

TRC Meeting

Tuesday, June 29, 2021

9:00 AM

Zoom

Present: Dr. Bruce Benson (ABSS), Dr. Todd Thorpe (ABSS), Jimmy Russell (ABSS), Misty Brown (ABSS), Dr. Algie Gatewood (ACC), Matt Banko (ACC), Tom Hartman (ACC), Bryan Hagood (Alamance County), Sherry Hook (Alamance County), Susan Evans (Alamance County), Andrea Rollins (Alamance County), Josh Fernandez (Alamance County), Mimi Clemens (Alamance County), Selina Chalk (Alamance County)

Introduction

The Oversight Committee (OSC) will meet this Thursday at Impact Alamance.

Last TRC meeting follow-up items were: factors to determine targeted amount of capital reserves, project ranking criteria, additional projects that may need additional attention, updating capital plan document, any other unfunded projects need prioritization. These items involve OSC involvement and discussion.

OSC seems to want to meet monthly now.

ABSS

Bond Projects

New HS progressing well.

Eastern and Western progressing.

More activity at Graham and Williams will be coming in the next few weeks.

Abatement will begin this summer at Pleasant Grove.

South Mebane Elementary project is right on schedule to finish this fall.

CIP

Painting will be finished in the next couple weeks.

Security vestibule projects are finishing up at the Cummings Zone and others are going out to bid for early fall work.

Camera project designs will be reviewed tomorrow and hopefully will be installed in the next few weeks.

Hawfields has a bat problem. Bats cannot be moved in July. Students will be moved to a different school for summer school. August 1st is typical date to allow moving bats, but potentially could begin as soon as July 25.

Next group of vestibules will go in next summer and preliminary work will begin in next few weeks in the Graham Zone.

ACC

CIP

EMS building with Bobbitt Construction – drywall going up and layout visible of various labs and teaching spaces. On-track to finish in July.

Roofing projects have been wrapped up. New funding for new roofing begins in July.

Hard to get concrete companies on campus right now, but concrete works needs to be done.

Bonds

The Construction Manager at Risk (CMR) working to determine best way to move forward with bids coming in for the Center of Excellence. Value engineering discussions are underway. Cannot value engineer way out of deficit of about 750,000. ACC is hoping for better results in the second round of bids.

Additional parking bid scope will go out at a later point but that part of the project seems to be over budget at this time as well. It will be challenging to get everything initially desired out of the Center of Excellence with the current project budget and current materials/construction costs. The gap is about \$1.5 or \$1.6 million at this point with some unknowns about how later packages will bid out.

There is some curiosity about the ability to use ARPA funds to at least partially cover the gap due to cost escalation for construction going on right now. In other words, is Covid causing escalation?

All approvals have been attained from the State Construction Office for the Student Services Center. Bids will go out beginning of next week and will come back in August.

Phase I environmental impact at the Public Safety Training Center – environmental concern means that Phase II study will need to be done. Adjacent property had

underground storage tank leaking a few decades ago about 110 feet from property. The next step will be to determine if these materials are leaching into the Martin Marietta property.

Childcare and Instructional space – 3 interviews have been completed with architects. A recommendation will go to the Board on Thursday. If approved, the Office of State Construction will be the next approval stage, hopefully to be obtained within a month.

Alamance County

Chiller replacement at Human Services Center - a new chiller will come late July. Probable August completion.

Restroom renovation at DSS will be done in August. Two more restrooms will be renovated after the first are complete.

Petree Building construction is on-track.

HVAC replacement at HSC bid process started about two weeks ago and the County will await the results.

Repair of detention center wall and floor cracks is out for bid.

Skylight replacement at the detention center out for bid.

HVAC controls for County office. Going out to bid soon.

In Closing

This month's finance report has been sent out and will be up on Capital Projects website.

Year-end closing out and checking of financial ledgers is underway.

The capital plan and capital finance report were shared and reviewed.

There is interest from Alamance County to see ranked priority of ABSS and ACC unfunded projects. That will help guide discussions about how to use potential excess capital reserves.