

OSC Meeting

Thursday, October 31, 2024

10:00 AM

Alamance Community College Boardroom

Present: Steve Carter (Alamance County), Sandy Ellington-Graves (ABSS), Donna Westbrook (ABSS), Bill Gomory (ACC), General Williams (ACC) Heidi York (Alamance County), Brian Baker (Alamance County), Susan Evans (Alamance County), Jessica Mooty (Alamance County), Dr. Aaron Fleming (ABSS), Tony Messer (ABSS), Greg Hook (ABSS), Dr. Ken Ingle (ACC), Tom Hartman (ACC) and Libba Thomas (ACC)

Welcome

Steve Carter called the meeting to order at 10:03 am and welcomed everyone in attendance.

Minutes

Minutes of the September 26, 2024 meeting were reviewed by the committee. Bill Gomory made a motion to accept the minutes, Donna Westbrook seconded, minutes were approved.

Capital Finance Report

Susan Evans presented the September 2024 report. A copy of the report will be uploaded to the Capital Projects website.

Discussion of New Projects

Greg Hook gave a presentation on the following projects.

BE Jordan – HVAC – In the cafeteria and kitchen areas, there are issues with piping leaks and deteriorations. Pipes and fan cool boxes need to be replaced. The project has been quoted between \$350,000 to \$400,000. Steve Carter asked what material would be used for pipes. Greg Hook explained steel pipes would be used. Heidi York asked why this project was not identified in the current assessment. Greg Hook responded that the systems were evaluated. Questions were raised about funding. A funding source would need to be identified. There are available balances in capital reserves, bonds and state renovation/repair. Dr. Fleming talked about doing a deep dive into the state of other buildings. Prior staff and administrators haven't addressed what needed to be fixed. Brian Baker asked about the priority list. Greg Hook responded they were looking at systems, but within the systems there are component parts that fail. ABSS is still managing the list, but are also taking care of the parts.

Cummings – HVAC - \$47,000 to replace the piping that brings in cold water. This project could be paid with pay-go.

Eastern – Bleachers - \$100,000 cost. Repairs to home side only. The bleachers do not have the correct egress. The handrails have been removed due to incorrect placement on the concrete joints. There are issues with the seat anchors. The solution is to re-array the seating for egress and handrail placement.

Williams – Bleachers - \$100,000 cost. The project can be pushed into pay-go. The mounts are over 50 years old and not in the right places. The railings are currently not at the correct height.

Steve Carter asked about funding. Brian Baker stated projects under \$100,000 should be pay-go. Discussions of how projects are funded through pay-go. Dr. Fleming has discussed this with Tony Messer and will move operational costs to the Current Expense fund and not out of Capital. Heidi York asked about Contingency funds in Capital. Greg Hook reported those funds have been used in findings from the preventative maintenance evaluations. Actual project costs came in higher than the budget estimates. Dr. Fleming commented that preventive maintenance will be money well spent.

Hawfields – Roof & Gutters - \$575,000 budget. There are rusting gutters and downspouts. REI has evaluated the issue. Alternative bids to replace just the gutters is over \$600,000.

Greg Hook reported these projects don't have to be done right now, just want to bring it to the committee's attention. Bill Gomory responded if we don't do this now, this will be discussed six months down the road. Additional discussions concerning maintenance, funding and priorities. Capital funding has been increased over the last few years to address the maintenance projects.

Steve Carter asked about utility bills. Currently at 28% through September. Greg Hook shared October figures which are tentatively at 36%. These expenses are on track for budget. The utility study will be shared with OSC.

Heidi York asked about staff getting together to discuss funding sources and then take to the Board of Commissioners for approval. Discussions were also had about the CIP plan. Deadlines will be coming.

Project updates were shared by the County, ABSS and ACC.

Alamance County

Brian Baker highlighted the Green Level water project. No bids were received. The project needs to be completed so as to not delay the PTSC project. Originally funded through ARP, the project will now be funded through the General Fund by giving monies to ACC and fold within the current project.

The Public Defenders Office is on track. We will have a walk through soon.

ABSS

Greg Hook report all projects are underway.

ACC

Tom Hartman provided an update on the College's bond projects. The Public Safety Training Center is on schedule. Interior building walls are 80% complete with prime painting to begin. The foundation for the base ring at the water tower storage has begun. For the PTSC-Burlington Site, construction drawings are currently under final review with State Construction. ACC expects approval to bid in the next 10 days and have the contract awarded in late November.

Main, Powell, Gee Project is in the final phase. Expected completion is December 2024.

Updates were also given for Non-County funded projects.

Veterinary Medical Technology Instructional Barn Project – 310 Architecture & Interiors selected design firm. Completing design contract.

Campus Exterior Wayfinding Project – Signage currently in fabrications. Completion by end of 2024.

Technology Infrastructure Replacement Project – Design/build project RFQ under development

Third Floor BCoE Building Upfit Project – Designer RFQ posted. Proposals are due November 12, 2024.

Public Safety Training Center Phase II – Lease addendum negotiations underway with Martin Marietta.

Closing Remarks

The next meeting will be held on November 21, 2024, 10am, ACC, Gee Building, Second Floor Boardroom.

A motion to adjourn the meeting was made by Bill Gomory and seconded by General Williams. The meeting was adjourned at 11:35 am.