

OSC Meeting

Thursday, April 28, 2022

2:00PM

Impact Alamance

Present: John Paisley (Alamance County), Steve Carter (Alamance County), General Blake Williams (ACC), Senator Anthony Foriest (ACC), Sandy Ellington-Graves (ABSS), Patsy Simpson (ABSS via Zoom), Dr. Jim Merrill (ABSS), Dr. Todd Thorpe (ABSS), Jeremy Teetor (ABSS), Misty Brown (ABSS), Dr. Algie Gatewood (ACC), CD Crepps (ACC), Tom Hartman (ACC), Sherry Hook (Alamance County), Brian Baker (Alamance County), Andrea Rollins (Alamance County), Susan Evans (Alamance County), Mimi Clemens (Alamance County via Zoom), and Selina Campbell (Alamance County).

Next Meeting: Wednesday, May 25, 2022 - 2:00 PM at Impact Alamance

Introduction

The Technical Review Committee continues to meet monthly and provide updates to the Oversight Committee.

The Financial Plan from Davenport is the last piece of information that needs to be updated in the Capital Plan document.

Brian Baker from Alamance County Parks' Department presented to the OSC about the outdoor fields that need repair throughout the county.

ACC Presentation

ACC presented a presentation to the OSC with pictures and updates about their Capital Projects. This presentation is on the Capital Plan Website under the Thursday, April 28, 2022 Oversight Committee Meeting Presentations section.

Biotechnology Center of Excellence – The project continues to remain on schedule and budget. Currently the exterior and interior framing is in progress, slab on deck has been poured on the second and third floors, final steel is being completed and interior utility work is underway. The new driveway installation is underway along with site grading. This month they will begin the gas main installation and the installation of the emergency exit stairs. College administration has received support from Graham Planning Board to consider a sign ordinance change to allow the exterior signage for the new building to be

constructed at the third-floor height. Currently the ordinance does not allow exterior building signage on buildings over two stories to be placed higher than the second floor. ACC will be on the Graham City Council's 5/10/22 agenda to discuss the matter.

Public Safety Training Center – At the County Commissioner's February 21st meeting, the Commissioners approved amending the budget for this project to \$12,400,000 through a \$2,000,000 fund transfer from ACC's capital reserves and funding an additional \$500,000 for water/sewer and broadband connection to the site through County ARP funding. Martin Marietta officially approved the two new boundaries for the leased parcels and the survey firm is now working to have those new plats recorded with the County. On April 14th, College administration received support from Green Level's Town Council for this project.

PSTC Water and Sewer Project - Alamance County shared that the water project for the PSTC must serve residential customers, not just the Public Safety Training Center. In addition, the water project must be completed and owned by Alamance County, but can be transferred to Green Level in the future. Similarly, Alamance County must complete and own the sewer project, which can also be transferred to Green Level in the future, but the project does not need to serve residential customers. Alamance County is meeting with Green Level on May 9, 2022.

Student Services Center – Steel columns for the building have been erected and the majority of the beams are now in place. The bar joists have arrived on schedule. The project is moving along well with the fire line and domestic water line complete as well as the data duct bank installed. The contractors continue to backfill and waterproof the retaining wall and have poured the slab on grade. The project is on budget and on schedule. The beam signing event for this project is scheduled to be held on Friday, 4/29/22.

Alamance County

Alamance County also presented a presentation about the progress on Capital Projects to the Oversight Committee. This presentation is on the Capital Plan Website under the Thursday, April 28, 2022 Oversight Committee Meeting Presentations section.

Alamance County is waiting on the City of Burlington to provide the final Certificate of Occupancy for the Ann Petree building. The grand opening/ribbon cutting for the Ann Petree building is May 31, 2022. The completion date for the Dental Clinic is May 2022. This project is on schedule. The retaining wall and storm drain has been installed at the Dental Clinic. Unfortunately, the County is waiting on parts for the Human Services Center HVAC project. Due to supply chain issues, the County is unsure of the completion date currently. The County is also in the process of determining the size,

space, and location of the Emergency Services Center. Finally, the County hopes to have an architect selected for the new Board of Elections building in the coming weeks.

Parks

Alamance County Parks Department presented a presentation to the OSC with pictures showing the outdoor facilities that need repairs. This presentation is on the Capital Plan Website under the Thursday, April 28, 2022 Oversight Committee Meeting Presentations section.

The baseball and football outdoor fields need attention and repairs. Over the last 30 years, community athletic clubs have been in decline and unable to fund the maintenance of these facilities. As a result, the fields need approximately \$1.5-\$2 million of facility improvements. Although these facilities are owned by ABSS, the schools have other priorities for capital funding and are unable to currently invest in these facilities. The Board of Commissioners have determined that they would like to continue offering youth athletics throughout the county at various outdoor field locations. As a result, funds need to be invested in several facilities. Investing in multiple facilities would provide outdoor fields in three out of the four corners of Alamance County to cover rural participants/families (not including PG). These facilities include:

- B. Everett Jordan Elementary (est. \$800,000)
- AO Elementary (est. \$700,000)
- EM Holt Elementary (est. \$500,000)

Alamance County's Board of Commissioners' Board Chair, Commissioner Paisley, requests that ABSS, Alamance County Parks, and Alamance County get together to discuss potential solutions/funding.

ABSS

ABSS presented a presentation to the OSC with pictures and updates about their Capital Projects. This presentation is on the Capital Plan Website under the Thursday, April 28, 2022 Oversight Committee Meeting Presentations section.

South Mebane Elementary School is waiting to get the Certificate of Occupancy (CO). South Mebane will be ready for a ribbon cutting ceremony soon. The Career and Technical Education Center (CTEC) is almost completed. ABSS is ready to begin laying asphalt. Several schools' roofs are being estimated and designed. ABSS is evaluating and working through designs for Southern's roof to determine the most economical decision. ABSS has several chillers on order that have been delayed due to supply chain issues. ABSS continues to work on changing out intercom systems (including phones) in multiple schools. Western was the model project, which is up and working well. The new intercom system will allow teachers added flexibility with private lines of communication

to administration. ABSS is installing cameras on the exterior of Williams for added safety and security. ABSS is working with DOT and has 80% of the designs completed for the three traffic relocation projects for Alexander Wilson Elementary, Altamahaw-Ossipee Elementary, and E.M. Holt Elementary.