

# TRC Capital Plan Meeting – County, ACC, and ABSS – August 27, 2019

## Meeting Minutes:

**Attendance:** Dr. Bruce Benson, Jeremy Teetor, Bryan Hagood, Dr. Todd Thorpe, Misty Brown, Tom Hartman, Matt Banko, Susan Evans, Andrea Rollins, Michelle Mills

## **Purpose: Review open issues, capital and bond project updates, finance updates, and Oversight Committee**

MOU for Use of Lottery Funds was approved by the Board of Commissioners at the August 19, 2019 meeting. Andrea Rollins will send a final signed copy to ABSS for their records.

ACC has issued RFQs for firms as well as advertised for contracted individuals to serve as project manager and expects to start reviewing submitted responses by September 5<sup>th</sup>.

The September 3, 2019 Board of Commissioners meeting only includes County Capital activity. According to the Capital Plan, Alamance County will be borrowing approximately 1.5 million dollars for vehicles and equipment and 5 million dollars for building improvements. The County is also working on a grant funded building project for Rudd Street. BOC will receive updates and requests for approval of contracts as well as a Reimbursement Resolution for the \$5 million project list.

There will be a joint Board of Commissioners and Board of Education meeting at the County Annex Building on September 4 at 10 am. Municipalities and ACC have also been invited. Facilitator Kennon Briggs has been invited to share information about construction methods, answer questions, and provide options and recommendations.

Members of the Oversight Committee have been appointed. The Board of Education has appointed Ms. Allison Gant and Mr. Steve Van Pelt. The ACC Board of Trustees appointed General Blake Williams, and the Board of Commissioners representatives will be Chair Amy Galey and Commissioner Sutton. County staff will contact the new Oversight Committee and will copy TRC with information regarding the first organizational meeting which will be held mid-September. Ideally, the Oversight Committee will be similar to the Task Force and will further communication and provide transparency regarding capital projects between ABSS, county, and ACC. TRC will provide a brief overview of project progress as well as financial updates. This may be helpful as the county begins the process of issuing debt. In the future, the Oversight Committee will also review and make recommendations regarding ABSS pay-go projects.

Additionally, the Oversight Committee may discuss moving forward with another sales tax referendum. The Board of Elections must finalize the ballot for the general primary in early November. The Board of Commissioners would need to adopt a resolution in October to get a referendum on the ballot for the spring general primary.

Discussion also included how future additional sales tax could be used to increase the percentage of funding for ABSS pay-go projects (7 million) as well as increased capital reserve funds for emergency projects. Other considerations include the operating costs of new education buildings as well as the need for increased security measures. If the sales tax referendum is considered for either a primary or general election, the County would enlist the help of Davenport to forecast the amount of funds that could be generated.

# TRC Capital Plan Meeting – County, ACC, and ABSS – August 27, 2019

## *Bond Projects and County Non-bond Projects Updates:*

ABSS will send their list of roofs that will be replaced during FY 2019-20 as well as schools that will be included in security upgrades/projects.

ABSS updated TRC on 2019 Summer Lottery Funded Projects which will also be updated on the County Capital website.

- Irrigation EHS: completion date October 2019
- Painting: completed
- Pleasant Grove Classroom Reno: completed
- Paint windows at Graham Middle: completion date September 2019
- Duct work at Eastern High: in progress
- Classroom remodels: completed (Alexander Wilson, Turrentine, Eastlawn)
- Carpet Removal/tile installation at Garrett: completed
- Carpet removal at Eastern High Media Center: completed
- Door replacement at Sylvan: completed
- Roof replacement at Western High: in progress (waiting for DPI to approve)
- Remodel Cummings Fine Arts: in progress
- Plaster/Ceiling repair at Cummings and Broadview: completed
- Paving/Concrete at Western Middle and Alexander Wilson: completed
- Move Elon Elementary: completed
- Carpet Removal/Abatement at Broadview Middle Media Center: completed
- Redo Ramps at Eastlawn: completion date September 2019
- Redo Ramps at Graham Middle: completion date September 2019
- Transformer relocation at Williams High: in progress

## ABSS Bond Project Updates:

- New High School: currently holding initial meetings with maintenance staff and the curriculum team; ABSS is under contract with the Timmons Group who have conducted the initial site suitability evaluation for potential New High School property; CMR interviews will be conducted with ABSS committee on September 11.
- Southern High School: an initial evaluation of the campus has been conducted and ABSS was provided with recommendations for the design process.
- South Mebane: an initial evaluation was conducted including cost projections, and ABSS is working to decide which options can be included.

## ACC Capital Project Updates:

The Building and Grounds Committee has received the final 2018-19 ACC capital projects report. This will be updated and sent to Andrea with information on which projects were County funded.

1. HVAC Main Building AHU Replacement: project has been presented to the Board of Trustees for approval
2. Pre-Backfill Capital Projects: project will be sent out to bid next week with completion date scheduled for October 20
3. Main Building Chiller Renovation: project will be presented to the Board of Trustees for their approval in October
4. Roof Repairs/Issues: projects have been approved by the Board of Trustees in August
5. Passenger Bus: currently exploring lease to own options due to limited funding
6. Campus Safety Upgrades: in progress

## **TRC Capital Plan Meeting – County, ACC, and ABSS – August 27, 2019**

To note, ACC may shift funding options but will update TRC.

### **ACC Bond Capital Project Updates:**

- **Parking Deck and Center of Excellence:** CMR has been selected, and they are working on their first meeting with design team and Christman. Their first external stakeholder meeting led by design team for the Center of Excellence is scheduled for September 6 at 11:30am.

### *Capital Finance Plan Discussion:*

Finance Officer Susan Evans updated ACC with a final FY 2018-19 report. ACC has available capital reserves in the amount of \$148.90. ABSS has available capital reserve funding from 2018-19 in the amount of \$177,247.73.

### *Debt Timeline:*

At this time, ABSS is on target for property acquisition to meet the 2020 first bond debt issuance timeline. Susan Evans and Jeremy Teetor also let the committee know that they have established a process so that the County can pay ABSS bills directly and then be reimbursed for any sales tax paid out for ABSS bond projects.

### *Strategic Reporting:*

The County has been working on a way to articulate the process, progress, and outcomes for the World Class Education strategic initiative. The goal is to communicate outcomes and funding for specific operations or capital projects. Dr. Benson will share the strategic operations and capital biannual goals that the Board of Education recently adopted. ABSS will also be releasing a report to the community late fall/early winter with specific deliverables and goals along with preliminary outcomes. Andrea Rollins will share the County's draft World Class Education report to the TRC.

**NEXT MEETING: 9:00AM Tuesday Sep. 24, 2019 at Impact Alamance Meeting Room**