

Attendance: Allison Gant, Steve Carter, General Blake Williams, Patsy Simpson, Dr. Algie Gatewood, Tom Hartman, Dr. Bruce Benson, Dr. Todd Thorpe, Misty Brown, Bryan Hagood, Sherry Hook, Susan Evans, Andrea Rollins, Josh Fernandez, and Selina Chalk

I. Welcome- Allison Gant

II. TRC Update

Capital Plan Document (adopted)- County Manager Bryan Hagood

County Manager Bryan Hagood provided an overview of the adopted Capital Plan Document which includes updates such as prioritization of unfunded needs for Alamance County Government. In addition, bid amounts for each project will be included on project pages to show expected project costs. The same information is available on the capital project website.

www.alamancecapitalprojects.com

III. Monthly Capital Finance Report – Andrea Rollins

The monthly finance report is updated to show (on page 1 for ABSS, page 3 for ACC and page 5 for County projects) the current County budget in the far left column, the current amount of revenues and expenditures in the middle column, and in the far right column, the amount we expect to see after the fiscal year is finalized and reconciled.

There are two more monthly installments of restricted sales tax expected for this fiscal year. After all revenues are collected and expenditures reconciled:

ABSS expected capital reserve balance for FY20-21 = \$25,487,384

ACC expected capital reserve balance for FY20-21 = \$3,957,451

County expected capital reserve balance for FY20-21 = \$6,244,298

IV. Project Updates

a. ABSS – Dr. Todd Thorpe

- In order to complete bond project renovations, students attending summer school have been relocated from their home school.
- New High School project is on time and the building pad is 95% complete.
- A change order is needed related to lighting for the New HS. Since UID lights are being discontinued, the contractor would be forced to accept delivery in July 2021 but store the lights until installation 2 years later. Also, the 10 year warranty would start July 2021 before installation had occurred. The contractor can offer LED lights with

a 10 year warranty upon installation. Any cost difference will be absorbed within the existing budget.

- Steel prices are locked in for the New High School project. Otherwise, the price would be about \$3 million more expensive at this point.
- Southern High School is undergoing renovations. Locker have been removed, Original tile floors are being removed and any underlying concrete crumbling will be repaired. Bathrooms are being remodeled. A new building pad is being installed and roadway cut ins are in process.
- Eastern & Western High Schools are being renovated in phases. Two halls will be renovated for each school in Summer 2021 and two halls will be renovated in Summer 2022. At Eastern, the building pad for a new office area is being installed and a water line needs to be relocated away from the main building. At Western, utilities must be relocated before a building pad can be installed.
- Williams High School – renovation starts this week.
- Cummings High School – renovation starts after July 4th.
- South Mebane Elementary – Cafeteria, but not the kitchen, is expected to be useable when School reopens in August. Food will be catered until the kitchen is completed in the fall. Renovations to the vestibule and the gym floor will be underway this week.
- Pleasant Grove – Due to lack of sufficient participation for the first bid, second bids will be requested July 8th. Abatement process will start this month.
- CIP Projects this summer include classroom renovations to meet enrollment needs for FY21-22, painting projects, and upgrades to safety vestibules, camera and alarm systems as well as keyless access. ABSS met with the designer for cameras yesterday to create appropriate design for 5 schools. The camera project will go to bid in near future. There are electrical projects at two schools. Also, due to a bat infestation at one school, students have been relocated to another elementary school for summer school.
- The McCrae School project is a volunteer driven project to improve this historic school site with new paint and a new roof. Materials have been donated, volunteers have provided labor, and a \$50,000 grant from Impact Alamance is under consideration. Mrs. Patsy Simpson offered to conduct site visits for those interested in touring the facility.

b. ACC – Tom Hartman

- Center of Excellence- Since bid prices exceeded the \$17,560,000 budget for the COE project by \$2.5 million, ACC has deferred a portion of the project and value engineered a portion of the project to allow the Trustees to accept a “preliminary GMP”. With a preliminary GMP, the Office of State Construction can complete the formal award process to allow the project to commence in Sep 2021.
- Construction bids for the Student Services Center are expected by August 3rd. There are concerns about pricing surrounding steel and engineering for this project.
- ACC reported that a \$1 million U.S. Economic Development grant was awarded to help with project costs for outfitting the Center of Excellence but that they expect to need more funds. At an August 2021 meeting, ACC may request that the Commissioners authorize the use of about \$1.7 million capital reserves for cost overruns related to the COE and possibly the Student Services project.
- Boundary surveys are being conducted to update parcel plats for the Training Center site. Stakeholder meetings for this project will commence in mid-July and ACC will coordinate with the Town of Green Level in August for conditional use permit. The Phase I environmental was completed for the Public Safety Training Center and a Phase II assessment will be required for the impact of underground storage tanks located on property adjacent to the project site.
- The Trustees approved selection of Moseley Architects to serve as the design team for the Main/Powell/Gee Building Classroom renovation project. Stakeholder meetings will be scheduled in July or August.
- The EMS project is on time to be completed by August. Other CIP projects include roofing reviews and updates as well as concrete projects.

c. County – Sherry Hook

- Elevator Modernization- County Administration Building and HSC (4) Completed.
- Chiller Replacement Project - The chiller in HSC has been temporarily replaced with a rental unit. A new unit has been ordered and should be installed in August
- Human Services Center – restroom renovations project. One completed. Second in progress.
- The Ann Ivey Petree Building renovations should be completed in late summer or early Fall 2021.
- Detention Center Wall and Floor Cracks: Bid opening was held on June 17th. Com-Mech Contractors will start the week of July 12th.
- Old Jail Skylight Replacement: Bid opening was held on the 23rd. Alternative Roofing Solutions INC will start in late August.

- HVAC replacement at HSC building: Bid opening scheduled for July 22nd at 2pm.
- Court Administration Building and JB Allen renovation: RFQ for design services went out today. Proposals are due by August 2nd.
- HVAC controls for County Office Building: Working on RFP package.

Next meeting: Aug. 26, 2021 2:00 pm at Impact Alamance and via WebEx.