

Oversight Committee (OSC)
Thursday October 28, 2021
Impact Alamance (& Zoom)
2 PM

Present: Commissioner John Paisley (Alamance County), Commissioner Steve Carter (Alamance County), Allison Gantt (ABSS), Patsy Simpson (ABSS), Dr. Todd Thorpe (ABSS), Jeremy Teetor (ABSS), General Blake Williams (ACC), Senator Anthony Forriest, Dr. Algie Gatewood (ACC), Tom Hartman (ACC), Bryan Hagood (Alamance County), Sherry Hook (Alamance County), Josh Fernandez (Alamance County), Mitch Brigulio (Davenport)

Introduction

TRC met on Tuesday and discussed project updates.

The committee welcomes Senator Anthony Forriest as a member of the OSC.

Davenport

Davenport distributed hard copies of the latest finance plan dated 10-25-2021.

The main differences in the plan involve the County's funding plan, involving the Medicap building and HSC HVAC projects which are no longer debt-funded projects.

Davenport demonstrated the cash flows for current and future projects related to each entity – ABSS, ACC, and Alamance County.

There was some discussion of Alamance Community College's ability to use unissued bond proceeds, or potentially capital reserve balances, to fully fund the list of projects associated with the bond referendum after the additional allocation to raise the budgets of the Biotechnology Center and Student Services Center. Such an allocation would need approval from the Board of Commissioners.

ABSS

Bonds

Overall moving along appropriately – on schedule and on budget.

ABSS is assessing second phase moving into intense summer work.

The Pleasant Grove project bid has come back within budget. This will be an intense project with the complications found in the building. Asbestos abatement was successful this summer.

CIP

Safety vestibule projects are out for design and bid. There are major delays for materials, equipment, and supplies.

ABSS is considering using unissued bond proceeds to remove modular units and replace them with permanent structure expansions at existing schools.

ACC

Bonds

Biotechnology Center of Excellence – aerial photos are now available. Building pad has been cut to grade, tree removal complete. The next 30 days will involve installation of: electrical duct bank, sewer, water mains, footing and foundations.

Student Service Center – tree removal underway on front of building. Site preparation will be underway in next month.

Public Safety Training Center – Site survey is being reviewed with Martin Marietta for boundary and parcel determination. Stakeholder meetings continue. Budget is tight, with an estimated \$2 million dollar need just in site work. ACC will attend November 10 public meeting for ARP requesting to use approximately \$2.5 million for water & sewer and recoup \$2 million for site preparation if eligible.

Classrooms Renovation and Childcare Expansion – A successful stakeholder meeting was held this past Monday. Smaller workgroups will engage with the design team to determine how to renovate all spaces. December 2022/January 2023 construction start. This project will be done in phases because this is occupied space.

CIP

EMS renovation project is complete and in-use.

Alamance County

Facility Updates

Chiller Replacement at the Human Services Center is completed.

Skylight Replacement at Jail is completed.

Petree Building construction began last October, expecting completion and move-in mid or late November of this year. The building will house the Open Door Clinic, Friendship Adult Day Care, and Elderly Service operations.

Detention wall and floor cracks – contractors are not currently allowed in the detention center because of Covid.

Human Services Center HVAC – waiting for delivery of equipment. A tentative start and finish timeline will be established after that.

Waiting on transfer switch and generator for Hwy 62 tower site at VHF site. It is expected to take several months for the delivery and installation of that equipment.

Court Administration Building and JB Allen Courthouse Renovation – A design firm has been selected. The County is working through a proposal, and the contract will be in place soon to go before the Board of Commissioners on November 15.

HVAC controls replacement at County Building will begin in late December or early January.

Dental Clinic Renovation – project cost has changed due to abatement of asbestos.

HSC Parking Lot – a proposal is complete, and the County is now investigating funding sources.

Board of Elections Relocation – the County is currently in contract negotiations for obtaining the building. The building will then need to be renovated for the Board of Elections' needs.

Capital Finance Plan

Alamance County shared several highlights from the most recent capital finance report. The report shows continued strong collection of sales taxes, and a strong estimated capital reserve position at year's-end as a result. County staff will continue to update projections each month when sales tax receipts are collected. Sales tax revenues will be a significant determinant of ABSS' capital reserve position at the end of fiscal year 2022. ACC's and Alamance County's capital plans are funded primarily through property tax, which has already been collected at a level that fully funds each entity's portion of the plan. ABSS will work with County staff to determine which state lottery projects can be closed and which funds may be reverted back to DPI's accounts for Alamance County.