Alamance County Board of Commissioners
Alamance-Burlington School System Board of Education
Alamance Community College Board of Trustees

January 15, 2019

2018 Education Bond Projects
2018 Bond Process Review

- **Nov 26th and 27th** - Meetings with ABSS and ACC staff to confirm bond project timelines and costs, update capital plan

- **December 3rd BOC Meeting** - Approve Resolution certifying ABSS and ACC referendum results
  - Resolution prepared by bond counsel notifying public and LGC of election results

- **December 3rd** - Update bond project timelines, costs and upfront funding needs with ABSS and ACC

- **December 7th** - Review of bond process with ABSS, ACC and County staffs at LGC in Raleigh

- **December 17th BOC Meeting** - Updated County fiscal policy to include new measurements and language helpful to credit rating:
  - Minimum Tax Supported 10-year Payout Ratio Policy
  - Maximum Debt to Assessed Value Policy
  - Maximum Debt Service to Expenditures Policy

- **January 3rd** - Review updated bond project timelines, costs and upfront funding needs with ABSS and ACC
February/March 2019 Action

- **ACC Operating Costs** - Board of Commissioners will review ACC Operating Costs for required state approval.

- **Revised Capital Finance Plan** - Present revised Ala Co capital finance plan with firm project timelines, projected costs and estimated property tax rate impact.

- **Reimbursement Resolution** - Present reimbursement resolution that will allow Ala Co to front design costs and be repaid from bond proceeds.

  - ABSS and ACC will require architectural services for new projects.
  - Bonds may reimburse design costs but are not usually sold before design is complete.
  - ABSS, ACC and County will review available current capital outlay funds, fund balances, and capital reserves.
Construction Management

• Due to the size and timing of projects, funds could be allocated for a “Project Manager” and/or a “Board/Project Liaison” to oversee and manage the projects and report to the appropriate oversight Boards.

• Bond funds or other capital funding sources could be used for an employee/contractor to oversee projects but there are stringent rules for how bond proceeds may be used.

• Bond attorneys for Alamance County have provided the following guidance on the legal use of bond funds for these purposes:

“Essentially all of his or her time relates to work as a construction manager, engineer, architect, or the like in managing and working on construction projects. If the employee works solely in such roles, his or her salary and related costs should be allocated among the projects on which the employee works. Only the portion of the salary and related costs attributable to bond-financed projects should, of course, be paid with bond proceeds.”
County Bond Considerations

• Update Capital Finance Plan:
  o Bond debt (Project costs) not to exceed $189.6M
  o Tax impact not to exceed 7.88 cents
  o Includes approx. $2 Million for annual ABSS pay-go capital
  o Minimize cost of borrowing - use fewest number of bond issuances

• Ongoing cooperation with ABSS and ACC staff:
  o Refine predictions that might affect the tax impact,
  o Coordinate the timeline of project approvals,
  o Effectively react to new information (i.e. changes in interest rates)
  o Communicate clearly to the public.
Project Timeline Considerations

• Timelines allow flexibility to plan for:
  • the local and state approval process,
  • availability of staff, contractors and sub contractors
  • design and construction timelines,
  • weather or other unexpected delays,
  • maintaining accessibility (via parking, driveways and walkways to classes)
  • and most importantly to minimize disruption to student learning.

• Staging:
  • Temporary rearrangement of workspace during construction (i.e. Modular units),
  • Strategic timing of projects to allow construction on only parts of campus at a time,
  • Sequential projects: when one project can only begin when another has been completed.
ACC Project Considerations

• **ACC Building and Grounds Committee** meets monthly with ACC staff to review all capital projects and make action recommendations to the Board of Trustees.

• The $39.6M bond projects are part of an overall **Master Plan** which includes existing backfill projects funded by State bonds, grant-funded projects, and other County-funded capital projects.

• Examples of ACC Staging Considerations:
  
  • Allow construction on only parts of campus at a time to minimize disruptions to learning.
  
  • Available parking must be maintained during all construction phases.
  
  • **Sequential projects:** Certain classroom renovations can only be scheduled after a new Student Services facility is completed.
ABSS Project Considerations

• High School Redistricting Plan

• Minimize Disruption – Classrooms, cafeterias & core areas, parking

• Temporary Solutions – Modular Units, relocations

• Scope of Work - Internal staff, availability of contractors, price

• New High School - Land

  • Desirable Location
  • Road accessibility
  • Water and sewer access
  • Grading and other land preparation costs
  • Permits/permissions from state oversight agencies
## Proposed Alamance County Bond Issuance Schedule
*(based on timelines available 1/4/19)*

<table>
<thead>
<tr>
<th>Alamance County, NC</th>
<th>Financing Schedule</th>
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<tbody>
<tr>
<td>May 2020 Issuance</td>
<td>$23,484,481</td>
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<tr>
<td>September 2020 Issuance</td>
<td>$90,220,330</td>
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<tr>
<td>March 2021 Issuance</td>
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<td>September 2021 Issuance</td>
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<td>September 2022 Issuance</td>
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<td><strong>Total Bond Issuance</strong></td>
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Approved Bond Projects for Alamance-Burlington Schools

In November 2018, Alamance County citizens approved a $150 million bond project proposal. Bond funds will pay to construct a new high school and provide renovations and upgrades to 8 of the district’s 36 schools.
### ABSS Projects by Issuance Date

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#### Revised Timeline (1/3)

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Note: For purposes of the Capital Funding model, the School GO Bonds have been rounded up to $14,200,000.
Bond Issuance SEP 2020

New High School

Southern High School

South Mebane Elementary
New High School*  
Bond Issue: September 2020  
Target Completion: May 2023

Two levels of classrooms  
Auxiliary gym  
Gym support  
Main gym  
Double height dining area  
Auditorium support

*Concept Image Only

Proceeds from the bond referendum of November 2018 will pay for the construction of a new 1250 student high school with a core capacity of 1500 situated between Southern Alamance and Eastern Alamance high schools to help alleviate overcrowding.

Completed project will include:
• Land acquisition  
• Utilities to site  
• School building construction of approximately 240,000 SF  
• Athletic fields and associated buildings for concessions, ticketing, restrooms  
• Parking and drives  
• Stormwater measures (retention ponds, etc.)  
• Survey  
• Soil borings

Project Costs Include:
• Professional Fees  
• Survey  
• Soil borings  
• Construction testing & inspections  
• Furniture, Furnishings & Equipment Allowance  
• Technology Allowance

Cost Estimate: $67,012,616

Go to www.abss.k12.nc.us
ABSS Bond Timeline
## Proposed Timeline – New High School

<table>
<thead>
<tr>
<th>Project</th>
<th>Original Estimated Amount</th>
<th>$55,800,000</th>
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<td>Bond Issuance</td>
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<td>Construction Ends</td>
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<tr>
<td>Project Opens / Operating Costs Begin</td>
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<td>Assumed timing in Original Model</td>
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<td>Spring 2020</td>
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<tr>
<td>Assumed timing in 1/7 Model</td>
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<td>Sep 2020</td>
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</table>
Southern High School

Bond Issue: September 2020
Target Completion: December 2022

Proceeds from the bond referendum of November 2018 will pay for the following at Southern Alamance High School:

Add 27,525 SF building space to provide:
- Demolish 2 buildings and construct 2-story classroom building to replace 16 classrooms and restrooms plus
  - 6 classrooms
  - 5 science labs
  - 3 resource rooms
- Cafeteria/Dining Expansion
- Renovations/upgrades to existing buildings

Cost Estimate: $20,661,931

Renovate/Upgrade Existing Buildings to include:
- School safety improvements (cameras, blinds, carded entry locks)
- Replace damaged floor tiles; patch cracked terrazzo flooring
- Exterior window replacement & caulk where needed
- Renovate multi-restroom facilities with new plumbing fixtures, tile, partitions and paint
- Roof replacements or repairs where needed
- Remove lockers to widen hallways for improved traffic flow
- Replace non-ADA compliant cabinet, sinks, door hardware
- Replace aging mechanical systems
- Add humidity controls to HVAC
- Replace campus walkway canopy system

Year built 1959
Building area: 158,626 SF
Acres: 89.5 includes Southern Middle Classroom capacity: 1100 students
Number of students 1,499 (2017-2018) 136.27% capacity
## Proposed Timeline – Southern High School

### Project

| Original Estimated Amount | $18,595,738 |

### Revised Timeline (1/3)

<table>
<thead>
<tr>
<th>Event</th>
<th>Timeline</th>
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<tr>
<td>1 Architect Engaged / Design Services Begin</td>
<td>Mar 2019</td>
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<tr>
<td>2 Land Purchased / Optioned</td>
<td>n/a</td>
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<tr>
<td>3 Construction Bids in Hand</td>
<td>Aug 2020</td>
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<tr>
<td>4 Construction Notice to Proceed</td>
<td>Sep 2020</td>
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<tr>
<td>5 Bond Issuance</td>
<td>Sep 2020</td>
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<td>6 Construction Ends</td>
<td>Dec 2022</td>
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<td>7 Project Opens / Operating Costs Begin</td>
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<td>9 Assumed timing in Original Model</td>
<td>Spring 2019</td>
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<tr>
<td>10 Assumed timing in 1/7 Model</td>
<td>Sep 2020</td>
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South Mebane Elementary

Bond Issue: September 2020
Target Completion: April 2022

Proceeds from the bond referendum of November 2018 will pay for the following at South Mebane Elementary:

- Addition of 16 classrooms
- Addition of new kitchen
- Renovate existing kitchen space for dining expansion
- Renovations/upgrades to existing buildings

Cost Estimate: $8,482,880

Renovate/Upgrade Existing Buildings to include:

- School safety improvements (cameras, blinds, carded entry locks)
- Replace vinyl composite tile flooring and carpet; replace with tile
- Renovate multi-restroom facilities with new plumbing fixtures, tile, partitions and paint
- Remediate water infiltration where buildings intersect
- Add humidity controls to HVAC upgrades or installations
- Replace windows in cafeteria and media center
- Replace non-ADA compliant cabinetry, sinks, door hardware
- Provide ADA accessible main entrance
- Repair damaged/cracked sidewalks
- Roof replacement/repair where needed
- Replace gymnasium flooring
- Fix erosion issues on site

Year built 1956
Building area: 57,062 SF
Acres: 26
Classroom capacity: 575 students
Number of students 629 (2017-2018) 109.39% capacity

MOSELEY ARCHITECTS

Go to www.abss.k12.nc.us ABSS Bond Timeline
# Proposed Timeline – South Mebane Elementary

<table>
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<tr>
<th>Project</th>
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<tr>
<td>Original Estimated Amount</td>
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</table>

| Revised Timeline (1/3) |
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| 2. Land Purchased / Optioned | n/a |
| 3. Construction Bids in Hand | Aug 2020 |
| 4. Construction Notice to Proceed | Sep 2020 |
| 5. Bond Issuance | Sep 2020 |
| 6. Construction Ends | Apr 2022 |
| 7. Project Opens / Operating Costs Begin | n/a |
| 8. Assumed timing in Original Model | Spring 2019 |
| 9. Assumed timing in 1/7 Model | Sep 2020 |
Cummings High School

Bond Issue: March 2021
Target Completion: December 2022

Year built 1970
Building area: 204,845 SF
Acres: 73.5 includes Broadview
Classroom capacity 880 students
Number of students 956 (2017-2018)
108.54% capacity

Proceeds from the bond referendum of November 2018 will pay for the following at Cummings High School:

- Auditorium lobby addition
- Renovations/upgrades to existing buildings
- Purchase specialty equipment for Fine Arts programs

Cost Estimate: $10,867,063

Renovate/Upgrade Existing Buildings to include:

- School safety improvements (cameras, blinds, carded entry locks)
- Exterior window replacement & caulk
- Renovate multi-restroom facilities with new plumbing fixtures, tile, partitions and paint
- Replace non-ADA compliant cabinets, sinks, door hardware
- Update acoustics, rigging, lighting and A/V systems in auditorium
- Replace carpeting and seating in auditorium
- Replace sheet carpeting and vinyl/composite tile
- RemEDIATE poor drainage at parking lots and around buildings
- Re-key building
Proceeds from the bond referendum of November 2018 will pay for the following at Graham High School:

- Renovations/upgrades to existing buildings
- Purchase equipment for specialized trades programs

Cost Estimate: $7,619,063

Renovate/Upgrade Existing Buildings to include:

- School safety improvements (cameras, blinds, carded entry locks)
- Flooring replacement including removal/abatement of remaining asbestos tiles
- Exterior window replacement & caulk where needed
- Renovate multi-restroom facilities with new plumbing fixtures, tile, partitions and paint
- Remediate cracking in concrete masonry block walls
- Provide tempered water at eye wash stations in shop areas
- Replace non-ADA compliant cabinets, sinks, door hardware
- Roof replacement or repairs where needed
- Add humidity controls to HVAC where needed
- Replace campus walkway canopy system
- Replace chorus room platform
- Repair damaged sidewalks and curbs

Year built 1968
Building area: 149,500 SF
Acres: 42.2 includes North Graham
Classroom capacity: 915 students
Number of students 786 (2017-2018)
85.90% capacity

Go to www.abss.k12.nc.us  ABSS Bond Timeline
Williams High School

Bond Issue: March 2021
Target Completion: December 2022

Year built 1950
Building area: 256,767 SF
Acres: 23.57
Classroom capacity: 1180 students
Number of students 1,214 (2017-2018)
102.88% capacity

Proceeds from the bond referendum of November 2018 will pay for the following at Williams High School:

Renovate/Upgrade Existing Buildings to include:
- School safety improvements (cameras, blinds, carded entry locks)
- Exterior window replacement & caulk where needed
- Renovate multi-restroom facilities with new plumbing fixtures, tile, partitions and paint
- Remove media center carpet, replace with tile
- Replace non-ADA compliant cabinets, sinks, door hardware
- Replace auditorium seating and carpet/remediate/remove remaining asbestos
- Add restrooms for auditorium area
- Repair structural issues at exterior auditorium stairs
- Re-key building
- Roof replacement/repairs where needed

Cost Estimate: $4,646,400

Go to www.abss.k12.nc.us ABSS Bond Timeline
## Proposed Timeline – Cummings HS, Graham HS, Williams HS

<table>
<thead>
<tr>
<th>Project</th>
<th>Original Estimated Amount</th>
<th>ABSS Projects</th>
<th>Cummings High School Renovations</th>
<th>Graham High School Renovations</th>
<th>Williams High School Renovations</th>
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<tr>
<td>Assumed timing in 1/7 Model</td>
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Proceeds from the bond referendum of November 2018 will pay for the following at Eastern Alamance High School:

Add 7,618 SF building space to provide:
- Cafeteria/Dining Expansion
- 4 classrooms
- 2 classrooms Exceptional Children program
- 1 resource room
- Renovations/upgrades to existing buildings

Cost Estimate: $11,657,249

Renovate/Upgrade Existing Buildings to include:
- School safety improvements (cameras, blinds, carded entry locks)
- Exterior window replacement where needed
- Renovate multi-restroom facilities with new plumbing fixtures, tile, partitions and paint
- Roof replacement or repairs where needed
- Humidity controls/HVAC upgrades where needed
- Canopy replacement/repairs
- Replace auditorium seating
- Replace non-ADA compliant cabinetry, sinks, door hardware
- Remove lockers to widen hallways for improved traffic flow
- Grading work to correct eroding slopes
- Update switchboard/wiring

Year built 1961
Building area: 158,626 SF
Acres: 50.06 includes Woodlawn
Classroom capacity: 985 students
Number of students 1,273 (2017-2018) 129.24% capacity
Proceeds from the bond referendum of November 2018 will pay for the following at Western Alamance High School:

Add 7,618 SF building space to provide:
- Cafeteria/Dining Expansion
- 4 classrooms
- 2 classrooms Exceptional Children program
- 1 Career/Technical Education lab
- 2 resource rooms
- Restrooms
- Renovations/upgrades to existing buildings

**Cost Estimate:** $12,400,611

Renovate/Upgrade Existing Buildings to include:
- School safety improvements (cameras, blinds, carded entry locks)
- Flooring replacement remove/abate remaining asbestos tiles
- Exterior window replacement & caulk where needed
- Renovate multi-restroom facilities with new plumbing fixtures, tile, partitions and paint
- Roof replacement or repairs where needed
- Humidity controls/HVAC upgrades where needed
- Replace campus walkway canopy system
- Replace auditorium seating
- Replace non-ADA compliant cabinetry, sinks, door hardware
- Remove lockers to widen hallways for improved traffic flow
- Rework exterior sidewalks for better accessibility

Western High School

Bond Issue: March 2021
Target Completion: March 2023

Year built 1960
Building area: 136,200 SF
Acres: 38.94
Classroom capacity: 1085 students
Number of students 1,212 (2017-2018) 111.71% capacity

Go to www.abss.k12.nc.us ABSS Bond Timeline
Pleasant Grove Elementary

Bond Issue: March 2021
Target Completion: March 2023

Year built 1929
Building area: 42,465 SF
Acres: 16.38
Classroom capacity: 324 students
Number of students 283 (2017-2018)
87.35% capacity

Proceeds from the bond referendum of November 2018 will pay for the following at Pleasant Grove Elementary:

Renovate/Upgrade Existing Buildings to include:

- School safety improvements (cameras, blinds, carded entry locks)
- Flooring replacement to include removal/abatement of remaining asbestos tile
- Renovate multi-restroom facilities with new plumbing fixtures, tile, partitions and paint
- Exterior window replacement where needed
- Repair entrance canopy
- Add humidity controls to HVAC upgrades or installations
- Replace non-ADA compliant cabinetry, sinks, door hardware
- Fix erosion issues on site
- Repair damaged/cracked sidewalks
- Roof replacement/repair where needed
- Replace aging electrical panels
- Replace aging mechanical equipment

Cost Estimate: $6,474,192
### Proposed Timeline – Eastern HS, Western HS, Pleasant Grove Elementary

<table>
<thead>
<tr>
<th>Project</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Estimated Amount</td>
<td></td>
<td>Eastern High School Renovations</td>
<td>Western High School Renovations</td>
<td>Pleasant Grove Elementary Renovations</td>
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<tr>
<td></td>
<td>$11,657,249</td>
<td>$12,400,611</td>
<td>$6,474,192</td>
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<tr>
<td>Revised Timeline (1/3)</td>
<td>Revised Timeline (1/3)</td>
<td>Revised Timeline (1/3)</td>
<td>Revised Timeline (1/3)</td>
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</tr>
<tr>
<td>12 Land Purchased / Optioned</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>13 Construction Bids in Hand</td>
<td>Feb 2021</td>
<td>Feb 2021</td>
<td>Feb 2021</td>
<td></td>
</tr>
<tr>
<td>14 Construction Notice to Proceed</td>
<td>Mar 2021</td>
<td>Mar 2021</td>
<td>Mar 2021</td>
<td></td>
</tr>
<tr>
<td>15 Bond Issuance</td>
<td>Mar 2021</td>
<td>Mar 2021</td>
<td>Mar 2021</td>
<td></td>
</tr>
<tr>
<td>16 Construction Ends</td>
<td>Mar 2023</td>
<td>Mar 2023</td>
<td>Mar 2023</td>
<td></td>
</tr>
<tr>
<td>17 Project Opens / Operating Costs Begin</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>19 Assumed timing in Original Model</td>
<td>Spring 2020</td>
<td>Spring 2020</td>
<td>Spring 2020</td>
<td></td>
</tr>
<tr>
<td>20 Assumed timing in 1/7 Model</td>
<td>Mar 2021</td>
<td>Mar 2021</td>
<td>Mar 2021</td>
<td></td>
</tr>
</tbody>
</table>
ABSS Dedicated Revenue Sources

- **NC Lottery Funds**
  - First funding option to pay debt service
  - Minimizes staff time on paperwork and approval process

- **Sales Tax (Article 40 and Article 42)**
  - Use for any additional debt service not covered by Lottery
  - Use to fund approx. $2 Million annual CIP
  - Remainder saved in Capital Reserve for future ABSS needs
ABSS Operating and CIP Costs

● New Building – Operating Costs
  ○ Approximately $1,500,000 for a New High School
  ○ Effective Fiscal Year 2023-2024
  ○ Operating Costs are not included in Capital Plan tax impact

● CIP – Capital Improvement Plan
  ○ Capital Finance Plan pays for $2 Million in annual CIP
Ongoing Capital Project Review

**ABSS and County staff** will meet regularly to share information about bond projects and to coordinate administrative work regarding approvals and funding.

In addition to monitoring the bond-funded Capital Projects, this committee would also work together to create a *prioritized list of other major capital projects* and other Capital Repair, Replacement or Rehabilitation projects.

The committee would compile information about needed projects, obtain data to help set priorities and identify funding in order to recommend a course of action to an **Oversight Committee** or directly to each Board.
ACC Bond Projects

What’s in the Bond

- Natural & Life Sciences / Biotechnology Center of Excellence
- Student Services Learning and Development Center
- Public Safety Training Center (off-site)
- Renovated Classrooms/Library
- Childcare Center
- East/West Locations (off-site)
- Parking
ACC Projects by Issuance Date

<table>
<thead>
<tr>
<th>ACC Projects</th>
<th>Parking Deck</th>
<th>Design / Preliminary Costs</th>
<th>Center of Excellence</th>
<th>Training Center</th>
<th>Satellite Campus East</th>
<th>Childcare Facility</th>
<th>Student Services</th>
<th>Modemize Classrooms</th>
<th>Satellite Location West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Estimated Amount</td>
<td>$8,460,000</td>
<td>$910,000</td>
<td>$8,190,000</td>
<td>$10,428,200</td>
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<td>$1,000,000</td>
<td>$6,200,000</td>
<td>$3,463,475</td>
<td>$500,000</td>
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</table>

**Revised Timeline**

1. Architect Engaged / Design Services Begin
2. Land Purchased / Optioned
3. Construction Bids in Hand
4. Construction Notice to Proceed
5. Bond Issuance
6. Construction Ends
7. Project Opens / Operating Costs Begin
8. Assumed timing in Original Model
9. Assumed timing in 1/7 Model

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
<th>H</th>
<th>I</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Land Purchased / Optioned</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>4</td>
<td>Construction Notice to Proceed</td>
<td>March 2020</td>
<td>August 2020</td>
<td>February 2021</td>
<td>February 2021</td>
<td>September 2021</td>
<td>September 2021</td>
<td>August 2022</td>
<td>August 2022</td>
</tr>
<tr>
<td>6</td>
<td>Construction Ends</td>
<td>May 2021</td>
<td>May 2021</td>
<td>August 2021</td>
<td>January 2022</td>
<td>August 2022</td>
<td>August 2022</td>
<td>August 2023</td>
<td>August 2023</td>
</tr>
<tr>
<td>7</td>
<td>Project Opens / Operating Costs Begin</td>
<td>n/a</td>
<td>n/a</td>
<td>Spring 2021</td>
<td>Spring 2019</td>
<td>Spring 2020</td>
<td>Spring 2020</td>
<td>Spring 2024</td>
<td>Spring 2021</td>
</tr>
</tbody>
</table>

ACC Parking Deck
Bond Issuance: MAY 2020
Target Completion: MAY 2021

What’s in the Bond

Multi-Deck Vehicle Center: $8.46 million
- 400 parking spaces
- Projected enrollment growth
- To offset displaced parking of new construction
# ACC Parking Deck

**May 2020 Issuance**

| Parking Deck | $8,460,000 |

**Alamance Community College**

**County Bond Project Schedule**

- RFQ for Architect to conduct design services: March 2019
- Design Services begin: August 2019
- Site Selection: N/A
- Design Process Completion: January 2020
- RFP Construction Bids: February 2020
- Selection Process for Construction Bid: March 2020
- Bond Issuance: May 2020 (Summer Semester)
- Planned Completion: 2021 (May 2021)

---

### Parking Deck Operating Expense Increase:

<table>
<thead>
<tr>
<th>Additional Cost Identification</th>
<th>1st Year of Operation</th>
<th>2nd Year of Operation</th>
<th>3rd Year of Operation</th>
<th>4th Year of Operation</th>
<th>5th Year of Operation</th>
<th>Average Additional Annual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staffing (Housekeeping &amp; Facility Operator)</td>
<td>$83,756</td>
<td>$86,269</td>
<td>$88,857</td>
<td>$91,523</td>
<td>$94,268</td>
<td>$88,935</td>
</tr>
<tr>
<td>Plant Maintenance</td>
<td>$83,756</td>
<td>$86,269</td>
<td>$88,857</td>
<td>$91,523</td>
<td>$94,268</td>
<td>$88,935</td>
</tr>
<tr>
<td>Utility Costs</td>
<td>$167,258</td>
<td>$172,276</td>
<td>$177,445</td>
<td>$182,768</td>
<td>$188,252</td>
<td>$177,600</td>
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<td>Total</td>
<td>$334,770</td>
<td>$344,814</td>
<td>$356,159</td>
<td>$365,814</td>
<td>$376,786</td>
<td>$356,469</td>
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</tbody>
</table>
ACC Center of Excellence
Bond Issuance: SEP 2020
Target Completion AUG 2021

What’s in the Bond

Natural & Life Sciences / Biotechnology Center of Excellence:
$9.1 million

- Biotechnology
- Science, Technology, Engineering, and Math (STEM)
- Histotechnology, Cytotechnology, Food Sciences
- Classrooms, labs
- Business incubator space
- Base size: 34,000 sq. ft.
ACC Center of Excellence

---

**September 2020 Issuance**
- **Center of Excellence**: $9,100,000

**RFQ for Architect to conduct design services**: March 2019
- **Design Services begin**: August 2019
- **Site Selection**: N/A
- **Design Process Completion**: June 2020
- **RFP-Construction Bids**: July 2020
- **Selection Process for Construction Bid**: August 2020
- **Bond Issuance**: September 2020
- **Fall Semester 2021**
- **Planned Completion (August 2021)**

**Center of Excellence Operating Expense:**

<table>
<thead>
<tr>
<th>Additional Cost Identification</th>
<th>1st Year of Operation</th>
<th>2nd Year of Operation</th>
<th>3rd Year of Operation</th>
<th>4th Year of Operation</th>
<th>5th Year of Operation</th>
<th>Average Additional Annual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staffing (Housekeeping &amp; Facility Ope</strong></td>
<td>$31,409</td>
<td>$32,351</td>
<td>$33,321</td>
<td>$34,321</td>
<td>$35,351</td>
<td>$33,351</td>
</tr>
<tr>
<td><strong>Plant Maintenance</strong></td>
<td>$31,409</td>
<td>$32,351</td>
<td>$33,321</td>
<td>$34,321</td>
<td>$35,351</td>
<td>$33,351</td>
</tr>
<tr>
<td><strong>Utility Costs</strong></td>
<td>$62,722</td>
<td>$64,604</td>
<td>$66,542</td>
<td>$68,538</td>
<td>$70,593</td>
<td>$66,600</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$125,540</strong></td>
<td><strong>$129,306</strong></td>
<td><strong>$133,184</strong></td>
<td><strong>$137,180</strong></td>
<td><strong>$141,295</strong></td>
<td><strong>$133,301</strong></td>
</tr>
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</table>

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**Alamance Community College**

**County Bond Project Schedule**

**January 7, 2019**

*With estimated operating expenses included*

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35
ACC Training Center
Bond Issuance: MAR 2021
Target Completion JAN 2022

What’s in the Bond

Public Safety Training Center: $10.4 million
- Law Enforcement Training
- Fire Protection Training
- Emergency Medical Services
- Indoor firing range/simulator
- Driving course for emergency vehicles
ACC Training Center

# Alamance Community College County Bond Project Schedule

January 7, 2019

*With estimated operating expenses included

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## Training Center Operating Expenses:

<table>
<thead>
<tr>
<th>Additional Cost Identification</th>
<th>1st Year of Operation FY</th>
<th>2nd Year of Operation FY</th>
<th>3rd Year of Operation FY</th>
<th>4th Year of Operation FY</th>
<th>5th Year of Operation FY</th>
<th>Average Additional Annual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staffing (Housekeeping &amp; Facility Operation)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plant Maintenance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Costs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

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<table>
<thead>
<tr>
<th>March 2021 Issuance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Training Center</td>
</tr>
</tbody>
</table>

| RFQ for Architect to conduct design services | August 2019 |
| Design Services begin | January 2020 |
| Site Selection | TBD |
| Design Process Completion | December 2020 |
| RFP-Construction Bids | January 2021 |
| Selection Process for Construction Bid | February 2021 |
| Bond Issuance | March 2021 |
| Planned Completion | Spring Semester |
|                  | 2022 (January 2022) |

---

<table>
<thead>
<tr>
<th>Training Center Operating Expenses:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Cost Identification</td>
</tr>
<tr>
<td>-------------------------------------</td>
</tr>
<tr>
<td>FY</td>
</tr>
<tr>
<td>Staffing (Housekeeping &amp; Facility Operation)</td>
</tr>
<tr>
<td>Plant Maintenance</td>
</tr>
<tr>
<td>Utility Costs</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>
ACC Satellite Campus East
Bond Issuance: MAR 2021
Target Completion: JAN 2022

What’s in the Bond

Satellite Location Development:
$1 million

- East location for business and industry training and professional business services
- West location for healthcare delivery and diagnostics training
- Alamance County - 435 square miles
- Goal of five classrooms at each location
ACC Satellite Campus East

**March 2021 Issuance**

Satellite Campus East

$500,000

- RFQ for Architect to conduct design services: August 2019
- Design Services begin: January 2020
- Site Selection: TBD
- Design Process Completion: December 2020
- RFP-Construction Bids: January 2021
- Selection Process for Construction Bid: February 2021
- Bond Issuance: March-2021
- Spring Semester Planned Completion: 2022 (January 2022)

**Alamance Community College County Bond Project Schedule**

January 7, 2019

*With estimated operating expenses included

***DRAFT***

**Satellite Location East Operating Expenses:**

<table>
<thead>
<tr>
<th>Additional Cost Identification</th>
<th>1st Year of Operation</th>
<th>2nd Year of Operation</th>
<th>3rd Year of Operation</th>
<th>4th Year of Operation</th>
<th>5th Year of Operation</th>
<th>Average Additional Annual Cost</th>
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</thead>
<tbody>
<tr>
<td>Staffing (Housekeeping &amp; Facility Ops)</td>
<td>$10,784</td>
<td>$11,107</td>
<td>$11,440</td>
<td>$11,784</td>
<td>$12,137</td>
<td>$11,450</td>
</tr>
<tr>
<td>Plant Maintenance</td>
<td>$10,784</td>
<td>$11,107</td>
<td>$11,440</td>
<td>$11,784</td>
<td>$12,137</td>
<td>$11,450</td>
</tr>
<tr>
<td>Utility Costs</td>
<td>$21,535</td>
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<td>$22,846</td>
<td>$23,531</td>
<td>$24,237</td>
<td>$22,866</td>
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<td><strong>Total</strong></td>
<td><strong>$43,103</strong></td>
<td><strong>$44,395</strong></td>
<td><strong>$45,726</strong></td>
<td><strong>$47,099</strong></td>
<td><strong>$48,511</strong></td>
<td><strong>$45,767</strong></td>
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</tbody>
</table>
ACC Childcare Center
Bond Issuance: SEP 2021
Target Completion: AUG 2022

What’s in the Bond

Update and Expand Childcare Center: $1 million

- Learning lab for Early Childhood education
- Five-star-rated center
- Update 40 year-old facilities (13,095 sq. ft)
- Add classrooms (1,500 sq. ft.)
ACC Childcare Center

**September 2021 Issuance**
- RFQ for Architect to conduct design services
- Design Services begin
- Site Selection

**Childcare Renovation**
- $1,000,000
  - March 2020
  - August 2020
  - July 2021
  - August 2021
  - September 2021
  - September 2021
  - Fall Semester 2022 (August 2022)

Alamance Community College
County Bond Project Schedule
January 7, 2019

*With estimated operating expenses included

***DRAFT***
What's in the Bond

Student Services Learning and Development Center:
$6.2 million

- Academic advising
- Admissions / registration
- Veteran services
- Disability services
- Counseling services
- Career services
- Financial aid
- 27,400 sq. ft.
### ACC Student Services Center

**September 2021 Issuance**

- **RFQ for Architect to conduct design services**: March 2020
- **Design Services begin**: August 2020
- **Site Selection**: N/A
- **Design Process Completion**: July 2021
- **RFP-Construction Bids**: August 2021
- **Selection Process for Construction Bid**: September 2021
- **Bond Issuance**: September 2021
- **Planned Completion**: Fall Semester 2022 (August 2022)

**Alamance Community College County Bond Project Schedule**

January 7, 2019

*With estimated operating expenses included*

***DRAFT***

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**Student Services Center Operating Expenses:**

<table>
<thead>
<tr>
<th>Additional Cost Identification</th>
<th>1st Year of Operation (2022-2023)</th>
<th>2nd Year of Operation (2023-2024)</th>
<th>3rd Year of Operation (2024-2025)</th>
<th>4th Year of Operation (2025-2026)</th>
<th>5th Year of Operation (2026-2027)</th>
<th>Average Additional Annual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staffing (Housekeeping &amp; Facility Op)</td>
<td>$30,434</td>
<td>$31,347</td>
<td>$32,287</td>
<td>$33,256</td>
<td>$34,253</td>
<td>$32,315</td>
</tr>
<tr>
<td>Plant Maintenance</td>
<td>$30,434</td>
<td>$31,347</td>
<td>$32,287</td>
<td>$33,256</td>
<td>$34,253</td>
<td>$32,315</td>
</tr>
<tr>
<td>Utility Costs</td>
<td>$60,775</td>
<td>$62,599</td>
<td>$64,475</td>
<td>$66,410</td>
<td>$68,401</td>
<td>$64,532</td>
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<td><strong>Total</strong></td>
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<td><strong>$125,293</strong></td>
<td><strong>$129,049</strong></td>
<td><strong>$132,922</strong></td>
<td><strong>$136,907</strong></td>
<td><strong>$129,163</strong></td>
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</tbody>
</table>
ACC Instructional Space Renovations
Bond Issuance: SEP 2022
Target Completion: AUG 2023

What’s in the Bond

Modernize Instructional Space / Expand Campus Technology:
$3.5 million

- Update and renovate 45-year-old classrooms and labs
- Update Learning Resources Center/Library
- Accommodate 21st century technology
- Improvements to campus sidewalks, traffic flow, way-finding and accessibility
- Up to 26,000 sq. ft.
# ACC Instructional Space Renovations

## ACC Instructional Space Renovations

<table>
<thead>
<tr>
<th>Task</th>
<th>Date</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>RFQ for Architect to conduct design services</td>
<td>February 2021</td>
<td></td>
</tr>
<tr>
<td>Design Services begin</td>
<td>July 2021</td>
<td></td>
</tr>
<tr>
<td>Site Selection</td>
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<td></td>
</tr>
<tr>
<td>Design Process Completion</td>
<td>June 2022</td>
<td></td>
</tr>
<tr>
<td>RFP-Construction Bids</td>
<td>July 2022</td>
<td></td>
</tr>
<tr>
<td>Selection Process for Construction Bid</td>
<td>August 2022</td>
<td></td>
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<tr>
<td>Bond Issuance</td>
<td>September 2022</td>
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<tr>
<td>Planned Completion</td>
<td>Fall Semester 2023</td>
<td></td>
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<tr>
<td>Planned Completion</td>
<td>(August 2023)</td>
<td></td>
</tr>
<tr>
<td>Modernization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Classrooms</td>
<td>$3,463,475</td>
<td></td>
</tr>
</tbody>
</table>

**Alamance Community College**

**County Bond Project Schedule**

January 7, 2019

*With estimated operating expenses included*

***DRAFT***
ACC Satellite Campus West
Bond Issuance: SEP 2022
Target Completion: AUG 2023

What’s in the Bond

Satellite Location Development: $1 million

- East location for business and industry training and professional business services
- West location for healthcare delivery and diagnostics training
- Alamance County - 435 square miles
- Goal of five classrooms at each location
ACC Satellite Campus West

Alamance Community College
County Bond Project Schedule
January 7, 2019

*With estimated operating expenses included

***DRAFT***

Satellite Location West Operating Expenses:

<table>
<thead>
<tr>
<th>Additional Cost Identification</th>
<th>1st Year of Operation 2023-2024</th>
<th>2nd Year of Operation 2024-2025</th>
<th>3rd Year of Operation 2025-2026</th>
<th>4th Year of Operation 2026-2027</th>
<th>5th Year of Operation 2027-2028</th>
<th>Average Additional Annual Cost</th>
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<tbody>
<tr>
<td>Staffing (Housekeeping &amp; Facility Operation)</td>
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<td>$11,784</td>
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<td>Plant Maintenance</td>
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<td>$11,784</td>
<td>$12,137</td>
<td>$12,501</td>
<td>$12,876</td>
<td>$12,148</td>
</tr>
<tr>
<td>Utility Costs</td>
<td>$22,846</td>
<td>$23,531</td>
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<td>$24,965</td>
<td>$25,714</td>
<td>$24,259</td>
</tr>
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<td>Total</td>
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<td>$47,099</td>
<td>$48,511</td>
<td>$49,967</td>
<td>$51,466</td>
<td>$48,554</td>
</tr>
</tbody>
</table>
ACC Operating Costs

New Building – Operating Costs

- Beginning in 2021-22, operating cost could increase by $334,770
- Once all projects are completed, by 2023-2024, the increased operating costs could be $833,487
- Operating Costs are not included in the Capital Plan tax impact
ACC Operating and CIP Costs

CIP – Capital Improvement Plan

- Capital Finance Plan pays at least $280,000 in annual CIP

<table>
<thead>
<tr>
<th>FY</th>
<th>Existing Debt Service</th>
<th>Proposed Debt Service</th>
<th>Pay-Go Capital (CIP)</th>
<th>Operating Impact from Capital</th>
<th>Total</th>
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<td>2018</td>
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</table>
Next Steps

- Feb 2019 – Board of Commissioners will review ACC Operating Costs for required state approval
- Technical Review Committee Meetings (ABSS and County staff)
- Create ABSS Capital Plan Oversight Committee with specific guidelines
- County Capital Plan Predicting Tax Impact – Finalized by March 2019
  - ACC confirmed timelines
  - ABSS to be confirmed March 2019
- Tax Impact to be considered at FY 2019-20 Budget