

TRC Meeting

Tuesday, April 25, 2023

9:00 AM

Impact Alamance

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

**Next TRC Meeting: Tuesday, May 23, 2023
9:00am at Impact Alamance**

Introduction

The next TRC meeting will be held on Tuesday, May 23, 2023, at 9:00 a.m. at Impact Alamance. The next OSC meeting will be on April 27, 2023, at 2:00 p.m. at Impact Alamance. Susan Evans with Alamance County will send reminder emails for both TRC and OSC. Please send any additional items to Susan Evans with Alamance County by Friday, April 21, 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 will start to be uploaded to the Capital Website once all monthly financials are received. The Capital Finance Report can be found at: <https://www.alamancecapitalprojects.com/monthly-capital-finance-reports/>

ABSS

ABSS's Traffic Projects with Capital Funds are Alexander Wilson, the bidder requests negotiation due to a price increase. The budget is \$860,000 and the current bid is \$963,200. It is an additional \$103,200 to complete the traffic project. EM Holt is awaiting stormwater and erosion control permits before design work. The expected bid should take place in late May. The budget is \$1,200,000. Altamahaw-Ossipee Elementary is in the design phase. The budget is \$790,625.

ABSS's Roofing Projects with Capital Funds are Graham Middle, the design is 90% complete. Graham High has 75% of the design completed on PVC roofing and 40% of the design completed on metal roofing. Haw Rivers' roofing design is 50% complete. Southern High has

60% of the design completed on PVC roofing and 40% of the design completed on metal roofing. Woodlawn Middle's roof installation is 80% complete.

ABSS posted bid documents on April 21, for Haw River Elementary masonry work and middle school cameras.

CIP

Graham High: ABSS is working on completing a paved driveway behind the CTE classrooms & cafeteria and a sidewalk to the teacher parking area. The school is receiving new cameras and key card access. Other needs at the school: a paved student parking lot.

Williams High: The school is receiving new cameras and key card access. Other needs at the school: a roof repair at the auditorium area, replacement of four sets of side doors in the auditorium, and LED house lights in the auditorium.

Western High: During the summer, ABSS will abate and replace the cafeteria floors and hallway. The school is receiving new cameras and key card access. Other needs at the school: a new roof and the bus lot needs to be repaved.

Southern High: During the summer, ABSS will abate and replace the cafeteria floors. The school is receiving new cameras, key card access, security walls, and gates. Other needs at the school: replace all window blinds.

Eastern High: During the summer, ABSS will abate and replace the cafeteria floors and three classrooms. The school is receiving new cameras and key card access. Other needs at the school: needs paving work at the entry to the student parking lot, gym roof replacement, and entire school painting.

Cummings High: The school is receiving new cameras and key card access. Other needs at this school: the entrance from Mebane Street needs to be repaved and the bus lot shared with BMS needs to be repaved.

Southeast High: The school is receiving new cameras and key card access. Southeast High needs all supplies for classrooms, athletics, etc.

South Mebane Elementary: ABSS will abate and replace the main hallway floors during the summer. The school needs a roof replacing at the media center, office area, and connecting hallways.

Pleasant Grove Elementary: The school is receiving new cameras and key card access. During the Summer, ABSS will abate and replace the floors in the hallway and classrooms. Other needs at this school: replace windows on the back of the building.

Pay-Go Projects

Security Vestibules: Alexander Wilson Elementary, Audrey W. Garrett Elementary, B Everett Jordan Elementary, EM Holt Elementary, Sylvan Elementary, Hawfields Middle, and Southern Alamance Middle are in the design and bid phase.

Door/Window Replacements: E.M. Yoder Elementary, Graham Middle, and Turrentine Middle are receiving door/window replacements.

Security Upgrades: Alexander Wilson Elementary, Altamahaw Ossipee Elementary, Audrey W. Garrett Elementary, R. Homer Andrews Elementary, South Graham Elementary, Hawfields Middle, Southern Alamance Middle, Western Alamance Middle, and Woodlawn Middle are receiving new cameras and key card access.

Woodlawn Middle is receiving classroom additions with classroom furniture.

Southern Alamance High and Ray Street Academy are having their concrete/asphalt fixed and sealed.

Esser Air Quality Projects

The schools that are part of this project are Williams High, Broadview Middle, Turrentine Middle, Altamahaw-Ossipee Elementary, South Mebane Elementary, Western Middle, and South Graham Elementary. Will receive GMP in about 2 weeks.

ACC

Bond Sale

ACC has decided that Samet would need to issue a final GMP prior to bidding but then Samet is committed to that number so they might inflate the cost. The final GMP will take place on September 29, 2023. County Staff and ACC will talk to LGC, accept without the bid, and complete the sale by early October. The bond will not require an audit due to having the bond sale completed in October. ACC is trying to set up a time with the LGC to tie down a bond sale date. Once the bond sale date is secure, the commissioners will need to pass a resolution to approve the bond sale.

Bond Projects

Biotechnology Center of Excellence – The project is running through some punch-list items and remains on budget. The additional parking has not been completed due to the weather and its wet conditions.

Student Services Center – The project is running through some punch-list items and remains on budget. There is a delay in closing out the project due to a generator with a long lead time. ACC is looking to close in July.

Main/Powell/Gee Building – ACC's construction document pages are with the state and it can take up to 60 days for approval. ACC is looking to receive the information back from the state by May 30, 2023, bids will be completed by July 7, and construction should start in mid-late August. During the Summer, ACC will create swing spaces and have staff move to get ready for the fall semester.

Public Safety Training Center – ACC is in the design development phase with the state and then will turn into construction documents. The construction drawing documents are being sent to State construction for review in Mid-June and ABSS hopes to have the approval by September. Samet’s approval is on October 3rd and the Bond Sale is on October 31st. After the Bond Sale, Samet will bid out to receive subcontractors and will be placed under contract in December. Due to lead times, there will likely be a 6-month delay which will have the construction starting in June of 2024. ACC received information that the water pressure will not be strong enough for the fire training tower and will require ACC to store a 500,000-gallon to 1,000,000-gallon water storage tank in the facility. This will limit the amount of fire training classes offered during the day. The water storage tank will provide enough water for two master fire training sessions and then it will take 10.5 hours to refill the tank. At this time, ACC has removed the fire tower (\$750,000) from the design until they can figure out the water supply.

To close the AATC project out with the State Office of Construction ACC will complete a Form 3-1 which accounts for how the money was spent. ACC will take the request to their trustees for approval and then bring the forms to the County for signature.

CIP

ACC continues to work on a master plan for signage and is currently reviewing signage with APCO.

The chiller for the Gee building is 40 weeks out.

ACC is continuing to provide preventative maintenance to roofs.

Alamance County

Emergency Services Center – Alamance County has completed a walk through is working to close on the contracted purchase. The design phase is starting this fall with Mission-Critical Commercial Construction.

Board of Elections Building – The Board of Elections Building renovations are on track and scheduled to be completed by September 2023.