

TRC Meeting

Tuesday, February 21, 2023

9:00 AM

Impact Alamance

Present: Dr. Dain Butler (ABSS), Andrea Rollins (ACC), Heidi York (Alamance County), Sherry Hook (Alamance County), Brian Baker (Alamance County), Susan Evans (Alamance County), and Jessica Mooty (Alamance County).

**Next TRC Meeting: Tuesday, March 28, 2023
9:00am at Impact Alamance**

Introduction

The next TRC meeting will be held on Tuesday, March 28, 2023, at 9:00 a.m. at Impact Alamance. The next OSC meeting will be on February 23, 2023, at 2:00 p.m. at Impact Alamance. Susan Evans with Alamance County will send out reminder emails for both TRC and OSC. Please send any additional items to Susan Evans with Alamance County by Friday, March 24, 2023.

Alamance County notes that the Capital Project Website is updated regularly and may contain information that citizens may find useful on all three organizations' capital projects. Additionally, the Capital Finance Report has been uploaded to the Capital Website for anyone to review. The Capital Finance Report can be found at:

<https://www.alamancecapitalprojects.com/monthly-capital-finance-reports/>

ABSS

Alamance-Burlington School System (ABSS) is on track to finish planning, bidding out, and completing capital projects. Supply chain issues are increasing and it could take a year or longer to receive certain supplies. Greg Hook starts on March 1, 2023.

ACC

The IT server room is still in need of an HVAC replacement, but there is a lead time of 50 weeks. ACC is replacing a chiller unit in the Gee Building, but there is a lead time of 44 weeks.

Biotechnology Center of Excellence – The Biotechnology Center of Excellence is complete and remained on budget. The equipment and furniture have been delivered and installed. The state inspection will be completed on February 23, 2023, and if it passes staff and students will be welcomed back into the building on March 16, 2023.

Student Services Center – The Student Services Center is complete and remained on budget. The furniture was delivered and installed. The state inspection will be completed on February 21, 2023, and if it passes staff and students will be welcomed back into the building at the end of February.

Main/Powell/Gee Building – ACC’s design team presented their visual design to the board. The design team worked up two alternates to bring the cost down. The design team will begin work on the construction documents for bid in late June or early July. ACC plans to bid on this project at the same time as the Public Safety Training Center due to the requirement that the sale of the bonds for these two projects occurs at the same time. A phone call was made to the LGC and they have set aside some dates to discuss the Bond Sale.

Public Safety Training Center – ACC’s design team presented their visual design to the board. The College has continued to emphasize the importance of having an indoor firing range and continues to look for funding. Trustees are talking with the commissioners and a conversation will be brought up at the next OSC meeting. The estimate from December would require an additional \$5.6 million to complete the Indoor Firing Range. The current estimate is good through August but the price will start to escalate after August.

Alamance County

Emergency Services Center – Alamance County is working to finalize the contracted purchase by March 3, 2023.

Board of Elections Building – The County has started demolition and it will be completed within two weeks.

Detention Center: The county is working on replacing the water heaters by putting in hot water boilers.

Environmental and AG roof replacements. Looking at a contract

Court Administration Building and JB Allen Renovation – The county has spent time to right-size the estimate and started to evaluate the bid.

Human Services Center – The HVAC project is should be completed by the end of March

Community Corrections – Alamance County is replacing two air handlers but the county is currently waiting on parts.

Financial Plan Discussion

Alamance County presented financial plan information to ACC and ABSS. Alamance County explained possible funding of the Courthouse Expansion project which could be funded in three possible ways: 100% debt-financed, \$10 million use of ARP funds, and the balance financed or \$10 million use of ARP, \$10 million use of County Capital Reserves and the balance financed. Models were prepared by Davenport to evaluate the tax impact of the financing, an upfront tax increase, or a reapportionment of revenue from the ABSS model. ABSS was interested in learning more about case three, scenario C so it can be brought in front of ABSS's Board.

Within case three, scenario C – the Pay-Go Capital amount will remain at \$3,300,000 for ABSS until further notice. Within the ABSS model, \$2,160,000 would be reapportioned from the revenue generated from the FY20 Tax Rate increase of 5.64¢ to the County's model. ABSS's Capital Reserve Fund Balance will drop in FY23-24 but will start to grow each year.

ACC has requested additional Pay-Go Capital Funds.