

LEE COUNTY

NORTH CAROLINA

Committed Today for a Better Tomorrow

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LEE COUNTY

NORTH CAROLINA

Committed Today for a Better Tomorrow

MEMORANDUM

TO: Lee County Commissioners

FROM: John Crumpton, County Manager

RE: FY 2017-2021 Capital Improvements Plan

DATE: March 30, 2016

Attached, please find the FY 2017-2021 Lee County Capital Improvements Plan. The County's Capital Improvements Plan (CIP) is intended to be 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. As you will see from the requests, the number of projects requested has increased along with the dollar amount to fund those projects. Putting a funding plan in place to pay for these projects will be difficult for the County given our current financial and economic positions.

In most jurisdictions, the CIP is moved along with a long term financial plan. Lee County has not developed a long term financial plan that includes funding the CIP. Last year marked the County's first step in developing such a plan. The County raised taxes 7.5 cents to address education capital needs, ongoing current expenses for the K-12 system, and establishing a County capital reserve fund. Of this 7.5 cents increase, 2.0 cents went to cover the community college bond payments and 3.0 cents to K-12 current expense and ongoing capital expenditures. 1.5 cents of the increase were set aside for a capital reserve with the plan to fund smaller capital projects on a pay as we go basis in future years. Even with these changes, the lack of growth in the tax base will not allow the County to fund many of the requested projects. Therefore, with the debt capacity created with the tax rate increase, the commissioners will need to prioritize the projects in the requests and push other projects out beyond the five-year funding plan for CIP projects.

Three years ago, the County undertook a building utilization study that showed the usage of each building that the County controlled. The study showed needs in the human services departments and operations at the courthouse. With the purchase of the Summit Building and the relocation of Administration, Finance, Human Resources and Legal from the Government Center, additional space was allocated to Social Services and the Health Department. Even with the additional space, the quality of the second floor facility will need to be upgraded to meet

OFFICE OF THE COUNTY MANAGER

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future requirements for a public health facility. The County also addressed space needs at the courthouse by purchasing the old bowling alley on Elm Street across from the current courthouse location. This location will provide valuable space for existing courthouse operations. The County also is looking into acquiring additional property around the courthouse to address additional growth needs for departments that occupy this facility.

The upcoming CIP puts forward a timetable for the completion of the four projects associated with the bond referendum passed in November 2014. After completion of the CCCC projects, the Board will need to begin addressing educational requests from the Lee County Board of Education (LCBOE). While other small counties similar to ours are seeing a decline in students entering K-12, Lee County's student population continues to grow each year. Last year's tax increase for capital was badly needed due to the State of North Carolina eliminating the corporate income tax distribution to counties (known as ADM) and reductions in Lottery proceeds. The tax rate increase did not replace the \$1.35 million we have lost annually from the State of North Carolina that went to pay debt service and to our capital reserve fund, but it was a start in that direction. The recent study by Davenport & Associates showed that although the 2.0 cent increase will cover the debt issuance for CCCC's bond projects additional debt service funds will be needed to pay for the debt on the future Lee County Board of Education elementary school outlined in this CIP. 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. Those expenses are not covered in this CIP.

This year's capital requests for the five-year period totaled \$120,442,194. Of this amount, \$95,704,376 is for educational requests or 80 percent of the total request. As a reminder to the Board of Commissioners, a policy was developed after the San Lee Middle School was built that required a bond referendum for all new education debt financing. This policy was waived for the Lee County High School project due to the sales tax referendum that passed. However, this policy is still in effect. The Board used the policy to gain support for the CCCC projects. The next elementary project for the LCBOE will be a unique project due to the preferred location at the old Wicker School facility. The debt issuance will need to be reviewed quickly if the funds are to be available for this project to begin in FY 17-18. If debt is issued for the new elementary school, the County's debt service as a percent of total expenditures policy limit will be exceeded. Without significant growth in the tax base or additional tax rate increases, the County will not have debt capacity for future issuances for four to seven years.

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. Since many of these projects have been in the CIP document for years, the need for them is

becoming more pressing. This can be seen by the fact that most of the requests were in the first three years of the five year CIP. 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 is about priorities, as is any aspect of county spending. 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. As long as educational needs take priority, the funding of other projects will always take a back seat to the needs of the LCBOE and Community College.

It is my hope that the Commissioners will take the time to review the requests and 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 20-21 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 2016/2017 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, 2016; afterward the Finance Department begins 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 = 14% of the ending fiscal year General Fund budget; with a target of 18%
- 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 \$72.5 million of the \$120.4 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 Certificates of Participation 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 sixth to include the Article 46 – 1/4 cent 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. During the FY 2015 – 16 budget process, the Board of Commissioners increased the property tax rate by 7.5 cents. Part of that increase, 2.0 cents, is dedicated to setting up a debt reserve for funding of the CCCC bonds approved by the voters of Lee County in November 2014. Original analysis of the \$23 million debt issuance for CCCC indicated that at 3.0 cents increase would be needed if we waited until the debt was sold but that the rate increase could be reduced to 2.0 cents if it was implemented in FY 2015-16. 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 5.11 cents from the tax levy
- Restricted portions of Article 40 and Article 42 sales taxes
- Annual contribution to the Capital Reserve Fund per adopted financial policies
- Accumulated funds in the Capital Reserve Fund
- Proceeds from Article 46 – 1/4 cent sales tax
- Debt reserves for CCCC bonds

This CIP reserves NC Education Lottery funds for pay as you go projects. The State's budget for FY 2016 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 fifth year of reduced funding, the County needed 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. The Board of Commissioners dedicated 1.0 cent of the 7.5 cents increase to increasing the capital outlay funding to the School System to help with major projects. In addition, the Board of Commissioners included 1.5 cents in the increase to improve the County's reserves and to create pay as you go funds for capital and large dollar maintenance projects for the aging facilities of the County and the other organizations that we fund. The variants between the cases are the final sources of revenue to be used to pay debt service.

CONCLUSION

It is not an easy task to develop a recommended capital improvements program when faced with prioritizing \$120.4 million in requested projects especially when financial resources are in a state of flux. Property tax base growth is expected to be minimal for the next year. Sales tax proceeds are seeing limited growth. 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. The recommended CIP continues the County's commitment to CCC based on the approval of bond referendums totaling \$23,000,000. It also incorporates the funding of the first new elementary school that the Board of Education is requesting. The funding of the new elementary school without a tax increase will likely require the transfer of the 1.5 cents of our property tax rate that was to go to reserves and pay as you go funding to the debt service for the new elementary school. Based on the County's financial policies, the issuance of debt for the new elementary school would limit the County's issuance of additional debt to a period outside the five-year scope of this recommended CIP; therefore, many projects have been moved to the beyond FY 20-21 time frame. Tax base and tax revenue need to increase to fund the five-year CIP. 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 14% of the General Fund budget at the end of each fiscal year; however, the County will strive to reach a target of 18%.
- 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.

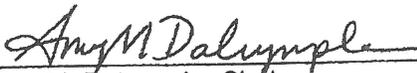
Competitive Employment

- 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

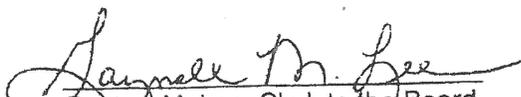
- In an effort to stabilize the County's tax rate, the Board of Commissioners will adopt a tax rate that considers the succeeding four years' anticipated expenditures and will strive not to change the rate until the next revaluation.
- The Board of Commissioners prefers to limit the growth of the annual 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 October, 2015.



Amy M. Dalrymple, Chair
Lee County Board of Commissioners

ATTEST:



Gaynell M. Lee, Clerk to the Board

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
Certificates of Participation	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 2017- 2021							
Adopted							
Projects With Funding Sources							
	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Total CIP	Beyond FY 20-21
ADMINISTRATION							
General Services Expansion	\$ -	\$ -	\$ -	\$ -	\$ 1,273,400	\$ 1,273,400	\$ -
LCGC 2nd Floor HVAC Renovation	-	-	-	1,335,000	-	1,335,000	-
Total	\$ -	\$ -	\$ -	\$ 1,335,000	\$ 1,273,400	\$ 2,608,400	\$ -
Funding Sources							
Debt Financing - FY 2019/20	\$ -	\$ -	\$ -	\$ 1,335,000	\$ -	\$ 1,335,000	\$ -
Debt Financing - FY 2020/21	-	-	-	-	1,273,400	1,273,400	-
Total	\$ -	\$ -	\$ -	\$ 1,335,000	\$ 1,273,400	\$ 2,608,400	\$ -
EDUCATION - LEE COUNTY SCHOOLS							
First New Elementary School	\$ -	\$ 1,545,595	\$ 24,214,322	\$ -	\$ -	\$ 25,759,917	\$ -
Lee County High School Auditorium-HVAC	-	-	-	-	1,500,000	1,500,000	-
West Lee Middle School-Repairs and Renovation	-	-	-	2,500,000	-	2,500,000	-
East Lee Middle School-Repairs and Renovation	-	-	-	-	2,500,000	2,500,000	-
B.T. Bullock Roof Replacement	-	-	-	650,000	-	650,000	-
East Lee Middle School-Gym Renovations	-	-	-	-	-	-	2,750,000
West Lee Middle School-Gym Renovations	-	-	-	-	-	-	2,750,000
Southern Lee High School Auditorium	-	-	-	-	-	-	3,500,000
Bragg Street Academy Gymnasium	-	-	-	-	-	-	3,000,000
Southern Lee High School Roof Replacement	-	-	-	650,000	-	650,000	-
Deep River Elementary School Roof Replacement	-	-	-	-	650,000	650,000	-
Broadway Elementary School Roof Replacement	-	-	-	-	-	-	650,000
Tramway Elementary School Roof Replacement	-	-	-	-	-	-	650,000
Southern Lee High School Generator Upgrade	-	-	-	-	-	-	800,000
Second New Elementary School	-	-	-	-	-	-	21,594,459
Total	\$ -	\$ 1,545,595	\$ 24,214,322	\$ 3,800,000	\$ 4,650,000	\$ 34,209,917	\$ 35,694,459
Funding Sources							
Lottery Proceeds/Capital Reserve/Annual Capital	\$ -	\$ -	\$ -	\$ 3,800,000	\$ 4,650,000	\$ 8,450,000	\$ 2,100,000
Debt Financing - FY 2017/18	-	1,545,595	-	-	-	1,545,595	-
Debt Financing - FY 2018/19	-	-	24,214,322	-	-	24,214,322	-
Debt Financing - Beyond FY 2010/21	-	-	-	-	-	-	33,594,459
Total	\$ -	\$ 1,545,595	\$ 24,214,322	\$ 3,800,000	\$ 4,650,000	\$ 34,209,917	\$ 35,694,459
EDUCATION - CCCC							
Health Sciences Center	\$ 4,296,792	\$ 4,703,208	\$ -	\$ -	\$ -	\$ 9,000,000	\$ -
Veterinary Medical Technology	2,541,046	2,458,954	-	-	-	5,000,000	-
Dennis Wicker Civic Center	2,692,025	2,307,975	-	-	-	5,000,000	-
Main Campus, Emergency Services Training Center Renovations	1,816,592	2,183,408	-	-	-	4,000,000	-
Kelly Drive Relocation	-	-	-	-	-	-	2,800,000
Total	\$ 11,346,455	\$ 11,653,545	\$ -	\$ -	\$ -	\$ 23,000,000	\$ 2,800,000
Funding Sources							
Bond Proceeds	\$ 11,346,455	\$ 11,653,545	\$ -	\$ -	\$ -	\$ 23,000,000	\$ -
NC DOT	-	-	-	-	-	-	2,800,000
Total	\$ 11,346,455	\$ 11,653,545	\$ -	\$ -	\$ -	\$ 23,000,000	\$ 2,800,000
COMMUNITY DEVELOPMENT							
New Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,065,869
OT Sloan Park	-	-	849,000	2,500,000	7,595,750	10,944,750	-
San Lee Park Nature Center	1,714,549	-	-	-	-	1,714,549	-
Total	\$ 1,714,549	\$ -	\$ 849,000	\$ 2,500,000	\$ 7,595,750	\$ 12,659,299	\$ 17,065,869
Funding Sources							
Fund Balance	1,714,549	-	-	-	-	1,714,549	-
PARTF Grant Funds	-	-	-	400,000	400,000	800,000	-
USA Community Facility Grant Funds	-	-	-	-	-	-	500,000
Community Donations	-	-	-	-	-	-	500,000
Debt Financing - FY 2018/19	-	-	849,000	-	-	849,000	-
Debt Financing - FY 2019/20	-	-	-	2,100,000	-	2,100,000	-
Debt Financing - FY 2020/21	-	-	-	-	7,195,750	7,195,750	-
Debt Financing - Post 20-21	-	-	-	-	-	-	16,065,869
Total	\$ 1,714,549	\$ -	\$ 849,000	\$ 2,500,000	\$ 7,595,750	\$ 12,659,299	\$ 17,065,869



Committed Today for a Better Tomorrow

**RESOLUTION
ADOPTING THE LEE COUNTY
CAPITAL IMPROVEMENTS PROGRAM
FOR FISCAL YEARS 2016/2017 THROUGH 2020/2021**

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

WHEREAS, a deliberate process has been applied to the Capital Improvements Program for Fiscal Years 2016/2017 through 2020/2021 that includes a detailed evaluation of financial capacity and impacts; and

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

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

NOW, THEREFORE BE IT RESOLVED, that the Lee County Board of Commissioners does hereby adopt the attached Capital Improvements Program schedule for Fiscal Years 2016/2017 through 2020/2021; and

BE IT FURTHER RESOLVED that the Board of Commissioners directs County staff to use the adopted document as a guide for proceeding with the implementation of projects detailed in Fiscal Year 2016/2017.

Adopted this 6th day of June, 2016.



Amy M. Dalrymple, Chair

ATTEST:



Danielle Mahoney, Deputy Clerk

**CAPITAL IMPROVEMENTS PROGRAM 2017-2021
Project Summary**

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Total CIP	Beyond FY 20-21
Administration							
1. General Services Expansion	\$ 1,273,400.00	\$ -	\$ -	\$ -	\$ -	\$ 1,273,400	\$ -
2. LCGC 2nd Floor HVAC Renovation	1,335,000.00	-	-	-	-	1,335,000	-
Subtotal	\$ 2,608,400	\$ -	\$ -	\$ -	\$ -	\$ 2,608,400	\$ -
Education - Lee County Schools							
1. First New Elementary School	\$ 25,759,917	\$ -	\$ -	\$ -	\$ -	\$ 25,759,917	\$ -
2. Lee County High School Auditorium-HVAC	1,500,000	-	-	-	-	1,500,000	-
3. West Lee Middle School-Repairs and Renovation	2,500,000	-	-	-	-	2,500,000	-
4. East Lee Middle School-Repairs and Renovation	-	2,500,000	-	-	-	2,500,000	-
5. B.T. Bullock Roof Replacement	-	650,000	-	-	-	650,000	-
6. East Lee Middle School-Gym Renovations	-	-	2,750,000	-	-	2,750,000	-
7. West Lee Middle School-Gym Renovations	-	-	2,750,000	-	-	2,750,000	-
8. Southern Lee High School Auditorium	-	-	-	3,500,000	-	3,500,000	-
9. Bragg Street Academy Gymnasium	-	-	-	3,000,000	-	3,000,000	-
10. Southern Lee High School Roof Replacement	-	-	-	650,000	-	650,000	-
11. Deep River Elementary School Roof Replacement	-	-	-	650,000	-	650,000	-
12. Broadway Elementary School Roof Replacement	-	-	-	-	650,000	650,000	-
13. Tramway Elementary School Roof Replacement	-	-	-	-	650,000	650,000	-
14. Southern Lee High School Generator Upgrade	-	-	-	-	800,000	800,000	-
15. Second New Elementary School	-	-	-	-	21,594,459	21,594,459	-
Subtotal	\$ 29,759,917	\$ 3,150,000	\$ 5,500,000	\$ 7,800,000	\$ 23,694,459	\$ 69,904,376	\$ -
Education - CCCC							
1. Health Sciences Center	\$ 4,296,792	\$ 4,703,208	\$ -	\$ -	\$ -	\$ 9,000,000	\$ -
2. Veterinary Medical Technology	2,541,046	2,458,954	-	-	-	5,000,000	-
3. Dennis Wicker Civic Center/Business Incubator	2,692,025	2,307,975	-	-	-	5,000,000	-
4. Main Campus, Emergency Services Training Center	1,816,592	2,183,408	-	-	-	4,000,000	-
5. Kelly Drive Relocation	-	-	-	-	2,800,000	2,800,000	-
Subtotal	\$ 11,346,455	\$ 11,653,545	\$ -	\$ -	\$ 2,800,000	\$ 25,800,000	\$ -
Community Development							
1. New Library	\$ -	\$ 17,065,869	\$ -	\$ -	\$ -	\$ 17,065,869	\$ -
Public Safety							
2. OT Sloan Sports Complex	-	254,000	595,000	2,368,000	132,000	3,349,000	7,595,750
3. San Lee Park Nature Center	1,714,549	-	-	-	-	1,714,549	-
Subtotal	\$ 1,714,549	\$ 17,319,869	\$ 595,000	\$ 2,368,000	\$ 132,000	\$ 22,129,418	\$ 7,595,750
Total	\$ 45,429,321	\$ 32,123,414	\$ 6,095,000	\$ 10,168,000	\$ 26,626,459	\$ 120,442,194	\$ 7,595,750

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Total CIP	Beyond FY 20-21
Administration							
1. General Services Expansion	\$ -	\$ -	\$ -	\$ -	\$ 1,273,400	\$ 1,273,400	\$ -
2. LCGC 2nd Floor HVAC Renovation	-	-	-	1,335,000	-	1,335,000	-
Subtotal	\$ -	\$ -	\$ -	\$ 1,335,000	\$ 1,273,400	\$ 2,608,400	\$ -
Education - Lee County Schools							
1. First New Elementary School	\$ -	\$ 1,545,595	\$ 24,214,322	\$ -	\$ -	\$ 25,759,917	\$ -
2. Lee County High School Auditorium-HVAC	-	-	-	-	1,500,000	1,500,000	-
3. West Lee Middle School-Repairs and Renovation	-	-	-	2,500,000	-	2,500,000	-
4. East Lee Middle School-Repairs and Renovation	-	-	-	-	2,500,000	2,500,000	-
5. B.T. Bullock Roof Replacement	-	-	-	650,000	-	650,000	-
6. East Lee Middle School-Gym Renovations	-	-	-	-	-	-	2,750,000
7. West Lee Middle School-Gym Renovations	-	-	-	-	-	-	2,750,000
8. Southern Lee High School Auditorium	-	-	-	-	-	-	3,500,000
9. Bragg Street Academy Gymnasium	-	-	-	-	-	-	3,000,000
10. Southern Lee High School Roof Replacement	-	-	-	650,000	-	650,000	-
11. Deep River Elementary School Roof Replacement	-	-	-	-	650,000	650,000	-
12. Broadway Elementary School Roof Replacement	-	-	-	-	-	-	650,000
13. Tramway Elementary School Roof Replacement	-	-	-	-	-	-	650,000
14. Southern Lee High School Generator Upgrade	-	-	-	-	-	-	800,000
15. Second New Elementary School	-	-	-	-	-	-	21,594,459
Subtotal	\$ -	\$ 1,545,595	\$ 24,214,322	\$ 3,800,000	\$ 4,650,000	\$ 34,209,917	\$ 35,694,459
Education - CCCC							
1. Health Sciences Center	\$ 4,296,792	\$ 4,703,208	\$ -	\$ -	\$ -	\$ 9,000,000	\$ -
2. Veterinary Medical Technology	2,541,046	2,458,954	-	-	-	5,000,000	-
3. Dennis Wicker Civic Center/Business Incubator	2,692,025	2,307,975	-	-	-	5,000,000	-
4. Main Campus, Emergency Services Training Center	1,816,592	2,183,408	-	-	-	4,000,000	-
5. Kelly Drive Relocation	-	-	-	-	-	-	2,800,000
Subtotal	\$ 11,346,455	\$ 11,653,545	\$ -	\$ -	\$ -	\$ 23,000,000	\$ 2,800,000
Public Safety							
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Human Services							
1. COLTS	500,000	-	-	-	-	500,000	-
Subtotal	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Community Development							
1. New Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,065,869
2. OT Sloan Sports Complex	-	-	849,000	2,500,000	7,595,750	10,944,750	-
3. San Lee Park Nature Center	1,714,549	-	-	-	-	1,714,549	-
Subtotal	\$ 1,714,549	\$ -	\$ 849,000	\$ 2,500,000	\$ 7,595,750	\$ 12,659,299	\$ 17,065,869
Total	\$ 13,061,004	\$ 13,199,140	\$ 25,063,322	\$ 7,635,000	\$ 13,519,150	\$ 72,477,616	\$ 55,560,328

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Total CIP	Beyond FY 20-21
Administration							
1. General Services Expansion	\$ -	\$ -	\$ -	\$ -	\$ 1,273,400	\$ 1,273,400	\$ -
2. LCGC 2nd Floor HVAC Renovation	-	-	-	1,335,000	-	1,335,000	-
Subtotal	\$ -	\$ -	\$ -	\$ 1,335,000	\$ 1,273,400	\$ 2,608,400	\$ -
Education - Lee County Schools							
1. First New Elementary School	\$ -	\$ 1,545,595	\$ 24,214,322	\$ -	\$ -	\$ 25,759,917	\$ -
2. Lee County High School Auditorium-HVAC	-	-	-	-	1,500,000	1,500,000	-
3. West Lee Middle School-Repairs and Renovation	-	-	-	2,500,000	-	2,500,000	-
4. East Lee Middle School-Repairs and Renovation	-	-	-	-	2,500,000	2,500,000	-
5. B.T. Bullock Roof Replacement	-	-	-	650,000	-	650,000	-
6. East Lee Middle School-Gym Renovations	-	-	-	-	-	-	2,750,000
7. West Lee Middle School-Gym Renovations	-	-	-	-	-	-	2,750,000
8. Southern Lee High School Auditorium	-	-	-	-	-	-	3,500,000
9. Bragg Street Academy Gymnasium	-	-	-	-	-	-	3,000,000
10. Southern Lee High School Roof Replacement	-	-	-	650,000	-	650,000	-
11. Deep River Elementary School Roof Replacement	-	-	-	-	650,000	650,000	-
12. Broadway Elementary School Roof Replacement	-	-	-	-	-	-	650,000
13. Tramway Elementary School Roof Replacement	-	-	-	-	-	-	650,000
14. Southern Lee High School Generator Upgrade	-	-	-	-	-	-	800,000
15. Second New Elementary School	-	-	-	-	-	-	21,594,459
Subtotal	\$ -	\$ 1,545,595	\$ 24,214,322	\$ 3,800,000	\$ 4,650,000	\$ 34,209,917	\$ 35,694,459
Education - CCCC							
1. Health Sciences Center	\$ 4,296,792	\$ 4,703,208	\$ -	\$ -	\$ -	\$ 9,000,000	\$ -
2. Veterinary Medical Technology	2,541,046	2,458,954	-	-	-	5,000,000	-
3. Dennis Wicker Civic Center/Business Incubator	2,692,025	2,307,975	-	-	-	5,000,000	-
4. Main Campus, Emergency Services Training Center	1,816,592	2,183,408	-	-	-	4,000,000	-
5. Kelly Drive Relocation	-	-	-	-	-	-	2,800,000
Subtotal	\$ 11,346,455	\$ 11,653,545	\$ -	\$ -	\$ -	\$ 23,000,000	\$ 2,800,000
Community Development							
1. New Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,065,869
2. OT Sloan Sports Complex	-	-	849,000	2,500,000	7,595,750	10,944,750	-
3. San Lee Park Nature Center	1,714,549	-	-	-	-	1,714,549	-
Subtotal	\$ 1,714,549	\$ -	\$ 849,000	\$ 2,500,000	\$ 7,595,750	\$ 12,659,299	\$ 17,065,869
Total	\$ 13,061,004	\$ 13,199,140	\$ 25,063,322	\$ 7,635,000	\$ 13,519,150	\$ 72,477,616	\$ 55,560,328

Adopted Projects 2017-2021

Project: General Services Expansion
Cost Estimate: \$1,714,549
Requested Start Date: FY 2017
Start 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: \$1,335,000
Requested Start Date: FY 2017
Start 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: **New Elementary School**
Cost Estimate: \$25,759,917
Requested Start Date: FY 2017
Start Date: **FY 2018**

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.

Manager Comments: *Based on the recent request from the Board of Education and discussions with their leadership, locating this new school to the old Wicker School property is their top priority. They believe addressing this need is not only a capacity and learning issue, but a safety issue. The BOE would like for this project to be completed in August of 2018, but based on estimates from CCCC on them leaving the Dental Area, occupation will not occur until August of 2019. If the Commissioners are considering general obligation debt for this project as would be required by current County policy, the referendum would need to be held in November of 2016. Current expenditures for this school would need an additional tax increase to cover those annual expenses.*

Project: **Lee County High School Auditorium - HVAC**
Cost Estimate: \$1,500,000
Requested Start Date: FY 2017
Start Date: **FY 2021**

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: West Lee Middle School-Repairs and Renovations
Cost Estimate: \$2,500,000
Requested Start Date: FY 2017
Start Date: FY 2020

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 and combined with the Replacement of Electric Heat project; 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.*

Project: East Lee Middle School-Repairs and Renovation
Cost Estimate: \$2,500,000
Requested Start Date: FY 2018
Start Date: FY 2021

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.*

Project: B.T. Bullock Roof Replacement
Cost Estimate: \$650,000
Requested Start Date: FY 2018
Start Date: *FY 2020*

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

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

Project: Southern Lee High School Roof Replacement
Cost Estimate: \$650,000
Requested Start Date: FY 2020
Start Date: *FY 2020*

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 will need to be used to pay for this project.*

Project: Deep River Elementary School Roof Replacement
Cost Estimate: \$650,000
Requested Start Date: FY 2020
Start 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: *Annual Capital appropriation will need to be used to pay for this project.*

Project: Health Sciences Center
Cost Estimate: \$9,000,000
Requested Start Date: FY 2017
Start Date: FY 2017

Description: Construct a 30,000 square feet building for workforce training programs related to health sciences fields. This building will be constructed on property already owned by the college and located directly in front of the main Lee County Campus. Programs offered at the center would allow for the expansion of the following health careers: Associate Degree Nursing, Medical Assisting, Dental Hygiene, and Dental Assisting. The center would also provide space for a new campus bookstore, and reduce the need for leased space by relocating the dental program.

Manager Comments: *This project would give the Community College the ability to develop a work force for the growing health care industry in Lee County and the region. With the referendum passing in the fall of 2014, the Commissioners gave the College the go ahead on design of this facility, and construction is expected to begin in January 2017. Property taxes were increased by 2.0 cents in FY 15-16 to cover the debt for this project.*

Project: Veterinary Medical Technology
Cost Estimate: \$ 5,000,000
Requested Start Date: FY 2017
Start Date: FY 2017

Description: The Veterinary Medical Technology Program (VMT) was established in 1965. The VMT program has been one of the most successful in college history. This project involves the renovation of 4,075 square feet of space and the addition of 13,400 square feet of space to meet the requirements by the accreditation agency.

Manager Comments: *This program has outgrown its current facility. Due to accreditation issues, this project has a greater sense of urgency for the College. With the referendum passing in the fall of 2014, the Commissioners gave the College the go ahead on design of this facility, and construction is expected to begin in October 2016. Property taxes were increased by 2.0 cents in FY 15-16 to cover the debt for this project.*

Project: **Dennis A. Wicker Civic Center Expansion/Renovations and Business Incubator Renovation**
Cost Estimate: \$5,000,000
Requested Start Date: FY 2017
Start Date: ***FY 2017***

Description: The Civic Center, completed in 1991, has a mission to provide event facilities that professionally represent the citizens of Lee County and Central Carolina Community College by providing a well-managed and maintained center and assuring clean, safe facilities and set-up support for citizens. The current building consists of approximately 36,000 square feet of space. This project would require renovations of the existing facility and the addition of approximately 10,000 square feet. The incubator project would include the renovation of a building (located on 130 Steele Street, Sanford). This building will be used as a business incubator space and would allow new business start-ups within the City of Sanford. It has the potential to assist in creating new business and employment opportunities for the citizens of the County.

Manager Comments: *The College has developed a preliminary plan for the Civic Center project and is in design with their architect. There currently is a lot of discussion about the Downtown Business Incubator location and how much funding will be available after the Civic Center project is complete. With the referendum passing in the fall of 2014, the Commissioners gave the College the go ahead on design of this facility, and construction is expected to begin in October 2016. Property taxes were increased by 2.0 cents in FY 15-16 to cover the debt for this project.*

Project: **Sanford (Main) Campus, Emergency Services Training Center Renovations**
Cost Estimate: \$4,000,000
Requested Start Date: FY 2017
Start Date: ***FY 2017***

Description: This project would include a variety of repair projects around campus and the renovation funds to repurpose spaces as new buildings are opened. The completion of the Health Sciences Center would free space currently being used by several programs. This space can be repurposed to allow continued use of the space for numerous years. A new physical training area with shower and locker room facilities will be completed at the Emergency Services Training Center. The Joyner Hall roof would also be replaced.

Manager Comments: *According to the College's time line, this project will need to begin as soon as the Health Sciences Building is completed. The College will need the new space so the renovations can begin in other buildings. With the referendum passing in the fall of 2014, the Commissioners gave the College the go ahead on design of this facility, and construction is expected to begin in June 2016. Property taxes were increased by 2.0 cents in FY 15-16 to cover the debt for this project d of FY 2016.*

Project: O.T. Sloan Sports Complex
Cost Estimate: \$10,944,750
Requested Start Date: FY 2018
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, 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: San Lee Park Nature Center
Cost Estimate: \$1,714,549
Requested Start Date: FY 2017
Start Date: *FY 2017*

Description: Replacement project for the San Lee Nature Center that was destroyed in a fire in November of 2014.

Manager Comments: *This project is ongoing and is currently in design. Construction should begin in the summer of 2016.*

Adopted Projects Beyond FY 2021

Project: East Lee Middle School-Gym Renovations
Cost Estimate: \$2,750,000
Requested Start Date: FY 2019
Start Date: Post 2021

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.*

Project: West Lee Middle School-Gym Renovations
Cost Estimate: \$2,750,000
Requested Start Date: FY 2019
Start Date: Post 2021

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.*

Project: Southern Lee High School Auditorium
Cost Estimate: \$3,500,000
Requested Start Date: FY 2020
Start Date: Post 2021

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.*

Project: Bragg Street Academy Gymnasium
Cost Estimate: \$3,000,000
Requested Start Date: FY 2020
Start Date: Post 2021

Description: Construct a gymnasium to house physical education classes. The gymnasium would allow space for indoor physical activities which would include cardio vascular and fitness training. A modified basketball court, along with volleyball and gymnastics would be utilized.

Manager Comments: *For the youth who are assigned to Bragg Street Academy, physical exercise is a needed activity in their development as students and citizens. Again, the ability to pay has pushed this project out to a point where the County cannot commit to this project at this time.*

Project: Broadway Elementary School Roof Replacement
Cost Estimate: \$650,000
Requested Start Date: FY 2021
Start Date: Post 2021

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: Tramway Elementary School Roof Replacement
Cost Estimate: \$650,000
Requested Start Date: FY 2021
Start Date: Post 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 will need to be used to replace these roofs.*

Project: Southern Lee High School Generator Upgrade
Cost Estimate: \$800,000
Requested Start Date: FY 2021
Start Date: Post 2021

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: Second New Elementary School
Cost Estimate: \$21,594,459
Requested Start Date: FY 2021
Start Date: Post 2021

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 next elementary school at this time. Significant growth in population and tax base will be needed to fund this project.*

Project: Kelly Drive Relocation
Cost Estimate: \$2,800,000
Requested Start Date: FY 2021
Start Date: Post 2021

Description: This project would involve relocating Kelly Drive to eliminate the current road separating the two sides of campus. The new road would be constructed on the far side of our current property line. The campus is currently separated by Kelly Drive which creates a safety issue for students, faculty, and staff as they have to walk around this road to get to the other side of campus. Future expansion will take place on the other side of campus, and this will only increase the number of students, faculty, and staff crossing this road on a daily basis.

Manager Comments: *This project is in the NC DOT transportation improvement plan. With the expansion of the Civic Center and addition of the Health Science building, the current location of Kelly Drive creates a safety hazard for students and the public who will cross the street to go between the main campus and these two facilities. The college already owns the property so design and construction need to be funded. The County does not have the funds to complete this project. State grants or DOT funds will need to be used to complete this project.*

Project: New Library
Cost Estimate: \$17,065,869
Requested Start Date: FY 2018
Start Date: Post 2021

Description: The construction of a new Main Library to address Lee County's population growth and its increasing need for modern library services is the goal of this project. Proposed is a facility of 50,000 square feet with attendant landscaping and parking areas. Site selection is to be determined but is strongly suggested that the library remain in downtown Sanford. A modern public library is a destination and community public social space, in addition to which, a good library attracts and stimulates business, some studies reporting up to 25% of business is because of a public library in downtown. A good library is a public commons having sufficient room for adult and children's programs, public computer lab, places for the public to use their own Wi-Fi devices, laptop lab for computer places, and small rooms for student study and tutoring. A Rural Development grant/loan application could be part of the funding for this project. There are 56,021 registered library card users. The population for Lee County is 60,134. 93% of the county population uses the library.

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.*

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Lee County General Services Expansion - Detail Sheet

Project Name	General Services Expansion
Project Department	General Services
Total Project Cost	\$1,273,400
Requested Start Date	FY 2017
Recommended Start Date	FY 2021
Adopted 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 Biodiesel 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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Planning & Design					9,900		9,900
Engineering					80,000		80,000
Clear/Grade/Site Prep.					33,500		33,500
Construction-Purchase					1,000,000		1,000,000
Furnishings					150,000		150,000
Total	-	-	-	-	1,273,400	-	1,273,400

Funding Sources

Financing Proceeds	-	-	-	-	1,273,400	-	1,273,400
Total	-	-	-	-	1,273,400	-	1,273,400

Operating Budget Impact	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Personnel expenses					133,870		133,870
Operating expenses					255,000		255,000
Capital outlay (normal budget)					25,000		25,000
Less Project Operating Revenue					(250,000)		(250,000)
Total	-	-	-	-	163,870	-	163,870

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

Project Name	LCGC 2nd Floor HVAC Renovation
Project Department	General Services
Total Project Cost	\$1,335,000
Requested Start Date	FY 2017
Recommended Start Date	FY 2020
Adopted Start Date	FY 2020

Description

Change out the existing second (2) 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 environment for patrons and staff, and to help contain diseases so they are not spread to others.

Financial Information

Expenditures	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Engineering				35,000			35,000
Construction-Purchase				1,300,000			1,300,000
Total	-	-	-	1,335,000	-	-	1,335,000

Funding Sources

Financing Proceeds				1,335,000			1,335,000
Total	-	-	-	1,335,000	-	-	1,335,000

New Elementary School - Detail Sheet

Project Name	First New Elementary School
Project Department	Lee County Schools
Total Project Cost	\$25,759,917
Requested Start Date	FY 2017
Recommended Start Date	FY 2018
Adopted Start Date	FY 2018

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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Planning & Design		772,798					772,798
Engineering/Arch. Services		772,797					772,797
Construction			19,216,899				19,216,899
Clear/Grade/Site Prep			1,545,595				1,545,595
Furnishings			2,421,432				2,421,432
Contingency			1,030,396				1,030,396
Total	-	1,545,595	24,214,322	-	-	-	25,759,917

Funding Sources

Financing Proceeds		1,545,595	24,214,322				25,759,917
Total	-	1,545,595	24,214,322	-	-	-	25,759,917

Lee County High School Auditorium HVAC-Detail Sheet

Project Name Lee County High School Auditorium HVAC
Project Department Lee County Schools
Total Project Cost \$1,500,000
Requested Start Date FY 2017
Recommended Start Date FY 2021
Adopted Start Date FY 2021

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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Planning & Design					45,000		45,000
Eng/Arch. Serv.					45,000		45,000
Equip./Machinery/Furniture					1,350,000		1,350,000
Contingency					60,000		60,000
Total	-	-	-	-	1,500,000	-	1,500,000

Funding Sources

Lottery Proceeds/Capital Reserve/Annual Capital					1,500,000		1,500,000
Total	-	-	-	-	1,500,000	-	1,500,000

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 2017
Recommended Start Date	FY 2020
Adopted Start Date	FY 2020

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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Planning & Design				75,000			75,000
Engineering/Arch Svcs.				75,000			75,000
Furnishings				50,000			50,000
Contingency				125,000			125,000
Total	-	-	-	2,500,000	-	-	2,500,000

Funding Sources

Lottery Proceeds/Capital Reserve/Annual Capital				2,500,000			2,500,000
Total	-	-	-	2,500,000	-	-	2,500,000

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 2018
Recommended Start Date	FY 2021
Adopted Start Date	FY 2021

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.

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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	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

Lottery Proceeds/Capital Reserve/Annual Capital					2,500,000		2,500,000
Total	-	-	-	-	2,500,000	-	2,500,000

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 2018
Recommended Start Date	FY 2020
Adopted Start Date	FY 2020

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

Expenditures	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	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

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 2019
Recommended Start Date Post 2021
Adopted Start Date Post 2021

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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	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

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 2019
Recommended Start Date Post 2021
Adopted Start Date Post 2021

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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	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

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 Post 2021
Adopted Start Date Post 2021

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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	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

Bragg Street Academy Gymnasium-Detail Sheet

Project Name Bragg Street Academy Gymnasium
Project Department Lee County Schools
Total Project Cost \$3,000,000
Requested Start Date FY 2020
Recommended Start Date Post 2021
Adopted Start Date Post 2021

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. Provided would be ample space to have indoor physical activity which includes cardio vascular and fitness training. A modified basketball court, along with volleyball and gymnastics would be utilized.

Financial Information

Expenditures	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Planning & Design						90,000	90,000
Engineering						90,000	90,000
Construction						2,418,000	2,418,000
Furnishings						282,000	282,000
Contingency						120,000	120,000
Total	-	-	-	-	-	3,000,000	3,000,000

Funding Sources

Financing Proceeds						3,000,000	3,000,000
Total	-	-	-	-	-	3,000,000	3,000,000

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 2020
Recommended Start Date FY 2020
Adopted Start Date FY 2020

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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	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

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 2020
Recommended Start Date FY 2021
Adopted Start Date FY 2021

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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	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 Post 2021
Adopted Start Date Post 2021

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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	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

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 2021
Recommended Start Date Post 2021
Adopted Start Date Post 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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	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

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 2021
Recommended Start Date Post 2021
Adopted Start Date Post 2021

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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	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

Lottery Proceeds/Capital							
Reserve/Annual Capital						800,000	800,000
Total	-	-	-	-	-	800,000	800,000

Second New Elementary School - Detail Sheet

Project Name	Second New Elementary School
Project Department	Lee County Schools
Total Project Cost	\$21,594,459
Requested Start Date	FY 2021
Recommended Start Date	Post 2021
Adopted Start Date	Post 2021

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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	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.						15,405,136	15,405,136
Furnishings						2,029,879	2,029,879
Contingency						863,778	863,778
Total	-	-	-	-	-	21,594,459	21,594,459

Funding Sources

Financing Proceeds						21,594,459	21,594,459
Total	-	-	-	-	-	21,594,459	21,594,459

Health Sciences Center - Detail Sheet

Project Name	Health Sciences Center
Project Department	CCCC
Total Project Cost	\$ 9,000,000
Requested Start Date	FY 2017
Recommended Start Date	FY 2017
Adopted Start Date	FY 2017

Description

Construct a 30,000 square feet building for workforce training programs. This building will be constructed on property already owned by the college and located directly in front of the main Lee County Campus. Programs offered at the center would be: Associate Degree Nursing, Medical Assisting, Dental Hygiene, and Dental Assisting. The Center would also provide space for a new campus bookstore.

Justification

The current employment demand for health career graduates is extremely high. The College needs additional space to meet the demands for additional graduates from these programs. The Center would also reduce the need for leased space by relocating the dental program.

Financial Information

Expenditures	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Engineering	668,429	150,000					818,429
Site Prep	790,000						790,000
Construction	2,838,363	3,500,000					6,338,363
Equip/Furnishings		225,000					225,000
Contingency		828,208					828,208
Total	4,296,792	4,703,208				-	9,000,000

Funding Sources

Bond Proceeds	4,296,792	4,703,208	-	-	-	-	9,000,000
Total	4,296,792	4,703,208	-	-	-	-	9,000,000

Operating Budget Impact	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Personnel Expenses		15,965	32,888	33,875	34,891	Continuing	117,619
Operating Expenses		34,505	71,080	73,213	75,409	Continuing	254,207
Total	-	50,470	103,968	107,088	110,300	-	371,826

Veterinary Medical Technology - Detail Sheet

Project Name	Veterinary Medical Technology
Project Department	CCCC
Total Project Cost	\$5,000,000
Requested Start Date	FY 2017
Recommended Start Date	FY 2017
Adopted Start Date	FY 2017

Description

The Veterinary Medical Technology Program (VMT) was established in 1965. The VMT program has been one of the most successful in college history. This project involves the addition of approximately 13,400 sqft of space and minor renovation to the existing 4,075 sqft building to meet the requirements of our accreditation agency.

Justification

The most recent accreditation report by the AVMA Committee on Veterinary Technician Education and Activities cited the current laboratory/animal holding facility (building in 1978) as the area within the program that most needed improvement. The program has averaged 445 applicants during the past three years and 64 students are accepted into this competitive program. The current facility will not allow for more students to be accepted. The job outlook for students in this program is growing much faster than other pgorams. The median pay for graduates is \$14.28 per hour.

Financial Information

Expenditures	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Engineering	396,153	100,000					496,153
Clear/Grade/Site Prep	223,000						223,000
Construction	1,921,893	1,500,000					3,421,893
Equip/Furnishings		200,000					200,000
Contingency		658,954					658,954
Total	2,541,046	2,458,954	-	-	-	-	5,000,000

Funding Sources

Bond Proceeds	2,541,046	2,458,954					5,000,000
Total	2,541,046	2,458,954	-	-	-	-	5,000,000

Operating Budget Impact	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Personnel Expenses		44,250	60,770	62,963	64,852	Continuing	
Operating Expenses		16,500	22,660	23,340	24,040	Continuing	
Total	-	60,750	83,430	86,303	88,892	-	319,375

CCCC-Dennis A. Wicker Civic Center Renovation/Expansion and Incubator Renovation

Project Name	Dennis A. Wicker Civic Center Renovation/Expansion and Incubator Renovation
Project Department	CCCC
Total Project Cost	\$ 5,000,000
Requested Start Date	FY 2017
Recommended Start Date	FY 2017
Adopted Start Date	FY 2017

Description

The Civic Center, completed in 1991, has a mission to provide event facilities that professionally represent the citizens of Lee County and Central Carolina Community College by providing a well-managed and maintained center and assuring clean, safe facilities and set-up support for citizens. The current building consists of approximately 36,000 square feet of space. This project would require renovations of the existing facility and the addition of approximately 10,000 square feet. The incubator project would include the renovation of a building to be used as a business incubator.

Justification

During 2011, a committee was established to determine how the civic center could continue to serve Lee County citizens over the next 20 years and beyond. The committee identified safety problems and the need for additional conference space to increase facility rental opportunities.

Financial Information

Expenditures	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Engineering	369,525	150,000					519,525
Clear/Grade/Site Prep	880,000						880,000
Construction	1,442,500	1,500,000					2,942,500
Equip/Furnishings		90,000					90,000
Contingency		567,975					567,975
Total	2,692,025	2,307,975	-	-	-	-	5,000,000

Funding Sources

Bond Proceeds	2,692,025	2,307,975					5,000,000
Total	2,692,025	2,307,975	-	-	-	-	5,000,000

Operating Budget Impact	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Personnel Expenses		9,000	36,540	37,636	38,765	Continuing	121,941
Operating Expenses		12,500	53,250	54,848	56,493	Continuing	177,091
Total	-	21,500	89,790	92,484	95,258	-	299,032

CCCC Sanford (Main) Campus, Emergency Services Training Center Renovations-Detail Sheet

Project Name Sanford (Main) Campus, Emergency Services Training Center Renovations
Project Department CCCC
Total Project Cost \$ 4,000,000
Requested Start Date FY 2017
Recommended Start Date FY 2017
Adopted Start Date FY 2017

Description

This project would include a variety of repair projects around campus and the renovation funds to repurpose spaces as new buildings are opened. The completion of the Health Sciences Center would free space currently being used by several programs. This space includes the existing bookstore and several other areas of campus. This space can be repurposed to allow continued use of the space for numerous years. A new physical training area with shower and locker room facilities will be completed at the Emergency Services Training Center. The Joyner Hall and Guided Studies roofs will be replaced.

Justification

The Registrar's Office is currently located in an area with limited ADA accessibility. This office could be moved to the a new location closer to other student services functions. Critically-needed expansion of the welding program would also occur

Financial Information

Expenditures	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Engineering/Arch Svcs.	170,632	125,000					295,632
Clear/Grade/Site Prep	210,000						210,000
Construction	1,435,960	1,500,000					2,935,960
Furnishings		12,000					12,000
Contingency		546,408					546,408
Total	1,816,592	2,183,408	-	-	-	-	4,000,000

Funding Sources							Total
Bond Proceeds	1,816,592	2,183,408					4,000,000
Total	1,816,592	2,183,408	-	-	-	-	4,000,000

Operating Budget Impact	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Personnel Expenses		15,500	31,930	32,888	33,875	Continuing	114,193
Operating Expenses		7,500	15,450	15,914	16,391	Continuing	55,255
Total	-	23,000	47,380	48,802	50,266	-	169,448

Kelly Drive Relocation-Detail Sheet

Project Name Kelly Drive Relocation
Project Department CCCC
Total Project Cost \$ 2,800,000
Requested Start Date FY 2021
Recommended Start Date Post 2021
Adopted Start Date Post 2021

Description

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

Justification

Our campus is currently separated by Kelly Drive and this creates a safety issue for students, faculty, and staff as they currently have to walk around this road to get to the other side of campus. Future expansion of our campus will take place on the other side of campus and this will only increase the number of students, faculty, and staff crossing this road on a daily basis.

Financial Information

Expenditures	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Engineering/Arch Svcs.						280,000	280,000
Clear/Grade/Site Prep						2,380,000	2,380,000
Contingency						140,000	140,000
Total	-	-	-	-	-	2,800,000	2,800,000

Funding Sources	Total
DOT	2,800,000
Total	2,800,000

New Library-Detail Sheet

Project Name	New Main Library
Project Department	Library
Total Project Cost	\$ 17,065,869
Requested Start Date	FY 2018
Recommended Start Date	Post 2021
Adopted Start Date	Post 2021

Description

The construction of a new Main Library to address Lee County's population growth and its increasing need for modern library services is the goal of this project. Proposed is a facility of 50,000 square feet with attendant landscaping and parking areas. Site selection is to be determined but is strongly suggested that the library remain in downtown Sanford. A modern public library is a destination and community public social space, in addition to which, a good library attracts and stimulates business, some studies reporting up to 25% of business is because of a public library in downtown. A good library is a public commons having sufficient room for adult and children's programs, public computer lab, places for the public to use their own wifi devices, laptop lab for computer places, and small rooms for student study and tutoring. A Rural Development grant/loan application could be part of the funding for this project. There are 56,021 registered library card users. The population for Lee County is 60,134. 93% of the county population uses the library.

Justification

The library appears now to be inadequate for minimal, not to mention optimal, utilization in the near-term. This is so because of population growth, structural and operational deficiencies of the present building, and factors of technological and social change. Population growth and Library usage go hand-in-hand: the 1970 population figure was 30,467. Presently, the population estimate by Strategic Services is over 60,134. Since the 1980's the library patron door count has about doubled from 70,000 to 138,746. The library materials collection (books, magazines, audiovisuals) has grown from 115,000 items in the 1990's to over 123,000 currently. Deficiencies include inflexible building design (unable to accommodate future expansion or significant remodeling), poor energy efficiency, leaking windows, inadequate parking, shelving, programming, storage, study and service areas. Although a library annually discards materials (due to relevance, outdated information, poor condition, etc.), some years we take off the shelves from five to six thousand books, half of which we would want to retain. Factors of technological and social change involve: computer stations, SpaceMaker room, quiet study rooms, etc. The library is used for traditional purposes of research and study, but it is also, as mentioned above, community meeting. collaboration meeting rooms, social space, and a public commons. The public library is an education partner with public/private schools and the community organizations like NCWorks, Enrichment Center, Partnership for Children and area daycares. Staying in downtown Sanford would increase local revenues and revitalize and beautify the center of the county. Along with the Old Buggy Factory renovations and office use, with street scape projects scheduled, a new library would add considerable value and charm to revitalizing downtown. The current Library could be excellent office space for other county departments in need when vacated.

Financial Information

Expenditures	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Planning & Design						190,000	190,000
Engineering/Arch Svcs.						760,000	760,000
Land/ROW/Acquisition						1,000,000	1,000,000
Site Prep						495,000	495,000
Construction						12,473,750	12,473,750
Furnishings						1,047,375	1,047,375
Parking Lot						1,099,744	1,099,744
Total	-	-	-	-	-	17,065,869	17,065,869

Funding Sources

USA Community Facility Grant						500,000	500,000
Community Donations						500,000	500,000
Financing Proceeds						16,065,869	16,065,869
Total	-	-	-	-	-	17,065,869	17,065,869

OT Sloan Sports Complex- Detail Sheet

Project Name	OT Sloan Sports Complex
Project Department	Parks and Recreation
Total Project Cost	\$ 10,944,750
Requested Start Date	FY 2018
Recommended Start Date	FY 2019
Adopted 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 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Planning & Design			54,000	132,000			186,000
Engineering/Arch Serv.			270,000		660,500		930,500
Clear/Grade/Site Prep			450,000		205,000		655,000
Construction				2,250,000	6,200,000		8,450,000
Equipment/Furnishings				58,000	200,000		258,000
Contingency			75,000	60,000	330,250		465,250
Total	-	-	849,000	2,500,000	7,595,750	-	10,944,750

Funding Sources

Debt Financing			849,000	2,100,000	7,195,750		10,144,750
NC PARTF Grants				400,000	400,000		800,000
Total	-	-	849,000	2,500,000	7,595,750	-	10,944,750

Operating Budget Impact	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Personnel expenses				45,000	45,000		90,000
Operating expenses				45,000	45,000		90,000
Capital outlay (normal budget)				5,000	5,000		10,000
Less Project Operating Revenue				(35,000)	(35,000)		(70,000)
Total	-	-	-	60,000	60,000	-	120,000

San Lee Park Nature Center- Detail Sheet

Project Name	San Lee Park Nature Center
Project Department	Parks and Recreation
Total Project Cost	\$ 1,714,549
Requested Start Date	FY 2017
Recommended Start Date	FY 2017
Adopted Start Date	FY 2017

Description

Replacement project for the San Lee Park Nature Center that was destroyed in a fire in November 2014.

Justification

The park was home to a 10,704 square foot Nature Center housing various forms of native, non-releasable wildlife until a fire at the facility on November 29, 2014 rendered it inoperable. On January 20, 2015, the Lee County Board of Commissioners voted to demolish the existing building, which is located in the 100 Year Flood Plain, and build a new facility at an alternative location in the Park.

Financial Information

Expenditures	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Post 2021	Total
Planning & Design	170,200						170,200
Engineering/Arch Serv.	10,688						10,688
Construction	1,508,661						1,508,661
Equipment/Furnishings	25,000						25,000
Total	1,714,549	-	-	-	-	-	1,714,549

Funding Sources

Fund Balance	1,714,549						1,714,549
Total	1,714,549	-	-	-	-	-	1,714,549