

TRC Capital Plan Meeting – County, ACC, and ABSS – 1-28-20

Meeting Minutes:

Attendance: Bryan Hagood, Dr. Bruce Benson, Dr. Algie Gatewood, Dr. Todd Thorpe, Misty Brown, Tom Hartman, Jeremy Teetor, Susan Evans, Matt Banko, Josh Fernandez, Andrea Rollins, Jimmy Russell

Alamance-Burlington School System Bond Project Updates:

Regarding bond project updates, the New High School is in the design phase with drawings planned for release within the next few weeks. The Construction Manager at Risk contracts with Samet Corporation (New High School and Southern High) are anticipated to be approved by the ABSS Board of Education at a special meeting this Friday, January 31. If approved, Samet representatives will be available at the February 3 Board of Commissioners' meeting to provide background, context, and answer any questions the commissioners may have. They will also be included on the agenda for the upcoming Oversight Committee Meeting scheduled for February 27.

The purchase price for the land for the new high school has been approved by the ABSS Board of Education in closed session, but the cost will not be released until the February 3 Board of Commissioners' Meeting. At this meeting, Todd will present the Board with the outside recommendations for purchase of the land, the purchase price, as well as the land appraisals. The Board will then be asked to vote to approve the purchase price.

ABSS will also be ready to present the Oversight Committee with any updates for bond projects, and will specifically share visuals of the New High School, Southern, and South Mebane projects.

ABSS CIP Project Updates:

Todd Thorpe updated the committee on current school projects that includes funding from PayGo/Lottery Funds and bonds. One of the priorities this year is a focus on school safety which includes: adding safety vestibules, camera systems, buzzing systems, and other safety hazards that need to be corrected. The schools that have current safety projects are: Graham Middle, Turrentine, Grove Park, Smith, and Hillcrest.

Alamance Community College Bond Project Updates

Tom Hartman, Director of Administrative Services for ACC, gave an update on the CIP pre-backfill project that is currently under construction and anticipated to be completed by March 10. They are also in the process of getting approval by the ACC Board of Trustees for a lab classroom and purchase of a passenger van. Current projects underway also include roof repairs and air handling units.

Clark Nexsen is currently working on the schematic design for the Center of Excellence, and a stakeholder meeting was held on January 15. By late January, request for proposals will be issued for a site survey. The design firm/CMR, Christman Company, is working on the first design phase.

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The top three design proposals have been received for the Public Safety Training Center with interviews with the Building and Grounds Committee scheduled for next week. ACC hopes to have recommendations to the Board of Trustees for their February 10 meeting. RFPs for the Construction-Manager-at-Risk have been issued and are due by Thursday, January 30 with recommendations to the Board of Trustees by their March meeting.

Dr. Gatewood announced that the draft land lease for the 50 acres for the Public Training Center is being reviewed by ACC's attorney. Once reviewed, it will be sent to the County's bond attorney. Ideally, the lease will be approved within the next 30 days.

The Student Services Building RFP for design services will be released in February. The selection committee will review and make recommendations to the Board of Trustees at their May 2020 meeting. ACC is also currently looking at possible P3 partnerships for the east and west satellite campuses.

Financial Plan and County Update

Bryan Hagood briefly updated the committee on some county facility projects. While the plan was to borrow 5 million this spring, there have been some changes that may impact these projections. The Board of Commissioners did not approve Moseley Architects for the renovation of the jail which was the only bid that was received. The Petree Building is still in the permitting process due to some stormwater issues that have stalled the project.

The County has been internally updating the Capital Plan and will plan to update the Board of Commissioners and TRC this spring. If there are any ACC or ABSS changes to the 7-year plan, please send to Andrea Rollins.

The Sales Tax agreement will be presented to the Board of Education and, if approved, will be added to the Board of Commissioners' Meeting agenda. This agreement between ABSS and the County will allow the County to pay the sales tax and apply to the state for reimbursement. It also allows the County to lease ABSS land during construction. This is a common practice in order to capitalize savings for reimbursement of sales tax.

The Capital Finance Monthly Report has been uploaded to the website at <https://www.alamancecapitalprojects.com/capital-review-committee/>

Ted Cole, Davenport representative, provided an updated finance model for review which reflects changes and timelines for ACC and County projects. This Finance plan will evolve over time as more accurate information is released. Ted Cole requested that ABSS provide a schedule for design and bidding from Samet (New High School and Southern) and the single prime bid architect for the South Mebane project. This will help to firm up the number needed for a bond issuance in September. Since timelines have changed, there appears to be an opportunity to use capital reserve for up front costs.

NEXT MEETING: 9:00AM Tuesday February 25, 2020 at Impact Alamance