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MEMORANDUM

TO: Lee County Board of Commissioners

FROM: Dr. John Crumpton, County Manager

A handwritten signature in black ink, appearing to read "John Crumpton", is written over the "FROM:" line.

RE: FY 2021-2025 Capital Improvements Plan

DATE: June 1, 2020

Attached, please find the FY 2021-2025 Lee County Capital Improvements Plan. The County's Capital Improvements Plan (CIP) is our strategic financial plan for major capital improvements (projects exceeding \$500,000 in cost). The plan outlines the needs of our departments and outside agencies that depend on us for funding major capital projects. The plan is very similar to the CIP adopted last year by the Commissioners, except this year's plan takes into consideration the potential impacts from the COVID-19 financial impact. Balancing the expected decline in revenues from the economic downturn and recent growth in the County will make planning for future capital projects very difficult. Due to this uncertainty, many of the projects were pushed into later years in the Manager's recommended CIP.

The recent economic downturn will have an impact on when the County can move forward with the projects in the CIP. Even with impressive tax base and sales tax growth over the last five years, the County is in a position where most of the larger CIP requests will require debt financing to complete. The County now allocates 7.61 cents of the 77.5 property tax rate to debt service. In addition, the County allocates \$5,301,574 in sales tax revenue and \$805,388 in capital reserves to pay debt service. It was anticipated that future growth in the tax base and sales tax revenues would be able to pay for the debt service for a new County Library and a library and classroom building at Central Carolina Community College (CCCC). With proper planning and issuing bonds for these projects, along with the Multi-Sports complex, at an opportune time, the tax rate impact would have been minimal based on our expected growth rate. This growth rate is now in question and the timing of when these projects can start is now uncertain. On a positive note for these projects, if the County can move forward with the planning and design of these projects, the issuing of debt and ultimately the cost of construction will be advantages towards the end of the economic downturn. For this reason, the Board should closely monitor the current economic situation and continue to plan for the future growth of the County.

In most jurisdictions, the CIP is funded with a long-term financial plan to include debt funding and corresponding tax rate or revenue increases. Lee County has not developed a permanent long-term financial plan that includes funding the CIP. Recent revenue growth in the tax base and sales tax revenues allowed the County to address short-term financial commitments and projects with the CIP. Those short-term issues included fully funding the SRO program, teachers' supplement increases, completing four bond projects for CCCC and completion of the W.B. Wicker elementary school project. The County was able to borrow over \$33 million for the Wicker school, Courthouse and Parks and Recreation facility improvements without a tax rate increase due to growth in the County. The County has built debt capacity to fund future projects, but will need to be prudent in the annual budget process to fund new debt within the current tax rate of 77.5 cents. Continued growth of property taxes and sales taxes will need to take place if any capital projects are to be funded in the next five years. This growth may be delayed due to the recent economic impacts from the COVID-19 pandemic. However, predicting those impacts is difficult as is predicting when the downturn will end. This situation makes the recommendations in this CIP more difficult than expected when this process was started back in January 2020.

The amount requested for the next five-year period increased to \$171,045,453. This current year's CIP totaled \$131,884,415. The previous year's request was \$69,877,175, and three years ago was \$85,058,219. There are nineteen (19) projects in the CIP, a reduction from the twenty-four (24) in the current year. The decrease in projects was a result of the completion of the W.B. Wicker Elementary and various roofing projects. The increase in estimated cost for the requested projects reflects the increasing scope and cost of construction at the time the projects were submitted. Seven (7) of the projects are for the K-12 system, down from fourteen (14). Two (2) of the projects for the Lee County Board of Education (LCBOE) are deferred maintenance items including a roof replacement at Southern Lee High School and upgrades and renovations to the Lee County High School Auditorium. The LCBOE is also seeking funding for new gymnasiums and renovations at East and West Lee Middle Schools along with a new auditorium at Southern Lee High School. An additional elementary school is requested, which the LCBOE would like to have available in the 2024-25 school year. The new school need will depend on future residential growth in the County. Over the last several years, ADM in the school system has declined, not increased. We expect this trend to reverse in the future. However, estimating when this will change is difficult based on the current economic situation.

The Community College and County have been discussing the possibility of a joint library and classroom building on their campus. The classroom is intended for use by the Lee Early College program, which is jointly run by the LCBOE and CCCC. As has been discussed with the Commissioners for a number of years, the County needs a new library due to capacity and capability issues with providing newer programs to the citizens. The facility is outdated and due to space constraints cannot be expanded in the existing location. In the CIP, I have broken the joint library into two separate sections to emphasize the differences in needs between the College/LCBOE and the

County Library. Going forward the Commissioners, the Board of Trustees and the LCBOE will need to decide the best way to move forward with addressing these needs in the County. The current economic downturn will give us time to research this issue and to decide the best path on which to move forward.

To fund all education projects, the County will need to use debt financing, lottery proceeds, and possible State bond proceeds. Most of these projects have been placed in later years in the Manager's recommended CIP due to the County's inability to fund them at the time they have been requested. Based on the priority list approved by the Commissioners last year, the library and the Lee Early College classroom building are the top priorities.

There are now ten (10) non-educational projects involving County operations, an increase of one (1) from the current CIP. The increase is due to breaking out the new library and adding future library expansion needs to this CIP request. The remaining nine (9) projects have previously been in the CIP. As a reminder, the current renovation project ongoing at the courthouse complex shows the Courthouse facility as designed is no longer efficient. Size, layout, safety concerns and tremendous growth in the District Attorney's office and Clerk of Court operations indicates that the existing facility can no longer support court operations. Also, the CIP contains the Multi-Sports complex. Planning for the SportsPlex began in 2015. Additional requests for rectangle fields for football, lacrosse, and soccer are pushing this project to the front of Parks and Recreation development. The Commissioners have decided to allow a bond referendum on this project in November of 2020. Additional projects for Parks and Recreation include the redevelopment of OT Sloan Park, Horton Park, and Kiwanis Children's Park. The first phase of redevelopment of these parks is funded with the recent borrowing for the Wicker School. The major emphasis with these projects is resurfacing and relocating tennis courts, upgrading park equipment, creating more open space, and improving the aesthetics of these parks. Other projects in the CIP for Lee County Government operations include renovations of the Government Center and General Services' facility renovations and expansion.

Each year, Commissioners and staff go through a process of reviewing the annual CIP requests and adopt the plan without making commitments of funding. Last year, the Commissioners committed to begin the process of funding a library for the County and CCCC, the Lee Early College Classroom Building and the Multi-Sports Complex. Due to the uncertainty of the economy, when these projects will start is still to be determined. However, the Commissioners have determined that these projects are a priority for our growing County. It will be important to the success of these projects to monitor our local economy and determine when planning can continue for these projects.

The County's financial position has improved greatly over the last five (5) years. The County's excellent financial position will be an asset during the economic downturn. When the economy improves, this financial strength will put the County in a position to re-start addressing major capital needs. The ability to borrow additional funds to support these projects has grown over the last several years. Not borrowing additional

funds over the next 12 to 24 months will be financially prudent. Delaying these projects will not reduce the importance of them to our citizens.

Going forward, additional debt service funds will be needed to pay for future debt for the LCBOE requests and future County facility needs. The Commissioners should continue to address the amount of the tax rate that should be set aside for debt service and capital reserve purposes. Addressing how to continue to grow the tax base and sales tax revenues is how the County can fund capital projects and lower the tax rate in the long-run. Without a growing tax base, addressing quality of life issues in Lee County is not possible.

Attached you will find the entire Capital Improvements Plan document. The document shows the requested amounts from the departments and agencies. The requests also show when they believe the projects need to be funded. It would be difficult or impossible to fund all of these projects at the time they are requested. However, if the Commissioners continue to develop plans to grow the County's revenue stream they will be able to fund many of the growing needs of the County even with the current economic downturn. With proper planning, many of the CIP projects can still be funded in the next five years and beyond.

Capital project planning and the annual budget document together are the strategic financial plan for the County Commissioners. The Board set priorities in last year's process and considered how to fund those priorities. Our capital needs will continue to grow. The County and our funding partners will need to have patience in the funding of future capital projects due to the economic downturn. However, there is hope to fund these projects if the Commissioners plan to do so when the economy improves.

It is my hope that the Commissioners will take the time to review the requests, my recommendations, and place the capital projects in priority order. Then, the Commissioners need to review our financial plans and current financial position to determine if the County is willing to pay for many of these projects. If the County cannot pay for these projects in the next five years, then we have an obligation to communicate this to our funding agencies by moving them into the beyond FY 24-25 category.

If you have any questions or suggestions, please do not hesitate to contact me.

Capital Improvements Program

INTRODUCTION

A Capital Improvements Program (CIP) is a multi-year plan that encompasses projects which assist or improve the quality of a community's development. Lee County's CIP is a five-year plan that consists of capital projects for all departments and agencies for which the County provides partial or complete funding. These projects are major non-recurring expenditures for items such as schools, parks, civic centers, community colleges, libraries, jails, and administrative facilities. The CIP is a planning instrument to realistically guide taxpayer investment and maximize community needs while minimizing long-term financial impact. The 2020/2021 CIP is the result of a planning process that applied the Board of Commissioners' adopted financial policies, required submission of project evaluations, and a detailed capital funding analysis. This document will be used to guide staff in the coming budget year to prepare and begin work on projects included in the first year of the CIP. The document will be reviewed annually and adjusted based on community needs and financial options.

PLANNING PROCESS

Planning for the CIP begins in November with formal direction to all departments and agencies that make capital requests. The guidance memo includes material which explains the qualifications for CIP projects and the instructions on how to submit those projects. Usually, a capital improvements project has an expected useful life greater than (10) years and an estimated expenditure of \$500,000 or more in at least one single year of the period. An exception to this guideline is motorized equipment; all motorized equipment is considered an operational expense and, therefore, should not be included in the CIP. Examples of items included in a capital improvement project are land, physical structures, machinery, furnishings, and equipment. The deadline for all requests was January 31, 2020; afterward the Finance Department and Administration begin compiling data into a preliminary document that is reviewed by the Board of Commissioners. The County Manager considers and explores the requested projects to formulate a recommended plan that is presented to the local Board of Commissioners. The recommended document is then finalized by an adoption of the Board of Commissioners with the intent to include the projects in the annual budget.

FINANCIAL POLICY

The Board of Commissioners has adopted a set of financial policies that established parameters for all financial decisions considered by the Board of Commissioners; areas included were debt, fees and user charges, fund balance, competitive employment and tax rates (Exhibit 1). In the area of debt, these guidelines were established:

- Debt service \leq 15% of General Fund expenditures
- Payout of aggregate principal outstanding shall be no $<$ 50%, repaid within 10 years
- Maintain net bonded debt at a level not $>$ 2% of assessed value of taxable property

Also, with regard to fund balance the following criteria were determined:

- Fund balance = 16% of the ending fiscal year General Fund budget; with a target of 24%
- General Fund balance $>$ target levels will transfer to capital reserve fund to provide resources for capital improvements program

Lee County's financial policies communicate an effort to stabilize the County's tax rate by striving to develop and review projections of revenues, expenditures and fund balance to coincide with the real property revaluation cycle. This recommended CIP, through the application of these financial policies, is reflective of a financial approach, which would allow the County to embrace \$134.7 million of the \$171.0 million in requested CIP projects within the five-year scope of the CIP. If the County chooses to embark upon these projects, the improvement of educational opportunities and other public facilities will be enjoyed by future generations of Lee County citizens.

PROJECT EVALUATION

After the submission of project requests to the Lee County Finance Department, the County Manager decides if meetings with each department or agency that submitted a CIP project is necessary. After a thorough review, the County Manager bases his recommended CIP on the prioritization of projects that each department or agency provided, the financial restraints of the County, and the overall impact of the projects on the community.

REVENUE FUNDING SOURCES

There are several funding resources used when it comes to capital improvement projects. Those resources are selected based on the types of projects being considered and advantages versus disadvantages of financial impact to citizens (Exhibit 2). Current revenues from the General Fund can be used to fund capital projects that may be included in a “Pay As You Go” plan. A “Pay As You Go” plan enables the County to pay for the funding of projects that may not be eligible to be included in long term debt financing due to tax-exemptions or collateralizations. County government general obligation bonds (GO Bonds) are issued for a variety of projects such as public schools and community college construction. These bonds are legally binding general obligations of the County and constitute an irrevocable pledge of its full faith and credit and unlimited taxing power. The money to repay GO Bonds comes primarily from general revenues. Other revenue sources such as Limited Obligation Bonds and installment purchases collateralize projects in exchange for financing funds. In certain situations, projects have the potential to be funded by special federal or State grants. The final remaining source of funding includes private contributions which may be received in the form of land, buildings, and cash. The funding for this recommended CIP is detailed in Exhibit 3.

DEBT SERVICE

Much of the recommended CIP is funded through debt issuance; therefore, the next step in the process is to examine the County’s ability to service debt. Reoccurring revenues for debt service other than property taxes are limited. Portions of Article 40 and 42 sales taxes are restricted for paying school related debt service or school capital outlay. This CIP will be the tenth to include the Article 46 – 1/4 percent sales tax approved by the voters in Lee County in November 2009. The County also receives funds from the NC Education Lottery that can be used for debt service. Lee County has not developed a permanent long-term financial plan that includes funding the CIP. The recent tax rate increase was intended to address short- term financial issues, not the long-term funding of a five-year CIP. The County has debt capacity to fund future projects, but does not have it within the current tax rate of 77.5 cents. Significant property tax and sales tax growth will need to take place if any capital projects beyond the new elementary school are to be funded in the next five years. In preparing this CIP, the County’s borrowing capacity was examined based on various assumptions. Revenue sources included in all cases consist of:

- Allocation of 7.61 cents from the tax levy
- Restricted portions of Article 40 and Article 42 sales taxes
- Annual contribution to the Capital Reserve Fund per adopted financial policies
- Accumulated funds in the Capital Reserve Fund
- Proceeds from Article 46 – 1/4 percent sales tax

This CIP reserves NC Education Lottery funds for pay as you go projects. The State's budget for FY 2019 continued a change in the allocation of Lottery funds reducing the County's receipts from approximately \$1.5 million to approximately \$700,000 per year. The County for fear of a change in the allocation of Lottery funds never allocated Lottery funds to debt service; however, the funds have been used to cover the cost of some major projects for the Lee County School System. With a eighth year of reduced funding, the County needs to look for another revenue stream to continue large maintenance projects for the School System, or the County will be faced with additional large dollar renovation projects like it incurred at Lee County High School.

CONCLUSION

It is not an easy task to develop a recommended capital improvements program when faced with prioritizing \$171.0 million in requested projects especially when financial resources are in a state of flux due to the COVID-19 pandemic. The County is seeing growth in its property tax base, and sales tax proceeds were increasing through February 2020 sales; however, we expect revenues for the last quarter of FY 2020 to be down due to the pandemic. NC Lottery proceeds are subject to additional changes in the distribution method by the General Assembly.

The recommended CIP capitalizes on the County's debt capacity while adhering to Board established County financial policies. Additional debt service funds will be needed to pay for future debt mainly for the Lee County Board of Education (LCBOE) requests and future County facility needs. However, paying for ongoing expenses at these facilities will be an issue that the Commissioners will need to address in the annual budget process. As the County acquires and builds additional space, the cost to maintain and occupy those spaces will go up as well. The County should be careful building in the future, as ongoing operational expenses will need additional revenue to cover these costs. Staff looks forward to continuing to work with the Board of Commissioners to bring this recommended CIP to adoption.

Exhibit 1



FINANCIAL POLICIES RESOLUTION

WHEREAS, stability in fiscal affairs is a desirable objective but a difficult goal for counties to attain because of many factors some of which are the relationship of the various units of government, mandates, the changing economies and the limited authority of local government; and

WHEREAS, the Board of Commissioners is of the opinion that the statement of minimum standards of fiscal policy would help present and future boards and staff to adapt to the changes that occur and help them to attain a reasonable measure of fiscal stability;

NOW, THEREFORE BE IT RESOLVED, that the Lee County Board of Commissioners does hereby adopt the following financial policies:

Debt

- Debt service will not exceed 15% of general fund expenditures. In any year where the debt service is less than or equal to 14% of general fund expenditures at least 1% of the operating budget will be transferred to capital reserve. This contribution will only be made if available fund balance is at 15% or greater of general fund expenditures.
- Payout of aggregate principal outstanding shall be no less than 50% repaid within 10 years.
- The County will strive to maintain its net bonded debt at a level not to exceed two percent of the assessed valuation of taxable property within the County.

Fees and user charges

- As part of the budget process, the County shall annually review the fees and user charges. All changes to the schedule of fees and charges must be approved by the Board of Commissioners.
- The County should charge other fees when it is allowable, when a limited and specific group of beneficiaries can be identified, when it is feasible to charge beneficiaries for the services rendered, and when there is no reason to subsidize the service wholly or in part. To the extent possible, fee levels should be set to recover the full costs of the services provided, unless it is deemed necessary or desirable to subsidize the service.
- Factors to consider in deciding whether a subsidy is appropriate include the burden on property tax payers, the degree to which the service benefits a particular segment of the population, whether beneficiaries can pay the fee, and whether the service provides a broader benefit to the community.

Fund Balance

- The County will maintain as a floor an available fund balance equal to 16% of the General Fund budget at the end of each fiscal year; however, the County will strive to reach a target of 24%.
- General Fund balances in excess of target levels will be transferred to capital reserve funds to provide equity resources to fund the County's capital improvement plan.

Competitive Employment

- In order to recruit and retain the most qualified employees while ensuring fairness and non-discrimination, Lee County will commit to having the Human Resources Department conduct a comprehensive compensation and classification study of 20 percent of jobs each year with 100 percent being reviewed over a five year period.. The study shall be based on the complexity and relative worth of each job as well as an extensive market comparability analysis which identifies competitive pay rates for jobs similar in content to those of the County in the labor market in which we compete for our labor supply.
- In an effort to maintain competitive rates of pay the County will strive to make annual cost of living adjustments for all employees based on the Consumer Price Index for Urban Wage Earners, Southern Region, Average of All Groups.

Tax rate

- In an effort to stabilize the County's tax rate, the Board of Commissioners will adopt a tax rate that considers the succeeding four years' anticipated expenditures and will strive not to change the rate until the next revaluation.
- The Board of Commissioners prefers to limit the growth of the annual operating budget to an amount which can be accommodated by growth in the tax base as well as other local state and federal revenues, without a tax rate increase, whenever possible.
- In an effort to stabilize the County's tax rate, the County will strive to develop and annually review projections of revenues, expenditures and fund balance for the next five years. Longer range projections should be developed as necessary.
- In an effort to stabilize the County's tax rate, all grant funded positions will be reviewed annually to verify continuation of funding. If grant funds are no longer available for a position, the position will be terminated unless a non-tax related source of revenue is provided to cover the cost of the position.

Adopted this 19th day of March, 2018.

ATTEST:

Jennifer Gamble, Clerk


Amy M. Dalrymple, Chair,
Board of Commissioners

Exhibit 2

Funding Sources

Resources	Project Types	Advantages	Disadvantages
Pay As You Go	<p>Assets with short useful lives, or where most of benefit is achieved early</p> <p>Assets for which matching local funds are required</p> <p>Assets that are not expensive to acquire and relative to the total Pay As You Go plan</p> <p>Projects can be phased with reasonable annual expenditures</p>	<p>Saves interest and other costs of issuance</p> <p>Preserves financial flexibility</p> <p>Protects borrowing capacity</p> <p>Enhances credit quality</p>	<p>Limits funding for capital needs</p> <p>Creates an uneven flow of expenditures</p>
General Obligation Bonds	<p>Assets with long useful lives</p> <p>Projects that are expensive to acquire or that exceed the capacity of the Pay As You Go plan</p>	<p>Permits governments to acquire assets as needed</p> <p>Smooths out capital expenditures</p>	<p>Adds financial and administrative costs of procuring capital assets</p> <p>Limits flexibility by committing revenues for life of the bond issue</p> <p>Requires voter approval</p>
Limited Obligation Bonds	<p>Projects that are expensive to acquire or that exceed the capacity of the Pay AS You Go plan</p> <p>Used frequently for purchases of equipment, buildings and real property</p>	<p>Permits governments To acquire assets as Needed</p> <p>No voter approval</p>	<p>Interest costs may be higher relative to issuing debt</p>
Grants	Assets qualifying for grant assistance	Expands size of capital program with little or no cost to local taxpayers	<p>Limited amount of unrestricted grants availability</p> <p>Added administrative or compliance costs</p>
Private Contributions	Facilities adjacent to private Properties	Lowers government capital and/or operating costs	Added staff time required to identify contributors and coordinate activities

Adopted CIP FY 2021-2025

Exhibit 3

CAPITAL IMPROVEMENTS PROGRAM
FY 2021-2025
Adopted
Projects With Funding Sources

	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total CIP	Beyond FY 24-25
ADMINISTRATION							
1. LCGC HVAC Renovation	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ -
2. General Services Expansion	-	-	-	-	1,568,050	1,568,050	-
3. Judicial Building (Historic Courthouse/ Fire Station)	2,643,010	3,356,990	-	-	-	6,000,000	-
4. Judicial Building	-	-	-	-	3,150,000	3,150,000	22,200,000
Total	\$ 5,643,010	\$ 3,356,990	\$ -	\$ -	\$ 4,718,050	\$ 13,718,050	\$ 22,200,000
Funding Sources							
Financing Proceeds	\$ 2,643,010	\$ 356,990	\$ -	\$ -	\$ 4,718,050	\$ 7,718,050	\$ 22,200,000
Bond Proceeds	3,000,000	3,000,000	-	-	-	6,000,000	-
Total	\$ 5,643,010	\$ 3,356,990	\$ -	\$ -	\$ 4,718,050	\$ 13,718,050	\$ 22,200,000
EDUCATION - LEE COUNTY SCHOOLS							
1. Southern Lee High School Roof Replacement	\$ -	\$ -	\$ 850,000	\$ -	\$ -	\$ 850,000	\$ -
2. Southern Lee High School Generator Upgrade	-	-	820,000	-	-	820,000	-
3. West Lee Middle School New Gym and Renovations	-	-	-	4,550,000	-	4,550,000	-
4. East Lee Middle School New Gym and Renovations	-	-	-	4,550,000	-	4,550,000	-
5. Southern Lee High School Auditorium	-	-	-	-	4,000,000	4,000,000	-
6. Lee County High School Auditorium HVAC and Interior	-	-	-	-	3,500,000	3,500,000	-
7. Lee County New Elementary School	-	-	-	-	26,125,000	26,125,000	-
Total	\$ -	\$ -	\$ 1,670,000	\$ 9,100,000	\$ 33,625,000	\$ 44,395,000	\$ -
Funding Sources							
Lottery Proceeds/Capital reserve/Annual Capital	\$ -	\$ -	\$ 1,670,000	\$ -	\$ -	\$ 1,670,000	\$ -
Financing Proceeds	-	-	-	9,100,000	33,625,000	42,725,000	-
Total	\$ -	\$ -	\$ 1,670,000	\$ 9,100,000	\$ 33,625,000	\$ 44,395,000	\$ -
EDUCATION-CCCC							
1. Library and Classroom Building	\$ -	\$ 1,500,000	\$ 7,375,000	\$ 6,125,000	\$ -	\$ 15,000,000	\$ -
2. Kelly Drive Relocation	-	-	-	-	2,500,000	2,500,000	-
Total	\$ -	\$ 1,500,000	\$ 7,375,000	\$ 6,125,000	\$ 2,500,000	\$ 17,500,000	\$ -
Funding Sources							
Financing Proceeds	\$ -	\$ 1,500,000	\$ 7,375,000	\$ 6,125,000	\$ 2,500,000	\$ 17,500,000	\$ -
Total	\$ -	\$ 1,500,000	\$ 7,375,000	\$ 6,125,000	\$ 2,500,000	\$ 17,500,000	\$ -
COMMUNITY DEVELOPMENT							
1. Lee County Library Expansion	\$ 80,000	\$ 6,903,759	\$ 8,016,241	\$ -	\$ -	\$ 15,000,000	\$ 8,579,000
2. O.T. Sloan Park	695,838	-	2,320,370	11,458,095	2,395,784	16,870,087	-
3. Horton Park	475,238	-	-	-	-	475,238	-
4. Kiwanis Children's Park Place	391,111	-	291,794	880,300	-	1,563,205	347,274
5. Temple Park	186,373	-	-	-	-	186,373	-
6. Multi-Sports Complex	-	10,000,000	15,000,000	-	-	25,000,000	-
Total	\$ 1,828,560	\$ 16,903,759	\$ 25,628,405	\$ 12,338,395	\$ 2,395,784	\$ 59,094,903	\$ 8,926,274
Funding Sources							
Bond Proceeds	\$ 1,748,560	\$ -	\$ -	\$ -	\$ -	\$ 1,748,560	\$ -
Financing Proceeds	30,000	16,753,759	24,403,405	11,838,395	2,395,784	55,421,343	8,601,274
Grants	50,000	150,000	150,000	-	-	350,000	300,000
Donations/Fundraising	-	-	75,000	-	-	75,000	25,000
PARTF	-	-	500,000	500,000	-	1,000,000	-
LWCF	-	-	500,000	-	-	500,000	-
Total	\$ 1,828,560	\$ 16,903,759	\$ 25,628,405	\$ 12,338,395	\$ 2,395,784	\$ 59,094,903	\$ 8,926,274
Total	\$ 7,471,570	\$ 21,760,749	\$ 34,673,405	\$ 27,563,395	\$ 43,238,834	\$ 134,707,953	\$ 31,126,274



**RESOLUTION
ADOPTING THE LEE COUNTY
CAPITAL IMPROVEMENTS PROGRAM
FOR FISCAL YEARS 2020/2021 THROUGH 2024/2025**

WHEREAS, the Board of Commissioners and staff desire to produce a practical document in aspirations of providing an instrument to realistically guide taxpayer investment while minimizing long-term financial impact; and

WHEREAS, a deliberate process has been applied to the Capital Improvements Program for Fiscal Years 2020/2021 through 2024/2025 that includes a detailed evaluation of financial capacity and impacts; and

WHEREAS, the Board of County Commissioners adopted financial policies in 2005 to guide decisions related to capital financing, debt capacity and capital reserve appropriation; and

WHEREAS, the projects included in the Capital Improvements Program will enhance the services delivered to all Lee County citizens now and in the future;

NOW, THEREFORE BE IT RESOLVED, that the Lee County Board of Commissioners does hereby adopt the attached Capital Improvements Program schedule for Fiscal Years 2020/2021 through 2024/2025; and

BE IT FURTHER RESOLVED that the Board of Commissioners directs County staff to use the adopted document as a guide for proceeding with the implementation of projects detailed in Fiscal Year 2020/2021.

Adopted this 15th day of June, 2020.


Amy M. Dalrymple, Chair

ATTEST:


Jennifer Gamble, Clerk to the Board

**CAPITAL IMPROVEMENTS PROGRAMS 2021-2025
Project Summary**

	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total CIP	Beyond FY 24-25
Administration							
1. LCGC HVAC Renovation	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ -
2. General Services Expansion	1,568,050	-	-	-	-	1,568,050	-
3. Judicial Building (Historic Courthouse/Fire Station)	2,643,010	3,356,990	-	-	-	6,000,000	-
4. Judicial Building	-	-	-	3,150,000	22,200,000	25,350,000	-
Subtotal	\$ 7,211,060	\$ 3,356,990	\$ -	\$ 3,150,000	\$ 22,200,000	\$ 35,918,050	\$ -
Education - Lee County Schools							
1. Southern Lee High School Roof Replacement	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ -
2. Southern Lee High School Generator Upgrade	820,000	-	-	-	-	820,000	-
3. West Lee Middle School New Gym and Renovations	-	4,550,000	-	-	-	4,550,000	-
4. East Lee Middle School New Gym and Renovations	-	4,550,000	-	-	-	4,550,000	-
5. Southern Lee High School Auditorium	-	-	4,000,000	-	-	4,000,000	-
6. Lee County High School Auditorium HVAC and Interior	-	-	3,500,000	-	-	3,500,000	-
7. Lee County New Elementary School	-	-	-	26,125,000	-	26,125,000	-
Subtotal	1,670,000	9,100,000	7,500,000	26,125,000	-	44,395,000	-
Education - CCCC							
1. Library and Classroom Building	\$ 1,500,000	\$ 7,375,000	\$ 21,125,000	\$ -	\$ -	\$ 30,000,000	\$ -
2. Kelly Drive Relocation	-	2,500,000	-	-	-	2,500,000	-
Subtotal	\$ 1,500,000	\$ 9,875,000	\$ 21,125,000	\$ -	\$ -	\$ 32,500,000	\$ -
Community Development							
1. Lee County Library Expansion	\$ 80,000	\$ 13,807,500	\$ 250,000	\$ -	\$ -	\$ 14,137,500	\$ 8,579,000
2. O.T. Sloan Park	695,838	2,320,370	11,458,095	2,395,784	-	16,870,087	-
3. Horton Park	475,238	-	-	-	-	475,238	-
4. Kiwanis Children's Park Place	391,111	-	291,794	880,300	-	1,563,205	347,274
5. Temple Park	186,373	-	-	-	-	186,373	-
6. Multi-sports Complex	-	10,000,000	15,000,000	-	-	25,000,000	-
Subtotal	\$ 1,828,560	\$ 26,127,870	\$ 26,999,889	\$ 3,276,084	\$ -	\$ 58,232,403	\$ 8,926,274
Total	\$ 12,209,620	\$ 48,459,860	\$ 55,624,889	\$ 32,551,084	\$ 22,200,000	\$ 171,045,453	\$ 8,926,274

Requested

Requested

**CAPITAL IMPROVEMENTS PROGRAMS 2021-2025
Project Summary**

	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total CIP	Beyond FY 24-25
Administration							
1. LCGC HVAC Renovation	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ -
2. General Services Expansion	-	-	-	-	1,568,050	1,568,050	-
3. Judicial Building (Historic Courthouse/Fire Station)	2,643,010	3,356,990	-	-	-	6,000,000	-
4. Judicial Building	-	-	-	-	3,150,000	3,150,000	22,200,000
Subtotal	\$ 5,643,010	\$ 3,356,990	\$ -	\$ -	\$ 4,718,050	\$ 13,718,050	\$ 22,200,000
Education - Lee County Schools							
1. Southern Lee High School Roof Replacement	\$ -	\$ -	\$ 850,000	\$ -	\$ -	\$ 850,000	\$ -
2. Southern Lee High School Generator Upgrade	-	-	820,000	-	-	820,000	-
3. West Lee Middle School New Gym and Renovations	-	-	-	4,550,000	-	4,550,000	-
4. East Lee Middle School New Gym and Renovations	-	-	-	4,550,000	-	4,550,000	-
5. Southern Lee High School Auditorium	-	-	-	-	4,000,000	4,000,000	-
6. Lee County High School Auditorium HVAC and Interior	-	-	-	-	3,500,000	3,500,000	-
7. Lee County New Elementary School	-	-	-	-	26,125,000	26,125,000	-
Subtotal	\$ -	\$ -	\$ 1,670,000	\$ 9,100,000	\$ 33,625,000	\$ 44,395,000	\$ -
Education - CCCC							
1. Library and Classroom Building	\$ -	\$ 1,500,000	\$ 7,375,000	\$ 6,125,000	\$ -	\$ 15,000,000	\$ -
2. Kelly Drive Relocation	-	-	-	-	2,500,000	2,500,000	-
Subtotal	\$ -	\$ 1,500,000	\$ 7,375,000	\$ 6,125,000	\$ 2,500,000	\$ 17,500,000	\$ -
Community Development							
1. Lee County Library Expansion	\$ 80,000	\$ 6,903,759	\$ 8,016,241	\$ -	\$ -	\$ 15,000,000	\$ 8,579,000
2. O.T. Sloan Park	695,838	-	2,320,370	11,458,095	2,395,784	16,870,087	-
3. Horton Park	475,238	-	-	-	-	475,238	-
4. Kiwanis Children's Park Place	391,111	-	291,794	880,300	-	1,563,205	347,274
5. Temple Park	186,373	-	-	-	-	186,373	-
6. Multi-sports Complex	-	10,000,000	15,000,000	-	-	25,000,000	-
Subtotal	\$ 1,828,560	\$ 16,903,759	\$ 25,628,405	\$ 12,338,395	\$ 2,395,784	\$ 59,094,903	\$ 8,926,274
Total	\$ 7,471,570	\$ 21,760,749	\$ 34,673,405	\$ 27,563,395	\$ 43,238,834	\$ 134,707,953	\$ 31,126,274

Recommended

Recommended

**CAPITAL IMPROVEMENTS PROGRAMS 2021-2025
Project Summary**

	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total CIP	Beyond FY 24-25
Administration							
1. LCGC HVAC Renovation	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ -
2. General Services Expansion	-	-	-	-	1,568,050	1,568,050	-
3. Judicial Building (Historic Courthouse/Fire Station)	2,643,010	3,356,990	-	-	-	6,000,000	-
4. Judicial Building	-	-	-	-	3,150,000	3,150,000	22,200,000
Subtotal	\$ 5,643,010	\$ 3,356,990	\$ -	\$ -	\$ 4,718,050	\$ 13,718,050	\$ 22,200,000
Education - Lee County Schools							
1. Southern Lee High School Roof Replacement	\$ -	\$ -	\$ 850,000	\$ -	\$ -	\$ 850,000	\$ -
2. Southern Lee High School Generator Upgrade	-	-	820,000	-	-	820,000	-
3. West Lee Middle School New Gym and Renovations	-	-	-	4,550,000	-	4,550,000	-
4. East Lee Middle School New Gym and Renovations	-	-	-	4,550,000	-	4,550,000	-
5. Southern Lee High School Auditorium	-	-	-	-	4,000,000	4,000,000	-
6. Lee County High School Auditorium HVAC and Interior	-	-	-	-	3,500,000	3,500,000	-
7. Lee County New Elementary School	-	-	-	-	26,125,000	26,125,000	-
Subtotal	\$ -	\$ -	\$ 1,670,000	\$ 9,100,000	\$ 33,625,000	\$ 44,395,000	\$ -
Education - CCCC							
1. Library and Classroom Building	\$ -	\$ 1,500,000	\$ 7,375,000	\$ 6,125,000	\$ -	\$ 15,000,000	\$ -
2. Kelly Drive Relocation	-	-	-	-	2,500,000	2,500,000	-
Subtotal	\$ -	\$ 1,500,000	\$ 7,375,000	\$ 6,125,000	\$ 2,500,000	\$ 17,500,000	\$ -
Community Development							
1. Lee County Library Expansion	\$ 80,000	\$ 6,903,759	\$ 8,016,241	\$ -	\$ -	\$ 15,000,000	\$ 8,579,000
2. O.T. Sloan Park	695,838	-	2,320,370	11,458,095	2,395,784	16,870,087	-
3. Horton Park	475,238	-	-	-	-	475,238	-
4. Kiwanis Children's Park Place	391,111	-	291,794	880,300	-	1,563,205	347,274
5. Temple Park	186,373	-	-	-	-	186,373	-
6. Multi-sports Complex	-	10,000,000	15,000,000	-	-	25,000,000	-
Subtotal	\$ 1,828,560	\$ 16,903,759	\$ 25,628,405	\$ 12,338,395	\$ 2,395,784	\$ 59,094,903	\$ 8,926,274
Total	7,471,570.00	21,760,749.00	34,673,405.00	27,563,395.00	43,238,834.00	134,707,953.00	31,126,274.00

Adopted

Adopted

Adopted Projects 2021-2025

Project: Lee County Government Center HVAC Renovation
Cost Estimate: \$3,000,000
Requested Start Date: FY 2020
Start Date: *FY 2021*

Description: This project includes changing out the HVAC systems on the 2nd, 3rd and 4th floors of the Lee County Government Center. The existing second (2nd) floor Health Department HVAC System would be changed out to a standalone system that would be comparable to a doctor's office HVAC system.

Manager Comments: *The HVAC systems need to be replaced for the upper floors at the Government Center. The Health Department needs the capability to shutoff airflow to the entire 2nd floor if they have to quarantine a patient in a single room. The current HVAC system circulates air through the entire floor. The units are old and need constant cleaning to provide adequate air quality for staff and patients. Most hospitals have had to put these systems in place. The project will also renovate other aspects of the government center. This project was bid alongside the Judicial Building (Historic Courthouse/Fire Station).*

Project: General Services Expansion
Cost Estimate: \$1,568,050
Requested Start Date: FY 2021
Start Date: *FY 2025*

Description: The project would upgrade the fueling system to accommodate future fuel needs, add a training room for on-site training for staff, and add mechanical and wash bays to the existing facilities at General Services. An on-site vehicle/equipment maintenance shop would allow us to provide most of the County's mechanical and vehicle repairs increasing efficiency and cutting costs.

Manager Comments: *The County provides fuel for all the fire departments in the County, the Board of Education and all County departments. The current fueling area needs to be expanded to handle the level of activity at the pumps. The fuel tanks need to be placed above ground as well. In addition, the County needs to control the washing of vehicles on our property. Providing a central wash area will ensure that, we are environmentally protecting our properties from wash water runoff. Although this is an important project to County operations, it will have to wait until other concerns are addressed first.*

Project: Lee County Judicial Building (Historic Courthouse/ Firehouse)
Overall Cost Estimate: \$6,000,000
Phase 1: *FY 2020* \$2,643,010
Phase 2: *FY 2021* \$3,356,990

Requested Start Date: FY 2020
Start Date: *FY 2021*

Description: Renovations to the Fire Place Building, Historic Courthouse and Main Courthouse Building. Renovations are being completed due to requests by the District Attorney, Clerk of Court and those who use the Courthouse for additional space.

Manager Comments: *The Register of Deeds has agreed to move to the Fire Place Building once the renovations are complete. The Commissioners agreed to move the District Attorney to the first floor of the Historic Courthouse. Once these two moves occur then the Main Courthouse Building will be renovated. Most renovation work will consist of moving walls and establishing new customer service areas.*

Project: Lee County Judicial Building
Cost Estimate: \$25,350,000
Requested Start Date: FY 2023
Start Date: *FY 2025*

Description: This project would create a new judicial building solely for use by the court system. The Clerk of Court, District Attorney, and District and Superior Court judges will be the primary occupants of the building. Up to five new courtrooms would be built in the new facility. A larger jury pool room and grand jury room would be in this facility. It is proposed that the building be located near the historic courthouse and new courthouse in the existing western parking lot. The new judicial building would have a connection with the existing jail so that inmates could be securely transferred to courtrooms in the new facility. The existing courthouse would be turned into county office space.

Manager Comments: *The current project at the existing courthouse complex is a temporary fix to a problem that will continue even after completion. The current project will provide needed office space and a new location for the Register of Deeds that will last a long time. However, the number of courtrooms, jury space, space for the District Attorney and security issues cannot be adequately addressed in the current configuration. A new building will need to be built to address these issues.*

Project: Southern Lee High School Roof Replacement
Cost Estimate: \$850,000
Requested Start Date: FY 2021
Start Date: **FY 2023**

Description: The original roof has deteriorated quickly, and the ten-year warranty has expired. The plan is to re-roof all areas that have thin rubber roofing with a dura-last roofing material that has a longer warranty. The current roof is leaking in all flat areas.

Manager Comments: *Value engineering of Southern Lee High School at the time it was built left several areas that would need to be addressed sooner rather than later. The roof design was reduced in scope resulting in a product that would not last 20 to 30 years that a more adequate design would have realized. Annual capital funds, lottery funds or State bond money, will need to be used to replace this roof.*

Project: Southern Lee High School Generator Upgrade
Cost Estimate: \$820,000
Requested Start Date: FY 2021
Start Date: **FY 2023**

Description: The upgrade will increase the area of lighting and heating for Emergency Management situations for the county-wide shelter needs.

Manager Comments: *The County is already responsible for the generator at San Lee Middle School because it is used as a shelter for Emergency Management purposes. Southern Lee High School could be used as a backup or overflow for Emergency Management. With that designation, a larger generator may be eligible for grant funding which is the best option to fund this project.*

Project: West Lee Middle School New Gym and Renovations
Cost Estimate: \$4,550,000
Requested Start Date: FY 2022
Start Date: **FY 2024**

Description: Construction of a new gym with restrooms and lockers. Also, window replacement, the mechanical room doors with asbestos removed and replaced, painting, and replacement of furniture throughout facility

Manager Comments: *This project along with the East Lee Middle School project is part of the LCBOE goal to extend the useful life of these two Middle Schools. Given the amount of debt, the County is undertaking for school construction and other capital needs, this project will have to wait. In prior years, it has been recommended that this project should be funded through Lottery proceeds; however, the State's reduction of the County's allocation from the Lottery Fund will mean that the County will probably have to issue debt for this project or use funds from capital reserve along with Lottery funds. Another possibility for funding is the possible State bond. This project needs to be completed at the same time as the East Lee Middle School. Both projects are similar to issues that occurred at Lee Senior High School. These issues need to be completed timely so that the expected useful life of the two older middle schools can be extended.*

Project: East Lee Middle School-Gym Renovations
Cost Estimate: \$4,550,000
Requested Start Date: FY 2022
Start Date: ***FY 2024***

Description: Construction of a new gym with restrooms and lockers. Also, window replacement, the mechanical room doors with asbestos removed and replaced, painting, and replacement of furniture throughout facility

Manager Comments: *This project along with the West Lee Middle School project is part of the LCBOE goal to extend the useful life of these Middle Schools. Given the amount of debt, the County is undertaking for school construction, this project will have to wait. This project needs to be completed at the same time as the West Lee Middle School. Both projects are similar to issues that occurred at Lee Senior High School. These issues need to be completed timely so that the expected useful life of the two older middle schools can be extended.*

Project: Southern Lee High School Auditorium
Cost Estimate: \$4,000,000
Requested Start Date: FY 2023
Start Date: ***FY 2025***

Description: An auditorium for Southern Lee High School to seat 625 students, with stage, stage offices, technology, restrooms, showers, lighting and a control office.

Manager Comments: *This feature was eliminated in the construction of the High School due to funding constraints. The auditorium was eliminated as part of value engineering and the duplication of facilities elsewhere in the County. It is now difficult to provide arts-based curriculum without this facility. It is also difficult to have assembly with the entire student population for events and other functions. Once again, the ability to pay has pushed this project out.*

Project: Lee County High School Auditorium HVAC and Renovation
Cost Estimate: \$3,500,000
Requested Start Date: FY 2023
Start Date: ***FY 2025***

Description: Replace the old HVAC system in the auditorium and tie into the new HVAC plant at Lee County High School. The system stops at the Band Building and can be tied into the existing system. Remove all asbestos in building, upgrade restroom, floor, ceiling, and repaint inside and outside of building. Replace window and roof.

Manager Comments: *This project was originally discussed with the Lee County High School Renovation and Expansion. It was not a popular project because many did not see this as an "educational need" at the School. However, the High School uses this facility for educational classes and large assembly functions. Eventually, the current HVAC system will need to be upgraded due to the lack of efficiency with the current system. Attaching to the new HVAC plant is a good solution that will lead to lower utility bills at this building.*

Project: Lee County New Elementary School
Cost Estimate: \$26,125,000
Requested Start Date: FY 2024
Start Date: ***FY 2025***

Description: Lee County Schools currently has modular units located at the seven elementary schools. The average of 25 students per classroom nets 675 total students that are housed in modular units. This figure is comparable to our enrollment in our elementary schools currently. Lee County Schools will continue to experience growth in the elementary student population for the near future. Long-range plans must include a new elementary school to meet student growth needs.

Manager Comments: *The County is not in a position to fund this elementary school. Significant growth in population and tax base will be needed to fund this project. New residential projects that have been approved by the County and City of Sanford could require a new elementary school prior to 2025. However, the growth in tax base and sales tax revenues associated with this growth should help fund any debt needed for the project.*

Project: CCCC Library and Classroom Building
Cost Estimate: \$15,000,000
Requested Start Date: FY 2021
Start Date: ***FY 2022***

Description: This project would involve the construction of a library for CCCC students and potentially for Lee County citizens. This building would also have classroom space and student break space for Lee Early College. This space would most likely be a new brick and mortar building consisting of approximately 40,000 square feet. This project would also involve renovating and re-purposing the existing library for another college use.

Manager Comments: *This is a new project for the Community College. Based on the last evaluation by SACS, the growth of the College, especially on the main campus will require a larger and better serving library. The Commissioners have also heard concerns about the lack of brick and mortar space for the Lee Early College. This new facility would address both issues. In addition, the College has approached the County about considering a joint use facility and relocating the County's library to CCCC's main campus. In the County Managers recommendations, this project has been split into a College project and Lee County Library project due to space and location issues.*

Project: CCCC Kelly Drive Relocation
Cost Estimate: \$2,500,000
Requested Start Date: FY 2022
Start Date: *FY 2025*

Description: This project would involve relocating Kelly Drive to eliminate the current road separating the two sides of campus. The new road would be constructed on the far side of our current property line.

Manager Comments: *The DOT continues to push this project back in the TIP. The funding of this project should be a State responsibility and not the County. Due to safety issues, the Commissioners need to continue to lobby the State to make this project a priority in the TIP or ask them to find other funding for this project.*

Project: Lee County Library Expansion
Overall Cost Estimate: \$23,579,000
Phase 1: *FY 2021* \$80,000
Phase 2: *FY 2023* \$14,920,000
Phase 3: *Post FY 2025* \$8,579,000

Project: Lee County Library Expansion Phase I
Cost Estimate: \$80,000
Requested Start Date: FY 2020
Start Date: *FY 2021*

Description: These projects would involve the revitalization of the current Lee County Library System to better serve and meet the growing needs and expectations of county residents. There are three major phases included in this proposal: Phase 1. Purchase and Implementation of a Library Outreach Book Mobile Unit, designed to reach our county outliers, homebound, shut-ins and other groups unable to get to the library (daycares, schools, nursing homes, etc.)

Project: Lee County Library Expansion Phase 2
Cost Estimate: \$14,920,000
Requested Start Date: FY 2020
Start Date: *FY 2023*

Phase 2. Construction of a 35,000 sq. ft. mail library. This facility would be the Staff and Administrative hub for all library services and programming as well as a repository to county materials and resources.

Manager Comments: *This project has been in the CIP for at least 12 years. The best plan to address this need to fund Phase 2 along with the CCCC projects. Although they will be located on separate property, a joint borrowing could be funded when sales tax revenues and property tax base continues to grow. Phases 1 is a need for the library to conduct outreach programs and should be funded through the annual budget.*

Project: O.T. Sloan Park
Overall Cost Estimate: \$16,870,087
Phase 1: *FY 2021* \$695,838
Phase 2: *FY 2024* \$16,174,249

Project: O.T. Sloan Park Phase I
Cost Estimate: \$695,838
Requested Start Date: FY 2020
Start Date: *FY 2020*

Description: Phase 1 of this project utilizes the development of the adjacent SECU building to extend the bank entry drive through the park to connect to the existing main parking area. This will provide for signaled access into the park for tennis courts, dog park, pool, playground, and athletic fields. Three tennis courts will be relocated and three will be renovated which will include parking and connecting sidewalks. The large open space directly behind the SECU will be graded and seeded as open space for football and soccer use until the next phase. The next phase would include a soccer/football facility. Future phases would include upgrades to the swimming pool, development of an activity center for basketball, volleyball, gymnastics, dance, exercise classes, and staff offices.

Manager Comments: *This project is part of the recent W. B. Wicker Elementary school bond. Phase 1 is being funded with a portion of these bond proceeds.*

Project: O.T. Sloan Park Phase 2
Cost Estimate: \$16,174,249
Requested Start Date: FY 2022
Start Date: *FY 2024*

Description: Phase 2 of the Master Plan of O. T. Sloan Park would include a Recreation Center. The Recreation Center would house the Parks and Recreation Department's gymnastic classes, art classes, dance classes, summer camps, 2 gymnasiums and staff offices. This project helps achieve our goal of centralizing the Parks and Recreation department to help serve the public in a more efficient capacity.

Manager Comments: *The site plan for phase 2 was completed in the site plan for phase 1. Funding would need to come from bonds or other sources. It is also proposed that Parks and Recreation will apply for a PARTF and LWCF grant to help pay for some additional features in this park.*

Project: Horton Park
Cost Estimate: \$475,328
Requested Start Date: FY 2020
Start Date: *FY 2021*

Description: While some improvements have been made to the park over the years, the park has become outdated and weatherworn. The improvements in this phase will freshen the look and utility of the park. The park will be more inviting for use by the community.

Manager Comments: *This project is part of the recent W. B. Wicker Elementary school bond.*

Project: **Kiwanis Children’s Park**
Overall Cost Estimate: \$1,910,479
Phase 1: **FY 2021** \$391,111
Phase 2: **FY 2023** \$1,172,094
Phase 3: **Beyond FY 2025** \$347,274

Project: **Kiwanis Children’s Park Place - Phase I**
Cost Estimate: \$391,111
Requested Start Date: FY 2020
Start Date: **FY 2021**

Description: Phase 1 improves existing infrastructure by renovating the existing parking areas, and adding a sidewalk network from these to the park amenities, this phase also resurfaces the north tennis court in preparation for the expansion of the Wicker Street Greenway.

Manager Comments: *This project is part of the recent W. B. Wicker Elementary school bond. Phase 1 is being funded with a portion of these bond proceeds. It is also proposed that Parks and Recreation will apply for a PARTF grant to help pay for some additional features in this park.*

Project: **Kiwanis Children’s Park Place - Phase 2**
Cost Estimate: \$1,172,094
Requested Start Date: FY 2023
Start Date: **FY 2023**

Description: Phase 2 of this project continues to improve the existing infrastructure by adding new tennis courts, playground elements, new restrooms and group picnic shelters. Existing lighting, sidewalks and utilities will be upgraded during this phase.

Manager Comments: *The site plan for this project was developed as part of the recent W. B. Wicker Elementary school bond. Phase 2 will need to find other revenue sources to be funded. It is also proposed that Parks and Recreation will apply for a PARTF grant to help pay for some additional features in this park.*

Project:
Cost Estimate:
Requested Start Date:
Start Date:

Temple Park
 \$186,373
 FY 2020
FY 2021

Description:

The project improves existing infrastructure by improving entry signage at the corner of McIver & 8th Street, adding a large shelter and plaza area, management of storm water areas adjacent to parking lot and playground. Existing parking will be renovated to provide more spaces with safer ingress/egress, addition of ADA accessible walkways thru out the site, with sidewalks around the park perimeter. A large restroom/concession/maintenance building with the plaza and an open play/multipurpose field area in place of the softball fields. A small picnic shelter located near the playground and an open field area. A large group pavilion, a new playground with inclusive surfacing, a full-size basketball court, improved drainage, landscape improvements and enhancements throughout the park.

Manager Comments:

This project is part of the recent W. B. Wicker Elementary school bond. This renovation is being funded with a portion of these bond proceeds. It is also proposed that Parks and Recreation will apply for a PARTF grant to help pay for some additional features in this park.

Project:
Cost Estimate:
Requested Start Date:
Start Date:

Multi-Sports Complex
 \$25,000,000
 FY 2022
FY 2022

Description:

In cooperation with the City of Sanford, this project is proposed for use by soccer, football, lacrosse and any sport that uses a rectangle field. In addition, the project calls for the establishment of a baseball complex as well. This complex is designed to host tournaments for these sports. In addition, when complete the park will have a playground, walking trails and amenities to support a first-class sports and recreation experience. The complex could be built in phases to spread out the costs over time. Rectangle fields would be the highest priority for the complex.

Manager Comments:

This project is part of a joint effort with the City of Sanford and the Sanford Area Soccer League. The need for rectangle fields grows every day, as more soccer, lacrosse, and football teams need practice and playing space. This project will require a general obligation bond to fund. This project is scheduled to go to the voters in November of 2020.

Adopted Projects Beyond FY 24-25

Project: Lee County Library Expansion Phase 3
Cost Estimate: \$8,597,000
Requested Start Date: Post FY 2024-25
Start Date: *Post FY 2025*

Description: Phase 3. Construction of a 10,000 sq. ft. branch in Deep River and a second 12,000 sq. ft. branch in the Tramway area. These two additional (remote) branches will focus on computer/ technology services and employment resources, as well as facilitate rooms designed for tutoring, study, conferences and children’s programming, our intent is to maintain the Town of Broadway Branch.

Manager Comments: *This project has been in the CIP for at least 12 years. Phase 3 can be funded when new development occurs in Deep River and Tramway and that development can pay for this project.*

Project: Kiwanis Children’s Park Place - Phase 3
Cost Estimate: \$347,274
Requested Start Date: FY 2025
Start Date: *Beyond FY 2025*

Description: Phase 3 includes picnic shelters, signage, general landscape improvements and public art. These items would likely be implemented after the greenway work has been completed.

Manager Comments: *The site plan for this project was developed as part of the recent W. B. Wicker Elementary school bond. Phase 3 will need to find other revenue sources to be funded. It is also proposed that Parks and Recreation will apply for a PARTF grant to help pay for some additional features in this park.*

Lee County Government Center HVAC Renovation - Detail Sheet

Project Name	LCGC HVAC Renovation
Project Department	General Services
Total Project Cost	\$3,000,000
Requested Start Date	FY 2021
Recommended Start Date	FY 2021
Adopted Start Date	FY 2021

Description

Lee County General Services Department requests the replacement of the existing HVAC units for the 2nd, 3rd and 4th floors at the Lee County Government Center. We will also install an improved stand alone system that meets the requirements of a Health Care Facility HVAC system.

Justification

An upgraded HVAC system will foster better environmental conditions, infection and hazard control, as well as building life/system safety (IT Systems). This system will aid in the containment, dilution and removal of pathogens and toxins, greatly increasing facility infectious disease control. This upgrade will also increase staff and patient comfort, therefore facilitating optimum treatment outcomes.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Engineering	120,000						120,000
Contingency	471,000						471,000
Construction-Purchase	2,409,000						2,409,000
Total	3,000,000	-	-	-	-	-	3,000,000

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Financing Proceeds	3,000,000						3,000,000
Total	3,000,000	-	-	-	-	-	3,000,000

Lee County General Services Expansion - Detail Sheet

Project Name	General Services Expansion
Project Department	General Services
Total Project Cost	\$1,568,050
Requested Start Date	FY 2021
Recommended Start Date	FY 2025
Adopted Start Date	FY 2025

Description

Replace and Upgrade aging inground fuel tanks to an above ground Commercial Fleet System to meet growing County fuel demands.

Addition of Mechanical and Wash Bay to the existing General Services grounds.

Addition of a training room, parking lot, and new entrance to the existing General Services grounds.

Justification

County General Services needs to ensure that the right tools and technology are available for current and future fuel demands, while taking into consideration changing safety standards.

An on-site vehicle/equipment maintenance facility would give the County the ability to service in-house most mechanical repair needs, increasing efficiency and significantly cutting down cost.

Our current facilities limit the type, size and length of training available to the staff. Currently, space needs to be converted from a work area to a classroom area, decreasing productivity and training value.

This training room would also provide other County departments an additional venue to conduct scheduled events.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Planning & Design					11,550		11,550
Engineering					99,000		99,000
Clear/Grade/Site Prep.					44,000		44,000
Construction-Purchase					1,237,500		1,237,500
Furnishings					176,000		176,000
Total	-	-	-	-	1,568,050	-	1,568,050

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Financing Proceeds	-				1,568,050		1,568,050
Total	-	-	-	-	1,568,050	-	1,568,050

Operating Budget Impact	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Personnel expenses					147,257		133,870
Operating expenses					297,000		270,000
Capital outlay (normal budget)					33,000		30,000
Less Project Operating Revenue					(275,000)		(250,000)
Total		-	-	-	202,257	-	183,870

Lee County Historic Courthouse and Fire Station- Detail Sheet

Project Name	Lee County Historic Courthouse and Fire Station
Project Department	Administration
Total Project Cost	\$6,000,000
Requested Start Date	FY 2020
Recommended Start Date	FY 2021
Adopted Start Date	FY 2021

Description

The recent attempt to renovate the existing courthouse facilities has shown that the County judicial operations have outgrown the current courthouse facility. The surveys conducted by Moseley architect also show an increasing concern for safety at the courthouse. This new building will attach to the new courthouse and possibly the historic courthouse. The new building will be 50,000 square feet and house courthouse operations including the Clerk of Court, District Attorney, judges chambers and courtrooms. Existing courthouse space of 25,000 square feet will be renovated for additional office space use by the County.

Justification

Security and space are the main reasons why this project needs to be completed. The District Attorney's office is growing at a rate of 2 to 4 people per year. The growth of the current case load in the courts has caused a major issue with safety and ethics. The transferring of inmates to court through the current system is difficult. In addition, keeping attorneys, judges and jurors separated so the ethical issues are not breached has become almost impossible. The current renovation planning has shown that addressing these two issues in today's world with the existing facility is impossible. A new facility is needed to address these two critical issues.

Financial Information

Expenditures	Phase 1		Phase 2			Total
	Register of Deeds	Historic Courthouse	Court House Renovations	FY 22-23	FY 23-24	
	FY 20-21	FY 20-21	FY 21-22			
Heavy Renovation	1,100,860		1,750,000			2,850,860
Historic Courthouse First Floor		457,470				457,470
Site Development	100,000	100,000	500,000			700,000
Site Demolition	100,000	75,000	500,000			675,000
Construction/ Design Contingency	130,086	63,247	250,000			443,333
Cost Escalation Contingency	143,095	69,572	250,000			462,667
Site and Construction Testing	31,481	38,265	50,000			119,746
A/E Fees	157,405	76,529	56,990			290,924
Total	1,762,927	880,083	3,356,990	-	-	-

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 22-23	FY 23-24	FY 24-25	Total
Financing Proceeds	3,000,000	3,000,000					6,000,000
Total	3,000,000	3,000,000	-	-	-	-	6,000,000

Lee County Judicial Building-Detail Sheet

Project Name	Lee County Judicial Building
Project Department	Administration
Total Project Cost	\$25,350,000
Requested Start Date	FY 2024
Recommended Start Date	FY 2025
Adopted Start Date	FY 2025

Description

The recent attempt to renovate the existing courthouse facilities has shown that the County judicial operations have outgrown the current courthouse facility. The surveys conducted by Moseley architect also show an increasing concern for safety at the courthouse. This new building will attach to the new courthouse and possibly the historic courthouse. The new building will be 50,000 square feet and house courthouse operations including the Clerk of Court, District Attorney, Judges Chambers and Courtrooms. Existing courthouse space of 25,000 square feet will be renovated for additional office space use by the County.

Justification

Security and space are the main reasons why this project needs to be completed. The District Attorney's office is growing at a rate of 2 to 4 people per year. The growth of the current case load in the courts has caused a major issue with safety and ethics. The transferring of inmates to court through the current system is difficult. In addition, keeping attorneys, judges and jurors separated so the ethical issues are not breached has become almost impossible. The current renovation planning has shown that addressing these two issues in today's world with the existing facility is impossible. A new facility is needed to address these two critical issues.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Planning & Design					1,200,000		1,200,000
Engineering/Arch Svcs.					450,000		450,000
Construction							-
Furnishings							-
Parking Lot							-
Contingency							-
Land/ ROW/ Acquisition							
Clear/Grade/Site Prep					1,500,000		1,500,000
Furnishings						1,200,000	1,200,000
Contingency						500,000	500,000
Building/Utility Construction						20,500,000	20,500,000
Total	-	-	-	-	3,150,000	22,200,000	25,350,000

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Financing Proceeds					3,150,000	22,200,000	25,350,000
Total	-	-	-	-	3,150,000	22,200,000	25,350,000

Operating Budget Impact	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Benefits							
Operating Expenses						120,000	120,000
Capital Outlay						30,000	30,000
Total	-	-	-	-	-	150,000	150,000

Southern Lee HS Roof Replacement-Detail Sheet

Project Name Southern Lee High School Roof Replacement
Project Department Lee County Schools
Total Project Cost \$850,000
Requested Start Date FY 2021
Recommended Start Date FY 2023
Adopted Start Date FY 2023

Description

Original roof has deteriorated quicker than expected and the 10 year warranty has expired. We plan to redo all areas that have a thin rubber roofing with a duralast roofing material that has a longer warranty.

Justification

The roof has leaked in the past and is subject to future leaks.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Planning & Design			19,500				19,500
Engineering			19,500				19,500
Construction			785,000				785,000
Contingency			26,000				26,000
Total	-	-	850,000	-	-	-	850,000

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Lottery Proceeds/Capital Reserve/Annual Capital			850,000				850,000
Total	-	-	850,000	-	-	-	850,000

Southern Lee High School Generator Upgrade-Detail Sheet

Project Name Southern Lee High School Generator Upgrade
Project Department Lee County Schools
Total Project Cost \$820,000
Requested Start Date FY 2021
Recommended Start Date FY 2023
Adopted Start Date FY 2023

Description

The upgrade will increase the area of lighting and heating for Emergency Management situations for the county wide shelter needs.

Justification

The County would have additional space to house people in case of Emergency for county wide shelter.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Planning & Design			24,000				24,000
Engineering			24,000				24,000
Equip/Machinery/Furniture			740,000				740,000
Contingency			32,000				32,000
Total	-	-	820,000	-	-	-	820,000

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Lottery Proceeds/Capital Reserve/Annual Capital			820,000				820,000
Total	-	-	820,000	-	-	-	820,000

WLMS New Gym and Renovations- Detail Sheet

Project Name	WLMS New Gym and Renovations
Project Department	Lee County Schools
Total Project Cost	\$4,550,000
Requested Start Date	FY 2022
Recommended Start Date	FY 2024
Adopted Start Date	FY 2024

Description

Construction of a New Gym with restrooms and lockers. Also, window replacement, the mechanical room doors with asbestos removed and replaced, painting, and replacement of furniture throughout facility.

Justification

The building was constructed in 1978. This facility is 41 years old and is in dire need of renovation. The renovation at West Lee Middle School is necessary to maintain a safe learning environment for the children of Lee County Schools, while at the same time be an energy and cost efficient facility. Construction of a New Gym and leaving the one we have will give the teams the ability to practice at the same time and more space for activity when they can't go outside.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Planning & Design				75,000			75,000
Engineering/Arch Svcs.				75,000			75,000
Furnishings				50,000			50,000
Building/Utility Construction				4,225,000			4,225,000
Contingency				125,000			125,000
Total	-	-	-	4,550,000	-	-	4,550,000

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Financing Proceeds				4,550,000			4,550,000
Total	-	-	-	4,550,000	-	-	4,550,000

ELMS New Gym and Renovations- Detail Sheet

Project Name	ELMS New Gym and Renovations
Project Department	Lee County Schools
Total Project Cost	\$4,550,000
Requested Start Date	FY 2022
Recommended Start Date	FY 2024
Adopted Start Date	FY 2024

Description

Construction of a New Gym with restrooms and lockers. Also, window replacement, the mechanical room doors with asbestos removed and replaced, painting, and replacement of furniture throughout facility.

Justification

The building was constructed in 1978. This facility is 41 years old and is in dire need of renovation. The renovation at East Lee Middle School is necessary to maintain a safe learning environment for the children of Lee County Schools, while at the same time be an energy and cost efficient facility. Construction of a New Gym and leaving the one we have will give the teams the ability to practice at the same time and more space for activity when they can't go outside.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Planning & Design				75,000			75,000
Engineering/Arch Svcs.				75,000			75,000
Furnishings				50,000			50,000
Building/Utility Construction				4,225,000			4,225,000
Contingency				125,000			125,000
Total	-	-	-	4,550,000	-	-	4,550,000

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Financing Proceeds				4,550,000			4,550,000
Total	-	-	-	4,550,000	-	-	4,550,000

SLHS Auditorium- Detail Sheet

Project Name	SLHS Auditorium
Project Department	Lee County Schools
Total Project Cost	\$4,000,000
Requested Start Date	FY 2023
Recommended Start Date	FY 2025
Adopted Start Date	FY 2025

Description

An auditorium for Southern Lee High School to seat 625 students, with stage, stage offices, technology, restrooms, showers, lighting and a control office.

Justification

The school was originally planned to have an auditorium. Southern Lee High School has a full Arts Education program, complete with band, choral groups, orchestra and a theatre. Recitals, plays and performances would be performed in the new auditorium. All large performances are subject to be moved to Temple Theater or Lee County High School. School wide assemblies could be held in a more appropriate setting instead of the gymnasium. Acoustics would be enhanced.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Planning & Design					105,000		105,000
Engineering/Arch Svcs.					105,000		105,000
Furnishings					329,000		329,000
Building/Utility Construction					3,461,000		3,461,000
Total	-	-	-	-	4,000,000	-	4,000,000

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Financing Proceeds					4,000,000		4,000,000
Total	-	-	-	-	4,000,000	-	4,000,000

LCHS Auditorium HVAC and Interior Renovation- Detail Sheet

Project Name	LCHS Auditorium HVAC and Interior Renovation
Project Department	Lee County Schools
Total Project Cost	\$3,500,000
Requested Start Date	FY 2023
Recommended Start Date	FY 2025
Adopted Start Date	FY 2025

Description

Replace the old HVAC system in the auditorium and tie into the new HVAC plant at Lee County High School. The system stops at the Band Building and can be tied into the existing system. Remove all asbestos in building, upgrade restroom, floor, ceiling, and repaint inside and outside of building. Replace window and roof.

Justification

The existing equipment is over 30 years old and is deteriorating. Building will be energy efficient. Heating and air conditioning will continue to be inefficient, costing the county and school system extra expenses in repairs each year. Building has had minor upgrades to it.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Planning & Design					105,000		105,000
Engineering/Arch Svcs.					105,000		105,000
Furnishings					329,000		329,000
Building/Utility Construction					2,961,000		2,961,000
Total	-	-	-	-	3,500,000	-	3,500,000

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Financing Proceeds					3,500,000		3,500,000
Total	-	-	-	-	3,500,000	-	3,500,000

LCS New Elementary School- Detail Sheet

Project Name	LCS New Elementary School
Project Department	Lee County Schools
Total Project Cost	\$26,125,000
Requested Start Date	FY 2024
Recommended Start Date	FY 2025
Adopted Start Date	FY 2025

Description

Lee County Schools currently has modular units at several elementary schools. The average of 25 students per classroom nets the 675 total students that are housed in modular units. This figure is comparable to the current enrollment in our elementary schools.

Justification

Lee County Schools will continue to experience growth in the elementary student population in the foreseeable future. Long range plans must include a new elementary school to meet student growth needs. The state legislation currently states that the class size has to be reduced. This legislation will necessitate additional classroom space for our students.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Planning & Design					647,833		647,833
Engineering/Arch Svcs.					647,833		647,833
Land/ ROW/ Acquisition					2,000,000		2,000,000
Clear/Grade/Site Prep					1,526,677		1,526,677
Furnishings					2,029,879		2,029,879
Contingency					863,778		863,778
Building/Utility Construction					18,409,000		18,409,000
Total	-	-	-	-	26,125,000	-	26,125,000

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Financing Proceeds					26,125,000		26,125,000
Total	-	-	-	-	26,125,000	-	26,125,000

CCCC Library and LEC Classroom Building- Detail Sheet

Project Name	CCCC Library and LEC Classroom Building
Project Department	CCCC
Total Project Cost	\$15,000,000
Requested Start Date	FY 2021
Recommended Start Date	FY 2022
Adopted Start Date	FY 2022

Description

This project would involve the construction of a library for CCCC students and potentially for Lee County residents. This building would also have classroom space and student break space for Lee Early College. This space would most likely be a new brick and mortar building consisting of approximately 40,000 square feet. This project would also involve renovating and re-purposing the existing library for another use by the college. The total cost for these projects and renovations would be approximately \$30 million.

Justification

The current CCCC Library space is outdated and not sized to meet the needs of our students. The Lee Early College is currently located in modular classroom space on the Lee County Main Campus. Additional space and an upgrade to facilities is needed to better serve the student population.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Planning & Design							
Engineering/Arch Svcs.		1,500,000					1,500,000
Land/ ROW/ Acquisition							
Clear/Grade/Site Prep			2,000,000				2,000,000
Furnishings							
Contingency			375,000				375,000
Building/Utility Construction			5,000,000	6,125,000			11,125,000
Total	-	1,500,000.0	7,375,000	6,125,000	-	-	15,000,000

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Financing Proceeds		1,500,000	7,375,000	6,125,000			15,000,000
Total		1,500,000	7,375,000	6,125,000	-	-	15,000,000

CCCC Kelly Drive Relocation- Detail Sheet

Project Name	CCCC Kelly Drive Relocation
Project Department	CCCC
Total Project Cost	\$2,500,000
Requested Start Date	FY 2022
Recommended Start Date	FY 2025
Adopted Start Date	FY 2025

Description

This project would involve relocating Kelly Drive to eliminate the current road separating the two sides of campus. The new road would be constructed on the far side of our current property line.

Justification

The relocation of Kelly Drive is a critical safety issue and delaying this project could impact the safety of our students, faculty, and staff.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Planning & Design							
Engineering/Arch Svcs.					350,000		350,000
Land/ ROW/ Acquisition							
Clear/Grade/Site Prep							
Furnishings							
Contingency					125,000		125,000
Building/Utility Construction					2,025,000		2,025,000
Total	-	-	-	-	2,500,000	-	2,500,000

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Financing Proceeds					2,500,000		2,500,000
Total	-	-	-	-	2,500,000	-	2,500,000

Lee County Library Expansion and Relocation- Detail Sheet

Project Name	Lee County Library Expansion and Relocation
Project Department	Lee County Libraries
Total Project Cost	\$23,579,000
Requested Start Date	FY 2021
Recommended Start Date	FY 2021
Adopted Start Date	FY 2021

Description

These projects would involve the revitalization of the current Lee County Library System to better serve and meet the growing needs and expectations of county residents. There are three major phases included in this proposal:
 Phase 1. Purchase and Implementation of a Library Outreach Book Mobile Unit, designed to reach our county outliars, homebound, shut-ins and other groups unable to get to the library (daycares, schools, nursing homes, etc.)
 Phase 2. Construction of a 35,000 sq. ft. Main Library. This facility would be the staff and administrative hub for all library services and programming as well as a repository for county materials and resources.
 Phase 3. Construction of a 10,000 sq. ft. branch in Deep River and a second 12,000 sq. ft. branch in the Tramway area. These two additional (remote) branches will focus on computer/technology services and employment resources, as well as facilitate rooms designed for tutoring, study, conferences and children’s programming. Our intent is to maintain the Town of Broadway Branch.

Justification

The Lee County Libraries are challenged with the social and economic demands of a consistently increasing and diverse population. Our facilities are challenged to meet the requirements of our patrons from programming needs to services requested, from technological advances to space and safety. Library use is increasing each year. We are the hub where residents seek information, direction, guidance and support. The proposed projects would provide our county with 60,000 sq. ft. between three buildings and a mobile unit. A modernized main library, combined with three strategically placed branches and a mobile unit will ensure library services are available to every resident within Lee County, this will require additional personnel which will further our mission of service. These figures have been incorporated in the Impact on Operating Budget. Building operating expenses will reduce in relation to the current main library facility with new high efficiency HVAC and polarized glass throughout the building. The size of the building and adding additional branches to serve our residents will still impact our operating budget and that has been noted as well.

Financial Information

Expenditures	Phase 1	Phase 2		Phase 3		Total	
	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25		Post FY 24-25
Planning & Design	30,000						30,000
Engineering/Arch Svcs.		682,500				429,000	1,111,500
Land/ ROW/ Acquisition							
Clear/Grade/Site Prep							
Furnishings	50,000	1,500,000				750,000	2,300,000
Contingency		250,000	250,000			250,000	750,000
Building/Utility Construction		4,471,259	7,766,241			7,150,000	19,387,500
Total	80,000	6,903,759	8,016,241	-	-	8,579,000	23,579,000

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Financing Proceeds	30,000	6,753,759	7,791,241			8,254,000	22,829,000
Grants	50,000	150,000	150,000			300,000	650,000
Donations/Fundraising			75,000			25,000	100,000
Total	80,000	6,903,759	8,016,241	-	-	8,579,000	23,579,000

Operating Budget Impact	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Personnel Expenses	20,000	100,000	150,000			90,000	360,000
Operating Expenses	2,500		25,000			20,000	47,500
Capital Outlay	50,000						50,000
Total	72,500	100,000	175,000	-	-	110,000	457,500

OT Sloan Park- Detail Sheet

Project Name	OT Sloan Park
Project Department	Lee County Parks and Recreation
Total Project Cost	\$16,870,087
Requested Start Date Phase 1	FY 2020
Recommended Start Date Phase 1	FY 2021
Adopted Start Date Phase 1	FY 2021
Phase 1 Cost Estimate	\$695,838
Requested Start Date Phase 2	FY 2022
Recommended Start Date Phase 2	FY 2023
Adopted Start Date Phase 2	FY 2023
Phase 2 Cost Estimate	\$16,174,249

Description

Phase 1 of this project utilizes the development of the adjacent SECU building to extend the bank entry drive through the park to connect to the existing main parking area. This will provide for signaled access into the park for tennis courts, dog park, pool, playground, and athletic fields. Three tennis courts will be relocated and three will be renovated which will include parking and connecting sidewalks. The large open space directly behind the SECU will be graded and seeded as open space for football and soccer use until the next phase. The next phase would include a soccer/football facility. Future phases would include upgrades to the swimming pool, development of an activity center for basketball, volleyball, gymnastics, dance, exercise classes, and staff offices.

Phase 2 of the Master Plan of O. T. Sloan Park would include a Recreation Center. The Recreation Center would house the Parks and Recreation Department's gymnastic classes, art classes, dance classes, summer camps, 2 gymnasiums and staff offices. This project helps achieve our goal of centralizing the Parks and Recreation department to help serve the public in a more efficient capacity.

Justification

The creation of O.T. Sloan Park came about through the generosity of the O.T. Sloan family in providing the land. An additional 10 acres of land was provided by the Sloan family in 1998. LWCF grants aided development of the park in 2 initial phases of construction. O.T Sloan Park became operational in 1976 with the opening of the pool which at the time was a state of the art facility and hosted qualifying swim meets for state and national competitions. When fully implemented, this project would not only provide enhanced recreational opportunities for our citizens but would also provide opportunities for people outside our community. Development would signal to visitors to our community that Lee County and Sanford have a great deal to offer in the way of quality of life. Without the consolidated Recreation Center, the department will experience a decline in efficiency and operational capabilities.

Financial Information

Expenditures	Phase 1		Phase 2			Post FY 24-25	Total
	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25		
Planning & Design	32,006		1,101,645				1,133,651
Engineering/Arch Svcs.	35,632		1,218,725				1,254,357
Land/ ROW/ Acquisition							
Clear/Grade/Site Prep	183,500						183,500
Furnishings	187,000				1,354,139		1,541,139
Contingency	104,700			1,041,645	1,041,645		2,187,990
Building/Utility Construction	153,000			10,416,450			10,569,450
Total	695,838	-	2,320,370	11,458,095	2,395,784	-	16,870,087

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Bond Proceeds	695,838						695,838
Financing Proceeds			1,320,370	11,458,095	2,395,784		15,174,249
PARTF			500,000				500,000
LWCF			500,000				500,000
Total	695,838	-	2,320,370	11,458,095	2,395,784	-	16,870,087

Horton Park - Detail Sheet

Project Name	Horton Park
Project Department	Lee County Parks and Recreation
Total Project Cost	\$475,238
Requested Start Date	FY 2020
Recommended Start Date	FY 2021
Adopted Start Date	FY 2021

Description

The project includes upgrading amenities within the park. These amenities include; the softball field, outdoor court, playground, paved parking, sidewalks connecting the various amenities, and landscaping.

Justification

While some improvements have been made to the park over the years, the park has become outdated and weatherworn. The improvements in this phase will freshen the look and utility of the park. The park will be more inviting for use by the community.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Planning & Design	22,558						22,558
Engineering/Arch Svcs.	28,680						28,680
Land/ ROW/ Acquisition							
Clear/Grade/Site Prep	107,500						107,500
Furnishings	207,000						207,000
Contingency	71,500						71,500
Building/Utility Construction	38,000						38,000
Total	475,238	-	-	-	-	-	475,238

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Bond Proceeds	475,238						475,238
Total	475,238	-	-	-	-	-	475,238

Operating Budget Impact	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Personnel Expenses							
Operating Expenses	4,500	4,700	5,000	5,250		5,500	24,950
Total	4,500	4,700	5,000	5,250	-	5,500	24,950

Kiwanis Children's Park- Detail Sheet

Project Name	Kiwanis Children's Park		
Project Department	Lee County Parks and Recreation		
Total Project Cost	\$1,910,479		
Requested Start Date Phase 1	FY 2020		
Recommended Start Date Phase 1	FY 2021		
Adopted Start Date Phase 1	FY 2021		
Phase 1 Cost Estimate	\$391,111		
Requested Start Date Phase 2	FY 2023		
Recommended Start Date Phase 2	FY 2023		
Adopted Start Date Phase 2	FY 2023		
Phase 2 Cost Estimate	\$1,172,094		
Requested Start Date Phase 3	Post FY 2025		
Recommended Start Date Phase 3	Post FY 2025		
Adopted Start Date Phase 3	Post FY 2025		
Phase 3 Cost Estimate	\$347,274		

Description

Phase 1 The project improves existing infrastructure by renovating tennis courts to include basketball goals and pickle ball lines. Existing parking will also be renovated to provide more spaces with safer ingress/egress.

Phase 2 of this project continues to improve the existing infrastructure by adding new tennis courts, playground elements, new restrooms and group picnic shelters. Existing lighting, sidewalks and utilities will be upgraded during this phase.

Phase 3 includes picnic shelters, signage, general landscape improvements and public art. These items would likely be implemented after the greenway work has been completed.

Justification

The park is located at a major entry point leading into the City of Sanford. The park is heavily used by individuals and various groups who enjoy the playground, play tennis, and use the picnic shelter for family gatherings. With the planned extension of the greenway system, KCPP will be interconnected to a wider audience to walk or bike.

Financial Information

Expenditures	<u>Phase 1</u>		<u>Phase 2</u>		<u>Phase 3</u>		Total
	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	
Planning & Design	19,203		119,196			35,316	173,715
Engineering/Arch Svcs.	19,108		59,598			17,658	96,364
Land/ ROW/ Acquisition							
Clear/Grade/Site Prep	42,000		113,000	245,500		51,750	452,250
Furnishings	189,500			319,250		145,500	654,250
Contingency	58,800			165,550		49,050	273,400
Building/Utility Construction	62,500			150,000		48,000	260,500
Total	391,111	-	291,794	880,300	-	347,274	1,910,479

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Bond Proceeds	391,111						391,111
Financing Proceeds			291,794	380,300		347,274	1,019,368
PARTF				500,000			500,000
Total	391,111	-	291,794	880,300	-	347,274	1,910,479

Temple Park- Detail Sheet

Project Name	Temple Park
Project Department	Lee County Parks and Recreation
Total Project Cost	\$186,373
Requested Start Date	FY 2020
Recommended Start Date	FY 2021
Adopted Start Date	FY 2021

Description

The project improves existing infrastructure by improving entry signage at the corner of McIver & 8th Street, adding a large shelter and plaza area, management of storm water areas adjacent to parking lot and playground. Existing parking will be renovated to provide more spaces with safer ingress/egress, addition of ADA accessible walkways through out the site, with sidewalks around the park perimeter. A large restroom/concession/maintenance building with the plaza and an open play/multipurpose field area in place of the softball fields. A small picnic shelter located near the playground and an open field area. A large group pavilion, a new playground with inclusive surfacing, a full size basketball court, improved drainage, landscape improvements and enhancements throughout the park.

Justification

Temple Park is located in the midst of East Sanford Neighborhood District, and occupies an entire city block. This neighborhood is recognized as a historic district and is densely populated. The park enhancement and upgrades would provide recreation opportunities to a large population within a minimal walking distance. The location of this facility will allow area individuals the opportunity to enjoy the playground, play on the open field, basketball courts, and use of the picnic shelter for family gatherings.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Planning & Design							-
Engineering/Arch Svcs.	2,373						2,373
Land/ ROW/ Acquisition							
Clear/Grade/Site Prep							-
Furnishings							-
Contingency	10,000						10,000
Building/Utility Construction	174,000						174,000
Total	186,373	-	-	-	-	-	186,373

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Bond Proceeds	186,373						186,373
Total	186,373	-	-	-	-	-	186,373

Lee County Multi-Sports Complex Park- Detail Sheet

Project Name	Lee County Multi Sports Complex Park
Project Department	Lee County Parks and Recreation
Total Project Cost	\$25,000,000
Requested Start Date	FY 2022
Recommended Start Date	FY 2022
Adopted Start Date	FY 2022

Description

In cooperation with the City of Sanford, this project is proposed for the use by Soccer, Football, Lacrosse and any sport that uses a rectangle field. In addition, the project calls for the establishment of a baseball complex as well. This complex is designed to host tournaments for these sports. In addition, when complete the park will have a playground, walking trails and amenities to support a first class sports and recreation experience. The complex could be built in phases to spread out the costs over time. Rectangle fields would be the highest priority for the complex.

Justification

SASL is one of the largest soccer associations in our region. With over 600 children playing soccer, the association currently does not have the ability to play on regulation sized fields and host weekend tournaments. In addition, the County receives requests from local football teams for fields and recently received a request for lacrosse fields. The baseball complex will give the County the ability to host larger tournaments. The current situation at Southern Lee is difficult when trying to compete with the High School teams for field time. Both fields will be a revenue source generating income from field rentals, and revenue sharing for gate and concession sales. The UPSL introductory soccer team could also use the facility for games.

Financial Information

Expenditures	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Planning & Design		1,000,000					1,000,000
Engineering/Arch Svcs.		500,000					500,000
Land/ ROW/ Acquisition		150,000					150,000
Clear/Grade/Site Prep		1,200,000					1,200,000
Furnishings			500,000				500,000
Contingency			950,000				950,000
Building/Utility Construction		7,150,000	13,550,000				20,700,000
Total		10,000,000	15,000,000	-	-	-	24,850,000

Funding Sources	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Post FY 24-25	Total
Financing Proceeds		10,000,000	15,000,000				25,000,000
Total		10,000,000	15,000,000	-	-	-	25,000,000