



FY 2020 – 2024  
Recommended

# Capital Improvements Program

Submitted By:  
Dr. John A. Crumpton, County Manager

April 15, 2019





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MEMORANDUM

TO: Lee County Commissioners

FROM: Dr. John Crumpton, County Manager

RE: FY 2020-2024 Capital Improvements Plan

DATE: April 15, 2019

Attached, please find the FY 2020-2024 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 changes a great deal this year as many departments and outside agencies re-evaluated their facility needs and usage. Many of the new requests are due to the unprecedented growth in Lee County over the last four years. This growth is expected to continue as new developers are looking to build in the County.

Even with impressive tax base and sales tax growth, 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 79.5 property tax rate to debt service. In addition, the County allocates \$5,021,565 in sales tax revenue and \$1,747,771 in capital reserves to pay debt service. In the current year's and next year's budgets, growth in the tax base and sales tax revenues are being used to pay for the debt service at the W. B. Wicker School and increased operational expenses for the new elementary school and Central Carolina Community College's (CCCC) new buildings. Next year's budget will be complicated by the property tax revaluation. This means that the County will not have the funds to begin new major capital projects over the next three years unless either an increasing property tax base or an increase in the tax rate raises property tax revenues. It is possible that our expanding property tax base and growth in sales tax could fund additional debt if the County allocated the growth from each to debt service.

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. The recent tax rate increase to 79.5 cents was intended to address short-term financial commitments, not the long-term funding of a five-year CIP. Those short term issues included funding the SRO program, teachers' supplement increases, and the CCCC

bonds. Therefore, all of the 7.5 cent increase was committed to education related expenditures. The County has 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 79.5 cents. Continued growth of property taxes and sales taxes will need to take place if any capital projects beyond the new elementary school are to be funded in the next five years. This growth may occur given the robust economic outlook for the County. Future Boards of Commissioners will need to decide if new tax base growth will be used to fund capital projects, lower the tax rate or address other operational issues in Lee County Government.

The amount requested for the next five-year period increased sharply to \$131,884,415. This current years' CIP totaled \$69,877,175. The previous years' request was \$85,058,219 and three years ago was \$120,442,194. There are twenty-four (24) projects in the CIP, up from eighteen (18) in the current year. The increase shows the impact of growth in the County. Fourteen (14) of the projects are for the K-12 system, up from thirteen (13). Many of the projects for the Lee County Board of Education (LCBOE) are deferred maintenance items including roof replacements and renovations at East and West Lee Middle Schools. The LCBOE is also seeking funding for gymnasium and auditorium projects. An additional elementary school is being requested, which the LCBOE would like to have available in the 2022-23 school year. Their estimated request for the school does not include land purchase, architectural and land development costs. In the recommended amount from the Manager, I have changed the request to reflect the true cost of a new elementary school.

The Community College has brought a new project forward for the main campus in Sanford. The College has proposed a joint use library and classroom building for the Lee Early College. CCCC is proposing to jointly locate the College library and County library into one facility. Attached to the libraries will be a new classroom for Lee Early College. As the Commissioners are aware, students in this program have shown concern about not having a brick and mortar facility. The request from the college appears to be low considering two libraries and a classroom facility will be built as part of this project.

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.

There are now nine (9) non-educational projects involving County operations, an increase from five (5) in the current CIP. The newest project is a Judicial Building at the Courthouse Complex. The recent attempts to renovate the buildings at the complex show 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 new to the CIP is the SportsPlex 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. 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 are 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, General Services' facility renovations and expansion, and a new firing range for law enforcement - possibly indoors and in conjunction with the Emergency Training facility at CCCC. Lastly, the Lee County Library Board of Trustees have again requested a new stand-alone library. If a joint facility with CCCC is funded, this project will not be needed and will be removed from the CIP. However, some of the cost for the stand alone facility will need to be added to CCCC's proposal to more accurately reflect the true cost of a joint use facility.

Each year, Commissioners and Staff go through a process of reviewing the annual CIP requests and adopt the plan without making commitments of funding. The County's financial position has improved greatly over the last five (5) years. The ability to borrow additional funds to support these projects is growing. Additional debt service funds will be needed to pay for future debt for the LCBOE requests and future County facility needs. The Commissioners should address the amount of the new tax rate set in the upcoming annual budget process that should be set aside for debt service and capital reserve purposes. If the Commissioners stay with the goal of lowering the tax rate in the upcoming budget, funding capital projects will be difficult. Addressing how to grow the tax base, not lowering the tax rate, 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 develop a plan to use the County's growing revenue stream to address the growing needs of the County, many of the projects can be funded in the next five years. This is why the Commissioners need to review the requests, prioritize the projects as Board priorities, and commit to a financial plan to fund them.

Capital project planning and the annual budget document together are the strategic financial plan for the County Commissioners. The Board needs to set priorities and consider the willingness to fund those priorities. The County is beginning to grow at a very quick pace. Our needs continue to grow. The County and our funding partners will need to have patience in the funding of future capital projects, however there is hope to fund these projects if the Commissioners commit to doing so.

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 23-24 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 2019/2020 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 22, 2018; 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 \$109.5 million of the \$131.9 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 ninth 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 79.5 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 – ¼ 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 \$131.9 million in requested projects especially when financial resources are in a state of flux. The County is seeing growth in its property tax base, and sales tax proceeds are increasing; however, a number of departments and agencies have needs that those revenues have to address. 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 19<sup>th</sup> 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

**Exhibit 3**

<b>CAPITAL IMPROVEMENTS PROGRAM</b>							
<b>FY 2020-2024</b>							
<b>Recommended</b>							
<b>Projects With Funding Sources</b>							
	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Total CIP</b>	<b>Beyond FY 23-24</b>
<b>ADMINISTRATION</b>							
General Services Expansion	\$ -	\$ -	\$ -	\$ 1,425,500	\$ -	\$ 1,425,500	\$ -
LCGC 2nd Floor HVAC Renovation	-	885,000	885,000	-	-	1,770,000	-
<b>Total</b>	<b>\$ -</b>	<b>\$ 885,000</b>	<b>\$ 885,000</b>	<b>\$ 1,425,500</b>	<b>\$ -</b>	<b>\$ 3,195,500</b>	<b>\$ -</b>
<b>Funding Sources</b>							
General Fund	\$ -	\$ 885,000	\$ 885,000	\$ -	\$ -	\$ 1,770,000	\$ -
Debt Financing - FY 2022/23	-	-	-	1,425,500	-	1,425,500	-
<b>Total</b>	<b>\$ -</b>	<b>\$ 885,000</b>	<b>\$ 885,000</b>	<b>\$ 1,425,500</b>	<b>\$ -</b>	<b>\$ 3,195,500</b>	<b>\$ -</b>
<b>EDUCATION - LEE COUNTY SCHOOLS</b>							
BT Bullock Roof Replacement	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000	\$ -
Broadway Elementary School Roof Replacement	-	750,000	-	-	-	750,000	-
Tramway Elementary School Roof Replacement	-	750,000	-	-	-	750,000	-
Deep River Elementary School Roof Replacement	-	750,000	-	-	-	750,000	-
West Lee Middle School-Repairs and Renovations	-	-	2,100,000	-	-	2,100,000	-
East Lee Middle School-Repairs and Renovations	-	-	2,100,000	-	-	2,100,000	-
Southern Lee High School Roof Replacement	-	-	800,000	-	-	800,000	-
Bragg Street Academy Gymnasium	-	-	-	3,000,000	-	3,000,000	-
West Lee Middle School Gymnasium Renovations	-	-	-	2,850,000	-	2,850,000	-
East Lee Middle School Gymnasium Renovations	-	-	-	2,850,000	-	2,850,000	-
New Elementary School	-	-	-	-	22,000,000	22,000,000	-
Southern Lee High School Auditorium	-	-	-	-	-	-	3,600,000
Lee County High School Auditorium HVAC & Interior	-	-	-	-	-	-	4,000,000
Southern Lee High School Generator Upgrade	-	-	-	-	-	-	800,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ 5,000,000</b>	<b>\$ 8,700,000</b>	<b>\$ 22,000,000</b>	<b>\$ 38,700,000</b>	<b>\$ 8,400,000</b>
<b>Funding Sources</b>							
Lottery Proceeds/Capital Reserve/Annual Capital	\$ -	\$ 3,000,000	\$ 800,000	\$ -	\$ -	\$ 3,800,000	\$ -
Debt Financing - FY 2021/22	-	-	4,200,000	8,700,000	-	12,900,000	-
Debt Financing - FY 2023/24	-	-	-	-	22,000,000	22,000,000	-
Debt Financing - Beyond FY 2022/23	-	-	-	-	-	-	8,400,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ 5,000,000</b>	<b>\$ 8,700,000</b>	<b>\$ 22,000,000</b>	<b>\$ 38,700,000</b>	<b>\$ 8,400,000</b>
<b>EDUCATION - CCCC</b>							
Library and Classroom Building	\$ -	\$ -	\$ 800,000	\$ 13,200,000	\$ -	\$ 14,000,000	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 800,000</b>	<b>\$ 13,200,000</b>	<b>\$ -</b>	<b>\$ 14,000,000</b>	<b>\$ -</b>
<b>Funding Sources</b>							
Debt Financing - FY 2022/23	\$ -	\$ -	\$ -	\$ 14,000,000	\$ -	\$ 14,000,000	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,000,000</b>	<b>\$ -</b>	<b>\$ 14,000,000</b>	<b>\$ -</b>
<b>COMMUNITY DEVELOPMENT</b>							
OT Sloan Park - Phase I	\$ 240,304	\$ 500,976	\$ -	\$ -	\$ -	\$ 741,276	\$ -
Horton Park - Phase I	172,500	333,720	-	-	-	506,220	-
Kiwanis Children's Park - Phase I	135,504	280,800	-	-	-	416,304	-
Multi-sports Complex	-	9,850,000	11,450,000	-	-	21,300,000	-
Lee County Library Expansion	-	-	-	-	-	-	24,150,400
<b>Total</b>	<b>\$ 548,304</b>	<b>\$ 10,965,496</b>	<b>\$ 11,450,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,963,800</b>	<b>\$ 24,150,400</b>
<b>Funding Sources</b>							
Debt Financing - FY 2017/18	\$ 548,304	\$ 1,115,496	\$ -	\$ -	\$ -	\$ 1,663,800	\$ -
Debt Financing - FY 2020/21	-	21,300,000	-	-	-	21,300,000	-
Debt Financing - Beyond FY 2022/23	-	-	-	-	-	-	23,570,400
Grants	-	-	-	-	-	-	370,000
Donations/Fundraising	-	-	-	-	-	-	210,000
<b>Total</b>	<b>\$ 548,304</b>	<b>\$ 22,415,496</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,963,800</b>	<b>\$ 24,150,400</b>
<b>PUBLIC SAFETY</b>							
Lee County Sheriffs' Office Firing Range	\$ 250,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 750,000	\$ -
<b>Total</b>	<b>\$ 250,000</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 750,000</b>	<b>\$ -</b>
<b>Funding Sources</b>							
Debt Financing - FY 2020/21	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ 750,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 750,000</b>	<b>\$ -</b>

**CAPITAL IMPROVEMENTS PROGRAMS 2020-2024**  
**Requested Project Summary**

	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total CIP	Beyond FY 23-24
<b>Administration</b>							
1. General Services Expansion	\$ 1,425,500	\$ -	\$ -	\$ -	\$ -	\$ 1,425,500	\$ -
2. Lee County Government Center HVAC Renovation	1,770,000	-	-	-	-	1,770,000	-
3. Judicial Building	-	-	-	3,150,000	22,200,000	25,350,000	-
<b>Subtotal</b>	<b>\$ 3,195,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,150,000</b>	<b>\$ 22,200,000</b>	<b>\$ 28,545,500</b>	<b>\$ -</b>
<b>Education - Lee County Schools</b>							
1. B.T. Bullock Roof Replacement	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ -
2. Broadway Elementary School Roof Replacement	750,000	-	-	-	-	750,000	-
3. Tramway Elementary School Roof Replacement	750,000	-	-	-	-	750,000	-
4. Deep River Elementary School Roof Replacement	750,000	-	-	-	-	750,000	-
5. West Lee Middle School-Repairs and Renovations	-	2,100,000	-	-	-	2,100,000	-
6. East Lee Middle School-Repairs and Renovations	-	2,100,000	-	-	-	2,100,000	-
7. Southern Lee High School Roof Replacement	-	800,000	-	-	-	800,000	-
8. Bragg Street Academy Gymnasium	-	-	3,000,000	-	-	3,000,000	-
9. West Lee Middle School Gymnasium Renovations	-	-	2,850,000	-	-	2,850,000	-
10. East Lee Middle School Gymnasium Renovations	-	-	2,850,000	-	-	2,850,000	-
11. New Elementary School	-	-	-	16,598,400	-	16,598,400	-
12. Southern Lee High School Auditorium	-	-	-	-	3,600,000	3,600,000	-
13. Lee County High School Auditorium HVAC & Interior	-	-	-	-	4,000,000	4,000,000	-
14. Southern Lee High School Generator Upgrade	-	-	-	-	800,000	800,000	-
<b>Subtotal</b>	<b>\$ 3,000,000</b>	<b>\$ 5,000,000</b>	<b>\$ 8,700,000</b>	<b>\$ 16,598,400</b>	<b>\$ 8,400,000</b>	<b>\$ 41,698,400</b>	<b>\$ -</b>
<b>Education - CCCC</b>							
1. Library and Classroom Building	\$ -	\$ -	\$ 800,000	\$ 13,200,000	\$ -	\$ 14,000,000	\$ -
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 800,000</b>	<b>\$ 13,200,000</b>	<b>\$ -</b>	<b>\$ 14,000,000</b>	<b>\$ -</b>
<b>Community Development</b>							
1. O.T. Sloan Park - Phase 1	\$ 240,300	\$ 500,976	\$ -	\$ -	\$ -	\$ 741,276	\$ -
2. Horton Park - Phase 1	172,500	333,720	-	-	-	506,220	-
3. Kiwanis Children's Park Place - Phase 1	135,504	280,800	-	-	-	416,304	-
4. Multi-sports Complex	-	9,850,000	11,450,000	-	-	21,300,000	-
5. Lee County Library Expansion	80,000	250,000	21,970,400	1,750,000	100,000	24,150,400	-
<b>Subtotal</b>	<b>\$ 628,304</b>	<b>\$ 11,215,496</b>	<b>\$ 33,420,400</b>	<b>\$ 1,750,000</b>	<b>\$ 100,000</b>	<b>\$ 47,114,200</b>	<b>\$ -</b>
<b>Public Safety</b>							
1. Lee County Sheriffs' Office Firing Range	\$ 526,315	\$ -	\$ -	\$ -	\$ -	\$ 526,315	\$ -
<b>Subtotal</b>	<b>\$ 526,315</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 526,315</b>	<b>\$ -</b>
<b>Total</b>	<b>\$ 7,350,119</b>	<b>\$ 16,215,496</b>	<b>\$ 42,920,400</b>	<b>\$ 34,698,400</b>	<b>\$ 30,700,000</b>	<b>\$ 131,884,415</b>	<b>\$ -</b>

Requested

Requested

	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total CIP	Beyond FY 23-24
<b>Administration</b>							
1. General Services Expansion	\$ -	\$ -	\$ -	\$ 1,425,500	\$ -	\$ 1,425,500	\$ -
2. Lee County Government Center HVAC Renovation	-	885,000	885,000	-	-	1,770,000	-
3. Judicial Building	-	-	-	3,150,000	22,200,000	25,350,000	-
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ 885,000</b>	<b>\$ 885,000</b>	<b>\$ 4,575,500</b>	<b>\$ 22,200,000</b>	<b>\$ 28,545,500</b>	<b>\$ -</b>
<b>Education - Lee County Schools</b>							
1. B.T. Bullock Roof Replacement		\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000	\$ -
2. Broadway Elementary School Roof Replacement		750,000	-	-	-	750,000	-
3. Tramway Elementary School Roof Replacement		750,000	-	-	-	750,000	-
4. Deep River Elementary School Roof Replacement		750,000	-	-	-	750,000	-
5. West Lee Middle School-Repairs and Renovations	-	-	2,100,000	-	-	2,100,000	-
6. East Lee Middle School-Repairs and Renovations	-	-	2,100,000	-	-	2,100,000	-
7. Southern Lee High School Roof Replacement	-	-	800,000	-	-	800,000	-
8. Bragg Street Academy Gymnasium	-	-	-	3,000,000	-	3,000,000	-
9. West Lee Middle School Gymnasium Renovations	-	-	-	2,850,000	-	2,850,000	-
10. East Lee Middle School Gymnasium Renovations	-	-	-	2,850,000	-	2,850,000	-
11. New Elementary School	-	-	-	-	22,000,000	22,000,000	-
12. Southern Lee High School Auditorium	-	-	-	-	-	-	3,600,000
13. Lee County High School Auditorium HVAC & Interior	-	-	-	-	-	-	4,000,000
14. Southern Lee High School Generator Upgrade	-	-	-	-	-	-	800,000
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ 5,000,000</b>	<b>\$ 8,700,000</b>	<b>\$ 22,000,000</b>	<b>\$ 38,700,000</b>	<b>\$ 8,400,000</b>
<b>Education - CCCC</b>							
1. Library and Classroom Building	\$ -	\$ -	\$ 800,000	\$ 13,200,000	\$ -	\$ 14,000,000	\$ -
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 800,000</b>	<b>\$ 13,200,000</b>	<b>\$ -</b>	<b>\$ 14,000,000</b>	<b>\$ -</b>
<b>Community Development</b>							
1. O.T. Sloan Park - Phase 1	\$ 240,300	\$ 500,976	\$ -	\$ -	\$ -	\$ 741,276	\$ -
2. Horton Park - Phase 1	172,500	333,720	-	-	-	506,220	-
3. Kiwanis Children's Park Place - Phase 1	135,504	280,800	-	-	-	416,304	-
4. Multi-sports Complex	-	9,850,000	11,450,000	-	-	21,300,000	-
5. Lee County Library Expansion	-	-	-	-	-	-	24,150,400
<b>Subtotal</b>	<b>\$ 548,304</b>	<b>\$ 10,965,496</b>	<b>\$ 11,450,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,963,800</b>	<b>\$ 24,150,400</b>
<b>Public Safety</b>							
1. Lee County Sheriffs' Office Firing Range	\$ 250,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ 5,250,000	\$ -
<b>Subtotal</b>	<b>\$ 250,000</b>	<b>\$ 5,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,250,000</b>	<b>\$ -</b>
<b>Total</b>	<b>\$ 798,304</b>	<b>\$ 19,850,496</b>	<b>\$ 18,135,000</b>	<b>\$ 26,475,500</b>	<b>\$ 44,200,000</b>	<b>\$ 109,459,300</b>	<b>\$ 32,550,400</b>

Recommended

Recommended

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**Recommended Projects 2020-2024**

**Project:** General Services Expansion  
**Cost Estimate:** \$1,425,500  
**Requested Start Date:** FY 2020  
**Recommended Date:** *FY 2023*

**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 Government Center HVAC Renovation  
**Cost Estimate:** \$1,770,000  
**Requested Start Date:** FY 2020  
**Recommended Date:** *FY 2021*

**Description:** This project includes changing out the HVAC systems on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors of the Lee County Government Center. The existing second (2<sup>nd</sup>) 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 2<sup>nd</sup> 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. Staff will be recommending that this project move forward with design and engineering very soon using fund balance to pay for these improvements.*

**Project:** Lee County Judicial Building  
**Cost Estimate:** \$25,300,000  
**Requested Start Date:** FY 2023  
**Recommended Date:** FY 2023

**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:** B.T. Bullock Roof Replacement  
**Cost Estimate:** \$750,000  
**Requested Start Date:** FY 2020  
**Recommended Date:** FY 2021

**Description:** Roof replacement at B.T. Bullock Elementary School. There are several leaks around the building as the warranty has expired.

**Manager Comments:** *Many of the roof replacement requests are coming to the County at the same time due to when the construction occurred on these schools. Given the total amount of all the replacements, the BOE will find itself trying to extend the life of these roofs. Annual capital funds, lottery funds or State bond money, will need to be used to replace these roofs.*

**Project:** Broadway Elementary School Roof Replacement  
**Cost Estimate:** \$750,000  
**Requested Start Date:** FY 2020  
**Recommended Date:** FY 2021

**Description:** Roof replacement at Broadway Elementary School. There are several leaks around the building as the warranty has expired.

**Manager Comments:** *Many of the roof replacement requests are coming to the County at the same time due to when the construction occurred on these schools. Given the total amount of all the replacements, the BOE will find itself trying to extend the life of these roofs. Annual capital funds, lottery funds or State bond money, will need to be used to replace these roofs.*

**Project:** Tramway Elementary School Roof Replacement  
**Cost Estimate:** \$750,000  
**Requested Start Date:** FY 2020  
**Recommended Date:** FY 2021

**Description:** This project would be a roof replacement at Tramway Elementary School. There are several leaks around the building as the warranty has expired.

**Manager Comments:** *Many of the roof replacement requests are coming to the County at the same time due to when the construction occurred on these schools. Given the total amount of all the replacements, the BOE will find itself trying to extend the life of these roofs. Annual capital funds, lottery proceeds or State bond money, will need to be used to replace these roofs.*

**Project:** Deep River Elementary School Roof Replacement  
**Cost Estimate:** \$750,000  
**Requested Start Date:** FY 2020  
**Recommended Date:** FY 2021

**Description:** This project would be a roof replacement at Deep River Elementary School. There are several leaks around the building as the warranty has expired.

**Manager Comments:** *Many of the roof replacement requests are coming to the County at the same time due to when the construction occurred on these schools. Given the total amount of all the replacements, the BOE will find itself trying to extend the life of these roofs. Annual capital funds, lottery proceeds or State bond money, will need to be used to replace these roofs.*

**Project:** West Lee Middle School-Repairs and Renovations  
**Cost Estimate:** \$2,100,000  
**Requested Start Date:** FY 2021  
**Recommended Date:** FY 2022

**Description:** The repair and renovation of West Lee Middle School would greatly lower the school's operational expenses and enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the buildings. Ceiling restoration will be completed throughout the facility to enhance the energy efficiency. Windows and door hardware will also be replaced to assist in energy conservation. The mechanical room will have asbestos doors removed. The gymnasium bleachers will be replaced. The purchase of furniture will be needed throughout the facility.

**Manager Comments:** *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-Repairs and Renovation  
**Cost Estimate:** \$2,100,000  
**Requested Start Date:** FY 2021  
**Recommended Date:** ***FY 2022***

**Description:** The repair and renovation of East Lee Middle School would greatly lower the school's operational expenses and enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the buildings. Ceiling restoration will be completed throughout the facility to enhance the energy efficiency. Windows and door hardware will also be replaced to assist in energy conservation. The mechanical room will have asbestos doors removed. The gymnasium bleachers will be replaced. The purchase of furniture will be needed throughout the facility.

**Manager Comments:** *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 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 Roof Replacement  
**Cost Estimate:** \$800,000  
**Requested Start Date:** FY 2021  
**Recommended Date:** ***FY 2022***

**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:** *This project shows the need to continue to build v-shaped roofs as opposed to flat roofs. This roof did not last long. Annual capital appropriation will need to be used to pay for this project.*

**Project:** **Bragg Street Academy Gymnasium**  
**Cost Estimate:** \$3,000,000  
**Requested Start Date:** FY 2022  
**Recommended Date:** **FY 2023**

**Description:** The project would be a gymnasium to provide ample space to have indoor physical activity, which includes cardiovascular and fitness training. A modified basketball court, along with volleyball and gymnastics would be utilized.

**Manager Comments:** *Inside physical education is needed for this facility. This type of program will help the youth who are placed in this school.*

**Project:** **West Lee Middle School-Gym Renovations**  
**Cost Estimate:** \$2,850,000  
**Requested Start Date:** FY 2022  
**Recommended Date:** **FY 2023**

**Description:** The gymnasium will be expanded to house another set of bleachers. The existing wall will be removed, as the additional square footage will increase the teaching space and spectator capacity.

**Manager Comments:** *This project is part of the LCBOE goal to extend the useful life of the Middle School. Trying to tie this project into the previous projects for Middle School improvements and borrowing additional funds to address this need is the best way to fund the project. Given the amount of debt, the County is undertaking for school construction, this project will have to wait.*

**Project:** **East Lee Middle School-Gym Renovations**  
**Cost Estimate:** \$2,850,000  
**Requested Start Date:** FY 2022  
**Recommended Date:** **FY 2023**

**Description:** The gymnasium will be expanded to house another set of bleachers. The existing wall will be removed, as the additional square footage will increase the teaching space and spectator capacity. The gymnasium floor will be expanded to come closer to regulation specifications.

**Manager Comments:** *This project is part of the LCBOE goal to extend the useful life of the Middle School. Trying to tie this project into the previous projects for Middle School improvements and borrowing additional funds to address this need is the best way to fund the project. Given the amount of debt, the County is undertaking for school construction, this project will have to wait.*

**Project:** **New Elementary School**  
**Cost Estimate:** ~~\$16,598,400~~ \$22,000,000  
**Requested Start Date:** FY 2023  
**Recommended Date:** **FY 2024**

**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. The County Manager changed the cost estimate for this project to better reflect the current cost of building an elementary school and capturing all the costs.*

**Project:** **CCCC Library and Classroom Building**  
**Cost Estimate:** \$14,000,000  
**Requested Start Date:** FY 2022  
**Recommended 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. This consideration would address an ongoing issue for the County Library. Debt financing, probably a general obligation bond, will be needed to fund this project.*

**Project:** O.T. Sloan Park Phase I  
**Cost Estimate:** \$741,276  
**Requested Start Date:** FY 2020  
**Recommended 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:** Horton Park Phase I  
**Cost Estimate:** \$506,220  
**Requested Start Date:** FY 2020  
**Recommended Date:** *FY 2020*

**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. Phase 1 is being funded with a portion of these bond proceeds.*

**Project:** Kiwanis Children’s Park Place - Phase I  
**Cost Estimate:** \$416,304  
**Requested Start Date:** FY 2020  
**Recommended Date:** *FY 2020*

**Description:** 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.

**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:** Multi-sports Complex  
**Cost Estimate:** \$21,300,000  
**Requested Start Date:** FY 2021  
**Recommended Date:** FY 2021

**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.*

**Project:** Lee County Sheriffs' Office Firing Range  
**Cost Estimate:** \$5,250,000  
**Requested Start Date:** FY 2020  
**Recommended Date:** FY 2020

**Description:** The project consists of construction of a joint use facility for the Lee County Sheriff's Office, Local Law Enforcement and the Community College's Law Enforcement Training courses. The indoor facility will allow for a controlled environment jointly run by the Sheriff and the Central Carolina Community College. The facility will have 6 to 8 firing lanes. Classroom space and storage areas are also planned as part of the project. The facility will have daytime and nighttime simulation capabilities. The facility will also have important environmental protections, which address lead and air quality issues.

**Manager Comments:** *Currently and in the past the Sheriffs' Office has had to rely on other law enforcement agencies for the use of a firing range. At times, there are scheduling conflicts with other agencies. North Carolina Sheriffs' Education Training and Standards requires that every sworn officer authorized to carry a firearm must complete annual training. In addition to classroom training, each officer must qualify with all issued weapons during day and night simulation and complete a combat course. Also all new employees must qualify prior to being issued a weapon. The Sheriffs' Office currently has five (5) members of its staff that are North Carolina Certified Firearms Instructors. The Sheriffs' office currently provides each officer with a duty weapon and ammunition to carry on duty and to complete annual qualifications, which is mandated. If the facility is not located at the Emergency Training Facility, an outdoor facility is a possibility at a lesser cost.*

**Recommended Projects Beyond FY 23-24**

**Project:** Southern Lee High School Auditorium  
**Cost Estimate:** \$3,600,000  
**Requested Start Date:** FY 2024  
**Recommended Date:** Post FY 2024

**Description:** Construct an auditorium for Southern Lee High School to seat 900 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 & Interior  
**Cost Estimate:** \$4,000,000  
**Requested Start Date:** FY 2024  
**Recommended Date:** Post FY 2024

**Description:** This project will consist of replacing the old HVAC system in the auditorium and tie into the new HVAC Plant. The current equipment is over thirty years old. The project would also remove all asbestos in the building; upgrade restrooms, floors, and ceilings; repaint the inside and outside of the building; and replace windows and the 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:** Southern Lee High School Generator Upgrade  
**Cost Estimate:** \$800,000  
**Requested Start Date:** FY 2024  
**Recommended Date:** Post FY 2024

**Description:** This upgrade will increase the area of lighting and heating should an emergency management situation occur for county 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:** Lee County Library Expansion  
**Cost Estimate:** \$16,300,000  
**Requested Start Date:** FY 2019  
**Recommended Date:** Post FY 2024

**Description:** The Lee County Library Board of Trustee's is requesting an expansion/relocation of its' current facilities to meet the needs of a strong population growth and the demand for modern library services and resources. Proposed is the purchase of a centralized facility within the city of Sanford of a minimum of 70,000 square feet. The desire to maintain library services in the downtown Sanford area has been noted. The main library facility will house main library and its' materials, resources and expanding services. The project also includes the addition of an Outreach Mobile, which would be used to provide library outreach to outliers in the County as well as homebound and shut-in community members. The final phase would be to create a third library branch, within an existing location (possible storefront) of approximately 6,000 sq. ft. to be located in the Southern area of Sanford/Lee County. The project assumes the continuation of library services at the Town of Broadway Branch.

**Manager Comments:** *This project has been in the CIP for at least 10 years. The best plan to address this need is a joint facility with CCCC. A bond referendum will need to be held to give voters a say in funding this project.*

**Lee County General Services Expansion - Detail Sheet**

<b>Project Name</b>	General Services Expansion
<b>Project Department</b>	General Services
<b>Total Project Cost</b>	\$1,425,500
<b>Requested Start Date</b>	FY 2020
<b>Recommended Start Date</b>	FY 2023

**Description**

- \* Replace and upgrade aging in ground fuel tanks to an above ground commercial fleet system to meet growing County fuel demands.
- \* Addition of mechanical and wash bays 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**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design				10,500			10,500
Engineering				90,000			90,000
Clear/Grade/Site Prep.				40,000			40,000
Construction-Purchase				1,125,000			1,125,000
Furnishings				160,000			160,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,425,500</b>	<b>-</b>	<b>-</b>	<b>1,425,500</b>

**Funding Sources**

Financing Proceeds	-	-	-	1,425,500	-	-	1,425,500
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,425,500</b>	<b>-</b>	<b>-</b>	<b>1,425,500</b>

<b>Operating Budget Impact</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Personnel expenses				133,870			133,870
Operating expenses				270,000			270,000
Capital outlay (normal budget)				30,000			30,000
Less Project Operating Revenue				(250,000)			(250,000)
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>183,870</b>	<b>-</b>	<b>-</b>	<b>183,870</b>

**Lee County Government Center HVAC Renovation - Detail Sheet**

<b>Project Name</b>	LCGC HVAC Renovation
<b>Project Department</b>	General Services
<b>Total Project Cost</b>	\$1,770,000
<b>Requested Start Date</b>	FY 2020
<b>Recommended Start Date</b>	FY 2021

**Description**

Project includes the replacement of the HVAC units for the 2nd, 3rd and 4th floors of the Lee County Government Center. The 2nd floor unit will be replaced with an improved stand alone system that meets the requirement 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**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Engineering		120,000					120,000
Contingency			150,000				150,000
Construction-Purchase		765,000	735,000				1,500,000
<b>Total</b>	<b>-</b>	<b>885,000</b>	<b>885,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,770,000</b>

**Funding Sources**

Financing Proceeds		885,000	885,000				1,770,000
<b>Total</b>	<b>-</b>	<b>885,000</b>	<b>885,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,770,000</b>

**B.T. Bullock Roof Replacement - Detail Sheet**

**Project Name** B.T. Bullock Roof Replacement  
**Project Department** Lee County Schools  
**Total Project Cost** \$750,000  
**Requested Start Date** FY 2020  
**Recommended Start Date** FY 2021

**Description**

This project will be a roof replacement at B.T. Bullock Elementary School.

**Justification**

There are several leaks around the building as the warranty has expired.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design		19,500					19,500
Engineering/Arch Svcs.		19,500					19,500
Construction		685,000					685,000
Contingency		26,000					26,000
<b>Total</b>	<b>-</b>	<b>750,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750,000</b>

**Funding Sources**

Lottery Proceeds/Capital							
Reserve/Annual Capital	-	750,000					750,000
<b>Total</b>	<b>-</b>	<b>750,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750,000</b>

**Broadway Elementary School Roof Replacement-Detail Sheet**

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**Project Name** Broadway Elementary School Roof Replacement  
**Project Department** Lee County Schools  
**Total Project Cost** \$750,000  
**Requested Start Date** FY 2020  
**Recommended Start Date** FY 2021

**Description**

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This project would be a roof replacement at Broadway Elementary School.

**Justification**

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There are several leaks around the building as the warranty has expired.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design		19,500					19,500
Engineering		19,500					19,500
Construction		685,000					685,000
Contingency		26,000					26,000
<b>Total</b>	<b>-</b>	<b>750,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750,000</b>

**Funding Sources**

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Lottery Proceeds/Capital							
Reserve/Annual Capital		750,000					750,000
<b>Total</b>	<b>-</b>	<b>750,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750,000</b>

**Tramway Elementary School Roof Replacement-Detail Sheet**

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**Project Name** Tramway Elementary School Roof Replacement  
**Project Department** Lee County Schools  
**Total Project Cost** \$750,000  
**Requested Start Date** FY 2020  
**Recommended Start Date** FY 2021

**Description**

---

This project would be a roof replacement at Tramway Elementary School.

**Justification**

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There are several leaks around the building as the warranty has expired.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design		19,500					19,500
Engineering		19,500					19,500
Construction		685,000					685,000
Contingency		26,000					26,000
<b>Total</b>	<b>-</b>	<b>750,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750,000</b>

**Funding Sources**

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Lottery Proceeds/Capital							
Reserve/Annual Capital		750,000					750,000
<b>Total</b>	<b>-</b>	<b>750,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750,000</b>

**Deep River Elementary School Roof Replacement-Detail Sheet**

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**Project Name** Deep River Elementary School Roof Replacement  
**Project Department** Lee County Schools  
**Total Project Cost** \$750,000  
**Requested Start Date** FY 2020  
**Recommended Start Date** FY 2021

**Description**

---

This project would be a roof replacement at Deep River Elementary School.

**Justification**

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There are several leaks around the building as the warranty has expired.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design		19,500					19,500
Engineering		19,500					19,500
Construction		685,000					685,000
Contingency		26,000					26,000
<b>Total</b>	<b>-</b>	<b>750,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750,000</b>

**Funding Sources**

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Lottery Proceeds/Capital							
Reserve/Annual Capital		750,000					750,000
<b>Total</b>	<b>-</b>	<b>750,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750,000</b>

**WLMS Repairs and Renovations - Detail Sheet**

<b>Project Name</b>	WLMS Repairs and Renovations
<b>Project Department</b>	Lee County Schools
<b>Total Project Cost</b>	\$2,100,000
<b>Requested Start Date</b>	FY 2021
<b>Recommended Start Date</b>	FY 2022

**Description**

Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed throughout the facility to enhance the energy use. Windows will also be replaced to assist in energy conservation. The mechanical room will have the asbestos door removed. The gymnasium bleachers at the school are in poor condition and will need to be replaced. The purchase of furniture will be needed throughout the facility.

**Justification**

The building was constructed in 1978. This facility is 39 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.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design			75,000				75,000
Engineering/Arch Svcs.			75,000				75,000
Furnishings			50,000				50,000
Building/Utility Construction			1,775,000				1,775,000
Contingency			125,000				125,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>2,100,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,100,000</b>

**Funding Sources**

Financing Proceeds			2,100,000				2,100,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>2,100,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,100,000</b>

**ELMS Repairs and Renovations - Detail Sheet**

<b>Project Name</b>	East Lee Middle School-Repairs and Renovations
<b>Project Department</b>	Lee County Schools
<b>Total Project Cost</b>	\$2,100,000
<b>Requested Start Date</b>	FY 2021
<b>Recommended Start Date</b>	FY 2022

**Description**

Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed throughout the facility to enhance the energy use. Windows will also be replaced to assist in energy conservation. The mechanical room will have the asbestos door removed. The gymnasium bleachers at the school are in poor condition and will need to be replaced. The purchase of furniture will be needed throughout the facility.

**Justification**

The building was constructed in 1978. This facility is 39 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.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design			75,000				75,000
Engineering			75,000				75,000
Construction			1,775,000				1,775,000
Furnishings			50,000				50,000
Contingency			125,000				125,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>2,100,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,100,000</b>

**Funding Sources**

Financing Proceeds			2,100,000				2,100,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>2,100,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,100,000</b>

**Southern Lee HS Roof Replacement-Detail Sheet**

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**Project Name** Southern Lee High School Roof Replacement  
**Project Department** Lee County Schools  
**Total Project Cost** \$800,000  
**Requested Start Date** FY 2021  
**Recommended Start Date** FY 2022

**Description**

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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**

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

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design			19,500				19,500
Engineering			19,500				19,500
Construction			735,000				735,000
Contingency			26,000				26,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>800,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>800,000</b>

**Funding Sources**

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Lottery Proceeds/Capital							
Reserve/Annual Capital	-		800,000				800,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>800,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>800,000</b>

**Bragg Street Academy Gymnasium-Detail Sheet**

<b>Project Name</b>	Bragg Street Academy Gymnasium
<b>Project Department</b>	Lee County Schools
<b>Total Project Cost</b>	\$3,000,000
<b>Requested Start Date</b>	FY 2022
<b>Recommended Start Date</b>	FY 2023

**Description**

The project would be a gymnasium to house Physical Education classes.

**Justification**

The building would allow for Physical Education classes to be taught inside a gymnasium. Ample space would be provided to have indoor physical activity which includes cardiovascular and fitness training. A modified basketball court, along with volleyball and gymnastics would be utilized.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design				90,000			90,000
Engineering				90,000			90,000
Construction				2,418,000			2,418,000
Equip/Machinery/Furniture				282,000			282,000
Contingency				120,000			120,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,000,000</b>	<b>-</b>	<b>-</b>	<b>3,000,000</b>

**Funding Sources**

Financing Proceeds				3,000,000			3,000,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,000,000</b>	<b>-</b>	<b>-</b>	<b>3,000,000</b>

**WLMS Gym Renovations-Detail Sheet**

**Project Name** West Lee Middle School- Gym Renovations  
**Project Department** Lee County Schools  
**Total Project Cost** \$2,850,000  
**Requested Start Date** FY 2022  
**Recommended Start Date** FY 2023

**Description**

The gymnasium will be expanded to house another set of bleachers. The existing wall will be removed and additional classroom teaching space will be added, as well as spectator capacity will be increased. The gymnasium floor will be expanded to come closer to regulation specifications.

**Justification**

The additional square footage will allow for more classroom teaching space and spectator capacity. The gymnasium floor will be expanded to come closer to regulation specifications for middle schools.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design				82,500			82,500
Engineering/Arch. Serv.				82,500			82,500
Construction				2,575,000			2,575,000
Furnishings				110,000			110,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,850,000</b>	<b>-</b>	<b>-</b>	<b>2,850,000</b>

**Funding Sources**

Financing Proceeds				2,850,000			2,850,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,850,000</b>	<b>-</b>	<b>-</b>	<b>2,850,000</b>

**ELMS Gym Renovations-Detail Sheet**

**Project Name** East Lee Middle School-Gym Renovations  
**Project Department** Lee County Schools  
**Total Project Cost** \$2,850,000  
**Requested Start Date** FY 2022  
**Recommended Start Date** FY 2023

**Description**

The gymnasium will be expanded to house another set of bleachers. The existing wall will be removed and additional classroom teaching space will be added, as well as spectator capacity will be increased. The gymnasium floor will be expanded to come closer to regulation specifications.

**Justification**

The additional square footage will allow for more classroom teaching space and spectator capacity. The gymnasium floor will be expanded to come closer to regulation specifications for middle schools.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design				82,500			82,500
Engineering/Arch. Serv.				82,500			82,500
Construction				2,575,000			2,575,000
Furnishings				110,000			110,000
<b>Total</b>	-	-	-	<b>2,850,000</b>	-	-	<b>2,850,000</b>

  

<b>Funding Sources</b>	<b>FY 19-20</b>	<b>FY20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Financing Proceeds				2,850,000			2,850,000
<b>Total</b>	-	-	-	<b>2,850,000</b>	-	-	<b>2,850,000</b>

**New Elementary School - Detail Sheet**

<b>Project Name</b>	New Elementary School	
<b>Project Department</b>	Lee County Schools	
<b>Total Project Cost</b>	<del>\$16,598,400</del>	\$ 22,000,000
<b>Requested Start Date</b>	FY 2023	
<b>Recommended Start Date</b>	FY 2024	

**Description**

Lee County Schools currently has modular units located at the seven 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 our enrollment in our elementary schools currently.

**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**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design					647,833		647,833
Engineering/Arch. Services					647,833		647,833
Land/ROW/Acquisition					1,000,000		1,000,000
Clear/Grade/Site Prep					1,000,000		1,000,000
Building/Utility/Constr.					15,574,455		15,574,455
Furnishings					2,029,879		2,029,879
Contingency					1,100,000		1,100,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>22,000,000</b>	<b>-</b>	<b>22,000,000</b>

**Funding Sources**

Financing Proceeds					22,000,000		22,000,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>22,000,000</b>	<b>-</b>	<b>22,000,000</b>

**Southern Lee High School Auditorium-Detail Sheet**

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**Project Name** Sothern Lee High School Auditorium  
**Project Department** Lee County Schools  
**Total Project Cost** \$3,600,000  
**Requested Start Date** FY 2024  
**Recommended Start Date** Post FY 2024

**Description**

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An Auditorium for Southern Lee High School to seat 900 students with stage, stage offices, technology, restrooms, showers, lighting and a control office.

**Justification**

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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 guild. 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**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design						105,000	105,000
Engineering						105,000	105,000
Construction						2,921,000	2,921,000
Furnishings						329,000	329,000
Contingency						140,000	140,000
<b>Total</b>						<b>3,600,000</b>	<b>3,600,000</b>

**Funding Sources**

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Financing Proceeds						3,600,000	3,600,000
<b>Total</b>						<b>3,600,000</b>	<b>3,600,000</b>

**Lee County High School Auditorium HVAC and Interior Renovations-Detail Sheet**

**Project Name** Lee County High School Auditorium HVAC and Interior Renovations  
**Project Department** Lee County Schools  
**Total Project Cost** \$4,000,000  
**Requested Start Date** FY 2024  
**Recommended Start Date** Post FY 2024

**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.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design						60,000	60,000
Eng/Arch. Serv.						60,000	60,000
Equip./Machinery/Furniture						3,800,000	3,800,000
Contingency						80,000	80,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,000,000</b>	<b>4,000,000</b>

**Funding Sources**

Financing Proceeds						4,000,000	4,000,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,000,000</b>	<b>4,000,000</b>

**Southern Lee High School Generator Upgrade-Detail Sheet**

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**Project Name** Southern Lee High School Generator Upgrade  
**Project Department** Lee County Schools  
**Total Project Cost** \$800,000  
**Requested Start Date** FY 2024  
**Recommended Start Date** Post FY 2024

**Description**

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The upgrade will increase the area of lighting and heating should an Emergency Management situation occur for county shelter needs.

**Justification**

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The amount of area would be increased for Emergency Management in the event of a shelter situation for the county.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design						24,000	24,000
Engineering						24,000	24,000
Furnishings						720,000	720,000
Contingency						32,000	32,000
<b>Total</b>						<b>800,000</b>	<b>800,000</b>

  

<b>Funding Sources</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Financing Proceeds						800,000	800,000
<b>Total</b>						<b>800,000</b>	<b>800,000</b>

**CCCC - Library and Classroom Building-Detail Sheet**

<b>Project Name</b>	Library and Classroom Building
<b>Project Department</b>	CCCC
<b>Total Project Cost</b>	\$14,000,000
<b>Requested Start Date</b>	FY 2022
<b>Recommended Start Date</b>	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. The total projected costs for this new building and renovation would be approximately \$14 million.

**Justification**

The current library facility is outdated and is not sized to meet the needs of our students. The LEC is in need of additional and updated classroom space.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design							
Engineering			800,000	600,000			<b>1,400,000</b>
Construction				11,900,000			11,900,000
Equip/Machinery/Furniture							-
Contingency				700,000			<b>700,000</b>
<b>Total</b>	<b>-</b>	<b>-</b>	<b>800,000</b>	<b>13,200,000</b>	<b>-</b>	<b>-</b>	<b>14,000,000</b>

**Funding Sources**

Financing Proceeds			800,000	13,200,000			14,000,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>800,000</b>	<b>13,200,000</b>	<b>-</b>	<b>-</b>	<b>14,000,000</b>

**OT Sloan Park Phase 1-Detail Sheet**

<b>Project Name</b>	OT Sloan Park Phase 1
<b>Project Department</b>	Parks and Recreation
<b>Total Project Cost</b>	\$ 741,276
<b>Requested Start Date</b>	FY 2020
<b>Recommended Start Date</b>	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. 3 tennis courts will be relocated and 3 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.

**Justification**

O.T. Sloan Park is over 40 years old and has served Lee County well during that time. It is time however to upgrade the facilities to standards desired by our citizens. Citizens have expressed a desire for more up to date facilities similar to facilities found in other communities. Rectangular fields are in demand for soccer, football, and lacrosse. Interest in tennis and pickle ball has grown over the past several years. Having signaled ingress/egress is important from a public safety standpoint with Lee County High School just across Bragg Street from the park.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design	60,300	15,084					75,384
Engineering/Arch Serv.	30,000	7,692					37,692
Land/ROW/Acquisition							
Clear/Grade/Site Prep	150,000	33,500					183,500
Construction		153,000					11,643,860
Equipment/Furnishings		187,000					187,000
Contingency		104,700					187,357
<b>Total</b>	<b>240,300</b>	<b>500,976</b>	-	-	-	-	<b>741,276</b>

**Funding Sources**

Bond proceeds	240,300	500,976					741,276
<b>Total</b>	<b>240,300</b>	<b>500,976</b>	-	-	-	-	<b>741,276</b>

**Horton Park Phase 1-Detail Sheet**

<b>Project Name</b>	Horton Park Phase 1
<b>Project Department</b>	Parks and Recreation
<b>Total Project Cost</b>	\$ 506,220
<b>Requested Start Date</b>	FY 2020
<b>Recommended Start Date</b>	FY 2020

**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**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design	40,000	11,480					51,480
Engineering/Arch Serv.	25,000	5,740					30,740
Land/ROW/Acquisition							
Clear/Grade/Site Prep	107,500						107,500
Construction		38,000					
Equipment/Furnishings		207,000					207,000
Contingency		71,500					
<b>Total</b>	<b>172,500</b>	<b>333,720</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>506,220</b>

**Funding Sources**

Bond proceeds	172,500	333,720					506,220
							-
<b>Total</b>	<b>172,500</b>	<b>333,720</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>506,220</b>

**Kiwanis Children's Park Phase 1-Detail Sheet**

<b>Project Name</b>	Kiwanis Children's Park Phase 1
<b>Project Department</b>	Parks and Recreation
<b>Total Project Cost</b>	\$ 416,304
<b>Requested Start Date</b>	FY 2020
<b>Recommended Start Date</b>	FY 2020

**Description**

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.

**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, 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**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design	42,336						42,336
Engineering/Arch Serv.	21,168						21,168
Land/ROW/Acquisition							
Clear/Grade/Site Prep	42,000						42,000
Construction	30,000	32,500					
Equipment/Furnishings		189,500					189,500
Contingency		58,800					
<b>Total</b>	<b>135,504</b>	<b>280,800</b>	-	-	-	-	<b>416,304</b>

**Funding Sources**

Bond proceeds	135,504	280,800					416,304
							-
<b>Total</b>	<b>135,504</b>	<b>280,800</b>	-	-	-	-	<b>416,304</b>

**Multi-sports Complex**

<b>Project Name</b>	Multi-sports Complex
<b>Project Department</b>	Parks and Recreation
<b>Total Project Cost</b>	\$ 21,300,000
<b>Requested Start Date</b>	FY 2021
<b>Recommended Start Date</b>	FY 2021

**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**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design		1,000,000					1,000,000
Engineering/Arch Serv.		500,000					500,000
Land/ROW/Acquisition		150,000					150,000
Clear/Grade/Site Prep		1,200,000					1,200,000
Construction		7,000,000	10,000,000				17,000,000
Equipment/Furnishings		-	500,000				500,000
Contingency		-	950,000				950,000
<b>Total</b>	<b>-</b>	<b>9,850,000</b>	<b>11,450,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>21,300,000</b>

**Funding Sources**

Debt Financing		9,850,000	11,450,000				21,300,000
<b>Total</b>	<b>-</b>	<b>9,850,000</b>	<b>11,450,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>21,300,000</b>

**Lee County Library Expansion and Reimaging Library Services - Detail Sheet**

<b>Project Name</b>	Lee County Library Expansion/Reimaging
<b>Project Department</b>	Lee County Libraries
<b>Total Project Cost</b>	\$ 24,150,400
<b>Requested Start Date</b>	FY 2020
<b>Recommended Start Date</b>	FY 2020

**Description**

The Lee County Libraries is requesting an expansion/relocation of its' current facilities to meet the needs of a strong population growth and the demand for modern library services and resources. There are three major components included in this proposal; a book mobile, a central library, and a downtown branch library. The first phase of the project includes the purchase and implementation of a Library Outreach Book Mobile to reach our county outliars, homebound, shut-ins and other groups unable to get to the library (daycares, schools, nursing homes, etc. The second phase is to build a main library located in the center of the county of approximately 56,000 square feet. The central library would be the hub of library services and programming as well as house our main collection of materials, resources and staff/admin. The third phase is to create a small branch located in the Downtown Sanford area of approximately 5,000 square feet. The Downtown Branch would have an internet cafe theme focus on computer/technology services, employment resources, tutoring, study rooms and meeting rooms. The project assumes the continuation of library services at the Town of Broadway Branch.

**Justification**

The Lee County Libraries consist of one main branch (18,000 sq. ft.) located at 107 Hawkins Avenue and a small single room branch (1,400 sq. ft.) located in the Town of Broadway at 206 S. Main Street. The current mission of the Lee County Libraries is to provide materials, services and programs to support the educational, informational, cultural and recreational interests of its patrons. Ultimately, we are dedicated to be the place our County residents can "create, connect and discover."

The Lee County Libraries are challenged with the social and economic demands of a consistently increasing and diverse population. Our facilities are insufficient to meet the requirements of our patrons from programming needs to services requested, from technological advances to space and safety. Library use is increasing, and we aren't just a "book warehouse" anymore. We have become a community hub where residents seek information, direction, guidance and support. We are the number one place within the county where residents can start their journey to connect to whatever they need or want. Libraries educate, enlighten, encourage and entertain anyone and everyone who walk through our doors.

The proposed project would provide our county with 55,000 square feet between three buildings and a mobile unit. By thoughtfully placed locations throughout the county, we are ensuring that the needs and wants of our dynamic population are met. A larger building, an additional branch and a mobile unit will require additional personnel. That estimate has been incorporated in the Impact on Operating Budget. Building operating expenses will be traded off with the current facility. HVAC is a high cost and could be drastically reduced with high efficiency units, polarized glass throughout the building, solar powered energy options and other methods of conservation. The size of the building required to serve our residents will still impact our operating budget and that has been noted as well.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design	30,000	250,000	250,000				530,000
Engineering/Arch Serv.			1,310,400				1,310,400
Construction			20,160,000				20,160,000
Equipment/Furnishings	50,000			1,500,000	100,000		1,650,000
Contingency			250,000	250,000			500,000
<b>Total</b>	<b>80,000</b>	<b>250,000</b>	<b>21,970,400</b>	<b>1,750,000</b>	<b>100,000</b>	<b>-</b>	<b>24,150,400</b>

<b>Funding Sources</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Debt proceeds	50,000	250,000	21,795,400	1,450,000	25,000		23,570,400
Grants	20,000		150,000	150,000	50,000		370,000
Donations/Fundraising	10,000		25,000	150,000	25,000		210,000
<b>Total</b>	<b>80,000</b>	<b>250,000</b>	<b>21,970,400</b>	<b>1,750,000</b>	<b>100,000</b>	<b>-</b>	<b>24,150,400</b>

**LCSO Firing Range-Detail Sheet**

**Project Name** Lee County Sheriffs' Office Firing Range  
**Project Department** Lee County Sheriffs' Office  
**Total Project Cost** \$ 5,250,000  
**Requested Start Date** FY 2020  
**Recommended Start Date** FY 2020

**Description**

Construction of a joint use facility for the Lee County Sheriff's Office, Local Law Enforcement and the Community College's Law Enforcement Training courses. The indoor facility will allow for a controlled environment jointly run by the Sheriff and the Central Carolina Community College. The facility will have 6 to 8 firing lanes. Classroom space and storage areas are also planned as part of the project. The facility will have daytime and nighttime simulation capabilities. The facility will also have important environmental protections which address lead and air quality issues.

**Justification**

Keeping law enforcement officers qualified is an impact aspect of training and certification. The facility will also be able to simulate "shoot - don't shoot" simulations which have become more important in law enforcement. Safety issues are also a major issue addressed by bringing the discharging of guns inside a controlled environment. The facility can be located on existing land owned either by the County or the College.

**Financial Information**

<b>Expenditures</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>Post FY 23-24</b>	<b>Total</b>
Planning & Design	250,000						250,000
Engineering/Arch Svcs.		100,000					100,000
Clear/Grade/Site Prep		200,000					200,000
Land/ROW/Acquisition		-					-
Building/Utility Construction		4,000,000					4,000,000
Equip/Machinery/Furniture		500,000					500,000
Contingency		200,000					200,000
<b>Total</b>	<b>250,000</b>	<b>5,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,250,000</b>

<b>Activity</b>							<b>Total</b>
Fund Balance/Capital Reserve	250,000						250,000
Financing Proceeds		5,000,000					5,000,000
<b>Total</b>	<b>250,000</b>	<b>5,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,250,000</b>