LEE COUNTY
NORTH CAROLINA
Committed Today for a Better Tomorrow

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LEE COUNTY
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MEMORANDUM

TO: Lee County Commissioners

FROM: John Crumpton, County Manager

RE: FY 2016-2020 Capital Improvements Plan

DATE: May 18, 2015

Attached, please find the FY 2016-2020 Lee County Capital Improvements Plan for Lee County. The County's Capital Improvements Plan (CIP) is intended to be our "strategic plan" for major capital improvements (projects exceeding $500,000 in cost). The plan outlines the needs of our departments and outside agencies that depend on us for funding major capital projects. It is my intention to encourage the Commissioners to use this document to set priorities for capital projects and then put a funding plan in place for the high priority projects.

In most jurisdictions, the CIP is moved along with a long term financial plan. Lee County has not developed a long term financial plan that includes funding the CIP. Since fiscal year 2009-10, the effects of the economic recession on the County have made funding the CIP nearly impossible. The lack of growth in the tax base and the loss of sales tax revenues make raising the property tax rate the only way to fund capital projects. The recent passage of the community college bonds and the resulting tax rate increase that will be required to pay back these bonds will make it even more difficult to raise the property tax rate to pay for other capital projects. In essence, the CIP is becoming a revolving need document that the County cannot address with appropriate funding.

Two years ago, the County undertook a building utilization study that showed the usage of each building that the County controlled. The study showed needs in the human services departments and operations at the Courthouse. With the purchase of the Summit Building and the relocation of Administration, Finance, Human Resources and Legal from the Government Center, additional space was allocated to Social Services and the Health Department. Even with the additional space, the quality of the second floor facility will need to be upgraded to meet future requirements for a public health facility. This CIP addresses the need to begin a formal review of Courthouse operations and develop a plan to address the growing needs at the facility.

OFFICE OF THE COUNTY MANAGER
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The space needs study was not completed for educational facilities. Both Central Carolina Community College (CCCC) and Lee County School System (LCSS) undertook their own internal evaluations of facilities and developed plans for future expansion. The upcoming CIP puts forward a timetable for the completion of the four projects associated with the bond referendum passed in November 2014. After completion of the CCCC projects, the Board will need to begin addressing educational requests from the Lee County Board of Education (LCBOE). While other smaller counties similar to ours are seeing a decline in students entering K-12, Lee County's student population continues to grow each year. To address capital and operational needs for the LCBOE, debt financing, along with building a capital reserve for smaller projects, must be undertaken. To do this, the County will need to allocate 2 additional pennies of the tax rate solely for debt increases and another 1.5 to 3 pennies for capital spending. This increase is badly needed now due to the State of North Carolina eliminating the corporate income tax distribution to counties (known as ADM) and reductions in lottery proceeds. These reductions create an even greater need to raise property taxes so that we can replace the $1.35 million we have lost annually from the State of North Carolina that went to pay debt service and to our capital reserve fund. The recent study by Davenport & Associates showed that a 2 cent increase can cover the debt issuance needed for CCCC's current capital request, as well as, a future Lee County Board of Education elementary school outlined in this CIP that will need debt financing. The sooner this 2 cent increase is implemented the more likely it will be that this will be the only tax rate increase needed for debt over the next five years. The additional 1.5 to 3 cent increase will be used to raise our capital expenditure funding so that smaller Board of Education projects can be undertaken without incurring additional debt. If the capital expense contribution is not increased, the County will face mounting facility maintenance projects in the future which will require large capital funding similar to the Lee County High School renovations.

This year's capital requests totaled $111,220,354. Of this amount, $77,065,598 is for educational requests. As was seen in the Evergreen audit, the County cannot cut its way to funding capital projects. As a reminder to the Board of Commissioners, a policy was developed after the San Lee Middle School was built that required a bond referendum for all new education debt financing. This policy was waived for the Lee County High School project due to the sales tax referendum that passed. However, this policy is still in effect. The Board used the policy to gain support for the CCCC projects and will need to consider the same effort for the LCBOE elementary schools and middle school renovations projects. It is my recommendation that we allow the voters to decide which projects should be approved for debt financing by following the current policy and requiring general obligation bonds for major educational CIP projects.

Attached you will find the entire Capital Improvements Plan document. The document shows the requested amounts form the departments and agencies. The requests also show when they believe the projects are needed. Since many

of these projects have been in the CIP document for years, the need for them is becoming more pressing. This can be seen by the fact that most of the requests were in the first three years of the five year CIP. It would be difficult or impossible to fund all these projects in the next five years. This is why the Commissioners need to review the requests and prioritize the projects as “Board” priorities.

Capital project planning is about priorities, as is any aspect of county spending. I know that any discussion of tax rate increases is not very popular in the community. However, to discuss capital spending and expect it to occur without a tax rate increase is unrealistic for our County. Our needs are outgrowing the growth of our revenue stream. If the voters truly believe that the projects contained in this document are worthwhile, it is important that we are honest with them on the need to raise revenue to pay for them. The only way to raise the revenue is to increase the property tax rate. Property taxes are the only discretionary revenue source we have to pay for these projects.

It is my hope that the Commissioners will take the time to review the requests and my recommendations and place the capital projects in priority order. Then, the Commissioners need to consider a financial plan that will pay for these projects. Without developing a financial plan, the CIP is really not a working document for the Board. If we work towards establishing our priorities and commit to developing a funding plan, these projects will become an important part of our county’s improvement of our citizen’s quality of life and economic growth.

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 2015/2016 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 9, 2015; 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 ≤ 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 $86.8 million of the $111.2 million in requested CIP projects within the five-year scope of the CIP. If the County chooses to embark upon these projects, the improvement of educational opportunities and other public facilities will be enjoyed by future generations of Lee County citizens.

PROJECT EVALUATION

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

REVENUE FUNDING SOURCES

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

DEBT SERVICE

Much of the recommended CIP is funded through debt issuance; therefore, the next step in the process is to examine the County's ability to service debt. Reoccurring revenues for debt service other than property taxes are limited. Portions of Article 40 and 42 sales taxes are restricted for paying school related debt service or school capital outlay. This CIP will be the fifth to include the Article 46 – 1/4 cent sales tax approved by the voters in Lee County in November 2009. The County also receives funds from the NC Education Lottery that can be used for debt service. Past CIPs have included funds from the State Public School Building Capital Fund; however, the State's budget has redirected those monies away from the counties. These funds will not be returning to the counties, and the State has not given us a replacement for those funds. For the last several years, the County has been able to use savings from various projects to cover that revenue loss. At this time, there are no funds available to cover the loss and the Board of Commissioners needs to consider a way to replace those funds. 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 6.6 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 cent sales tax

This CIP reserves NC Education Lottery funds for pay as you go projects. The State's budget for FY 2015 continued a change in the allocation of Lottery funds reducing the County's receipts from approximately $1.2 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 fourth year of reduced funding, the County needs to look for another revenue stream to continue large maintenance projects for the School System, or the County will be faced with additional large dollar renovation projects like it incurred at Lee County High School. The variants between the cases are the final sources of revenue to be used to pay debt service.

In November 2014, the voters of Lee County approved $23,000,000 in general obligation bonds related to projects for Central Carolina Community College. This CIP is prepared on the assumption that a 2-cent tax increase will be included in the FY 15-16 budget of the County and that the funds from that tax increase will be reserved until the debt service on the bonds approved starts. If the County follows that plan, it may be able to incur additional debt in FY 2019.

CONCLUSION

It is not an easy task to develop a recommended capital improvements program when faced with prioritizing $111.2 million in requested projects especially when financial resources are in a state of flux. Property tax base growth is expected to be minimal for the next year. Sales tax proceeds are seeing limited growth. NC lottery proceeds are subject to additional changes in the distribution method by the General Assembly.

The recommended CIP capitalizes on the County's debt capacity while adhering to Board established County financial policies. 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. Taxes will need to be increased to fund the 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

LEE COUNTY
NORTH CAROLINA
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FINANCIAL POLICIES RESOLUTION

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

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

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

Debt

- Debt service will not exceed 15% of general fund expenditures. In any year where the debt service is less than or equal to 14% of general fund expenditures at least 1% of the operating budget will be transferred to capital reserve. This contribution will only be made if available fund balance is at 15% or greater of general fund expenditures.

- Payout of aggregate principal outstanding shall be no less than 50% repaid within 10 years.

- The County will strive to maintain its net bonded debt at a level not to exceed two percent of the assessed valuation of taxable property within the County.

Fees and user charges

- As part of the budget process, the County shall annually review the fees and user charges. All changes to the schedule of fees and charges must be approved by the Board of Commissioners.

- The County should charge other fees when it is allowable, when a limited and specific group of beneficiaries can be identified, when it is feasible to charge beneficiaries for the services rendered, and when there is no reason to subsidize the service wholly or in part. To the extent possible, fee levels should be set to recover the full costs of the services provided, unless it is deemed necessary or desirable to subsidize the service.

- Factors to consider in deciding whether a subsidy is appropriate include the burden on property tax payers, the degree to which the service benefits a particular segment of the population, whether beneficiaries can pay the fee, and whether the service provides a broader benefit to the community.

Fund Balance

- The County will maintain as a floor an available fund balance equal to 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

Funding Sources

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

Exhibit 3

CAPITAL IMPROVEMENTS PROGRAM
FY 2016- 2020
Adopted
Projects With Funding Sources

	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	Total CIP	Beyond FY 19-20
ADMINISTRATION							
General Services Expansion	$ -	-	$ -	$ -	$ 1,257,100	$ 1,257,100	$ -
LCGC 2nd Floor HVAC Renovation	-	-	1,335,000	-	-	1,335,000	-
Courthouse Expansion	50,000	-	2,000,000	-	-	2,050,000	-
Total	**$ 50,000**	**$ -**	**$ 3,335,000**	**$ -**	**$ 1,257,100**	**$ 4,642,100**	**$ -**
Funding Sources							
General Fund	$ 50,000	$ -	$ -	$ -	$ -	$ 50,000	$ -
Debt Financing - FY 2017/18	-	-	3,335,000	-	-	3,335,000	-
Debt Financing - FY 2019/20	-	-	-	-	1,257,100	1,257,100	-
Total	**$ 50,000**	**$ -**	**$ 3,335,000**	**$ -**	**$ 1,257,100**	**$ 4,642,100**	**$ -**
EDUCATION - LEE COUNTY SCHOOLS							
New Elementary School	$ -	$ -	$ 10,000,000	$ 5,953,249	$ -	$ 15,953,249	$ -
WLMS Replace Electric Heat	1,659,100	-	-	-	-	1,659,100	-
WLMS Repairs & Renovations	-	-	2,500,000	-	-	2,500,000	-
ELMS Repairs & Renovations	-	-	2,500,000	-	-	2,500,000	-
Lee County High School Auditorium - HVAC	-	-	-	-	1,500,000	1,500,000	-
WLMS Gym Renovations	-	-	-	-	2,750,000	2,750,000	-
ELMS Gym Renovations	-	-	-	-	2,750,000	2,750,000	-
New Elementary School	-	-	-	-	-	-	17,953,249
Southern Lee High School Auditorium	-	-	-	-	-	-	3,500,000
Bragg Street Academy Gymnasium	-	-	-	-	-	-	3,000,000
Total	**$ 1,659,100**	**$ -**	**$ 15,000,000**	**$ 5,953,249**	**$ 7,000,000**	**$ 29,612,349**	**$ 24,453,249**
Funding Sources							
Lottery Proceeds	$ 1,659,100	$ -	$ -	$ -	$ -	$ 1,659,100	$ -
Debt Financing - FY 2017/18	-	-	15,000,000	-		15,000,000	-
Debt Financing - FY 2018/19	-	-	-	5,953,249	-	5,953,249	-
Debt Financing- FY 2019/20	-	-	-	-	7,000,000	7,000,000	-
Debt Financing - Beyond FY 2019/20	-	-	-	-	-	-	24,453,249
Total	**$ 1,659,100**	**$ -**	**$ 15,000,000**	**$ 5,953,249**	**$ 7,000,000**	**$ 29,612,349**	**$ 24,453,249**
EDUCATION - CCCC							
Health Sciences Center	$ 2,892,550	$ 6,107,450	$ -	$ -	$ -	$ 9,000,000	$ -
Veterinary Medical Technology	1,264,399	3,735,601	-	-	-	5,000,000	-
Dennis Wicker Civic Center	100,000	3,900,000	1,000,000	-	-	5,000,000	-
Main Campus, Emergency Services Training Center Renovations	50,000	2,400,000	1,550,000	-	-	4,000,000	-
Total	**$ 4,306,949**	**$ 16,143,051**	**$ 2,550,000**	**$ -**	**$ -**	**$ 23,000,000**	**$ -**
Funding Sources							
Bond Proceeds	$ 3,142,550	$ 17,307,450	$ 2,550,000	$ -	$ -	$ 23,000,000	$ -
Total	**$ 3,142,550**	**$ 17,307,450**	**$ 2,550,000**	**$ -**	**$ -**	**$ 23,000,000**	**$ -**
COMMUNITY DEVELOPMENT							
New Library	$ -	$ -	$ -	$ -	$ 17,065,869	$ 17,065,869	$ -
OT Sloan Park	-	959,481	3,985,720	1,420,577	4,081,009	10,446,787	-
Lee County Park Improvements	-	-	2,000,000	-	-	2,000,000	-
Total	**$ -**	**$ 959,481**	**$ 5,985,720**	**$ 1,420,577**	**$ 21,146,878**	**$ 29,512,656**	**$ -**
Funding Sources							
Private Funding	$ -	$ 30,000	$ 526,750	$ -	$ -	$ 556,750	$ -
PARTF Grant Funds	-	-	600,000	300,000	300,000	1,200,000	-
General Fund		-	918,095	-	-	918,095	-
Debt Financing - FY 2016/17	-	929,481	-	-	-	929,481	-
Debt Financing - FY 2017/18	-	-	3,940,875	-	-	3,940,875	-
Debt Financing - FY 2018/19	-	-	-	1,120,577	-	1,120,577	-
Debt Financing - FY 2019/20	-	-	-	-	20,846,878	20,846,878	-
Total	**$ -**	**$ 959,481**	**$ 5,985,720**	**$ 1,420,577**	**$ 21,146,878**	**$ 29,512,656**	**$ -**

LEE COUNTY
NORTH CAROLINA
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RESOLUTION
ADOPTING THE LEE COUNTY
CAPITAL IMPROVEMENTS PROGRAM
FOR FISCAL YEARS 2015/2016 THROUGH 2019/2020

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 2015/2016 through 2019/2020 that includes a detailed evaluation of financial capacity and impacts; and

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

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

NOW, THEREFORE BE IT RESOLVED, that the Lee County Board of Commissioners does hereby adopt the attached Capital Improvements Program schedule for Fiscal Years 2015/2016 through 2019/2020; 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 2015/2016.

Adopted this 15th day of June, 2015.

Amy M Dalrymple
Amy M. Dalrymple, Chair

ATTEST:

Gaynell M. Lee
Gaynell M. Lee, Clerk

CAPITAL IMPROVEMENTS PROGRAM 2016-2020
Project Summary

Requested

	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	Total CIP	Beyond FY 19-20
Administration							
1. General Services Expansion	$ 1,257,100	$ -	$ -	$ -	$ -	$ 1,257,100	$ -
2. LCGC 2nd Floor HVAC Renovation	1,335,000	-	-	-	-	1,335,000	-
3. Courthouse Expansion	50,000	-	2,000,000	-	-	2,050,000	-
Subtotal	$ 2,642,100	$ -	$ 2,000,000	$ -	$ -	$ 4,642,100	$ -
Education - Lee County Schools							
1. New Elementary School	$ 10,000,000	$ 5,953,249	$ -	$ -	$ -	$ 15,953,249	$ -
2. West Lee Middle School-Electric Heat Replacement	1,659,100	-	-	-	-	1,659,100	-
3. West Lee Middle School-Repairs and Renovation	-	2,500,000	-	-	-	2,500,000	-
4. East Lee Middle School-Repairs and Renovation	-	-	2,500,000	-	-	2,500,000	-
5. Lee County High Auditorium-HVAC	-	-	1,500,000	-	-	1,500,000	-
6. East Lee Middle School-Gym Renovations	-	-	2,750,000	-	-	2,750,000	-
7. West Lee Middle School-Gym Renovations	-	-	2,750,000	-	-	2,750,000	-
8. New Elementary School	-	-	-	12,000,000	5,953,249	17,953,249	-
9. Southern Lee High School Auditorium	-	-	-	3,500,000	-	3,500,000	-
10. Bragg Street Academy Gymnasium	-	-	-	3,000,000	-	3,000,000	-
Subtotal	$ 11,659,100	$ 8,453,249	$ 9,500,000	$ 18,500,000	$ 5,953,249	$ 54,065,598	$ -
Education - CCCC							
1. Health Sciences Center	$ 2,892,550	$ 6,107,450	$ -	$ -	$ -	$ 9,000,000	$ -
2. Veterinary Medical Technology	1,264,399	3,735,601	-	-	-	5,000,000	-
3. Dennis Wicker Civic Center/Business Incubator	100,000	3,900,000	1,000,000	-	-	5,000,000	-
4. Main Campus, Emergency Services Training Center	50,000	2,400,000	1,550,000	-	-	4,000,000	-
Subtotal	$ 4,306,949	$ 16,143,051	$ 2,550,000	$ -	$ -	$ 23,000,000	$ -
Community Development							
1. New Library	$ -	$ 17,065,869	$ -	$ -	$ -	$ 17,065,869	$ -
2. OT Sloan Sports Complex	959,481	3,985,720	1,420,577	4,081,009	-	10,446,787	-
3. Lee County Park Improvements	-	-	2,000,000	-	-	2,000,000	-
Subtotal	$ 959,481	$ 21,051,589	$ 3,420,577	$ 4,081,009	$ -	$ 29,512,656	$ -
Total	$ 19,567,630	$ 45,647,889	$ 17,470,577	$ 22,581,009	$ 5,953,249	$ 111,220,354	$ -

Recommended

	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	Total CIP	Beyond FY 19-20
Administration							
1. General Services Expansion	$ -	$ -	$ -	$ -	$ 1,257,100	$ 1,257,100	$ -
2. LCGC 2nd Floor HVAC Renovation	-	-	1,335,000	-	-	1,335,000	-
3. Courthouse Expansion	50,000	-	2,000,000	-	-	2,050,000	-
Subtotal	$ 50,000	$ -	$ 3,335,000	$ -	$ 1,257,100	$ 4,642,100	$ -
Education - Lee County Schools							
1. New Elementary School	$ -	$ -	$ 10,000,000	$ 5,953,249	$ -	$ 15,953,249	$ -
2. West Lee Middle School-Electric Heat Replacement	1,659,100	-	-	-	-	1,659,100	-
3. West Lee Middle School-Repairs and Renovation	-	-	2,500,000	-	-	2,500,000	-
4. East Lee Middle School-Repairs and Renovation	-	-	2,500,000	-	-	2,500,000	-
5. Lee County High Auditorium-HVAC	-	-	-	-	1,500,000	1,500,000	-
6. East Lee Middle School-Gym Renovations	-	-	-	-	2,750,000	2,750,000	-
7. West Lee Middle School-Gym Renovations	-	-	-	-	2,750,000	2,750,000	-
8. New Elementary School	-	-	-	-	-	-	17,953,249
9. Southern Lee High School Auditorium	-	-	-	-	-	-	3,500,000
10. Bragg Street Academy Gymnasium	-	-	-	-	-	-	3,000,000
Subtotal	$ 1,659,100	$ -	$ 15,000,000	$ 5,953,249	$ 7,000,000	$ 29,612,349	$ 24,453,249
Education - CCCC							
1. Health Sciences Center	$ 2,892,550	$ 6,107,450	$ -	$ -	$ -	$ 9,000,000	$ -
2. Veterinary Medical Technology	1,264,399	3,735,601	-	-	-	5,000,000	-
3. Dennis Wicker Civic Center/Business Incubator	100,000	3,900,000	1,000,000	-	-	5,000,000	-
4. Main Campus, Emergency Services Training Center	50,000	2,400,000	1,550,000	-	-	4,000,000	-
Subtotal	$ 4,306,949	$ 16,143,051	$ 2,550,000	$ -	$ -	$ 23,000,000	$ -
Community Development							
1. New Library	$ -	$ -	$ -	$ -	$ 17,065,869	$ 17,065,869	$ -
2. OT Sloan Sports Complex	-	959,481	3,985,720	1,420,577	4,081,009	10,446,787	
3. Lee County Park Improvements	-	-	2,000,000	-	-	2,000,000	
Subtotal	$ -	$ 959,481	$ 5,985,720	$ 1,420,577	$ 21,146,878	$ 29,512,656	$ -
Total	$ 6,016,049	$ 17,102,532	$ 26,870,720	$ 7,373,826	$ 29,403,978	$ 86,767,105	$ 24,453,249

Adopted

	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	Total CIP	Beyond FY 19-20
Administration							
1. General Services Expansion	$ -	$ -	$ -	$ -	$ 1,257,100	$ 1,257,100	$ -
2. LCGC 2nd Floor HVAC Renovation	-	-	1,335,000	-	-	1,335,000	-
3. Courthouse Expansion	50,000	-	2,000,000	-	-	2,050,000	-
Subtotal	$ 50,000	$ -	$ 3,335,000	$ -	$ 1,257,100	$ 4,642,100	$ -
Education - Lee County Schools							
1. New Elementary School	$ -	$ -	$ 10,000,000	$ 5,953,249	$ -	$ 15,953,249	$ -
2. West Lee Middle School-Electric Heat Replacement	1,659,100	-	-	-	-	1,659,100	-
3. West Lee Middle School-Repairs and Renovation	-	-	2,500,000	-	-	2,500,000	-
4. East Lee Middle School-Repairs and Renovation	-	-	2,500,000	-	-	2,500,000	-
5. Lee County High Auditorium-HVAC	-	-	-	-	1,500,000	1,500,000	-
6. East Lee Middle School-Gym Renovations	-	-	-	-	2,750,000	2,750,000	-
7. West Lee Middle School-Gym Renovations	-	-	-	-	2,750,000	2,750,000	-
8. New Elementary School	-	-	-	-	-	-	17,953,249
9. Southern Lee High School Auditorium	-	-	-	-	-	-	3,500,000
10. Bragg Street Academy Gymnasium	-	-	-	-	-	-	3,000,000
Subtotal	$ 1,659,100	$ -	$ 15,000,000	$ 5,953,249	$ 7,000,000	$ 29,612,349	$ 24,453,249
Education - CCCC							
1. Health Sciences Center	$ 2,892,550	$ 6,107,450	$ -	$ -	$ -	$ 9,000,000	$ -
2. Veterinary Medical Technology	1,264,399	3,735,601	-	-	-	5,000,000	-
3. Dennis Wicker Civic Center/Business Incubator	100,000	3,900,000	1,000,000	-	-	5,000,000	-
4. Main Campus, Emergency Services Training Center	50,000	2,400,000	1,550,000	-	-	4,000,000	-
Subtotal	$ 4,306,949	$ 16,143,051	$ 2,550,000	$ -	$ -	$ 23,000,000	$ -
Community Development							
1. New Library	$ -	$ -	$ -	$ -	$ 17,065,869	$ 17,065,869	$ -
2. OT Sloan Sports Complex	-	959,481	3,985,720	1,420,577	4,081,009	10,446,787	
3. Lee County Park Improvements	-	-	2,000,000	-	-	2,000,000	
Subtotal	$ -	$ 959,481	$ 5,985,720	$ 1,420,577	$ 21,146,878	$ 29,512,656	$ -
Total	$ 6,016,049	$ 17,102,532	$ 26,870,720	$ 7,373,826	$ 29,403,978	$ 86,767,105	$ 24,453,249

Adopted Projects 2016-2020

Project: **General Services Expansion**
Cost Estimate: $1,257,100
Requested Start Date: FY 2016
Start Date: ***FY 2020***

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

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

Project: **Lee County Government Center 2nd Floor HVAC Renovation**
Cost Estimate: $1,335,000
Requested Start Date: FY 2016
Start Date: ***FY 2018***

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

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

Project: **Lee County Government Courthouse Expansion**
Cost Estimate: $2,050,000
Requested Start Date: FY 2016
Start Date: ***FY 2016***

Description: The Lee County Clerk of Court has asked the County Commissioners to provide more space for her operations. Specifically she is out of file storage space and needs more room for jury activities. The courthouse is also in need of additional parking. The County needs to consider paving the parking lot at the corner of Elm and Courtland to provide that space.

Manager Comments: *The County Commissioners prioritized the study of this issue as part of the FY 2015-16 budget process. The County will need to hire a consultant to evaluate current operations at the courthouse and make recommendations to the County for future expansion projects. The earliest these projects could be funded is FY 2018.*

Project: **New Elementary School**
Cost Estimate: $15,953,249
Requested Start Date: FY 2016
Start Date: ***FY 2018***

Description: Lee County Schools currently has twenty-eight modular units located at the seven elementary schools. The average of 25 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 our meetings with the Board of Education and discussions with their leadership, they believe addressing this need is not only a capacity and learning issue, but a safety issue. Outside of extending the life of the two older middle schools, this project is their highest priority. Based on our financial advisors recommendation, if the County raises taxes to cover the Community College projects by two pennies, this project could begin in 2018. If the Commissioner 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.*

Project: **West Lee Middle School-Electric Heat Replacement**
Cost Estimate: $1,659,100
Requested Start Date: FY 2016
Start Date: ***FY 2016***

Description: This project will consist of replacing the electric heat system with a four pipe system. 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 provide a financial benefit for the taxpayers of Lee County.

Manager Comments: *Major system upgrade to provide more efficient operation and improved learning environment. The BOE is proposing to use Lottery proceeds to complete this project. This means that over a 4 year period many smaller projects will go unfunded. The Commissioners need to look at increasing the General Fund contribution to the County's Capital Reserve fund not only for BOE projects but County projects as well. This would achieve the goal of creating a pay as you go plan. To create the pay as you go plan, a property tax rate Increase would be required. Once again, when the project is completed, the BOE should see utility savings from the project.*

Project: **West Lee Middle School-Repairs and Renovations**
Cost Estimate: $2,500,000
Requested Start Date: FY 2017
Start Date: ***FY 2018***

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. This project needs to be completed at the same time as the East Lee Middle School. Both projects are similar to issues that occurred at Lee Senior High School. These issues need to be completed timely so that the expected useful life of the two older middle schools can be extended.*

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

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.

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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 combine the funds with another debit issue such as the new elementary school. Due to the amount, pay as you go would not be an option.*

Project: **Lee County High Auditorium-HVAC**
Cost Estimate: $1,500,000
Requested Start Date: FY 2018
Start Date: ***FY 2020***

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

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-Gym Renovations**
Cost Estimate: $2,750,000
Requested Start Date: FY 2018
Start Date: ***FY 2020***

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 may have to wait.*

Project: **West Lee Middle School-Gym Renovations**
Cost Estimate: $2,750,000
Requested Start Date: FY 2018
Start Date: ***FY 2020***

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 may have to wait.*

Project: **Health Sciences Center**
Cost Estimate: $9,000,000
Requested Start Date: FY 2016
Start Date: ***FY 2016***

Description: Construct a 40,000 square feet building for workforce training programs related to health sciences fields. This building will be constructed on property already owned by the college and located directly in front of the main Lee County Campus. Programs offered at the center would allow for the expansion of the following health careers: Certified Nursing Assistant, Medical Assisting, Optometric Technician, Phlebotomy, Pharmacy Technology, Associates Degree Nursing, and Sleep Disorder Training. The Center would also provide space for a new campus bookstore and house industrial training, and WIA administrative services.

Manager Comments: *This project would give the Community College the ability to develop a work force for the growing health care industry in Lee County and the region. With the referendum passing in the fall of 2014, the Commissioners have given the College the go ahead on design of this facility. Based on time projections, this project may start at the end of FY 2016. A property tax increase will be needed to fund the debt for this project.*

Project: **Veterinary Medical Technology**
Cost Estimate: $ 5,000,000
Requested Start Date: FY 2016
Start Date: ***FY 2016***

Description: The Veterinary Medical Technology Program (VMT) was established in 1965. The VMT program has been one of the most successful in college history. This project involves the renovation of 4,075 square feet of space and the addition of 12,934 square feet of space to meet the requirements by the accreditation agency.

Manager Comments: *This program has outgrown its current facility. Due to accreditation issues, this project has a greater sense of urgency for the College. With the referendum passing in the fall of 2014, the Commissioners have given the College the go ahead on design of this facility. Based on time projections, this project may start at the end of FY 2016. A property tax increase will be needed to fund the debt for this project.*

Project: **Dennis A. Wicker Civic Center Expansion/Renovations and Business Incubator Renovation**

Cost Estimate: $5,000,000
Requested Start Date: FY 2016
Start Date: ***FY 2016***

Description: The Civic Center, completed in 1991, has a mission to provide event facilities that professionally represent the citizens of Lee County and Central Carolina Community College by providing a well-managed and maintained center and assuring clean, safe facilities and set-up support for citizens. The current building consists of approximately 36,000 square feet of space. This project would require renovations of the existing facility and the addition of approximately 14,500 square feet. The incubator project would include the renovation of a building (located on 130 Steele Street, Sanford). This building will be used as a business incubator space and would allow new business start-ups within the City of Sanford. It has the potential to assist in creating new business and employment opportunities for the citizens of the County.

Manager Comments: *The College has developed a preliminary plan for the Civic Center project and is in design with their architect. There currently is a lot of discussion about the Downtown Business Incubator location and how much funding will be available after the Civic Center project is complete. With the referendum passing in the fall of 2014, the Commissioners have given the College the go ahead on design of this facility. Based on time projections, this project may start at the end of FY 2016. A property tax increase will be needed to fund the debt for this project.*

Project: **Sanford (Main) Campus, Emergency Services Training Center Renovations**
Cost Estimate: $4,000,000
Requested Start Date: FY 2016
Start Date: ***FY 2016***

Description: This project would include a variety of repair projects around campus and the renovation funds to repurpose spaces as new buildings are opened. The completion of the Health Sciences Center would free space currently being used by several programs also the existing bookstore space. This space can be repurposed to allow continued use of the space for numerous years. Renovations at the Emergency Services Training Center would include an indoor physical training area with shower and locker room facilities, non-lethal training ammunition firearms training areas, installation of a security chain link fence around the area, and improvements to the driving track. The Joyner Hall roof would be replaced.

Manager Comments: *According to the College's time line, this project will need to begin as soon as the Health Sciences Building is completed. The College will need the new space so the renovations can begin in other buildings. With the referendum passing in the fall of 2014, the Commissioners have given the College the go ahead on design of this facility. Based on time projections, this project may start at the end of FY 2016. A property tax increase will be needed to fund the debt for this project.*

Project: **New Library**
Cost Estimate: $17,065,869
Requested Start Date: FY 2017
Start Date: ***FY 2020***

Description: The construction of a new Main Library to address Lee County's population growth and its increasing need for modern library services is the goal of this project. Proposed is a facility of 50,000 square feet with attendant landscaping and parking areas. Site selection is to be determined but is strongly suggested that the library remain in downtown Sanford. A modern public library is a destination and community public social space, in addition to which, a good library attracts and stimulates business, some studies reporting up to 25% of business is because of a public library in downtown. A good library is a public commons.

Manager Comments: *The Friends of the Library and the Library Advisory Board are working on donations and other funding for this project. The new Library Director is also working on grant funding and other ideas for the new library. Keeping a downtown location is a priority since it is central to the entire County.*

Project: **O.T Sloan Sports Complex**
Cost Estimate: $10,446,787
Requested Start Date: FY 2016
Start Date: ***FY 2017***

Description: Project would essentially overhaul O.T. Sloan Park to better provide for more efficient operations, enhance revenue, and promote economic development. Project elements include 4-field ball diamond complex with restroom/concession/score box, fan seating, and additional parking; 6-court tennis complex with restroom/storage area; 24,000 square foot multipurpose building to house gymnastics and provide flex-court space for basketball, volleyball, wrestling, soccer, pickle ball, and other activities; upgrades to the pool complex to replace the wade pool with a splash pad, make improvements to the bathhouse, improve accessibility, upgrades to mechanical areas; development of secure off-leash dog park area; and replacement of playground area.

Manager Comments: *The City and County began a feasibility study on this project in FY 2015. The study is ongoing at the time this CIP is being written. The Friends of the Lee County Park are involved in fund raising for this project. The City of Sanford may use bond proceeds to help in building this new complex. A lot still needs to be decided before this project can move forward.*

Project: **Lee County Park Improvements**
Cost Estimate: $2,000,000
Requested Start Date: FY 2018
Start Date: ***FY 2018***

Description: Various park Improvements to Kiwanis Family, Kiwanis Children, Horton, O.T. Sloan and Dalrymple Parks. The parks are getting older and major maintenance and renovations are needed. Horton Park will be a priority in this plan. The pool at the park needs to be transformed into another use. Playground equipment at all parks need to be updated for safety concerns.

Manager Comments: *These improvements are needed so that the County projects a positive impression when people visit our parks. In addition, the facility at Horton needs to be upgraded. The pool and old tennis court area need to be upgraded to something useful for the community.*

Adopted Projects Beyond FY 2020

Project: **New Elementary School**
Cost Estimate: $17,953,249
Requested Start Date: FY 2018
Start Date: ***FY 2020 Beyond***

Description: Lee County Schools currently has twenty-eight modular units located at the seven elementary schools. The average of 25 students per classroom nets 675 total students that are housed in modular units. This figure is comparable to our enrollment in our elementary schools currently.

Manager Comments: *Based on capacity and safety issues, after the BOE builds its first new Elementary School, they would like to move into building a second new elementary school. Due to the amount of debt that it will take to address other capital issues, moving onto another new school project will take additional tax rate increases. More time is needed to see if economic growth comes back to the County. Without that growth, this school will need tax rate increases for not only the debt, but operational expenses as well.*

Project: **Southern Lee High School Auditorium**
Cost Estimate: $3,500,000
Requested Start Date: FY 2019
Start Date: ***FY 2020 Beyond***

Description: 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 project was first mentioned last year. When this high school was built 9 years ago, due to the cost of the entire project, an auditorium was left out of the plan. Many Southern Lee parents see the auditorium at Lee Senior and want the same for Southern. It was not much different when the Lee Senior parents saw the new high school and wanted a similar facility. The need is there for this project, but based on this being placed 9th on the priority list it is not a high priority at this time.*

Project: **Bragg Street Academy Gymnasium**
Cost Estimate: $3,000,000
Requested Start Date: FY 2019
Start Date: ***FY 2020 Beyond***

Description: The project would be a gymnasium to house physical education classes.

Manager Comments: *This is a new project that needs more explanation from the BOE.*

Lee County General Services Expansion - Detail Sheet

Project Name	General Services Expansion
Project Department	General Services
Total Project Cost	$1,257,100
Requested Start Date	FY 2016
Recommended Start Date	FY 2020
Adopted Start Date	FY 2020

Description

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

Justification

General Services needs to insure that we have tools and technology in place for present and future fuel changes, such as Biodisel and Flex Fuel. A training room is needed to provide on-site training to staff. Our current facilities limit the type of training and decreases productivity since a space needs to be converted from a work area to a meeting space. We are also limited to size of classes. A training room would also give other departments an additional option for a meeting space. An on-site vehicle/equipment maintenance shop would allow us to provide most of the County's mechanical and vehicle repairs increasing efficiency and cutting cost.

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design					9,600		9,600
Engineering					64,000		64,000
Clear/Grade/Site Prep.					33,500		33,500
Construction-Purchase					1,000,000		1,000,000
Furnishings					150,000		150,000
Total	**-**	**-**	**-**	**-**	**1,257,100**	**-**	**1,257,100**
Funding Sources							
Financing Proceeds					1,257,100		1,257,100
Total	**-**	**-**	**-**	**-**	**1,257,100**	**-**	**1,257,100**

Operating Budget Impact	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Personnel expenses					128,370		128,370
Operating expenses					255,000		255,000
Capital outlay (normal budget)					25,000		25,000
Less Project Operating Revenue					(250,000)		(250,000)
Total	**-**	**-**	**-**	**-**	**158,370**	**-**	**158,370**

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 2016
Recommended Start Date	FY 2018
Adopted Start Date	FY 2018

Description

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

Justification

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

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Engineering			35,000				35,000
Construction			1,300,000				1,300,000
Total	**-**	**-**	**1,335,000**	**-**	**-**	**-**	**1,335,000**

Funding Sources							
Financing Proceeds			1,335,000				1,335,000
Total	**-**	**-**	**1,335,000**	**-**	**-**	**-**	**1,335,000**

Lee County Courthouse Expansion - Detail Sheet

Project Name	Lee County Courthouse Expansion
Project Department	General Services
Total Project Cost	$2,050,000
Requested Start Date	FY 2016
Recommended Start Date	FY 2016
Adopted Start Date	FY 2016

Description

The Lee County Clerk of Court has asked the County Commissioners to provide more space for her operations. Specifically, she is out of file storage space and needs more room for jury activities. The courthouse is also in need of additional parking. The County needs to consider paving the parking lot at the corner of Elm and Courtland to provide that space.

Justification

The Clerk of Court needs to ensure that adequate space is available for proper storage of confidential files and evidence. Currently, storage space is extremely limited due to a lack of sufficient space in the basement. As a result, excess files are stored in a storage unit off Woodland Drive, which makes access to needed files limited and inconvenient. Furthermore, the vault, which holds evidence, is at full capacity. Additionally, more space is needed for jury activities. The current jury pool room is not functional for hosting a large number of jurors, and as a result, the Clerk must utilize other areas (mainly, courtroom number four) to accommodate a large jury pool for orientation and the like. This results in rescheduling of hearings and having to move jurors to multiple rooms to complete jury activities, which often leads to delays in the daily courthouse schedule. Lastly, additional parking is needed. With limited parking, jurors often report late to court, having to park as far away as the post office. To accommodate courthouse staff, jurors, and daily visitors, paving the parking lot at the corner of Elm and Courtland needs to be considered.

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design	50,000						50,000
Engineering			50,000				50,000
Construction			1,900,000				1,900,000
Furnishings			30,000				30,000
Contingency			20,000				20,000
Total	**50,000**	**-**	**2,000,000**	**-**	**-**	**-**	**2,050,000**
Funding Sources							
Financing Proceeds	50,000		2,000,000				2,050,000
Total	**50,000**	**-**	**2,000,000**	**-**	**-**	**-**	**2,050,000**

New Elementary School - Detail Sheet

Project Name	New Elementary School
Project Department	Lee County Schools
Total Project Cost	$15,953,249
Requested Start Date	FY 2016
Recommended Start Date	FY 2018
Adopted Start Date	FY 2018

Description

Lee County Schools currently has 28 modular units located at the seven elementary schools. The average of 25 students per classroom nets 700 total students that are housed in modular units. This figure is comparable to our enrollment in our elementary schools currently.

Justification

Lee County Schools will continue to experience growth in the elementary student population for the foreseeable future. Long range plans must include a new elementary school to meet student growth needs.

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design			300,000	178,598			478,598
Engineering/Arch. Services			300,000	178,597			478,597
Construction			8,060,000	4,798,319			12,858,319
Furnishings			940,000	559,605			1,499,605
Contingency			400,000	238,130			638,130
Total	**-**	**-**	**10,000,000**	**5,953,249**	**-**	**-**	**15,953,249**
Funding Sources							
Financing Proceeds			10,000,000	5,953,249			15,953,249
Total	**-**	**-**	**10,000,000**	**5,953,249**	**-**	**-**	**15,953,249**

WLMS Electric Heat Replacement - Detail Sheet

Project Name	WLMS Electric Heat Replacement
Project Department	Lee County Schools
Total Project Cost	$1,659,100
Requested Start Date	FY 2016
Recommended Start Date	FY 2016
Adopted Start Date	FY 2016

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 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**Fy 19-20**	**Post 2020**	**Total**
Planning & Design	49,773						49,773
Engineering/Arch Svcs.	49,773						49,773
Construction							-
Equipment/Furnishings	1,476,599						1,476,599
Contingency	82,955						82,955
Total	**1,659,100**	**-**	**-**	**-**	**-**	**-**	**1,659,100**
Funding Sources							
Lottery Proceeds	1,659,100						1,659,100
Total	**1,659,100**	**-**	**-**	**-**	**-**	**-**	**1,659,100**

WLMS Repairs and Renovations - Detail Sheet

Project Name	WLMS Repairs and Renovations
Project Department	Lee County Schools
Total Project Cost	$2,500,000
Requested Start Date	FY 2017
Recommended Start Date	FY 2018
Adopted Start Date	FY 2018

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.

Justification

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

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design			75,000				75,000
Engineering/Arch Svcs.			75,000				75,000
Construction			2,175,000				2,175,000
Furnishings			50,000				50,000
Contingency			125,000				125,000
Total	**-**	**-**	**2,500,000**	**-**	**-**	**-**	**2,500,000**
Funding Sources							
Financing Proceeds			2,500,000				2,500,000
Total	**-**	**-**	**2,500,000**	**-**	**-**	**-**	**2,500,000**

ELMS Repairs and Renovations - Detail Sheet

Project Name	East Lee Middle School-Repairs and Renovations
Project Department	Lee County Schools
Total Project Cost	$2,500,000
Requested Start Date	FY 2018
Recommended Start Date	FY 2018
Adopted Start Date	FY 2018

Description

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

Justification

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

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design			75,000				75,000
Engineering			75,000				75,000
Construction			2,175,000				2,175,000
Furnishings			50,000				50,000
Contingency			125,000				125,000
Total	**-**	**-**	**2,500,000**	**-**	**-**	**-**	**2,500,000**
Funding Sources							
Financing Proceeds			2,500,000				2,500,000
Total	**-**	**-**	**2,500,000**	**-**	**-**	**-**	**2,500,000**

Lee County High School Auditorium HVAC-Detail Sheet

Project Name	Lee County High School Auditorium HVAC
Project Department	Lee County Schools
Total Project Cost	$1,500,000
Requested Start Date	FY 2018
Recommended Start Date	FY 2020
Adopted Start Date	FY 2020

Description

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

Justification

The existing equipment is over 30 years old.

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design					45,000		45,000
Land					45,000		45,000
Equip./Machinery/Furniture					1,350,000		1,350,000
Contingency					60,000		60,000
Total	**-**	**-**	**-**	**-**	**1,500,000**	**-**	**1,500,000**
Funding Sources							
Financing Proceeds					1,500,000		1,500,000
Total	**-**	**-**	**-**	**-**	**1,500,000**	**-**	**1,500,000**

ELMS Gym Renovations-Detail Sheet

Project Name	East Lee Middle School-Gym Renovations
Project Department	Lee County Schools
Total Project Cost	$2,750,000
Requested Start Date	FY 2018
Recommended Start Date	FY 2020
Adopted Start Date	FY 2020

Description

The gymnasium will be expanded to house another set of bleachers. The existing wall will be removed as the additional square footage will increase the teaching space and spectator capacity. The HVAC system will be updated also for better heating and cooling efficiency.

Justification

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

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design					82,500		82,500
Land					82,500		82,500
Furnishings					2,475,000		2,475,000
Contingency					110,000		110,000
Total	**-**	**-**	**-**	**-**	**2,750,000**	**-**	**2,750,000**
Funding Sources							
Financing Proceeds					2,750,000		2,750,000
Total	**-**	**-**	**-**	**-**	**2,750,000**	**-**	**2,750,000**

WLMS Gym Renovations-Detail Sheet

Project Name	West Lee Middle School- Gym Renovations
Project Department	Lee County Schools
Total Project Cost	$2,750,000
Requested Start Date	FY 2018
Recommended Start Date	FY 2020
Adopted Start Date	FY 2020

Description

The gymnasium will be expanded to house another set of bleachers. The existing wall will be removed as the additional square footage will increase the teaching space and spectator capacity. The HVAC system will be updated also for better heating and cooling efficiency.

Justification

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

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design					82,500		82,500
Land					82,500		82,500
Furnishings					2,475,000		2,475,000
Contingency					110,000		110,000
Total	**-**	**-**	**-**	**-**	**2,750,000**	**-**	**2,750,000**
Funding Sources							
Financing Proceeds					2,750,000		2,750,000
Total	**-**	**-**	**-**	**-**	**2,750,000**	**-**	**2,750,000**

New Elementary School-Detail Sheet

Project Name	New Elementary School
Project Department	Lee County Schools
Total Project Cost	$17,953,249
Requested Start Date	FY 2018
Recommended Start Date	Beyond FY 2020
Adopted Start Date	Beyond FY 2020

Description

Lee County Schools currently has 28 modular units located at the seven elementary schools. The average of 25 students per classroom nets 675 total students that are housed in modular units. This figure is comparable to our enrollment in our elementary schools currently.

Justification

Lee County Schools will continue to experience growth in the elementary student population for the foreseeable future. Long range plans must include new elementary school to meet student growth needs.

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design						478,598	478,598
Engineering						478,597	478,597
Land/ROW/Acquisition						1,500,000	1,500,000
Clear/Grade/Site Prep						500,000	500,000
Construction						12,858,319	12,858,319
Furnishings						1,499,605	1,499,605
Contingency						638,130	638,130
Total	**-**	**-**	**-**	**-**	**-**	**17,953,249**	**17,953,249**
Funding Sources							
Financing Proceeds						17,953,248	17,953,248
Total	**-**	**-**	**-**	**-**	**-**	**17,953,249**	**17,953,249**

Southern Lee High School Auditorium-Detail Sheet

Project Name	Sothern Lee High School Auditorium
Project Department	Lee County Schools
Total Project Cost	$3,500,000
Requested Start Date	FY 2019
Recommended Start Date	Beyond FY 2020
Adopted Start Date	Beyond FY 2020

Description

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

Justification

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

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design						105,000	105,000
Engineering						105,000	105,000
Construction						2,821,000	2,821,000
Furnishings						329,000	329,000
Contingency						140,000	140,000
Total	**-**	**-**	**-**	**-**	**-**	**3,500,000**	**3,500,000**
Funding Sources							
Financing Proceeds						3,500,000	3,500,000
Total	**-**	**-**	**-**	**-**	**-**	**3,500,000**	**3,500,000**

Bragg Street Academy Gymnasium-Detail Sheet

Project Name	Bragg Street Academy Gymnasium
Project Department	Lee County Schools
Total Project Cost	$3,000,000
Requested Start Date	FY 2019
Recommended Start Date	Beyond FY 2020
Adopted Start Date	Beyond FY 2020

Description

The project would be a gymnasium to house physical education classes.

Justification

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

Financial Information

Expenditures	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	Post 2020	Total
Planning & Design						90,000	90,000
Engineering						90,000	90,000
Construction						2,418,000	2,418,000
Furnishings						282,000	282,000
Contingency						120,000	120,000
Total	**-**	**-**	**-**	**-**	**-**	**3,000,000**	**3,000,000**

Funding Sources							
Financing Proceeds						3,000,000	3,000,000
Total	**-**	**-**	**-**	**-**	**-**	**3,000,000**	**3,000,000**

Health Sciences Center - Detail Sheet

Project Name	Health Sciences Center
Project Department	CCCC
Total Project Cost	$9,000,000
Requested Start Date	FY 2016
Recommended Start Date	FY 2016
Adopted Start Date	FY 2016

Description

Construct a 40,000 square feet building for workforce training programs related to health sciences fields. This building will be constructed on property already owned by the college and located directly in front of the main Lee County Campus. Programs offered at the center would allow for the expansion of the following health careers: Certified Nursing Assistant, Medical Asssiting, Optometric Technican, Phlebotomy, Pharmacy Technology, Associates Degree Nursing, and Sleep Disorder Training. The Center would also provide space for a new campus bookstore and house industrial training, and WIA administrative services.

Justification

The current employment demand for health career graduates is extremely high. The College needs additional space to meet the demands for additional graduates from these programs. The Center would also reduce the need for leased space. The addition of this new facility will allow the college to respond quickly to workforce training needs of health care fields that require short-term training.

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design	350,000	75,000					425,000
Engineering	237,245	50,000					287,245
Site Prep	750,000						750,000
Construction	1,555,305	5,000,000					6,555,305
Equip/Furnishings		700,000					700,000
Contingency		282,450					282,450
Total	**2,892,550**	**6,107,450**	**-**	**-**	**-**	**-**	**9,000,000**

Funding Sources							
Bond Proceeds	2,892,550	6,107,450					9,000,000
Total	**2,892,550**	**6,107,450**	**-**	**-**	**-**	**-**	**9,000,000**

Operating Budget Impact	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Personnel Expenses		31,000	31,930	32,888	33,875	Continuing	129,693
Operating Expenses		67,000	69,010	71,080	73,213	Continuing	280,303
Total	**-**	**98,000**	**100,940**	**103,968**	**107,088**	**-**	**409,996**

Veterinary Medical Technology - Detail Sheet

Project Name	Veterinary Medical Technology
Project Department	CCCC
Total Project Cost	$5,000,000
Requested Start Date	FY 2016
Recommended Start Date	FY 2016
Adopted Start Date	FY 2016

Description

The Veterinary Medical Technology Program (VMT) was established in 1965. The VMT program has been one of the most successful in college history. This project involves the renovation of 4,075 square feet of space and the addition of 12,934 square feet of space to meet the requirements by the accrediation agency.

Justification

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

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design	100,000	283,830					383,830
Clear/Grade/Site Prep	164,399						164,399
Construction	1,000,000	3,039,976					4,039,976
Equip/Furnishings		300,000					300,000
Contingency		111,795					111,795
Total	**1,264,399**	**3,735,601**	**-**	**-**	**-**	**-**	**5,000,000**

Funding Sources							
Bond Proceeds	100,000	4,900,000					5,000,000
Total	**100,000**	**4,900,000**	**-**	**-**	**-**	**-**	**5,000,000**

Operating Budget Impact	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Personnel Expenses		59,000	60,770	62,593	64,471	Continuing	
Operating Expenses		22,000	22,660	23,340	24,040	Continuing	
Total	**-**	**81,000**	**83,430**	**85,933**	**88,511**	**-**	**338,874**

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

Project Name	Dennis A. Wicker Civic Center Renovation/Expansion and Incubator Renovation
Project Department	CCCC
Total Project Cost	$5,000,000
Requested Start Date	FY 2016
Recommended Start Date	FY 2016
Adopted Start Date	FY 2016

Description

The Civic Center, completed in 1991, has a mission to provide event facilities that professionally represent the citizens of Lee County and Central Carolina Community College by providing a well-managed and maintained center and assuring clean, safe facilities and set-up support for citizens. The current building consists of approximately 36,000 square feet of space. This project would require renovations of the existing facility and the addition of approximately 14,500 square feet. The incuabor project would include the renovation of a building (located on 130 Steele Street, Sanford). This building will be used as a business incubator space and would allow new business start-ups within the City of Sanford. It has the potential to assist in creating new business and employment opportunties for the citizens of the County.

Justification

During 2011, a committee was established to determine how the civic center could continue to serve Lee County citizens over the next 20 years and beyond. The committee identified safety problems and the need for additional conference space to increase facility rental opportunities. The incubator building does not provide the proper layout for the planned purpose of the space. Many of the areas within the building would not be suitable in their current conditions to allow the type of interactions among occupants needed to make the space successful. The roof on the building has been patched numerous times, but water leaks appear frequently.

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design	100,000	225,000	100,000				425,000
Clear/Grade/Site Prep		5,525					5,525
Construction		3,440,375	800,000				4,240,375
Equip/Furnishings		109,100					109,100
Contingency		120,000	100,000				220,000
Total	**100,000**	**3,900,000**	**1,000,000**	**-**	**-**	**-**	**5,000,000**

Funding Sources							
Bond Proceeds	100,000	3,900,000	1,000,000				5,000,000
Total	**100,000**	**3,900,000**	**1,000,000**	**-**	**-**	**-**	**5,000,000**

Operating Budget Impact	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Personnel Expenses			18,000	36,540	37,636	Continuing	92,176
Operating Expenses			25,000	53,250	54,848	Continuing	133,098
Total	**-**	**-**	**43,000**	**89,790**	**92,484**	**-**	**225,274**

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

Project Name	Sanford (Main) Campus, Emergency Services Training Center Renovations
Project Department	CCCC
Total Project Cost	$ 4,000,000
Requested Start Date	FY 2016
Recommended Start Date	FY 2016
Adopted Start Date	FY 2016

Description

This project would include a variety of repair projects around campus and the renovation funds to repurpose spaces as new buildings are opened. The completion of the Health Sciences Center would free space currently being used by several programs also the existing bookstore space. This space can be repurposed to allow continued use of the space for numerous years. Renovations at the Emergency Services Training Center would include an indoor physical training area with shower and locker room facilities, non-lethal training ammunition firearms training areas, installation of a security chain link fence around the area, and

Justification

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

Financial Information

Expenditures	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	Total
Planning & Design	50,000	200,000	100,000			350,000
Clear/Grade/Site Prep		200,000				200,000
Construction		2,000,000	1,330,000			3,330,000
Contingency			120,000			120,000
Total	**50,000**	**2,400,000**	**1,550,000**	**-**	**-**	**4,000,000**

Funding Sources						Total
Bond Proceeds	50,000	2,400,000	1,550,000			4,000,000
Total	**50,000**	**2,400,000**	**1,550,000**	**-**	**-**	**4,000,000**

Operating Budget Impact	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	Total
Personnel Expenses			31,000	31,930	32,888	95,818
Operating Expenses			15,000	15,450	15,914	46,364
Total	**-**	**-**	**46,000**	**47,380**	**48,801**	**142,181**

New Library-Detail Sheet

Project Name	New Main Library
Project Department	Library
Total Project Cost	$17,065,869
Requested Start Date	FY 2017
Recommended Start Date	FY 2020
Adopted Start Date	FY 2020

Description

The construction of a new Main Library to address Lee County's population growth and its increasing need for modern library services is the goal of this project. Proposed is a facility of 50,000 square feet with attendant landscaping and parking areas. Site selection is to be determined but is strongly suggested that the library remain in downtown Sanford. A modern public library is a destination and community public social space, in addition to which, a good library attracts and stimulates business, some studies reporting up to 25% of business is because of a public library in downtown. A good library is a public commons.

Justification

The library on Hawkins Avenue appears now to be inadequate for minimal, not to mention optimal, utilization in the near-term. This is so because of population growth, structural and operational deficiencies of the present building, and factors of technological and social change. Population growth and Library usage go hand-in-hand: the 1970 population figure was 30,467. Presently the estimate is over 60,700. Since the 1980's library patron cound has more than doubled from 70,000 to over 143,000 today.The library materials collection (books, magazines, audiovisuals) has grown from 115,000 items in the 1990's to over 135,000 currently. 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. Although a library annually discards materials (due to relevance, outdated information, poor condition, etc.), some years we take off the shelves from four to five thousand books, half of which we would want to retain. Factors of technological and social change involve: computer stations, quiet study rooms, etc. The library is used for traditional purposes of research and study, but it is also, as mentioned above, community meeting and social space, a public commons. The public library is an education partner with public and private schools and the community. Staying in downtown Sanford would increase local revenues and revitalize and beautify the center of the county. Along with the Old Buggy Factory renovations and office use, with street scape projects scheduled, a new library would add considerable value and charm to revitalizing downtown.

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design					190,000		190,000
Engineering/Arch Svcs					760,000		760,000
Land/ROW/Acquisition					1,000,000		1,000,000
Site Prep					495,000		495,000
Construction					12,473,750		12,473,750
Furnishings					1,047,375		1,047,375
Parking Lot					1,099,744		1,099,744
Total	**-**	**-**	**-**	**-**	**17,065,869**	**-**	**17,065,869**
Funding Sources							
Financing Proceeds					17,065,869		17,065,869
Total	**-**	**-**	**-**	**-**	**17,065,869**	**-**	**17,065,869**

OT Sloan Sports Complex- Detail Sheet

Project Name	OT Sloan Sports Complex
Project Department	Parks and Recreation
Total Project Cost	$ 10,446,787
Requested Start Date	FY 2016
Recommended Start Date	FY 2017
Adopted Start Date	FY 2017

Description

Project would essentially overhaul O.T. Sloan Park to better provide for more efficient operations, enhance revenue, and promote economic development. Project elements include 4-field ball diamond complex with restroom/concession/score box, fan seating, and additional parking; 6-court tennis complex with restroom/storage area; 24,000 square foot multipurpose building to house gymnastics and provide flex-court space for basketball, volleyball, wrestling, soccer, pickleball, and other activities; upgrades to the pool complex to replace the wade pool with a splash pad, make improvements to the bathhouse, improve accessibility, upgrades to mechanical areas; development of secure off-leash dog park area; and replacement of playground area.

Justification

This project is needed for several reasons. One, the current facilities opened in 1976 and are in need of renovation or replacement. Two, there is significant demand for ball diamonds for weekend tournament play which would bring tourism dollars into the community. Three, the department currently leases space for gymnastics which is the department's largest revenue program. Demand for indoor courts continues to increase for local citizens, church and family special events, and weekend tournaments. The multipurpose building would house the gymnastics program and provide space for additional rental revenue while eliminating current lease payments. Lastly, there seems to be interest from private sources to assist with funding of the project.

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design		259,481					259,481
Engineering/Arch Svcs		200,000	200,000	205,457			605,457
Land/ROW/Acquisition		500,000					500,000
Clear/Grade/Site Prep			1,030,000	40,000			1,070,000
Construction			2,655,720	1,075,120	3,600,000		7,330,840
Equipment/Furnishings					248,540		248,540
Contingency			100,000	100,000	232,469		432,469
Total	**-**	**959,481**	**3,985,720**	**1,420,577**	**4,081,009**	**-**	**10,446,787**

Funding Sources							
Financing Proceeds		929,481	3,485,720	1,120,577	3,781,009		9,316,787
NC PARTF Grants				300,000	300,000		600,000
Gifts		30,000	500,000				530,000
							-
Total	**-**	**959,481**	**3,985,720**	**1,420,577**	**4,081,009**	**-**	**10,446,787**

Operating Budget Impact	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Personnel expenses					35,000	35,000	70,000
Operating expenses					25,000	25,000	50,000
Capital outlay (normal budget)					2,800	2,800	5,600
Less Project Operating Revenue					(64,000)	(64,000)	**(128,000)**
Total	**-**	**-**	**-**	**-**	**(1,200)**	**(1,200)**	**(2,400)**

Lee County Park Improvements-Detail Sheet

Project Name	Lee County Park Improvements
Project Department	Community Development
Total Project Cost	$ 2,000,000
Requested Start Date	FY 2018
Recommended Start Date	FY 2018
Adopted Start Date	FY 2018

Description

Various Park Improvements to Kiwanis Family, Kiwanis Children, Horton, O.T. Sloan and Dalrymple Parks. The Parks are getting older and major maintenance and renovations are needed. Horton Park will be a priority in this plan. The Pool at the Park needs to be transformed into another use. Playground Equipment at all parks need to be updated for safety concerns. Additionally, the pool at O.T. Sloan is in need of renovation.

Justification

All parks are heavily used and need to be updated to meet safety and ADA requirements. The facility at Horton needs to be upgraded. The pool and old tennis court area need to be enhanced to something useful for the community. Furthermore, the pool at O.T. Sloan is outdated, in need of repair, and no longer compliant for competetive swim meets. These improvements are needed so that the County projects a positive impression when people visit our parks.

Financial Information

Expenditures	**FY 15-16**	**FY 16-17**	**FY 17-18**	**FY 18-19**	**FY 19-20**	**Post 2020**	**Total**
Planning & Design			28,080				
Engineering/Arch Svcs			118,250				
Clear/Grade/Site Prep			137,250				
Construction			1,331,700				
Equip/Machinery/Furniture			310,245				
Contingency			74,475				
Total	**-**	**-**	**2,000,000**	**-**	**-**	**-**	**2,000,000**

Funding Sources							
Financing Proceeds			455,155				
General Fund			918,095				
PARTF Grant			600,000				
Gifts			26,750				
Total	**-**	**-**	**2,000,000**	**-**	**-**	**-**	**2,000,000**