LEE COUNTY

NORTH CAROLINA

Committed Today for a Better Tomorrow

FY 2019 – 2023 Recommended

Capital Improvements Program

Submitted By:
John A. Crumpton, County Manager

May 7, 2018

Through vision and leadership, setting the standard for professional local government

LEE COUNTY
NORTH CAROLINA

Committed Today for a Better Tomorrow

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MEMORANDUM

TO: Lee County Commissioners

FROM: John Crumpton, County Manager

RE: FY 2019-2023 Capital Improvements Plan

DATE: May 7, 2018

Attached, please find the FY 2019-2023 Lee County Capital Improvements Plan. The County's Capital Improvements Plan (CIP) is our "strategic 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 with the pending completion of the new buildings at Central Carolina Community College (CCCC) and the pending construction of a new elementary school for the Lee County Board of Education. In addition, there are new requests that have not appeared in the CIP in prior years.

The commitment to fund the new elementary school without a tax rate increase now raises to 7.61 cents the amount of the tax rate committed to debt service. In addition, the County allocates $4,972,783 in sales taxes and $1,747,771 in capital reserves to pay debt service. Re-occurring funds that the County recently used to pay for land acquisition and other capital projects will not be available to fund future major capital projects. In the next two budgets, growth in the tax base and sales tax revenues will be used to fund the increased operational expense for the new facilities that the County has built over the last three years. 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 tax base or an increase in the tax rate raises property tax revenues.

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 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.

To summarize this year's CIP, the capital requests for the five-year period totaled $69,877,175. Of this amount, $39,550,000 is for K-12 educational requests or 56.60 percent of the total request. Two years ago, the total CIP request was $120,442,194. Last year's request was $85,058,219. The decreases were mainly due to the CCCC bonds and the new elementary school being funded starting in May of this year. CCCC did not request any capital funding in the CIP for the second straight year.

There are eighteen (18) projects in the CIP. Thirteen (13) of these are for the K-12 system. Many of the projects for the LCBOE are deferred maintenance items including roof replacements and renovations at East and West Lee Middle Schools. There is also a second elementary school, which the LCBOE would like to have available in the 2022-23 school year. Most of these projects have been pushed out further in the manager's recommend CIP due to the County's inability to fund them at the current tax rate. If a state school construction bond passes, many of these projects could be funded with these proceeds.

The five (5) non-educational projects involve county operations. First is the redevelopment of OT Sloan Park. The major emphasis with this project is placing a cover on the lap pool, resurfacing the tennis courts and using the property donated to the County by Temple Sloan. The second project is providing HVAC renovations to the Health Department on the second floor of the Government Center. Third, with the growth of county operations, General Services needs additional space at their existing location. Fourth, the Lee County Library Board of Trustees have again requested a new stand-alone library. Lastly, we have placed in the CIP a new firing range for law enforcement.

The annual CIP concentrates on the capital funding of these projects. 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.

One facility that is not in the CIP is additional space for court related operations. By purchasing the old bowling alley on Elm Street across from the current courthouse location, the old Firehouse Building off Horner Boulevard. and various other properties along Elm Street, the County is positioned for growth of these operations. The borrowing of $3,000,000 for renovations of the current buildings is a temporary fix to a long-term problem. The CIP does not include any projects for the Courthouse. Future CIPs will need to address this issue.

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 are needed. It would be difficult or impossible to fund all these projects in the next five years. This is why the Commissioners need to review the requests and prioritize the projects as "Board" priorities.

Capital project planning and the annual budget document together are essentially the strategic 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 outgrow the growth of our revenue stream. The County and our funding partners will need to have patience in the funding of future capital projects.

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 can 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 22-23 category.

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

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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 2018/2019 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 ≤ 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 $48.8 million of the $73.4 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 based 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 eighth 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 2018 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 seventh 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 $73.4 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.

LEE COUNTY

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FINANCIAL POLICIES RESOLUTION

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

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

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

Debt

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

Fees and user charges

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

Fund Balance

- The County will maintain as a floor an available fund balance equal to 16% of the General Fund budget at the end of each fiscal year; however, the County will strive to reach a target of 24%.

- General Fund balances in excess of target levels will be transferred to capital reserve funds to provide equity resources to fund the County's capital improvement plan.

Competitive Employment

- In order to recruit and retain the most qualified employees while ensuring fairness and non-discrimination, Lee County will commit to having the Human Resources Department conduct a comprehensive compensation and classification study of 20 percent of jobs each year with 100 percent being reviewed over a five year period.. The study shall be based on the complexity and relative worth of each job as well as an extensive market comparability analysis which identifies competitive pay rates for jobs similar in content to those of the County in the labor market in which we compete for our labor supply.

- In an effort to maintain competitive rates of pay the County will strive to make annual cost of living adjustments for all employees based on the Consumer Price Index for Urban Wage Earners, Southern Region, Average of All Groups.

Tax rate

- In an effort to stabilize the County's tax rate, the Board of Commissioners will adopt a tax rate that considers the succeeding four years' anticipated expenditures and will strive not to change the rate until the next revaluation.

- The Board of Commissioners prefers to limit the growth of the annual operating budget to an amount which can be accommodated by growth in the tax base as well as other local state and federal revenues, without a tax rate increase, whenever possible.

- In an effort to stabilize the County's tax rate, the County will strive to develop and annually review projections of revenues, expenditures and fund balance for the next five years. Longer range projections should be developed as necessary.

- In an effort to stabilize the County's tax rate, all grant funded positions will be reviewed annually to verify continuation of funding. If grant funds are no longer available for a position, the position will be terminated unless a non-tax related source of revenue is provided to cover the cost of the position.

Adopted this 19th day of March, 2018.

Amy M. Dalrymple

Amy M. Dalrymple, Chair,
Board of Commissioners

ATTEST:

Jennifer Gamble

Jennifer Gamble, Clerk

Exhibit 2

Funding Sources

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

CAPITAL IMPROVEMENTS PROGRAM
FY 2019- 2023
Recommended
Projects With Funding Sources

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total CIP	Beyond FY 22-23
ADMINISTRATION							
General Services Expansion	$ -	$ -	$ 1,425,500		$ -	$ 1,425,500	$ -
LCGC 2nd Floor HVAC Renovation	-	1,770,000		-	-	1,770,000	-
Total	$ -	$ 1,770,000	$ 1,425,500	$ -	$ -	$ 3,195,500	$ -
Funding Sources							
Debt Financing - FY 2019/20	$ -	$ 1,770,000	$ -	$ -	$ -	$ 1,770,000	$ -
Debt Financing - FY 2020/21	-	-	1,425,500	-	-	1,425,500	-
Total	$ -	$ 1,770,000	$ 1,425,500	$ -	$ -	$ 3,195,500	$ -
EDUCATION - LEE COUNTY SCHOOLS							
East Lee Middle School-Repairs and Renovation	$ -	$ -	$ -	$ -	$ 2,500,000	$ 2,500,000	$ -
West Lee Middle School-Repairs and Renovation	-	-	-	-	2,500,000	2,500,000	-
Southern Lee High School Roof Replacement	650,000	-	-	-	-	650,000	-
BT Bullock Roof Replacement	-	650,000	-	-	-	650,000	-
Tramway Elementary School Roof Replacement	-	-	650,000	-	-	650,000	-
Southern Lee High School Auditorium	-	-	-	-	3,500,000	3,500,000	-
Deep River Elementary School Roof Replacement	-	-	-	650,000	-	650,000	-
Broadway Elementary School Roof Replacement	-	-	-	-	650,000	650,000	-
West Lee Middle School Gymnasium Renovations	-	-	-	-	2,750,000	2,750,000	-
East Lee Middle School Gymnasium Renovations	-	-	-	-	2,750,000	2,750,000	-
Lee County High School Auditorium HVAC	-	-	-	-	-	-	2,000,000
Southern Lee High School Generator Upgrade	-	-	-	-	-	-	800,000
New Elementary School	-	-	-	-	-	-	19,500,000
Total	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 14,650,000	$ 17,250,000	$ 22,300,000
Funding Sources							
Lottery Proceeds/Capital Reserve/Annual Capital	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 3,250,000	$ 800,000
Debt Financing - FY 2022/23	-	-	-	-	14,000,000	14,000,000	-
Debt Financing - Beyond FY 2022/23	-	-	-	-	-	-	21,500,000
Total	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 14,650,000	$ 17,250,000	$ 22,300,000
COMMUNITY DEVELOPMENT							
OT Sloan Park	$ 400,000	$ 3,939,772	$ 1,942,874	$ 634,714	$ 4,638,000	$ 11,555,360	$ 2,281,036
Lee County Library Expansion		400,000	1,750,000	12,900,000	1,250,000	16,300,000	
Total	$ 400,000	$ 4,339,772	$ 3,692,874	$ 13,534,714	$ 5,888,000	$ 27,855,360	$ 2,281,036
Funding Sources							
General Fund	$ 400,000	$ 3,589,772	$ 1,942,874	$ 634,714	$ 4,638,000	$ 11,205,360	$ 2,281,036
Fund Balance	-	-	-	-	-	-	-
Capital Balance	-	250,000	1,500,000	12,650,000	1,125,000	15,525,000	-
LSTA Grants	-	100,000	150,000	150,000	100,000	500,000	-
Donations/Fundraising	-	50,000	100,000	100,000	25,000	275,000	-
PARTF Grant Funds	-	350,000	-	-	-	350,000	-
Total	$ 400,000	$ 4,339,772	$ 3,692,874	$ 13,534,714	$ 5,888,000	$ 27,855,360	$ 2,281,036
PUBLIC SAFETY							
Lee County Sheriffs' Office Firing Range	$ 67,000	$ 459,315	$ -	$ -	$ -	$ -	$ -
Total	$ 67,000	$ 459,315	$ -	$ -	$ -	$ -	$ -
Funding Sources							
General Fund	$ 67,000	$ -	$ -	$ -	$ -	$ 67,000	$ -
Debt Financing - FY 2019/20	-	459,315	-	-	-	459,315	-
Total	$ 67,000	$ 459,315	$ -	$ -	$ -	$ 526,315	$ -

CAPITAL IMPROVEMENTS PROGRAMS 2019-2023
Requested Project Summary

Requested

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total CIP	Beyond FY 22-23
Administration							
1. General Services Expansion	$ 1,425,500	$ -	$ -	$ -	$ -	$ 1,425,500	$ -
2. LCGC 2nd Floor HVAC Renovation	1,770,000	-	-	-	-	1,770,000	-
Subtotal	$ 3,195,500	$ -	$ -	$ -	$ -	$ 3,195,500	$ -
Education - Lee County Schools							
1. East Lee Middle School-Repairs and Renovations	$ 2,500,000	$ -	$ -	$ -	$ -	$ 2,500,000	$ -
2. West Lee Middle School-Repairs and Renovations	2,500,000	-	-	-	-	2,500,000	-
3. Southern Lee High School Roof Replacement	650,000	-	-	-	-	650,000	-
4. B.T. Bullock Roof Replacement	-	650,000	-	-	-	650,000	-
5. Tramway Elementary School Roof Replacement	-	650,000	-	-	-	650,000	-
6. Southern Lee High School Auditorium	-	3,500,000	-	-	-	3,500,000	-
7. Deep River Elementary School Roof Replacement	-	-	650,000	-	-	650,000	-
8. Broadway Elementary School Roof Replacement	-	-	650,000	-	-	650,000	-
9. West Lee Middle School Gymnasium Renovations	-	-	-	2,750,000	-	2,750,000	-
10. East Lee Middle School Gymnasium Renovations	-	-	-	2,750,000	-	2,750,000	-
11. Lee County High School Auditorium HVAC	-	-	-	-	2,000,000	2,000,000	-
12. Southern Lee High School Generator Upgrade	-	-	-	-	800,000	800,000	-
13. New Elementary School	-	-	-	-	19,500,000	19,500,000	-
Subtotal	$ 5,650,000	$ 4,800,000	$ 1,300,000	$ 5,500,000	$ 22,300,000	$ 39,550,000	$ -
Community Development							
1. O.T. Sloan Park Redevelopment	$400,000	$ 3,939,772	$ 1,942,874	$ 634,714	$ 4,638,000	$ 11,555,360	$ 2,281,036
2. Lee County Library Expansion	30,000	370,000	1,750,000	12,900,000		15,050,000	$ 1,250,000
Subtotal	$ 430,000	$ 4,309,772	$ 3,692,874	$ 13,534,714	$ 4,638,000	$ 26,605,360	$ 3,531,036
Public Safety							
1. Lee County Sheriffs' Office Firing Range	$ 526,315	$ -	$ -	$ -	$ -	$ 526,315	$ -
Subtotal	$ 526,315	$ -	$ -	$ -	$ -	$ 526,315	$ -
Total	$ 9,801,815	$ 9,109,772	$ 4,992,874	$ 19,034,714	$ 26,938,000	$ 69,877,175	$ 3,531,036

Recommended

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total CIP	Beyond FY 22-23
Administration							
1. General Services Expansion	$ -	$ -	$ 1,425,500	$ -	$ -	$ 1,425,500	$ -
2. LCGC 2nd Floor HVAC Renovation	-	1,770,000	-	-	-	1,770,000	$ -
Subtotal	$ -	$ 1,770,000	$ 1,425,500	$ -	$ -	$ 3,195,500	$ -
Education - Lee County Schools							
1. East Lee Middle School Repairs and Renovations	$ -	$ -	$ -	$ -	$ 2,500,000	$ 2,500,000	$ -
2. West Lee Middle School Repairs and Renovations	-	-	-	-	2,500,000	2,500,000	-
3. Southern Lee High School Roof Replacement	650,000	-	-	-	-	650,000	-
4. B.T. Bullock Roof Replacement	-	650,000	-	-	-	650,000	-
5. Tramway Elementary School Roof Replacement	-	-	650,000	-	-	650,000	-
6. Southern Lee High School Auditorium	-	-	-	-	3,500,000	3,500,000	-
7. Deep River Elementary School Roof Replacement	-	-	-	650,000	-	650,000	-
8. Broadway Elementary School Roof Replacement	-	-	-	-	650,000	650,000	-
9. West Lee Middle School Gymnasium Renovations	-	-	-	-	2,750,000	2,750,000	-
10. East Lee Middle School Gymnasium Renovations	-	-	-	-	2,750,000	2,750,000	-
11. Lee County High School Auditorium HVAC	-	-	-	-	-	-	2,000,000
12. Southern Lee High School Generator Upgrade	-	-	-	-	-	-	800,000
13. New Elementary School	-	-	-	-	-	-	19,500,000
Subtotal	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 14,650,000	$ 17,250,000	$ 22,300,000
Community Development							
1. O.T. Sloan Park Redevelopment	$400,000	$ 3,939,772	$ 1,942,874	$ 634,714	$ 4,638,000	$ 11,555,360	$ 2,281,036
2. Lee County Library Expansion		400,000	1,750,000	12,900,000	1,250,000	16,300,000	
Subtotal	$ 400,000	$ 4,339,772	$ 3,692,874	$ 13,534,714	$ 5,888,000	$ 27,855,360	$ 2,281,036
Public Safety							
1. Lee County Sheriffs' Office Firing Range	$ 67,000	$ 459,315	$ -	$ -	$ -	$ 526,315	$ -
Subtotal	$ 67,000	$ 459,315	$ -	$ -	$ -	$ 526,315	$ -
Total	$ 1,117,000	$ 7,219,087	$ 5,768,374	$ 14,184,714	$ 20,538,000	$ 48,826,675	$ 24,581,036

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Recommended Projects 2019-2023

Project: **General Services Expansion**
Cost Estimate: $1,425,500
Requested Start Date: FY 2019
Recommended Date: ***FY 2021***

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. 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. This project would also address one of the Evergreen audit recommendations concerning lowering the cost of fuel. Although this is an important project to County operations, it will have to wait until educational concerns are addressed first.*

Project: **Lee County Government Center 2nd Floor HVAC Renovation**
Cost Estimate: $1,770,000
Requested Start Date: FY 2019
Recommended Date: ***FY 2020***

Description: Change out the existing second (2nd) floor Health Department HVAC System at the Government Center to a standalone system that would be comparable to a doctor's office HVAC system. Also adding an exam room to aide in controlling communicable diseases.

Manager Comments: *The Health Department needs the capability to shutoff airflow to the entire 2nd floor if they have to quarantine a patient in a single room. The current HVAC system circulates air through the entire floor. The units are old and need constant cleaning to provide adequate air quality for staff and patients. Most hospitals have had to put these systems in place. If funds become available, this project needs to be completed as soon as possible.*

Project: **East Lee Middle School-Repairs and Renovation**
Cost Estimate: $2,500,000
Requested Start Date: FY 2019
Recommended Date: ***FY 2023***

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 fire alarm system will be upgraded to enhance the technology and maintain a safe environment for students and staff. 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. Once again with the State reduction in Lottery funds, this will mean that the County will probably have to issue debt for this project or use funds from capital reserve in conjunction with Lottery funds. If the State passes a school construction bond, this project should be funded with these proceeds.*

Project: **West Lee Middle School-Repairs and Renovations**
Cost Estimate: $2,500,000
Requested Start Date: FY 2019
Recommended Date: ***FY 2023***

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 fire alarm system will be upgraded to enhance the technology and maintain a safe environment for students and staff. 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. 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. If the State passes a school construction bond, this project should be funded with these proceeds.*

Project: **Southern Lee High School Roof Replacement**
Cost Estimate: $650,000
Requested Start Date: FY 2019
Recommended Date: ***FY 2019***

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 dyra-last roofing material that has a longer warranty. The current roof is leaking in all flat areas.

Manager Comments: *Annual capital appropriation or lottery funds will need to be used to pay for this project.*

Project: **B.T. Bullock Roof Replacement**
Cost Estimate: $650,000
Requested Start Date: FY 2020
Recommended Date: ***FY 2020***

Description: Roof Replacement at B.T. Bullock Elementary School.

Manager Comments: *Annual capital appropriation or lottery will need to be used to pay for this project.*

Project: **Tramway Elementary School Roof Replacement**
Cost Estimate: $650,000
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 or lottery will need to be used to replace these roofs.*

Project: **Southern Lee High School Auditorium**
Cost Estimate: $3,500,000
Requested Start Date: FY 2020
Recommended Date: ***FY 2023***

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 was a feature that 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. If funds are left over from the State School Board proceeds, these funds could be used for this project.*

Project: **Deep River Elementary School Roof Replacement**
Cost Estimate: $650,000
Requested Start Date: FY 2021
Recommended Date: ***FY 2022***

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: *Annual capital appropriation will need to be used to pay for this project.*

Project: **Broadway Elementary School Roof Replacement**
Cost Estimate: $650,000
Requested Start Date: FY 2021
Recommended Date: ***FY 2023***

Description: This project would be a 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 will need to be used to replace these roofs.*

Project: **West Lee Middle School-Gym Renovations**
Cost Estimate: $2,750,000
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 HVAC system will be updated also for better heating and cooling efficiency.

Manager Comments: *This project is part of the BOE 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. If the State passes a school construction bond, this project should be funded with these proceeds.*

Project: **East Lee Middle School-Gym Renovations**
Cost Estimate: $2,750,000
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 HVAC system will be updated also for better heating and cooling efficiency.

Manager Comments: *This project is part of the BOE 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. If the State passes a school construction bond, this project should be funded with these proceeds.*

Project: **O.T. Sloan Park Redevelopment**
Cost Estimate: $13,836,396
Requested Start Date: FY 2019
Recommended Date: ***FY 2019***

Description: This project represents a major overhaul of O.T. Sloan Park. The major element of the project is an activity center that would have three indoor courts for basketball, volleyball, indoor soccer, pickle ball, etc. Gymnastics and department offices would be housed in the facility. Other elements include: renovation of the swimming pool, tennis courts, and playground. Other new elements would include 2 full-sized rectangular fields for soccer, football, or possibly lacrosse; picnic shelter; covered outdoor court for basketball, soccer; skate park; additional parking including a connector drive from the intersection of Nash and Bragg Streets; two sand volleyball courts, and restroom facilities.

Manager Comments: *This project is different from the multi-sport complex the City and County began discussing in 2015. Since then there have been a lot of discussions about the large facility but no firm plans have been developed. The project presented by Parks and Recreation is to enhance and renovate a facility that is quickly becoming outdated. In addition, this plan would utilize the property that was donated by Temple Sloan to the County seven years ago. This plan will need some level of debt service to complete. The growth in population and tax base will dictate when this plan can be completed.*

Project: **Lee County Library Expansion**
Cost Estimate: $16,300,000
Requested Start Date: FY 2019
Recommended Date: ***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. 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 store front) 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 8 years. The Commissioners, City of Sanford and the Friends of the Library will need to develop a plan for funding this project or taking the existing facility and making a major renovation to it to create more space. The main library is seeing increased use so parking, class space and book space issues will need to be addressed. Funding this project will be a challenge.

Project: **Lee County Sheriffs' Office Firing Range**
Cost Estimate: $526,315
Requested Start Date: FY 2019
Recommended Date: ***FY 2019***

Description: The Lee County Sheriffs' Office proposes that the County build a Firing Range. The County owns a substantial amount of land in the Lemon Springs area that at one time was used as a public landfill. The proposed project would consist of designation of a 2.2 acre section of land for the proposed project. The proposed Firing Range would include a building that would include a classroom and restrooms, shelter with lights, parking area and driveway, 550' horseshoe shaped berm, 20' high water, septic system, 8' fence with barbed wire, 15' wide rolling gate and area lights.

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 complete annual Firearms training, including classroom, qualifying with all issued weapons day and night including 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 also to complete annual qualifications which is mandated.*

Recommended Projects Beyond FY 22-23

Project: **Lee County High School Auditorium - HVAC**
Cost Estimate: $2,000,000
Requested Start Date: FY 2023
Recommended Date: ***Post FY 22-23***

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.

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 2023
Recommended Date: ***Post FY 22-23***

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: **New Elementary School**
Cost Estimate: $19,500,000
Requested Start Date: FY 2023
Recommended Date: ***Post FY 22-23***

Description: Lee County Schools currently has thirty modular units located at the seven elementary schools. The average of 23 students per classroom nets 700 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 foreseeable 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 at this time. Significant growth in population and tax base will be needed to fund this project.*

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Lee County General Services Expansion - Detail Sheet

Project Name	General Services Expansion
Project Department	General Services
Total Project Cost	$1,425,500
Requested Start Date	FY 2019
Recommended Start Date	FY 2021

Description

* Upgrade fueling system to accommodate future fuel needs.
* Addition of a training room to the existing General Services building.
* Addition of Mechanical and Wash Bay to the existing grounds of General Services.

Justification

General Services needs to insure that we have tools and technology in place for present and future fuel changes, such as Biodisel and Flex Fuel. A training room is needed to provide on-site training to staff. Our current facilities limit the type of training and decreases productivity since a space needs to be converted from a work area to a meeting space. We are also limited to size of classes. A training room would also give other departments an additional option for a meeting space. 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 cost. The fuel system was installed in 1996, since that time, technology and resources have improved and are available to better track fuel, transactions, accounting needs, and schedule vehicle maintenance. If the fuel station is upgraded and the County decided not to make the change to alternative fuel, the fuel tanks would still be used for regular and diesel fuel. If the project is canceled, the County would continue to outsource its vehicle and equipment maintenance to outside vendors. CIP was originally requested in 2010-2011.

Financial Information

Expenditures	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Post FY 22-23**	**Total**
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
Total	-	-	**1,425,500**	-	-	-	**1,425,500**
Funding Sources							
Financing Proceeds	-		1,425,500	-	-	-	1,425,500
Total	-	-	**1,425,500**	-	-	-	**1,425,500**

Operating Budget Impact	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Post FY 22-23**	**Total**
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)
Total	-	-	**183,870**	-	-	-	**183,870**

Lee County Government Center 2nd Floor HVAC Renovation - Detail Sheet

Project Name	LCGC 2nd Floor HVAC Renovation
Project Department	General Services
Total Project Cost	$1,770,000
Requested Start Date	FY 2019
Recommended Start Date	FY 2020

Description

Change out the existing second (2nd floor), Health Department HVAC System at the Government Center to a stand alone system that would be comparable to a doctor's office HVAC system. Also adding an exam room to aide in controlling communicable diseases.

Justification

To ensure a safe enviornment for patrons and staff, and to help contain diseases so they are not spread to others.

Financial Information

Expenditures	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Post FY 22-23	Total
Engineering		120,000					120,000
Contingency		150,000					150,000
Construction-Purchase		1,500,000					1,500,000
Total	**-**	**1,770,000**	**-**	**-**	**-**	**-**	**1,770,000**
Funding Sources							
Financing Proceeds		1,770,000					1,770,000
Total	**-**	**1,770,000**	**-**	**-**	**-**	**-**	**1,770,000**

ELMS Repairs and Renovations - Detail Sheet

Project Name	East Lee Middle School-Repairs and Renovations
Project Department	Lee County Schools
Total Project Cost	$2,500,000
Requested Start Date	FY 2019
Recommended Start Date	FY 2023

Description

The restoration of all restroom partitions and fixtures will enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed throughout the faclitity to enhance the energy use. Window and door hardware will also be replaced to assist in energy conservation. The mechanical room wiil have the abestos door removed. The fire alarm system will be upgraded to sustain technology and maintain a safe environment for students and staff. 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 36 years old and is in dire need of renovation. The renovation of East lee Middle School is necessary to maintain a safe learning environment for the children of Lee County Schools, while at the same time being an energy and cost efficient facility.

Financial Information

Expenditures	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Post FY 22-23**	**Total**
Planning & Design					75,000		75,000
Engineering					75,000		75,000
Construction					2,175,000		2,175,000
Furnishings					50,000		50,000
Contingency					125,000		125,000
Total	-	-	-	-	**2,500,000**	-	**2,500,000**
Funding Sources							
Financing Proceeds					2,500,000		2,500,000
Total	-	-	-	-	**2,500,000**	-	**2,500,000**

WLMS Repairs and Renovations - Detail Sheet

Project Name	WLMS Repairs and Renovations
Project Department	Lee County Schools
Total Project Cost	$2,500,000
Requested Start Date	FY 2019
Recommended Start Date	FY 2023

Description

The restoration of all restroom partitions and fixtures will 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 fire alarm system will be upgraded to enhance the technology and maintain a safe environment for students and staff. The gymnasium bleachers will be replaced. The purchase of furniture will be needed throughout the facility.

Justification

The building was constructed in 1978. This facility is 36 years old and is in dire need of renovation. The renovation of West Lee Middle School is necessary to maintain a safe learning environment for the children of Lee County Schools, while at the same time being an energy and cost efficient facility.

Financial Information

Expenditures	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Post FY 22-23**	**Total**
Planning & Design					75,000		75,000
Engineering/Arch Svcs.					75,000		75,000
Furnishings					50,000		50,000
Building/Utility Construction					2,175,000		2,175,000
Contingency					125,000		125,000
Total	-	-	-	-	**2,500,000**	-	**2,500,000**
Funding Sources							
Financing Proceeds					2,500,000		2,500,000
Total	-	-	-	-	**2,500,000**	-	**2,500,000**

Southern Lee HS Roof Replacement-Detail Sheet

Project Name	Southern Lee High School Roof Replacement
Project Department	Lee County Schools
Total Project Cost	$650,000
Requested Start Date	FY 2019
Recommended Start Date	FY 2019

Description

Original roof has deteriorated quickly and the 10 year warranty has expired. We plan to re-roof all the areas that have the thin rubber roofing with a dyra last roofing material that has a longer warranty.

Justification

The roof is currently leaking in all flat areas.

Financial Information

Expenditures	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Post FY 22-23	Total
Planning & Design	19,500						19,500
Engineering	19,500						19,500
Construction	585,000						585,000
Contingency	26,000						26,000
Total	**650,000**	-	-	-	-	-	**650,000**
Funding Sources							
Lottery Proceeds/Capital Reserve/Annual Capital	650,000						650,000
Total	**650,000**	-	-	-	-	-	**650,000**

B.T. Bullock Roof Replacement - Detail Sheet

Project Name	B.T. Bullock Roof Replacement
Project Department	Lee County Schools
Total Project Cost	$650,000
Requested Start Date	FY 2020
Recommended Start Date	FY 2020

Description

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

Justification

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

Financial Information

Expenditures	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Post FY 22-23	Total
Planning & Design		19,500					19,500
Engineering/Arch Svcs.		19,500					19,500
Construction		585,000					585,000
Contingency		26,000					26,000
Total	-	**650,000**	-	-	-	-	**650,000**

Funding Sources							
Lottery Proceeds/Capital Reserve/Annual Capital	-	650,000					650,000
Total	-	**650,000**	-	-	-	-	**650,000**

Tramway Elementary School Roof Replacement-Detail Sheet

Project Name	Tramway Elementary School Roof Replacement
Project Department	Lee County Schools
Total Project Cost	$650,000
Requested Start Date	FY 2020
Recommended Start Date	FY 2021

Description

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

Justification

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

Financial Information

Expenditures	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Post FY 22-23**	**Total**
Planning & Design			19,500				19,500
Engineering			19,500				19,500
Construction			585,000				585,000
Contingency			26,000				26,000
Total	-	-	**650,000**	-	-	-	**650,000**
Funding Sources							
Lottery Proceeds/Capital Reserve/Annual Capital			650,000				650,000
Total	-	-	**650,000**	-	-	-	**650,000**

Recommended CIP FY 2019-2023
Southern Lee High School Auditorium-Detail Sheet

Project Name	Sothern Lee High School Auditorium
Project Department	Lee County Schools
Total Project Cost	$3,500,000
Requested Start Date	FY 2020
Recommended Start Date	FY 2023

Description

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

Justification

The school was originally planned to have an auditorium. Southern Lee High School has a full Arts Education Program, complete with band, choral groups, orchestra, and a theatre 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

Expenditures	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Post FY 22-23**	**Total**
Planning & Design					105,000		105,000
Engineering					105,000		105,000
Construction					2,821,000		2,821,000
Furnishings					329,000		329,000
Contingency					140,000		140,000
Total	-	-	-	-	**3,500,000**	-	**3,500,000**
Funding Sources							
Financing Proceeds					3,500,000		3,500,000
Total	-	-	-	-	**3,500,000**	-	**3,500,000**

Deep River Elementary School Roof Replacement-Detail Sheet

Project Name	Deep River Elementary School Roof Replacement
Project Department	Lee County Schools
Total Project Cost	$650,000
Requested Start Date	FY 2021
Recommended Start Date	FY 2022

Description

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

Justification

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

Financial Information

Expenditures	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Post FY 22-23**	**Total**
Planning & Design				19,500			19,500
Engineering				19,500			19,500
Construction				585,000			585,000
Contingency				26,000			26,000
Total	-	-	-	**650,000**	-	-	**650,000**
Funding Sources							
Lottery Proceeds/Capital Reserve/Annual Capital				650,000			650,000
Total	-	-	-	**650,000**	-	-	**650,000**

Broadway Elementary School Roof Replacement-Detail Sheet

Project Name	Broadway Elementary School Roof Replacement
Project Department	Lee County Schools
Total Project Cost	$650,000
Requested Start Date	FY 2021
Recommended Start Date	FY 2023

Description

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

Justification

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

Financial Information

Expenditures	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Post FY 22-23	Total
Planning & Design					19,500		19,500
Engineering					19,500		19,500
Construction					585,000		585,000
Contingency					26,000		26,000
Total	-	-	-	-	**650,000**	-	**650,000**
Funding Sources							
Lottery Proceeds/Capital Reserve/Annual Capital					650,000		650,000
Total	-	-	-	-	**650,000**	-	**650,000**

WLMS Gym Renovations-Detail Sheet

Project Name	West Lee Middle School- Gym Renovations
Project Department	Lee County Schools
Total Project Cost	$ 2,750,000
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 as the additional square footage will increase the teaching space and spectator capacity. The HVAC system will be updated also for better heating and cooling efficiency.

Justification

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

Financial Information

Expenditures	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Post FY 22-23**	**Total**
Planning & Design					82,500		82,500
Engineering/Arch. Serv.					82,500		82,500
Construction					2,475,000		2,475,000
Furnishings					110,000		110,000
Total	-	-	-	-	**2,750,000**	-	**2,750,000**
Funding Sources							
Financing Proceeds					2,750,000		2,750,000
Total	-	-	-	-	**2,750,000**	-	**2,750,000**

ELMS Gym Renovations-Detail Sheet

Project Name East Lee Middle School-Gym Renovations
Project Department Lee County Schools
Total Project Cost $2,750,000
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 as the additional square footage will increase the teaching space and spectator capacity. The HVAC system will be updated also for better heating and cooling efficiency.

Justification

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

Financial Information

Expenditures	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Post FY 22-23	Total
Planning & Design					82,500		82,500
Engineering/Arch. Serv.					82,500		82,500
Construction					2,475,000		2,475,000
Furnishings					110,000		110,000
Total	-	-	-	-	**2,750,000**	-	**2,750,000**
Funding Sources							
Financing Proceeds					2,750,000		2,750,000
Total	-	-	-	-	**2,750,000**	-	**2,750,000**

Lee County High School Auditorium HVAC-Detail Sheet

Project Name	Lee County High School Auditorium HVAC
Project Department	Lee County Schools
Total Project Cost	$2,000,000
Requested Start Date	FY 2023
Recommended Start Date	Post FY 22-23

Description

Replace the old HVAC system in the auditorium and tie into the new HVAC plant.

Justification

The existing equipment is over 30 years old.

Financial Information

Expenditures	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Post FY 22-23**	**Total**
Planning & Design						60,000	60,000
Eng/Arch. Serv.						60,000	60,000
Equip./Machinery/Furniture						1,800,000	1,800,000
Contingency						80,000	80,000
Total	-	-	-	-	-	**2,000,000**	**2,000,000**
Funding Sources							
Financing Proceeds						2,000,000	2,000,000
Total	-	-	-	-	-	**2,000,000**	**2,000,000**

Southern Lee High School Generator Upgrade-Detail Sheet

Project Name Southern Lee High School Generator Upgrade
Project Department Lee County Schools
Total Project Cost $800,000
Requested Start Date FY 2023
Recommended Start Date Post FY 22-23

Description

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

Justification

The amount of the area would be increased for Emergency Management Plans.

Financial Information

Expenditures	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Post FY 22-23	Total
Planning & Design						24,000	24,000
Engineering						24,000	24,000
Furnishings						720,000	720,000
Contingency						32,000	32,000
Total	-	-	-	-	-	**800,000**	**800,000**
Funding Sources							
Financing Proceeds						800,000	800,000
Total	-	-	-	-	-	**800,000**	**800,000**

New Elementary School - Detail Sheet

Project Name	New Elementary School
Project Department	Lee County Schools
Total Project Cost	$19,500,000
Requested Start Date	FY 2023
Recommended Start Date	Post FY 22-23

Description

Lee County Schools currently has 30 modular units located at the seven elementary schools. The average of 23 students per classroom nets 700 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 for the foreseeable future. Long range plans must include a new elementary school to meet student growth needs.

Financial Information

Expenditures	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Post FY 22-23	Total
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.						13,310,677	13,310,677
Furnishings						2,029,879	2,029,879
Contingency						863,778	863,778
Total	-	-	-	-	-	**19,500,000**	**19,500,000**
Funding Sources							
Financing Proceeds						19,500,000	19,500,000
Total	-	-	-	-	-	**19,500,000**	**19,500,000**

OT Sloan Park Redevelopment-Detail Sheet

Project Name	OT Sloan Park Redevelopment
Project Department	Parks and Recreation
Total Project Cost	$ 13,836,396
Requested Start Date	FY 2019
Recommended Start Date	FY 2019

Description

This project represents a major overhaul of O.T. Sloan Park. The major element of the project is an activity center that would have three indoor courts for basketball, volleyball, indoor soccer, pickleball, etc. Gymnastics and department offices would be housed in the facility. Other elements include: renovation of the swimming pool, tennis courts, and playground. Other new elements would include 2- full-sized rectangular fields for soccer, football, or possibly lacrosse; picnic shelter; covered outdoor court for basketball, soccer; skate park; additional parking including a connector drive from the intersection of Nash and Bragg Streets; two sand volleyball courts, and restroom facilities.

Justification

Existing elements in the park have been in place since the mid to late 1970's and are in need of modernizing. Demand for playing fields and basketball courts currently exceed available supply both for local citizens as well as outside area interests for weekend travel tournaments. The feasibility study that was completed indicated a 70% favorability among both sports oriented and non-sports oriented respondents. The department currently leases space for gymnastics the cost of which could be eliminated with a dedicated facility. Staffing costs could be minimized by having a larger facility with multiple courts with the flexibility to accommodate varied interests. The facility would draw visitors from a wide area for tournaments and other special events.

Financial Information

Expenditures	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Post FY 22-23**	**Total**
Planning & Design	150,000	149,772	249,657	200,000			749,429
Engineering/Arch Serv.		150,000		224,714			374,714
Land/ROW/Acquisition	250,000						
Clear/Grade/Site Prep		140,000		210,000			350,000
Construction		3,500,000	1,505,860		4,638,000	2,000,000	11,643,860
Equipment/Furnishings							-
Contingency			187,357			281,036	187,357
Total	**400,000**	**3,939,772**	**1,942,874**	**634,714**	**4,638,000**	**2,281,036**	**13,836,396**
Funding Sources							
Debt Financing							-
General Fund	400,000	3,589,772	1,942,874	634,714	4,288,000	2,281,036	13,136,396
NC PARTF Grants		350,000			350,000		700,000
Total	**400,000**	**3,939,772**	**1,942,874**	**634,714**	**4,638,000**	**2,281,036**	**13,836,396**

Operating Budget Impact	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Post FY 22-23**	**Total**
Personnel expenses				18,000	30,000	40,000	88,000
Operating expenses				8,500	12,000	18,000	38,500
Capital outlay (normal budget)	250,000						250,000
Less Project Operating Revenue				(10,000)	(30,000)	(45,000)	**(85,000)**
Total	**250,000**	**-**	**-**	**16,500**		**13,000**	**279,500**

Lee County Library Expansion - Detail Sheet

Project Name	Lee County Library Expansion
Project Department	Lee County Libraries
Total Project Cost	$ 16,300,000
Requested Start Date	FY 2019
Recommended Start Date	FY 2020

Description

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

Justification

The Lee County Libraries consist of one main branch located at 107 Hawkins Avenue and a small single room bra located in the Town of Broadway at 206 S. Main Street. The main branch is approximately 18,000 square feet. mission of the library is to provide materials, services and programs to support the educational, informational, cultural recreational interests of its patrons. Ultimately, we are dedicated to be the place our County residents can "create, conr and discover." There is a desire to keep the library main branch in the proximity of the downtown Sanford area. V limited vacant city lots, it would be warranted to seek existing property for sale that would be able to be renovated to ho the main library materials, resources and services. The second phase which would be the creation of a mobile library that would allow the library to perform community outreach, bring materials to outliers unable to reach centrally loca library resources, provide technology access and training to schools and businesses, and be involved in commu programs and events around the County. The final phase of the project would be to open a small branch (approxima 6,000-8,000 sq. ft.) in the Southern area of Sanford/Lee County. The Outreach Mobile and additional branch would as in satisfying the increased population growth, including additional meeting space and technology resources for those city center.

Financial Information

Expenditures	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Post FY 22-23	Total
Planning & Design		200,000					200,000
Engineering/Arch Serv.		200,000	200,000	200,000			600,000
Land/ROW/Acquisition			1,000,000		750,000		1,750,000
Clear/Grade/Site Prep			500,000	200,000			700,000
Construction				10,500,000			10,500,000
Equipment/Furnishings			50,000	1,000,000	500,000		1,550,000
Contingency				1,000,000			1,000,000
Total	**-**	**400,000**	**1,750,000**	**12,900,000**	**1,250,000**	**-**	**16,300,000**

Funding Sources	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Post FY 22-23	Total
Capital Funds		250,000	1,500,000	12,650,000	1,125,000		15,525,000
LSTA Grants		100,000	150,000	150,000	100,000		500,000
Donations/Fundraising		50,000	100,000	100,000	25,000		275,000
Other-sale of current main building				UNK			-
Total	**-**	**400,000**	**1,750,000**	**12,900,000**	**1,250,000**	**-**	**16,300,000**

LCSO Firing Range-Detail Sheet

Project Name	Lee County Sheriffs' Office Firing Range
Project Department	Lee County Sheriffs' Office
Total Project Cost	$ 526,315
Requested Start Date	FY 2019
Recommended Start Date	FY 2019

Description

The Lee County Sheriffs' Office proposes that the County build a Firing Range. The County Owns a substantial amount of land in the Lemon Springs area that at one time was used as a public landfill. The proposed project would consist of designation of a 2.2 acre section of land for the proposed project. The proposed Firing Range would include a building that would include a classroom, restrooms, shelter with lights, parking area and driveway,

Justification

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 complete annual Firearms training, including classroom, qualifiying with all issued weapons day and night including a combat course. Also all new

Justification

If the project is cancelled the Lee County Sheriffs' office will have to continue scheduling ranges with other Law Enfo

Financial Information

Expenditures	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Post FY 22-23	Total
Planning & Design	15,000						15,000
Engineering/Arch Svcs.	30,000						30,000
Clear/Grade/Site Prep		103,770					103,770
Land/ROW/Acquisition	22,000						22,000
Building/Utility Construction		296,225					296,225
Equip/Machinery/Furniture		59,320					59,320
Total	**67,000**	**459,315**	-	-	-	-	**526,315**

Activity							Total
Operating Expense	67,000	459,315					526,315
Total	**67,000**	**459,315**	-	-	-	-	**526,315**