

OSC Meeting

Thursday, September 22, 2022

2:00PM

Impact Alamance

Present: John Paisley (Alamance County), General Blake Williams (ACC), Dr. Dain Butler (ABSS), Dr. Todd Thorpe (ABSS), Andrea Rollins (ACC), Tom Hartman (ACC), Heidi York (Alamance County), Sherry Hook (Alamance County), Brian Baker (Alamance County), Mimi Clemens (Alamance County), and Selina Campbell (Alamance County).

Next Meeting: Thursday, December 8, 2022

2:00 PM at Impact Alamance

Introduction

Starting off the Oversight Committee Meeting, Alamance County's County Manager, Heidi York, provided a recap of the Technical Review Committee meeting held on Tuesday, September 20, 2022. County Manager York noted that each of the three organizations provided project updates for TRC. The schools are advancing their projects, but are expecting delays of supplies and increases in prices. As a result, ABSS plans to go before the Board of Commissioners to request additional capital funding.

Originally, the Oversight Committee met on a quarterly basis, but became monthly due to the bond projects. With each organization being in a productive and steady place, the OSC has decided to meet once every other month. The TRC will continue to meet on a monthly basis. If any members of the OSC decide a matter is of significant importance, the OSC may meet sooner than every other month. Due to the holidays, the next Oversight Committee meeting will be held on Thursday, December 8, 2022 at 2:00pm at Impact Alamance.

ABSS

Alamance-Burlington School System is currently focused on getting all schools open and fully operational for the students during the school year. ABSS has had a couple of contractors volunteer to work after hours to continue completing projects during the school year. ABSS is still in the process of submitting for DOT reimbursement and hopes to have this wrapped up soon. ABSS anticipates that the chillers needed in schools are approximately sixteen to eighteen weeks out. ABSS would also like to upgrade the roofing on Graham and Southern High Schools

to metal instead of shingle as this would double the life of the roof. Switching schools to metal roofs for increased durability will come with price increases.

ABSS continues to see rises in the cost of completing capital projects. The escalations in prices are an issue that ABSS plans to bring to the Board of Commissioners. Unfortunately, the additional funding that ABSS needs due to inflation is \$8 million. ABSS plans to request the additional funding be taken from capital reserves. ABSS notes that they may be able to phase projects over longer periods of time to spread costs over a longer term. Phasing projects may potentially save some funding, but will not reduce the additional funding needed significantly.

A punch-list of final tasks are set to be completed at Southern by the end of the week. Once the well at Southern is permitted, ABSS expects to get the final certificate of occupancy (CO) by October 2022. ABSS hopes to receive the CO for Western by the end of October 2022 and be open for students by December 2022. ABSS is completing small capital projects as they can during the school year. Alamance-Burlington School System is taking the time now to gear up for the summer construction window. Planning and preparation are key to take advantage of no students or employees occupying facilities so contractors can complete as many projects as possible.

ACC

Biotechnology Center of Excellence – The new sign has been placed on one side of the building and will be lit up at night to be seen from the highway as soon as the building has permanent power. The sign for the west side of the building will be installed soon. Two flex study rooms are being built for both students and faculty to use. The second floor of the Biotechnology Center of Excellence includes a study room as well as a cold room for Biotechnology specimens. ACC notes that the main electrical circuit has been installed and permanent power is expected by the beginning of October 2022. Overall, the Biotechnology Center of Excellence is approximately 80% complete.

Student Services Center – All of the windows and mason work have been completed on the Student Services Center (SSC). The building will centrally locate admissions, student testing, financial aid, student success, the cashier's office, and the registrar's office to make enrollment easier for students. The Student Services Center is approximately 77% complete. Over the next thirty days, ceiling grid and tile installation will continue along with roofing and HVAC installation. The Student Services Center is on schedule and on budget.

Main, Powell, Gee Building Projects –Stakeholder meetings were held last week to review design recommendations for each space. The design and development drawings were combined to send to State Construction for approval. ACC estimates that this project will be bid in March 2023. ACC noted that the bonds for Main/Powell/Gee Building must be sold at the same time as the Public Safety Training Center.

Public Safety Training Center – Design work continues for the PSTC. The Geotech/soil samples are complete and ACC estimates that the report will be provided by the beginning of October 2022. ACC anticipates updating construction estimates for this project by the beginning of November 2022. ACC discussed the importance of the indoor firing range with the Board of Commissioners at the 9/19/2022 meeting. ACC noted that an indoor firing range will provided a needed training center for multiple agencies, would provide economic benefits, and makes training safer as well as more efficient.

Alamance County

The HVAC project at the Human Services Center is on schedule and on budget, but the County is still waiting for some equipment. The County estimates that this project will be complete by February 2023.

Emergency Services Center – Alamance County has identified a building that may work for this project. The County is working with a consultant to determine how to best utilize the space. It is possible that the County may need to scale back some of the components of the original plan due to rising cost estimates.

Board of Elections Building – Initial construction documents have been crafted and reviewed by the County. The BOE building is not move in ready yet, but the County is moving to the next stage in the process.

Diversion Center – The County currently intends on utilizing ARP funding to build this facility for the community. The County hopes to begin building by November 2023.

Court Administration Building and JB Allen Renovation – The County is in the process of value engineering the project to ensure the needs of the County are met while maintaining a reasonable budget.

Monthly Capital Finance Report

The Monthly Capital Finance Report was reviewed and has been posted on the Capital Website for anyone to view.