

# LEE COUNTY

NORTH CAROLINA

*Committed Today for a Better Tomorrow*

FY 2015 – 2019  
Recommended

## Capital Improvements Program

Submitted By:  
John A. Crumpton, County Manager

April 21, 2014

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# LEE COUNTY

NORTH CAROLINA

*Committed Today for a Better Tomorrow*

## MEMORANDUM

TO: Lee County Commissioners

FROM: John Crumpton  County Manager

RE: FY 2015-2019 Capital Improvements Program

DATE: March 31, 2014

Attached, please find the FY 2015-2019 Lee County Capital Improvements Program for Lee County. The County's Capital Improvements Program (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. This year, we have consulted with our financial advisors, Davenport and Company, on developing a detailed funding plan for those improvements that need to be undertaken using general obligation bonds. Developing such a plan was an area identified during the Evergreen audit that needed to be addressed in our Capital Improvements Program. 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.

The Commissioners chose not to update the CIP last year. Instead the County undertook a building utilization study that showed the usage of each building that the County controlled. The study was not done for educational facilities. The study showed that the County will be facing difficult decisions in the next few years as we deal with the growing usage of our court system and our human services departments. This is why the Board needs to begin addressing educational requests from the Board of Education (LCBOE) and Central Carolina Community College (CCCC). To address education and operational needs for the County, debt financing along with building a capital reserve for smaller projects, must be undertaken. To do this, the County will need to allocate two to four more pennies of the tax rate solely for debt increases and capital spending (two cent increase to debt service fund and capital project outlay fund). This increase is now badly needed due to the State of North Carolina eliminating the Corporate Income Tax distribution to counties (known as ADM) and reductions in lottery proceeds. 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 our debt service fund and capital projects outlay fund. The recent study by Davenport & Company showed that a two cent increase can cover the debt issuance needed for CCCC's current capital request and future BOE requests outlined in this CIP that will need debt financing. The sooner this two 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 two cent increase will be used to raise our capital reserve fund so that smaller Board of Education and County facility projects can be undertaken. If funding to the capital projects outlay fund 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.

The capital requests total \$92,340,049 million. Of this amount, \$69,842,700 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, a policy was developed by the Commissioners 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. 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 require general obligation bonds for all educational CIP projects.

The Commissioners have had in hand for almost 12 months a request from the CCCC Board of Trustees to call for bond referendum on various projects at the college. I am encouraging the Board of County Commissioners to allow a referendum on \$18 million in general obligation debt to move forward to the November general election. Their request to build a new Allied Health Building, perform needed renovations to the Veterinary Tech Facility and complete the additions/renovations of the Dennis Wicker Civic Center should only proceed with the support of the voters. Without any significant growth in our tax base or sales tax revenues, our financial consultant, Davenport and Company, has estimated that a two cent property tax increase could be needed to repay this debt. The need or amount of the increase will be dictated by market conditions at the time of issuance and the availability of other funding sources for the projects. I feel strongly that these projects are a high priority, but due to the possible increase in the property tax rate, a vote of the people needs to occur. We need to make sure that the voters support these projects and the possible tax ramifications that will go with securing the financing for them.

Attached you will find the entire Capital Improvements Program document. The document shows the requested amounts from the departments and agencies. The requests also show when they believe the projects are needed. Since many of these projects have been in the CIP document for years, the need for them is becoming more pressing. This can be seen by the fact that most of the requests were in the first three years of the five year CIP. It would be difficult or

impossible to fund all these projects in the next five years. This is why the Commissioners need to review the requests and prioritize the projects as "Board" priorities.

Capital project planning is about priorities, as is any aspect of county spending. 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 this program. 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 citizens' quality of life. They will also be part of our economic engine that will help our County grow and prosper in the future.

If you have any questions, our 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 2014/2015 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 8, 2014; 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 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 \$55.8 million of the \$92.3 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 fourth 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 2014 continued a change in the allocation of Lottery funds reducing the County's receipts from approximately \$1.2 million to approximately \$670,000 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 third 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.

Working with our financial advisors, Davenport & Company, four cases were examined. All cases assumed that a bond referendum would be held on the November 2014 ballot. General obligation bonds were used as the funding source based on the action the Board of Commissioners took after the funding of San-Lee Middle School that requires that any additional debt for education would need to be approved by the citizens of Lee County.

- **Case 1** – This case assumed a debt issuance of \$23 million for Central Carolina Community College (CCCC) and \$18 million for Lee County School System (LCSS). It was further assumed that \$18 million for CCCC and \$18 million for LCSS would be issued in the summer of 2015. The remaining \$5 million for CCCC would be issued in the summer of 2017. Based on the assumptions listed earlier, it is anticipated at this time that a total tax increase of 5.68 cents would be needed between fiscal years 2016 and 2017 for debt service.
- **Case 2** – This case assumed a debt issuance of \$23 million for CCCC. It was further assumed that \$18 million would be issued in the summer of 2015 and another \$5 million would be issued in the summer of 2017. This case would result in a potential tax increase of 1.56 cents between fiscal years 2017 and 2018.
- **Case 3** – This case assumes a debt issuance of \$18 million for LCSS. That debt would be issued in the summer of 2015. This would potentially result in a tax increase of 1.04 cents between fiscal years 2017 and 2018.
- **Case 4** – This case reversed the timing of the tax increase and the debt issuance. In this case, a two cent property tax increase would occur in FY 2016. This property tax increase if sustained would allow us to issue \$18 million for CCCC or LCSS in the summer of 2015. Another \$5 million could be issued in FY 2018 and the final \$18,000,000 could be issued in FY 2019.

## **CONCLUSION**

It is not an easy task to develop a recommended capital improvements program when faced with prioritizing \$92.3 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.

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## Exhibit 1



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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.

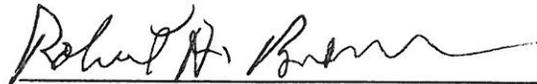
**Tax rate**

- 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 7<sup>th</sup> day of May, 2007.

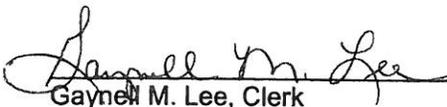


Robert T. Reives, Chairman, Finance Committee



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

**Exhibit 3**

<b>CAPITAL IMPROVEMENTS PROGRAM</b>							
<b>FY 2015-2019</b>							
<b>Recommended</b>							
<b>Projects With Funding Sources</b>							
	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Total CIP</b>	<b>Beyond FY 18-19</b>
<b>ADMINISTRATION</b>							
General Services Expansion	\$ -	\$ -	\$ -	\$ -	\$ 1,257,100	\$ 1,257,100	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,257,100</b>	<b>\$ 1,257,100</b>	<b>\$ -</b>
<b>Funding Sources</b>							
Debt Financing - FY 2018/19	\$ -	\$ -	\$ -	\$ -	\$ 1,257,100	\$ 1,257,100	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,257,100</b>	<b>\$ 1,257,100</b>	<b>\$ -</b>
<b>EDUCATION - LEE COUNTY SCHOOLS</b>							
ELMS Replace Electric Heat	\$ 1,583,600	\$ -	\$ -	\$ -	\$ -	\$ 1,583,600	\$ -
WLMS Replace Electric Heat	-	-	1,659,100	-	-	1,659,100	-
ELMS Repairs & Renovations	-	1,000,000	1,500,000	-	-	2,500,000	-
WLMS Repairs & Renovations	-	1,000,000	1,500,000	-	-	2,500,000	-
New Elementary School	-	-	-	10,000,000	5,750,000	15,750,000	-
Lee County High School Auditorium - HVAC	-	-	-	1,000,000	-	1,000,000	-
WLMS Gym Expansion	-	-	-	1,000,000	-	1,000,000	-
ELMS Gym Expansion	-	-	-	-	1,000,000	1,000,000	-
Southern Lee High School Auditorium	-	-	-	-	1,380,000	1,380,000	1,620,000
New Elementary School	-	-	-	-	-	-	16,850,000
<b>Total</b>	<b>\$ 1,583,600</b>	<b>\$ 2,000,000</b>	<b>\$ 4,659,100</b>	<b>\$ 12,000,000</b>	<b>\$ 8,130,000</b>	<b>\$ 28,372,700</b>	<b>\$ 18,470,000</b>
<b>Funding Sources</b>							
Bond Proceeds	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 5,750,000	\$ 15,750,000	\$ -
Lottery Proceeds	1,583,600	-	1,659,100	-	-	3,242,700	-
Debt Financing - FY 2015/16	-	2,000,000	-	-	-	2,000,000	-
Debt Financing - FY 2016/17	-	-	3,000,000	-	-	3,000,000	-
Debt Financing - FY 2017/18	-	-	-	2,000,000	-	2,000,000	-
Debt Financing - FY 2018/19	-	-	-	-	2,380,000	2,380,000	1,620,000
Debt Financing- Beyond FY 2018/19	-	-	-	-	-	-	16,850,000
<b>Total</b>	<b>\$ 1,583,600</b>	<b>\$ 2,000,000</b>	<b>\$ 4,659,100</b>	<b>\$ 12,000,000</b>	<b>\$ 8,130,000</b>	<b>\$ 28,372,700</b>	<b>\$ 18,470,000</b>
<b>EDUCATION - CCCC</b>							
Health Sciences Center	\$ -	\$ 3,002,755	\$ 5,997,245	\$ -	\$ -	\$ 9,000,000	\$ -
Veterinary Medical Technology	-	-	5,000,000	-	-	5,000,000	-
Dennis Wicker Civic Center	-	-	-	4,000,000	-	4,000,000	-
Main Campus, Emergency Services Training Center	-	-	-	-	4,000,000	4,000,000	-
Business Incubator Renovations	-	-	-	1,000,000	-	1,000,000	-
<b>Total</b>	<b>\$ -</b>	<b>\$ 3,002,755</b>	<b>\$ 10,997,245</b>	<b>\$ 5,000,000</b>	<b>\$ 4,000,000</b>	<b>\$ 23,000,000</b>	<b>\$ -</b>
<b>Funding Sources</b>							
Bond Proceeds	\$ -	\$ 3,002,755	\$ 10,997,245	\$ 5,000,000	\$ 4,000,000	\$ 23,000,000	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ 3,002,755</b>	<b>\$ 10,997,245</b>	<b>\$ 5,000,000</b>	<b>\$ 4,000,000</b>	<b>\$ 23,000,000</b>	<b>\$ -</b>
<b>HUMAN SERVICES</b>							
COLTS	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>
<b>Funding Sources</b>							
Debt Financing FY 2015/16	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>
<b>COMMUNITY DEVELOPMENT</b>							
New Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,065,869
OT Sloan Park	-	550,000	-	5,124,380	-	5,674,380	4,271,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 550,000</b>	<b>\$ -</b>	<b>\$ 5,124,380</b>	<b>\$ -</b>	<b>\$ 5,674,380</b>	<b>\$ 19,336,869</b>
<b>Funding Sources</b>							
Private Funding	\$ -	\$ 500,000	\$ -	\$ 250,000	\$ -	\$ 750,000	\$ 250,000
PARTF Grant Funds	-	-	-	500,000	-	500,000	500,000
Debt Financing FY 2015/16	-	50,000	-	-	-	50,000	-
Debt Financing - FY 2017/18	-	-	-	4,374,380	-	4,374,380	-
Debt Financing - FY 2018/19	-	-	-	-	165,000	165,000	-
Debt Financing- Beyond FY 2018/19	-	-	-	-	-	-	18,586,869
<b>Total</b>	<b>\$ -</b>	<b>\$ 550,000</b>	<b>\$ -</b>	<b>\$ 5,124,380</b>	<b>\$ 165,000</b>	<b>\$ 5,839,380</b>	<b>\$ 19,336,869</b>

**CAPITAL IMPROVEMENTS PROGRAM 2015-2019**  
**Recommended Project Summary**

		FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	Total CIP	Beyond FY 18-19	
<b>Requested</b>	<b>Administration</b>								
	1. General Services Expansion	\$ 1,257,100					\$ 1,257,100		
	<b>Subtotal</b>	<b>\$ 1,257,100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,257,100</b>		
	<b>Education - Lee County Schools</b>								
	1. East Lee Middle School-Electric Heat Replacement	\$ 1,583,600					\$ 1,583,600		
	2. West Lee Middle School-Electric Heat Replacement		1,659,100				1,659,100		
	3. East Lee Middle School-Repairs and Renovation	1,000,000	1,500,000				2,500,000		
	4. West Lee Middle School-Repairs and Renovation	1,000,000	1,500,000				2,500,000		
	5. New Elementary School		10,000,000	5,750,000			15,750,000		
	6. Lee County High Auditorium-HVAC		1,000,000				1,000,000		
7. West Lee Middle School-Gym Expansion				1,000,000		1,000,000			
8. East Lee Middle School-Gym Expansion					1,000,000	1,000,000			
9. Southern Lee High School Auditorium					1,380,000	1,380,000	1,620,000		
10. New Elementary School						16,850,000			
<b>Subtotal</b>	<b>\$ 3,583,600</b>	<b>\$ 15,659,100</b>	<b>\$ 5,750,000</b>	<b>\$ 1,000,000</b>	<b>\$ 19,230,000</b>	<b>\$ 45,222,700</b>	<b>\$ 1,620,000</b>		
<b>Education - CCCC</b>									
1. Health Sciences Center	\$ 3,002,755	\$ 5,997,245				\$ 9,000,000			
2. Veterinary Medical Technology		5,000,000				5,000,000			
3. Dennis Wicker Civic Center			4,000,000			4,000,000			
4. Main Campus, Emergency Services Training Center			4,000,000			4,000,000			
5. Business Incubator Renovations				1,000,000		1,000,000			
<b>Subtotal</b>	<b>\$ 3,002,755</b>	<b>\$ 10,997,245</b>	<b>\$ 8,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ 23,000,000</b>			
<b>Human Services</b>									
1. COLTS		500,000				500,000			
<b>Subtotal</b>		<b>\$ 500,000</b>				<b>\$ 500,000</b>			
<b>Community Development</b>									
1. New Library		\$ 15,065,869				\$ 15,065,869			
2. OT Sloan Park		550,000			5,124,380	5,674,380			
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ 15,615,869</b>	<b>\$ -</b>	<b>\$ 5,124,380</b>	<b>\$ -</b>	<b>\$ 20,740,249</b>	<b>\$ -</b>		
<b>Total</b>	<b>\$ 7,843,455</b>	<b>\$ 42,772,214</b>	<b>\$ 13,750,000</b>	<b>\$ 7,124,380</b>	<b>\$ 19,230,000</b>	<b>\$ 90,720,049</b>	<b>\$ 1,620,000</b>		
<b>Recommended</b>	<b>Administration</b>								
	1. General Services Expansion					\$ 1,257,100	\$ 1,257,100		
	<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,257,100</b>	<b>\$ 1,257,100</b>		
	<b>Education - Lee County Schools</b>								
	1. East Lee Middle School-Electric Heat Replacement	\$ 1,583,600					\$ 1,583,600		
	2. West Lee Middle School-Electric Heat Replacement		1,659,100				1,659,100		
	3. East Lee Middle School-Repairs and Renovation		1,000,000	1,500,000			2,500,000		
	4. West Lee Middle School-Repairs and Renovation		1,000,000	1,500,000			2,500,000		
	5. New Elementary School				10,000,000	5,750,000	15,750,000		
	6. Lee County High Auditorium-HVAC				1,000,000		1,000,000		
7. West Lee Middle School-Gym Expansion				1,000,000		1,000,000			
8. East Lee Middle School-Gym Expansion					1,000,000	1,000,000			
9. Southern Lee High School Auditorium					1,380,000	1,380,000	1,620,000		
10. New Elementary School						-	16,850,000		
<b>Subtotal</b>	<b>\$ 1,583,600</b>	<b>\$ 2,000,000</b>	<b>\$ 4,659,100</b>	<b>\$ 12,000,000</b>	<b>\$ 8,130,000</b>	<b>\$ 28,372,700</b>	<b>\$ 18,470,000</b>		
<b>Education - CCCC</b>									
1. Health Sciences Center		\$ 3,002,755	\$ 5,997,245			\$ 9,000,000			
2. Veterinary Medical Technology			5,000,000			5,000,000			
3. Dennis Wicker Civic Center				4,000,000		4,000,000			
4. Main Campus, Emergency Services Training Center					4,000,000	4,000,000			
5. Business Incubator Renovations				1,000,000		1,000,000			
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ 3,002,755</b>	<b>\$ 10,997,245</b>	<b>\$ 5,000,000</b>	<b>\$ 4,000,000</b>	<b>\$ 23,000,000</b>			
<b>Human Services</b>									
1. COLTS		500,000				500,000			
<b>Subtotal</b>		<b>\$ 500,000</b>				<b>\$ 500,000</b>			
<b>Community Development</b>									
1. New Library							\$ 15,065,869		
2. OT Sloan Park		550,000			5,124,380	5,674,380			
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ 550,000</b>	<b>\$ -</b>	<b>\$ 5,124,380</b>	<b>\$ -</b>	<b>\$ 5,674,380</b>	<b>\$ 15,065,869</b>		
<b>Total</b>	<b>\$ 1,583,600</b>	<b>\$ 6,052,755</b>	<b>\$ 15,656,345</b>	<b>\$ 22,124,380</b>	<b>\$ 13,387,100</b>	<b>\$ 58,804,180</b>	<b>\$ 33,535,869</b>		

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## Recommended Projects 2015-2019

**Project:** General Services Expansion  
**Cost Estimate:** \$1,257,100  
**Requested Start Date:** FY 2015  
**Recommended Date:** ***FY 2019***

**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:** East Lee Middle School-Electric Heat Replacement  
**Cost Estimate:** \$1,583,600  
**Requested Start Date:** FY 2015  
**Recommended Date:** ***FY 2015***

**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. Along with the West Lee Middle School Electric Heat replacement, these are the number one priorities for the School System. Performance contracting was considered for both projects but was deemed to not be feasible. The BOE has proposed using Lottery proceeds over a two year period to pay for the project. Although this method of financing will allow this project to move forward, it will tie up the Lottery money on one project where in the past these funds have gone to several projects. Completing this project will allow the School System to save some money on utility costs at the School.*

**Project:** West Lee Middle School-Electric Heat Replacement  
**Cost Estimate:** \$1,659,100  
**Requested Start Date:** FY 2016  
**Recommended Date:** **FY 2017**

**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. As was the case for the East Lee Middle School, this facility was analyzed for a performance contracting project, but was deemed to not be feasible. Therefore, in 2016 and 2017, 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:** East Lee Middle School-Repairs and Renovation  
**Cost Estimate:** \$2,500,000  
**Requested Start Date:** FY 2015  
**Recommended Date:** **FY 2016**

**Description:** The restoration of all restroom partitions and fixtures will enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed throughout the facility to enhance the energy use. 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.

**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 reducing the County's allocation from the Lottery Fund 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 Community College Bond request. Due to the amount, pay as you go would not be an option.*

**Project:** West Lee Middle School-Repairs and Renovations  
**Cost Estimate:** \$2,500,000  
**Requested Start Date:** FY 2015  
**Recommended Date:** **FY 2016**

**Description:** The restoration of all restroom partitions and fixtures will enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed throughout the facility to enhance the energy use. 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.

**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 reducing 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 along with the Electric Heat improvements need to be completed timely so that the expected useful life of the two older middle schools can be extended.*

**Project:** New Elementary School  
**Cost Estimate:** \$15,750,000  
**Requested Start Date:** FY 2016  
**Recommended 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 issue, but a safety issue. Outside of extending the life of the two older middle schools, this project is their highest priority. If the County moves forward with the Community College projects the earliest that this project could be considered is 2018.*

**Project:** Lee County High Auditorium-HVAC  
**Cost Estimate:** \$1,000,000  
**Requested Start Date:** FY 2016  
**Recommended Date:** **FY 2018**

**Description:** Replace the old HVAC system in the auditorium and tie in to 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:** West Lee Middle School-Gym Expansion  
**Cost Estimate:** \$1,000,000  
**Requested Start Date:** **FY 2018**  
**Recommended Date:** **FY 2018**

**Description:** The planned project will expand the gymnasium on the north wall approximately 50 feet from the present setting. This will allow for the increase of the width of the gymnasium floor by 30ft to allow for additional bleachers and for the safety of the student-athletes.

**Manager Comments:** *This is a new project, and it can only be assumed that it 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.*

**Project:** East Lee Middle School-Gym Expansion  
**Cost Estimate:** \$1,000,000  
**Requested Start Date:** FY 2019  
**Recommended Date:** **FY 2019**

**Description:** The planned project will expand the gymnasium on the north wall approximately 50 feet from the present setting. This will allow for the increase of the width of the gymnasium floor by 30ft to allow for additional bleachers and for the safety of the student-athletes.

**Manager Comments:** *This is a new project, and it can only be assumed that this 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.*

**Project:** Southern Lee High School Auditorium  
**Cost Estimate:** \$3,000,000  
**Requested Start Date:** FY 2019  
**Recommended Date:** ***FY 2019***

**Description:** A projected auditorium at Southern Lee High School is planned for a seating capacity of 1200 students. The added square footage would be approximately 6,000 sq. feet with an additional 4,000 sq. feet for stage, storage, and lobby for a total of 10,000 square feet.

**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 10<sup>th</sup> on the list it is not a high priority at this time.*

**Project:** Health Sciences Center  
**Cost Estimate:** \$9,000,000  
**Requested Start Date:** FY 2015  
**Recommended Date:** ***FY 2016***

**Description:** Construct a 40,000 square feet building for workforce training programs related to health sciences fields. The 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, WIA administrative services, and the Joblink Center.

**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. This is the CCCC Board of Trustees 1A priority. Given the Commissioners policy to require a bond referendum on any new debt for educational construction, the only way to fund this project is to combine it with the other CCCC projects and put it to a vote of the people. A property tax increase will be needed not only to fund the debt but the new operational expenses that will come with the facility.*

**Project:** **Veterinary Medical Technology**  
**Cost Estimate:** \$ 5,000,000  
**Requested Start Date:** FY 2016  
**Recommended Date:** **FY 2017**

**Description:** The Veterinary Medical Technology Program (VMT) was established in 1965. The VMT program has been one of the most successful in college history. This project involves the renovation of 4,075 square feet of space and the addition of 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 may actually have a greater sense of urgency than the new Health Sciences Building. The Board of Trustees has deemed this as Priority 1B. Due to the cost, the only way to fund this project will be through debt financing.*

**Project:** **Dennis A. Wicker Civic Center**  
**Cost Estimate:** \$4,000,000  
**Requested Start Date:** FY 2017  
**Recommended Date:** **FY 2018**

**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 clients. The current building consists of approximately 36,000 square feet of space. This project would require renovations of approximately 14,500 square feet.

**Manager Comments:** *In the most recent discussions on this facility, the priority to address all the issues that would make this a safer and more attractive place to visit has fallen behind the two previous projects. The Civic Center is used for educational purposes, but that is not the primary use of the facility. It is really a public gathering facility. CCCC really holds this facility in "trust" for the public. The facility is now 22 years old and has several issues that need to be addressed from a safety standpoint. The facility also needs upgrading and expansion if it is to attract larger events, conventions and attractions. Without the expansion, the facility is not very attractive to larger private companies or groups.*

**Project:** **Sanford (Main) Campus, Emergency Services Training Center Renovations**  
**Cost Estimate:** \$4,000,000  
**Requested Start Date:** FY 2017  
**Recommended Date:** **FY 2019**

**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 and also the existing bookstore space. This space can be repurposed to allow for 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:** *This is a new project from the Community College. The Triangle J Council of Governments has embarked on a plan to build a new Emergency Services Training Facility in the Research Triangle Park. It is recommended that the College begin discussions with the COG committee assigned to the project to see if there are common interests that can be met before this project goes forward.*

**Project:** **Business Incubator Renovations**  
**Cost Estimate:** \$ 1,000,000  
**Requested Start Date:** FY 2018  
**Recommended Date:** **FY 2018**

**Description:** This project would include the renovation of a building (located at 130 South Steele Street, Sanford) and would include roof replacement. The 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 opportunity for the citizens of the County.

**Manager Comments:** *The County and Board of Trustees need to weigh the benefit of this project to job creation in the County. The building donation from Dr. Howard makes this site an appealing one for the downtown incubator. However, due to ADA access and parking issues, this may not be the right location for this type of project. Due to the amount, pay as you go may be the best way to pay for this project. This project may also be a future grant funded project if new CDBG funds ever come available. Downtown Sanford Inc. and the City of Sanford should also be engaged in this project.*

**Project:** County of Lee Transit System (COLTS) Facility  
**Cost Estimate:** \$500,000  
**Requested Start Date:** FY 2016  
**Recommended Date:** **FY 2016**

**Description:** Relocation of the County of Lee Transit System (COLTS) offices to better accommodate the staff office space and co-locate the vehicles for better maintenance and driver supervision.

**Manager Comments:** *Senior Services really needs this space for other reasons. In addition, the COLTS staff needs to be located in the same area as the vehicles. The vehicles are currently parked at the Courthouse. The vehicles were moved from the Enrichment Center due to vandalism. For County staff, this is a high priority and will make operations more efficient.*

**Project:** O.T Sloan Park Development  
**Cost Estimate:** \$9,945,380  
**Requested Start Date:** FY 2016  
**Recommended Date:** **FY 2016**

**Description:** This project will involve an almost total makeover of O.T. Sloan Park in order to develop a state of the art athletic complex with improved signaled access to and from the park with a connecting drive to the existing main parking area. The existing tennis court facilities and disc golf course will be removed. 6-New lighted tennis courts, outdoor volleyball courts, a covered paved outdoor court for basketball or other sports, and restroom building will be built elsewhere in the park. The existing playground will be removed and replaced with equipment to ADA standards. Also planned is a new 24,000 s.f. building for gymnastics, indoor sports courts, rooms for dance classes and Tiny Tots, office space, and restrooms. The pool would get some upgrades by eliminating the wade pool and replacing it with a splash pad; and upgrading the bathhouse shower areas. An off-leash dog park would also be developed.

**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. This is an ideal project for collaboration with the private community and the City of Sanford. The funding plan still needs to be developed, but a combination of sources will be needed to complete this project.*

**Recommended Projects Beyond FY 2019**

**Project:** **New Elementary School**  
**Cost Estimate:** \$16,850,000  
**Requested Start Date:** FY 2019  
**Recommended Date:** ***FY 2019-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 700 total students that are housed in modular units. This figure is comparable to our enrollment in our elementary schools currently.

**Manager’s Comments:** *The Board of Education believes that the first new elementary school only addresses the current issue of students in 28 modular units, but not any growth in this age group. Due to the amount of debt that will need to be issued to finish the first elementary school and meet CCCC’s request, this second elementary school will not be able to be funded for at least 5 years, probably longer unless new sources of revenue develop in this time frame.*

**Project:** **New Library**  
**Cost Estimate:** \$15,065,869  
**Requested Start Date:** FY 2016  
**Recommended Date:** ***FY 2019-Beyond***

**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. 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.

**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 General Services Expansion - Detail Sheet**

<b>Project Name</b>	General Services Expansion
<b>Project Department</b>	General Services
<b>Total Project Cost</b>	\$1,257,100
<b>Requested Start Date</b>	FY 2015
<b>Recommended Start Date</b>	FY 2019

**Description**

This 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.

**Justification**

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

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
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
Contingency							-
<b>Total</b>				<b>-</b>	<b>1,257,100</b>		<b>1,257,100</b>

**Funding Sources**

Financing Proceeds					1,257,100		1,257,100
<b>Total</b>				<b>-</b>	<b>1,257,100</b>		<b>1,257,100</b>

<b>Impact on Operating Budget</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Personnel Expenses					128,370		128,370
Operating					255,000		255,000
Capital Outlay (normal budget)					25,000		25,000
Less Project Revenue					(250,000)		(250,000)
<b>Net Operating Impact</b>					<b>158,370</b>		<b>158,370</b>

**ELMS Replace Electric Heat - Detail Sheet**

<b>Project Name</b>	East Lee Middle School Electric Heat Replacement
<b>Project Department</b>	Lee County Schools
<b>Total Project Cost</b>	\$1,583,600
<b>Requested Start Date</b>	FY 2015
<b>Recommended Start Date</b>	FY 2015
<b>Adopted Start Date</b>	

**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 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 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 system is outdated and in critical failure mode. The gas fired boiler system should pay for itself within a three to four year time period.

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design	47,508						47,508
Engineering	47,508						47,508
Land							-
Construction	1,409,404						1,409,404
Furnishings							-
Contingency	79,180						79,180
<b>Total</b>	<b>1,583,600</b>						<b>1,583,600</b>
							-
							-
<b>Funding Sources</b>							
Lottery Proceeds	1,583,600						1,583,600
<b>Total</b>	<b>1,583,600</b>						<b>1,583,600</b>

**WLMS Replace Electric Heat - Detail Sheet**

<b>Project Name</b>	WLMS Replace Electric Heat
<b>Project Department</b>	Lee County Schools
<b>Total Project Cost</b>	\$1,659,100
<b>Requested Start Date</b>	FY 2016
<b>Recommended Start Date</b>	FY 2017
<b>Adopted Start Date</b>	

**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**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
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
<b>Total</b>			<b>1,659,100</b>			<b>-</b>	<b>1,659,100</b>

**Funding Sources**

Lottery Proceeds		1,659,100					1,659,100
<b>Total</b>		<b>1,659,100</b>					<b>1,659,100</b>

**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 2015  
**Recommended Start Date** FY 2016  
**Adopted Start Date**

**Description**

The restoration of all restroom partitions and fixtures will enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed throughout the facility to enhance the energy use. 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, helping 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 34 years old and is in dire need of renovation. The renovation of East Lee Middle School is necessary to maintain a safe learning environment for the children of Lee County Schools, while at the same time being an energy and cost efficient facility.

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design		30,000	45,000				75,000
Engineering		30,000	45,000				75,000
Construction		870,000	1,305,000				2,175,000
Furnishings		20,000	30,000				50,000
Contingency		50,000	75,000				125,000
<b>Total</b>		<b>1,000,000</b>	<b>1,500,000</b>			-	<b>2,500,000</b>

**Funding Sources**

Financing Proceeds		1,000,000	1,500,000				2,500,000
<b>Total</b>		<b>1,000,000</b>	<b>1,500,000</b>				<b>2,500,000</b>

**WLMS Repairs and Renovations - Detail Sheet**

<b>Project Name</b>	WLMS Repairs and Renovations
<b>Project Department</b>	Lee County Schools
<b>Total Project Cost</b>	\$2,500,000
<b>Requested Start Date</b>	FY 2015
<b>Recommended Start Date</b>	FY 2016
<b>Adopted Start Date</b>	

**Description**

The restoration of all restroom partitions and fixtures will enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed throughout the facility to enhance the energy use. 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, helping 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 34 years old and is in dire need of renovation. The renovation of West Lee Middle School is necessary to maintain a safe learning environment for the children of Lee County Schools, while at the same time being an energy and cost efficient facility.

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design		30,000	45,000				75,000
Engineering/Arch Svcs.		30,000	45,000				75,000
Construction		870,000	1,305,000				2,175,000
Furnishings		20,000	30,000				50,000
Contingency		50,000	75,000				125,000
<b>Total</b>		<b>1,000,000</b>	<b>1,500,000</b>			-	<b>2,500,000</b>

**Funding Sources**

Financing Proceeds		1,000,000	1,500,000				2,500,000
<b>Total</b>		<b>1,000,000</b>	<b>1,500,000</b>			-	<b>2,500,000</b>

**New Elementary School - Detail Sheet**

<b>Project Name</b>	New Elementary School
<b>Project Department</b>	Lee County Schools
<b>Total Project Cost</b>	\$ 15,750,000
<b>Requested Start Date</b>	FY 2016
<b>Recommended Start Date</b>	FY 2018
<b>Adopted Start Date</b>	

**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**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design				472,500			472,500
Engineering/Arch. Services				472,500			472,500
Construction				9,055,000	3,639,500		12,694,500
Furnishings					1,480,500		1,480,500
Contingency					630,000		630,000
<b>Total</b>	<b>-</b>			<b>10,000,000</b>	<b>5,750,000</b>	<b>-</b>	<b>15,750,000</b>

**Funding Sources**

Bond Proceeds				10,000,000	5,750,000		15,750,000
<b>Total</b>	<b>-</b>		<b>-</b>	<b>10,000,000</b>	<b>5,750,000</b>		<b>15,750,000</b>

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

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**Project Name** Lee County High School Auditorium HVAC  
**Project Department** Lee County Schools  
**Total Project Cost** \$1,000,000  
**Requested Start Date** FY 2016  
**Recommended Start Date** FY 2018  
**Adopted Start Date**

**Description**

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

**Justification**

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The existing equipment is over 30 years old.

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design				60,000			60,000
Land							-
Construction							-
Furnishings				940,000			940,000
Contingency							-
<b>Total</b>	<b>-</b>		<b>-</b>	<b>1,000,000</b>		<b>-</b>	<b>1,000,000</b>

**Funding Sources**

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

**WLMS Gym Expansion-Detail Sheet**

**Project Name** West Lee Middle School- Gym Expansion  
**Project Department** Lee County Schools  
**Total Project Cost** \$1,000,000  
**Requested Start Date** FY 2018  
**Recommended Start Date** FY 2018  
**Adopted Start Date**

**Description**

The planned project will expand the gymnasium on the north wall approximately 50 feet from the present setting. This will allow for the increase of the width of the gymnasium floor by 30ft to allow for additional bleachers and for the safety of the student-athletes.

**Justification**

The gymnasium does meet specificities for middle school athletic events, but it does pose a safety hazard for students on the north wall due to the proximity of the wall to the gymnasium floor. There is a sliding glass door that is located 4 feet from the playing area. This is a safety hazard for our student-athletes. This project would also provide additional seating for students and staff.

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design				60,000			60,000
Land							-
Construction							-
Furnishings				940,000			940,000
Contingency							-
<b>Total</b>	<b>-</b>		<b>-</b>	<b>1,000,000</b>		<b>-</b>	<b>1,000,000</b>

**Funding Sources**

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

**ELMS Gym Expansion-Detail Sheet**

**Project Name** East Lee Middle School-Gym Expansion  
**Project Department** Lee County Schools  
**Total Project Cost** \$1,000,000  
**Requested Start Date** FY 2019  
**Recommended Start Date** FY 2019  
**Adopted Start Date**

**Description**

The planned project will expand the gymnasium on the north wall approximately 50 feet from the present setting. This will allow for the increase of the width of the gymnasium floor by 30ft to allow for additional bleachers and for the safety of the student-athletes.

**Justification**

The gymnasium does meet specificities for middle school athletic events, but it does pose a safety hazard for students on the north wall due to the proximity of the wall to the gymnasium floor. There is a sliding glass door that is located 4 feet from the playing area. This is a safety hazard for our student-athletes. This project would also provide additional seating for students and staff.

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design					60,000		60,000
Land							-
Construction							-
Furnishings					940,000		940,000
Contingency							-
<b>Total</b>	<b>-</b>		<b>-</b>		<b>1,000,000</b>	<b>-</b>	<b>1,000,000</b>

**Funding Sources**

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

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

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

**Description**

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A projected auditorium at Southern Lee High School is planned for a seating capacity of 1200 students. The added square footage would be approximately 6,000 sq. feet with an additional 4,000 sq. feet for stage, storage, and lobby for a total of 10,000 square feet.

**Justification**

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The need for an auditorium is due to the theatrical needs of the educational facility. The building would provide instructional activities in theatrical production and performances. The entire community would benefit from the use of the building with literature, demonstrations, large group activities and meetings, as well as rehearsals and performances.

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design					90,000		90,000
Engineering					90,000		90,000
Clear/Grade/Site Prep					10,000		10,000
Land							-
Construction					920,000	1,500,000	2,420,000
Furnishings							-
Parking Lot							-
Furnishings					270,000		270,000
Contingency						120,000	120,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,380,000</b>	<b>1,620,000</b>	<b>3,000,000</b>

**Funding Sources**

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Financing Proceeds					1,380,000	1,620,000	3,000,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,380,000</b>	<b>1,620,000</b>	<b>3,000,000</b>

**New Elementary School-Detail Sheet**

**Project Name** New Elementary School  
**Project Department** Lee County Schools  
**Total Project Cost** \$16,850,000  
**Requested Start Date** FY 2019  
**Recommended Start Date** Beyond FY 2019  
**Adopted Start Date**

**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**

With the current increase of 2% annually of population in Lee County, our student population will also increase; filling the capacities in our classrooms. This new elementary school would allow for the anticipated growth and give sufficient space for the teaching stations and proper instruction.

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design						505,500	505,500
Engineering						505,500	505,500
Land						500,000	500,000
Construction						13,148,500	13,148,500
Furnishings							-
Parking Lot							-
Furnishings						1,516,500	1,516,500
Contingency						674,000	674,000
<b>Total</b>						<b>16,850,000</b>	<b>16,850,000</b>

**Funding Sources**

Financing Proceeds						16,850,000	16,850,000
<b>Total</b>						<b>16,850,000</b>	<b>16,850,000</b>

**Health Sciences Center - Detail Sheet**

<b>Project Name</b>	Health Sciences Center
<b>Project Department</b>	CCCC
<b>Total Project Cost</b>	\$ 9,000,000
<b>Requested Start Date</b>	FY 2015
<b>Recommended Start Date</b>	FY 2016
<b>Adopted Start Date</b>	

**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, WIA administrative services, and the Joblink Center.

**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 (Joblink). The addition of this new facility will allow the college to respond quickly to the workforce training needs of health care fields that require short-term training.

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design		275,000	150,000				425,000
Engineering		150,000	137,245				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		272,450	10,000				282,450
<b>Total</b>		<b>3,002,755</b>	<b>5,997,245</b>			-	<b>9,000,000</b>

**Funding Sources**

Bond Proceeds		3,002,755	5,997,245				9,000,000
<b>Total</b>		<b>-</b>	<b>3,002,755</b>	<b>5,997,245</b>		-	<b>9,000,000</b>

<b>Impact on Operating Budget</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Personnel Expenses			31,930	32,888	33,875	continuing	98,693
Operating			69,010	71,080	73,213	continuing	213,303
Capital Outlay (normal budget)							-
Less Project Revenue							-
<b>Net Operating Impact</b>			<b>100,940</b>	<b>103,968</b>	<b>107,088</b>	-	<b>311,996</b>

**Veterinary Medical Technology - Detail Sheet**

<b>Project Name</b>	Veterinary Medical Technology
<b>Project Department</b>	CCCC
<b>Total Project Cost</b>	\$5,000,000
<b>Requested Start Date</b>	FY 2016
<b>Recommended Start Date</b>	FY 2017
<b>Adopted Start Date</b>	

**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.

**Justification**

The most recent accreditation report by the AVMA Committee on Veterinary Technician Education and Activities cited the current laboratory/animal holding facility (build 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 programs. The median pay for graduates is \$14.28 per hour.

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design			383,830				383,830
Engineering							-
Clear/Grade/Site Prep			164,399				164,399
Construction			4,039,976				4,039,976
Equip/Furnishings			300,000				300,000
Contingency			111,795				111,795
<b>Total</b>	<b>-</b>	<b>-</b>	<b>5,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,000,000</b>

**Funding Sources**

Bond Proceeds			5,000,000				5,000,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>5,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,000,000</b>

<b>Impact on Operating Budget</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Personnel Expenses				60,770	62,593	Continuing	123,363
Operating				22,060	23,340	Continuing	45,400
Capital Outlay (normal budget)							-
Less Project Revenue							-
<b>Net Operating Impact</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>82,830</b>	<b>85,933</b>	<b>-</b>	<b>168,763</b>

**CCCC-Dennis A. Wicker-Civic Center Renovation & Expansion**

<b>Project Name</b>	Dennis A. Wicker Civic Center Renovation and Expansion
<b>Project Department</b>	CCCC
<b>Total Project Cost</b>	\$ 4,000,000
<b>Requested Start Date</b>	FY 2017
<b>Recommended Start Date</b>	FY 2018
<b>Adopted Start Date</b>	

**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 clients. The current building consists of approximately 36,000 square feet of space. This project would require renovations of approximately 14,500 square feet.

**Justification**

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

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design				325,000			325,000
Engineering							-
Clear/Grade/Site Prep				5,525			5,525
Construction				3,440,375			3,440,375
Equip/Furnishings				109,100			109,100
Contingency				120,000			120,000
<b>Total</b>		-		<b>4,000,000</b>		-	<b>4,000,000</b>

**Funding Sources**

	40			4,000,000			4,000,000
<b>Total</b>		-	-	<b>4,000,000</b>		-	<b>4,000,000</b>

<b>Impact on Operating Budget</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Personnel Expenses					18,540	Continuing	18,540
Operating					25,750	Continuing	25,750
Capital Outlay (normal budget)							-
Less Project Revenue							-
<b>Net Operating Impact</b>		-	-	-	<b>44,290</b>	-	<b>44,290</b>

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

<b>Project Name</b>	Sanford (Main) Campus-Emergency Services Training Center Renovations
<b>Project Department</b>	CCCC
<b>Total Project Cost</b>	\$4,000,000
<b>Requested Start Date</b>	FY 2017
<b>Recommended Start Date</b>	FY 2019
<b>Adopted Start Date</b>	

**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 and also the existing bookstore space. This space can be repurposed to allow for 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.

**Justification**

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

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design					350,000		350,000
Engineering/Arch Svcs.							-
Land/ROW/Acquisition							-
Clear/Grade/Site Prep					200,000		200,000
Construction					3,330,000		3,330,000
Furnishings							-
Contingency					120,000		120,000
<b>Total</b>	<b>-</b>	<b>-</b>			<b>4,000,000</b>	<b>-</b>	<b>4,000,000</b>

**Funding Sources**

Bond Proceeds					4,000,000		4,000,000
<b>Total</b>	<b>-</b>	<b>-</b>			<b>4,000,000</b>	<b>-</b>	<b>4,000,000</b>

<b>Impact on Operating Budget</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Personnel Expenses						31,930	31,930
Operating						15,450	15,450
Capital Outlay (normal budget)							-
Less Project Revenue							-
<b>Net Operating Impact</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>47,380</b>	<b>47,380</b>

**Business Incubator Renovations-Detail Sheet**

<b>Project Name</b>	Business Incubator Renovations
<b>Project Department</b>	CCCC
<b>Total Project Cost</b>	\$ 1,000,000
<b>Requested Start Date</b>	FY 2018
<b>Recommended Start Date</b>	FY 2018
<b>Adopted Start Date</b>	

**Description**

This project would include the renovation of a building (located on 130 Steel Street, Sanford) and would include roof replacement. 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 opportunity for the citizens of the County.

**Justification**

The current building is 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**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design				100,000			100,000
Engineering/Arch Svcs.							-
Construction				800,000			800,000
Furnishings							-
Furnishings							-
Contingency				100,000			100,000
<b>Total</b>	<b>-</b>	<b>-</b>		<b>1,000,000</b>	<b>-</b>	<b>-</b>	<b>1,000,000</b>

**Funding Sources**

Bond Proceeds				1,000,000			1,000,000
<b>Total</b>	<b>-</b>	<b>-</b>		<b>1,000,000</b>			<b>1,000,000</b>

<b>Impact on Operating Budget</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Personnel Expenses					18,000	continuing	18,000
Operating					27,500	continuing	27,500
Capital Outlay (normal budget)							-
Less Project Revenue							-
<b>Net Operating Impact</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>45,500</b>	<b>-</b>	<b>45,500</b>

**COLTS- County of Lee Transit Facility- Detail Sheet**

<b>Project Name</b>	COLTS Transit Facility
<b>Project Department</b>	Senior Services
<b>Total Project Cost</b>	\$ 500,000
<b>Requested Start Date</b>	FY 2016
<b>Recommended Start Date</b>	FY 2016
<b>Adopted Start Date</b>	

**Description**

Relocation of the County of Lee Transit Facility offices to better accommodate the staff office space and co-locate the vehicles for better driver supervision.

**Justification**

Per the space needs study in both 2006 and 2013 it has been recommended that the office space utilized by the COLTS operation is too small. It was noted in the approved April 2011 Community Transportation Program Five Year Plan that a priority should be the relocation and co-location of the COLTS offices and vehicles. there is no additional space available in the Enrichment Center to accommodate the staff needs nor parking availability for the vehicles.

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2017</b>	<b>Total</b>
Planning & Design		40,000					40,000
Engineering/Arch Svcs.		250,000					250,000
Land/ROW/Acquisition							-
Site Prep							-
Construction		185,000					185,000
Equip/Machinery/Furniture		25,000					25,000
Contingency							-
<b>Total</b>	<b>-</b>	<b>500,000</b>	<b>-</b>			<b>-</b>	<b>500,000</b>

**Funding Sources**

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

<b>Impact on Operating Budget</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Personnel Expenses							-
Operating		Utilities Cost					-
Capital Outlay (normal budget)							-
Less Project Revenue							-
<b>Net Operating Impact</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**OT Sloan Park Development- Detail Sheet**

<b>Project Name</b>	OT Sloan Park Makeover
<b>Project Department</b>	Parks and Recreation
<b>Total Project Cost</b>	\$ 9,945,380
<b>Requested Start Date</b>	FY 2016
<b>Recommended Start Date</b>	FY 2016
<b>Adopted Start Date</b>	

**Description**

This project will involve an almost total makeover of O.T. Sloan Park in order to develop a state of the art athletic complex with improved signaled access to and from the park with a connecting drive to the existing main parking area. The existing tennis court facilities and disc golf course will be removed. 6-New lighted tennis courts, outdoor volleyball courts, a covered paved outdoor court for basketball or other sports, and restroom building will be built elsewhere in the park. The existing playground will be removed and replaced with equipment to ADA standards. Also planned is a new 24,000 s.f. building for gymnastics, indoor sports courts, rooms for dance classes and Tiny Tots, office space, and restrooms. The pool would get some upgrades by eliminating the wade pool and replacing it with a splash pad; and upgrading the bathhouse shower areas. An off-lease dog park would also be developed.

**Justification**

The existing facilities at O.T. Sloan Park were developed in the 1970's. The tennis courts are in need of a complete demolition and re-build. Likewise, the existing playground lacks ADA access and needs to be replaced. Access to the park via the main entrance is not signaled and Bragg Street is a busy thoroughfare causing backups especially leaving the park. Ten acres of adjacent land was purchased and donated to Lee County for expansion of the park by Mr. & Mrs. Temple Sloan several years ago. Demand for quality ballfields for weekend travel team tournaments is greater than current resources will allow. Additional fields would provide for more tournaments and greater visitation from outside our area which would have economic benefits for hotels, restaurants, and other establishments for potential sales. The county currently leases 7700 s.f. of flex space for the gymnastics program at a cost of \$36,000/year. The gymnastics program provides classes for about 2,000 students/year plus birthday party rentals and needs about 10,000 s.f. of space to accommodate that demand. Finally, there is enthusiasm and private donations to develop an off-leash dog park which would fit into the overall plan for the remake of O.T. Sloan Park.

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Planning & Design		50,000		285,000		190,000	525,000
Land/ROW/Acquisition		500,000					500,000
Clear/Grade/Site Prep				620,000		65,000	685,000
Construction				3,730,840		3,600,000	7,330,840
Equipment/Furnishings				148,540		100,000	248,540
<b>Total</b>		<b>550,000</b>	<b>-</b>	<b>5,124,380</b>	<b>-</b>	<b>4,271,000</b>	<b>9,945,380</b>

**Funding Sources**

Private Funding		500,000		250,000		250,000	1,000,000
PARTF Grant				500,000		500,000	1,000,000
Financing Proceeds		50,000		4,374,380	165,000	3,521,000	8,110,380
<b>Total</b>		<b>550,000</b>	<b>-</b>	<b>5,124,380</b>	<b>165,000</b>	<b>4,271,000</b>	<b>10,110,380</b>

**OT Sloan Park Development- Financial Information Continued....**

<b>Impact on Operating Budget</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
Personnel Expenses					125,000	125,000	250,000
Operating					40,000	40,000	80,000
Capital Outlay (normal budget)							-
Less Project Revenue					(35,000)	(50,000)	(85,000)
<b>Net Operating Impact</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>130,000</b>	<b>115,000</b>	<b>245,000</b>

**New Library-Detail Sheet**

<b>Project Name</b>	New Main Library
<b>Project Department</b>	Library
<b>Total Project Cost</b>	\$ 15,065,389
<b>Requested Start Date</b>	FY 2016
<b>Recommended Start Date</b>	Beyond FY 2019
<b>Adopted Start Date</b>	

**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. 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.

**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. Library patron count in FY 87-88, for example, was 70,401 while in the last few years the number has ranged from 157,267 to 164,771. Number of books, magazines, and audio-visuals in collection: FY 95-96 (114,819); FY 09-10 (158,304). 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 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.

**Financial Information**

<b>Expenditures</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>Post 2019</b>	<b>Total</b>
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						1,099,744	1,099,744
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,065,869</b>	<b>15,065,869</b>

**Funding Sources**

Financing Proceeds						15,065,869	15,065,869
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,065,869</b>	<b>15,065,869</b>