

LEE COUNTY

N O R T H C A R O L I N A

Committed Today for a Better Tomorrow



2009-2013 CAPITAL IMPROVEMENTS PROGRAM

***Adopted
June 30, 2008***

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

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TABLE OF CONTENTS

Transmittal Letter 1

Overview 3-6

Introduction 3

Planning Process 3

Financial Policy 4

Project Evaluation 4

Revenue Funding Sources 4

Debt Service 5

Conclusion 6

Exhibits 7-12

(1) Financial Policies Resolution 7

(2) Debt to Assessed Value 9

(3) Funding Sources 10

(4) Recommended Projects with Funding Sources 11

Schedules 13-24

Resolution to Adopt CIP 13

Projects Summary 14

Projects Summaries with Manager Comments 15

Project Details 25-42

Lee County Industrial Park 25

LCHS Renovations 26

ELMS Replace Electric Heat 27

WLMS Replace Electric Heat 28

ELMS Repairs and Renovations 29

WLMS Repairs and Renovations 30

CCCC Continuing Education Building 31

CCCC Parking Lot & Truck Entrance 32

San Lee Park Dam Restoration 33

Lee County Emergency Ops 34

Lee County Jail 35

Lee County Community Development Facility 36

New Elementary School 37

CCCC Allied Health Building 38

OT Sloan Development 39

Gymnastics Facility 40

Library 41

LEE COUNTY

NORTH CAROLINA

Committed Today for a Better Tomorrow

February 18, 2008

Lee County Board of Commissioners

Robert H. Brown, Chairman
Jerry M. Lemmond, Vice-Chairman
James C. Kelly
John T. Quiggle
Nathan E. Paschal
Robert T. Reives
Linda A. Shook

Re: Fiscal Year 2009-2013 Recommended Capital Improvements Program

Dear Chairman Brown and Commission Members:

Enclosed please find the presentation of the 2009-2013 recommended Capital Improvements Program (CIP). This year marks the first year of a deliberative process that not only plans the County's projected capital expense requirements, but ties future revenue sources to the funding of these projects. The document transmitted herewith should be used as a tool to assist the Board with determining the community's priorities with respect to educational and county government facilities and the affordability of the proposed plan. The CIP is as important as the annual budget in promoting community advancement and setting the County's financial course.

The CIP and accompanying plan of finance illustrate that the County's fiscal responsibilities do provide limits to the Board's ability to accomplish all that is needed by the units of government that we support. Schools, parks and county government offices can not be built without a direct impact on the taxpayer. In this year's CIP submittal, I have shown what projects the proposed ¼ percent sales tax revenue can support from a borrowing standpoint. Given the Board of Commissioners' current position of not raising property taxes next year and into the future for as long as possible, the Board will be very limited in the projects that can be funded in FY 2009 if the sales tax referendum is defeated. To fund the recommended CIP in future years, the plan would require a property tax rate increase of \$6.5 cents if new revenue sources are not found. The County's next revaluation will take effect in FY 2011, which will affect the tax rate set for the FY 2012 budget.

The total capital funds requested from departments and agencies for the next five years and beyond totaled \$123,525,630. The County Manager's recommended five-year plan and beyond totals \$95,392,956. If approved as presented, the County will make critically necessary repairs to the San-Lee Park dam in FY 2008-2009, as well as address the space needs and building issues for Environmental Health and the Sanford – Lee

OFFICE OF THE COUNTY MANAGER

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County Community Development department. The County will begin work with the Economic Development Corporation on making improvements to the Lee County Industrial Park. Finally, the County would begin addressing the parking lot and truck entrance safety issues at the Community College. Total CIP expenditures total \$2,878,428 in FY 2008-2009. The majority of the capital projects that could be funded with the ¼ percent sales tax would be completed in a three-year period starting in FY2009-2010 and ending in FY2011-2012. These projects include the renovations at Lee County High School, the Continuing Education Building at Central Carolina Community College and the Lee County Emergency Operations Center. Capital projects during this three-year period total \$43,426,487. The final year of the five-year CIP, FY 2012-2013, would see capital expenditures of \$5,680,560. To complete the entire five-year plan, a combination of capital reserve, lease purchase financing and grant funds would need to be used to complete the projects. Expenditures requested that could not be approved in the five year plan due to funding constraints, but moved to beyond the FY2012-13 total \$43,407,481. General obligation bonds would be the best way to finance these expenditures; however, a property tax rate increase would be required to repay the debt.

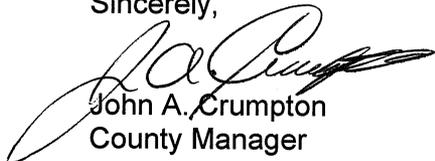
The CIP is the mechanism by which local government expresses its plan to invest in public facilities. The prudent financial implementation of the plan is the distinct and burdensome challenge of elected officials. Public infrastructure improvements are the enduring evidence of elected leadership foresight.

The future of the community is filled with prosperity and achievement. Lee County Government's role in supporting this development is to invest in the county's people and the facilities that promote a higher standard of living. It is hoped that this FY 2009-2013 Capital Improvements Program is a primary impetus in providing superior community infrastructure for the enjoyment, enhancement and appreciation of coming generations.

In the following pages, you will find a more detailed account of the recommended projects and financing strategy of the CIP. You are encouraged to review such and contact me if further explanation is required. I would like for the Finance Committee or the Board of Commissioners to schedule a work session to review the CIP in detail. Adoption consideration of the FY 2009-2013 Capital Improvements Program is scheduled for March 17, 2008, but may take longer given the uncertainty of the ¼ percent sales tax referendum.

I look forward to providing further assistance to the Board in setting the five-year agenda for capital infrastructure investment.

Sincerely,



John A. Crumpton
County Manager

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 2008/2009 CIP is the result of a deliberate 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 improvements project are land, physical structures, machinery, furnishings, and equipment. The deadline for all requests is December 17; 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

On May 7, 2007, the Board of Commissioners 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 four-year 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 \$52.0 million of the \$100.4 million in requested CIP projects within the five-year scope of the CIP (Exhibit 2). 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 met with each department or agency that submitted a CIP project. 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 3). 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 4.

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. The County also receives funds from the State Public School Building Capital Fund and the NC Education Lottery that can be used for debt service. This CIP also considers an additional ¼ percent sales tax for debt service. In preparing this CIP, the County’s borrowing capacity was examined based on various assumptions. A summary of the various cases can be found below:

	Property Tax Increase	1/4% Sales Tax	Debt Capacity
Case 1	No	No	\$ 7,970,000
Case 2	No	Yes	\$ 36,290,000
Case 3	1 cent	No	\$ 17,760,000
Case 4	1 cent	Yes	\$ 41,555,000

Revenue sources included in all cases consist of:

- Allocation of 9.5 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 and State School Bond Reserve Fund
- State Public School Building Capital Funds

This CIP reserves NC Education Lottery funds for pay as you go projects. Currently, the County receives approximately \$1.5 million per year. These funds could be used to fund middle school renovations in future years if lottery ticket sales perform at expected levels and if the County stays in the group with effective tax rates above the state average. The variants between the cases are the final sources of revenue to be used to pay debt service.

Based on the Board of Commissioners' desire for no property tax increase in FY 2008-2009, the Recommended CIP has been prepared based on Case 2's bond capacity which assumes that a ¼ percent sales tax referendum would be passed in May 2008. If the sales tax increase does not pass, the County would only have a debt capacity of \$7,970,000 in FY 2009. If debt is not issued until FY 2012, the capacity would be \$22,495,000. The proposed ¼ percent sales tax produces approximately \$18.5 million more in debt capacity than a one-cent tax increase.

CONCLUSION

It is not an easy task to develop a recommended capital improvements program when faced with prioritizing \$100.5 million in requested projects especially when financial resources are in a state of flux. The NC lottery is being challenged in the Supreme Court, lottery ticket sales are below original estimates and there is also conjecture about how the General Assembly may change the distribution allocation for lottery monies. Even if the distribution method is not changed our proceeds are subject to change due to 35% of the proceeds being distributed to counties with effective tax rates above the state average. This equates to a moving target and makes this an unreliable revenue source. The continued funding of the Public School Building Capital Fund is also questionable.

The recommended CIP capitalizes on the County's debt capacity while adhering to Board established County financial policies. Although the recommended CIP does not meet every department or agency's request, it does allow for implementation of most projects in the year requested or within two years of the request. Without the sales tax increase, taxes will need to be increased to fund the full five year CIP; however, with continued diligence and proper planning that adjustment can be minimized. Staff looks forward to continuing to work with the Board of Commissioners to bring this recommended CIP to adoption.

Exhibit 1



Committed Today for a Better Tomorrow

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 conducting a comprehensive compensation and classification study every five years. 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 7th day of May, 2007.

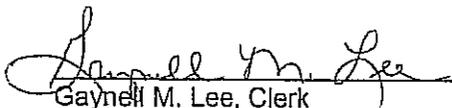


Robert T. Reives, Chairman, Finance Committee



Robert H. Brown, Chairman,
Board of Commissioners

ATTEST:



Gaynell M. Lee, Clerk

Exhibit 2 Debt to Assessed Value

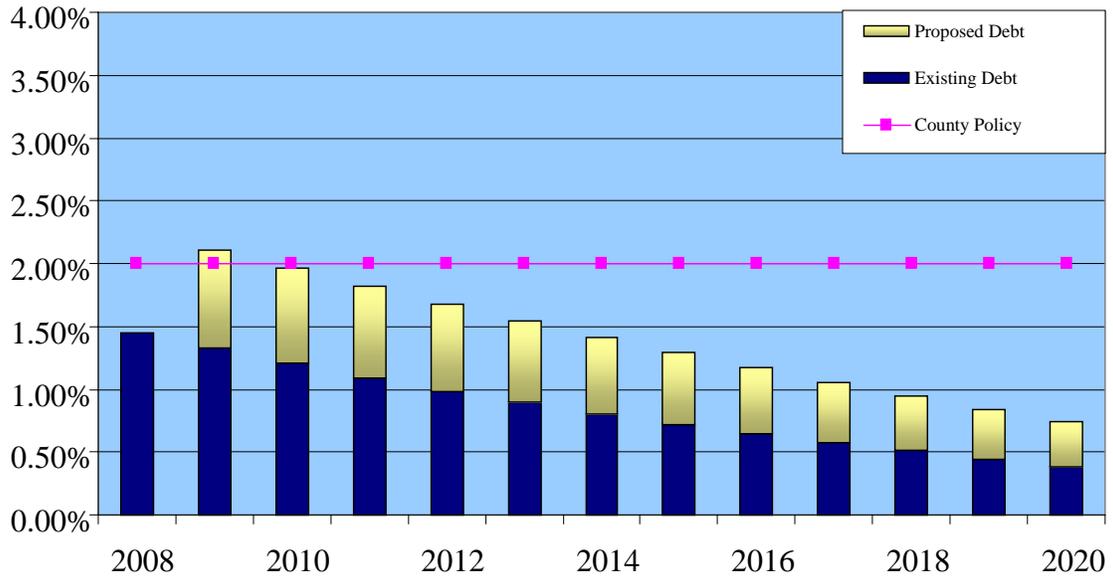


Exhibit 3 Funding Sources

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 4

CAPITAL IMPROVEMENTS PROGRAM							
FY 2009 - 2013							
Adopted							
Projects With Funding Sources							
	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total CIP	Beyond FY 12-13
ADMINISTRATION							
Lee County Industrial Park	-	-	1,800,000	-	-	1,800,000	-
Lee County Community Development Facility	-	-	-	-	-	-	1,400,000
Total	-	-	1,800,000	-	-	1,800,000	1,400,000
Funding Sources							
General Revenues	-	-	1,800,000	-	-	1,800,000	-
Debt Financing - Beyond FY 2012/13	-	-	-	-	-	-	1,400,000
Total	-	-	1,800,000	-	-	1,800,000	1,400,000
EDUCATION - LEE COUNTY SCHOOLS							
Lee County High School Renovations	-	-	-	15,737,883	9,970,042	25,707,925	-
ELMS Replace Electric Heat	-	-	-	1,730,000	-	1,730,000	-
WLMS Replace Electric Heat	-	-	-	-	1,800,560	1,800,560	-
Land Acquisition Elementary School	-	-	-	-	-	-	-
New Elementary School	-	-	-	-	-	-	20,120,612
ELMS Repairs & Renovations	-	-	-	1,000,000	1,500,000	2,500,000	-
WLMS Repairs & Renovations	-	-	-	1,000,000	1,500,000	2,500,000	-
Land Acquisition Elementary School	-	-	-	-	-	-	-
New Elementary School	-	-	-	-	-	-	-
Total	-	-	-	19,467,883	14,770,602	34,238,485	20,120,612
Funding Sources							
Debt Financing - FY 2011/12	-	-	-	25,707,925	-	25,707,925	-
Other Revenues	-	-	-	1,730,000	1,800,560	3,530,560	-
Lottery Proceeds	-	-	-	2,000,000	3,000,000	5,000,000	-
Debt Financing - Beyond FY 2012/13	-	-	-	-	-	-	20,120,612
Total	-	-	-	29,437,925	4,800,560	34,238,485	20,120,612
EDUCATION - CCCC							
Continuing Education Building	-	-	-	-	8,003,000	8,003,000	-
Allied Health Building	-	-	-	-	-	-	7,259,000
Parking Lot and Truck Entrance	-	-	45,000	455,000	-	500,000	-
Total	-	-	45,000	455,000	8,003,000	8,503,000	7,259,000
Funding Sources							
General Revenues	-	-	45,000	455,000	-	500,000	-
Debt Financing - FY 2012/13	-	-	-	-	8,003,000	8,003,000	-
Debt Financing - Beyond FY 2012/13	-	-	-	-	-	-	7,259,000
Total	-	-	45,000	455,000	8,003,000	8,503,000	7,259,000
COMMUNITY DEVELOPMENT							
San-Lee Park Dam Restoration	533,428	476,012	-	-	-	1,009,440	-
OT Sloan Development	-	-	-	-	-	-	900,000
Gymnastics Facility	-	-	-	-	-	-	962,000
Library	-	-	-	-	-	-	15,065,869
Total	533,428	476,012	-	-	-	1,009,440	16,927,869
Funding Sources							
PARTF Grant Funds	-	-	-	-	-	-	921,000
General Revenues	533,428	476,012	-	-	-	1,009,440	-
Debt Financing - Beyond FY 2012/13	-	-	-	-	-	-	16,006,869
Total	533,428	476,012	-	-	-	1,009,440	16,927,869
PUBLIC SAFETY							
Lee County Emergency Ops	-	-	1,484,550	-	-	1,484,550	-
Lee County Jail	-	-	-	-	650,000	650,000	-
Total	-	-	1,484,550	-	650,000	2,134,550	-
Funding Sources							
Debt Financing - FY 2010/11	-	-	974,550	-	-	974,550	-
General Revenues	-	-	500,000	-	-	500,000	-
Grant Funds	-	-	10,000	-	-	10,000	-
Debt Financing - FY 2012/13	-	-	-	-	650,000	650,000	-
Total	-	-	1,484,550	-	650,000	2,134,550	-
Total Adopted Projects	533,428	476,012	3,329,550	19,922,883	23,423,602	47,685,475	45,707,481

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LEE COUNTY

NORTH CAROLINA

Committed Today for a Better Tomorrow

**RESOLUTION
ADOPTING THE LEE COUNTY
CAPITAL IMPROVEMENTS PROGRAM
FOR FISCAL YEARS 2008/2009 THROUGH 2012/2013**

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 2008/2009 through 2012/2013 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 improve the quality of life for all Lee County citizens now and in the future;

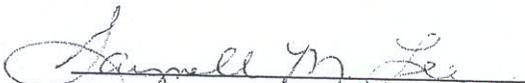
NOW, THEREFORE BE IT RESOLVED, that the Lee County Board of Commissioners does hereby adopt the attached Capital Improvements Program schedule for Fiscal Years 2008/2009 through 2012/2013; and

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 2008/2009.

Adopted this 30th day of June, 2008.


Robert H. Brown, Chairman

ATTEST:


Gaynell M. Lee, Clerk

CAPITAL IMPROVEMENTS PROGRAM 2009-2013 Project Summary

						Total	Beyond
	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	CIP	FY 12-13
Administration							
1. Lee County Administration Facility	2,000,000					\$ 2,000,000	-
2. Lee County Industrial Park	4,800,000					4,800,000	-
3. Lee County Community Development Facility	1,400,000					1,400,000	-
Subtotal	8,200,000					\$ 8,200,000	
Education - Lee County Schools							
1. Lee County High School Renovations		7,868,942	7,868,941		9,970,042	\$ 25,707,925	-
2. ELMS Replace Electric Heat	1,730,000					1,730,000	-
3. WLMS Replace Electric Heat		1,800,560				1,800,560	-
4. Land Acquisition Elementary School			1,500,000			1,500,000	-
5. New Elementary School				6,000,000	14,120,612	20,120,612	-
6. ELMS Repairs & Renovations				1,000,000	1,500,000	2,500,000	-
7. WLMS Repairs & Renovations				1,000,000	1,500,000	2,500,000	-
8. Land Acquisition Elementary School					1,500,000	1,500,000	-
9. New Elementary School						-	22,132,674
Subtotal	1,730,000	9,669,502	9,368,941	8,000,000	28,590,654	\$ 57,359,097	22,132,674
Education - CCCC							
1. Continuing Education Building		289,000	3,753,000	3,961,000		\$ 8,003,000	-
2. Allied Health Building			684,000	2,923,000	3,652,000	7,259,000	-
3. Parking Lot and Truck Entrance	45,000	455,000				500,000	-
Subtotal	45,000	744,000	4,437,000	6,884,000	3,652,000	\$ 15,762,000	
Community Development							
1. San-Lee Park Dam Restoration	533,428	476,012				\$ 1,009,440	-
2. OT Sloan Development				20,000	880,000	900,000	-
3. Gymnastics Facility						-	962,000
4. Library	1,950,000	495,000	11,521,125	1,099,744		15,065,869	-
Subtotal	2,483,428	971,012	11,521,125	1,119,744	880,000	\$ 16,975,309	962,000
Public Safety							
1. Lee County Emergency Ops	1,484,550					1,484,550	-
1. Lee County Jail	650,000					650,000	-
Subtotal	2,134,550					2,134,550	
Total	14,592,978	11,384,514	25,327,066	16,003,744	33,122,654	\$ 100,430,956	23,094,674

Requested

Requested

Administration							
2. Lee County Industrial Park			1,800,000			1,800,000	-
3. Lee County Community Development Facility						-	1,400,000
Subtotal			1,800,000			\$ 1,800,000	1,400,000
Education - Lee County Schools							
1. Lee County High School Renovations				15,737,883	9,970,042	\$ 25,707,925	-
2. ELMS Replace Electric Heat				1,730,000		1,730,000	-
3. WLMS Replace Electric Heat					1,800,560	1,800,560	-
4. Land Acquisition Elementary School						-	-
5. New Elementary School						-	20,120,612
6. ELMS Repairs & Renovations				1,000,000	1,500,000	2,500,000	-
7. WLMS Repairs & Renovations				1,000,000	1,500,000	2,500,000	-
8. Land Acquisition Elementary School						-	-
9. New Elementary School						-	-
Subtotal				19,467,883	14,770,602	\$ 34,238,485	20,120,612
Education - CCCC							
1. Continuing Education Building					8,003,000	\$ 8,003,000	-
2. Allied Health Building						-	7,259,000
3. Parking Lot and Truck Entrance			45,000	455,000		500,000	-
Subtotal			45,000	455,000	8,003,000	\$ 8,503,000	7,259,000
Community Development							
1. San-Lee Park Dam Restoration	533,428	476,012				\$ 1,009,440	-
2. OT Sloan Development						-	900,000
3. Gymnastics Facility						-	962,000
4. Library	1,950,000	495,000				15,065,869	-
Subtotal	533,428	476,012				\$ 1,009,440	16,927,869
Public Safety							
1. Lee County Emergency Ops			1,484,550			\$ 1,484,550	-
1. Lee County Jail					650,000	650,000	-
Subtotal			1,484,550		650,000	2,134,550	
Total	533,428	476,012	3,329,550	19,922,883	23,423,602	\$ 47,685,475	45,707,481

Recommended

Recommended

Administration							
2. Lee County Industrial Park			1,800,000			1,800,000	-
3. Lee County Community Development Facility						-	1,400,000
Subtotal			1,800,000			\$ 1,800,000	1,400,000
Education - Lee County Schools							
1. Lee County High School Renovations				15,737,883	9,970,042	\$ 25,707,925	-
2. ELMS Replace Electric Heat				1,730,000		1,730,000	-
3. WLMS Replace Electric Heat					1,800,560	1,800,560	-
4. Land Acquisition Elementary School						-	-
5. New Elementary School						-	20,120,612
6. ELMS Repairs & Renovations				1,000,000	1,500,000	2,500,000	-
7. WLMS Repairs & Renovations				1,000,000	1,500,000	2,500,000	-
8. Land Acquisition Elementary School						-	-
9. New Elementary School						-	-
Subtotal				19,467,883	14,770,602	\$ 34,238,485	20,120,612
Education - CCCC							
1. Continuing Education Building					8,003,000	\$ 8,003,000	-
2. Allied Health Building						-	7,259,000
3. Parking Lot and Truck Entrance			45,000	455,000		500,000	-
Subtotal			45,000	455,000	8,003,000	\$ 8,503,000	7,259,000
Community Development							
1. San-Lee Park Dam Restoration	533,428	476,012				\$ 1,009,440	-
2. OT Sloan Development						-	900,000
3. Gymnastics Facility						-	962,000
4. Library	1,950,000	495,000				15,065,869	-
Subtotal	533,428	476,012				\$ 1,009,440	16,927,869
Public Safety							
1. Lee County Emergency Ops			1,484,550			\$ 1,484,550	-
1. Lee County Jail					650,000	650,000	-
Subtotal			1,484,550		650,000	2,134,550	
Total	533,428	476,012	3,329,550	19,922,883	23,423,602	\$ 47,685,475	45,707,481

Adopted

Adopted

Projects 2009-2013

Project: Lee County Industrial Park
Cost Estimate: \$1,800,000
Start Date: FY 2011

Description: The project is for the continued development of Lee County's Industrial Park. Project includes construction of water lines, sewer collection lines, paving of roadway and mitigation measures to address compliance issues of Nationwide 401 permit.

Manager Comments: *Industrial Park enhancements are critical to ensure that the County is adequately positioned to respond to interest from expanding and/or relocating industry. It is hoped that the improvements proposed will allow the park to achieve NC certified site status.*

Project: Lee County High School Renovations
Cost Estimate: \$25,707,925
Start Date: FY 2012

Description: The immediate impact by the delay of renovation for Lee County High School would be directly felt by the students, staff and the community. The energy consumption would still be a concern as fuel prices continue to rise to heat and cool facilities. The county will continue to pay premium costs for fuel. Also, safety issues of students and staff continue to rise in the constant repair and maintenance of older equipment. Facility and usage needs to be kept up to date for the students of Lee County Schools. This renovation will provide a safer environment for students and staff.

Manager Comments: *This project is the number one priority of the Board of Education. Their request is to begin with phase one of the project as soon as possible if the ¼ percent sales tax referendum passes. Given the current position of the Board to not raise property taxes at this time, the County would not have enough debt capacity to start this project until FY 2012 assuming this would be the number one project for the Commissioners.*

Project: ELMS Replace Electric Heat
Cost Estimate: \$1,730,000
Start Date: FY 2012

Description: This project will consist of replacing the electric heating system with a four pipe system at East Lee Middle School. The current system was installed when the school was constructed in 1978. The system is old, very inefficient, and costly to operate. The gas fired boiler should pay for it self with the first four years of operation due to lower operating costs. The new system would be cost effective and provide a more comfortable and conducive environment throughout the school. The cost savings would be a financial benefit for the taxpayers of Lee County.

Manager Comments: *Major system upgrade to provide more efficient operation and improved learning environment. Lee County School System should consider alternative financing options such as performance contracting prior to County debt issuance. This project should be considered as part of the total renovation project for the School. Doing this could help the county save money due to the larger scope of the project.*

Project: WLMS Replace Electric Heat
Cost Estimate: \$1,800,560
Start Date: FY 2013

Description: This project will consist of replacing the electric heating system with a four pipe system at West Lee Middle School. The current system was installed when the school was constructed in 1978. The system is old, very inefficient, and costly to operate. The gas fired boiler should pay for itself with the first four years of operation due to lower operating costs. The new system would be cost effective and provide a more comfortable and conducive environment throughout the school. The cost savings would be a financial benefit for the taxpayers of Lee County.

Manager Comments: *Major system upgrade to provide more efficient operation and improved learning environment. Lee County School System should consider alternative financing options such as performance contracting prior to County debt issuance. This project should be considered as part of the total renovation project for the School. Doing this could help the county save money due to the larger scope of the project.*

Project: ELMS Repairs & Renovations
Cost Estimate: \$ 2,500,000
Start Date: FY 2012

Description: The renovation project will consist of changing T-12 lighting to T-8 lighting. This will not only improve the lighting but will reduce the energy consumption. The restoration of all restrooms partitions and fixtures will enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed through-out facility to enhance the energy use. A complete roofing project for the entire facility is necessary to prevent leakage and water damage. Windows and door hardware will be replaced to assist in energy conservation also. The mechanical room will have the asbestos doors removed. The fire alarm system will be upgraded to sustain technology and maintain a safe environment for students and staff. The gymnasium bleachers at the school are in poor condition and will need to be replaced. The purchase of furniture will be needed throughout the facility.

Manager Comments: *This project should be funded through Lottery proceeds and combined with the Replacement of Electric Heat project.*

Project: WLMS Repairs & Renovations
Cost Estimate: \$ 2,500,000
Start Date: FY 2012

Description: The renovation project will consist of changing T-12 lighting to T-8 lighting. This will not only improve the lighting but will reduce the energy consumption. The restoration of all restrooms partitions and fixtures will enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed throughout the facility to enhance the energy use. A complete roofing project for the entire facility is necessary to prevent leakage and water damage. Windows and door hardware will be replaced to assist in energy conservation also. The mechanical room will have the asbestos doors removed. The fire alarm system will be upgraded to sustain technology and maintain a safe environment for students and staff. The gymnasium bleachers at the school are in poor condition and will need to be replaced. The entire parking lot is in need of resurfacing and renovation. The purchase of furniture will be needed throughout the facility.

Manager Comments: *This project should be funded through Lottery proceeds and combined with the Replacement of Electric Heat project.*

Project: CCCC Continuing Education Building
Cost Estimate: \$ 8,003,000
Start Date: FY 2013

Description: The project would be to build a classroom building of approximately 42,000 square feet of space to house our continuing education offices and classes, including occupational extension and literacy training programs. Much of this programming is currently housed at the old Jonesboro Elementary School and includes the Adult High School program, Basic Skills training, Occupational Skills training, and ESL (English as a Second Language) training.

Manager Comments: *The facility where these programs are currently housed is inadequate for long-term utilization. Project delayed two years to accommodate County's plan of finance. The passing of the ¼ percent sales tax is critical to this project.*

Project: CCCC Parking Lot and Truck Entrance
Cost Estimate: \$ 500,000
Start Date: FY 2011

Description: To build a new parking lot at CCCC's main campus. The far-side of this parking lot will include a separate truck entrance giving access to CCCC's shipping and receiving area. CCCC has insufficient parking space to accommodate students and has needed to build additional parking for at least five years. Students park along Kelly Drive on the shoulders of the highway and also park on every available grassy area at the campus. This is an unsafe traffic situation, and it is a hardship on students to not find a parking space. We sometimes lose students who say they want to transfer to a college where they can park their cars. Currently, tractor-trailer trucks back up several hundred feet past student cars to unload, creating another unsafe situation. These trucks should have a separate entrance. We also do not have a loading dock and would build one as a part of this project.

Manager Comments: *Due to safety reasons, this project will need to be addressed in Fiscal Year 2009. Parking areas and truck turn around are safety concerns for the administrators at the School.*

Project: San-Lee Park Dam Restoration
Cost Estimate: \$1,009,440
Start Date: FY 2009

Description: San-Lee Park has a drainage basin of 2,200 acres that drains into two reservoirs. The lower reservoir has an earth embankment dam. All storm water is discharged through a 40-foot wide spillway that empties as a class C, high-hazard small dam with NC safety. In recent years, the San-Lee Park Dam has suffered minor damage due to the passage of several storms. In 1995, the park was hit with an eight-inch rainfall that left minor but potentially serious damage. At the direction of DEHNR/Dam Safety Officers, we had several dam experts perform inspections on the facility. All the reports indicated that repairs needed to be made, the most serious one replacing the deteriorated spillway.

Manager Comments: *September, 2006 correspondence from the NC DENR Division of Land Resources indicates that the San-Lee Park Dam is required to be rehabilitated. The County was directed to conduct an engineering study to determine remedial measures to noted deficiencies in the dam structure. County Staff is currently reviewing proposals from qualified Engineering firms who want to develop the plans for the Restoration. Due to the concerns from the Department of Dam Safety, this project needs to be the County's number one priority in FY 2009.*

Project: Lee County Emergency Operations
Cost Estimate: \$1,484,550
Start Date: FY 2011

Description: This project will renovate the unfinished area below the courthouse, move the Sheriff's Dispatch to a more secure location within the renovated area, provide essential office space for the departments of Emergency Management, Fire Marshal and Sheriff to support operations for a minimum of 10 years, and develop a state-of-the-art Emergency Operations Center (EOC) for the entire County. The EOC will also provide additional training and meeting space with full computer and presentation capability during periods when disasters or emergency management training is not occurring.

Manager Comments: *The EOC in the Police Department has become too small for all the people who need to be in the EOC in case of a disaster. The Emergency Management Director is working on funding options to include grants and gifts that should make this project affordable to the County.*

Project:
Cost Estimate:
Start Date:

Lee County Jail Renovation
\$650,000
FY 2013

Description:

This project will renovate the jail gymnasium into dormitory style housing for Federal inmates held at the Lee County Jail. Renovations to this area will provide 30 additional beds and living quarters to help decrease the overcrowding of the jail facility. Recent immigration laws (Session Law 2007-494; House Bill 229) mandates NC jails to determine the immigration status of foreign born detainees. To this end, we have encountered a rash increase (from 7 percent to 20 percent) of illegal immigrants in our facility. Do to this increase in jail population, overcrowding continues to manifest within the present housing areas. In addition, statutory requirements set forth in 10A NCAC 14J Rules and Laws Governing the Operations, Surveillance and Monitoring of Jail Facilities provides minimum guidelines with regards to housing of inmates. It is imperative that our facility meet these standard provisions to prevent potential or future law suits as it relates to overcrowding issues. In addition, future cost of this project will be offset by Federal funding from the US Marshall Service and ICE (Immigration Customs and Enforcement).

Manager Comments:

County's ability to fund this project will greatly depend on the priorities and future financing plans of the County.

Projects Beyond FY 2013

Project: **Lee County Community Development Facility**
Cost Estimate: \$1,400,000
Start Date: *Beyond FY 2013*

Description: Purchase a facility for Environmental Health and Community Development offices to use. Current space is very limited and there are safety issues. The Woodland/Makepeace facility needs to be renovated. Funds reserved for this project would be better spent on another facility that would provide better access and a longer life for the facility.

Manager Comments: *The Sanford – Lee County Community Development Department currently occupies the Makepeace Building on Woodland Avenue along with the Environmental Health Department. The County currently has funds budgeted in a Capital Projects fund for renovations of this building. However, this money would not increase space nor address any safety issues the employees feel exist at the building. This is a building that is used a lot by the Public.*

Project: **New Elementary School**
Cost Estimate: \$20,120,612
Start Date: *Beyond FY 2013*

Description: A new elementary school with classrooms and resource areas for 700 students to be located on approximately 40 acres of land. 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: *County's ability to issue debt for this project will not exist until beyond FY 2013. Growth in the County will dictate to the County the need to fund this project.*

Project: CCCC Allied Health Building
Cost Estimate: \$ 7,259,000
Start Date: *Beyond FY 2013*

Description: To build a 31,500 square foot classroom building to provide for classrooms, labs, and faculty offices for health careers programming. These programs include training for Registered Nurses, Licensed Practical Nurses, Medical Assisting, Phlebotomy, Certified Nurse Assistants, Pharmacy Technician, and Sleep Disorder Technicians. This facility will permit the college to add new programs for training other healthcare specialties, such as respiratory therapy and radiology. These labs would also be used to improve and offer more training in biotechnology programs.

Manager Comments: *County's ability to issue debt for this project will not exist until beyond FY 2013.*

Project: OT Sloan Development
Cost Estimate: \$900,000
Start Date: *Beyond FY 2013*

Description: Development of two (2) tournament grade soccer fields, a new park entrance, parking area, and drive extension to tie into existing parking area and restroom facilities. There is a critical need for additional soccer fields in Lee County. There are 10 youth travel teams, 22 adult men's teams, and 6 women's teams that have need for quality fields for their games. Additionally, the entrance to OT Sloan Park is on Bragg Street, which is a busy city thoroughfare. A new entrance at a lighted intersection would greatly benefit citizens by providing safer access at peak times.

Manager Comments: *The County's park system is in need of additional recreational opportunities to address current and future over utilization and to address deficiencies in soccer fields. With the recent gift of land from the Sloan Family, the Parks and Recreation Foundation and Advisory Board are working on a plan to expand the park.*

Project: Gymnastics Facility
Cost Estimate: \$962,000
Start Date: *Beyond FY 2013*

Description: This project would consist of a 15,000 square foot facility on land owned by the county designated for this facility. The facility would include rest rooms, dressing area, and exercise/equipment areas. The facility would be used for gymnastics, dance, and fitness programs.

Manager Comments: *New Rental Facility should be adequate for this program for the next five years. At that time, the County can review the program and determine the benefits of constructing their own facility.*

Project:
Cost Estimate:
Start Date:

Library
\$15,065,869
Beyond FY 2013

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 it is strongly suggested that the library remain in downtown Sanford.

Manager Comments:

The Friends of the Library and the Library Advisory Board are working on donations and other funding for this project. Keeping a downtown location is a priority since it is central to the entire County.

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Lee County Industrial Park - Detail Sheet

Project Name	Lee County Industrial Park
Project Department	Lee County EDC
Total Project Cost	\$ 1,800,000
Start Date	FY 2011

Description

The project is for the continued development of Lee County's Industrial Park. Project includes construction of water lines, sewer collection lines, paving of roadway and mitigation measures to address compliance issues of Nationwide 401 permit.

Justification

Completion of infrastructure improvements is necessary in order to have a finished product and compete more effectively for economic development projects. Also, it is necessary to come into compliance with Lee County's Nationwide 401 permit at the park to satisfy US Corp. of Engineer requirements and the NC Division of Water Quality.

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design							-
Engineering			150,000				150,000
Land							-
Construction							-
Utility Costs			750,000	750,000			1,500,000
Contingency				150,000			150,000
Total	-	-	900,000	900,000	-	-	1,800,000

Funding Sources

Capital Project Fund			35,000				35,000
General Revenues			865,000	900,000			1,765,000
Total	-	-	900,000	900,000	-	-	1,800,000

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
Operating Expenses						-
Total	-	-	-	-	-	-

LCHS Renovations - Detail Sheet

Project Name	Lee County High School Renovations
Project Department	Lee County Board of Education
Total Project Cost	\$ 25,707,925
Start Date	FY 2012

Description

The immediate impact by the delay of renovation for Lee County High School would be directly felt by the students, staff and the community. The energy consumption would still be a concern as fuel prices continue to rise to heat and cool facilities. The county will continue to pay premium costs for fuel. Also, safety issues of students and staff continue to rise in the constant repair and maintenance of older equipment. Facility and usage needs to be kept up to date for the students of Lee County Schools. This renovation will provide a safer environment for students and staff.

Justification

Lee County High School has buildings that are over 50 years old and inexpensively constructed. These buildings are not cost efficient to operate or upgrade. These buildings will need to be demolished in order to improve safety and security for students and staff. This renovation will create safer entrances for cars entering from Bragg Street and Nash Street. This will allow students to park cars on campus and relieve the traffic congestion that currently exists. The existing buildings are in dire need of renovations to the Heating/Ventilation/Air Conditioning (HVAC) system. The technology for the facility is currently outdated and is also in dire need of upgrading.

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design						1,520,854	1,520,854
Engineering				501,707	501,706	513,498	1,516,911
Construction				7,167,235	7,167,235	7,335,690	21,670,160
Furnishings				-	-	-	-
Contingency				200,000	200,000	600,000	1,000,000
Total	-	-	-	7,868,942	7,868,941	9,970,042	25,707,925

*Inflation factor of 18% factored into the estimate of \$8,449,188 for a total cost of \$9,970,042.

Funding Sources

Financing Proceeds				25,707,925			25,707,925
Total	-	-	-	25,707,925	-	-	25,707,925

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
Debt Service - Interest				1,436,864	1,407,366	2,844,230
Debt Service - Principal				536,318	565,113	1,101,431
Operating Expenses**				(40,858)	(36,772)	(77,630)
Total	-	-	-	1,932,324	1,935,707	3,868,031

**Operating expenses are based on a 10% reduction per year. The inflation factor has not been factored into the yearly reductions for operating expenses.

ELMS Replace Electric Heat - Detail Sheet

Project Name	East Lee Middle School - Replace Electric Heat
Project Department	Lee County Board of Education
Total Project Cost	\$ 1,730,000
Start Date	FY 2012

Description

This project will consist of replacing the electric heating system with a four pipe system at East Lee Middle School. The current system was installed when the school was constructed in 1978. The system is old, very inefficient, and costly to operate. The gas fired boiler should pay for itself within the first four years of operation due to lower operating costs. The new system would be cost effective and provide a more comfortable and conducive environment throughout the school. The cost savings would be a financial benefit for the taxpayers of Lee County.

Justification

East Lee Middle School currently operates on an electrical heating system. This system is old and is inefficient in terms of energy conservation. The (4) four pipe system would be cheaper to operate and provide a more comfortable atmosphere throughout the school. The gas fired boiler would be more energy efficient. The gas fired boiler system should pay for itself within a (3) three to (4) four year time period.

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design				67,000			67,000
Engineering/Arch Svcs.				83,000			83,000
Construction				-			-
Equipment/Furnishings				1,514,000			1,514,000
Contingency				66,000			66,000
Total	-	-	-	1,730,000	-	-	1,730,000

Funding Sources

Other Revenues				1,730,000			1,730,000
Total	-	-	-	1,730,000	-	-	1,730,000

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
Operating Expenses*				(11,045)	(9,940)	(20,985)
Total	-	-	-	(11,045)	(9,940)	(20,985)

**Operating expenses are based on a 10% reduction per year. The inflation factor has not been factored into the yearly reductions for operating expenses.

WLMS Replace Electric Heat - Detail Sheet

Project Name	West Lee Middle School - Replace Electric Heat
Project Department	Lee County Board of Education
Total Project Cost	\$ 1,800,560
Start Date	FY 2013

Description

This project will consist of replacing the electric heating system with a four pipe system at West Lee Middle School. The current system was installed when the school was constructed in 1978. The system is old, very inefficient, and costly to operate. The gas fired boiler should pay for itself within the first four years of operation due to lower operating costs. The new system would be cost effective and provide a more comfortable and conducive environment throughout the school. The cost savings would be a financial benefit for the taxpayers of Lee County.

Justification

West Lee Middle School currently operates on an electrical heating system. This system is old and is inefficient in terms of energy conservation. The (4) four pipe system would be cheaper to operate and provide a more comfortable atmosphere throughout the school. The gas fired boiler would be more energy efficient. The gas fired boiler system should pay for itself within a (3) three to (4) four year time period.

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design					69,000		69,000
Engineering/Arch Svcs.					87,000		87,000
Construction					-		-
Furnishings					1,574,560		1,574,560
Contingency					70,000		70,000
Total	-	-	-	-	1,800,560	-	1,800,560

Funding Sources

Other Revenues					1,800,560		1,800,560
Total	-	-	-	-	1,800,560	-	1,800,560

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
Operating Expenses						-
Total	-	-	-	-	-	-

ELMS Repairs and Renovations - Detail Sheet

Project Name	East Lee Middle School Repairs and Renovations
Project Department	Lee County Board of Education
Total Project Cost	\$ 2,500,000
Start Date	FY 2012

Description

The renovation project will consist of changing T-12 lighting to T-8 lighting. This will not only improve the lighting but will reduce the energy consumption. The restoration of all restroom partitions and fixtures will enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed throughout the facility to enhance the energy use. A complete roofing project for the entire facility is necessary to prevent leakage and water damage. Windows and door hardware will also be replaced to assist in energy conservation. The mechanical room will have the asbestos doors removed. The fire alarm system will be upgraded to sustain technology and maintain a safe environment for students and staff. The gymnasium bleachers at the school are in poor condition and will need to be replaced. The purchase of furniture will be needed throughout the facility.

Justification

The building was constructed in 1978. This facility is 29 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 efficient facility.

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design				35,000	15,000		50,000
Engineering				75,000	25,000		100,000
Construction				340,000	1,410,000		1,750,000
Furnishings				500,000	-		500,000
Contingency				50,000	50,000		100,000
Total	-	-	-	1,000,000	1,500,000	-	2,500,000

Funding Sources

Lottery Proceeds				1,000,000	1,500,000		2,500,000
Total	-	-	-	1,000,000	1,500,000	-	2,500,000

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
Operating Expenses						-
Total	-	-	-	-	-	-

WLMS Renovations - Detail Sheet

Project Name	West Lee Middle School Repairs and Renovations
Project Department	Lee County Board of Education
Total Project Cost	\$ 2,500,000
Start Date	FY 2012

Description

The renovation project will consist of changing T-12 lighting to T-8 lighting. This will not only improve the lighting but will reduce the energy consumption. The restoration of all restroom partitions and fixtures will enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed throughout the facility to enhance the energy use. A complete roofing project for the entire facility is necessary to prevent leakage and water damage. Windows and door hardware will also be replaced to assist in energy conservation. The mechanical room will have the asbestos doors removed. The fire alarm system will be upgraded to sustain technology and maintain a safe environment for students and staff. The gymnasium bleachers at the school are in poor condition and will need to be replaced. The entire parking lot is in need of resurfacing and renovation. The purchase of furniture will be needed throughout the facility.

Justification

The building was constructed in 1978. This facility is 29 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 efficient facility.

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design				35,000	15,000		50,000
Engineering/Arch Svcs.				75,000	25,000		100,000
Construction				340,000	1,410,000		1,750,000
Furnishings				500,000			500,000
Contingency				50,000	50,000		100,000
Total	-	-	-	1,000,000	1,500,000	-	2,500,000

Funding Sources

Lottery Proceeds				1,000,000	1,500,000		2,500,000
Total	-	-	-	1,000,000	1,500,000	-	2,500,000

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
Operating Expenses						-
Total	-	-	-	-	-	-

CCCC Continuing Education Building - Detail Sheet

Project Name	Continuing Education Building
Project Department	Central Carolina Community College
Total Project Cost	\$ 8,003,000
Start Date	FY 2013

Description

The project would be to build a classroom building of approximately 42,000 square feet of space to house our continuing education offices and classes, including occupational extension and literacy training programs. Much of this programming is currently housed at the old Jonesboro Elementary School and includes the Adult High School program, Basic Skills training, Occupational Skills training, and ESL (English as a Second Language) training.

Justification

The college currently uses approximately 30,000 square feet of space at the old Jonesboro Elementary School for much of our continuing education, occupational extension, and literacy training. The Jonesboro site was constructed in the early fifties, was abandoned by the public schools in the eighties, and has been occupied by CCCC since July 1, 1999. The buildings are substandard and in poor condition. The site is very expensive to operate, with inferior and/or faulty heating, air conditioning, and plumbing. There are multiple leaks, drainage problems, and the design makes security a challenge. This site is probably in worse condition than any other county building currently in use, including Lee County High School buildings and the Environmental Health office building. The larger new structure proposed should be less expensive to operate. The additional square footage is based upon the college's long range study that projects continued population growth and workforce training needs.

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design					160,000	-	160,000
Engineering					481,000	160,000	641,000
Site Prep					161,000	-	161,000
Construction					3,000,000	3,000,000	6,000,000
Equip/Furnishings					-	561,000	561,000
Contingency					240,000	240,000	480,000
Total	-	-	-	-	4,042,000	3,961,000	8,003,000

Funding Sources

Financing Proceeds					8,003,000		8,003,000
Total	-	-	-	-	8,003,000	-	8,003,000

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
Debt Service - Interest					447,303	447,303
Debt Service - Principal					166,958	166,958
Operating Expenses	-	-	-	-	-	-
Total	-	-	-	-	614,261	614,261

CCCC Parking Lot and Truck Entrance- Detail Sheet

Project Name	Parking Lot and Truck Entrance at CCCC
Project Department	Central Carolina Community College
Total Project Cost	\$ 500,000
Start Date	FY 2011

Description

To build a new parking lot at CCCC's main campus. The far-side of this parking lot will include a separate truck entrance giving access to CCCC's shipping and receiving area.

Justification

CCCC has insufficient parking space to accommodate students, and has needed to build additional parking for at least five years. Students park along Kelly Drive on the shoulders of the highway and also park on every available grassy area at the campus. This is an unsafe traffic situation, and it is a hardship on students to not find a parking space. We sometimes lose students who say they want to transfer to a college where they can park their cars. Currently, tractor-trailer trucks back up several hundred feet past student cars to unload, creating another unsafe situation. These trucks should have a separate entrance. We also do not have a loading dock and would build one as a part of this project.

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design			45,000				45,000
Engineering							-
Site Prep							-
Construction				405,000			405,000
Equip/Furnishings				-			-
Contingency				50,000			50,000
Total	-	-	45,000	455,000	-	-	500,000

Funding Sources

General Revenues			45,000	450,000			495,000
Total	-	-	45,000	450,000	-	-	495,000

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
Operating Expenses						-
Total	-	-	-	-	-	-

San Lee Park Dam Restoration - Detail Sheet

Project Name	San Lee Park Dam Restoration
Project Department	Parks & Recreation
Total Project Cost	\$ 1,009,440
Start Date	FY 2009

Description

San-Lee Park has a drainage basin of 2,200 acres that drains into two reservoirs. The lower reservoir has an earth embankment dam. All storm water is discharged through a 40-foot wide spillway that empties as a class C, high-hazard small dam with NC safety. In recent years, the San-Lee Park Dam has suffered minor damage due to the passage of several storms. In 1995, the park was hit with an eight-inch rainfall that left minor but potentially serious damage. At the direction of DEHNR/Dam Safety Officers, we had several dam experts perform inspections on the facility. All the reports indicated that repairs needed to be made, the most serious one replacing the deteriorated spillway.

Justification

A hydraulic analysis was performed on the reservoir in July 2000. The report indicated that the existing spillway was inadequate to pass the regulatory design storm as required by dam safety. A dam classified as a small high-hazard is required to pass a storm equal to 1/3 of its most probable maximum precipitation which is greater than the 100 year storm event. Our current spillway will pass a storm equal to a 10 year storm event. Any storm larger than this will overtop the floodwalls, which could potentially cause downstream damage. DEHNR/Dam Safety could impose fines up to \$500 per day at some point, for failure to address this issue.

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design	103,000	11,109					114,109
Site Prep	376,547	437,390					813,937
Construction	-	-					-
Contingency	53,881	27,513					81,394
Total	533,428	476,012	-	-	-	-	1,009,440

Funding Sources

General Revenues	533,428	476,012					1,009,440
Total	533,428	476,012	-	-	-	-	1,009,440

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
Operating Expenses						-
Total	-	-	-	-	-	-

Lee County Emergency Operations - Detail Sheet

Project Name	Emergency Operations' Departmental Space Renovation and EOC Development
Project Department	Emergency Management, Fire Marshal, Sheriff's Department (Emergency Mgmt Lead)
Total Project Cost	\$ 1,484,550
Start Date	FY 2011

Description

This project will renovate the unfinished area below the courthouse, move the Sheriff's Dispatch to a more secure location within the renovated area, provide essential office space for the departments of Emergency Management, Fire Marshal and Sheriff to support operations for a minimum of 10 years, and develop a state-of-the-art Emergency Operations Center for the entire County. The EOC will also provide additional training and meeting space with full computer and presentation capability during periods when disasters or emergency management training is not occurring.

Justification

The current office space for the three departments and the current Emergency Operations Center is woefully insufficient for effective service to the public. The County Manager designated the Emergency Management and Fire Marshal departments as being second on his list of priorities for additional office space in his report to the Commissioners as part of the 90 day assessment of County operations. Additionally, during the most recent emergency exercise for the Shearon Harris Nuclear Power Plant, the Emergency Management Director was unable to provide enough space in the Emergency Operations Center for all personnel that would be needed to function as intended, potentially resulting in inefficiencies that could result in loss of life and/or property during actual events. Adequate space for operations is required by the FEMA/Nuclear Regulator Commission regulation 0654. All three departments expect to add personnel within the next ten years which will result in the need for additional office space, which will be a budget driver in the future. This multi-departmental request will alleviate those needs. The Crime Scene investigator, by providing him with a laboratory, will be able to process evidence utilizing the latest technology and improve chain of custody. The County will achieve lower fixed costs by implementing this combined project, rather than implement separate office projects for each department. The EOC can also serve as a training facility for county and city employees with the reservation schedule maintained by Emergency Management staff.

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design			10,000				10,000
Engineering/Arch Svcs.			15,000				15,000
Construction			647,500				647,500
Furnishings			762,050				762,050
Contingency			50,000				50,000
Total	-	-	1,484,550	-	-	-	1,484,550

Funding Sources

Financing Proceeds			964,551				964,551
Progress Energy			10,000				10,000
911 Revenue Transfer			500,000			-	500,000
Total	-	-	1,474,551	-	-	-	1,474,551

Operating Budget Impact

	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
Debt Service - Interest						-
Debt Service - Principal						-
Operating Expenses			(4,902)	5,098	6,100	6,296
Capital outlay(normal budget)					10,000	10,000
Total	-	-	(4,902)	5,098	16,100	16,296

Note: The first year cost savings is derived from availability of VoIP telephones eliminating need for individual telephone lines in the EOC and no further rent payments to the city.

- On going costs after the first year include maintenance contract fees.

- An estimated \$10,000 in capital is included for limited repair/replacement of equipment and technology in year 3, and \$70,000 is included for replacement of technology in year 5.

Lee County Jail - Detail Sheet

Project Name	Lee County Jail Renovation
Project Department	Sheriff's Department and Jail
Total Project Cost	\$ 650,000
Start Date	FY 2013

Description

This project will renovate the jail gymnasium into dormitory style housing for Federal inmates held at the Lee County Jail. Renovations to this area will provide 30 additional beds and living quarters to help decrease the overcrowding of the jail facility.

Justification

Recent immigration laws (Session Law 2007-494; House Bill 229) mandates NC jails to determine the immigration status of foreign born detainees. To this end, we have encounter a rash increase (from 7 percent to 20 percent) of illegal immigrant in our facility. Do to this increase in jail population, overcrowding continues to manifest within the present housing areas. In addition, statutory requirements set forth in 10A NCAC 14J Rules and Laws Governing the Operations, Surveillance and Monitoring of Jail Facilities provides minimum guidelines with regards to housing of inmates. It is imperative that our facility meet these standard provisions to prevent potential or future law suits as it relates to overcrowding issues. In addition, future cost of this project will be offset by Federal funding from the US Marshall Service and ICE (Immigration Customs and Enforcement).

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design					10,000		10,000
Engineering/Arch Svcs.					40,000		40,000
Construction					500,000		500,000
Furnishings					50,000		50,000
Contingency					50,000		50,000
Total	-	-	-	-	650,000	-	650,000

Funding Sources

Other Revenues					650,000	430,500	1,080,500
ICE					716,000	1,541,190	2,257,190
Financing Proceeds						-	-
Total	-	-	-	-	1,366,000	1,971,690	3,337,690

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
Debt Service - Interest						-
Debt Service - Principal						-
Operating Expenses					3,859	3,859
Total	-	-	-	-	3,859	3,859

Lee County Community Development Facility - Detail Sheet

Project Name	Lee County Community Development Facility
Project Department	Lee County Community Development
Total Project Cost	\$ 1,400,000
Start Date	Post FY 2013

Description

Purchase a facility for Environmental Health and Community Development offices to use.

Current space is very limited and there are safety issues. The Woodland/Makepeace facility needs to be renovated. Funds reserved for this project would be better spent on another facility that would provide better access and a longer life for the facility.

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design	-						-
Engineering	-						-
Land	-						-
Construction-Purchase						1,300,000	1,300,000
Furnishings						50,000	50,000
Contingency						50,000	50,000
Total	-	-	-	-	-	1,400,000	1,400,000

Funding Sources

Capital Project Fund						349,680	349,680
General Fund Revenues	-	-	-	-	-	1,050,320	1,050,320
Rental Income	-					-	-
Total	-	-	-	-	-	1,400,000	1,400,000

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
Debt Service - Interest						-
Debt Service - Principal						-
Total	-	-	-	-	-	-

*Note: Operating budget not reflected within the five year scope of FY 2009-2013

New Elementary School - Detail Sheet

Project Name	New Elementary School
Project Department	Lee County Board of Education
Total Project Cost	\$ 20,120,612
Start Date	Post FY 2013

Description

A new elementary school with classrooms and resource areas for 700 students to be located on approximately 40 acres of land.

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 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design						350,000	350,000
Engineering/Arch. Services						660,215	660,215
Construction						16,836,920	16,836,920
Furnishings						1,600,000	1,600,000
Contingency						673,477	673,477
Total	-	-	-	-	-	20,120,612	20,120,612

Funding Sources

Financing Proceeds						20,120,612	20,120,612
Total	-	-	-	-	-	20,120,612	20,120,612

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
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*Note: Operating budget not reflected within the five year scope of FY 2009-2013

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CCCC Allied Health Building - Detail Sheet

Project Name	Allied Health Building
Project Department	Central Carolina Community College
Total Project Cost	\$ 7,259,000
Start Date	Post FY 2013

Description

The project would be to build a 31,500 square feet classroom building to provide for classrooms, labs, and faculty offices for health careers programming. These programs include training for Registered Nurses, Licensed Practical Nurses, Medical Assisting, Phlebotomy, Certified Nurse Assistants, Pharmacy Technician, Sleep Disorder Technicians. This facility will permit the college to add new programs for training other healthcare specialties, such as respiratory therapy and radiology. These labs would also be used to improve and offer more training in biotechnology programs.

Justification

CCCC's healthcare programs are offered at several locations depending on where space can be found. Some health care training is even offered at the old Jonesboro Elementary School. A central location for all health careers training would save money on staffing by sharing resources. A larger, state-of-the-art facility would allow CCCC to produce more and better-trained healthcare workers to satisfy the growing demand in our county. Central Carolina Hospital and the majority of physicians offices in Lee County need more nurses and other healthcare providers, but the college has no space to increase the number of students in these programs. CCCC currently has no room to add new healthcare specialties. Moving all healthcare to a new building will also permit Lee Early College to expand into the existing Nursing Building, because CCCC currently needs additional space for the Early College. (Medical lab construction and equipment costs more per square foot than standard classrooms.)

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design						286,000	286,000
Engineering						449,000	449,000
Site Prep						139,000	139,000
Construction						5,252,000	5,252,000
Equip/Furnishings						716,000	716,000
Contingency						417,000	417,000
Total	-	-	-	-	-	7,259,000	7,259,000

Funding Sources

Financing Proceeds						7,259,000	7,259,000
Total	-	-	-	-	-	7,259,000	7,259,000

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
						-

*Note: Operating budget not reflected within the five year scope of FY 2009-2013

Project Name OT Sloan Development
Project Department Parks & Recreation
Total Project Cost \$ 900,000
Start Date Post FY 2013

Description

Development of two (2) tournament grade soccer fields, a new park entrance, parking area, and drive extension to tie into existing parking area and restroom facilities.

Justification

There is a critical need for additional soccer fields in Lee County. There are 10 youth travel teams, 22 adult men's teams, and 6 women's teams that have need for quality fields for their games. Additionally, the entrance to OT Sloan Park is on Bragg Street, which is a busy city thoroughfare. A new entrance at a lighted intersection would greatly benefit citizens by providing safer access at peak times.

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design						20,000	20,000
Engineering/Arch Serv.						60,000	60,000
Site Prep						500,000	500,000
Construction						280,000	280,000
Contingency						40,000	40,000
Total	-	-	-	-	-	900,000	900,000

Funding Sources

NC Part F						440,000	440,000
Financing Proceeds						460,000	460,000
Total	-	-	-	-	-	900,000	900,000

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
Operating Expenses						-
Project Revenue						-
Total	-	-	-	-	-	-

*Note: Operating budget not reflected within the five year scope of FY 2009-2013

Gymnastics Facility - Detail Sheet

Project Name	Gymnastics Facility
Project Department	Parks & Recreation
Total Project Cost	\$ 962,000
Start Date	Post FY 2013

Description

This project would consist of a 15,000 square foot facility on land owned by the county designated for this facility. The facility would include rest rooms, dressing area, and exercise/equipment areas. The facility would be used for gymnastics, dance, and fitness programs.

Justification

Existing facility is leased; it is an older building with no air conditioning, which presents problems during summer programs especially for staff. It is located in a congested traffic area, making ingress and egress difficult. Proposed new leased facility \$37,500/yr annual lease cost saved by development of this facility. We are presently working to move into new leased space with annual lease payments to be \$37,500 annually when this project would be considered for funding.

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	Total
Planning & Design						52,000	52,000
Land						-	-
Site Prep						26,000	26,000
Construction						780,000	780,000
Furnishings						52,000	52,000
Contingency						52,000	52,000
Total	-	-	-	-	-	962,000	962,000

Funding Sources

NC Part F						481,000	481,000
Financing Proceeds						481,000	481,000
Total	-	-	-	-	-	962,000	962,000

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
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*Note: Operating budget not reflected within the five year scope of FY 2009-2013

Library - Detail Sheet

Project Name	New Main Library
Project Department	Library
Total Project Cost	\$ 15,065,869
Start Date	Post FY 2013

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 it is strongly suggested that the library remain in downtown Sanford.

Justification

The library on Hawkins Avenue will soon be inadequate for minimal not to mention optimal utilization in the near-term. This is so because of county 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: 1970 population (30,467)-- November 2007 estimate (60,700). Library patron count in FY 87-88, for example, was 70,401 while in FY 06-07 the number was, 164,771. Number of books, magazines and audio-visuals in collection: FY 95-96 (115,819); FY 05-06 (153,941). Deficiencies include: inflexible building design (unable to accommodate future expansion or significant remodeling), poor energy efficiency, inadequate parking, shelving, storage, study and service areas. For example, we have a current shelving deficit of 1,400 linear feet. Factors of technological and social change involve: need for self-service circulation stations, and security and fire alarm systems. The library is used for traditional purposes of research and study, but it is also a community meeting and social space, a public commons. The public library is an education partner with public and private schools and the community. Remaining in downtown Sanford would help increase local revenues and help revitalize and make more attractive the center of the county.

Financial Information

Expenditures	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Post 2013	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						10,473,750	10,473,750
Furnishings						1,047,375	1,047,375
Parking Lot							-
Total	-	-	-	-	-	15,065,869	15,065,869

Funding Sources

Financing Proceeds						15,065,869	15,065,869
Total	-	-	-	-	-	15,065,869	15,065,869

Operating Budget Impact	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Total
						-

*Note: Operating budget not reflected within the five year scope of FY 2009-2013

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