

TRC Meeting

Tuesday January 26, 2021

Zoom Platform

In Attendance: Dr. Bruce Benson (ABSS), Dr. Todd Thorpe (ABSS), Jeremy Teetor (ABSS), Jimmy Russell (ABSS), Dr. Algie Gatewood (ACC), Matt Banko (ACC), Tom Hartman (ACC), Andrea Rollins (Alamance County), Susan Evans (Alamance County), Josh Fernandez (Alamance County), Mimi Clemens (Alamance County), Ted Cole (Davenport)

Introduction

Follow-up from joint meeting of School Board and County Board - ABSS Board of Education feels appropriately informed about capital projects and bond issuance. The Board of Education seems particularly interested in the security camera component of school upgrades. ACC has received no reportable feedback.

ABSS Project Updates – Dr. Todd Thorpe

CIP PayGo

Design work for safety vestibules is underway, and staff are planning for the RFP process for painting projects. These vestibule projects and other CIP PayGo projects will be completed over the summer.

Bond Projects

Bid dates set for bond projects are set. The Pleasant Grove project is a little bit behind schedule and bid documents may not be available to borrow funds in April 2021. That bond sale may need to be delayed until the next ACC bond sale. Pleasant Grove is such an old school with patchwork improvements, which creates more issues discovered in engineering assessments.

Other project bids are on-schedule and necessary information will be in hand before the originally scheduled bond sale date.

ACC – Tom Hartman

Bond Projects

The Center of Excellence construction documents were reviewed by State Construction Office and architects are now responding to all State Construction Office feedback. Final approval is expected by the end of February. Chrisman is working to obtain permits and prepare bid packages. Overall, the project is moving along as planned.

Initial Student Services Center construction details will be presented at an upcoming Board of Trustees meeting and will then be sent to the Office of State Construction for approval. The bond sale for this project is currently targeted in July.

The final version of two lease proposals between Martin Marietta and ACC for the Public Safety Training Center site will come later this week. Those leases will be presented to the Board of Trustees at their February meeting. The Office of State construction will review those documents in March.

The Eastern Satellite Campus progress is slower than the progress at the Western Satellite Campus. ACC may consider combining the funding of the two sites together for a total budget of \$1 million, if permissible, in order to use the bond funds for one satellite location and non-bond funds for the other.

ACC and Alamance County have continued to research whether a third-party management of the proposed Childcare Center facility will impact the ability to use bond proceeds for the construction project. The bond attorney has been consulted for initial review and will be given more information if this becomes the best option to consider.

CIP PayGo

Air Handler #5 project is complete.

Main building chiller repair will be complete by mid-February. Bids came in under project.

Cooling projects will be completed next week and are expected to be under-budget.

Tri Student Services office area is complete once new furniture is delivered.

Horticulture and Animal Care upgrades will be complete mid May using mostly state bond funds but some county funds.

Early college upgrades on the first floor of B Building are being planned. ACC is working with the early college principal to determine needs. The project is expected to take about six months and input has been given by ABSS as well. The early college is scheduled to open January 2022 if all goes well.

ACC mentioned that the EMS program has an urgent capital need of about \$330,000 for expansion and upgrades. ACC would like to use any available capital reserve funds, possibly from previous projects completed under-budget, to pay for this need. This project would need approval from the Board of Trustees first, and would then come to the County Board of Commissioners for approval.

The ACC Building and Grounds Committee will provide a capital plan update to the Board of Trustees at the February meeting.

County – Capital Plan Document Andrea

Alamance County's Board of Commissioners will be provided a new capital plan document for approval on March 15.

On Monday night, commissioners will receive a proposed budget calendar for review. In February, internal departments will submit initial requests. By the end of February, all information will be available for the budget retreat. ABSS and ACC should have a request by then as well. In mid-March, document will be prepared for releasing to board in early April. At the second meeting in April, ABSS and ACC will be able to present budgets and funding requests to the Board of Commissioners. The first meeting in May is a retreat *discussion*. They will get data, documentation, multi-year forecasting, etc. In second

meeting in May, they will get MRB. In June, there will be a public hearing and eventual adoption. Next TRC meeting will see initial capital plan document.

The capital plan update will need to include updated operating impacts also need to be included. ABSS has agreed to produce a detailed work paper for operating impacts within about a week. Construction timelines also need to be updated. County staff will set up meetings later this week with ABSS and ACC staff to discuss detailed updates for all bond projects.

The Alamance County Capital Projects website will be changed to reflect all updates.

Alamance County

The Petree Human Services Building project is progressing.

2-3 facilities being leased to accommodate Covid-safe county operations. Upfits on the leased buildings are taking precedent over other County capital activities.

Alamance County's Inspections Director has resigned. Sherry Hook may be helping to continue inspections operations, especially those pertaining to bond projects to make sure there are no delays.

Davenport – Ted Cole

Davenport has requested confirmation of project amounts and bid dates for each project included in first bond issue. Specific bid dates are needed.

ABSS and ACC have agreed to hold individual Zoom calls with Davenport to provide those updates within a week.

Closing

The next Oversight Committee meeting will be held on February 25th. The TRC would happen the preceding Tuesday of the OSC meeting on Feb. 23rd.