

**LEE COUNTY**

**NORTH CAROLINA**

*Committed Today for a Better Tomorrow*

**FY 2018 – 2022  
Recommended**

**Capital Improvements  
Program**

Submitted By:  
John A. Crumpton, County Manager

May 22, 2017

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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 2018-2022 Capital Improvements Plan

DATE: May 22, 2017

Attached, please find the FY 2018-2022 Lee County Capital Improvements Plan. The County's Capital Improvements Plan (CIP) is our "strategic plan" for major capital improvements (projects exceeding \$500,000 in cost). The plan outlines the needs of our departments and outside agencies that depend on us for funding major capital projects. Due to the recent bond issuance for Central Carolina Community College (CCCC) and the pending debt issuance for a new elementary school, many of these projects will be deferred for many years.

Two years ago, the County raised taxes 7.5 cents. The breakdown of the increase was as follows:

- 2.0 cents for capital reserve to pay for the CCCC bonds,
- 3.0 cents to assist the K-12 system with needed capital and current expense funding,
- 1.0 cent to cover losses in sales tax revenue due to the fluctuation in tax levy by the City of Sanford, and
- 1.5 cents for pay as you go projects for the County.

With the commitment to fund the new elementary school without a tax rate increase, the County will need to use this 1.5 cents for the debt associated with the project. In addition, the County will need to save the growth in property tax and sales tax over the next two years to pay for the cost of operating the new school. This means that the County will not have the funds to begin new major capital projects over the next 3 years at a minimum.

In most jurisdictions, the CIP is funded with a long-term financial plan to include debt funding and corresponding tax rate or revenue increases. Lee County has not developed a permanent long-term financial plan that includes funding the CIP. The recent tax rate was intended to address short-term financial issues, not the long-term funding of a five-year CIP. The County has debt capacity to fund future projects, but does not have it within the current tax rate of 79.5 cents.

## OFFICE OF THE COUNTY MANAGER

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Significant property tax and sales tax growth will need to take place if any capital projects beyond the new elementary school are to be funded in the next five years.

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. The tax rate increase two years ago was badly needed to fund the CCCC projects and other educational funding. In two years, the entire 7.5-cent increase will go towards educational funding. Nearly five years ago, the State of North Carolina eliminated the corporate income tax distribution to counties (known as ADM) and reduced/capped Lottery proceeds. The tax rate increase did not replace the \$1.35 million that we have lost annually from the State of North Carolina that went to pay debt service and to our capital reserve fund. Additional debt service funds will be needed to pay for future debt mainly for the Lee County Board of Education (LCBOE) requests 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.

To summarize this year's CIP, the capital requests for the five-year period totaled \$85,058,219. Of this amount, \$72,394,459 is for K-12 educational requests or 83 percent of the total request. The total request was down from last years of \$120,442,194 due to the removal of \$23,000,000 for the CCCC bonds and \$17,065,869 for a new library. Last year's educational request was \$95,704,376.

There are eighteen (18) projects in the CIP. Fifteen (15) of these are for the K-12 system. The next elementary project for the LCBOE will be at the historic Wicker School facility. The debt issuance for this project will need to occur in the first quarter of 2018 if the funds are to be available for this project to begin construction in FY 17-18 and conclude in time for the 2019-20 school year. Most of the remaining projects for the LCBOE are deferred maintenance items including roof replacements and renovations at East and West Lee Middle Schools. There is also a second elementary school, which the LCBOE would like to have available in the 2021-22 school year. Most of these projects have been pushed out further in the manager's recommend CIP due to the County's inability to fund them at the current tax rate.

The three (3) none educational projects involve county operations. First is the redevelopment of OT Sloan Park. The major emphasis with this project is placing a cover on the lap pool, resurfacing the tennis courts and using the property donated to the County by Temple Sloan. The second project is providing HVAC renovations to the Health Department on the second floor of the Government Center. Lastly, with the growth of county operations, General Services needs additional space at their existing location.

Four 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 for the Health Department will need to be upgraded to meet 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 CIP does not include any projects for the Courthouse. Future CIPs will address this issue.

Attached you will find the entire Capital Improvements Plan document. The document shows the requested amounts from the departments and agencies. The requests also show when they believe the projects are needed. It would be difficult or impossible to fund all these projects in the next five years. This is why the Commissioners need to review the requests and prioritize the projects as "Board" priorities.

Capital project planning and the annual budget document together are essentially the strategic plan for the County Commissioners. The Board needs to set priorities and consider the willingness to fund those priorities. The County is beginning to grow at a very quick pace. Our needs continue to outgrow the growth of our revenue stream. The County and our funding partners will need to have patience in the funding of future capital projects.

It is my hope that the Commissioners will take the time to review the requests, my recommendations, and place the capital projects in priority order. Then, the Commissioners need to review our financial plans and current financial position to determine if the County can pay for many of these projects. If the County cannot pay for these projects in the next five years, then we have an obligation to communicate this to our funding agencies by moving them into the beyond FY 21-22 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 2017/2018 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 20, 2017; afterward the Finance Department and Administration begin compiling data into a preliminary document that is reviewed by the Board of Commissioners. The County Manager considers and explores the requested projects to formulate a recommended plan that is presented to the local Board of Commissioners. The recommended document is then finalized by an adoption of the Board of Commissioners with the intent to include the projects in the annual budget.

## **FINANCIAL POLICY**

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

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

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

- Fund balance = 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 \$45.4 million of the \$85.1 million in requested CIP projects within the five-year scope of the CIP. If the County chooses to embark upon these projects, the improvement of educational opportunities and other public facilities will be enjoyed by future generations of Lee County citizens.

## **PROJECT EVALUATION**

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

## REVENUE FUNDING SOURCES

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

## DEBT SERVICE

Much of the recommended CIP is funded through debt issuance; therefore, the next step in the process is to examine the County’s ability to service debt. Reoccurring revenues for debt service other than property taxes are limited. Portions of Article 40 and 42 sales taxes are restricted for paying school related debt service or school capital outlay. This CIP will be the seventh to include the Article 46 – 1/4 percent sales tax approved by the voters in Lee County in November 2009. The County also receives funds from the NC Education Lottery that can be used for debt service. 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, was dedicated to setting up a debt reserve for funding of the CCCC bonds approved by the voters of Lee County in November 2014. The \$23 million bond issue for CCCC was finalized on February 28, 2017. The 2.0 cents that was going to reserves will be applied directly to debt service in FY 2017-18 and for future years. In preparing this CIP, the County’s borrowing capacity was examined based on various assumptions. Revenue sources included in all cases consist of:

- Allocation of 7.11 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 – ¼ percent sales tax

This CIP reserves NC Education Lottery funds for pay as you go projects. The State's budget for FY 2017 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 sixth 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 \$85.1 million in requested projects especially when financial resources are in a state of flux. The County is seeing growth in its property tax base, and sales tax proceeds are increasing; however, a number of departments and agencies have needs that those revenues have to address. NC Lottery proceeds are subject to additional changes in the distribution method by the General Assembly.

The recommended CIP capitalizes on the County's debt capacity while adhering to Board established County financial policies. It also incorporates the funding of the first new elementary school that the Board of Education is requesting. Following the sale of the CCCC bonds in February 2017, the Board of Commissioners gave the Board of Education the go ahead to begin the planning and design for a new elementary school. A capital funding analysis by Davenport & Company indicates that starting a reserve for the elementary school debt in FY 2018/19 using the 1.5 cents of our property tax rate that was to go to reserves and pay as you go funding could allow the County to support the debt without a tax increase. Knowing that there will be additional current expense dollars needed by the school system when the new elementary school opens, management is recommending that we start funding the reserve in FY 2017/18 at 0.75 cents. 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 2021-22 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.

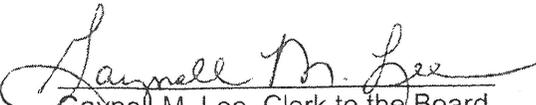
**Tax rate**

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

**Exhibit 3**

**CAPITAL IMPROVEMENTS PROGRAM**  
**FY 2018- 2022**  
*Adopted*  
**Projects With Funding Sources**

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Total CIP	Beyond FY 21-22
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**ADMINISTRATION**

General Services Expansion	\$ -	\$ -	\$ -	\$ 1,273,400	\$ -	\$ 1,273,400	\$ -
LCGC 2nd Floor HVAC Renovation	-	-	1,335,000	-	-	1,335,000	-
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,335,000</b>	<b>\$ 1,273,400</b>	<b>\$ -</b>	<b>\$ 2,608,400</b>	<b>\$ -</b>

**Funding Sources**

Debt Financing - FY 2019/20	\$ -	\$ -	\$ 1,335,000	\$ -	\$ -	\$ 1,335,000	\$ -
Debt Financing - FY 2020/21	-	-	-	1,273,400	-	1,273,400	-
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,335,000</b>	<b>\$ 1,273,400</b>	<b>\$ -</b>	<b>\$ 2,608,400</b>	<b>\$ -</b>

**EDUCATION - LEE COUNTY SCHOOLS**

Renovated Elementary School	\$ 4,112,835	\$ 23,637,165	\$ -	\$ -	\$ -	\$ 27,750,000	\$ -
Lee County High School Auditorium-HVAC	-	-	-	2,000,000	-	2,000,000	-
East Lee Middle School-Repairs and Renovation	-	-	-	2,500,000	-	2,500,000	-
West Lee Middle School-Repairs and Renovation	-	-	-	-	2,500,000	2,500,000	-
Southern Lee High School Roof Replacement	-	650,000	-	-	-	650,000	-
West Lee Middle School-Gym Renovations	-	-	-	-	-	-	2,750,000
East Lee Middle School-Gym Renovations	-	-	-	-	-	-	2,750,000
BT Bullock Roof Replacement	-	-	650,000	-	-	650,000	-
Deep River Elementary School Roof Replacement	-	-	-	650,000	-	650,000	-
Southern Lee High School Auditorium	-	-	-	-	-	-	3,500,000
Tramway Elementary School Roof Replacement	-	-	-	-	650,000	650,000	-
Broadway Elementary School Roof Replacement	-	-	-	-	-	-	650,000
Bragg Street Academy Gymnasium	-	-	-	-	-	-	3,000,000
Southern Lee High School Generator Upgrade	-	-	-	-	-	-	800,000
Second New Elementary School	-	-	-	-	-	-	21,594,459
<b>Total</b>	<b>\$ 4,112,835</b>	<b>\$ 24,287,165</b>	<b>\$ 650,000</b>	<b>\$ 5,150,000</b>	<b>\$ 3,150,000</b>	<b>\$ 37,350,000</b>	<b>\$ 35,044,459</b>

**Funding Sources**

Lottery Proceeds/Capital Reserve/Annual Capital	\$ -	\$ 650,000	\$ 650,000	\$ 5,150,000	\$ 3,150,000	\$ 9,600,000	\$ 1,450,000
Debt Financing - FY 2017/18	4,112,835	-	-	-	-	4,112,835	-
Debt Financing - FY 2018/19	-	23,637,165	-	-	-	23,637,165	-
Debt Financing - Beyond FY 2021/22	-	-	-	-	-	-	33,594,459
<b>Total</b>	<b>\$ 4,112,835</b>	<b>\$ 24,287,165</b>	<b>\$ 650,000</b>	<b>\$ 5,150,000</b>	<b>\$ 3,150,000</b>	<b>\$ 37,350,000</b>	<b>\$ 35,044,459</b>

**COMMUNITY DEVELOPMENT**

OT Sloan Park	\$ 150,000	\$ 250,000	\$ 2,439,772	\$ 1,942,874	\$ 634,714	\$ 5,417,360	\$ 6,919,036
<b>Total</b>	<b>\$ 150,000</b>	<b>\$ 250,000</b>	<b>\$ 2,439,772</b>	<b>\$ 1,942,874</b>	<b>\$ 634,714</b>	<b>\$ 5,417,360</b>	<b>\$ 6,919,036</b>

**Funding Sources**

Fund Balance	\$ 150,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 400,000	\$ -
PARTF Grant Funds	-	-	400,000	-	-	400,000	500,000
Debt Financing - FY 2018/19	-	-	2,039,772	1,942,874	634,714	4,617,360	-
Debt Financing - Beyond FY 2021/22	-	-	-	-	-	-	6,419,036
<b>Total</b>	<b>\$ 150,000</b>	<b>\$ 250,000</b>	<b>\$ 2,439,772</b>	<b>\$ 1,942,874</b>	<b>\$ 634,714</b>	<b>\$ 5,417,360</b>	<b>\$ 6,919,036</b>

**CAPITAL IMPROVEMENTS PROGRAMS 2018-2022**  
**Requested Project Summary**

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Total CIP	Beyond FY 21-22
<b>Requested</b>							
<b>Administration</b>							
1. General Services Expansion	\$ 1,273,400	\$ -	\$ -	\$ -	\$ -	\$ 1,273,400	\$ -
2. LCGC 2nd Floor HVAC Renovation	1,335,000	-	-	-	-	1,335,000	-
<b>Subtotal</b>	<b>\$ 2,608,400</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,608,400</b>	<b>\$ -</b>
<b>Education - Lee County Schools</b>							
1. Renovated Elementary School	\$ 4,112,835	\$ 23,637,165	\$ -	\$ -	\$ -	\$ 27,750,000	\$ -
2. Lee County High School Auditorium-HVAC	2,000,000	-	-	-	-	2,000,000	-
3. East Lee Middle School-Repairs and Renovation	2,500,000	-	-	-	-	2,500,000	-
4. West Lee Middle School-Repairs and Renovation	-	2,500,000	-	-	-	2,500,000	-
5. Southern Lee High School Roof Replacement	-	650,000	-	-	-	650,000	-
6. West Lee Middle School-Gym Renovations	-	-	2,750,000	-	-	2,750,000	-
7. East Lee Middle School-Gym Renovations	-	-	2,750,000	-	-	2,750,000	-
8. BT Bullock Roof Replacement	-	-	650,000	-	-	650,000	-
9. Deep River Roof Replacement	-	-	650,000	-	-	650,000	-
10. Southern Lee High School Auditorium	-	-	-	3,500,000	-	3,500,000	-
11. Tramway Elementary School Roof Replacement	-	-	-	650,000	-	650,000	-
12. Broadway Elementary School Roof Replacement	-	-	-	650,000	-	650,000	-
13. Bragg Street Academy Gymnasium	-	-	-	-	3,000,000	3,000,000	-
14. Southern Lee High School Generator Upgrade	-	-	-	-	800,000	800,000	-
15. Second New Elementary School	-	-	-	-	21,594,459	21,594,459	-
<b>Subtotal</b>	<b>\$ 25,191,980</b>	<b>\$ 26,787,165</b>	<b>\$ 6,800,000</b>	<b>\$ 4,800,000</b>	<b>\$ 25,394,459</b>	<b>\$ 72,394,459</b>	<b>\$ -</b>
<b>Community Development</b>							
1. O.T. Sloan Park Redevelopment	\$400,000	\$ 2,439,772	\$ 1,942,874	\$ 634,714	\$ 4,638,000	\$ 10,055,360	\$ 2,281,036
<b>Subtotal</b>	<b>\$ 400,000</b>	<b>\$ 2,439,772</b>	<b>\$ 1,942,874</b>	<b>\$ 634,714</b>	<b>\$ 4,638,000</b>	<b>\$ 10,055,360</b>	<b>\$ 2,281,036</b>
<b>Total</b>	<b>\$ 28,200,380</b>	<b>\$ 29,226,937</b>	<b>\$ 8,742,874</b>	<b>\$ 5,434,714</b>	<b>\$ 30,032,459</b>	<b>\$ 85,058,219</b>	<b>\$ 2,281,036</b>
<b>Recommended</b>							
<b>Administration</b>							
1. General Services Expansion	\$ -	\$ -	\$ -	\$ 1,273,400	\$ -	\$ 1,273,400	\$ -
2. LCGC 2nd Floor HVAC Renovation	-	-	1,335,000	-	-	1,335,000	-
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,335,000</b>	<b>\$ 1,273,400</b>	<b>\$ -</b>	<b>\$ 2,608,400</b>	<b>\$ -</b>
<b>Education - Lee County Schools</b>							
1. Renovated Elementary School	\$ 4,112,835	\$ 23,637,165	\$ -	\$ -	\$ -	\$ 27,750,000	\$ -
2. Lee County High School Auditorium-HVAC	-	-	-	2,000,000	-	2,000,000	-
3. East Lee Middle School-Repairs and Renovation	-	-	-	2,500,000	-	2,500,000	-
4. West Lee Middle School-Repairs and Renovation	-	-	-	-	2,500,000	2,500,000	-
5. Southern Lee High School Roof Replacement	-	650,000	-	-	-	650,000	-
6. West Lee Middle School-Gym Renovations	-	-	-	-	-	-	2,750,000
7. East Lee Middle School-Gym Renovations	-	-	-	-	-	-	2,750,000
8. BT Bullock Roof Replacement	-	-	650,000	-	-	650,000	-
9. Deep River Roof Replacement	-	-	-	650,000	-	650,000	-
10. Southern Lee High School Auditorium	-	-	-	-	-	-	3,500,000
11. Tramway School Roof Replacement	-	-	-	-	650,000	650,000	-
12. Broadway Elementary School Roof Replacement	-	-	-	-	-	-	650,000
13. Bragg Street Academy Gymnasium	-	-	-	-	-	-	3,000,000
14. Southern Lee High School Generator Upgrade	-	-	-	-	-	-	800,000
15. Second New Elementary School	-	-	-	-	-	-	21,594,459
<b>Subtotal</b>	<b>\$ 4,112,835</b>	<b>\$ 24,287,165</b>	<b>\$ 650,000</b>	<b>\$ 5,150,000</b>	<b>\$ 3,150,000</b>	<b>\$ 37,350,000</b>	<b>\$ 35,044,459</b>
<b>Community Development</b>							
1. O.T. Sloan Park Redevelopment	\$ 150,000	\$ 250,000	\$ 2,439,772	\$ 1,942,874	\$ 634,714	\$ 5,417,360	\$ 6,919,036
<b>Subtotal</b>	<b>\$ 150,000</b>	<b>\$ 250,000</b>	<b>\$ 2,439,772</b>	<b>\$ 1,942,874</b>	<b>\$ 634,714</b>	<b>\$ 5,417,360</b>	<b>\$ 6,919,036</b>
<b>Total</b>	<b>\$ 4,262,835</b>	<b>\$ 24,537,165</b>	<b>\$ 4,424,772</b>	<b>\$ 8,366,274</b>	<b>\$ 3,784,714</b>	<b>\$ 45,375,760</b>	<b>\$ 41,963,495</b>

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**Recommended Projects 2018-2022**

**Project:** General Services Expansion  
**Cost Estimate:** \$1,273,400  
**Requested Start Date:** FY 2018  
**Recommended Date:** *FY 2021*

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

**Manager Comments:** *The County provides fuel for all the fire departments in the County, the Board of Education and all County departments. The current fueling area needs to be expanded to handle the level of activity at the pumps. In addition, the County needs to control the washing of vehicles on our property. Providing a central wash area will ensure that we are environmentally protecting our properties from wash water runoff. This project would also address one of the Evergreen audit recommendations concerning lowering the cost of fuel. Although this is an important project to County operations, it will have to wait until educational concerns are addressed first.*

**Project:** Lee County Government Center 2<sup>nd</sup> Floor HVAC Renovation  
**Cost Estimate:** \$1,335,000  
**Requested Start Date:** FY 2018  
**Recommended Date:** *FY 2020*

**Description:** Change out the existing second (2<sup>nd</sup>) 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 2<sup>nd</sup> floor if they have to quarantine a patient in a single room. The current HVAC system circulates air through the entire floor. The units are old and need constant cleaning to provide adequate air quality for staff and patients. Most hospitals have had to put these systems in place. If funds become available, this project needs to be completed as soon as possible.*

**Project:** Renovated Elementary School  
**Cost Estimate:** \$27,750,000  
**Requested Start Date:** FY 2018  
**Recommended 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:** \$2,000,000  
**Requested Start Date:** FY 2018  
**Recommended 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:** East Lee Middle School-Repairs and Renovation  
**Cost Estimate:** \$2,500,000  
**Requested Start Date:** FY 2018  
**Recommended 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:** West Lee Middle School-Repairs and Renovations  
**Cost Estimate:** \$2,500,000  
**Requested Start Date:** FY 2019  
**Recommended Date:** *FY 2022*

**Description:** The repair and renovation of West Lee Middle School would greatly lower the school's operational expenses and enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the buildings. Ceiling restoration will be completed throughout the facility to enhance the energy efficiency. Windows and door hardware will also be replaced to assist in energy conservation. The mechanical room will have asbestos doors removed. The 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:** Southern Lee High School Roof Replacement  
**Cost Estimate:** \$650,000  
**Requested Start Date:** FY 2019  
**Recommended Date:** *FY 2019*

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

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

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

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

**Manager Comments:** *Annual Capital appropriation or Lottery proceeds 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  
**Recommended Date:** *FY 2021*

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

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

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

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

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

**Project:** O.T. Sloan Sports Complex  
**Cost Estimate:** \$12,336,396  
**Requested Start Date:** FY 2018  
**Recommended Date:** *FY 2018*

**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.*

**Recommended Projects Beyond FY 2022**

**Project:** West Lee Middle School-Gym Renovations  
**Cost Estimate:** \$2,750,000  
**Requested Start Date:** FY 2020  
**Recommended Date:** Post 2022

**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:** East Lee Middle School-Gym Renovations  
**Cost Estimate:** \$2,750,000  
**Requested Start Date:** FY 2020  
**Recommended Date:** Post 2022

**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 2021  
**Recommended Date:** Post 2022

**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:** Broadway Elementary School Roof Replacement  
**Cost Estimate:** \$650,000  
**Requested Start Date:** FY 2021  
**Recommended Date:** Post 2022

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

**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:** Southern Lee High School Generator Upgrade  
**Cost Estimate:** \$800,000  
**Requested Start Date:** FY 2022  
**Recommended Date:** Post 2022

**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 2022  
**Recommended Date:** Post 2022

**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.*

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

<b>Project Name</b>	General Services Expansion
<b>Project Department</b>	General Services
<b>Total Project Cost</b>	\$1,273,400
<b>Requested Start Date</b>	FY 2018
<b>Recommended Start Date</b>	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**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
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
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,273,400</b>	<b>-</b>	<b>-</b>	<b>1,273,400</b>

**Funding Sources**

Financing Proceeds	-	-	-	1,273,400	-	-	1,273,400
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,273,400</b>	<b>-</b>	<b>-</b>	<b>1,273,400</b>

<b>Operating Budget Impact</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
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)
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>163,870</b>	<b>-</b>	<b>-</b>	<b>163,870</b>

**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 2018  
**Recommended 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**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
Engineering			35,000				35,000
Construction-Purchase			1,300,000				1,300,000
<b>Total</b>	-	-	<b>1,335,000</b>	-	-	-	<b>1,335,000</b>

**Funding Sources**

Financing Proceeds			1,335,000				1,335,000
<b>Total</b>	-	-	<b>1,335,000</b>	-	-	-	<b>1,335,000</b>

**Renovated Elementary School - Detail Sheet**

<b>Project Name</b>	Renovated Elementary School
<b>Project Department</b>	Lee County Schools
<b>Total Project Cost</b>	\$27,750,000
<b>Requested Start Date</b>	FY 2018
<b>Recommended Start Date</b>	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**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
Issuance Cost		500,000					500,000
Engineering/Arch. Services	1,545,595						1,545,595
Land Acquisition	2,567,240						2,567,240
Construction		19,170,899					19,170,899
Clear/Grade/Site Prep		775,000					775,000
Furnishings		2,221,432					2,221,432
Contingency		969,834					969,834
<b>Total</b>	<b>4,112,835</b>	<b>23,637,165</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,750,000</b>

**Funding Sources**

Financing Proceeds	4,112,835	23,637,165					27,750,000
<b>Total</b>	<b>4,112,835</b>	<b>23,637,165</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,750,000</b>

**Lee County High School Auditorium HVAC-Detail Sheet**

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**Project Name** Lee County High School Auditorium HVAC  
**Project Department** Lee County Schools  
**Total Project Cost** \$2,000,000  
**Requested Start Date** FY 2018  
**Recommended Start Date** FY 2021

**Description**

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

**Justification**

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The existing equipment is over 30 years old.

**Financial Information**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
Planning & Design				60,000			60,000
Eng/Arch. Serv.				60,000			60,000
Equip./Machinery/Furniture				1,800,000			1,800,000
Contingency				80,000			80,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,000,000</b>	<b>-</b>	<b>-</b>	<b>2,000,000</b>

**Funding Sources**

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Lottery Proceeds/Capital Reserve/Annual Capital				2,000,000			2,000,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,000,000</b>	<b>-</b>	<b>-</b>	<b>2,000,000</b>

**ELMS Repairs and Renovations - Detail Sheet**

<b>Project Name</b>	East Lee Middle School-Repairs and Renovations
<b>Project Department</b>	Lee County Schools
<b>Total Project Cost</b>	\$2,500,000
<b>Requested Start Date</b>	FY 2018
<b>Recommended Start Date</b>	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**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
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
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,500,000</b>	<b>-</b>	<b>-</b>	<b>2,500,000</b>

**Funding Sources**

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

**WLMS Repairs and Renovations - Detail Sheet**

<b>Project Name</b>	WLMS Repairs and Renovations
<b>Project Department</b>	Lee County Schools
<b>Total Project Cost</b>	\$2,500,000
<b>Requested Start Date</b>	FY 2019
<b>Recommended Start Date</b>	FY 2022

**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**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
Planning & Design					75,000		75,000
Engineering/Arch Svcs.					75,000		75,000
Furnishings					50,000		50,000
Building/Utility Construction					2,175,000		2,175,000
Contingency					125,000		125,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,500,000</b>	<b>-</b>	<b>2,500,000</b>

**Funding Sources**

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

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

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

**Description**

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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**

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The roof is currently leaking in all flat areas.

**Financial Information**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
Planning & Design		19,500					19,500
Engineering		19,500					19,500
Construction		585,000					585,000
Contingency		26,000					26,000
<b>Total</b>	<b>-</b>	<b>650,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>650,000</b>

**Funding Sources**

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Lottery Proceeds/Capital Reserve/Annual Capital		650,000					650,000
<b>Total</b>	<b>-</b>	<b>650,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>650,000</b>

**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 2020  
**Recommended Start Date** Post 2022

**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**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
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
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,750,000</b>	<b>2,750,000</b>

**Funding Sources**

Financing Proceeds						2,750,000	2,750,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,750,000</b>	<b>2,750,000</b>

**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 2020  
**Recommended Start Date** Post 2022

**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**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
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
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,750,000</b>	<b>2,750,000</b>

<b>Funding Sources</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
Financing Proceeds						2,750,000	2,750,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,750,000</b>	<b>2,750,000</b>

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

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

**Description**

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

**Justification**

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

**Financial Information**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
Planning & Design			19,500				19,500
Engineering/Arch Svcs.			19,500				19,500
Construction			585,000				585,000
Contingency			26,000				26,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>650,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>650,000</b>

**Funding Sources**

Lottery Proceeds/Capital							
Reserve/Annual Capital	-		650,000				650,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>650,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>650,000</b>

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

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

**Description**

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

**Justification**

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

**Financial Information**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
Planning & Design				19,500			19,500
Engineering				19,500			19,500
Construction				585,000			585,000
Contingency				26,000			26,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>650,000</b>	<b>-</b>	<b>-</b>	<b>650,000</b>

**Funding Sources**

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Lottery Proceeds/Capital Reserve/Annual Capital				650,000			650,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>650,000</b>	<b>-</b>	<b>-</b>	<b>650,000</b>

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

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**Project Name** Sothern Lee High School Auditorium  
**Project Department** Lee County Schools  
**Total Project Cost** \$3,500,000  
**Requested Start Date** FY 2021  
**Recommended Start Date** Post 2022

**Description**

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

**Justification**

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

**Financial Information**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>Fy 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
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
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,500,000</b>	<b>3,500,000</b>

**Funding Sources**

---

Financing Proceeds						3,500,000	3,500,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,500,000</b>	<b>3,500,000</b>

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

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

**Description**

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

**Justification**

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

**Financial Information**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
Planning & Design					19,500		19,500
Engineering					19,500		19,500
Construction					585,000		585,000
Contingency					26,000		26,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>650,000</b>	<b>-</b>	<b>650,000</b>

**Funding Sources**

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Lottery Proceeds/Capital Reserve/Annual Capital					650,000		650,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>650,000</b>	<b>-</b>	<b>650,000</b>

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

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**Project Name** Broadway Elementary School Roof Replacement  
**Project Department** Lee County Schools  
**Total Project Cost** \$650,000  
**Requested Start Date** FY 2021  
**Recommended Start Date** Post 2022

**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**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
Planning & Design						19,500	19,500
Engineering						19,500	19,500
Construction						585,000	585,000
Contingency						26,000	26,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>650,000</b>	<b>650,000</b>

**Funding Sources**

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Lottery Proceeds/Capital Reserve/Annual Capital						650,000	650,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>650,000</b>	<b>650,000</b>

**Bragg Street Academy Gymnasium-Detail Sheet**

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**Project Name** Bragg Street Academy Gymnasium  
**Project Department** Lee County Schools  
**Total Project Cost** \$3,000,000  
**Requested Start Date** FY 2022  
**Recommended Start Date** Post 2022

**Description**

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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**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
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
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,000,000</b>	<b>3,000,000</b>

**Funding Sources**

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

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

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**Project Name** Southern Lee High School Generator Upgrade  
**Project Department** Lee County Schools  
**Total Project Cost** \$800,000  
**Requested Start Date** FY 2022  
**Recommended Start Date** Post 2022

**Description**

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

**Justification**

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

**Financial Information**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
Planning & Design						24,000	24,000
Engineering						24,000	24,000
Furnishings						720,000	720,000
Contingency						32,000	32,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>800,000</b>	<b>800,000</b>

**Funding Sources**

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

**Second New Elementary School - Detail Sheet**

<b>Project Name</b>	Second New Elementary School
<b>Project Department</b>	Lee County Schools
<b>Total Project Cost</b>	\$21,594,459
<b>Requested Start Date</b>	FY 2022
<b>Recommended Start Date</b>	Post 2022
<b>Adopted Start Date</b>	

**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**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2022</b>	<b>Total</b>
Planning & Design						647,833	647,833
Engineering/Arch. Services						647,833	647,833
Land/ROW/Acquisition						1,000,000	1,000,000
Clear/Grade/Site Prep						1,000,000	1,000,000
Building/Utility/Constr.						15,405,136	15,405,136
Furnishings						2,029,879	2,029,879
Contingency						863,778	863,778
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>21,594,459</b>	<b>21,594,459</b>

**Funding Sources**

Financing Proceeds						21,594,459	21,594,459
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>21,594,459</b>	<b>21,594,459</b>

**OT Sloan Sports Complex- Detail Sheet**

<b>Project Name</b>	OT Sloan Sports Complex
<b>Project Department</b>	Parks and Recreation
<b>Total Project Cost</b>	\$ 12,336,396
<b>Requested Start Date</b>	FY 2018
<b>Recommended Start Date</b>	FY 2018

**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**

<b>Expenditures</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2122</b>	<b>Total</b>
Planning & Design	150,000		149,772	249,657	200,000		749,429
Engineering/Arch Serv.			150,000		224,174		374,174
Land/ROW/Acquisition		250,000					250,000
Clear/Grade/Site Prep			140,000		210,000		350,000
Construction			2,000,000	1,505,860		6,638,000	8,143,860
Equipment/Furnishings							-
Contingency				187,357		281,036	468,393
<b>Total</b>	<b>150,000</b>	<b>250,000</b>	<b>2,439,772</b>	<b>1,942,874</b>	<b>634,174</b>	<b>6,919,036</b>	<b>12,336,396</b>

**Funding Sources**

General Fund	150,000	250,000					400,000
NC PARTF Grants			400,000			500,000	900,000
Financing Proceeds			2,039,772	1,942,874	634,714	6,419,036	11,036,396
<b>Total</b>	<b>150,000</b>	<b>250,000</b>	<b>2,439,772</b>	<b>1,942,874</b>	<b>634,714</b>	<b>6,919,036</b>	<b>12,336,396</b>

**Operating Budget Impact**

	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Post 2122</b>	<b>Total</b>
Personnel expenses					15,281	32,000	47,281
Operating expenses					7,500	25,000	32,500
Capital outlay (normal budget)		250,000					250,000
Less Project Operating Revenue					(1,000)	(14,000)	
<b>Total</b>	<b>-</b>	<b>250,000</b>	<b>-</b>	<b>-</b>	<b>21,781</b>	<b>43,000</b>	<b>314,781</b>