



Alamance

COUNTY GOVERNMENT

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OSC Capital Meeting Minutes - Apr. 29, 2021 2:00PM

Family Justice Center Meeting Room or via Zoom

Welcome by the Chairman of the Board of Commissioners, John Paisley.

Attendance: Chairman John Paisley, Commissioner Steve Carter, Alison Gant, Patsy Simpson, Gen. Blake Williams, Bryan Hagood, Dr. Algie Gatewood, Tom Hartman, Matt Banko, Dr. Bruce Benson, Dr. Todd Thorpe, Dr. Revonda Johnson, Jeremy Teetor, Jimmy Russell, Bryan Hagood, Bruce Walker, Sherry Hook, Andrea Rollins, Susan Evans, Mimi Clemens, Mitch Brigulio (Davenport & Co).

Capital Planning Process

Bryan Hagood gave a brief overview of the roles of TRC and OSC in reviewing capital projects and shared the most recent monthly finance report and showed where information could be found on the capital project website. www.alamancecapitalprojects.com

Mitch Brigulio shared the details of the April 20, 2021 bond issuance and shared information on the latest revision of the Capital Plan Forecast document.

The “Summary of Pricing Results”, prepared by Davenport & Co., includes the details of the April 20, 2021 bond issuance including the list of bids with their TIC (true interest cost) and confirming that Morgan Stanley & C, LLC won the bids to purchase 151,150,000 par of Alamance County bonds. With premium pricing, the cash proceeds of \$174,308,051.25 will pay all costs of issuance and provide \$150,000,000 to ABSS for all nine projects and \$23,760,000 to ACC for the Center for Excellence and the Student Service Center projects.



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The “Capital Funding Plan Update as of 4/27/2021”, prepared by Davenport & Co., reports capital reserve balances for the County, ABSS, and ACC with the following updates:

- County CIP increased to \$300,000 annually to include traditional \$250,000 for County buildings and another \$50,000 for Parks and Historic buildings
- ABSS CIP increased to reflect \$523,657 approved for the New High School road project
- ACC CIP includes the drawdown of \$335,600 for an EMS classroom renovation approved in April 2021
- Debt issuance of April 2021 is included in the “Existing Debt Service” for each agency

Project Updates by ACC:

COE construction bids are due May 5, 2021 with a groundbreaking ceremony scheduled for May 7th at 11:00am. If rebids are necessary for this project, they would be scheduled for May 19th.

Public Safety Training Center project has begun a Phase I study and is in the process of surveying the site to update plats. The project will start the initial design phase in early June with the design team.

Student Services Center – State Construction is expected to respond by June 23rd to authorize ACC to solicit construction bids. If bids may be posted by July 4th then the project could begin construction in Fall 2021.

Main, Powell & Gee Building Project – Formerly called the “Classroom Modernization / Childcare Project”. The new name was requested by the Office of State Construction. Proposals will be accepted May 4th and reviewed May 25th for a design team hoping to commence design in Fall 2021. Construction is scheduled to begin in 2022.

EMS Renovation project – Construction bids will be reviewed May 4th for Trustee approval on May 10th in order for construction to start as early as May 24th.



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CIP (Capital Improvement Projects) aka Summer projects include roof repairs, paving projects, and safety and accessibility upgrades.

Project Updates by ABSS

South Mebane Elementary – Concrete pads are installed and new construction may begin. Students will attend summer school at E.M. Yoder to allow work to begin for abatement, casework, and gym floors.

For most High School projects, the administrative staff will be relocated to work at their feeder Middle School to allow construction or renovations to start this summer.

Summer Activities:

- **Safety Vestibules at Newlin, Eastlawn, Andrews, and Broadview**
- **Paint projects**
- **Roof Projects**
- **Activity Bus**

Eastern High School– ongoing contract negotiation

Western High School – renegotiating based on sub bids

Williams High School - High bid still being negotiated to ensure that bids are for exactly the needed work. Attorney will review agreements.

Sellers Gunn Project – Due to poor air quality systems in the Sellers Gunn building, there may be an opportunity to use pandemic response funding (whether federal or state funding) to provide safe-distancing options for those using the Sellers Gunn building.

ABSS is investigating the option of leasing a building in downtown Graham, formerly a BB&T bank, to relocate Sellers Gunn administrative offices, offer EC services, and provide a landing zone for supplies, equipment, and individuals supporting the new virtual school.

Performance Energy Savings Report – ABSS received a final report on the savings generated by school improvements to lighting systems as part of



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their performance energy contract. Per the agreement, utility savings were guaranteed to be reduced by \$713,770 and the actual savings were in excess of \$1.1 million due to the use of LED lighting. A full report will be shared with the Board of Education.

New High School Vocational Alternate (Project Cost \$1,285,231):

Dr. Johnson further explained the necessity of CTE in the new HS and the differences between the vocational lab space recommended for the New High School from the Career Technical programming being offered at the CTEC building. The CTEC site offers programs in health science (last phase of CNA), programming coursework, graphic design, video and gaming design training, and auto repair. Facility labs at the New High School would include CTE labs for carpentry and construction training such as plumbing and electrical, as well as agricultural programming.

Deferred to Next meeting:

ABSS reported that construction bids for some of the nine ABSS bond projects have been lower than forecasted and the “savings” could be useful for change orders or future projects needed at those schools.

Mrs. Patsy Simpson shared her recommendation that as construction bids for the original nine ABSS bond projects are tallied, any “savings” identified because bids are lower than the project’s planned costs should be retained for future projects at that school.

- Final bids and project costs will be identified by the TRC and reported at the next OSC meeting. The OSC will then have an opportunity to discuss any project savings and plan for its best use.
- ABSS staff were asked to provide a report of all the CIP funding received in the last three fiscal years and how it was spent.

At the next TRC meeting, staff will identify the factors that would help determine a target amount of Capital Reserves to keep on hand in future. That target amount could be available for unexpected emergencies as well as planned uses.

Next Meeting – Thursday May 27, 2021 2:00pm