

Oversight Committee
Thursday, February 27, 2020
9 AM

Present: County Commissioner Chair Amy Scott Galey, Board of Education Chair Allison Gant, Board Trustee General Blake Williams, Board of Education Steve Van Pelt, Bryan Hagood, Jeremy Teeter, Dr. Algie Gatewood, Tom Hartman, Dr. Todd Thorpe, Misty Brown, Susan Evans, Andrea Rollins, and Michelle Mills.

Guests: Ken Grube and Scott Robinson with Samet Corporation (CMR for New high school and Southern HS), Chris Brasier with Clark Nexsen (Architect for ACC Center of Excellence), Chris Brummel with The Christman Company (CMR for ACC Center of Excellence) and Mitch Brigulio with Davenport Company, (Financial Advisor).

Introduction and Welcome

The purpose of the Oversight Committee is to allow an opportunity for the Technical Review Committee to bring project and status updates to Board Members of all three institutions – Alamance County, Alamance-Burlington School System, and Alamance Community College. All presentation materials and minutes from the meeting will be available on the County website www.alamancecapitalprojects.com.

Commissioner Considerations:

Commissioners will consider the following items on March 2nd :

- ABSS Sales Tax Reimbursement agreement with related Property Lease Agreement

Because Counties, but not school systems, may receive reimbursement for any state sales taxes paid, Alamance County will consider two agreements needed to directly pay vendors for bond project activities so that sales tax may be reimbursed. ABSS authorized these agreements at a February 2020 meeting. By leasing the property, the County will be considered the owner of the property, which is a requirement in order to be eligible for sales tax reimbursement for costs to improve the property.

- NC Lottery Fund Request
Per the interlocal agreement between Alamance County and the Alamance-Burlington School System, an annual lottery fund allocation will be requested to pay debt service. ABSS authorized a request of \$1,459,068 for this fiscal year per our Capital Finance Plan.
- Updated Reimbursement Resolution for ACC bond projects

Per bond attorney advice, one reimbursement resolution is preferable for all bond projects which will replace the seven individual documents previously approved. The reimbursement amount will not change.

ABSS Project Updates – Todd Thorpe

FY19-20 Pay-Go CIP Projects of \$3,300,000 will primarily be spent in summer 2020. Analysis is underway to determine whether full or partial roof replacement is needed for several schools. Safety projects are underway with technology engineers recommending security updates in the form of cameras, vestibules, and buzzing systems for Highlands Elementary, Smith, Turrentine, Hillcrest and Grove Park Elementary.

Bond Project Updates:

Cummings HS is intended to be renovated to accommodate Fine Arts. The immediate next steps are to clearly define course offerings to then start designing appropriate space.

Eastern HS - Architects are gathering preliminary data.

Graham HS is intended to be renovated to accommodate trades. Clearly define course offerings to then design space.

New HS - Surveys and Phase 1 Study for newly purchased land. Updated drawings will be available to the Board of Education on March 4th

Southern HS - Updated drawings will be available to the Board of Education on March 4th.

Western HS - Similar design to Eastern HS and architects are working similarly.

Williams HS - Engineer is considering electrical upgrades

Pleasant Grove Elem - No activity yet.

South Mebane - Updated drawings will be available at the March 10th work session.

Samet representatives, Ken Grube and Scott Robinson, reported that they have met with the design team to start evaluating schedules. To minimize disruption to school activities, the Southern HS renovations will likely be phased into two summer schedules. Using the schematic design, Samet and the design team will further refine a project budget over the next two weeks. With state permitting as a key concern for scheduling, the new high school may see a completion timeline of FY2022 or FY2023.

ACC Project Updates – Tom Hartman

Pay-Go CIP projects of \$870,000 are listed on the website including a Print Center renovation project, an HVAC project, a 15 passenger van purchase and a roof evaluation project.

A powerpoint presentation was reviewed which showed preliminary plans for the Center for Excellence. They are nearing the end of the Advanced Planning stage.

For the Public Safety Training Center, Moseley Architects were selected to be the design firm. The Building & Grounds Committee will interview Construction Manager at Risk firms to make a recommendation at the March meeting of the Board of Trustees.

An RFP has been released for design services for the Student Services Building with responses due March 25th.

Center of Excellence/ Park: Chris Braser, with Clark Nexsen, shared a [presentation](#) regarding the COE project.

- Advanced Planning - Aligned scope, scale, and budget for “State Construction” approval - Completed Fall 2019
- Schematic Design - Started during holidays - Consider program components, planning concepts converting to a design. Visited other facilities, including private sector, to consider innovative design. On schedule to submit schematics to State Construction.
- Design Development - Review mechanical, electrical, and all technical details of the site. Construction documents would be developed at that point.

Budget discipline - \$14.81 million for bricks and mortar including contingency and escalation. Independently, a 3rd party cost estimator and The Christman Company developed cost estimates with only \$40,000 differences to reconcile in order to submit to state construction.

Stakeholder meetings have been conducted to incorporate stakeholder ideas to develop guiding principles for the project and expectations are being met. A visioning process emphasized the open space of the campus.

Program Summary: 33,775 total gross square feet building area is anticipated to include classrooms, labs, a greenhouse, offices, gathering space, and shell space to allow for future growth. 20,420 net square feet program area means the building reaches 60% efficiency of space.

Detailed drawings of labs with specialized equipment have been developed to plan for maximum flexibility. The presentation showed examples of reconfigurable spaces for classrooms and teaching labs. The building is designed to be visible from I40 to showcase our community commitment to education. The site would be landscaped to include a terraced outdoor classroom space as well as “rain gardens” instead of a retention pond for storm water.

County Project Updates – Bryan Hagood

Bryan Hagood shared a [powerpoint presentation](#) updating progress on Alamance County pay-go CIP projects. He reported on new voting equipment purchase, a new Equestrienne Center facility now underway, the progress of a Human Services building funded by private donation, and plans for a new EMS substation to serve population growth in the eastern part of the county.

County Financing Updates – Bryan Haqood

In FY19-20 the Capital Reserves for ABSS projects, ACC projects, and the County projects are all projected to be funded per the plan. Alamance County shared a [monthly finance report](#) showing that enough capital reserves have accumulated to pay for the up front design costs and land purchase costs without issuing bond debt in spring 2020.

Mitch Brigulio of Davenport Company shared highlights from an updated capital financing model. He reported that based on current construction timelines, we expect to issue ABSS bond debt in two issuances: Sep 2020 and March 2021. He also reported that due to changes in ACC project timelines, we now expect to issue ACC bond debt in three issuances: March 2021, Sep 2021 and Sep 2022.

As part of the budget process each year, an updated Alamance County Capital Plan will be presented to the Commissioners for approval. The TRC Committee will work to update 7-year CIP lists and be prepared to report project completion at the next OSC meeting.

Closing

The next Oversight Committee meeting is scheduled for 9 AM on June 4, 2020.