

TRC Technical Review Committee Meeting Minutes for Tuesday April 27, 2021

Attending via Zoom: Dr. Bruce Benson (ABSS), Dr. Todd Thorpe (ABSS), Jeremy Teetor (ABSS), Misty Brown (ABSS), Dr. Algie Gatewood (ACC), Matt Banko (ACC), Tom Hartman (ACC), Bryan Hagood (Alamance County), Susan Evans (Alamance County), Andrea Rollins (Alamance County), Josh Fernandez (Alamance County), Mimi Clemens (Alamance County), Selina Chalk (Alamance County), Mitch Brigulio (Davenport)

Introduction

Bond issuance occurred on April 20.

There are some unissued funds, since the par amounts are below the LGC and voter approved bond amounts. These unissued funds can be used after a potential future bond issuance for projects fitting the purpose of the original bond order and referendum.

These amounts are not limited to the specific schools previously outlined in bond orders, etc.

Any new projects should involve consultation with bond counsel.

ABSS requests a mechanism for adding additional projects paid for by either capital reserves or bond issuance, and wants a process within the TRC to do that. This language will be added into the Capital Plan draft for eventual presentation alongside the Manager's Recommended Budget.

Several budget amendments will be needed to amend capital project ordinances to match true numbers now available post-bond-issuance.

Budget amendments for existing and new project budgets need to be approved as soon as possible. Of the \$9.1 million discussed at the previous Board of Commissioners meeting, priorities are the road expansion at Southern High School and Tech Center/Vocational Building project.

A new Oversight Committee meeting is proposed for two days after the May TRC meeting to fine tune original bond project budgets.

The upcoming Oversight Committee meeting on April 29, 2021 will take place at Martin Street building conference room.

ABSS CIP

Upcoming summer painting projects will begin soon, but there may be a problematic overlap with summer school

Safety vestibule projects are ongoing at Broadview, Eastlawn, Andrews, and Newlin. These are Pay-Go projects involving the installation of security doors and cameras.

Minor renovations are underway for roof leaks (CIP)

Activity Bus replacement is really needed

ABSS Bonds

South Mebane Elementary school project is ready for building and construction – students and staff are going to Yoder for summer school

A plan is underway for beginning the abatement process at Pleasant Grove Elementary, and students will move to AO Elementary

ABSS School Board approved Graham and Cummings High School contracts last night

Because of air quality concerns at Sellars-Gunn, ABSS is considering the lease and upfit of the currently vacant Graham BB&T Building which could provide additional space for EC screening and therapy sessions, virtual school, and some admin offices. Considering a lease for 2-3 years with an option to purchase after. Leasing would be operational money, could potentially be federal pandemic response funding since it has to do with ventilation issues and housing a virtual school.

Energy savings report from performance contracting – saved over a million dollars to date which exceeded the minimum guarantee and supports the concept that LED lighting is more energy efficient.

ACC Bonds

First round of bids come in a week for tomorrow for Biotechnology Center of Excellence. Groundbreaking ceremony will take place on May 7 at 11 AM.

Documents were submitted to the Office of State Construction for the Student Services Center project, with comments coming back by June 24. Bids are expected by early August.

Contracts for the environmental impact assessment and required surveys are in place for the Training Center.

Instructional Space & Childcare

The Office of State Construction requested a more descriptive name for the Instructional Space & Childcare Center project. ACC is clarifying and will report when name is agreed upon. An RFP has been issued for designers, and proposals are due May 25.

ACC CIP

Concrete work, paving, roofing repairs, needed ADA improvements.

Work underway in front of main building to improve appearance of main building.

Capital Reserves EMS projects

This project has been out to bid, and is due back on May 4, which will be approved by board at May 10 meeting. Construction notice to proceed may be granted on May 24.