

**Oversight Committee (OSC)**  
**Impact Alamance**  
**Tuesday July 29, 2021**

**Present:** Steve Carter (Alamance County), Allison Gantt (ABSS), Patsy Simpson (ABSS), and General Blake Williams (ACC)

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

Introduction

Bryan Hagood introduced the updated capital plan website [alamancecapitalprojects.com](http://alamancecapitalprojects.com)

The website is updated and streamlined thanks to consistent flow of data and updates from ABSS and ACC.

ABSS Page – includes bond project pages, 5-year CIP information with new information on the specific schools receiving CIP project funding at the request of County Commissioners, other projects funded with capital reserves, and unfunded projects and prioritization thereof.

ACC Page – similar setup and updates as ABSS.

Updated and streamlined website will be a tool for use in communicating live with County Commissioners during meetings.

OSC/TRC Reports Page houses schedule, minutes, and resources shared through OSC and TRC committees.

ACC and ABSS expressed approval and excitement over the transparency and information available to the public.

Capital Finance Report page will be updated monthly for financial information related to the capital plan and capital projects.

Capital plan website can also help communicate capital plan nomenclature and verbiage – *PayGo, CIP, Capital Reserves, Bond Funding, Maintenance Plan, etc.* (ABSS Maintenance Plan is County-allocated CIP funding).

## ACC Funding Request

ACC has talked with TRC about the Center of Excellence and the higher-than-expected costs. Bids are coming in high. In order to keep timeline going, a preliminary Guaranteed Maximum Price (GMP) meant that \$1.9 million in costs had to be scoped out in order to get within budget. Parking expansion, exterior work, etc. have been scoped out for the time being. Bids for Student Services Center will come in on Tuesday August 3. This project has an allocated \$6.2 million budget, but they may come in about \$1 million above budget for the same reasons. ACC wants to be able to provide the facilities that the voters voted for and as they were proposed in the bond referendum. ACC has cut the Center of Excellence to bare bones to get within budget. The Student Services Center has been reduced in size to fit within budget. Steel prices are very high, and right now they are planning to use cheaper steel. Not much left to cut out of Student Services Center either.

There is a need for up to \$3 million more dollars for these projects. County staff consulted with bond attorney and financial advisors to confirm the best way to meet this need within the capital plan. There are \$3 million in unissued bonds because of taking the premium last time. That would allow the full funding of the projects. The County has prepared details, shared in memo format, about what that process would be for issuing that bond financing. Right now, that \$3 million is built in for September 2022 issuance. So, the debt service is already built in to that plan. There is an idea to fund upfront costs with capital reserve funding and potentially be reimbursed in September 2022 for debt issuance. Capital reserve would be paid back in September 2022. If there is consensus of the Oversight Committee, this proposal could be brought forward to next commissioners meeting, involving a reimbursement resolution and an increase to the budget for these projects funded with future bond proceeds (August 16 if we have firm numbers and information available at that point). Alamance Community College would still have \$1.7 million in capital reserves intact if there is another cost issue in the future, which should be considered a resource of last resort. Will it cost more to issue these bonds? Our estimate for interest rates is always high just in case. Plan is 4.5%. There seems to be a unanimous consensus among the Oversight Committee to move forward with this proposal to the Alamance County Board of Commissioners.

## Alamance-Burlington School System

### CIP

Dr. Todd Thorpe shared a PowerPoint presentation to demonstrate the plan for use of County-issued CIP PayGo funds and unfunded needs at various schools in the district, and potential plans for the ESSER funds.

5-Year PayGo, with highlights showing capital expenses, but also includes general maintenance.

Each year's PayGo schedule shared, showing types of project by school. Highlights include safety projects at various schools and major electric projects in 2024-2025.

Top funded projects mostly include roof replacements and traffic abatement. ABSS has been told preliminarily that NC Department of Transportation (DOT) could reimburse those projects, but they will not guarantee it until the project is done.

Maintenance plan vs Replacement – maintenance means yearly maintenance to avoid shutdowns. If ABSS moves toward replacement based on life expectancy, funding needs go way up. Sometimes things outlive expected life. ABSS has HVAC equipment well beyond replacement life.

## Bond Projects

New High School – Grading in progress. 5 to 6 weeks from now steel work will begin.

Southern High School – new drive way has been cut in. Concrete pads for expansion of buildings are underway, moving along on time. Will be ready for school to start with students in the building.

Eastern Alamance High School – pad work underway.

Western Alamance High School – hallways have been opened up, everything been redressed. New bathroom design for ADA compliance and occupancy increase.

Cummings High School – pad work will begin after groundbreaking (mid-August) and will involve new brick and block work as well.

Graham High School – shop demolition and reconstruction of shop classrooms.

Williams High School – auditorium renovation, new bathrooms coming from cafeteria. New Chiller and transformer installation.

South Mebane Elementary – new casework, cafeteria expansion, new entrance, new gym floor.

Pleasant Grove – Construction bids will come in mid-month. Asbestos abatement is underway.

## “Current Projects”

Some unplanned projects have come up that need to be addressed, including bat abatement, chiller pipe and pump replacement, and new fire panel at Western High School damaged by lightning.

## Alamance Community College

### CIP

5-Year CIP and 21-22 schedule shared. Brief overview of planned projects and future projects are category related.

Top 15 unfunded projects are shared, including a total of about 5.6 million. Higher Ed relief funds will provide ability to replacing 15 RTU Dillingham and Literacy Buildings in the amount of \$250,000.

Additional unfunded capital needs include \$3,030,000 in campus renovations and repairs, \$160,000 in campus safety upgrades, and \$40,000 in vehicle replacement, \$290,000 in paving and concrete, and unfunded portions of existing projects. Unfunded needs total \$44,783,600

### Bond Projects

Center of Excellence & Parking – PFMP approved and locking contracts. Sep 1 mobilization and completed November 2022.

Student Services Center – bids come in August 3. 29-30 contractors are interested in bidding. The NC Office of State Construction will expediate this process on their end faster than the 2-3 months usual. September 2021 start, September 2022 completion.

Public Safety Training Center – No longer needs Phase II environmental study. DEQ documentation discovered by Martin Marietta reveals it is no longer necessary.

Main, Powell, Gee Building (childcare space and classrooms) – construction to begin November 2022 and completed November 2023.

### EMS Project

Will likely be done next week, followed up equipment and furniture, etc.

## Culinary Expansion

Connect NC bond project – going through punch list right now, completion expected August 2021.

## Backfill

Phase I Ag sciences horticulture and animal care will be complete August 2021.

Phase II early college and campus dining commons upgrades and renovation to be completed December 2021.

## Alamance County - PowerPoint shared for facility updates.

Restroom renovations at DSS began in May, completed in July. Full renovation of 10 restrooms.

HSC chiller replacement at HSC – began in April. Anticipated completion in August. Chiller still in shipping. Hopeful delivery and installment by end of August.

Ann Petree Ivy Building – began October 2020. Anticipated move-in early October. Sheetrock complete. Window installation in progress. IT rough-in for data and footings placement underway.

Upcoming projects, include detention center foundation repair. It has started, but waiting on delivery of materials likely to take 3 weeks and month and half for completion.

Contractor found for skylight replacement. Waiting on replacement skylight delivery in 6-8 weeks.

HVAC replacement at HSC – bid opening scheduled July 29, 2 PM.

Court Admin and JBA Renovation – Request for Qualifications (RFQ) out, due back August 2nd and tour completed July 27 for firms. First RFQ has come in.

HVAC controls for county office. RFQ package being put together at this time.

## Finance Report

New finance report, and old ones, are available on the website. The most recent one is still for FY21, because we are still monitoring the last of the sales tax coming in. ACC numbers have likely not changed.

Draft Meeting Calendar for Oversight Committee Meetings to be adopted at next meeting.