

TRC Meeting

Zoom

Tuesday September 28, 2021

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

Introduction

TRC members are asked to review the bond project timelines that are part of the capital plan and advise any updates or changes to be made ahead of the re-publishing of the capital plan document.

Davenport Advisors shared their most recent capital finance plan with updated information, which is dated 9/27/2021. The plan assumes all available outstanding GO Bond capacity will be issued in Fall 2025. It is possible to get a 3-year extension from the LGC on bond authorization, which would bring the new deadline to November 2028. Anything unissued after that would be expired. Davenport stated that an extension denial is rare. ACC stated they would likely know by January 2022 about whether they will be ready for Sep 2022 bond issuance for the satellite campuses. ACC asked about the possibility of selling bonds in July or August rather than September for the Public Safety Training Center. They will look at combining with the Instructional Space and Childcare Expansion project for the sake of saving issuance costs. The same designer has been hired for both projects, so that might allow for the expedition of that project as well. Davenport reassured the group that the assumed interest rates in the financing model are appropriate for planning future years' debt service payments. Alamance County noted that the County Policy does not allow for debt issuance until the most recent fiscal year's audit is in-hand, which for FY21 will probably be in November or perhaps December.

Davenport reviewed the affordability tables for each unit, and provided FY21 Year-End / FY22 Start-Year capital reserve balances.

Thursday's OSC meeting will mostly involve project updates. Davenport agreed to be present at the OSC meeting to share the new financial plan.

ABSS Project Updates

Bond Projects

Bond projects are on schedule, pictures will be provided for Thursday OSC. New bathrooms are all complete, measuring work for cafeterias, New High School

driveway has been paved. Southern and Eastern High Schools are on time. South Mebane Elementary still moving forward. ABSS is pleased with the bid price submitted for the Pleasant Grove Elementary project. Work on that project will begin hopefully by December. Spring 2023 is expected completion.

CIP

Big summer projects are wrapped up. Security camera bid requests are going out. Roofing projects have been put out to bid, but there are huge upcharges and securing insulation is an issue. Bids are expensive. ABSS is looking to purchase a mobile office building at approximately \$10/square feet to house administrative staff at Sellars Gunn when they are displaced for that project. Setting up and renovating the unit will cost a total of approximately \$385,000

ESSIR projects – no updates on HVAC projects. Waiting on guidance from DPI for procurement issues.

ACC Project Updates

Bonds

Center of Excellence construction has started. Asphalt been removed for site work. December 2022 completion date expected.

Student Services Center project is close to starting. Construction staging will begin next week. Contract approved by state construction with Resolute Builders. Signed document should be in a couple of days. Week of October 4 or 11 will begin work. Delays are expected potentially in late winter, having to do with steel, which will probably come in May. Late Fall 2022 potential completion.

Public Safety Training Center – topographical survey is being reviewed. Working with stakeholders and those recommendations will go to internal bond committee. Working to get conditional use permit from the Town of Green Level. There is some discussion about the possibility of using \$475,000 of ARP money for water and sewer infrastructure to the site. The Alamance County Board of Commissioners will ultimately determine the use of ARP funds.

The Classroom/Childcare project is still early in the design phase.

CIP

Roofing, preventative maintenance, working on concrete work before weather changes in front of old shop building.

Federal HERRF funded projects are in process.

Alamance County Project Updates

Capital Projects

Commissioners approved up to 1.7 million of ARP funds for the HSC HVAC project at the Human Services Center.

Commissioners deferred the option to purchase and renovate the MediCap building.

Court Admin Building and JB Allen renovation – soliciting design firms and narrowing down and hopefully next month a contract will go to the commissioners for approval to begin design work.

Petree Building going well so far. Asphalt contractors will pave parking lot soon. Sidewalks and patio are complete. Temporary power is turned on. Landscaping is complete.

Chiller replacement complete at HSC.

Dental Clinic renovation bid opening complete. Renovation for social distancing inside and drainage issues in parking lot.

Jail skylight replacement is now complete.

Sheriff and Courts judges and DA parking is underway as well.

Finance Report and Conclusion

ABSS starts the fiscal year with Capital Reserves of \$19,475,538.

ACC starts this fiscal year with Capital Reserves of \$3,960,644.

Alamance County starts this fiscal year with Capital Reserves of \$6,245,414.

Sales tax is budgeted for FY21-22 at \$9.7million. The annual budget is different from the Davenport plan because the long-term forecasts are more conservative.

Any uses of these capital reserves will be tracked on page 2 for ABSS and page 5 for ACC.