

# TRC 7-27-2021 Meeting Minutes

Bryan Hagood (Alamance County), Dr. Algie Gatewood (ACC), Dr. Bruce Benson (ABSS), Matt Banko (ACC), Tom Hartman (ACC), Yonnie Butler (ACC), Dr. Todd Thorpe (ABSS), Jeremy Teetor (ABSS), Andrea Rollins (Alamance County), Mimi Clemens (Alamance County), Josh Fernandez (Alamance County), Selina Chalk (Alamance County)

## Oversight Committee Preparation

The next Oversight Committee (OSC) meeting is scheduled for Thursday of this week at Impact Alamance.

The last TRC meeting's minutes have been shared with the group for review and feedback.

Discussion items for OSC: Encourage use of capital plan document and website, and offer opportunities to review at OSC meeting. Encourage OSC members to share updates with their respective boards. Provide OSC with more details especially for ABSS on which schools are involved in the CIP projects. Remind OSC that project prioritizations are based on staff knowledge of buildings and estimated costs are generally not supported by quotes or professional assessments until the project has begun.

The capital projects website will be updated and restructured with the goal of being a tool to answer immediate questions and to provide more details than the document provides.

Recommendations by the TRC are collectively supported.

There is interest from the Board of Commissioners in the unfunded projects from ABSS and OSC as well. They have asked to see prioritization, even if prioritization is reliant on staff subjectivity. ABSS expressed concern that prioritization of CIP projects will change almost daily and it is hard to produce a prioritized list. In addition, it is not wise to share safety upgrade location publicly.

## Alamance-Burlington School System

### Maintenance and Capital Expense Presentation

Todd Thorpe shared a presentation that gave additional details about the ABSS Five Year CIP. In addition to categories of spending (i.e. Painting, electrical, safety upgrades) the presentation shared which schools would have projects in each fiscal year. Note that details about security upgrades have been redacted from reports available on the capital project website for safety reasons. Painting projects are scheduled to complete the list of schools and then begin on metal roofs. While yellow buses are provided by state funding, other vehicles and Activity buses are funded locally. There's a need for about \$150,000/year for these vehicles but ABSS has set that at a much lower priority than other items in the current CIP list.

A list of the top 10 unfunded projects was shared in the presentation which consisted of roof replacements, projects to alleviate traffic concerns and a masonry repair project. Additionally, a list of ten other currently unfunded HVAC and Window/Door projects have been prioritized as possible ESSER funded projects.

Information was shared about the systems inspections process (i.e. fire alarms, elevators, roofs) that inform the ABSS on maintenance versus replacement plan. Links were shared to reports on the expected life of chillers & boilers as well as an Asbestos report.

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## ABSS Bond Projects:

There is no delay expected for starting school at this point.

New High School project is on-schedule. In about six weeks, grading will be completed and concrete pouring will begin.

Southern, Eastern, and Western High School bathroom renovations are underway. Concrete has been poured at each site except Western High School. Site prep (including moving utilities) is underway for cafeteria additions and other buildings at each site.

Graham High School demolition and abatement are complete. Primary steps for electric and plumbing work are in progress.

South Mebane Elementary School project currently involves pouring concrete for ramps and fixing ADA issues. Building pad will be poured next week, and steel will be erected next week. Case work in classrooms and gym floor is complete. Parking lot grading is underway.

Pleasant Grove Elementary abatement will be finished this week.

Williams High School demolition work is almost done. New plumbing is being run in the cafeteria, and bathrooms in the auditorium are being restored. Electrical and seating upgrades are also progressing.

Cummings High School auditorium seats have been removed as a preliminary step toward renovation. A Groundbreaking ceremony is scheduled for August 12<sup>th</sup>.

## ABSS CIP Projects

Primary focus is bat abatement, totaling about 250K, which begins on Monday (Hawfields, Cummings, Graham Middle).

Overall prices are increasing for window replacement, concrete, electrical and HVAC.

Concern for critical electrical failure related to aged "switch gears" controlling electricity to certain schools (I.e. EM Holt, Haw River Elem, South Mebane)

Graham and Southern High Schools need roofing (over 20 years old), but there is not ample money in the bond issue.

Traffic concerns at A-O Elementary, Alexander Wilson Elementary, and EM Holt Elementary were discussed.

This prioritization of CIP will experience constant review and change making clear communication difficult.

The school system has needs closer to \$7.1 million compared to the \$3.3 million annual CIP funding in the current Capital Plan. But having these items identified, catalogued, and investigated will help with that communication.

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## Alamance Community College

Project Priority and Unfunded Projects: A Presentation is being prepared for this week's OSC Meeting.

ACC will send top 15 unfunded projects to Alamance County later after a little more review. Estimates are \$5.4 million in total unfunded projects.

New ACC Project was Prioritized: Replacement of 15 rooftop units \$250,000 funded by the Community College Emergency Relief Fund (HEERF) available through the CARES Act.

## ACC Bonds

Center of Excellence – Board of Trustees has approved a Preliminary Guaranteed Maximum Price (PGMP) preliminary on July 1 and the Office of State Construction has approved the project. Christman Company is securing subcontractors etc. Mobilization is expected on September 1 for site work. At this point, a \$1.9 million cost overage has been identified above budget.

Student Services Center construction bids due back August 3. Up to 29 general contractors bidding at this point. It's reasonable to expect bids for this project to be over budget due to price increases for materials. Using the same percentage as the COE price increases, this project could be \$900,000 - \$1,000,000 above budget.

ACC will know more about overage amount after bids are received. Since ACC has communicated the need for additional funding for both projects, the TRC has researched potential funding sources including the \$3 million in unissued bond capacity and \$1.7 million in available capital reserves.

Public Safety Training Center – Martin Marietta identified DEQ information demonstrating that there will be no need for the additional Phase II environmental review. Boundary survey at the site is underway. A Stakeholder kickoff meeting will take place on Monday morning, August 2<sup>nd</sup> at 10 AM.

Main, Powell, and G Building Project - Stakeholder program meetings will take place in late August or early September.

## ACC CIP

Bobbitt Construction is expected to complete the EMS facility project by August 6, followed by furniture and equipment delivery and installation.

Roofing and concrete repairs are other CIP projects for this year.

## Alamance County

Petree Building progress is going well. Sheetrocking finished. Electric and IT installation underway now. Move-in date will be late September or early October.

Chiller at HSC –Replacement rental being used until purchased replacement unit arrives in August.

DSS restroom remodeling almost done.

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Detention center foundation repair will begin soon upon delivery of needed materials.

Skylight replacement at old jail estimated 6-8 weeks for part delivery.

A Request for Proposals is out for \$1.5 million HSC HVAC replacement. Deadline is July 29. This is scheduled as an installment loan project.

A Request for Qualifications is out for design team for Court Administration Building along with JB Allen Courthouse renovation. RFQ Closes August 2.

In Closing

Finance report is June of FY21 with one more month of sales tax revenue. That will determine year-end numbers for Capital Reserves balances.