

# OSC Meeting

Thursday, August 25, 2022

2:00PM

Impact Alamance

*Present: John Paisley (Alamance County), Steve Carter (Alamance County), Sandy Ellington-Graves (ABSS), General Blake Williams (ACC), Bill Gomory (ACC), Dr. Dain Butler (ABSS), Dr. Todd Thorpe (ABSS), Misty Brown (ABSS), Dr. Algie Gatewood (ACC), CD Crepps (ACC), Tom Hartman (ACC), Gary Saunders (ACC), Mitch Brigulio (Davenport), Heidi York (Alamance County), Sherry Hook (Alamance County), Andrea Rollins (Alamance County), Brian Baker (Alamance County), and Selina Campbell (Alamance County).*

**Next Meeting: Thursday, September 22, 2022**

**2:00 PM at Impact Alamance**

## **Introduction**

The Oversight Committee began with a greeting from Alamance County Board of Commissioners Chairman, John Paisley. Alamance County's County Manager, Heidi York, provided a recap of the Technical Review Committee meeting held on Tuesday, August 23, 2022. Due to the number of new members on TRC, Mitch Brigulio from Davenport reviewed Davenport's financial model that has been put into place to help Alamance-Burlington School System, Alamance Community College, and Alamance County. ABSS and ACC provided brief project updates to TRC. Each agency planned to provide a more in-depth update to OSC with PowerPoint presentations. The County Manager noted that if any OSC members would like a more in-depth review of the Davenport model or have any specific questions, please reach out to Mitch Brigulio at Davenport.

## **ABSS**

Alamance-Burlington Schools have been completely closed during the summer to maximize the number of projects that could be completed. ABSS has brought all schools back online and ready for the new school year.

Southern Alamance – The old awnings and sidewalk were narrow and difficult for students to utilized. The new awnings are easier to walk under while the new sidewalks have been widened and are ADA compliant. The new building at Southern is in progress and ABSS hopes to have it open in December 2022. The front entrance of Southern's new building includes high ceilings

and safety vestibules. ABSS has placed picnic tables, which used to sit on mulch or grass, on a concrete pad with some in the shade and some in the sun. The hallways at Southern have been updated with new paint, new floors, and the removal of lockers to allow more space for students. Southern's updated cafeteria includes a more open floorplan and fire doors for additional safety. The restrooms at Southern have been updated to include new stalls, new floors, and new paint.

Williams Auditorium – The old wooden chairs in Williams' auditorium have been replaced with cushioned chairs that can easily be maintained and cleaned. The previous floors were concrete but have been updated to a combination of gray epoxy and carpet. The restrooms in the auditorium have also been updated to include additional facilities.

Graham High School – The security wall and fire truck building for the fire academy have both been installed. Graham High School classrooms have been updated to include standard teaching rooms as well as shop areas. The welding shop has been upfitted with an air filtration system to improve air quality for students. In addition, water fountains have been updated to touchless water bottle fountains. Graham High School is also starting the new school year with improved restrooms that include new epoxy floors.

New High School – The New High School is currently on schedule and on budget.

Eastern High School – ABSS has installed a more prominent front entrance that will make it easier for the public to navigate. The new building includes a new classroom, a safety vestibule, and a conference room. A security wall has been installed at Eastern High School along with new awnings and ADA compliant sidewalks.

Pleasant Grove – ABSS has installed a new and more secure entrance to Pleasant Grove. The new HVAC system is still in the process of being installed. Pleasant Grove has a new gym floor that is ready to be used during the new school year. The restrooms have been updated with an epoxy floor and new stalls. The classrooms received new casework, new LED lighting, and new bathrooms in some of the rooms.

Western High School – A new sidewalk has been installed in front of Western High School that evades a root system from a previous tree to avoid cracking in the future. Western High School also received new awnings and ADA compliant sidewalks. The cafeteria is currently usable and will be completely finished soon. Western High School bathrooms have been updated with new epoxy floors, new stalls, and tile walls.

Cummings – ABSS was able to change out all windows in the stairwells of Cummings High School to improve interior structural support. A new safety vestibule has been installed and is ready for the new school year. Similar to the other schools, the restrooms at Cummings have been updated to include epoxy floors with tile on the walls. New awnings have been installed up to the front door and along the pick-up/drop-off line at Cummings to ensure students and visitors have a pleasant experience when entering and exiting the building.

ABSS has offered to take OSC members on an activity bus to tour the schools and see all of the projects that have been completed.

## **ACC**

Biotechnology Center of Excellence – The project is 75% complete while being on schedule and on budget. All of the glass has been installed in the building, and ACC will be working on the landscaping soon. The building should have permanent power by the end of August 2022. Approximately 80% of the exterior brick is complete. Elevator installation, drywall, and restroom tile installation are all ongoing projects currently. ACC has a state construction monitor come out every two weeks to ensure that ACC is on track every step of the way. Additional parking for the College is underway with Lot H already reconfigured and Gee lot expansion in progress. The exterior signage that will be seen from the highway will be installed in the next several weeks. ACC hopes to have the CO by the end of December 2022.

Student Services Center – The project is 72% complete while being on schedule and on budget. ACC is in the process of setting the rooftop HVAC units, installing an elevator, and installing exterior metal panels. The Student Services Center is scheduled to have permanent power by the end of August 2022.

Main, Powell, Gee Building Projects – The project scope was recently split up into two projects because of the requirements of SCIF funds, but has now been recombined into one project. The updated SCIF guidelines received by ACC allows the project to remain as one while being funded by County bonds and SCIF funds. The project is currently in design with hopes to submit to the state construction for review and approval by the end of October 2022. ACC plans to place the project out for bid in March 2023.

Public Safety Training Center – The budget for the PSTC was increased from \$10,400,000 to \$12,900,000 in April 2022. ACC notes funds from the Biotechnology Center of Excellence project have been transferred to the PSTC, increasing the funding to \$15,850,218. Unfortunately, the cost estimates for the Public Safety Training Center have increased to \$21,034,550. Due to the shortfall of funding, the firing range has been eliminated from the PSTC design. ACC is waiting on Geotech results to finalize how much of the project can be completed with the available funding. Additionally, Samet has informed ACC that the January 2023 bid timeframe is no longer feasible for this project. Samet believes that a June 2023 bid date is more realistic for the Public Safety Training Center if the Geotech findings are favorable.

## **Alamance County**

Dental Clinic Renovation – The Dental Clinic project is now complete and the County held an Open House on August 16, 2022. The Clinic is currently seeing patients.

HVAC at HSC – The contractor has completed the installation of the terminal boxes on the SG level and 1<sup>st</sup> floors of the SDS wing along with the wiring and programming of the controls. The contractor has installed the new air handling units and is in the process of replacing control values. The contractor is in the process of the reheat control valve and damper actuators on the

ground, 1<sup>st</sup> and 2<sup>nd</sup> floors. Due to supply delays, the project will likely run behind schedule. However, Alamance County hopes to have this project completed by February 2023.

Emergency Services Center – Alamance County plans to house Central Communications, Emergency Management, the Fire Marshal’s Office, EMS Administration, and EMS garage in the Emergency Services Center. Space planning has been completed and the County is in the process of reviewing existing facilities for use. Alamance County hopes to identify a building by the September 22, 2022 OSC meeting.

Board of Elections Building – The architect has been selected and has started crafting construction documents. Initial documentation has been reviewed by staff. The County anticipates putting this project out for bid in mid-November 2022. Alamance County hopes to be completed with this project by August 2023 for the next election.

Detention Center Wall and Floor Cracks – The contractor determined the location of the steel rebar in the columns that need to be installed. The contractor is now waiting on sizing and bolt pattern for steel plates. In the meantime, the contractor has scheduled with the Detention Center a time to resume work of the steel plate installation and to finish the sealing of the floor cracks.

Court Administration Building and JB Allen Renovation – CRA Associates has completed space planning and given a building cost estimate. The County continues to work with CRA Associates on building size.

EMS Substation in Mebane – A location has been identified and evaluated for the EMS Substation in Mebane. The next step for Alamance County is to purchase the land.

The Capital Plan Website includes all hard copy documents that are provided at the OSC meetings. If any OSC member would like hard copies, please let someone on the Alamance County team know and they are happy to oblige.

## **Monthly Capital Finance Report**

The Monthly Capital Finance Report was reviewed with OSC members and is posted on the Capital Plan Website for anyone to view.