

# TRC Capital Plan Meeting – County, ACC, and ABSS – 2-25-20

## Meeting Minutes:

**Attendance:** Bryan Hagood, Dr. Algie Gatewood, Dr. Todd Thorpe, Misty Brown, Tom Hartman, Jeremy Teetor, Susan Evans, Matt Banko, Josh Fernandez, Andrea Rollins, Jimmy Russell, Ted Cole, Michelle Mills

### *Alamance-Burlington School System Bond Project Updates:*

A Phase 1 study is being conducted on the land intended for the New High School that will be built on NC 119 near Swepsonville with anticipated completion within the next few weeks. Phase 1 includes preliminary geotechnical evaluation, and a wetland delineation report for the property. Moseley Architects will share the schematic design phase for the new high school design along with Southern High School's updated design that will be presented to the School Board of Education at the March meeting. The first community meeting for South Mebane Elementary will be held in the cafeteria on March 26. Input will be incorporated into the planning for the renovations. Samet Corporation, Construction-Manager-at-Risk, is currently working through the architect's plans and will be producing a construction timeline for the New High School and Southern High this week. ABSS is also actively engaged with the engineer for preliminary plans for Williams High School.

ABSS will also present the Oversight Committee with updates for bond projects and will introduce Samet Corporation, the CMR, to the committee.

### *ABSS CIP Project Updates:*

Dr. Todd Thorpe reiterated that most of the [pay-go projects](#) will be completed this summer when buildings are empty. Some of these projects include: flooring, painting, roof repairs, and safety/security upgrades.

### *Alamance Community College CIP Project Updates:*

Tom Hartman, Director of Administrative Services for ACC, gave an update on the CIP pre-backfill project that is currently under construction and anticipated to be completed by early March. They are also in the process of replacing air handling units and finishing up a roof repair analysis.

### *ACC Bond Project Updates:*

Clark Nexsen is currently working on the schematic design for the Biotechnology Center of Excellence, with plans to submit to State Construction late March. The firm will be attending the Oversight Committee Meeting on Thursday and will present a timeline and schematic drawings. The next step will be conducting the site survey.

The top three design proposals for the Public Training Center have been interviewed with the top score awarded to Moseley Architects. They were recommended to the Building and Grounds Committee who approved to recommend them to the Board of Trustees at their March 27 meeting. Currently, ACC and Martin Marietta are still reviewing the land lease. Once approved, the lease will be sent to the County's legal department and bond attorney for final review.

The Student Services Building RFP for design services was released in February with responses due in March. ACC is also currently looking at possible P3 partnerships for the east and west satellite campuses.

### *Financial Plan and County Update*

## TRC Capital Plan Meeting – County, ACC, and ABSS – 2-25-20

Bryan Hagood briefly updated the committee on county projects that have been completed or are in progress. These include:

### Completed Projects funded by annual \$250,000 Pay-Go:

1. Emergency: Air Handler Unit replacement - Detention Center (FY18-19 funds)
2. 2<sup>nd</sup> Floor HVAC project - Civil Court Bldg (FY18-19 funds)
3. Brick Resealment Project - County Admin Bldg (FY18-19 funds)
4. Concrete Projects - EMS HQ and Boone Station (FY18-19 funds)
5. Roof Safety (Rails, fall arrests) - various buildings (FY18-19 funds)
6. Generator Projects - Board of Elections and County Annex buildings (FY19-20 funds)
7. Septic Field Repair - Eli Whitney Gym (FY19-20 funds)
8. Renovation Project - EMS Headquarters (FY19-20 funds)

### In Progress:

1. County Admin Elevator Refurbishment
2. Office Renovations & staff relocation to allow future judicial system building projects

### Completed Projects funded by grants, debt or capital reserves:

1. Generator Projects - EMS Rudd Street and EMS-Boone Station building
2. Roof Repair & Maintenance - EMS Garage and Family Justice Center building
3. HVAC Air Handler & Chiller Projects - Detention Center
4. Voting Machines - Purchased via installment loan in Nov 2019

### In Progress:

1. Foundation Stabilization Projects - Detention Center and JB Allen Criminal Court bldg
2. Elevator Refurbishment - Human Services Building
3. HVAC Air Handler & Chiller Projects - Detention Center
4. Equestrian Center - Capital reserves budgeted - expected completion in 2020
5. Petree Human Services Building - Construction bids to be released soon with expected completion in MAR 2021

Ted Cole, Davenport representative, provided the updated finance plan that highlights the County, ABSS, and ACC's timeline as it relates to bond issuances/debt. The FY19-20 7.04 cent tax increase has provided enough funding for the Capital Plan to pay all of the upfront costs anticipated by ABSS and over half of the upfront costs anticipated by ACC. Since the upfront costs can be paid with current cash flow, there is no need to issue bonds in May 2020 as originally planned. ABSS will have construction documents ready in order to issue bonds in fall 2020 and these bonds will reimburse the upfront costs. ACC anticipates its first bond issuance in spring 2021 which will also reimburse upfront costs.

The Capital Finance Monthly Report has been uploaded to the capital [website](#).

**NEXT MEETING: 9:00AM Tuesday, March 31 at Impact Alamance**