145,000	120,000	
Maintenance Equipment	-	-	50,000	-	-	-	-	
Activity Buses	-	-	90,000	-	90,000	-	-	
Window Replacement	-	-	-	285,255	208,000	330,000	660,000	
Contingency Funds	344,500	405,650	392,838	-	-	415,700	266,300	
Total Funded	**3,300,000**	**3,300,000**	**3,300,000**	**3,300,000**	**3,300,000**	**3,300,000**	**3,300,000**	**23,100,000**
Unfunded								
Electrical Upgrades	780,000 *	225,000 *	920,000	515,000	465,000	-	-	
Activity Buses	90,000 *	90,000 *	-	90,000	-	90,000	90,000	
Vehicle Replacement	-	60,000	65,000	60,000	50,000	60,000	50,000	
Maintenance Equipment	50,000 *	27,000	50,000	16,500	27,000	9,000	9,000	
Window Replacement	330,000 *	330,000 *	330,000	330,000	330,000	330,000	330,000	
Paving / Concrete Projects / Repairs	-	350,000 *	300,000	350,000	275,000	200,000	180,000	
Roof Repairs / Replacement	-	500,000 *	150,000	152,000 *	500,000	550,000	302,000	
HVAC (due to expense of total replacement)	NC Bonds?	-	-	-	-	-	-	
Safety / Security (Blind Replacement)	145,000 *	120,000	145,000	145,000	210,000	-	210,000	
Annual Projects Not Yet Funded	1,395,000	1,702,000	1,960,000	1,658,500	1,857,000	1,239,000	1,171,000	10,982,500
Less: Projects Funded Later	-	-	(140,000)	-	(235,000)	(1,610,000)	(1,657,000)	(3,642,000)
Unfunded Projects	1,395,000	1,702,000	1,820,000	1,658,500	1,622,000	(371,000)	(486,000)	7,340,500
Total Capital Needs	**4,695,000**	**5,002,000**	**5,120,000**	**4,958,500**	**4,922,000**	**2,929,000**	**2,814,000**	**30,440,500**

Project Title: **NEW HIGH SCHOOL**
Organization: ABSS

Description: **Completed project will include:**

- Land acquisition
- Survey and Soil Borings
- Stormwater measures (retention ponds, etc.)
- Utilities to site
- School building construction of approximately 240,000 SF
- Athletic fields, associated buildings for concessions, ticketing, restrooms
- Parking and drives

Justification: Per Nov 2018 Bond Referendum (Increase capacity between Southern and Eastern)

Project Start Date: Mar 2019 **Project Cost** **$67,012,616**
Bond Issuance Date: Mar 2021 Land & Design
Mar-21 Construction
Completion Date: May 2023

Operating Impact: Aug 2023 $1,500,000

Expenditures to Date: $853,800.44 @ 5-31-2020 **FY 20-21 Reserves Request:** $4,157,775

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services & Land	$5,011,575	$6,188,425				$11,200,000
Construction		$62,001,041				$62,001,041
Total	**$5,011,575**	**$68,189,466**				**$73,201,041**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Reimbursement Res.	$5,011,575	($5,011,575)				$0
Bond Proceeds		$73,201,041				**$73,201,041**
Total	**$5,011,575**	**$68,189,466**				**$73,201,041**

Project Title: **CUMMINGS HIGH SCHOOL**

Organization: ABSS

Description:

Completed project will include:
• Auditorium lobby addition
• Renovations/upgrades to existing buildings
• Purchase specialty equipment for Fine Arts programs
Renovate/Upgrade Existing Buildings to include:
• School safety improvements (cameras, blinds, carded entry locks)
• Exterior window replacement & caulk
• Renovate multi-restroom facilities with new plumbing fixtures, tile, partitions and paint
• Replace non-ADA compliant cabinets, sinks, door hardware
• Update acoustics, rigging, lighting and A/V systems in auditorium
• Replace carpeting and seating in auditorium

Justification:

Per Nov 2018 Bond Referendum (Renovate/Upgrade Existing Buildings)

Project Start Date: Jan 2020 **Project Cost:** $10,867,063

Bond Issuance Date: Mar 2021

Completion Date: Dec 2022

Operating Impact: $0.00

Expenditures to Date: $38,250.00 @ 5-31-2020 **FY 20-21 Reserves Request:** $722,444

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services	$760,694					$760,694
Construction		$10,106,369				$10,106,369
Total	**$760,694**	**$10,106,369**				**$10,867,063**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Reimbursement Res.	$38,250	$722,444	($760,694)			$0
Bond Proceeds		$10,867,063				**$10,867,063**

Note: Capital Reserves are expected to be reimbursed when bonds are issued.

Project Title: **EASTERN HIGH SCHOOL**
Organization: ABSS

Description:

Add 7,618 SF building space to provide:
- Cafeteria/Dining Expansion
- 4 classrooms
- 2 classrooms Exceptional Children program
- 1 resource room
- Renovations/upgrades to existing buildings

Renovate/Upgrade Existing Buildings to include:
- School safety improvements (cameras, blinds, carded entry locks)
- Exterior window replacement where needed
- Renovate multi-restroom facilities with new plumbing fixtures, tile, partitions and paint
- Roof replacement or repairs where needed
- Humidity controls/HVAC upgrades where needed
- Canopy replacement/repairs

Justification: Per Nov 2018 Bond Referendum
(Increase Capacity & Renovate/Upgrade Existing Buildings)

Project Start Date: Oct 2019 **Project Cost:** $11,657,249
Bond Issuance Date: Mar 2021
Completion Date: Mar 2023

Operating Impact: $0.00

Expenditures to Date: $0.00 **FY 20-21 Reserves Request:** $816,007
@ 5-31-2020

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services	$816,007					$816,007
Construction		$10,841,242				$10,841,242
Total	**$816,007**	**$10,841,242**				**$11,657,249**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Reimbursement Res.	$816,007	($816,007)				$0
Bond Proceeds		$11,657,249				**$11,657,249**

Note: Capital Reserves are expected to be reimbursed when bonds are issued.

Project Title: **GRAHAM HIGH SCHOOL**
Organization: ABSS

Description: **Renovate/Upgrade Existing Buildings to include:**
- School safety improvements (cameras, blinds, carded entry locks)
- Flooring replacement: removal/abatement of asbestos tiles
- Exterior window replacement & caulk where needed
- Renovate multi-restroom facilities with new plumbing fixtures, tile, partitions and paint
- Remediate cracking in concrete masonry block walls
- Provide tempered water at eye wash stations in shop areas
- Replace non-ADA compliant cabinets, sinks, door hardware
- Roof replacement or repairs where needed
- Add humidity controls to HVAC where needed
- Replace campus walkway canopy system
- Replace chorus room platform
- Repair damaged sidewalks and curbs

Justification: Per Nov 2018 Bond Referendum (Renovations/upgrades to existing buildings Purchase equipment for specialized trades programs)

Project Start Date: Jan 2020 **Project Cost:** $7,619,063
Bond Issuance Date: Mar 2021
Completion Date: Dec 2022

Operating Impact: $0.00

Expenditures to Date: $27,787.50 **FY 20-21 Reserves Request:** $505,547
@ 5-31-2020

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services	$533,334					$533,334
Construction		$7,085,729				$7,085,729
Total	**$533,334**	**$7,085,729**				**$7,619,063**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Reimbursement Res.	$533,334	($533,334)				$0
Bond Proceeds		$7,619,063				**$7,619,063**

Note: Capital Reserves are expected to be reimbursed when bonds are issued.

Project Title: **PLEASANT GROVE ELEMENTARY SCHOOL**
Organization: ABSS

Description:

Renovate/Upgrade Existing Buildings to include:

- School safety improvements (cameras, blinds, carded entry locks)
- Flooring replacement: removal/abatement of asbestos tile
- Renovate multi-restroom facilities
- Exterior window replacement where needed
- Repair entrance canopy
- Add humidity controls to HVAC upgrades or installations
- Replace non-ADA compliant cabinetry, sinks, door hardware
- Fix erosion issues on site
- Repair damaged/cracked sidewalks
- Roof replacement/repair where needed
- Replace aging electrical panels
- Replace aging mechanical equipment

Justification: Per Nov 2018 Bond Referendum
(Increase Capacity & Renovate/Upgrade Existing Buildings)

Project Start Date: Oct 2019 **Project Cost:** $6,474,192
Bond Issuance Date: Mar 2021
Completion Date: Mar 2023

Operating Impact: $0.00

Expenditures to Date: $0.00 **FY 19-20 Budget Request:** $453,193

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services	$453,193					$453,193
Construction		$6,020,999				$6,020,999
Total	**$453,193**	**$6,020,999**				**$6,474,192**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Reimbursement Res.	$453,193	($453,193)				$0
Bond Proceeds		$6,474,192				**$6,474,192**

Note: Capital Reserves are expected to be reimbursed when bonds are issued.

Project Title: **SOUTH MEBANE ELEMENTARY SCHOOL**
Organization: ABSS

Description: **Addition of 16 classrooms, addition of new kitchen, & renovate existing kitchen space for dining expansion:**

- School safety improvements (cameras, blinds, carded entry locks)
- Replace vinyl composite tile flooring and carpet; replace with tile
- Renovate multi-restroom facilities with new plumbing fixtures, tile, partitions and paint
- Remediate water infiltration where buildings intersect
- Add humidity controls to HVAC upgrades or installations
- Replace windows in cafeteria and media center
- Replace non-ADA compliant cabinetry, sinks, door hardware
- Provide ADA accessible main entrance
- Repair damaged/cracked sidewalks
- Roof replacement/repair where needed
- Replace gymnasium flooring
- Fix erosion issues on site

Justification: Per Nov 2018 Bond Referendum
(Increase Capacity & Renovate/Upgrade Existing Buildings)

Project Start Date: Mar 2019
Project Cost: $8,482,880
Bond Issuance Date: May 2020 Design
Sep 2020 Construction
Completion Date: Apr 2022

Operating Impact: $0.00

Expenditures to Date: ########## @ 5-31-2020
FY 20-21 Reserves Request: $4,848,288

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services	$848,288					$848,288
Construction		$7,634,592				$7,634,592
Total	**$848,288**	**$7,634,592**				**$8,482,880**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Reimbursement Res.	$848,288	($848,288)				$0
Bond Proceeds		$8,482,880				**$8,482,880**

Note: Capital Reserves are expected to be reimbursed when bonds are issued.

Project Title: **SOUTHERN HIGH SCHOOL**
Organization: ABSS

Description:
• Demolish 2 buildings; construct 2-story classroom building to replace 16 classrooms, restrooms plus 6 classrooms, 5 science labs, & 3 resource rooms
• Cafeteria/Dining Expansion

Renovate/Upgrade Existing Buildings to include:
• School safety improvements (cameras, blinds, carded entry locks)
• Replace damaged floor tiles; patch cracked terrazzo flooring
• Exterior window replacement & caulk where needed
• Renovate multi-restroom facilities with new plumbing fixtures, tile, partitions and paint
• Roof replacements or repairs where needed
• Remove lockers to widen hallways for improved traffic flow
• Replace non-ADA compliant cabinet, sinks, door hardware
• Replace aging mechanical systems
• Add humidity controls to HVAC
• Replace campus walkway canopy system

Justification: Per Nov 2018 Bond Referendum
(Increase Capacity & Renovate/Upgrade Existing Buildings)

Project Start Date: Mar 2019 **Project Cost:** $20,661,931
Bond Issuance Date: May 2020 Design
Sep 2020 Construction
Completion Date: Dec 2022

Operating Impact: $0.00

Expenditures to Date: $111,000.00 @5-31-2020 **FY 20-21 Reserves Request:** $2,066,193

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services & Land	$2,066,193					$2,066,193
Construction		$18,595,738				$18,595,738
Total	**$2,066,193**	**$18,595,738**				**$20,661,931**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Reimbursement Res.	$2,066,193	($2,066,193)				$0
Bond Proceeds		$20,661,931				**$20,661,931**

Note: Capital Reserves are expected to be reimbursed when bonds are issued.

Project Title: **WESTERN HIGH SCHOOL**
Organization: ABSS

Description: **Add 7,618 SF building space to provide:**
- Cafeteria/Dining Expansion
- 4 classrooms
- 2 classrooms Exceptional Children program
- 1 Career/Technical Education lab
- 2 resource rooms
- Restrooms

Renovate/Upgrade Existing Buildings to include:
- School safety improvements (cameras, blinds, carded entry locks)
- Flooring replacement remove/abate remaining asbestos tiles
- Exterior window replacement & caulk where needed
- Renovate multi-restroom facilities
- Roof replacement or repairs where needed
- Humidity controls/HVAC upgrades where needed
- Replace campus walkway canopy system
- Replace auditorium seating

Justification: Per Nov 2018 Bond Referendum
(Increase Capacity & Renovate/Upgrade Existing Buildings)

Project Start Date: Oct 2019 **Project Cost:** $12,400,611
Bond Issuance Date: Mar 2021
Completion Date: Mar 2023

Operating Impact: $0.00

Expenditures to Date: $0.00 **FY 20-21 Reserves Request:** $868,043

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services	$868,043					$868,043
Construction		$11,532,568				$11,532,568
Total	**$868,043**	**$11,532,568**				**$12,400,611**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Reimbursement Res.	$868,043	($868,043)				$0
Bond Proceeds		$12,400,611				**$12,400,611**

Note: Capital Reserves are expected to be reimbursed when bonds are issued.

Project Title: **WILLIAMS HIGH SCHOOL**
Organization: ABSS

Description:

Renovate/Upgrade Existing Buildings to include:
- School safety improvements (cameras, blinds, carded entry locks)
- Exterior window replacement & caulk where needed
- Renovate multi-restroom facilities
- Remove media center carpet; replace with tile
- Replace non-ADA compliant cabinets, sinks, door hardware
- Replace auditorium seating and carpet/remediate/remove asbestos
- Add restrooms for auditorium area
- Repair structural issues at exterior auditorium stairs
- Re-key building
- Roof replacement/repairs where needed

Justification: Per Nov 2018 Bond Referendum
(Increase Capacity & Renovate/Upgrade Existing Buildings)

Project Start Date: Jan 2020 **Project Cost:** $4,646,400
Bond Issuance Date: Mar 2021
Completion Date: Dec 2022

Operating Impact: $0.00

Expenditures to Date: $36,590 @ 5-31-2020 **FY 20-21 Reserves Request:** $288,658

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services	$325,248					$325,248
Construction		$4,321,152				$4,321,152
Total	**$325,248**	**$4,321,152**				**$4,646,400**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Reimbursement Res.	$325,248	($325,248)				$0
Bond Proceeds		$4,646,400				**$4,646,400**

Note: Capital Reserves are expected to be reimbursed when bonds are issued.

Alamance Community College

Seven-Year Capital Improvement Plan

Alamance Community College Capital Improvement Projects Summary

Alamance Community College Bond Projects	Project	Bond Issuance	Construction Ends
Center of Excellence and Parking	17,560,000	Mar-21	Feb-22
Public Safety Training Center	10,428,200	Sep-21	Jul-22
Student Services Learning and Development center	6,200,000	Sep-21	Nov-22
Instructional Space and Childcare Facility	4,463,475	Sep-22	Nov-23
Satellite Location West	500,000	Sep-22	Aug-21
Satellite Location East	500,000	Sep-22	Aug-21
Total ACC Bonds	**39,651,675**		

FY20-21			
Capital Replacements / Repairs	**Project Total**	**Capital Reserves**	**County Cost**
Campus Renovations and Repairs	$ 211,250	$ 150,000	$ 61,250
Campus Safety Upgrades	$ -	$ -	$ -
Grounds Equipment Replacement	$ -	$ -	$ -
Paving/Concrete Repairs	$ -	$ -	$ -
Roof Repairs	$ 30,000	$ -	$ 30,000
System Upgrades - IT, Fire, Mechanical, HVAC	$ 108,750	$ -	$ 108,750
Temporary Classroom Space	$ 130,000	$ -	$ 130,000
Miscellaneous/Contingency	$ -	$ -	$ -
	$ 480,000	$ 150,000	$ 330,000

Note that Alamance Community College CIP excludes projects funded by NC Bond funds or other grants.

ACC – CURRENT PROJECTS IN PROGRESS

The ACC Building and Grounds Committee monitors all ACC capital projects including those funded by NC bond funds and other grants.

Alamance Community College		
Buildings and Grounds Committee 5.5.2020		
Capital Project Budget Plan For Fiscal Year 2020		
As of April 30, 2020		
PROJECTED REVENUE SOURCES		Notes:
County CAPITAL Fund Balance FY 2019 Carry forward	324,327	
County CURRENT Fund Balance Allocation FY 2019/2020	0	
County Capital FY 2019/2020	870,000	
Grant Funds: ADA Improvements (Backfill)	217,000	
Grant Funds: Air Handler Replacement	200,000	Notified on April 13
Institutional Funds: Parking and Safety	130,000	
Connect NC Bond Funds	6,100,339	
Grant Funds: Governor's Crime Commission	17,786	
Total Projected Revenue	$ 7,859,452	
PROJECTED EXPENSES		
COUNTY CAPITAL		
Carryover from FY 2019:		
Backfill County Portion	350,000	Approved August 2018 by NCCCS
New FY 2020		
Pre-Backfill (Print Center)	155,703	County CIP 2019-2020 (complete)
HVAC Main Building AHU 5 Replacement	385,000	County CIP 2019-2020 (Approved September 2019)
Main Building Chiller	120,000	County CIP 2019-2020
Roof Repairs/Issues	33,500	County CIP 2019-2020 (Approved August 2019)
Lab/Classroom Sound	20,000	County CIP 2019-2020
15-Passenger Bus	53,500	County CIP 2019-2020
Campus Safety Upgrades	17,786	County CIP 2019-2020
Grounds Equipment replacement	10,714	Replaced inopeative grounds unit and trailer
Maintenance & Renovation	73,797	
Total County Projects	$ 1,220,000	
Connect NC Bond Funds		
Facilities Master Plan Backfill:		
Early/Middle College Dedicated Facility Upgrade	2,521,245	Approved August 2018 by NCCCS
Former Automotive Building Retrofit and Renovation	1,414,125	Approved August 2018 by NCCCS
Food Service Expansion, Classrooms, and Administrative/Multipurpose Retrofit	714,969	Approved August 2018 by NCCCS
Total Backfill Connect NC Bond Funds	4,650,339	Approved August 2018 by NCCCS
Backup Generator Project 2	115,000	Project 2 budget approved in February 2019
Generator Project 3 Available Balance	235,000	Generator Project Remaining Funds
Total Generator Connect NC Bond Funds	350,000	Approved August 2018 by NCCCS
Culinary Expansion and Renovation	1,100,000	NCCCS approved March 2018
Total Connect NC Bond Funds	$ 6,100,339	
Other Funds		
Backfill ADA Upgrades	$ 217,000	Approved (added to BackFill project)
Other Paving Projects	128,000	Approved August 2019
Total Other Funds	$ 345,000	
Total Projected Expenses	$ 7,665,339	
Projected Net Capital	194,113	

MAY 2020 SUMMARY REPORT
BOND AND CAPITAL IMPROVEMENT PROECTS

PROJECT	STATUS SUMMARY
Biotechnology Center of Excellence	The College continues to work virtually with Clark Nexsen on the design development phase of the project. The project continues to remain on schedule with the expectation that the design development package will be ready to submit to State Construction mid-June. The design team will soon be in contact with the City of Graham to review building and site design and discuss the permitting process. The College is also working through ESP Surveyors to combine the parcel where the building will sit with the main parcel of the campus.
Public Safety Training Center	Negotiations of the ground lease continue between Martin Marietta and the Board of Trustees legal counsel. County bond counsel have weighed in and commented on the lease terms as well. We appear to be in a good place and hope to move to a final lease version very soon. Once the ground lease is executed, the College will work with Moseley Architects and Samet Corporation and the North Carolina State Construction Office to develop contracts and begin work with the stakeholder group.
Student Services Center	Three design firms have been selected to move to the interview process. FWA Group, HH Architecture and LaBella Associates will participate in presentations and interviews virtually on May 5th. A design firm recommendation for this project will be recommended at the May Board of Trustees meeting.
HVAC Project/Perf Contracting	Commissioning reports are under review and a few final punchlist items are left to be completed by the contractor. Closeout meetings have been held and final training scheduled for mid-May.
Generator Project Three	NO UPDATE
Backfill	Construction documents are close to completion. Once complete there will be a final review and approval by State Construction. Our current timeline shows that we expect to be able to advertise for bids in late May/early June, receive bids in June and begin construction on Phase One in July. This will be re-evaluated every few weeks based upon current COVID-19 health conditions.
Culinary Expansion	MHAworks is close to completion of the Construction Documents (CDs) and will soon be submitting to State Construction and the College for review. We still estimate the bid date for the project to be late June 2020 with construction commencing late July. We continue to monitor the current COVID-19 issue and will re-evaluate timelines as required.

ACC - Project Update Report (continued)

Bill and Nancy Covington Education Center	NO UPDATE
Native Prairie and Haw River Access	College administration has awarded the design and engineering contract for the project to FWA Group. They will be working with the college and stakeholders to design the outdoor classroom/viewing platform as well as assist with permitting and bidding of the project. A stakeholder committee meeting has been scheduled for mid-May to finalize the scope of the platform as well as other project details. Project completion is still targeted for fall 2020.
Minor Maintenance, Repair & Renovation	<u>**$5,000 or greater**</u> • NONE <u>**Under $5,000**</u> • Replacement of failed evaporator motor on DC unit #5 $1,629.00 • Replacement of compressor and related components – DC $3,995.00 • Repair of compressor for Powell Building chiller $1,528.00 • Replacement of motor bearings – Main cooling tower $1,009.00 • Replacement of broken damper – Gee Building boiler $ 778.00

ACC –Seven-Year CIP

Capital Replacements / Repairs	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25	FY25-26	FY26-27
Campus Renovations and Repairs	$ 211,250	$ 158,000	$ 200,000	$ 175,000	$ 175,000	$ 175,000	$ 175,000
Campus Safety Upgrades	$ -	$ 25,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000
Grounds Equipment Replacement	$ -	$ 15,000	$ 15,000	$ 15,000	$ -	$ -	$ 15,000
Paving/Concrete Repairs	$ -	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000
Roof Repairs	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 25,000
System Upgrades - IT, Fire, Mechanical, HVAC	$ 108,750	$ 20,000	$ 15,000	$ 15,000	$ 30,000	$ 30,000	$ 25,000
Temporary Classroom Space	$ 130,000	$ 36,000	$ -	$ -	$ -	$ -	$ -
Miscellaneous/Contingency	$ -	$ 30,000	$ 88,200	$ 5,000	$ 5,000	$ 5,000	$ -
	$ 480,000	$ 334,000	$ 388,200	$ 280,000	$ 280,000	$ 280,000	$ 280,000

UNFUNDED PROJECTS	
Additional Life Sciences Expansion	$ 3,000,000
Additional Satellite Development	$ 2,000,000
Bill & Nancy Covington Education Center Build Out	$ 9,200,000
New School Library/Learning Center	$ 5,500,000
Unfunded Total	$ 19,700,000

Project Title: **BIOTECHNOLOGY CENTER OF EXCELLENCE & PARKING**
Organization: Alamance Community College

Description: **Center of Excellence (30,000 SF)**:
Net 12,000 SF= 12 Labs/Classrooms at 1,000 SF Net 8,000 SF = 1 Multipurpose at 2,000 SF, and 4 Incubator/Breakout Spaces at 1,500 SF
Breakout Spaces:
* Biotechnology
* Science, Technology, Engineering, and Math
* Histotechnology
* Cytotechnology
* Food Science
Parking Deck (400 Spaces):
Public Safety Substation
Projected Enrollment Growth
Offset Displaced Parking of New Construction

Justification: 2018 Bond Referendum

Project Start Date: Mar-19
Bond Issuance Date: Mar-21 **Project Cost:** $17,560,000
Completion Date: May-22

Operating Impact: May-22 $149,951

Expenditures to Date: $290,239 **FY 20-21 Reserves Request:** $495,044

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services	$742,565	$495,044				$1,237,609
Construction		$16,322,391				$16,322,391
Total	**$742,565**	**$16,817,435**				**$17,560,000**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Reimbursement Res.	$742,565	$495,044				$1,237,609
Bond Proceeds		$17,560,000				**$17,560,000**

Note: Capital Reserves spent for design services are expected to be reimbursed when bonds are issued.

Project Title: **PUBLIC SAFETY TRAINING CENTER**
Organization: Alamance Community College

Description: **Public Safety Training Center:**
15,000 SF with 24 lanes
Six classrooms adjoining indoor firing range and fire tower
Dedicated shooting simulator space
Basic law enforcement training
Driving pad
Emergency Medical Services (Future)

Justification: 2018 Bond Referendum

Project Start Date: Nov-19
Bond Issuance Date: Oct-21 **Project Cost:** $10,428,200
Completion Date: Oct-22

Operating Impact: Oct-22 $136,065

Expenditures to Date: $0 **FY 20-21 Reserves Request:** $ 718,344

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services		$718,344				$718,344
Construction			$9,709,856			$9,709,856
Total	**$0**	**$718,344**	**$9,709,856**			**$10,428,200**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Reimbursement Res.	$0	$ 718,344	($718,344)			$0
Bond Proceeds			$10,428,200			**$10,428,200**

Note: Capital Reserved expended for design services are expected to be reimbursed when bonds are issued.

Project Title: **STUDENT SERVICES LEARNING AND DEVELOPMENT CENTER**
Organization: Alamance Community College

Description: **Student Services Center (27,400 SF):**
Academic Advising
Admissions/Registration
Veteran Services
Disability Services
Counseling Services
Career Services
Financial Aid
Student Payment Services

Justification: 2018 Bond Referendum

Project Start Date: Feb-20
Bond Issuance Date: Oct-21 **Project Cost:** $6,200,000
Completion Date: Oct-22

Operating Impact: Oct-22 $129,163

Expenditures to Date: $0 **FY 20-21 Reserves Request** $497,040

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services		$497,040				$497,040
Construction		$5,702,960				$5,702,960
Total	**$0**	**$6,200,000**				**$6,200,000**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Reimbursement Res.		$497,040				$497,040
Bond Proceeds		$6,200,000				**$6,200,000**

Note: Capital Reserves expended for design services are expected to be reimbursed when bonds are issued.

Project Title: **INSTRUCTIONAL SPACE / CHILDCARE EXPANSION & RENOVATION**
Organization: Alamance Community College

Description:
Main Campus and Library (26,000 SF):
15 renovated classrooms and 10,000 SF renovated Library to Active Learning Center
Powell (Net 6,000 SF):
6 labs/classrooms with a minimum of 1 additional Biology lab
2 additional Chemistry labs
Renovation of a current Biology lab and Anatomy and Physiology lab
Childcare Expansion & Renovation:
Renovation Current Space: 13,095 SF-- 5 classroom/lab spaces
Renovation Additional Space: 1,000 to 2,000 SF-- 2 new classrooms/Indoor activity/lab spaces at approximately 2,000 SF

Justification: 2018 Bond Referendum

Project Start Date: Apr-21
Bond Issuance Date: Sep-22
Completion Date: Nov-23 **Project Cost:** $4,463,475

Operating Impact: Nov-23 $0

Expenditures to Date: $0 **FY 20-21 Reserves Request:** $422,956

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services			$422,956			$422,956
Construction				$4,040,519		$4,040,519
Total			**$422,956**	**$4,040,519**		**$4,463,475**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Capital Reserves			$422,956	($422,956)		$0
Bond Proceeds				$4,463,475		**$4,463,475**

Note: Capital Reserves expended for design services are expected to be reimbursed when bonds are issued.

Project Title: **SATELLITE CAMPUS - WEST**
Organization: Alamance Community College

Description: **Healthcare and Healthcare Support - Satellite West: Academic Advising**
Five possible lease locations presented thus far range in size from 1,500 SF to 14,000 SF
Renovation/Capital Up-Fit 3-15 Instructional Spaces per Location
Starting goal is 5 classrooms per satellite location to start

Justification: 2018 Bond Referendum

Project Start Date: Jan-20
Bond Issuance Date: Mar-21
Completion Date: Feb-22

Operating Impact: Mar-22 $48,554 **Project Cost:** $500,000

Expenditures to Date: $0 **FY 20-21 Reserves Request:** $78,000

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services	$0	$78,000				$78,000
Construction		$422,000				$422,000
Total	**$0**	**$500,000**				**$500,000**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Reserves	$78,000	($78,000)				$0
Bond Proceeds		$500,000				**$500,000**

Note: Capital Reserves expended for design services are expected to be reimbursed when bonds are issued.

Project Title: **SATELLITE CAMPUS - EAST**
Organization: Alamance Community College

Description: **Professional Business Services - Satellite East:**
Five possible lease locations presented thus far range in size from 1,500 SF to 14,000 SF
Renovation/Capital Up-Fit 3-15 Instructional Spaces per Location
Starting goal is 5 classrooms per satellite location to start

Justification: 2018 Bond Referendum

Project Start Date: Jan-20
Bond Issuance Date: Mar-21
Completion Date: Feb-22

Operating Impact: Mar-22 $45,767 **Project Cost:** $500,000

Expenditures to Date: $0 **FY 20-21 Rserves Request:** $78,000

Annual Bond Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Design Services	$78,000					$78,000
Construction		$422,000				$422,000
Total	**$78,000**	**$422,000**				**$500,000**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Reimbursement Res.	$78,000	($78,000)				$0
Bond Proceeds		$500,000				**$500,000**

Note: County Fund Balance is expected to be reimbursed when bonds are issued.

APPENDIX A: TRC Project Rankings EXAMPLE

TECHNICAL REVIEW COMMITTEE RANKINGS

Functional Area	Proiect	IRT Score	Cateaorv / Tvoe
Schools	Support Services & Technology Facilities	217	Project
Parks	Indoor Swimming Partnerships	215	Project
Libraries	Northern Albemarle Library Facilities	214	Project
Public Works	COB Mcintire Window Replacement	213	Project
Libraries	Central Library Renovation	212	Project
Schools	Land Purchase- Elementary School Site	211	Project
Schools	Sutherland Middle School Addition/Renovations	210	Project
Comm./Neigh. De vel.	Transportation Improvement Program- REGIONAL	207	Project
Public Safety	Airpacks	206	**Maintenance**
Comm./Neigh. De vel.	Revenue Sharing Road Program	206	Project
Parks	Park System Redesign Study	206	Project
Public Works	Recycling Centers	205	Project
Parks	Crozet Growth Area Community Park Facilities	205	Project
Parks	Parks & Recreation Security Improvements	204	Project
Schools	Elementary #17	204	Project
Parks	Darden To we Park Improvements	198	Project
Parks	River and Lake Access Improvements	198	Project
Public Works	Security Improvements	197	Project
Courts	Court Square Renovations	195	Project
Parks	Northern Urban Area Community Park	195	Project
Schools	Ho llymead Elementary Additio n/Re novations	195	Project
Parks	Walnut Creek Park Improvements	194	Project
Libraries	Scottsville Library Expansion	192	Project
Libraries	Southern Urban Area Library	192	Project
Schools	Land Purchase- Middle/High School Site	192	Project
Comm./Neigh. De vel.	Transportation Improvement Program- LOCAL	191	Project
Public Safety	Police Forensic Unit Upgrade	188	Project
Parks	Crozet Park Improvement	188	Project
Comm./Neigh. De vel.	Hillsdale Drive Connector	186	Project
Courts	Levy Building Renovation	184	Project
Parks	Darden To we Park Softball Field Lighting	184	Project
Public Safety	Evidence and Specialty Unit Storage	182	Project
Parks	Southern Urban Area Park	182	Project
Public Works	COB Mcintire Renovations Phase III	180	Project
Parks	Southern Fork Rivanna Reservoir Boat Access	176	Project
Comm./Neigh. De vel.	Streetlamp Program	174	Project
Schools	Gym Floor Replacement	174	Project
Public Safety	Breathing Apparatus Fill Stations & Mobile Compressor	170	Project
Public Safety	Fire/Rescue Mobile Data Computers	169	Project
Public Safety	Fire/Rescue Records Technology Initiative	160	Project
Parks	Hedgerow Property Trail Park	158	Project
Courts	Old Jail Resto ration	155	Project
Comm./Neigh. De vel.	Roadway Landscaping Program	154	Project
Parks	Towe/Pen Park Pedestrian Bridge	145	Project

APPENDIX B: Project Ranking Criteria EXAMPLE

Once ranking criteria has been established, Appendix A may include a list of all possible capital projects with rankings per example below:

PROJECT RANKING CRITERIA

Project Ranking By Area of Emphasis

All submitted or proposed Capital Improvement Projects will be subject to ranking in accordance with the criteria and scoring system below. Areas of emphasis will include the following 10 categories:

1) Health and Safety (15%)
2) Education (15%)
3) Regulatory Compliance (10%)
4) Quality of Life (10%)
5) Infrastructure (10%)
6) Sustainability/Energy Efficiency (10%)
7) Economic/Community Development (10%)
8) Special Considerations (10%)
9) Impact on Operational Budget (5%)
10) Timing/Location (5%)

Each project will be evaluated against each area of emphasis and scored on a scale of 1 through 4 based on the degree to which the project addresses the attributes of the particular area of emphasis.

Descriptions of each area of emphasis and the attributes or considerations that will determine the score are as follows:

1) Health and Safety (15%)

Health and safety typically involves such things as fire service, police service, emergency response and communications, safe roads, public health, and flood control, as examples. A health clinic, fire station or police station would directly impact the health and safety of citizens, thus scoring high in this category. Similarly, safety improvements in a school or public building might score points in this category while adding concession stands to an existing facility would probably not. Considerations would include the following:

a) Is the project in conformance with and supportive of the goals, objectives and strategies of the Comprehensive Plan?
b) Is the project supported by County sponsored service plans, master plans, strategic plans or special studies?
c) Does the project relate to the results of the citizen survey, Board of Supervisor policy, or appointed committee or board?
d) Does the project directly reduce risks to people or property (i.e. flood control)?
e) Does the project directly promote improved health or safety?
f) Does the project mitigate an immediate risk?

2) Education (15%)

This category relates to education and learning. New facilities, renovations or technologies that create or enhance educational opportunities are included in this category. Items addressed would also include major renovations or facility maintenance improvements to preserve assets or upgrade school or other educational facilities. Finally, this category would also include technological upgrades or improvements and facility improvements designed to improve or enhance the learning environment. A project to add a classroom wing to replace temporary trailer facilities at a public school would score high in this category. Considerations in establishing the score include:

a) Is the project in conformance with and supportive of the goals, objectives and strategies of the Comprehensive Plan?
b) Is the project supported by School Board sponsored service plans, strategic plans or special studies?
c) Is the project supported by special surveys or community input?
d) Does the project address an immediate and necessary space need?
e) Does the project accommodate an essential program, or is it a program enhancement?
f) Is the project mandated?
g) Is the project intended to bring parity and consistency among similar facilities?

3) Regulatory Compliance (10%)

This criterion includes regulatory mandates such as courts, prisons, schools, storm water/creek flooding problems, ADA, etc. The score will be based on considerations such as:

a) Does the project address a legislative, regulatory or court-ordered mandate (0 – 5 years)?
b) Will the future project impact foreseeable regulatory issues (5 – 10 years)?
c) Does the project promote long-term regulatory compliance (>10 yrs)?
d) Will there be serious negative impact on the County if compliance is not achieved?
e) Are there other ways to mitigate the regulatory concern?

4) Quality of Life (10%)

Quality of Life is a characteristic that makes the County a desirable place to live and work. For example, public parks, libraries, schools, multi-use trails, open space, and preservation of community character enhance the quality of life for citizens. A County maintenance building is an example of a project that may not directly affect the citizen's quality of life. The score will be based on the following attributes or considerations:

a) Is the project in conformance with and supportive of the goals, objectives and strategies of the Comprehensive Plan?
b) Is the project supported by County sponsored service plans, master plans, strategic plans or special studies?
c) Does the project relate to the results of the citizen survey, Board of Supervisor policy, or appointed committee or board?
d) Does the project increase or enhance educational opportunities for County citizens generally?
e) Does the project increase or enhance recreational opportunities and/or green space?
f) Does the project target the quality of life of all citizens or does it target one demographic? Is one population affected positively and another negatively?
g) Does the project preserve or improve the historical or natural heritage of the County?
h) Does the project affect traffic positively or negatively?
i) Does the project improve, mitigate and or prevent degradation of environmental quality (e.g. water quality, improve or reduce pollution including noise and/or light pollution)?

5) Infrastructure (10%)

This element relates to basic or core infrastructure needs of the County. Typical projects in this category would include utility/service infrastructure such as storm water systems, underground utilities, sidewalks, streets/transportation facilities, broadband or wireless communication systems, streetscapes, and County service facilities. Buildings would also be included to the extent they address a basic functional need of the County. Constructing a facility in excess of facility or service standards would score low in this category. The score will be based on the following attributes or considerations:

a) Is the project in conformance with and supportive of the goals, objectives and strategies of the Comprehensive Plan?
b) Is the project supported by County sponsored service plans, master plans, strategic plans or special studies?
c) Does the project relate to the results of the citizen survey, Board of Supervisor policy, or appointed committee or board?

c) Is there a significant external funding source that can only be used for this project and/or which will be lost if not used immediately (e.g. proffers, grants through various federal or state initiatives, and private donations)?

Note: It's possible that certain projects in this category will be of such urgency or importance that they will receive priority funding regardless of the overall score.

9) Impact on Operational Budget (5%)

Some projects may affect the operating budget for the next few years of for the life of the facility. A fire station or library must be staffed and supplied; therefore these projects have an impact on the operational budgets for the life of the facility. Replacing a storm water line will not require any additional resources from the operational budget. The score will be based on considerations such as:

a) Is the project in conformance with and supportive of the goals, objectives and strategies of the Comprehensive Plan?
b) Is the project supported by County sponsored service plans, master plans, strategic plans or special studies?
c) Does the project relate to the results of the citizen survey, Board of Supervisor policy, or appointed committee or board?
d) Will the facility require additional personnel to operate?
e) Will the project lead to a reduction in personnel or maintenance costs or increased productivity?
f) Will the facility require significant annual maintenance?
g) Will the new facility require additional equipment not included in the project budget?
h) Will the new facility reduce time and resources of County or School staff maintaining current outdated systems?
i) Will the efficiency of the project save money?
j) Is there a revenue generating opportunity (e.g. user fees)?
k) Does the project minimize life-cycle costs?

10) Timing/Location (5%)

Timing and location are important aspects of a project. If the project is not needed for many years it would score low in this category. If the project is close in proximity to many other projects and/or if a project may need to be completed before another one can be started it would score high in this category. The score will be based on the following considerations:

a) Is the project in conformance with and supportive of the goals, objectives and strategies of the Comprehensive Plan?
b) Is the project supported by County sponsored service plans, master plans, strategic plans or special studies?
c) Does the project relate to the results of the citizen survey, Board of Supervisor policy, or appointed committee or board?
d) When is the project needed?
e) Do other project require this one to be finished first?
f) Does the project require others to be completed first? If so, what is the magnitude of potential delays?
g) Can this project be done in conjunction with other projects?
h) Will it be more economical to multiple projects together?
i) Will it help in reducing repeated neighborhood disruptions?
j) Will there be a negative impact of the construction and if so, can this be mitigated?
k) Are there inter-jurisdictional considerations?
l) Does the project use an existing County-owned or controlled site or facility?
m) Will delay of the project result in significantly higher construction costs in the future?
n) Does the project involve external funding or partnership where funds will be lost if not constructed?

APPENDIX C: ADDITIONAL OPERATING BUDGET IMPACT

New Operating Impact By Project (12-1-2019 Estimate)	Project End Date	Project Amount	FY of Operating Impact	Operating Impact
Alamance-Burlington School system				
Construction of New High School	2024	67,000,000	2024	1,500,000
Bond Funded Renovation Projects -				
No operating impact		82,809,389		-
Alamance-Burlington School System Total		149,809,389		1,500,000
Alamance Community College				
Childcare Facility Early Childhood Education	Nov-23	1,000,000	2024	-
Satellite Location East	Mar-22	500,000	2022	45,767
Natural and Life Science Facility - Center of E	May-22	17,560,000	2022	133,301
Student Services Learning & Devt. Center	Sep-22	6,200,000	2023	129,163
Public Safety training Center	Nov-22	10,400,000	2023	136,065
Satellite Location West	Mar-22	500,000	2022	48,554
Parking Deck (Combined with Center of Exce	May-22		2022	16,650
Modernize Instructional Spaces	Nov-23	3,440,000	2024	-
Alamance Community College Total		**39,600,000**		**509,500**
Grand Total		**189,409,389**		**2,009,500**

APPENDIX C: ADDITIONAL OPERATING BUDGET IMPACT (Continued)

New Operating Impact By Year	FY	Annual Impact	Cumulative Impact
	2021	-	-
	2022	244,272	244,272
	2023	265,228	509,500
	2024	1,500,000	2,009,500
	2025	-	2,009,500
	2026	-	2,009,500
Total		**-**	**2,009,500**

APPENDIX D: Alamance County Financial Policy Guidelines

Financial Policy Guidelines

For:

Alamance County, North Carolina

Adopted December 17, 2018

TABLE OF CONTENTS

FINANCIAL POLICY GUIDELINES - OBJECTIVES

This financial policy is a statement of the guidelines and goals that will influence and guide the financial management practice of Alamance County, North Carolina. A financial policy that is adopted, adhered to, and regularly reviewed is recognized as the cornerstone of sound financial management. Effective financial policy:

- Contributes significantly to the Alamance County's ability to insulate itself from fiscal crisis,
- Enhances short term and long term financial credit ability by helping to achieve the highest credit and bond ratings possible,
- Promotes long-term financial stability by establishing clear and consistent guidelines,
- Directs attention to the total financial picture of Alamance County rather than single issue areas,
- Promotes the view of linking long-run financial planning with day to day operations, and
- Provides the Staff, the Governing Body and citizens a framework for measuring the fiscal impact of government services against established fiscal parameters and guidelines.

To these ends, the following financial policy statements are presented.

CAPITAL IMPROVEMENT BUDGET POLICIES

1. Alamance County will consider all capital improvements in accordance with an adopted capital improvement program and budget in accordance with a long term facility plan.

2. Alamance County will develop a five-year Capital Improvement Program and Budget and review and update the plan annually.

3. Alamance County will enact an annual capital budget based on the five-year capital improvement plan. Future capital expenditures necessitated by changes in population, changes in real estate development, or changes in economic base will be calculated and included in capital budget projections.

4. Alamance County will coordinate development of the capital improvement budget with development of the operating budget. Future operating costs associated with new capital improvements will be projected and included in operating budget forecasts.

5. Alamance County will use intergovernmental assistance to finance only those capital improvements that are consistent with the capital improvement plan and County priorities, and whose operating and maintenance costs have been included in operating budget forecasts.

6. The Capital Improvement Program will include the estimated costs for Alamance County to maintain all assets at a level adequate to protect Alamance County's capital investment and to minimize future maintenance and replacement costs.

7. The Capital Improvement Program will include a projection of Alamance County's equipment replacement and maintenance needs for the next several years and will update this projection each year. From this projection a maintenance and replacement schedule will be developed and followed.

8. Alamance County will identify the estimated costs and potential funding sources for each capital project proposal before it is submitted for approval.

9. Alamance County will attempt to determine the least costly, most appropriate and most flexible financing method for all new projects.

10. Alamance County will use non-recurring revenue sources for time-limited services, capital projects, equipment requirements, or services that can be terminated without significant disruption to the community or County organization.

DEBT POLICIES

General

1. Alamance County will confine long-term borrowing to capital improvements or projects that cannot be financed from current revenues except where approved justification is provided.

2. Alamance County will take a balanced approach to capital funding utilizing debt financing, Capital Reserves and pay-as-you go funding.

3. When Alamance County finances capital improvements or other projects by issuing bonds or entering into capital leases, it will repay the debt within a period not to exceed the expected useful life of the project. Target debt ratios will be annually calculated and included in the review of financial trends.

Tax Supported Debt

4. Net debt as a percentage of assessed value of taxable property shall not exceed 3%. Net debt is defined as any and all debt that is based upon the taxing authority of the County Tax Supported Debt.

5. The ratio of tax-supported debt service expenditures as a percent of total governmental fund expenditures shall not exceed 15.0% with a minimum aggregate ten-year tax-supported principal payout ratio of 50%.

6. In the event that Alamance County anticipates exceeding the policy requirements stated in items 4 and 5 above, Staff may request an exception from the Governing Body setting forth the reason and need for the exception and length of time estimated to retire the debt.

RESERVE POLICIES

1. Alamance County will maintain a minimum Unassigned Fund Balance, as defined by the Governmental Accounting Standards Board, at the close of each fiscal year equal to 20% of General Fund Expenditures.

2. In the event that funds are available over and beyond the policy amount, those funds may be transferred to capital reserve funds or capital projects funds at the Governing Body's discretion.

3. The Governing Body may, from time-to-time, utilize fund balances that will reduce Unassigned Fund Balance below the 20% minimum for the purposes of a declared fiscal emergency or other such purpose as to protect or enhance the long-term fiscal security of Alamance County. In such circumstances, the Governing Body will adopt a plan to restore the Unassigned Fund Balance to the target level within 36 months. If restoration cannot be accomplished within such time period without severe hardship to Alamance County, then the Governing Body will establish a different but appropriate time period.

4. In other enterprise operating funds, Alamance County shall strive to maintain positive retained earning positions to provide sufficient reserves for emergencies and revenue shortfalls.

5. Alamance County will strive to limit the designation of fund balance only for those purposes for which a legal requirement exists. Examples of such designations may include legally restricted funds, donations, and encumbered funds. In the event staff believes a designation of funds is necessary for the successful completion of a project or purchase, and no other legal basis exists for such designation, approval shall be requested from the Board of Commissioners prior to closing the accounting records for the fiscal year.

BUDGET DEVELOPMENT POLICIES

1. The Budget Process and Fiscal Procedures will be compliant with the North Carolina Local Government Budget and Fiscal Control Act.

2. One-time or other special revenues will not be used to finance continuing operations but instead will be used for funding special projects.

3. Alamance County will pursue an aggressive policy seeking the collection of current and delinquent property taxes, utility, license, permit and other fees due to Alamance County.

4. Budget amendments will be brought to the Governing Body for consideration as needed.

5. The Governing Body will receive a financial report at least quarterly showing year-to-date revenues and expenditures and comparing each amount to the budget as amended.

6. Alamance County will begin to develop a program to perform five-year operating budget projections that include projections of annual growth plus allowances for operating costs of new capital facilities.

CASH MANAGEMENT / INVESTMENT POLICIES

1. It is the intent of Alamance County that public funds shall be invested to the extent possible to reduce the need for property tax revenues. Funds shall be invested with the emphasis on safety and liquidity. Yield shall be a secondary consideration. All deposits and investments of County funds shall be in accordance with Chapter 159.

2. The Finance Director will establish a Cash Management Program that maximizes the amount of cash available for investment. The Program shall address at a minimum; Accounts Receivable/Billings, Accounts Payable, Receipts, Disbursements, Deposits, Payroll and Debt Service Payments.

3. Alamance County will use a Central Depository to maximize the availability and mobility of cash for all funds that can be legally and practically combined.

4. Cash Flows will be forecasted and investments will be made to mature when funds are projected to be needed to meet cash flow requirements.

5. Liquidity: No less than 20% of funds available for investment will be maintained in liquid investments at any point in time.

6. Maturity: All investments will mature in no more than thirty-six months (36) months from their purchase date. Exceptions to this guideline may be authorized by the Governing Body.

7. Custody: All investments will be purchased "payment-verses-delivery" and if certificated will be held by the Finance Officer in the name of Alamance County. All non-certificated investments will be held in book-entry form in the name of Alamance County with Alamance County's third party Custodian (Safekeeping Agent).

8. Authorized Investments: Alamance County may deposit County Funds into: Any Governing Body approved Official Depository, if such funds are secured in accordance with Chapter 159 (31). Alamance County may invest County Funds in: the North Carolina Capital Management Trust, US Treasury Securities, US Agency Securities specifically authorized in Chapter 159 and rated no lower than “AAA”, and Commercial Paper meeting the requirements of Chapter159 plus having a national bond rating.

9. Diversification: No more than $5 million of Alamance County’s investment funds may be invested in a specific company’s commercial paper and no more than 50% of Alamance County’s investment funds may be invested in any particular investment vehicle with the exception of North Carolina Cash Management Trust. No more than 25% of Alamance County’s investments may be invested in any one US Agency’s Securities.

CASH MANAGEMENT / INVESTMENT POLICIES

10. Allocation: Investment income will be allocated to each participating fund or account based on a fair and equitable formula determined by the Finance Director.

11. Reporting: Not less than twice per year the Finance Director will provide an investment report to the Manager and Governing Body including the interest earned in the past six months and on the current investment portfolio including: type of investment, purchase date, price, par amount, maturity date, coupon rate, any special investment features and due diligence taken to assure investments meet guidelines.

12. Alamance County’s annual financial report will be prepared according to the standards necessary to obtain the Certificate of Achievement for Excellence in Financial Reporting from the GFOA and submitted each year for that recognition.

Alamance County will develop a Fiscal Procedures Manual to serve as a central reference point and handbook for all spending and purchasing activities that have a fiscal impact within the County and will serve as the County’s authoritative source for fiscal procedure.

Appendix E: Capital Finance Plan

In order to determine the possible property tax impact of bond projects and CIP needs, Alamance County has modeled several financing options.   These options included consideration of an up-front versus natural tax impact, the timing of debt issuance, and the structure of the debt amortization. Staff have requested advice from the Local Government Commission as well as financial consultants, Davenport & Company.

Included here are excerpts from documentation created during the Capital Finance planning process.

General Obligation Referendum Overview

The County approved a $150 million General Obligation School Bond Referendum and $39.65 million General Obligation Community College Bond Referendum in November 2018.

The County anticipates issuing the General Obligations Bonds on the following timeline:

School Bonds

- $150,000,000 - March 2021 (FY 2021) — All bond projects

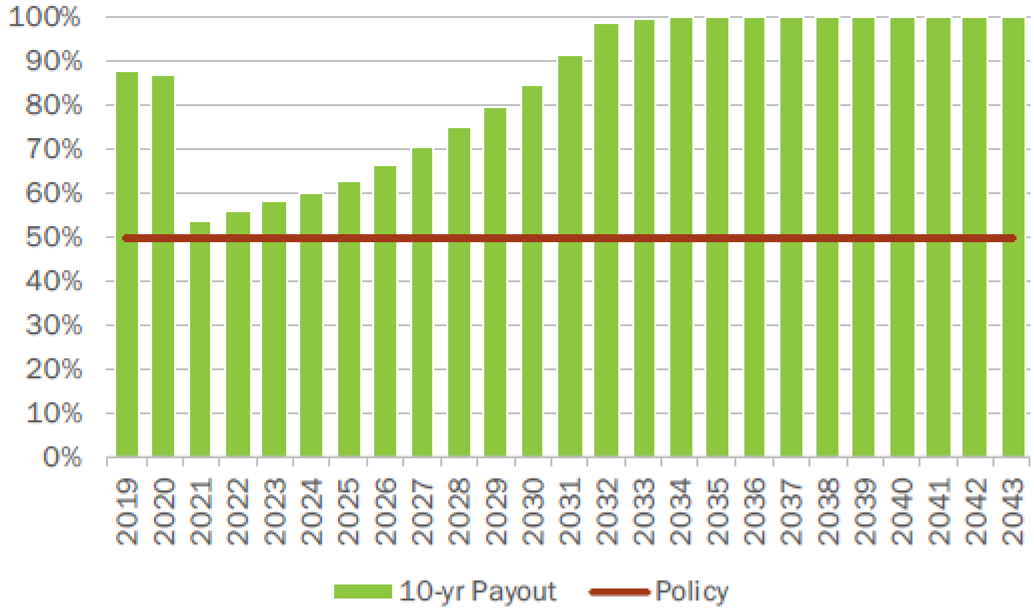
Community College Bonds

- $17,560,000 - March 2021 (FY 2021) — Center for Excellence with parking
- $17,600,000 - September 2021 (FY 2021) — Training Center, Student Services & Satellites (2)
- $ 4,440,000 - September 2022 (FY 2022) — Classroom Modernization & Childcare Center

Key Debt Ratios:

- 10 Year Payout
- Debt to Assessed Value
- Debt Service vs. Governmental Expenditures

10-Year Payout



- Existing 10-year Payout Ratio
  - FY 2019: 87.84%

- The 10-Year Payout Ratio measures the amount of principal to be retired in the next 10 years.

- This ratio is an important metric that indicates whether or not a locality is back-loading its debt.

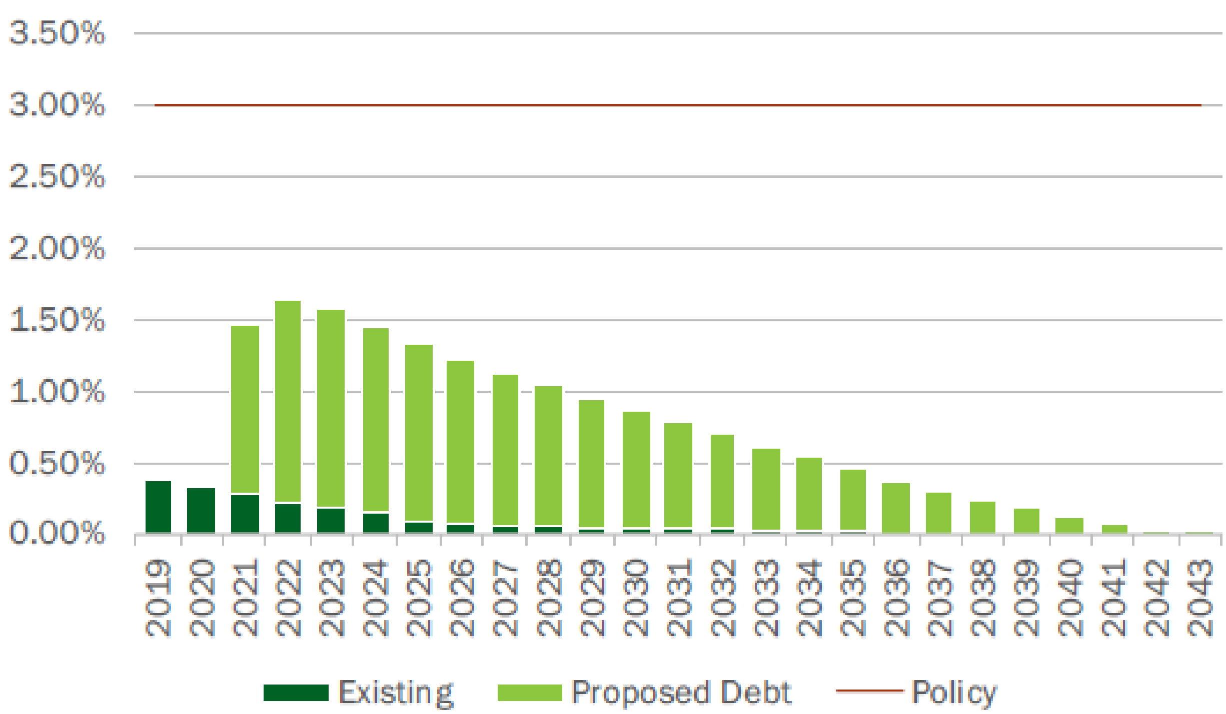
- The County is considering establishing a minimum 10-year payout ratio of 50.00%.

- Existing Debt to Assessed Value
  - FY 2019: 0.38%

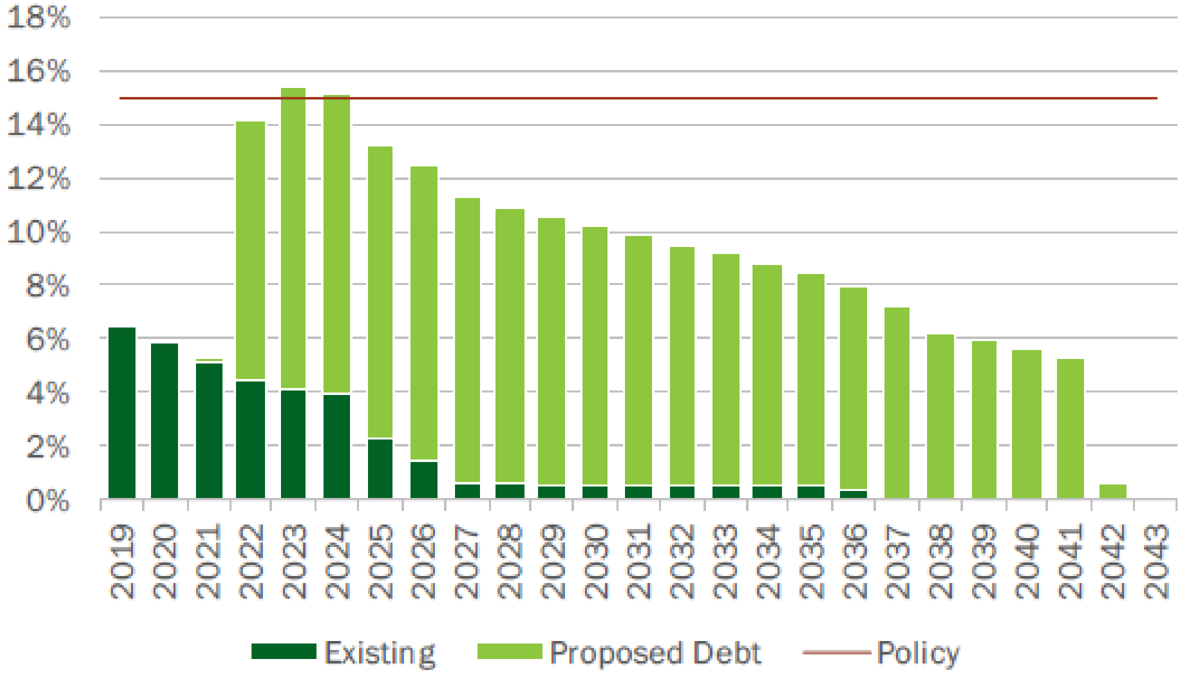
- Assumed Future Growth Rates
  - 2018 Assessed Value: $13,749,921,380
  - 2019 Budgeted Assessed Value: $14,006,452,790
  - 2020 Budgeted Assessed Value : $14,356,614,110
  - 2021 & Beyond: 1.00%

- The County is considering establishing a maximum Debt to Assessed Value ratio of 3.00%.

Debt to Assessed Value



Debt Service to Expenditures



- Existing Debt Service vs. Expenditures
  - FY 2019: 6.23%
- Assumed Future Growth Rates
  - 2018 Estimated Adjusted Expenditures: $149,009,102
  - 2019 Budgeted Adjusted Expenditures: $148,373,411
  - 2020 & Beyond: 1.00%
- The County is considering establishing a maximum Debt Service to Expenditures ratio of 15.00%.

Capital Finance Plan with Upfront Tax Impact in FY 2019-2020

Summary of Results

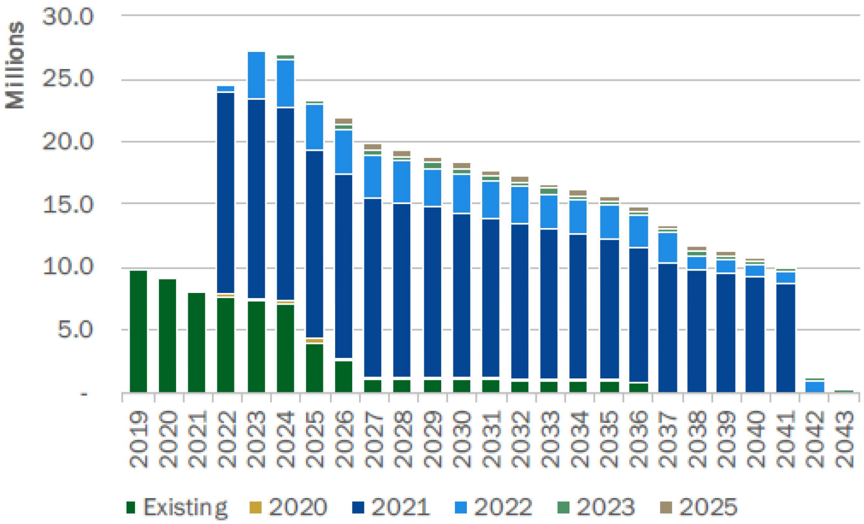
March 4, 2019 Presentation vs. Current Draft

	A	B	C	D	E	F	G	H	I	J	K
	Case			March 4, 2019 Presentation				April 6, 2020 Draft			
1	Principal Structure			Level Principal				Level Principal			
2											
3	Pay-Go Funding			County	Schools	C.C.	Total	County	Schools	C.C.	Total
4	FY 2019			$ 4,350,000	$ 6,008,470	$ 440,000	$ 10,798,470	$ 250,000	$ 6,008,470	$ 440,000	$ 6,698,470
5	FY 2020			250,000	3,300,000	870,000	4,420,000	3,150,000	3,300,000	870,000	7,320,000
6	FY 2021			250,000	3,300,000	330,000	3,880,000	1,450,000	3,300,000	330,000	5,080,000
7	FY 2022			250,000	3,300,000	334,000	3,884,000	250,000	3,300,000	334,000	3,884,000
8	FY 2023			250,000	3,300,000	388,200	3,938,200	250,000	3,300,000	388,200	3,938,200
9	FY 2024			250,000	3,300,000	280,000	3,830,000	250,000	3,300,000	280,000	3,830,000
10	FY 2025			250,000	3,300,000	280,000	3,830,000	250,000	3,300,000	280,000	3,830,000
11	Total Pay-Go			$ 5,850,000	$ 25,808,470	$ 2,922,200	$ 34,580,670	$ 5,850,000	$ 25,808,470	$ 2,922,200	$ 34,580,670
12											
13	Debt Issued			County	Schools	C.C.	Total	County[1]	Schools	C.C.	Total
14	FY 2019			$ 3,000,000	$ -	$ -	$ 3,000,000	$ -	$ -	$ -	$ -
15	FY 2020			5,000,000	14,200,000	9,370,000	28,570,000	2,100,000	-	-	2,100,000
16	FY 2021			-	135,800,000	19,118,200	154,918,200	3,000,000	150,000,000	17,560,000	170,560,000
17	FY 2022			10,000,000	-	7,200,000	17,200,000	19,325,000	-	17,600,000	36,925,000
18	FY 2023			-	-	3,963,475	3,963,475	-	-	4,440,000	4,440,000
19	FY 2024			-	-	-	-	-	-	-	-
20	FY 2025			5,000,000	-	-	5,000,000	5,000,000	-	-	5,000,000
21	Total Debt Issued			$ 23,000,000	$150,000,000	$ 39,651,675	$212,651,675	$ 29,425,000	$150,000,000	$ 39,600,000	$219,025,000
22											
23	Total Debt Service			$ 30,025,000	$222,722,250	$ 58,822,545	$311,569,795	$ 39,493,250	$220,875,000	$ 58,784,400	$319,152,650
24											
25	Total Capital Funding			$ 28,850,000	$175,808,470	$ 42,573,875	$247,232,345	$ 35,275,000	$175,808,470	$ 42,522,200	$253,605,670
26											
27	Debt Ratios (Worst Shown)	Existing	Proposed Policy								
28	10-Year Payout	87.84%	50.00%	53.79%				53.36%			
29	Debt to Assessed Value	0.38%	3.00%	1.59%				1.66%			
30	Debt Service to Expenditures	6.23%	15.00%	14.75%				15.40%			

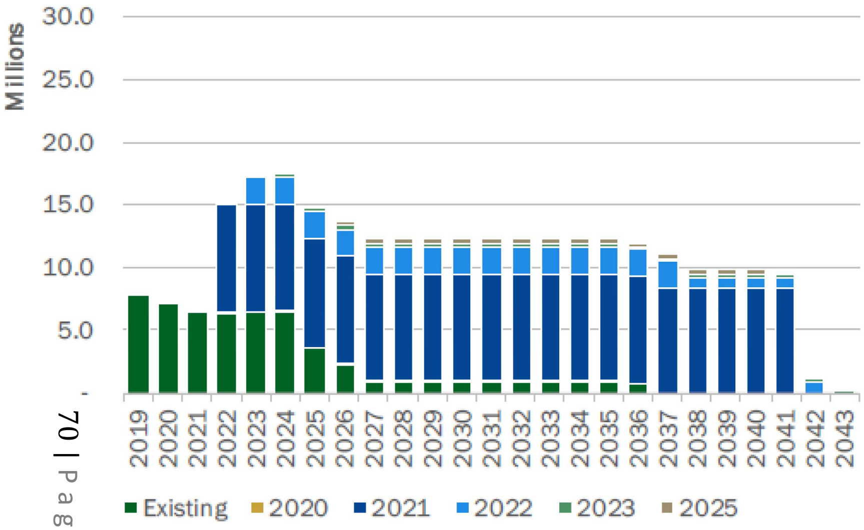
Proposed Debt Service

Existing and Proposed Tax Supported Debt - Total

Proposed Debt Service



Proposed Principal



Assumptions

Proposed Debt Issuance

Fiscal Year	County	School	Community College	Total
2019	$ -	$ -	$ -	$ -
2020	2,100,000	-	-	2,100,000
2021	3,000,000	150,000,000	17,560,000	170,560,000
2022	19,325,000	-	17,600,000	36,925,000
2023	-	-	4,440,000	4,440,000
2024	-	-	-	-
2025	5,000,000	-	-	5,000,000
Total	$ 29,425,000	$ 150,000,000	$ 39,600,000	$ 219,025,000

Proposed Debt Service

Fiscal Year	County	School	Community College	Total
2019	$ -	$ -	$ -	$ -
2020	2,814,000	-	-	2,814,000
2021	4,083,750	220,875,000	25,857,100	250,815,850
2022	25,895,500	-	26,289,500	52,185,000
2023	-	-	6,637,800	6,637,800
2024	-	-	-	-
2025	6,700,000	-	-	6,700,000
Total	$ 39,493,250	$ 220,875,000	$ 58,784,400	$ 319,152,650

Debt Affordability Analysis

Existing and Proposed Tax Supported Debt – County

County Funding Plan

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
	Debt Service Requirements					Revenue Available for DS						Debt Service Cash Flow Surplus (Deficit)					
FY	Existing Debt Service	Proposed Debt Service	Pay-Go Capital (CIP)[1]	Operating Impact from Capital	Total	County Budgeted DS Appropriation	Federal Subsidies[2]	DS Contributions for 2017 Radio IFC[3]	Woody Drive Property Sale	EMS Revenue	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance[4]
																	7,470,611
2019	2,312,798	-	250,000	-	2,562,798	2,480,254	22,391	60,153	-	-	2,562,798	0	-	-	0	-	7,470,612
2020	1,723,768	-	3,150,000	-	4,873,768	2,480,254	9,596	60,152	-	-	2,550,002	(2,323,766)	-	(2,323,766)	-	-	5,146,846
2021	817,341	293,000	1,450,000	-	2,560,341	2,480,254	-	60,152	512,000	-	3,052,406	492,065	-	-	492,065	-	5,638,911
2022	761,183	550,800	250,000	-	1,561,983	2,480,254	-	60,152	-	-	2,540,406	978,423	-	-	978,423	-	6,617,334
2023	761,183	2,645,996	250,000	-	3,657,179	2,480,254	-	60,152	-	-	2,540,406	(1,116,773)	-	(1,116,773)	-	-	5,500,561
2024	761,183	2,576,792	250,000	-	3,587,975	2,480,254	-	60,152	-	-	2,540,406	(1,047,568)	-	(1,047,568)	-	-	4,452,993
2025	233,579	2,507,588	250,000	-	2,991,166	2,480,254	-	30,076	-	-	2,510,330	(480,836)	-	(480,836)	-	-	3,972,156
2026	-	2,984,217	250,000	-	3,234,217	2,480,254	-	-	-	-	2,480,254	(753,963)	-	(753,963)	-	-	3,218,194
2027	-	2,900,846	250,000	-	3,150,846	2,480,254	-	-	-	-	2,480,254	(670,592)	-	(670,592)	-	-	2,547,602
2028	-	2,817,475	250,000	-	3,067,475	2,480,254	-	-	-	-	2,480,254	(587,221)	-	(587,221)	-	-	1,960,381
2029	-	2,734,104	250,000	-	2,984,104	2,480,254	-	-	-	-	2,480,254	(503,850)	-	(503,850)	-	-	1,456,531
2030	-	2,650,733	250,000	-	2,900,733	2,480,254	-	-	-	-	2,480,254	(420,479)	-	(420,479)	-	-	1,036,051
2031	-	2,567,363	250,000	-	2,817,363	2,480,254	-	-	-	-	2,480,254	(337,109)	-	(337,109)	-	-	698,943
2032	-	2,483,992	250,000	-	2,733,992	2,480,254	-	-	-	-	2,480,254	(253,738)	-	(253,738)	-	-	445,205
2033	-	2,400,621	250,000	-	2,650,621	2,480,254	-	-	-	-	2,480,254	(170,367)	-	(170,367)	-	-	274,838
2034	-	2,317,250	250,000	-	2,567,250	2,480,254	-	-	-	-	2,480,254	(86,996)	-	(86,996)	-	-	187,842
2035	-	2,233,879	250,000	-	2,483,879	2,480,254	-	-	-	-	2,480,254	(3,625)	-	(3,625)	-	-	184,217
2036	-	2,010,508	250,000	-	2,260,508	2,480,254	-	-	-	-	2,480,254	219,746	-	-	219,746	-	403,963
2037	-	1,733,088	250,000	-	1,983,088	2,480,254	-	-	-	-	2,480,254	497,167	-	-	497,167	-	901,129
2038	-	375,833	250,000	-	625,833	2,480,254	-	-	-	-	2,480,254	1,854,421	-	-	1,854,421	-	2,755,550
2039	-	361,667	250,000	-	611,667	2,480,254	-	-	-	-	2,480,254	1,868,587	-	-	1,868,587	-	4,624,137
2040	-	347,500	250,000	-	597,500	2,480,254	-	-	-	-	2,480,254	1,882,754	-	-	1,882,754	-	6,506,891
2041	-	-	250,000	-	250,000	2,480,254	-	-	-	-	2,480,254	2,230,254	-	-	2,230,254	-	8,737,145
2042	-	-	250,000	-	250,000	2,480,254	-	-	-	-	2,480,254	2,230,254	-	-	2,230,254	-	10,967,399
2043	-	-	250,000	-	250,000	2,480,254	-	-	-	-	2,480,254	2,230,254	-	-	2,230,254	-	13,197,653
2044	-	-	250,000	-	250,000	2,480,254	-	-	-	-	2,480,254	2,230,254	-	-	2,230,254	-	15,427,907
2045	-	-	250,000	-	250,000	2,480,254	-	-	-	-	2,480,254	2,230,254	-	-	2,230,254	-	17,658,161
2046	-	-	250,000	-	250,000	2,480,254	-	-	-	-	2,480,254	2,230,254	-	-	2,230,254	-	19,888,415
															Total Tax Effect	0.00¢	
Total	7,371,034	39,493,250	13,100,000	-	59,964,284							Total		(8,756,883)			

[1] Pay-Go Capital (CIP) Includes a $2.9 million Animal Shelter project in FY 2020 and a $1.2 million Diversion Center project In FY 2021 (anticipated to receive Grant Funding).

[2] Federal subsidies include a 35% subsidy for the 2010 BAB and a 45% subsidy for the 2010 RZEDB. The subsidies are calculated gross of the Federal Government's 6.2% sequestration in FY 2020 and beyond.

[3] In addition to County contributions for the Radio Equipment IFC, Snow Camp FD, North Eastern Alamance FD, and EM Holt FD also make contributions to fund debt service on this loan.

[4] Per County, Includes $3,370,611.36 of Peak Fund Balance and $4,100,000 for Animal Shelter and Diversion Center

- FY 2020 Value of a Penny[1]: $1,421,735
- Assumed Growth Rate: 1.00%

[1] Per County Staff.

Debt Affordability Analysis

Existing and Proposed Tax Supported Debt – ABSS

ABSS Funding Plan

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Debt Service Requirements					Revenue Available for DS					Debt Service Cash Flow Surplus (Deficit)					
FY	Existing Debt Service	Proposed Debt Service	Pay-Go Capital (CIP)[1]	Additional Pay-Go Capital	Total	Federal Subsidies[2]	Article 40/42 Sales Tax Revenues	NC Lottery Funds[3]	County MOU for QSCB Debt Service	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance[4]
																1,769,508
2019	5,035,158	-	2,008,470	-	7,043,628	193,462	6,782,107	1,459,068	130,000	8,564,637	1,521,009	-	-	1,521,009	-	3,290,517
2020	4,845,513	-	3,300,000	-	8,145,513	194,394	6,782,107	1,459,068	130,000	8,565,569	420,056	8,020,013	-	8,440,069	5.64¢	11,730,586
2021	4,710,527	-	3,300,000	-	8,010,527	167,452	6,782,107	1,459,068	130,000	8,538,627	528,100	8,100,213	-	8,628,314	-	20,358,899
2022	4,532,365	14,250,000	3,300,000	-	22,082,365	140,511	6,782,107	1,459,068	130,000	8,511,686	(13,570,679)	8,181,215	(5,389,463)	-	-	14,969,436
2023	4,366,298	13,912,500	3,300,000	-	21,578,798	113,569	6,782,107	1,459,068	65,000	8,419,744	(13,159,053)	8,263,028	(4,896,026)	-	-	10,073,410
2024	4,200,384	13,575,000	3,300,000	-	21,075,384	86,628	6,782,107	1,459,068	-	8,327,803	(12,747,581)	8,345,658	(4,401,923)	-	-	5,671,487
2025	2,225,470	13,237,500	3,300,000	-	18,762,970	59,686	6,782,107	1,459,068	-	8,300,861	(10,462,109)	8,429,114	(2,032,995)	-	-	3,638,493
2026	1,189,317	12,900,000	3,300,000	-	17,389,317	32,745	6,782,107	1,459,068	-	8,273,920	(9,115,397)	8,513,406	(601,991)	-	-	3,036,501
2027	-	12,562,500	3,300,000	-	15,862,500	5,803	6,782,107	1,459,068	-	8,246,978	(7,615,522)	8,598,540	-	983,018	-	4,019,519
2028	-	12,225,000	3,300,000	-	15,525,000	-	6,782,107	1,459,068	-	8,241,175	(7,283,825)	8,684,525	-	1,400,700	-	5,420,220
2029	-	11,887,500	3,300,000	-	15,187,500	-	6,782,107	1,459,068	-	8,241,175	(6,946,325)	8,771,370	-	1,825,045	-	7,245,265
2030	-	11,550,000	3,300,000	-	14,850,000	-	6,782,107	1,459,068	-	8,241,175	(6,608,825)	8,859,084	-	2,250,259	-	9,495,524
2031	-	11,212,500	3,300,000	-	14,512,500	-	6,782,107	1,459,068	-	8,241,175	(6,271,325)	8,947,675	-	2,676,350	-	12,171,874
2032	-	10,875,000	3,300,000	-	14,175,000	-	6,782,107	1,459,068	-	8,241,175	(5,933,825)	9,037,152	-	3,103,327	-	15,275,200
2033	-	10,537,500	3,300,000	-	13,837,500	-	6,782,107	1,459,068	-	8,241,175	(5,596,325)	9,127,523	-	3,531,198	-	18,806,398
2034	-	10,200,000	3,300,000	-	13,500,000	-	6,782,107	1,459,068	-	8,241,175	(5,258,825)	9,218,798	-	3,959,973	-	22,766,372
2035	-	9,862,500	3,300,000	-	13,162,500	-	6,782,107	1,459,068	-	8,241,175	(4,921,325)	9,310,986	-	4,389,661	-	27,156,033
2036	-	9,525,000	3,300,000	-	12,825,000	-	6,782,107	1,459,068	-	8,241,175	(4,583,825)	9,404,096	-	4,820,271	-	31,976,304
2037	-	9,187,500	3,300,000	-	12,487,500	-	6,782,107	1,459,068	-	8,241,175	(4,246,325)	9,498,137	-	5,251,812	-	37,228,117
2038	-	8,850,000	3,300,000	-	12,150,000	-	6,782,107	1,459,068	-	8,241,175	(3,908,825)	9,593,119	-	5,684,294	-	42,912,410
2039	-	8,512,500	3,300,000	-	11,812,500	-	6,782,107	1,459,068	-	8,241,175	(3,571,325)	9,689,050	-	6,117,725	-	49,030,135
2040	-	8,175,000	3,300,000	-	11,475,000	-	6,782,107	1,459,068	-	8,241,175	(3,233,825)	9,785,940	-	6,552,115	-	55,582,250
2041	-	7,837,500	3,300,000	-	11,137,500	-	6,782,107	1,459,068	-	8,241,175	(2,896,325)	9,883,800	-	6,987,475	-	62,569,725
2042	-	-	3,300,000	-	3,300,000	-	6,782,107	1,459,068	-	8,241,175	4,941,175	9,982,638	-	14,923,813	-	77,493,537
2043	-	-	3,300,000	-	3,300,000	-	6,782,107	1,459,068	-	8,241,175	4,941,175	10,082,464	-	15,023,639	-	92,517,176
2044	-	-	3,300,000	-	3,300,000	-	6,782,107	1,459,068	-	8,241,175	4,941,175	10,183,289	-	15,124,464	-	107,641,640
2045	-	-	3,300,000	-	3,300,000	-	6,782,107	1,459,068	-	8,241,175	4,941,175	10,285,122	-	15,226,297	-	122,867,936
2046	-	-	3,300,000	-	3,300,000	-	6,782,107	1,459,068	-	8,241,175	4,941,175	10,387,973	-	15,329,148	-	138,197,084
														Total Tax Effect	5.64¢	
Total	31,105,032	220,875,000	117,508,470	-	369,488,502						Total		(17,322,398)			

[1] Pay-Go Capital (CIP) beginning in FY 2020 equal to $3.3 million annually.

[2] Federal subsidies include a 4.87% subsidy for the QSCB that has been provided by the County. The subsidies are calculated gross of the Federal Government's 6.2% sequestration in FY 2020 and beyond.

[3] NC Lottery Revenues for the County were $364,767 in Q1 of FY 2018 which has been annualized to equal $1,459,068. The amount does not include interest earnings of $21,389.78. The FY 2017 annual Lottery Revenues for the County were $1,716,595 and interest earnings of $42,745 for total revenues of $1,759,340.12.

[4] Per County, includes $1,769,508 of Combined Lottery Reserves and School Sales Tax Capital Reserves.

- FY 2020 Value of a Penny[1]: $1,421,735
- Assumed Growth Rate: 1.00%

[1]Per County Staff.

Debt Affordability Analysis

Existing and Proposed Tax Supported Debt – ACC

ACC Funding Plan

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
	Debt Service Requirements					Revenue Available for DS			Debt Service Cash Flow Surplus (Deficit)					
FY	Existing Debt Service	Proposed Debt Service	Pay-Go Capital (CIP)	Operating Impact from Capital	Total	College Budgeted DS Appropriation	Other Revenues Available	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance
														5,303
2019	2,511,027	-	440,000	-	2,951,027	2,945,745	-	2,945,745	(5,282)	-	(5,282)	-	-	21
2020	2,424,712	-	870,000	-	3,294,712	2,945,745	-	2,945,745	(348,967)	1,987,264	-	1,638,298	1.40¢	1,638,319
2021	2,362,637	-	330,000	-	2,692,637	2,945,745	-	2,945,745	253,108	2,007,137	-	2,260,245	-	3,898,564
2022	2,287,339	2,041,700	334,000	-	4,663,039	2,945,745	-	2,945,745	(1,717,294)	2,027,208	-	309,915	-	4,208,479
2023	2,215,745	3,400,590	388,200	-	6,004,535	2,945,745	-	2,945,745	(3,058,790)	2,047,480	(1,011,309)	-	-	3,197,170
2024	2,136,698	3,643,380	280,000	-	6,060,078	2,945,745	-	2,945,745	(3,114,333)	2,067,955	(1,046,377)	-	-	2,150,793
2025	1,561,100	3,554,280	280,000	-	5,395,380	2,945,745	-	2,945,745	(2,449,635)	2,088,635	(361,001)	-	-	1,789,792
2026	1,342,159	3,465,180	280,000	-	5,087,339	2,945,745	-	2,945,745	(2,141,594)	2,109,521	(32,073)	-	-	1,757,719
2027	1,019,875	3,376,080	280,000	-	4,675,955	2,945,745	-	2,945,745	(1,730,210)	2,130,616	-	400,406	-	2,158,126
2028	995,125	3,286,980	280,000	-	4,562,105	2,945,745	-	2,945,745	(1,616,360)	2,151,923	-	535,563	-	2,693,688
2029	970,375	3,197,880	280,000	-	4,448,255	2,945,745	-	2,945,745	(1,502,510)	2,173,442	-	670,932	-	3,364,620
2030	953,875	3,108,780	280,000	-	4,342,655	2,945,745	-	2,945,745	(1,396,910)	2,195,176	-	798,266	-	4,162,886
2031	937,375	3,019,680	280,000	-	4,237,055	2,945,745	-	2,945,745	(1,291,310)	2,217,128	-	925,818	-	5,088,704
2032	919,844	2,930,580	280,000	-	4,130,424	2,945,745	-	2,945,745	(1,184,679)	2,239,299	-	1,054,620	-	6,143,325
2033	901,281	2,841,480	280,000	-	4,022,761	2,945,745	-	2,945,745	(1,077,016)	2,261,692	-	1,184,676	-	7,328,001
2034	882,719	2,752,380	280,000	-	3,915,099	2,945,745	-	2,945,745	(969,354)	2,284,309	-	1,314,955	-	8,642,956
2035	863,125	2,663,280	280,000	-	3,806,405	2,945,745	-	2,945,745	(860,660)	2,307,152	-	1,446,492	-	10,089,448
2036	717,500	2,574,180	280,000	-	3,571,680	2,945,745	-	2,945,745	(625,935)	2,330,224	-	1,704,289	-	11,793,737
2037	-	2,485,080	280,000	-	2,765,080	2,945,745	-	2,945,745	180,665	2,353,526	-	2,534,191	-	14,327,928
2038	-	2,395,980	280,000	-	2,675,980	2,945,745	-	2,945,745	269,765	2,377,061	-	2,646,826	-	16,974,754
2039	-	2,306,880	280,000	-	2,586,880	2,945,745	-	2,945,745	358,865	2,400,832	-	2,759,697	-	19,734,451
2040	-	2,217,780	280,000	-	2,497,780	2,945,745	-	2,945,745	447,965	2,424,840	-	2,872,805	-	22,607,257
2041	-	2,128,680	280,000	-	2,408,680	2,945,745	-	2,945,745	537,065	2,449,089	-	2,986,154	-	25,593,410
2042	-	1,161,580	280,000	-	1,441,580	2,945,745	-	2,945,745	1,504,165	2,473,579	-	3,977,744	-	29,571,155
2043	-	231,990	280,000	-	511,990	2,945,745	-	2,945,745	2,433,755	2,498,315	-	4,932,070	-	34,503,225
2044	-	-	280,000	-	280,000	2,945,745	-	2,945,745	2,665,745	2,523,298	-	5,189,043	-	39,692,268
2045	-	-	280,000	-	280,000	2,945,745	-	2,945,745	2,665,745	2,548,531	-	5,214,276	-	44,906,545
2046	-	-	280,000	-	280,000	2,945,745	-	2,945,745	2,665,745	2,574,017	-	5,239,762	-	50,146,307
												Total Tax Effect	1.40¢	
Total	26,002,509	58,784,400	11,042,200	-	95,829,109				Total		(2,456,042)			

- FY 2020 Value of a Penny[1]: $1,421,735
- Assumed Growth Rate: 1.00%

ABSS GO Bond Projects Timeline

	A	B	C	D	E	F	G	H	I
				March 2021 Issuance					
ABSS PROJECTS	New High School - Construction	Southern High School Renovations	South Mebane Elementary Renovations	Cummings High School Renovations	Graham High School Renovations	Williams High School Renovations	Eastern High School Renovations	Western High School Renovations	Pleasant Grove Elementary Renovations
ABSS Issuance Totals									$150,000,000
	B	C	D	E	F	G	H	I	.
	Revised Timeline (1/3)	Revised Timeline (1/3)	Revised Timeline (1/3)	Revised Timeline (1/3)	Revised Timeline (1/3)	Revised Timeline (1/3)	Revised Timeline (1/3)	Revised Timeline (1/3)	Revised Timeline (1/3)
1 Architect Engaged / Design Services Begin	Mar 2019	Mar 2019	Mar 2019	Jan 2020	Jan 2020	Jan 2020	Oct 2019	Oct 2019	Oct 2019
2 Land Purchased / Optioned	Aug 2020	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
3 Construction Bids in Hand	Feb 2021	Feb 2021	Aug 2020	Feb 2021	Feb 2021	Feb 2021	Feb 2021	Feb 2021	Feb 2021
4 Construction Notice to Proceed	Mar 2021	Mar 2021	Sep 2020	Mar 2021	Mar 2021	Mar 2021	Mar 2021	Mar 2021	Mar 2021
5 Bond Issuance	Mar 2021	Mar 2021	Mar 2021	Mar 2021	Mar 2021	Mar 2021	Mar 2021	Mar 2021	Mar 2021
6 Construction Ends	May 2023	Dec 2022	Apr 2022	Dec 2022	Dec 2022	Dec 2022	Mar 2023	Mar 2023	Mar 2023
7 Project Opens / Operating Costs Begin	Aug 2023	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
8 Operating Cost Estimate ($)	1,500,000	-	-	-	-	-	-	-	-

ACC GO Bond Projects Timeline

		A	B	C	D	E	F
		March 2021 Issuance	September 2021 Issuance				September 2022 Issuance
	ACC Projects	**Project 1: Biotech Center of Excellence and Parking**	**Project 2: Public Safety Center**	**Project 3: Student Services Center**	**Project 5: Satellite Campus West**	**Project 6: Satellite Campus East**	**Project 4: Instructional Space / Childcare Expansion and Renovation**
	Issuance Amount	$17,560,000	$10,400,000	$6,200,000	$500,000	$500,000	$4,440,000
					Total	$17,600,000	
		Revised Timeline (2/19/2020)	Revised Timeline (2/19/2020)	Revised Timeline (2/19/2020)	Revised Timeline (2/19/2020)	Revised Timeline (2/19/2020)	Revised Timeline (2/19/2020)
1	Architect Engaged / Design Services Begin	August 2019	March 2020	June 2020	February 2021	February 2021	August 2021
2	Land Purchased / Optioned	n/a	n/a	n/a	n/a	n/a	n/a
3	Construction Bids in Hand	March 2021	August 2021	September 2021	TBD - Design Build	TBD - Design Build	September 2022
4	Construction Notice to Proceed	April 2021	September 2021	October 2021	TBD - Design Build	TBD - Design Build	October 2022
5	Bond Issuance	March 2021	September 2021	September 2021	September 2021	September 2021	September 2022
6	Construction Ends	May 2022	October 2022	October 2022	February 2022	February 2022	October 2023
7	Project Opens / Operating Costs Begin	July 2022	November 2022	November 2022	March 2022	March 2022	November 2023
8	Operating Cost Estimate ($)	149,951	136,065	129,163	48,554	45,767	

Appendix F: Technology Appendix

Project Title: **COUNTY VHF SYSTEM**
Organization: Alamance County

Description: This project will increase functioning transmitting sites from 1 to 3 sites, which will include:

Old Alamance County Landfill
Mebane Fire Department Tower
SBA Tower

Each site and CCOM headquarters will be equipped with microwave radios, dishes, antennas, and related equipment. A new generator will be purchased at the SBA site. Generators are already installed at the other two sites.

Justification: To maintain reliable commmunications and coordination for local public safety agencies and emergencies. The upgrades are also expected to save over $200,000 in costs at decommissioned receiver sites.

Project Start Date: Feb 2020 **Project Cost:** $800,000
Debt Issuance Date: Mar 2020
Completion Date: Dec-20
Operating Impact: ($200,000.00) Jan-21

Expenditures to Date: $432,336
@ 2-3-2020

Annual Project Costs by Activity

Activity	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Construction	$432,336	$367,664				$800,000
Total	**$432,336**	**$367,664**				**$800,000**

Funding Source

Source	FY19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Penny Plan Installment Loan	**$800,000**					**$800,000**

Appendix G: Alamance County Completed Projects

Alamance County Capital Improvement Projects Jul 2018-Jun 2019		Amended Budget	Expended at 6-30-19	Available	Status
Jail Roof		-	-	-	Completed
HSC- Fall Arrest - Roof Safety		-	-	-	Completed
PG Roof		-	-	-	Completed
Jail - Shower Project		-	-	-	Completed
Jail - Joint Project		-	-	-	Completed
Maintenance-Roof		-	-	-	Completed
Jail-Comp		-	-	-	Completed
Ag Building Alarm System		-	-	-	Completed
HVAC		-	-	-	Completed
Jail-Sprinkler System		-	-	-	Completed
Roof Safety		12,412.89	12,412.89	-	Completed
EMS - Boone Station Concrete Project		31,625.00	31,625.00	-	Completed
Rudd Street Building Demolition		-	-	-	Completed
HSC Boiler		8,337.24	-	8,337.24	Completed
County Office Building Sealing Project		38,037.00	38,037.00	-	Completed
Environmental Health Bldg- Replacement Roof		-	-	-	Completed
Crime Scene Investigations- Roof Project		-	-	-	Completed
Civil Courts- HVAC 2nd Floor		16,385.00	16,385.00	-	Completed
EMS Generators for Rudd St and Boone Station		132,480.00	121,200.00	11,280.00	
County Office Building Elm Street- Elevator		1,428.76	-	1,428.76	
Jail - Air Handling Unit		127,837.00	123,044.02	4,792.98	
Jail - FY20 Chiller		116,666.00	106,060.00	10,606.00	
18-19 CIP Total		**368,542.89**	**448,763.91**	**36,444.98**	

Appendix H: ABSS Projects Completed

Summer Projects 2018

	Project	Location(s)	Status	Funding Source	Allocation
1	Painting	TMS, AWE, EMH, SGE	Completed	Lottery	561,035.00
2	Foundation Repairs	BMS	Completed	Lottery	50,000.00
3	Roof Replacement				
		Cummings, Cummings FA	Completed	Lottery/School Reserve Funds	1,199,032.00
		Broadview	Work in Progress	School Reserve Funds	1,518,324.00
4	Roof Repairs	SAHS	Completed	Lottery/Capital	99,539.00
5	Carpet Removal / Tile Installation	AWE, AOE, SGE, Garrett	Completed	Lottery	47,488.00
6	Tile Replacement	EHS	Work in Progress	Lottery	5,788.00
7	Water Tap	WAMS	Completed	Lottery	175,000.00
8	Fire Alarm System Replacement				
		SGE, NGE	Completed	Lottery	64,773.00
		MSE, EMY	Work in Progress	Lottery	53,550.00
9	ADA Accessibility	AWE	Completed	Lottery	70,000.00
10	Canopy	AWE	Completed	Lottery	80,000.00
11	Bathroom Partitions	High Schools	Completed	Lottery	50,000.00
12	Classroom Renovations	HLE, EMY, EHS, PGE	Completed	Capital	103,631.98
13	PK EC Therapy Rooms	SG	Completed	Capital	17,516.26
14	Remodel Field House from Flooding	CHS	Completed	Capital	17,643.66
15	Mobile Units	SME, HIE	Completed	Capital/Bonds	99,235.73
16	Health Dept. Sink Installation in PK Classroom	HIE	Completed	Capital	952.83
17	Update Home Economics Classroom	WWHS	Completed	Capital	8,376.09
18	Paint All Bathrooms	WWHS	Completed	Capital	10,800.00
19	Paint Main Hallway Office to Gym	SME	Completed	Capital	4,000.00
20	Electrical Work in Science Lab	GHS	Completed	Capital	10,700.00
21	Door Replacement "A" Building and FA	SAHS	Completed	Capital	6,992.13
22	Tennis Courts	WAHS	Completed	Lottery/Capital	168,347.46
23	Furniture		Completed	Capital	74,480.04
24	Playground Repairs		Work in Progress	Capital	22,456.75
25	Safety		Completed	Capital	115,912.98
26	Asphalt / Concrete / Tree Removal		Work in Progress	Capital	54,249.00
27	Contingency		Completed	Capital	21,181.70
28	Roof Repairs		Completed	Capital	34,381.99
29	Roof Engineers		Completed	Lottery/Capital	51,355.00
30	HVAC		Completed	Capital	68,904.19
31	Plumbing		Completed	Capital	7,778.22
32	Door Repairs / Replacement		Completed	Capital	21,925.83
	TOTAL				**4,895,350.84**

Appendix J: ACC Project Report

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FAX 336-578-3964
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Buildings & Grounds Committee
May 5, 2020
"Update on Bond and Other Capital Improvement Projects"
As of April 30, 2020

BOND PROJECTS

1. **Biotechnology Center of Excellence and Parking**
   On February 11, 2019 the ACC Board of Trustees approved establishing the Biotechnology Center of Excellence Project. Funding for the project was approved by Alamance County residents on November 6, 2018 as part of the overall $39.6 million bond package.

   On May 9, 2019 twenty-seven proposals were received from architectural design firms. One proposal was received after the deadline and disqualified, therefore twenty-six proposals were sent through for review. On June 3, 2019, the top five design firms participated in interviews and made presentations to the Building & Grounds Committee. The five firms that were invited for interviews were BSA LifeStructures, Clark Nexsen, Inc., Gensler Architecture Design & Planning, Little Diversified Architectural Consulting and O'Brien Atkins Associates. Clark Nexsen, Inc. was recommended by the Building & Grounds Committee and approved as the design firm for the project by the Board of Trustees at their June 10, 2019 meeting.

   On June 25, 2019 fifteen proposals were received from construction manager at risk firms. On July 23, 2019, the top five CM at Risk firms participated in interviews and made presentations to the Building & Grounds Committee. The five firms that were invited for interviews were Rodgers Builders, Inc., Barnhill Contracting Company, The Christman Company, Skanska USA Building, Inc., and Vannoy Construction. The Christman Company was recommended as the highest ranking firm by the Building & Grounds Committee and was approved as the CM at Risk for the project by the Board of Trustees at their August 12, 2019 meeting.

   Advanced Planning meetings were held on August 20th, August 28th, and September 25th with the design team, CM at Risk team and ACC Executive Bond Committee to begin to confirm budget levels, project scope, timeline, site constraints, master plan drivers and design and programming considerations. The goal of the 8-week advanced planning stage of the project is to develop site planning, schedule and budget priorities. Three distinct development strategies were presented to the Board at their October meeting with the Board approving the "Campus Connection" option as the preferred development option.

   In addition, the first Stakeholder Committee meeting for the project was held on September 6, 2019. The committee is chaired by Yonnie Butler, Executive Director of the Center of Excellence with internal stakeholders representing the programs that will be housed in the building as well as ACC administration. External stakeholders are also participants on the committee representing area industry including LabCorp, the NC Biotech Center, Carolina Biological Supply Company, Eurofins, Andersen Products, Gateway Research Park and the Alamance Chamber of Commerce. The work of the committee included discussion of project priorities and various exercises that helped highlight goals for the new spaces. Stakeholder and stakeholder sub-group meetings will be scheduled on a regular basis as aligned with project process.

In the advanced planning stage, the scope of the parking changed from a structured deck to surface parking in order to best meet the needs of the students and end users with a focus on academic programming. Having the same designer for both the Center of Excellence and for the Parking project and the need to make amendments to both projects, the College believes the most efficient way to proceed is to merge these projects into one to simplify administration for the College, the designer and construction manager. The Board of Trustees approved amending the two projects and merging into one project at the November 11, 2019 meeting.

In December, the State Board of Community Colleges also approved amending the two projects and merging into one project. The State Construction Office finalized the contract documents for design services as well as CM pre-construction services. On December 17th, College leadership met with Clark Nexsen to review the next steps in the process including schematic design schedule and design progress. Plans were made for the next COE Stakeholder meeting to be held on January 15th. At that meeting, the group will work to refine program scope and detail, review initial floor plans and typical classroom/lab concepts. In addition, site visits to peer institutions and labs will be scheduled as well as program meetings with faculty.

A COE Steering Committee meeting was held on January 15th where participants discussed the program scope, reviewed proposed floor plans and classroom/lab concepts. The design team will use this information to better develop the schematic designs of the building and site. On January 24th, members of the committee visited two Biotech/lab sites in Greensboro. Additional site visits are planned in the weeks ahead to assist the group in identifying needs and wants for the scope of the project.

Clark Nexsen has submitted the Schematic Design package to the State Construction Office for review. ACC Administration is also reviewing the SD package. The architect is now working with the College to begin Design Development planning, the next step in the design process.

The College has also recently contracted with ESP Associates for surveying services and ECS for geotechnical services for the project.

May 2020 Biotechnology Center of Excellence Project Update:

The College continues to work virtually with Clark Nexsen on the design development phase of the project. The project continues to remain on schedule with the expectation that the design development package will be ready to submit to State Construction mid-June. The design team will soon be in contact with the City of Graham to review building and site and discuss permitting process. The College is also working through ESP to combine the building parcel with the main parcel of the campus.

2. <u>Public Safety Training Center</u>
On February 11, 2019 the ACC Board of Trustees approved establishing the Public Safety Training Center Project. Funding for the project was approved by Alamance County residents on November 6, 2018 as part of the overall $39.6 million bond package.

Appendix J: ACC Project Report

An RFP for design services was issued in November with designer proposals due 1/9/2020. A pre-proposal meeting was held on 12/11/19 with 25 design firms in attendance. In addition, designers had the opportunity to visit the Martin Marietta site on 12/16/19. An RFP for Construction Manager at Risk was issued 12/17/19 with proposals due on 1/30/20.

On January 9th, thirteen proposals were received from architectural design firms. A selection committee was established of representatives impacted by the project including the Deputy Chief of the Burlington Fire Department, a representative from the Alamance County Sheriff's Office, the Vice President of Workforce Development, the Coordinator of the BLET Program, the Director of Administrative Services and the Facilities Director. The committee initially met on January 14th and was charged with recommending the top design firms for interviews to be conducted by members of the Building & Grounds Committee. Moseley Architects was approved by the Board of Trustees at the February meeting.

On January 30th, ten proposals were received from construction manager at risk firms. A selection committee met in February and recommended four firms to be interviewed by the Building & Grounds Committee on March 11th. Samet Corporation, Bordeaux Construction and Vannoy Construction were approved in rank order by The Board of Trustees at their March meeting.

College administration and the Board of Trustee's attorney continue to negotiate the details of the property lease. Feedback has been received from County bond counsel. The Community College System Office counsel has indicated that they will not need to add any comments to the lease negotiations.

May 2020 Public Safety Training Center Project Update:

Negotiations of the ground lease continue between Martin Marietta and the Board of Trustees legal counsel. County bond counsel have weighed in and commented on the lease terms as well. We appear to be in a good place and hope to move to a final lease version very soon.

Once the ground lease is executed, the College will work with Moseley Architects and Samet Corporation and the North Carolina State Construction Office to develop contracts and begin work with the stakeholder group.

3. <u>Student Services Center</u>
On February 11, 2019 the ACC Board of Trustees approved establishing the Student Services Center Project. Funding for the project was approved by Alamance County residents on November 6, 2018 as part of the overall $39.6 million bond package.

An RFP for design services was issued in February with a pre-proposal meeting held on 3/3/2020 with 33 design firms in attendance.

On March 25th, twenty-two design proposals were received. A proposal selection committee was formed and met virtually to review the proposals and recommend the top three firms to be interviewed by the Building & Grounds Committee.

May 2020 Student Services Center Project Update:

Three design firms have been selected to move to the interview process. FWA Group, HH Architecture and LaBella Associates will participate in presentations and interviews virtually on May 5th. A design firm recommendation for this project will be recommended at the May Board of Trustees meeting.

Appendix J: ACC Project Report

OTHER CAPITAL PROJECTS

1. **HVAC Project for Main Building:**
   (NCCCS Project No: 2017 – HVAC, Stairway & Lighting Repair and Renovation)

   Project Establishment:
   On August 11, 2014, the ACC BOT approved the amendment to a capital project entitled "HVAC, Stairway & Lighting Repair and Renovation." On October 13, 2014, the BOT approved Dewberry Engineers, Inc. (Dewberry) as the designers/engineers for this project.

   Phase One Status:
   Project Completed in July 2017; excess funds used to repair B Building elevator

   Phase Two, Three, Four Background: Performance Contracting Project Establishment
   Per the assessment completed by Dewberry, phases two through four of the HVAC project will cost approximately $2.8 million for construction. Presently, the College does not have the funds available to pay for the completion of the final three phases. Thus, College Administration is researching Performance Contracting (PC). Performance Contracting is a method of designing, financing, and constructing significant projects that have a return on investment through avoided and/or decreased utility cost. In essence, PC provides a means to replace obsolete and inefficient HVAC equipment using guaranteed utility savings to pay for the project.

   One of the first PC steps is to complete initial assessments with energy service companies (ESCOs). The College completed initial assessments with two ESCOs in July 2017- Brady Energy Services and ABM Building & Energy Solutions. The goal of the initial assessment was to determine viability of the College entering into a performance contract for the remaining phases of the HVAC project and possible replacement of the second chiller on Main Campus. Both assessments indicated potential energy saving opportunities that could result in a project size between $2.2MM and $3.4MM (ABM $2.2MM-$2.8MM and Brady $2.6MM-$3.4MM). Both ESCO's believe ACC can reduce energy costs by 25%-40% and fund the project through 15-year financing at approximately 2.5% interest.

   The College is now fully engaged in the PC process, thus an RFP was issued for the project in December 2017 with a pre-proposal meeting held on January 9, 2018 with five ESCO's attending. Four of the five ESCO's completed 2-day building site visits to gather information and data on the College's current systems and needs. Proposals from three ESCO's were received on March 8, 2018. Proposal ranking and selection began on March 26, 2018 with ESCO interviews conducted on April 4 and 5, 2018. The College's selected Professional Engineer Consulting Services Firm, Celtic Energy, assisted in the selection of the ESCO.

   Piedmont Service Group was the highest scoring company from the selection process and was approved by the College's BOT as the selected ESCO at the May 2018 BOT meeting. On April 20, 2018 Piedmont submitted the required forms detailing general project scope and estimated costs as well as financing information for the project.

   College Administration met with County Officials on May 25th to discuss the current status of the project as well as provide written details of scope and timeline. College Administration presented an update on the Performance Contracting Project at the July 16th Alamance County Commissioner meeting. At this meeting, the Commissioners unanimously approved a resolution stating that they do not intend to reduce current levels of appropriations to the College, adjusted for future energy rate increases, due to a reduction of energy costs that would inhibit the ability of the College to make payments related to this Performance Contracting project.

The Board of Trustees approved the Investment Grade Audit Agreement with the ESCO at their August 2018 meeting. The Investment Grade Audit (IGA) will be completed by the College's selected ESCO, Piedmont Service Group. The IGA is a detailed, comprehensive energy use and savings analysis performed for all buildings in order to verify the feasibility of entering into an Energy Savings Agreement to install and implement the Energy Conservation Measures (ECM's). The result of the IGA will determine if the ECM's are feasible and if the amount of energy and operational cost savings can be achieved and guaranteed in an amount sufficient to cover all costs associated with the project. The cost of the IGA becomes part of the overall Energy Savings Agreement and is also fully funded by the utility and operational savings of the project. Should the College choose not to move forward with the project, the College will be responsible for reimbursing the ESCO the Energy Audit Report fee. The College will be provided with all audit documents, reports and analysis produced and/or prepared by the ESCO.

Recently we have learned that because of new increased tariffs on light bulbs/fixtures as well as an increase in interest rates, that overall scope of the project may be impacted. One area where this creates a concern is how these increases may impact any potential upgrades to the air handling units, specifically in Main Building. As noted in previous updates and BOT meetings, the final three phases of the HVAC project, per the assessment conducted by Dewberry Engineers, Inc., totaled approximately $2.8 million for construction. Phase II included replacement of both AHU-1 and AHU-3. Unfortunately, as reported previously, the performance contracting project savings will not generate enough energy savings to totally replace any of the costly air handling units. However, at the beginning of the IGA, Piedmont did determine and recommend that they would be able to upgrade AHU-1 and AHU-3 as one of their recommended energy conservation measures.

The Investment Grade Audit review by the College as well as our third-party engineer, Celtic Energy, is complete. In addition, the Local Government Commission (LGC) approved the project at their April 2nd meeting. Financing of the project will be through Sterling National Bank at a tax-exempt, fixed interest rate of 3.95%. The Board of Trustees approved the Energy Services Agreement at the April meeting. All financing has closed and the project is now funded.

Construction meetings continue with Piedmont Service Group, Celtic Energy and ACC staff and will occur every two weeks throughout design and construction with project completion in 12 months.

May 2020 Phase Two, Three, Four Update:

Commissioning reports are under review and a few final punchlist items are left to be completed by the contractor. Closeout meetings have been held and final training scheduled for mid-May.

Appendix J: ACC Project Report

2. **<u>Generator Project: Approved on September 12, 2016 and amended on May 8, 2017, June 11, 2018, and February 11, 2019.</u>**

Project Establishment/Status:
The College maintains nineteen data/network locations. These locations house all the institution's networking and server infrastructure which provide network connectivity throughout both campuses and contain all the College's digital intellectual property.

In the event of a power outage, all of the data/network locations are equipped with battery backup "uninterruptible power supplies" (UPS), with battery life ranging from 14 to 60 minutes. Based upon preliminary scope of work conducted in early 2013, four (4) stand-by generators are needed to sufficiently protect and backup technology systems/servers, public safety systems, and administrative functions. The 2013 cost was placed at $350,000 and this amount was set aside in fiscal year 2017 for this project.

A memo from the Vice President of Administrative and Fiscal Services detailing the College's current generator needs was presented to the Board of Trustees on September 12, 2016. This memo also suggested an initial budget and tentative action plan. In turn, the BOT approved at its September 12, 2016 meeting to amend the Generator Project and establish an initial budget of $350,000, with a more precise total budget to be determined once a scope study was completed by a contracted open-end design firm (OEDA).

A final scope study was provided by Kirwan Architecture in April 2017 for Generator Project at a fee of $8,500 (as approved by Board of Trustees). Kirwan recommended breaking the total project into three projects due to business continuity and cost:

- Generator Project 1: Main and B Building: construction cost $**<u>195,870</u>**; total cost **$261,640**. The Board of Trustees approved funds for this project on May 8, 2017.
- Generator Project 2: Dillingham Center: construction cost: $**<u>83,170</u>**
- Generator Project 3: Gee Building: construction cost: $**<u>234,970</u>**
- **<u>Total for All three Generator Projects: Construction Cost $514,010</u>**

note that Projects 2 and 3 above is for construction cost only. Design fees, contingency, abatement, etc. will be considered when projects begin.

Generator Project One:
Generator Project One was approved at the May 8th, 2017 Board of Trustees meeting. The total project cost is estimated at $261,640, including construction, design, contingency, running gas lines, etc. The total estimated time for completion is 6 to 8 months. This project was approved to be paid out of the $350,000 County funds previously approved for the Generator Project for Fiscal Year 2017. The design team of Kirwan Architecture has provided construction documents and drawings. These have been reviewed for comment by the College. The City of Graham has completed plan review and has issued the permit to build. The project was released for proposal/bid in early April 2018.
A pre-bid meeting was held for interested contractors on April 13, 2018. Kirwan Architecture and representatives of the College discussed details of the project and held a walk-through of the planned areas of construction. Proposals were received on May 2, 2018. At their May meeting, the Board of Trustees approved a contract of $208,445 with Central Builders of Mebane, the lowest responsive, responsible bidder. A pre-construction planning meeting was held on June 4, 2018.

At the June 2018 Board of Trustees meeting, the BOT approved moving the $350,000 County funds previously approved for the Generator Project to the Backfill project due to needed local funds to fund the portion of the Backfill Project used by a third-party vendor. However, Project 1 will be still be paid from County funds at a budget of $261,640 due to approval and acceptance of the construction contract with County funds prior to approval of use of Connect NC Bond funds. Thus, the total budget for all three projects is now at $611,640- $261,640 County and $350,000 Connect NC Bond funds. The 3-1 was submitted and approved at the August 2018 NCCCS State Board meeting.

Final punch list items are currently being completed on the project. The unit is online and ready for use. One change order in the amount of $1,521.00 was approved for the project to provide additional circuits and receptacles at the main reception area (not part of original scope). With the change order, total cost for the project is $6,302 under budget with a final total project cost of $255,338. Generator Project One is now complete.

Generator Project Two:
FWA Group Architects, one of ACC's contracted open-end design firms, has been selected as the designer for the project and will assist with project management and construction administration.
A formal budget request for Project Two was approved by the Board at their February 2019 meeting. The total project cost is estimated at $115,000 including construction, design, contingency, running gas lines, etc. The total estimated time for completion is 10 months. A Prebid meeting for contractors was held on April 23rd with two contractors in attendance. An additional firm was unable to attend, but plans to bid on the project. Bids will be received on May 14th with construction beginning in June 2019. Bids were received from two contractors on May 14th with Isley Construction submitting the lowest construction bid of $88,900.00 coming in $5,750.00 under the budget. Isley has been awarded the contract and pre-construction work is in process.

The generator arrived on-site on 9/24 with final gas and electrical connections completed. The contractor did encounter unsuitable soil in the trench to the building. This has been rectified with pavement of the trench area. Fencing for the project has been completed and all punch list / close out items complete. Total cost for the project is $14,693.50 under budget with a final total project cost of $100,306.50. Generator Project Two is now complete.

Connect NC Bond funds have been earmarked to fund Generator Project Three. College administration is reviewing the project, the budget and best timeline to proceed.

May 2020 Generator Project Three Update:
NO UPDATE.

3. **Facilities Master Backfill Project- Program study approved February 13, 2017; Project June 2017 and January 2018; approved by NCCCS State Board in August 2018.**

Project Establishment/Status:
The Advanced Applied Technology Center (AATC) opened in August 2017. Five programs (Automotive Technologies, Welding Technologies, Mechatronics, Machining Technology, and HVAC) moved from locations on Main Campus to the new AATC. The movement of the five programs vacated approximately 40,000 square feet in three buildings on Main Campus: Main Building, B- Building, and Automotive Shop Building.

The College's Facilities Master Plan (approved by the Board of Trustees in January 2016) outlined a preliminary plan to "backfill" and renovate the vacated spaces. The Facilities Master Plan also documented an estimated backfill price at $1.8 million. In June 2016, the Board of Trustees approved to use a portion of the $6 million Connect NC Bonds to fund the backfill project. The Board of Trustees approved establishing the Backfill Project as a separate capital project with a budget of $1,872,839 to be funded with Connect NC Bond funds at the June 2017 BOT meeting.

The Board of Trustees approved BSA Life Structures (open-end firm) to perform a program study related to the vacated spaces. The goal of the program study is to evaluate the viability of moving multiple educational and administrative components to new locations and determine what the best "fits" are for each vacated location. The study included the vacated spaces on campus (using the current outline from the facilities master plan as a starting point), the 47-acre land, and possible satellite campus location(s).

BSA Life Structures provided a draft study during September 2017. The report was approved at the January 2018 Board of Trustees meeting. College Administration is now moving forward with requirements of the State and will begin to move forward with advertisement for formal design services. Also note that the scope of the Backfill Project transformed (as a result of the program study) to include significant renovation of the College's food services. The Backfill Project is also divided into three identifiable projects with defined scope and budgets – (1) Early/Middle College Dedicated Facility Upgrade, (2) Former Automotive Building Retrofit and Renovation, and (3) Food Service Expansion, Classrooms, and Administrative/Multipurpose Retrofit. The total budget for the Backfill Project is now estimated at $5 million to be funded by Connect NC Bond funds, approved at the January 2018 Board of Trustees meeting.
College Administration submitted this project to NCCCS for approval including approval to use Connect NC Bond funds. As reported at the May 2018 Building and Grounds meeting, the system office had questioned the use of the food services expansion by a third-party vendor. We provided information to NCCCS relating to our current contract with Compass Group USA, Inc. (parent company of Canteen), the company that manages food services and vending for the College. Connect NC Bond funds cannot be used to upgrade facilities used by a third-party of the College because it would jeopardize the tax status of interest of the Connect NC bonds. Thus, bond counsel for the NCCCS has determined that Connect NC bond funds cannot be used to upgrade the square footage specifically used by Canteen. This area includes the kitchen, food preparation area, and sales floor.

However, bond counsel did provide a feasible alternative. Instead of rejecting use of Connect NC Bond funds entirely, the College can separate the square footage portion used by Canteen and use local funds for that piece of the project. Thus, the food service project can be split into two parts, divided by square footage: (1) area used by Canteen and (2) area used for student dining. Out of the $5,000,339 Backfill project budget, approximately $320,000 has been identified as the cost for upgrade to the portion of food service area used specifically by Canteen. Thus, the College would need to pay for this portion of the project from local, county funds.

The BOT approved at its June 2018 to move the $350,000 that was previously approved and budgeted for the Backup Generator Project from County capital funds to the Backfill project and in turn, use the $350,000 of Connect NC Bond funds not being used on the food service expansion for the Backup Generator project. In summary, an equal switch of fund source for the two projects.

NCCCS bond counsel has reviewed and the amended Backfill Project and Generator Project have been reviewed and approved by the NCCCS State Board at their August 2018 meeting. College Administration issued a Request for Proposals (RFP) on August 28th for formal design services. On September 11th, twelve proposals were received from design firms. A selection committee was established of representatives impacted by the Backfill Project including faculty and staff from Animal

Appendix J: ACC Project Report

Care, Horticulture Technology, Continuing Education, Facilities and Public Safety. The committee initially met on September 26th and is charged with recommending the top three design firms for interviews to be conducted by members of the Building & Grounds Committee.

On October 29, 2018, the top three design firms participated in interviews and made presentations to the Building & Grounds Committee. The three firms that were invited in for interviews were FWA Group, BSA LifeStructures and Boomerang Design. The Buildings and Grounds Committee evaluated and scored each firm with BSA LifeStructures having the highest average score. BSA LifeStructures was approved by the Board of Trustees at the November meeting. The design contract was received from the State Construction Office (SCO) and executed by the College.

Pre-design meetings with five specific stakeholder committees were held the week of April 8th with kick-off informational meetings for all staff and faculty held on April 2nd. Feedback from these committees was very helpful in providing the design team with programmatic changes and updates in space requirements as compared to the Backfill Program Study completed over a year ago. BSA LifeStructures is scheduled to return to the Stakeholder Committees in mid-May to provide initial design options for the spaces to be renovated. The overall design process is being overseen by the College Capital Projects Team, the Colleges' President's Cabinet and the College's Executive Committee. We expect the design and review process to continue throughout the summer with construction bidding to be completed in the fall and a tentative construction start date of January 2020. In May, the Building & Grounds Committee toured the spaces impacted by the Backfill Project to gain a greater understanding of the overall project scope.

The College has been awarded a total of $219,000 in Cannon Grant funds for ADA upgrades related to the Backfill project. With this award, the Backfill Project now has three funding sources: Connect NC Bond, County Capital, and Cannon Grant for a total budget of $5,219,339. See amended NCCCS 3-1 for approval this month.

During the week of May 13th BSA LifeStructures returned to campus to meet with the five stakeholder committees to review initial schematic designs. The committee members provided feedback and thoughts for changes to layouts. One change that occurred as part of the design discussions is the need to limit the existing shop building renovation to only include two programs, Animal Care and Horticulture. Space limitations do not allow for a third program to successfully be integrated into the existing space. On July 9th, the NC State Construction Office approved the first phase of the project, schematic design and approved moving forward with the second phase, design development. On July 16th, a coordination meeting was held between Piedmont and the design and engineering team for the Backfill project to determine best management of scope that may cross between the two projects. College administration has also met with the design and engineering team to review initial cost estimates and verify scope to be included in the project. During the coordination meeting with Piedmont Service Group, cost savings for selected Backfill scope was identified that will be performed as part of the Performance Contract project. On August 1st, members of administration and key stakeholder representatives met with the interior designers for the project to identify finishes to be used including flooring, walls and color choices.

The State Construction Office (SCO) has approved the project to move forward to the Construction Document (CD) phase and the design team is developing construction documents for bidding.

Full construction documents are under review by the State Construction Office and ACC administration.

Appendix J: ACC Project Report

May 2020 Backfill Project Update:

Construction documents are close to completion. Once complete there will be a final review and approval by State Construction. Our current timeline shows that we expect to be able to advertise for bids in late May/early June, receive bids in June and begin construction on Phase One in July. This will be re-evaluated every few weeks based upon current COVID-19 health conditions.

4. **Culinary Expansion Project: Program study approved April 10, 2017; Project approved June 2017 and February 2018**

A program study was approved by Board of Trustees on April 10, 2017 to be performed by BSA Life Structures. The total project budget has been adjusted to $1.1 million from $1.7 million and will be funded from Connect NC bond funds. The Board of Trustees approved establishing the Culinary Expansion/Renovation Project as a separate capital project with a budget of $1.7 million at the June 2017 BOT meeting. The Board of Trustees approved the reduction in scope to $1.1 million at the February 2018 BOT meeting.

The project has been approved by the NCCCS State Board. BSA LifeStructures met on-site with College representatives on April 23, 2018 and has begun the program study and project budget review. BSA Life Structures met with College Administration and representatives from the Culinary program on August 24th to review initial recommendations, design, and budget.

The program study was received from BSA LifeStructures and reviewed and approved by College Administration and Culinary faculty. The project budget of $1.1 million was approved by the Board of Trustees in February 2018.

The Board of Trustees approved the Program Study at their March 2019 meeting.
An RFP for design services for the project was released in April with a pre-proposal meeting and site visit held on April 25th.

Eight designer proposals were received on May 10th. The College Selection Committee, a diverse group with members from the Culinary Department, administration, facilities and student government, met on May 17th and May 23rd to review the proposals and rank them based upon specific criteria including proximity to the campus, experience in commercial kitchen design and HUB participation. Designer interviews of the top three design firms were held with the Building and Grounds Committee on June 5th with the Board of Trustees approving MHAworks as the designer for the project at their June meeting. Design work is expected to take place throughout the summer and fall with construction bidding occurring in early 2020. An initial kick-off meeting was held on July 8th with key stakeholders from the Culinary Arts Department.

Schematic design/design development drawings for the project have been approved by the State Construction Office.

May 2020 Culinary Expansion Project Update:

MHAworks is close to completion of the Construction Documents (CDs) and will soon be submitting to State Construction and the College for review. We still estimate the bid date for the project to be late

Appendix J: ACC Project Report

June 2020 with construction commencing late July. We continue to monitor the current COVID-19 issue and will re-evaluate timelines as required.

<u>47 Acre Project/Bill and Nancy Covington Education Center</u>

Project Establishment/Status:
A program study for the College's 47-acre farm was approved by Board of Trustees on February 12, 2018 to be performed by BSA Life Structures, one of the College's open-end design firms, in partnership with ColeJenest & Stone. The program study for the 47-acre property donated in fiscal year 2015, is to be funded from County capital funds at a cost of $25,200. The 47-acre farm was approved by the College's Buildings and Grounds Committee and BOT to be named the Bill and Nancy Covington Education Center in Spring 2018.

BSA LifeStructures and ColeJenest & Stone met on-site with College representatives on April 23, 2018 to begin the program study and project budget review. On August 24th, BSA LifeStructures and ColeJenest & Stone met with committee members to collaborate and discuss potential design and programming for the property. This committee was made up of representatives from various areas of the College including faculty from Horticulture, Natural Sciences and Animal Care. Additional participants included the Mayor of Burlington, representatives of College Administration, Facilities, the Foundation, the Center of Excellence and student representatives from SGA. The group provided feedback to the design team regarding programming ideas for the property as well as thoughts on structures and layout of the property. Final comments have been received from ACC attorneys confirming the donor's intent of the development of the property.

BSA LifeStructures and ColeJenest & Stone met with College stakeholders on April 22nd to share the strongest and most favorable conceptual layouts and potential site usage based on feedback from the Stakeholder Committee.

The final Master Plan for the project was received on 9/27/19 and was provided to the Board of Trustees for review at their October meeting. Horticulture leadership in coordination with the ACC Foundation Office held a dedication of the property and project on November 1st.

At the January meeting of the Board of Trustees, representatives from BSA LifeStructures and ColeJenest & Stone provided a short overview presentation of the overall Master Plan for approval by the Board of Trustees. An estimate of potential development costs for the project was provided to the Board in February and the Master Plan was approved. Key college stakeholders will now use the Master Plan to seek funding opportunities to assist in the development of the project.

May 2020 Update: 47 Acre Project/Bill and Nancy Covington Education Center:
NO UPDATE

5. <u>Native Prairie and Haw River Access Project</u>

Project Establishment/Status:
The College was recently selected as the recipient of a Duke Energy Water Resouces Fund Grant in the amount of $97,500. The Water Resources Fund supports programs that benefit waterways in the Carolinas and to date have funded 125 projects totaling $10 million. ACC's project will include restoring three acres on the Main Campus to native Piedmont prairie, constructing an outdoor classroom and viewing platform with educational displays, and expanding public access to the Haw

River through the installation of an access staircase for kayaks and canoes. The prairie restoration location is the grassy area below the Advanced Applied Technology Center (AATC) building that leads to the river banks.

The restoration will reduce the College's need to mow the field and will be better for infiltrating run-off, will reduce erosion and improve water quality by capturing soil/sediment and limiting it from entering the river. The outdoor classroom will benefit many ACC programs by providing an on-site teaching space and allow the incorporation of wildlife and their habitat into the curricula.
The following local and internal groups have agreed to partner in-kind on this project.

- Alamance Parks/Haw River Trail
- Alamance Soil & Water
- Hoffman Nursery
- ACC student and community groups
- ACC Industrial Technologies and Graphic Design Departments

On June 27th, a kick-off meeting was held with the stakeholders of the project including representatives from Alamance Soil & Water, Alamance Parks/Haw River Trail, Horticulture Technology, Public Safety, Facilities and the ACC Foundation.

RND Architects out of Durham, one of the college's open-end design contracts, has been selected as the designer for the project. RND has reviewed the scope for the project and verified requirements for approval related to stormwater runoff and ADA accessibility requirements for the river access. Initial discovery has presented challenges in completing the river access portion of the project. A FEMA No-Rise Study and DENR Riparian Impact Study may be required at a potential cost of $30,000. In addition, the NC Department of Insurance has shared that since this would be a public use river access on public property, the College would need to provide an ADA accessible route from the nearest paved parking area to the access point to the river. These three items are not within the budget for this project, so river access may not be able to be achieved.

On October 24th, College administration met with RND Architects, the City Planner of Graham and the Director of Alamance Parks to discuss the river access potential for this project. After much discussion, a path to successfully including this aspect of the project was not discovered. Horticulture Technology leadership is currently coordinating eradication of the non-native species in the area and a re-planting plan of the desired native species of grasses.

During the month of December, the project was paused so that more information could be gathered on the feasibility of the river access portion of the project. Various interpretations of existing state and federal law related to development on the river is currently being reviewed to determine a final scope for the project.

Wolf Trail Engineering completed a feasibility study and reaffirmed that the additional state and federal requirements and the related costs associated with including the river access scope as part of this project could not be funded with the limited budget of this grant. The project focus will now be the native prairie, trail and outdoor classroom/learning center.

May 2020 Update: Native Prairie and Haw River Access Project

College administration has awarded the design and engineering contract for the project to FWA Group. They will be working with the college and stakeholders to design the outdoor classroom/viewing platform as well as assist with permitting and bidding of the project. A stakeholder committee meeting has been scheduled for mid-May to finalize the scope of the platform as well as other project details. Project completion is still targeted for fall 2020.

6. **Other Repair and Renovation Projects**

   A. **Roofing Preventative Maintenance Project ($33,500)**: This project was approved as a capital project by the Board at their August 12, 2019 meeting. This project is the first year of a 5-year plan to address minor and major roof repair and maintenance issues. College administration is currently seeking quotes for several of the repair and maintenance scope that will occur throughout the fiscal year. Project to be funded out of 2019/20 County Capital funds. We expect to move forward on this project late in the first quarter of 2020.
   NO UPDATE

   B. **Paving/Asphalt Resurfacing Project Lots E, F, H, G ($130,000)**: This project was approved as a capital project by the Board at their August 12, 2019 meeting. This project will address the needed preventative maintenance for the four parking lots including crack fill, seal coating, resurfacing and asphalt replacement. College administration is currently seeking quotes. Project to be funded through Institutional funds. We expect to move forward on this project late in the first quarter of 2020.
   NO UPDATE

   C. **Minor Maintenance, Repair & Renovation Projects:**

      $5,000 or greater

      - NONE

      Under $5,000

      - Replacement of failed evaporator motor on DC unit #5 $1,629.00
      - Replacement of compressor and related components – DC $3,995.00
      - Repair of compressor for Powell Building chiller $1,528.00
      - Replacement of motor bearings – Main cooling tower $1,009.00
      - Replacement of broken damper – Gee Building boiler $ 778.00

Appendix K: Changes Made from FY19-20 Capital Plan

Revision #	Date	Description	Authorization
1	7/15/2019	Update County CIP: Jail Chiller in CIP not in $5 M loan	BOC Meeting 7-15-19
2	7/19/2019	Update County Projects per B&G meeting	B&G Committee
	7/19/2019	Update 7 Year CIP for deferred projects	B&G Committee
3	8/12/2019	Add county vehicles and equipment list to Capital Plan	BG Exec Team
	8/12/2019	Add jail renovation project of $875,000 to County CIP	BG Exec Team
	8/12/2019	Update 7 Year CIP for designated fund balance projects	BG Exec Team
4	8/13/2019	Update ABSS design costs per approved contracts	BOE Meeting 6-18-19
5	11/27/2019	Combine ACC Center of Excellence and Parking Project	BOE Meeting 11/18/2019 and Form 3-1
6	12/2/2019	Added Facility Plan summary pages in County section.	Not required.
7	12/5/2019	Combined ACC Instructional Space and Early Childhood Projects	Pending Board Approvals and Form 3-1
8	12/5/2019	Updated Operating Impact of Bond Projects (Appendix C)	Not required.
9	1/6/2020	Update Bond Project Sheets and County CIP plan to Match New Davenport Document	Not required.
10	1/7/2020	Updated Operating Impact of Bond Projects (Appendix C) per 1/7/2020 meeting on ACC Capacity.	1/7/2020 meeting on ACC capacity.
11	2/3/2020	Updated Bond Project Sheets in Accordance with Bond Issuance Timeline and Anticipated Upfront Costs	Not required.
12	4/6/2020	Capital Finance Plan Update	Financial Advisors
13	4/21/2020	County CIP Update	BG Exec Team
14	5/25/2020	Project Progress Update	TRC Report
15	5/29/2020	ACC CIP Update	TRC Report
16	6/1/2020	County Debt Issuance $2,200,000 Renovation Projects	Pending Board Approval
17			
18			