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Chatham County 2012-2016 Capital Improvements Program Introduction

About the Capital Improvements Program (CIP)

The CIP is a long-term plan for funding the County's major capital needs. It shows how facilities, equipment, and other projects that cost \$100,000 or more could be scheduled and funded over the next five years, beginning in FY 2012.

It's important to state upfront that this is a PLAN, not a BUDGET, since a budget controls the actual spending of allocated funds. While staff attempts to be as accurate as possible, it's difficult to estimate project costs exactly, particularly early in the planning process. For that reason, staff is requesting that planning funds be budgeted in FY 2012 for two "future" building projects to determine a budget for these projects:

- Agricultural Civic Center: \$35,000 for a feasibility study
- Animal Shelter Expansion and Renovation: \$7,800 for schematic design.

The same is true for operating costs. As facilities are being planned, staff attempts to identify operating costs, such as staffing and utilities. The cost of these items depend on final square footage and operational issues that may not be apparent until the facility is far along in planning. So far, projections have generally been higher than actual costs, because the requests have gone through the operating budget and budget staff is able to provide more scrutiny and assistance.

CIP Process

The CIP is a plan which is updated annually during the budget process and may be modified at any time to reflect changing conditions. A CIP is a systematic way of anticipating, planning, and budgeting for major projects. The adoption of a CIP can improve the credit worthiness (bond rating) of a jurisdiction.

CIP requests originate at the department level. The Manager's Office reviews new and existing requests and recommends a proposed CIP to the Board of Commissioners. The Board of Commissioners reviews the recommendation in detail, makes changes, and adopts an approved CIP. During review of the

annual operating budget, commissioners may make additional changes to the CIP.

The CIP section includes summaries of the major projects and detailed descriptions of each project, including justifications, cost detail, funding sources, and impact on the operating budget. If a project requires a contribution from General Fund operating revenues, this funding amount is identified in the cost detail as "operating revenue". The effect on the operating budget is also summarized under the "Operating Impact" section of each project description.

Major Changes from the Approved 2011-2015 CIP. Staff is recommending that the following projects be added:

- Chatham County Historic Courthouse Restoration: Reconstruct the Chatham County historic courthouse, which was damaged extensively by fire on March 25, 2010. Estimated cost: \$10,000,000, to be funded through insurance reimbursement.
- Emergency Operations Radio Consoles: Replace the radio dispatch equipment at each workstation and the supporting equipment that relays the transmissions and a monitoring and control system for each tower site and the communications room. Estimated cost: \$563,735, to be funded from 911 funds. Commissioners approved this project at their December 13, 2010 meeting.
- Patient Data Management and Electronic Health Records System: Purchase & implement patient data management system and electronic health records system. Estimated cost: \$265,000, to be funded from fund balance.
- Schools - Roof Replacements not funded from Qualified School Construction Bonds (QSCBs): Repair and/or replace roofs at JS Waters. Estimated cost: \$1,277,345, to be funded from fund balance.

Please note that because of changes in the assumptions of the debt model, opening the new high school in August 2015 would require a tax increase (or redirection of current funds) of 1.2 cents in FY 2012. Other options:

1. School opens August 2017—Funds would be borrowed in January 2015 and a 0.6-cent tax increase would be needed in FY 2012, according to the debt model.
2. School opens August 2020—Funds would be borrowed in January 2018 and NO tax increase would be needed in FY 2012, according to the debt model.

Debt-model Assumptions:

- 5 cents on property tax rate dedicated annually; new pennies dedicated in FY2012 (depending on high school option chosen)
- 5 cents adjusted to “revenue neutral” in revaluation years
- 2.5% annual growth in property tax revenues/base
- Lower lottery and impact fee revenues (average of \$1.4 million less annually over life of the debt model. Staff had originally projected that impact fees would return to normal levels by FY 2013. The new model does not make that assumption and grows from the current level.)

Other Assumptions:

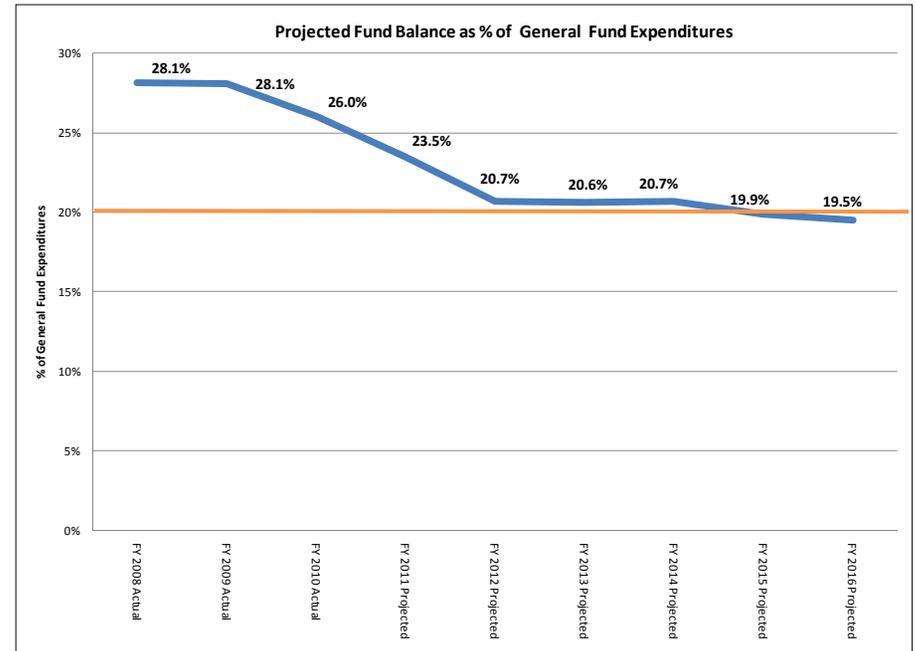
Generally, construction costs are inflated five percent per year. Staff also recommends a 10 percent contingency for most projects.

Staff makes every attempt to identify and quantify the impacts of capital projects on the operating budget. Operating costs are usually inflated by a factor of three percent per year. (The only exception is that a two-percent inflationary factor was used by the consultants who prepared the landfill feasibility study. Staff did not alter this.)

Reliance on Fund Balance

Consistent with the County’s adopted Financial Policy, the County does not use fund balance to balance its operating budget. Instead, excess fund balance is reserved for one-time expenditures and is one of the main funding sources for the CIP.

Staff has projected the impact on fund balance. According to the model, fund balance would drop slightly below the stated goal of 20% in FY 2015 and 2016. Staff recommends that fund balance be closely monitored and CIP project schedules adjusted if fund balance is less than staff projections.



Leadership in Energy and Environmental Design (LEED):

Commissioners have asked staff to review the existing requirement that county-funded buildings greater than 20,000 square feet must be LEED Silver certified. Further, commissioners have asked staff to consider excluding LEED items that have a greater than seven-year payback. Below is the summary of impacts:

- Justice Building: Approximately \$127,000 could be saved if LEED certification is stopped now. The geothermal system would be retained, as it has a six-to-eight-year payback. Savings include \$30,000 for certification, \$61,000 for a photovoltaic system (25 years or greater payback), and \$36,000 for commissioning. Staff recommends retaining commissioning services, which provide verification that HVAC systems are set and working properly.
- Northeast High School: \$185,000 savings estimated for commissioning and certification process. Note that the specific systems for the school have not yet been designed, so it is not possible to give an estimate of cost savings.
- Margaret Pollard Middle School: Approximately \$2 million has already been spent for LEED systems and certification.

Typical LEED Credit Estimated Cost and Payback:

Provided by RN&M Engineers, consultants for Margaret Pollard Middle/Justice Center

Credit	Est. % of Construction Costs	Estimated Payback
Water Use Reduction:		
Waterless urinals/low flow fixtures	<1%	3-4 yrs
Rainwater collection	2.5%	12-15 yrs
Commissioning ¹ :		
Fundamental	0.5%	?*
Enhanced	0.5%	??*
Optimize Energy Performance:		
Geothermal HVAC	2%	5-6 yrs
On-Site Renewable Energy:		
Solar Domestic HW	<1%	8-10 yrs
Solar Heating	1%	6-8 yrs
Photovoltaic	<1%	25+
Controllability of Systems:		
Lighting	<1%	5-6 yrs
Thermal Comfort ²	2%	N/A**
Day Lighting & Views:		
Day Lighting	2.5%	10-12 yrs

¹Commissioning should improve building performance, but operating cost savings are difficult to predict.

²Provides improved comfort but should not improve operating cost performance.

If commissioners would like additional information on LEED costs and benefits, staff recommends devoting time during an upcoming work session.

Bond Rating:

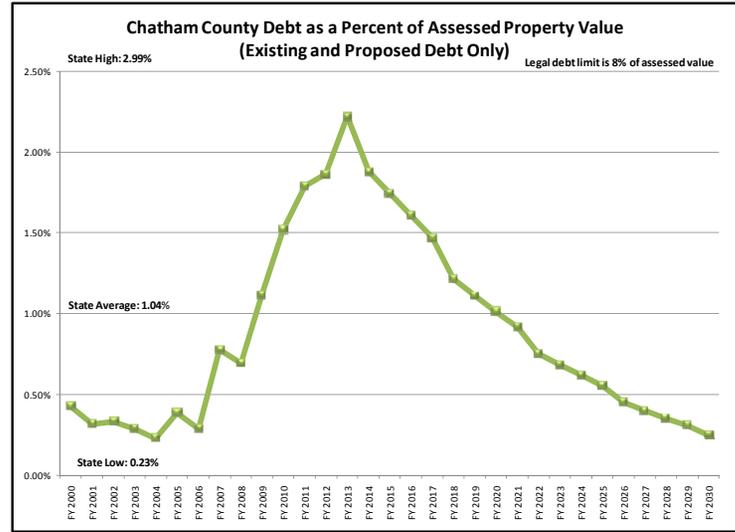
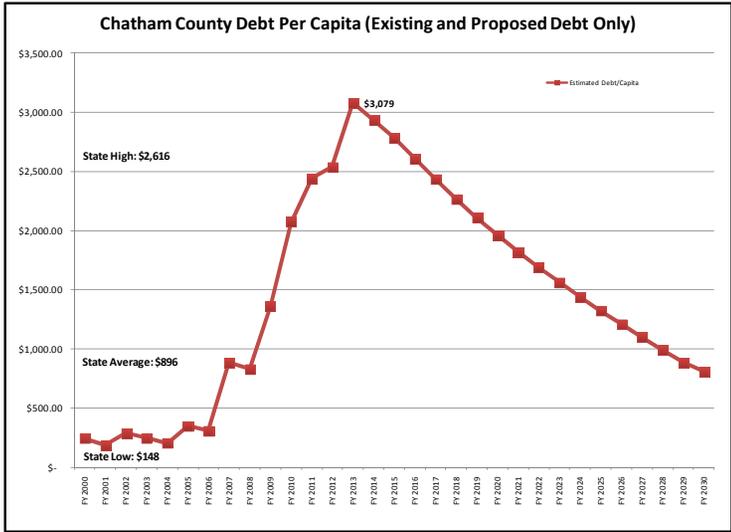
The two major local government bond rating agencies recently upgraded Chatham County's bond ratings, which will provide major savings to taxpayers for any future issues. It also means that Chatham's overall ratings are higher than other counties of similar size and most surrounding counties.

Standard & Poor's (S&P) upgraded Chatham County two positions to AA+. Only a AAA rating is higher, which larger counties like Wake and Durham have attained.

Moody's also upgraded the county two slots from A1 to Aa2, just two positions away from its highest rating of Aaa. Of the surrounding counties, Alamance and Orange share the same rating but have considerably larger tax bases. However, no additional counties in the 50,000-75,000 population group have attained this rating.

Debt Indicators:

- Debt as a percent of assessed value: With a high of 2.22% in FY 2013, the county stays well below the highest county (2.99%) in its population group (50,000 to 99,999) and well below the 8% legal maximum. If the high school is not included, debt as a percent of assessed value drops to 1.86% in FY 2012.
- Debt per capita: With a high of \$3,079 in FY 2013, the county exceeds the highest county in its population group (\$2,616). If the high school is not included, debt per capita drops to a high of \$2,539 in FY 2012.
- Debt as a percent of the operating budget: With a high of 15.11% in FY 2016, debt service slightly exceeds the 15% maximum recommended by the Local Government Commission (LGC).



Readers Guide

Water - Western Transmission Mains

Approved-Contracts Let

Project Status

Project Budget:
The budget for the project as approved by project ordinance or as approved in the FY 2011-2015 CIP.

Project Element:
Expense

Funding Source:
Revenue

Operating Effect:
Impact on Operating Budget.

Continue the Pea Ridge transmission water main by constructing 162,000 linear feet of water mains to serve the southwest water system.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	12,089,874	11,905,288	1,100,000	0	0	0	0	0	13,005,288
Contingency	1,751,284	0	0	0	0	0	0	0	0
Debt Issuance Cost	0	51,680	0	0	0	0	0	0	51,680
Design, Engineering & Construction Ad	1,020,777	1,022,222	130,000	0	0	0	0	0	1,152,222
Land	35,284	35,284	0	0	0	0	0	0	35,284
Total Project Element	14,897,219	13,014,474	1,230,000	0	0	0	0	0	14,244,474
Funding Source									
Installation Purchase	14,500,000	12,577,083	1,230,000	0	0	0	0	0	13,807,083
Interest	0	40,171	0	0	0	0	0	0	40,171
Town of Siler City Contribution	397,219	397,220	0	0	0	0	0	0	397,220
Total Funding Source	14,897,219	13,014,474	1,230,000	0	0	0	0	0	14,244,474
Operating Effect									
Debt Service	0	2,147,118	1,073,559	1,073,559	1,073,559	1,073,559	1,073,559	1,073,559	8,588,472
Total Operating Effect	0	2,147,118	1,073,559	1,073,559	1,073,559	1,073,559	1,073,559	1,073,559	8,588,472

Project Totals:
Totals all expenditures, revenues, and operating costs, even those expended or received in previous years.

Define Problem

The current water plant has a capacity of three million gallons/day (MGD) and will not provide enough water for the entire county on peak days. Currently, the county purchases water from the Town of Siler City for the southwest system. Chatham County has been exploring options for discontinuing purchase of the Town's water. The western transmission mains were constructed so the county had additional options for serving the southwest part of the system, including purchasing water from Durham or Sanford or producing it from the Jordan Lake Water Treatment Plant. In addition, there should be significant hydraulic improvements for existing customers.

Recommended Solution

Construct the following:

- A booster pump station adjacent to N.C. 902, approximately .5 miles west of the intersection of N.C. 902 and Pittsboro-Goldston Road
- A 750,000-gallon elevated storage tank adjacent to Alex Cockman Road just north of the intersection of Alex Cockman and Elmer Keck Road. This tank would become the control tank for the western portions of the water system. This tank will be the source of supply for the Southwest Chatham Water System's Bonlee Tank, the Harper's Crossroads standpipe, and the Bennett standpipe.

Action Summary

Below is a summary of the status of projects in the CIP. Those that are shown as "approved" have already been approved by the Board of Commissioners in the FY 2011-2015 CIP.

New (has not been part of a previous CIP)

County Buildings - Historic Courthouse Restoration
Emergency Communications - Radio Console Replacement
Schools - Roof Replacements (non QSCBs)
Technology - Patient Data Management and Electronic Health Records System

Approved-No Contracts (approved in a previous CIP; main contract has not been executed)

County Buildings - Emergency Services Storage Building
County Buildings - Judicial Facility
County Buildings - New Jail
Emergency Communications - Equipment Replacement for Narrowbanding
Emergency Communications - Satellite Backup for 911 System
Law Enforcement Center Site Improvements
Schools - New High School
Schools - Roof Replacements (QSCBs)
Technology - Library Radio Frequency Identification (RFID)
Waste Management - Landfill
Waste Management - New Northeast Collection Center
Water - Governor's Club Water Main Relocation
Water - Increase Capacity

Approved-Contracts Let (approved in a previous CIP; main contract has been executed and the project is underway)

Central Carolina Business Campus
Community College - Pittsboro Campus - Sustainable Technologies Building
Community College - Siler City Campus
County Buildings - Chatham Community Library
County Buildings - Office Building Purchase & Renovation
County Buildings - Space Needs Study Implementation
Parks - American Tobacco Trail
Parks - Briar Chapel Park Improvements
Parks - Northeast District

Parks - Northwest District
Schools - Asbestos Floor Tile Replacement
Schools - Auditorium Sound and Lighting Upgrades
Schools - Bleacher Replacements (Indoor)
Schools - Computer Replacement
Schools - Margaret Pollard Middle School
Schools - Northwood High School Renovation
Schools - Paving Installation and Replacement
Schools - Renovate Restrooms and Add Hot Water
Technology - Electronic Document Management System (EDMS)/Imaging
Technology - Increase Capacity for Data Storage
Technology - Mobile Data Terminals Equipment and Software
Telephone System Replacement - Countywide
Water - Western Transmission Mains
Water District - Southeast Water District Distribution Lines Construction

Completed (the project is wholly complete with no remaining expenses)

Schools - Asbestos Ceiling Tile Replacement
Schools - Bleacher Replacements (Outdoor)
Schools - Camera Systems for Schools
Schools - High School Science Lab Renovations
Schools - JS Waters Wastewater System Renovation
Schools - Northwood Football Stadium Lighting

Future (the county either does not have sufficient data or revenue capacity to schedule; the project could appear in a future CIP)

County Buildings - Agricultural Civic Center
County Buildings - Animal Shelter Expansion and Renovation
County Buildings - Public Health Building
Schools - Bus Garage
Water - Southwest Water District Distribution Lines Construction

Total Cost of Each Project by Year

	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Totals
General								
Central Carolina Business Campus	8,084,741	221,755	0	0	0	0	0	8,306,496
Community College - Pittsboro Campus - Sustainable Technologies Building	4,482,422	890,192	0	0	0	0	0	5,372,614
Community College - Siler City Campus	2,992,747	1,707,233	0	0	0	0	0	4,699,980
County Buildings - Chatham Community Library	5,656,805	1,413,473	0	0	0	0	0	7,070,278
County Buildings - Dunlap & Other Renovations	1,514,231	0	0	0	0	0	0	1,514,231
County Buildings - Emergency Services Storage Building	0	0	39,690	502,959	0	0	0	542,649
County Buildings - Historic Courthouse Restoration	312,120	7,750,304	1,937,576	0	0	0	0	10,000,000
County Buildings - Judicial Facility	1,166,170	15,316,936	8,310,006	0	0	0	0	24,793,112
County Buildings - New Jail	0	1,259,902	6,759,016	6,981,082	0	0	0	15,000,000
County Buildings - Office Building Purchase & Renovation	3,599,735	750,045	0	0	0	0	0	4,349,780
County Buildings - Social Services Building Renovation and Expansion	5,557,719	0	0	0	0	0	0	5,557,719
County Buildings - Space Needs Study Implementation	0	769,262	1,030,916	1,060,094	500,000	0	0	3,360,272
Emergency Communications - Equipment Replacement for Narrowbanding	0	365,000	0	0	0	0	0	365,000
Emergency Communications - Radio Console Replacement	0	563,735	0	0	0	0	0	563,735
Emergency Communications - Satellite Backup for 911 System	0	220,000	0	0	0	0	0	220,000
Law Enforcement Center Site Improvements	69,439	451,254	0	0	0	0	0	520,693
Parks - American Tobacco Trail	0	0	60,000	0	0	0	0	60,000
Parks - Briar Chapel Park Improvements	0	302,802	161,124	212,980	231,500	250,000	250,000	1,408,406
Parks - Northeast District	1,563,931	1,835,061	0	0	0	0	0	3,398,992
Parks - Northwest District	1,540,989	100,000	0	0	0	0	0	1,640,989
Parks - Southwest District	611,162	0	0	0	0	0	0	611,162
Schools - Asbestos Ceiling Tile Replacement	187,480	0	0	0	0	0	0	187,480
Schools - Asbestos Floor Tile Replacement	182,558	34,804	0	0	0	0	0	217,362
Schools - Auditorium Sound and Lighting Upgrades	0	714,300	0	0	0	0	0	714,300

Total Cost of Each Project by Year

	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Totals
Schools - Bleacher Replacements (Indoor)	0	121,819	185,737	0	0	0	0	307,556
Schools - Bleacher Replacements (Outdoor)	573,931	0	0	0	0	0	0	573,931
Schools - Camera Systems for Schools	457,421	0	0	0	0	0	0	457,421
Schools - Computer Replacement	0	0	657,825	627,825	627,825	0	0	1,913,475
Schools - High School Science Lab Renovations	121,734	27,108	0	0	0	0	0	148,842
Schools - JS Waters Wastewater System Renovation	97,743	0	0	0	0	0	0	97,743
Schools - Margaret Pollard Middle School	15,874,239	7,223,628	0	0	0	0	0	23,097,867
Schools - New High School	373,036	22,794	0	1,804,170	19,200,000	23,100,000	0	44,500,000
Schools - North Chatham Cafeteria Expansion	357,287	0	0	0	0	0	0	357,287
Schools - Northwood Football Stadium Lighting	0	94,653	0	0	0	0	0	94,653
Schools - Northwood High School Renovation	4,163,747	336,253	0	0	0	0	0	4,500,000
Schools - Paving Installation and Replacement	0	29,900	30,000	30,000	30,000	30,000	0	149,900
Schools - Renovate Restrooms and Add Hot Water	82,959	1,195,000	561,650	134,450	0	0	0	1,974,059
Schools - Roof Replacements (non QSCBs)	0	0	0	0	638,673	638,672	0	1,277,345
Schools - Roof Replacements (QSCBs)	48,000	0	344,330	1,358,399	0	0	0	1,750,729
Schools - Virginia Cross Elementary School	16,935,118	0	0	0	0	0	0	16,935,118
Technology - Electronic Document Management System (EDMS)/Imaging	356,044	0	0	0	0	0	0	356,044
Technology - Increase Capacity for Data Storage	137,410	93,956	0	0	0	0	0	231,366
Technology - Library Automation System	99,152	0	0	0	0	0	0	99,152
Technology - Library Radio Frequency Identification (RFID)	0	96,653	0	0	0	0	0	96,653
Technology - Mobile Data Terminals Equipment and Software	82,728	62,647	0	0	0	0	0	145,375
Technology - Patient Data Management and Electronic Health Records System	0	0	265,000	0	0	0	0	265,000
Technology - Sheriff & Jail Software	126,439	0	0	0	0	0	0	126,439
Telephone System Replacement - Countywide	239,682	13,000	0	0	0	0	330,000	582,682
Total General	<u>77,648,919</u>	<u>43,983,469</u>	<u>20,342,870</u>	<u>12,711,959</u>	<u>21,227,998</u>	<u>24,018,672</u>	<u>580,000</u>	<u>200,513,887</u>

Total Cost of Each Project by Year

	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Totals
Waste Management								
Waste Management - Landfill	79,885	125,505	2,805,000	330,000	220,000	10,560,000	110,000	14,230,390
Waste Management - New Northeast Collection Center	0	0	36,761	94,658	403,840	326,372	0	861,631
Total Waste Management	<u>79,885</u>	<u>125,505</u>	<u>2,841,761</u>	<u>424,658</u>	<u>623,840</u>	<u>10,886,372</u>	<u>110,000</u>	<u>15,092,021</u>
Water								
Water - Governor's Club Water Main Relocation	15,750	39,325	117,975	0	0	0	0	173,050
Water - Increase Capacity	64,700	1,066,500	2,593,500	0	0	0	0	3,724,700
Water - North Chatham Hydraulic Improvements	2,396,535	0	0	0	0	0	0	2,396,535
Water - Western Transmission Mains	13,014,474	1,230,000	0	0	0	0	0	14,244,474
Total Water	<u>15,491,459</u>	<u>2,335,825</u>	<u>2,711,475</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>20,538,759</u>
Water District								
Water District - Southeast Water District Distribution Lines Construction	5,071,304	236,196	0	0	0	0	0	5,307,500
Total Water District	<u>5,071,304</u>	<u>236,196</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,307,500</u>

Funding Sources

The table below shows a summary of the funding sources for CIP projects by year. The major revenue sources are certificates of participation (COPs), other loans, fund balance, and insurance.

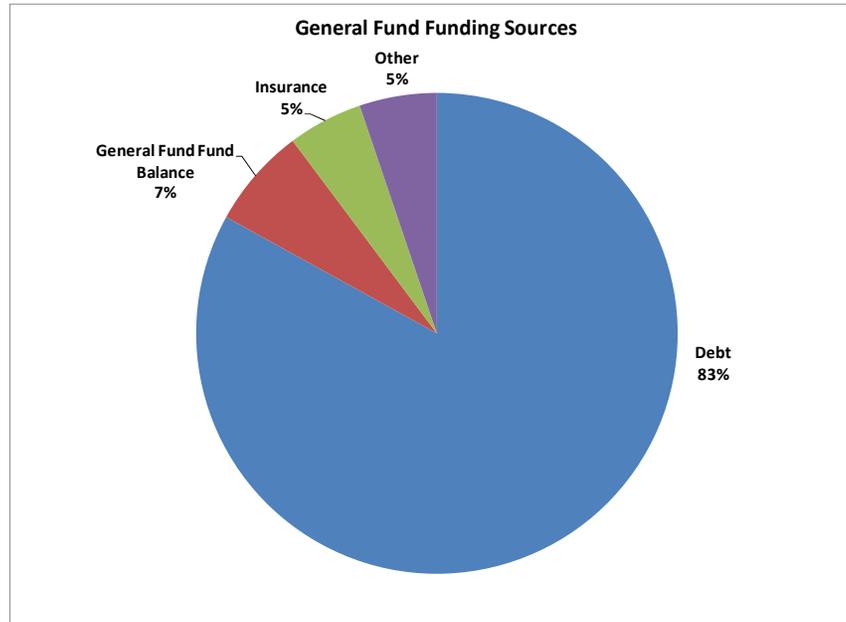
	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Totals
General								
911	0	699,594	0	0	0	0	0	699,594
911--Public Safety	0	84,141	0	0	0	0	0	84,141
Capital Reserves	2,548,307	1,224,925	-10,000	-10,000	-10,000	-10,000	0	3,733,232
Certificates of Participation (COPs)	30,209,073	1,282,696	6,759,016	8,785,252	19,200,000	23,100,000	0	89,336,037
General Fund Fund Balance	5,702,840	2,369,447	1,551,343	1,593,053	1,168,673	668,672	330,000	13,384,028
Grants, Gifts, Etc.	877,980	1,054,097	10,000	10,000	10,000	10,000	0	1,972,077
Installment Purchase	35,385,000	11,716,082	0	0	0	0	0	47,101,082
Insurance	312,120	7,750,304	1,937,576	0	0	0	0	10,000,000
Interest	89,871	7,434	0	0	0	0	0	97,305
Operating Revenue	250,000	0	0	0	0	0	0	250,000
Other -- Interest	9,595	0	0	0	0	0	0	9,595
Other -- Timber Revenue	6,000	0	0	0	0	0	0	6,000
Qualified School Construction Bonds	114,245	1,909,300	905,980	1,492,849	0	0	0	4,422,374
Recreation Exaction Fee	1,437,143	0	60,000	0	0	0	0	1,497,143
Recreation Exaction Fee--Briar Chapel	0	302,802	161,124	212,980	231,500	250,000	250,000	1,408,406
Reduced Capital Outlay Appropriation	0	0	657,825	627,825	627,825	0	0	1,913,475
Transfer from EDMS Capital Reserve	0	43,956	0	0	0	0	0	43,956
Transfer from General Fund	142,727	0	0	0	0	0	0	142,727
Transfer from Water Capital Reserve	169,794	221,755	0	0	0	0	0	391,549
USDA Rural Development Loan	394,224	15,316,936	8,310,006	0	0	0	0	24,021,166
Total General Fund	77,648,918	43,983,469	20,342,870	12,711,959	21,227,998	24,018,672	580,000	200,513,887

Funding Sources

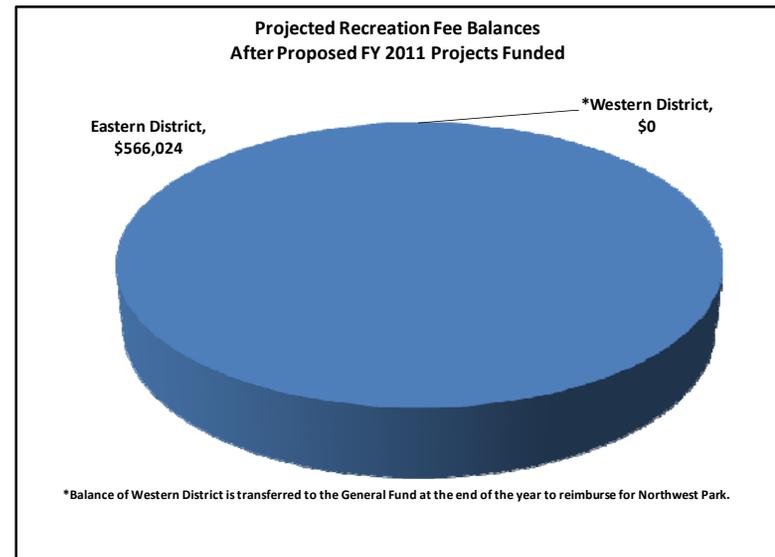
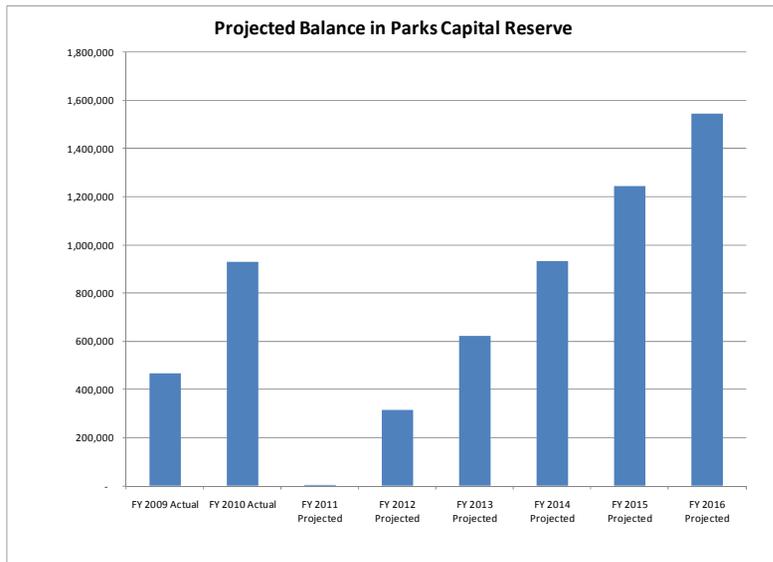
The table below shows a summary of the funding sources for CIP projects by year. The major revenue sources are certificates of participation (COPs), other loans, fund balance, and insurance.

	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Totals
Waste Management								
Capital Reserves	0	0	36,761	94,658	403,840	326,372	0	861,631
Installment Purchase	0	0	2,100,000	0	0	0	0	2,100,000
Revenue Bonds	0	11,410	705,000	330,000	220,000	10,560,000	110,000	11,936,410
Waste Management Fund Balance	79,885	114,095	0	0	0	0	0	193,980
Total Waste Management Fund	79,885	125,505	2,841,761	424,658	623,840	10,886,372	110,000	15,092,021
Water								
Capital Reserves	2,454,478	1,105,825	2,500,080	0	0	0	0	6,060,383
Installment Purchase	12,577,083	1,230,000	0	0	0	0	0	13,807,083
Interest	62,678	0	0	0	0	0	0	62,678
Town of Siler City Contribution	397,220	0	0	0	0	0	0	397,220
Transfer from Southeast Water District	0	0	211,395	0	0	0	0	211,395
Total Water Fund	15,491,459	2,335,825	2,711,475	0	0	0	0	20,538,759
Water Districts								
Bond Proceeds	4,849,804	236,196	0	0	0	0	0	5,086,000
Operating Revenue	221,500	0	0	0	0	0	0	221,500
Total Water Districts Fund	5,071,304	236,196	0	0	0	0	0	5,307,500

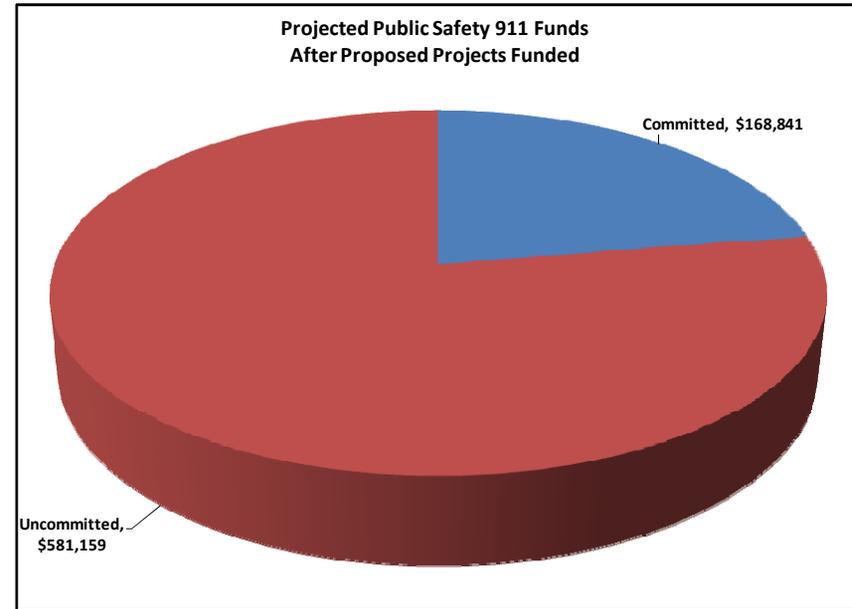
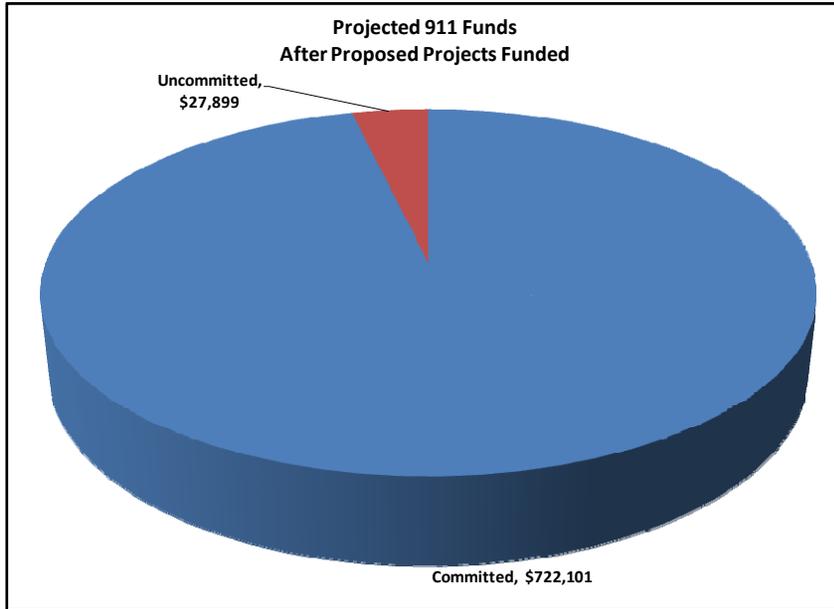
CIP Funding Sources



Parks & Recreation

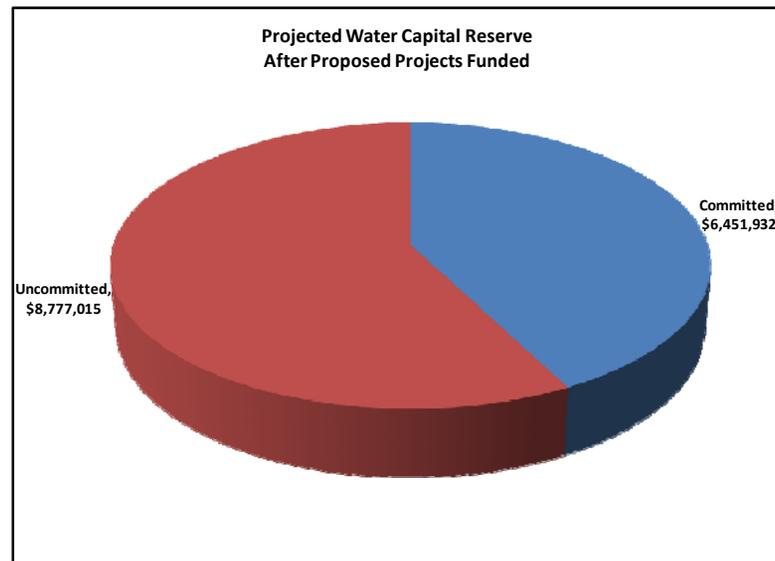


911 Funds



The state is allowing counties to use half of the 911 balance of funds for “public safety” projects, which is considerably broader than what is allowed for 911 funds.

Water Capital Reserve



Operating Budget Effects

The table below shows the combined effect of the recommended projects for the next five years. Operating costs include debt service, increased operating costs, decreased operating costs, additional revenues, and operating revenue necessary to fund the project.

	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016
General							
Additional Revenues	0	-4,890	-10,890	-760,890	-1,510,890	-1,510,890	-1,510,890
Debt Service	5,155,864	4,599,233	6,532,031	6,869,771	10,011,062	10,708,200	13,001,101
Decreased Costs	-63,200	-72,212	-72,212	-153,320	-153,320	-153,320	-153,320
General Fund Fund Balance	3,021,881	2,369,447	1,551,343	1,593,053	1,168,673	668,672	330,000
Increased Operating Costs	420,519	1,685,256	2,145,649	4,560,753	5,664,572	5,914,790	7,618,124
Rent Payments	-257,130	-142,140	-142,140	-142,140	-142,140	-142,140	-142,140
Rent Savings	-151,155	-174,000	-174,000	-174,000	-174,000	-174,000	-174,000
Total General	8,126,779	8,260,693	9,829,781	11,793,228	14,863,957	15,311,312	18,968,876
Waste Management							
Additional Revenues	0	0	0	0	0	0	-5,169,967
Contribution to Capital Reserve	328,240	164,120	164,120	164,120	41,031	0	0
Debt Service	0	0	0	0	262,163	262,163	1,231,249
Increased Operating Costs	0	0	0	0	0	0	4,177,598
Total Waste Management	328,240	164,120	164,120	164,120	303,194	262,163	238,879
Water							
Debt Service	2,147,118	1,073,559	1,073,559	1,073,559	1,073,559	1,073,559	1,073,559
Increased Operating Costs	0	0	13,218	81,620	84,069	86,591	89,188
Total Water	2,147,118	1,073,559	1,086,777	1,155,179	1,157,628	1,160,150	1,162,747
Water District							
Additional Revenues	-466,465	-508,860	-524,126	-539,850	-556,045	-572,726	-589,908
Debt Service	36,680	191,260	254,260	253,905	254,478	252,938	254,358
Increased Operating Costs	250,000	317,600	327,128	336,942	347,050	357,462	368,185
Total Water District	-179,785	0	57,262	50,997	45,483	37,673	32,635

General Fund Projects

Central Carolina Business Campus

Construct the infrastructure for Chatham County's 458-acre Business Campus in Siler City including construction of roadways, water lines, sewer lines, and sewer pump stations.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	7,801,235	7,100,806	116,045	0	0	0	0	0	7,216,851
Contingency	0	0	0	0	0	0	0	0	0
Design, Engineering & Construction Ad	982,111	983,935	19,100	0	0	0	0	0	1,003,035
Land	0	0	86,610	0	0	0	0	0	86,610
Total Project Element	8,783,346	8,084,741	221,755	0	0	0	0	0	8,306,496
Funding Source									
Certificates of Participation (COPs)	7,364,593	7,364,593	0	0	0	0	0	0	7,364,593
Grants, Gifts, Etc.	0	399,882	0	0	0	0	0	0	399,882
Interest	0	20,472	0	0	0	0	0	0	20,472
Transfer from General Fund	130,000	130,000	0	0	0	0	0	0	130,000
Transfer from Water Capital Reserve	1,288,753	169,794	221,755	0	0	0	0	0	391,549
Total Funding Source	8,783,346	8,084,741	221,755	0	0	0	0	0	8,306,496
Operating Effect									
Debt Service	0	1,259,564	366,683	365,083	363,483	361,883	360,283	358,683	3,435,662
Increased Operating Costs	0	57,764	29,775	30,668	41,588	42,836	44,121	45,445	292,197
Total Operating Effect	0	1,317,328	396,458	395,751	405,071	404,719	404,404	404,128	3,727,859

Define Problem

Lack of property served by adequate infrastructure is a challenge for economic development. In 2000, Chatham County purchased such a property for a business campus in Siler City. At the time it was purchased, the property was located just outside the town limits of Siler City. The town has since annexed it and is providing water and sewer through infrastructure built by the county. In addition to water and sewer infrastructure the county has also provided roads to ensure easy access for potential development. Two entities are now located within the campus: Chatham Hospital and the Chatham Youth Development Center. Central Carolina Community College is building a job training facility within the campus.

Recommended Solution

The project is substantially complete.

Current Stage of Project

The business park was substantially complete in November 2009. Because of engineering design and construction administration problems, several problems remain with the project:

1. Additional easements must be obtained for the bridge and roadways.
2. Part of the original negotiations included providing sewer to an adjoining land owner, which is in the process of being constructed.
3. Additional improvements may be needed to the roadways to satisfy requirements of the NC Department of Transportation and US Army Corps of Engineers.

The project budget has increased over last year to account for the issues that have not been resolved.

Relation to Other Projects

The Central Carolina Community College job training center is complete.

Professional Services Needed

Engineering design work and construction management were needed.

Operating Impact

Funds are needed for grounds maintenance and electricity. As tax-paying entities locate in the business campus, the county could see an increase in property and sales tax revenues.

Community College - Pittsboro Campus - Sustainable Technologies Building Approved-Contracts Let

Construct an 18,000-square-foot LEED Gold certified building for the environmental resources programs at Central Carolina Community College. This building is being constructed at the same time as the joint-use library.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	5,926,746	4,154,881	870,922	0	0	0	0	0	5,025,803
Contingency	249,493	0	0	0	0	0	0	0	0
Debt Issuance Cost	27,426	27,425	0	0	0	0	0	0	27,425
Design, Engineering & Construction Ad	325,320	300,116	19,270	0	0	0	0	0	319,386
Total Project Element	6,528,985	4,482,422	890,192	0	0	0	0	0	5,372,614
Funding Source									
Capital Reserves	217,440	217,440	0	0	0	0	0	0	217,440
Installment Purchase	6,311,545	4,262,829	889,841	0	0	0	0	0	5,152,670
Interest	0	2,153	351	0	0	0	0	0	2,504
Total Funding Source	6,528,985	4,482,422	890,192	0	0	0	0	0	5,372,614
Operating Effect									
Debt Service	0	258,972	258,972	684,044	666,958	649,870	632,782	615,694	3,767,292
Increased Operating Costs	0	0	73,814	133,674	137,684	141,815	146,069	150,451	783,507
Total Operating Effect	0	258,972	332,786	817,718	804,642	791,685	778,851	766,145	4,550,799

Define Problem

Central Carolina Community College has developed a reputation across the state for programming in the area of natural resource management. The college has the only Sustainable Agriculture degree in the southeastern United States. Agriculture is still the largest economic sector of Chatham County. Unlike other areas of this state and the country, small farms in Chatham County have been increasing rather than decreasing over the past ten years. This program educates family farmers in techniques to economically maximize usage of their acreage.

Biofuels education has been a very popular offering through occupational extension. With the dwindling availability of traditional fuels, biofuels technology offers an attractive alternative, and one that also provides an agricultural means of income with the production of seed crops. In recognition of the biofuels training program offered at the Pittsboro campus, the college recently received a grant from the state of North Carolina to demonstrate biofuels technology in seminars across the state.

“Greenbuilding”, also known as environmentally sustainable development, courses are regularly offered through the continuing education program in Pittsboro

Community College - Pittsboro Campus - Sustainable Technologies Building Approved-Contracts Let

and are very popular in the community. Pending housing growth and development in Chatham County will significantly increase the need for construction education.

The building will also house a new culinary arts program which focuses on preparation of local foods.

Classroom space is needed to adequately address the needs of these programs.

Recommended Solution

Construction is underway and expected to be complete for the Fall 2010 semester.

Current Stage of Project

In December, 2006, the Board of Commissioners approved hiring Cherry Huffman Architects to design and oversee the project. On February 28, 2008, the county hired Barnhill Contracting Company to serve as the construction manager at-risk. Construction documents have been completed and the project was bid on June 23, 2009. Construction began in September 2009. The building received its certificate of occupancy on July 30, 2010. Classes began on August 16, 2010. Punchlist items are still being completed.

Relation to Other Projects

The project is related to the joint-use library. These two buildings are being built on adjacent sites on the existing Pittsboro campus of CCCC. The buildings were designed simultaneously and bid as one project, which should reduce design and construction costs.

Description of Land Needs

The college used land on its existing Pittsboro Campus.

Professional Services Needed

Detailed architectural drawings and construction management will be needed.

Operating Impact

Additional funds will be needed for building maintenance and housekeeping.



Construct a 23,322-square-foot LEED Silver industrial and adult education center in the county's business campus.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	4,072,195	2,514,096	1,558,099	0	0	0	0	0	4,072,195
Contingency	230,964	0	0	0	0	0	0	0	0
Debt Issuance Cost	19,036	19,035	0	0	0	0	0	0	19,035
Design, Engineering & Construction Ad	608,750	459,616	149,134	0	0	0	0	0	608,750
Total Project Element	4,930,945	2,992,747	1,707,233	0	0	0	0	0	4,699,980
Funding Source									
Capital Reserves	322,440	322,441	0	0	0	0	0	0	322,441
Installment Purchase	4,608,505	2,670,306	1,707,233	0	0	0	0	0	4,377,539
Total Funding Source	4,930,945	2,992,747	1,707,233	0	0	0	0	0	4,699,980
Operating Effect									
Debt Service	0	205,842	205,842	543,709	530,126	516,545	502,962	489,380	2,994,406
Increased Operating Costs	0	0	16,711	50,000	51,500	53,045	54,636	56,275	282,168
Total Operating Effect	0	205,842	222,553	593,709	581,626	569,590	557,598	545,655	3,276,574

Define Problem

The Siler City Center, formerly known as the Henry Siler School, has been used as a site location for Central Carolina Community College programming since 1985. The school was built in 1931 and deeded to the college in 1995. Building maintenance issues have become increasingly troublesome over the past ten years. An architectural firm was retained to design a restoration and renovation project to the building with state bond funds. They discovered that it would take the entire amount of available funding to simply install a central heating and cooling system because of the challenges of retrofitting an old building which was not designed to accommodate such a system. Meanwhile, basic structural problems with the building include a leaky roof, structural problems with the joists and subfloor, and other serious architectural issues.

The need for educational programming in the Siler City area is apparent. The Siler City Center has twelve rooms and 14,500 square feet. All available rooms are utilized nearly every morning and evening, and most rooms are used in the afternoon as well. Classes currently offered include Adult Basic Education, GED, Adult High School, Compensatory Education, English as a Second Language, nursing assistant, university transfer, general contractors, computers, manicuring technician, early childhood education, and a variety of other educational courses. A desirable facility would give the college the means to utilize resources to address the economic development needs of the county through basic skills, occupational skills, and business and industry training.

The college proposes a new 23,322-square-foot industrial and adult education center to be built in the county's business campus in Siler City. This training center

would be an asset to potential business and industry partners looking to locate to the campus. Through the new and expanding industry program, the college can provide industry-specific training to new industries at no cost. Ongoing training and development programs can also be scheduled at the center.

This project would enhance economic development in the county. A community college site in the business campus would increase interest and value to the site to businesses seeking to relocate to the area.

Recommended Solution

The project is underway.

Current Stage of Project

Hobbs Architects, Pittsboro, was selected as the project architect. The project was bid May 13, 2009. Construction began October 5, 2009. The Siler City building obtained its certificate of occupancy on November 5, 2010. Classes will begin by January 10, 2011. Punch list items are still being completed.

Relation to Other Projects

This project is related to the Central Carolina Business Campus, which provides the infrastructure for the land on which the new CCCC building will be sited.

Description of Land Needs

The county has given approximately 40 acres to CCCC in the Central Carolina Business Park for this building.

Professional Services Needed

Detailed architectural drawings and construction management were needed.

Operating Impact

Additional funds will be needed for building maintenance, utilities and housekeeping.



County Buildings - Chatham Community Library

Construct a 25,000-square-foot LEED Gold joint community college-county library on the Pittsboro campus of Central Carolina Community College.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	6,563,408	5,055,609	916,275	0	0	0	0	0	5,971,884
Contingency	497,020	0	0	0	0	0	0	0	0
Debt Issuance Cost	0	35,180	0	0	0	0	0	0	35,180
Design, Engineering & Construction Ad	499,664	555,530	-72,802	0	0	0	0	0	482,728
Furnishings & Equipment	728,034	10,486	570,000	0	0	0	0	0	580,486
Total Project Element	8,288,126	5,656,805	1,413,473	0	0	0	0	0	7,070,278
Funding Source									
Capital Reserves	0	778,476	0	0	0	0	0	0	778,476
Grants, Gifts, Etc.	170,875	15,156	247,308	0	0	0	0	0	262,464
Installment Purchase	8,117,251	4,816,358	1,159,434	0	0	0	0	0	5,975,792
Interest	0	46,815	6,731	0	0	0	0	0	53,546
Total Funding Source	8,288,126	5,656,805	1,413,473	0	0	0	0	0	7,070,278
Operating Effect									
Debt Service	0	296,736	296,736	783,796	764,216	744,637	725,057	705,477	4,316,655
Increased Operating Costs	0	0	362,817	400,000	412,000	424,360	437,091	450,204	2,486,471
Total Operating Effect	0	296,736	659,553	1,183,796	1,176,216	1,168,997	1,162,148	1,155,681	6,803,126

Define Problem

The county funded the Library Facilities Strategic Plan in FY 2001 in an effort to take a comprehensive look at the needs of the Chatham County Library System. The strategic plan studied the demographics, growth rates, need for library materials, and existing capacity in each of the county's three libraries. The study documented a "shelving deficit" of 61 percent in Goldston, 38 percent in Pittsboro, and 29 percent in Siler City. The study took into account growth rates in each quadrant of the county and estimated each quadrant's need for space in the next 20 years. The Town of Goldston, the Goldston Friends of the Library, and the Board of Commissioners partnered in a project that resolved Goldston's need for 6,000 square feet.

In addition to a shelving space deficit, the Pittsboro branch is tightly packed with visitors and materials as a result of its close location to the fast-growing northeastern quadrant. Staff and public spaces in the Pittsboro Memorial Library are extremely crowded. The local history and genealogy materials have been moved to Siler City, though they are most often requested in the Pittsboro branch. Additionally, in the afternoons, the influx of school-aged students seeking to use the library crowds out younger children from the juvenile areas. At times, workspace and even seating for patrons cannot be found.

CCCC has also indicated a need for additional library space on its Pittsboro campus.

In FY 2007, Chatham County and Alamance County dissolved their regional library partnership. Though Chatham continued to contract with Alamance for automation and book processing services, the contract expired June 30, 2009. Chatham County needs additional space for these functions.

Phil Barton, a library space consultant, completed a detailed building program for the new facility, which documented the need for a 25,000-square-foot building to accommodate the public library's and CCCC's needs for the next 20 years.

Recommended Solution

A joint facility with CCCC has several benefits for the county. First, the county will not be required to purchase land for the facility. Second, by sharing a facility, the college and county will see efficiencies in staffing and building maintenance. Finally, a single building project will accommodate the needs of both entities.

Current Stage of Project

Much planning for the new library has occurred, including developing a joint-use operations agreement between the college and county and developing a detailed building program with public input drawn from meetings and surveys. The input determined the library's features. In December, 2006, the Board of Commissioners approved hiring Cherry Huffman Architects to design and oversee the project. On February 28, 2008, the county hired Barnhill Contracting Company to serve as the construction manager at-risk. Construction documents have been completed and the project was bid on June 23, 2009. Construction began on August 3, 2009. The county obtained its certificate of occupancy on August 19, 2010. A few punch list items remain to be corrected.

Relation to Other Projects

The project is related to the CCCC Pittsboro Sustainable Technologies Classroom. These two buildings are being built on adjacent sites on the existing Pittsboro campus of CCCC. The buildings were designed simultaneously and bid as one project, which should reduce design and construction costs.

Description of Land Needs

CCCC has donated the land for this facility on its existing Pittsboro Campus.

Professional Services Needed

Detailed architectural drawings and construction management were needed.

Operating Impact

Additional staff and operating funds will be needed. Estimates for building maintenance and utilities are based on figures provided by Central Carolina Community College, as the college is providing these services.



County Buildings - Emergency Services Storage Building

Approved-No Contracts

Construct a 6,000-square-foot storage building for Emergency Operations to use as a County Receiving and Distribution Point (CRDP) and for the Sheriff's Office to use as a secure indoor facility for vehicles and other large items that are part of an investigation. Both departments would also store equipment in the building.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	457,229	0	0	0	457,229	0	0	0	457,229
Contingency	45,730	0	0	0	45,730	0	0	0	45,730
Design, Engineering & Construction Ad	39,690	0	0	39,690	0	0	0	0	39,690
Total Project Element	542,649	0	0	39,690	502,959	0	0	0	542,649
Funding Source									
General Fund Fund Balance	542,649	0	0	39,690	502,959	0	0	0	542,649
Total Funding Source	542,649	0	0	39,690	502,959	0	0	0	542,649
Operating Effect									
General Fund Fund Balance	0	0	0	39,690	502,959	0	0	0	542,649
Increased Operating Costs	0	0	0	0	0	13,472	13,877	14,293	41,642
Total Operating Effect	0	0	0	39,690	502,959	13,472	13,877	14,293	584,291

Define Problem

The state requires each county to have a building space identified and equipped for unloading and storing disaster supplies, or a County Receiving and Distribution Point (CRDP). During a disaster, all emergency supplies requested by Chatham County would be delivered to this secure building where they would be unloaded, accounted for, divided into smaller loads and sent to locations across the county for distribution to the public.

The Emergency Operations Department must also store emergency shelter supplies such as cots, blankets, water, and etc. and radiological decontamination equipment used by fire departments in support of the Harris Nuclear Plant training. The building needs heat and air in order to maintain the shelf life of the supplies. The Emergency Operations Center was not designed for this type of storage.

The Sheriff's Office also needs storage. More importantly, the Sheriff needs a secure indoor facility to store and gather evidence from vehicles that were involved in a crime.

Over the past few years both the Sheriff's Office and Emergency Operations have used the old county garage located behind the Sheriff's Office for storage. This building, which is in poor condition, will be torn down as part of the Law Enforcement Site Improvements project.

Recommended Solution

Construct a 6,000-square-foot insulated metal building. The building would be divided in half with a secure wall down the middle and have three 12-foot roll-up doors. It would be heated and cooled and equipped with a restroom.

County Buildings - Emergency Services Storage Building

Approved-No Contracts

Alternatives

The county can continue to use the space at the Performance Building. However, the existing space is not close enough, large enough, or secure enough. Staff conducted a thorough site search of the Performance Building facility and did not find an existing area that meets these requirements.

The second option is to purchase an existing building that would meet these requirements.

However, we have not found a facility that could meet many of the requirements. In addition, this option includes the cost of land.

The third option is to build a metal building on Chatham County property where the old garage currently stands. This building would be close enough for surveillance, easy to secure, cost effective, and large enough. In addition, the county already owns the land.

Current Stage of Project

No action.

Relation to Other Projects

This new project is linked to the Sheriff's Office parking lot project, which includes a master plan for this building.

The project is also linked to the new jail. If an addition to the existing jail is approved, the site likely will not allow both buildings.

Professional Services Needed

Professional services will be needed for purchasing and siting the building.

Operating Impact

The new facility will require utilities and maintenance.

County Buildings - Historic Courthouse Restoration

New

Reconstruct the Chatham County historic courthouse, which was damaged extensively by fire on March 25, 2010.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	0	292,479	7,102,017	1,775,504	0	0	0	0	9,170,000
Design, Engineering & Construction Ad	0	19,641	328,287	82,072	0	0	0	0	430,000
Furnishings & Equipment	0	0	320,000	80,000	0	0	0	0	400,000
Total Project Element	0	312,120	7,750,304	1,937,576	0	0	0	0	10,000,000
Funding Source									
Insurance	0	312,120	7,750,304	1,937,576	0	0	0	0	10,000,000
Total Funding Source	0	312,120	7,750,304	1,937,576	0	0	0	0	10,000,000

Define Problem

The Chatham County Courthouse was in the process of being renovated when it burned in a March 2010 fire caused by a spark from a welding torch. The courthouse provided superior court functions along with space for judicial offices. The County has since relocated these offices and provided an interim courtroom. Space is limited in the county and although a new judicial facility is being constructed, the rebuilt courthouse will provide space for a courtroom for low-risk trials and other functions.

Recommended Solution

The Board of Commissioners appointed a citizen task force for input on how the county should proceed in restoring the courthouse. After several months and many meetings the committee's recommendation was to restore the courthouse to a near original state.

In keeping with the task force findings, it is recommended that the courthouse be restored to its near original condition on the exterior and a somewhat enhanced but generally pre-fire condition on the interior.

Current Stage of Project

A temporary roof has been installed, a significant amount of demolition done and the exterior walls have been stabilized.

Relation to Other Projects

The project is related to the judicial facility.

Professional Services Needed

Professional design work and construction management will be required.

Operating Impact

This project will be funded through insurance reimbursement.

County Buildings - Judicial Facility

Approved-No Contracts

Construct an 87,093 square foot judicial facility south of the Courthouse Annex to accommodate the existing and future needs of the judicial system.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	20,990,700	23,152	14,450,032	7,225,014	0	0	0	0	21,698,198
Contingency	419,850	0	216,900	108,450	0	0	0	0	325,350
Design, Engineering & Construction Ad	1,844,000	1,143,018	650,004	325,002	0	0	0	0	2,118,024
Furnishings & Equipment	651,450	0	0	651,540	0	0	0	0	651,540
Total Project Element	23,906,000	1,166,170	15,316,936	8,310,006	0	0	0	0	24,793,112
Funding Source									
Capital Reserves	771,946	771,946	0	0	0	0	0	0	771,946
USDA Rural Development Loan	23,134,054	394,224	15,316,936	8,310,006	0	0	0	0	24,021,166
Total Funding Source	23,906,000	1,166,170	15,316,936	8,310,006	0	0	0	0	24,793,112
Operating Effect									
Debt Service	0	0	312,500	625,000	312,500	1,254,800	1,254,200	1,253,200	5,012,200
Decreased Costs	0	0	0	0	-81,108	-81,108	-81,108	-81,108	-324,432
Increased Operating Costs	0	0	0	0	1,286,669	1,089,138	1,121,812	1,155,466	4,653,086
Total Operating Effect	0	0	312,500	625,000	1,518,061	2,262,830	2,294,904	2,327,558	9,340,854

Define Problem

Since 1996, when the county commissioned a facilities study, the county has wrestled with the issue of providing adequate space for the judicial system, including courts, Judges, Clerk of Court, District Attorney, Probation, and the Public Defender's Office. The 1996 facilities study documented the need for 6,338 square feet of additional space, including the need for a third courtroom 13 years ago. The study projected that the total space needs in 20 years would require a 30,000-square-foot facility. The facility study envisioned combining all of the court functions into one facility and remodeling existing court space for use by county departments. Since the 1996 study, the number of court filings has increased 34% (see Figure 1). Programming completed by the project architect shows these offices and functions need 53,700 square feet in the near future.

Almost none of the space needs identified in the facilities study have been addressed. The county rents space for probation, district attorney, juvenile probation, Project Turnaround, child victim services, and the public defender. Court officials have identified the lack of courtroom space as a severe problem. Recently, 368 cases were on the docket for one session of criminal district court. The capacity of district court is 154. With attorneys, witnesses, and court officials, many people were not able to fit in the courtroom, and attorneys had to confer with clients in the hallways.

Recommended Solution

Construct a LEED Silver Certified 87,093-square-foot judicial facility south of the Courthouse Annex to accommodate the existing and future needs of the judicial system offices and courtrooms. Original plans for the facility included 53,700 square feet for offices and courtroom space; 22,7000 shell space for future growth; and a roughly 10,000 square foot basement for storage of archived records.

Since the courthouse fire, the Board of Commissioners decided to bid the upfit of a portion of the second floor shell space (14,510 square feet) so that two courtrooms and office space could be added to the new judicial building. Court officials strongly prefer that all court functions be centralized in the new facility and that the old courthouse be used for low-risk trials. The Board of Commissioners has considered numerous options in the past. Five years ago, the Board chose the Judicial Center as its preferred solution to meeting the space needs of the judicial system and to free up space in the Courthouse Annex for other county departments.

Staff recommends that construction documents be complete and the project bid within the next three months in order to take advantage of the current bid climate

Alternatives

Realizing that the judicial facility could be put on hold because of the economy and need for a new jail, court officials met recently and identified the following alternatives for maximizing existing space:

Increased use of Superior Court (pld library):

Up to 5 days per month for social services, juvenile delinquency, and child support court

Up to 29 days per year for criminal district court

Up to 3 days per week for civil district court matters (child custody, termination of parental rights, equitable distributions, etc.)

Up to 3 days per month for other courts

This option will require the county to address wear and tear on the historic courthouse. Additional security measures will also be needed.

Increased use of Siler City Town Hall: This option requires the consent of the town and may require minor renovations.

Court programming changes: The group discussed other programming changes that may reduce caseloads on district court criminal days. These options need further exploration because of the additional personnel demands on the clerks, public defenders, and district attorneys.

An additional day for Community Resource Court (CRC)

Pairing CRC with child support court.

Probation violation hearing day.

Other specialty courts for wildlife, state parks, etc.

Concurrent criminal sessions, in which trials (also pleas, first appearances, etc.) are conducted in one courtroom, and case management, etc is conducted in a second courtroom.

Appointing an attorney for the day to handle public defender overflow.

An increased number of sessions for traffic offenses, which have almost doubled in the past two years.

Increased court sessions would likely require hiring temporary judges and would be difficult for existing court officials to manage.

The group then discussed and identified three alternatives for additional court space ranked in order from most to least preferred.

1. Renovate MIS' existing space for a small courtroom: The group strongly preferred this option for many reasons—efficiency, ease of use, proximity to existing courtrooms and clerk's offices and files, convenience, and lack of confusion to the public. A large conference-room-sized courtroom would be appropriate to conduct civil and criminal trials, clerk's proceedings, etc. This option would take at least three years to complete (the new library must be completed, the old library must be renovated and MIS moved, and the MIS space must be renovated). This option is likely the most costly since it will require a complete renovation

of the space. This option provides no relief for offices located in the Courthouse Annex and takes away a conference room heavily used by the Finance Office and other county departments.

2. Utilize the Agriculture Building more extensively: Currently, traffic court is staged in the Agriculture Building Auditorium. Court officials saw several opportunities for greater utilization of this space:

Up fit the auditorium to be a more dignified space in which to conduct court business and improve acoustics: The group stressed that the space should continue to be flexible and available to existing users of the space. This option is likely the least expensive, provides the largest space, and can be accomplished most quickly. It will create difficulties for Cooperative Extension's programming and many other departments that use the auditorium for a meeting space. The county may need to provide meeting space elsewhere for these functions. The restroom facilities may not be adequate and renovation may trigger the need for expanded facilities. Handicapped accessibility is also a concern.

Up fit the conference room on the first floor to be a more dignified space: Again, handicapped accessibility is a concern.

Identify other space in the building for use as a courtroom. No offices are vacant and many of the interior walls are load bearing, making this a less feasible option.

3. Renovate the existing library for a medium-sized courtroom. This option will cost approximately \$80,000 more than renovating the library for county office space. Court officials had the following concerns about this option:

Lack of adequate parking.

Distance from existing courthouse facilities.

Time – this facility would not be available for at least eighteen months.

If commissioners decide not to move forward with the judicial building, county staff recommends up fitting the Agriculture Building auditorium and conference room, if all issues stated above can be resolved.

Current Stage of Project

Construction drawings are 95% complete and are currently being finalized. Construction documents should be complete by mid-December, at which time the project will be ready for bid. Construction is expected to take approximately 18-24 months. The differences in the budget from last year's CIP are a result of additional costs for upfit of the second floor and restrictions by the USDA.

Relation to Other Projects

Construction of the Judicial Center is a necessary first step to being able to expand the Manager's Office into the existing District Court space, to relocate the Register of Deeds to the existing Clerk of Court space, and to expand the Tax Office into the Register of Deeds space. The project is also related to the courthouse restoration. If the second floor shell space is not upfitted for courtrooms and office space, additional security and secure infrastructure (holding cell and secure elevator) will be needed in the old courthouse.

Description of Land Needs

The county purchased land for the judicial facility in 2001.

Professional Services Needed

Professional design work and construction management will be required.

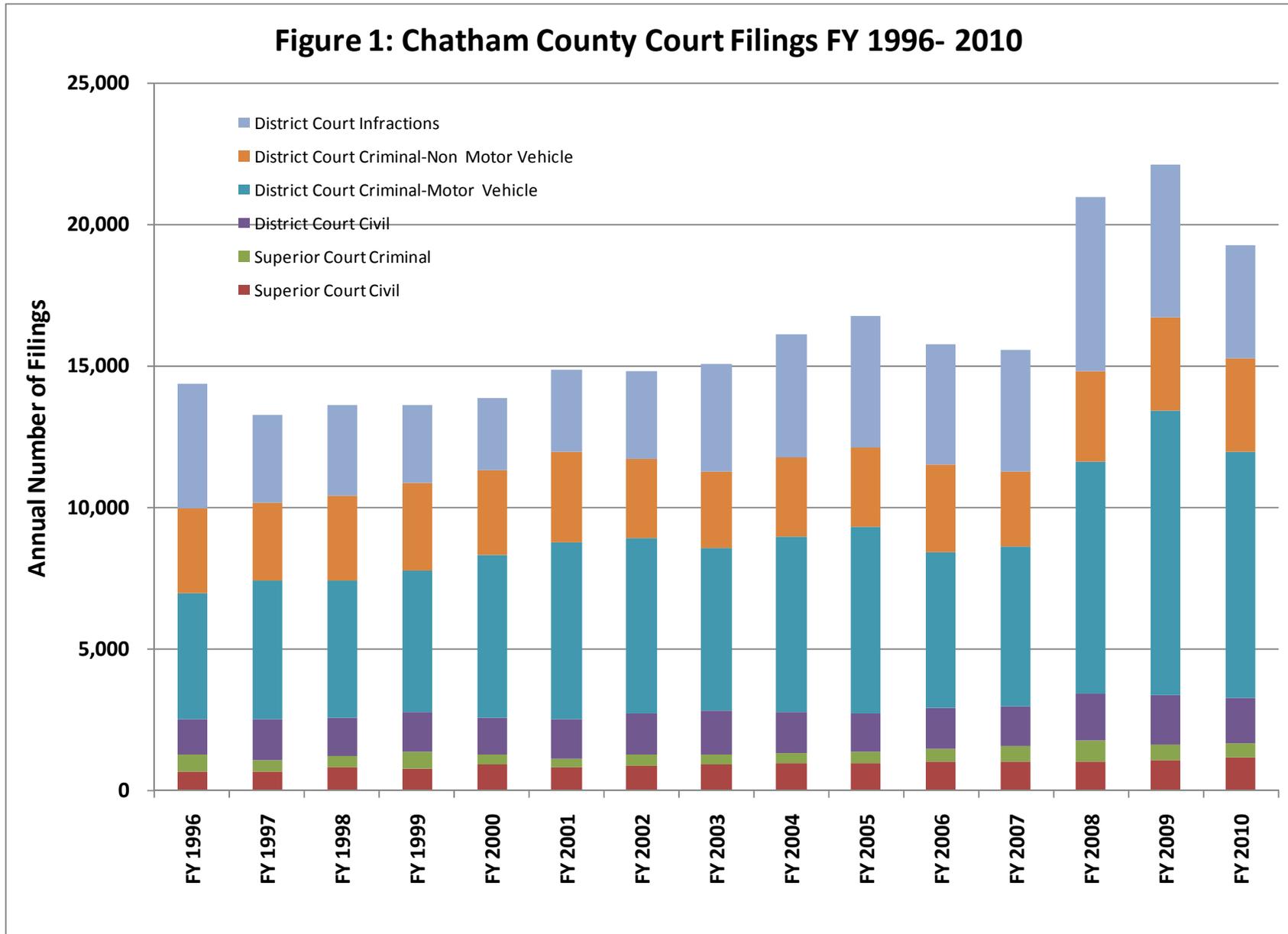
Operating Impact

Additional funds will be needed for additional security personnel (10 positions), utilities, building maintenance, and debt service. The county will save a small amount by no longer renting space for probation and the public defender in Pittsboro.



County Buildings – Judicial Facility

Figure 1: Chatham County Court Filings FY 1996- 2010



County Buildings - New Jail

Approved-No Contracts

Construct a 116-bed, 60,000-square-foot LEED Silver jail, and continue efforts to decrease the jail population.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	12,049,230	0	0	6,024,615	6,024,615	0	0	0	12,049,230
Contingency	602,461	0	0	301,231	301,230	0	0	0	602,461
Design, Engineering & Construction Ad	866,340	0	259,902	433,170	173,268	0	0	0	866,340
Equipment	481,969	0	0	0	481,969	0	0	0	481,969
Land	1,000,000	0	1,000,000	0	0	0	0	0	1,000,000
Total Project Element	15,000,000	0	1,259,902	6,759,016	6,981,082	0	0	0	15,000,000
Funding Source									
Certificates of Participation (COPs)	15,000,000	0	1,259,902	6,759,016	6,981,082	0	0	0	15,000,000
Total Funding Source	15,000,000	0	1,259,902	6,759,016	6,981,082	0	0	0	15,000,000
Operating Effect									
Additional Revenues	0	0	0	0	-750,000	-1,500,000	-1,500,000	-1,500,000	-5,250,000
Debt Service	0	0	0	0	787,500	787,500	1,622,500	1,578,663	4,776,163
Increased Operating Costs	0	0	0	98,000	1,155,006	2,379,312	2,450,691	2,524,212	8,607,221
Total Operating Effect	0	0	0	98,000	1,192,506	1,666,812	2,573,191	2,602,875	8,133,384

Define Problem

The county is legally responsible for confining inmates and providing funding to meet basic legal requirements for jail inmates.

Between January and October 2010, the jail was at or over capacity 74% percent of time. As shown in Figure 1, since 2004, the average daily population has increased from 36.8 to 54, despite serious efforts by jail staff to reduce the population. A more dramatic increase has occurred in the past two years, up from 41.4 in 2007.

The maximum total capacity for inmates in the jail is 51. Of these beds, 42 are male beds, 6 are female beds and 3 are medical/segregation beds. While the jail's capacity is 51 inmates, parts of the jail can be at capacity before reaching 51 beds. Between January and October 2010, male cells were at or over capacity 83% percent of time (compared to 74% overall).

Jail crowding increases prisoner and staff tensions, wear and tear on facility and equipment, budgetary problems from staffing to medical costs, and an inability to meet the state minimum detention standards. Detention Center employees have experienced difficulty in managing the growing inmate population (Figure 2).

The existing Chatham County Detention Facility is a 10,000-square-foot facility, opened in 1982. The structure of the building is grandfathered and does not meet current standards. The existing layout is a linear format which is less safe and efficient than newer jails that are designed in semi-circles or pods, which allow for more efficient, effective, and safer supervision.

Though not as apparent, crowding creates problems for other justice system officials:

- Judges, prosecutors, and other officials often find crowding a severe constraint in cases where jailing offenders appears necessary but space is unavailable.
- Prosecutors, public defenders, and pretrial services officers find their functions impaired by delayed access to inmates caused by difficulty in processing large numbers of offenders.
- Court functions may suffer when crowding affects the movement of inmates to and from scheduled appearances.

Chatham County has enjoyed the benefits of housing fewer inmates than any county around us at a rate of 0.86 inmates per 1,000 citizens (state average 1.8, federal average 2.73). The only county that compares to our inmate/citizen ratio is Orange County, which shares a judicial district.

There are two primary factors that influence population levels:

1. Number of admissions: 1,423 in 2004, 1,600 projected in 2010.
2. Length of stay: 9.4 days in 2004, 12.3 to date in 2010.

Both factors have increased and are projected to continue to increase. The county commissioned an update to the Fall 2008 Jail Study, which projected admissions and average daily population as shown in Figure 3 and Figure 4.

The projection is based on trending admissions and average length of stay and using the state demographer's population estimates. When these factors are adjusted, more beds are needed in the 20-year timeframe. Figure 5 illustrates the effect of these factors on length of stay.

Most arrests result from court-issued papers and are not officer initiated. The majority of inmates (90% in 2010) in jail are awaiting trial and have not been convicted of any crime.

As shown in Figures 6 and 7, inmates charged with misdemeanors are the most frequent admissions, with a relatively short average length of stay – approximately 7 days. Felony charges account for 17% of admissions, but have an average length of stay of 59 days (Figure 6). Jail staff believes that this could be impacted by the courthouse fire and that our court system is efficient.

Steps to Reduce Population

Since February 2004, the Sheriff's Office has taken numerous steps to reduce inmate population, including:

1. Does not hold federal inmates (we have not held federals in eight to nine years.)
2. Does not accept state inmates for court
3. Delivers state sentenced inmates to prison within a week instead of waiting on the state to pick up
4. Moves inmates sentenced from 30 to 90 days to the state department of corrections (DOC); DOC does not have to accept these inmates
5. Reviews daily the inmate population for low bonds or misdemeanor cases
6. Confers with the district attorney for bond hearings and move court dates up on misdemeanor cases
7. Provides access to defense attorneys to expedite cases
8. Applies strict scrutiny to admitting persons charged with public inebriation
9. Provides daily inmate population reports to court staff
10. Contracts with Orange-Chatham Alternative Sentencing for a pretrial release program. In 2008, the program saved 3% of the bed space or 495 beds annually. Without the program, the average daily population would have increased from 42.8 to 44.1. From January to August 2010, the program has saved 1.2% of beds, or 204 beds annually

Recommended Solution

1. Maintain pretrial release efforts. Pretrial is effective at reducing the population of a majority of misdemeanor cases and some felony cases. The program has been successful and cost-effective, and unfortunately, there is not room for considerable improvement.
2. Accelerate court dockets by increasing access to court. Because of lack of space and personnel, the number of additional court sessions that can be held is limited. Inmate transportation costs would increase.
3. Transfer inmates to other counties. The male capacity for the jail is 42 beds, which was exceeded 99% of the time between January and October 2010. Sheriff Webster has negotiated an arrangement with Harnett County Jail to hold inmates at a rate of \$50/day plus medical cost, which is well below Chatham's cost per inmate. This arrangement is short-term, not guaranteed, and will increase in operational costs.
4. Build a 116-bed, 60,000-square-foot jail on a site that would allow the jail to be easily expanded.

Alternatives

1. Do nothing: The problems associated with jail overcrowding are outlined above. Overcrowding is likely to continue to worsen as the county's population increases.
2. This situation puts the county in some legal jeopardy from civil suits. Even if the county is willing to take this risk, judges could, for safety reasons, order inmates to be held at another facility at the county's cost.
3. Delay building a jail and rent beds from adjacent counties: The county will likely have to rent jail beds by the end of FY 2010. Harnett County recently completed a new jail with additional space for growth and has agreed to house Chatham inmates on a temporary basis for \$50 per day plus medical expenses. Harnett officials would not guarantee available beds or a timeframe for this arrangement. While this cost is very reasonable, other options, especially ones that require inmates to be transported long distances, could be significantly more expensive.

Increase population control measures through electronic house arrest: In larger facilities, electronic house arrest is used to control the inmate population. Because of the small size of the facility and the measures already taken by jail staff, electronic house arrest would not be an effective option. The jail staff estimates that only one to two jail beds could be saved annually from electronic house arrest. If this option is available, judges are likely to use electronic monitoring for inmates who would have otherwise been placed on pretrial release. Because the pretrial release executive director is not interested in running an electronic monitoring program, the county would likely have to hire staff. This option is not cost effective and would not result in the population decrease that is necessary to avoid additional jail space.

Participate in the construction of a regional jail: In 2005, the county participated in a study to determine if several counties could share a regional jail. This option was cost effective only for the host county. Subsequently, Moore County, one of the counties involved in the study, decided to construct its own jail.

Build a new jail: Several options exist for building a new jail, including:

1. Add on to the existing jail—this option fails to address the problems with the existing jail and limits future expansion because of the site. This option was not evaluated by the consultant because it does not address existing problems with the facility. The site is currently limited, but will become more so with an expansion of the Emergency Operations Center, construction of a Central Receiving and Distribution Center, and site improvements. However, as part of a site feasibility study, this option could be evaluated.
2. Build a 116-bed, 60,000-square-foot jail on a site that would allow the jail to be easily expanded this is the lowest-cost option because it does not require construction of shell space.
3. Build a 116-bed, 60,000-square-foot jail with 20,700 square feet of shell space adjacent to the proposed judicial center—this option improves security and productivity for jail staff in the short-term, but limits the ability of the jail to be expanded in the future. Because of site limitations, the inmate housing unit would have to be built on the second floor and the expansion unit would have to be shelled to avoid problems with changes in seismic building codes. Besides the 96 beds that could be added in the future (assuming jail standards allow it), the facility could not be further expanded.
4. Build a 212-bed, 80,600-square-foot jail adjacent to the proposed judicial center—this option provides the best long-term solution for security and productivity of jail staff by finishing the shell space. The jail could be operated at capacity with the county accepting federal prisoners. All counties contacted about federal revenues showed that only operating costs are covered and little-to-no capital costs are recovered.

Current Stage of Project

A construction manager has been hired and a project team formed. The project team has interviewed architects and is ready to make a recommendation.

Relation to Other Projects

The new jail could be built adjacent to the Judicial Center.

Description of Land Needs

If the recommendation is accepted, additional land will be needed. Staff recommends at least five acres.

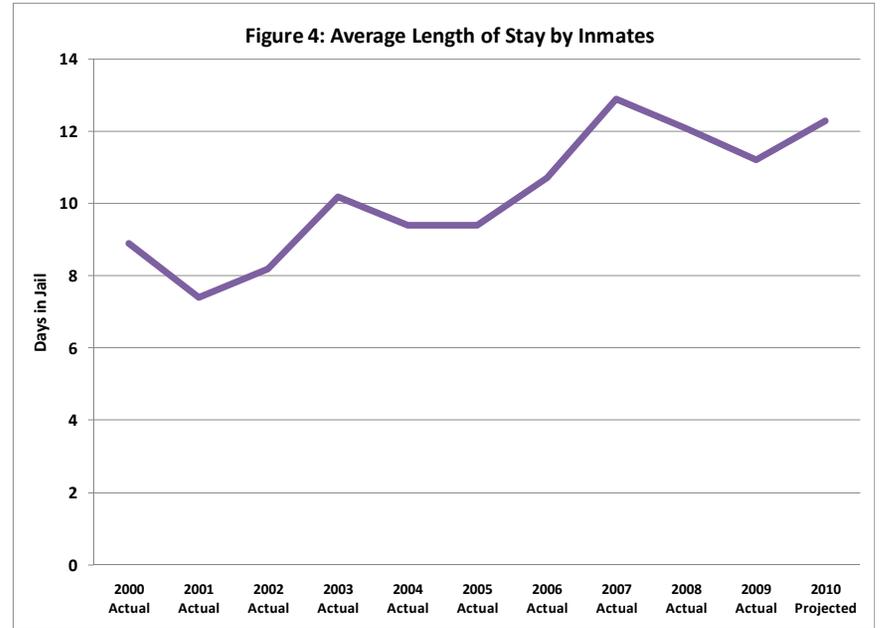
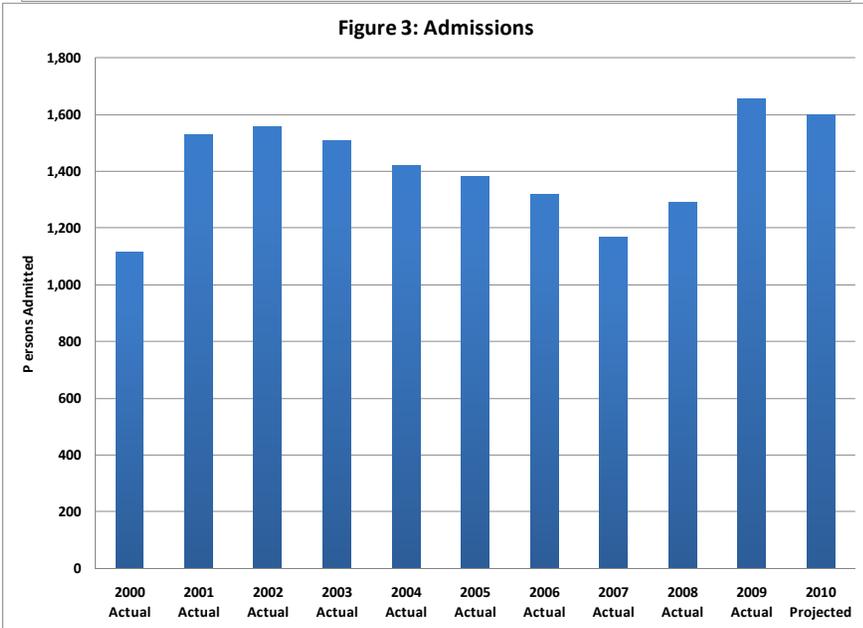
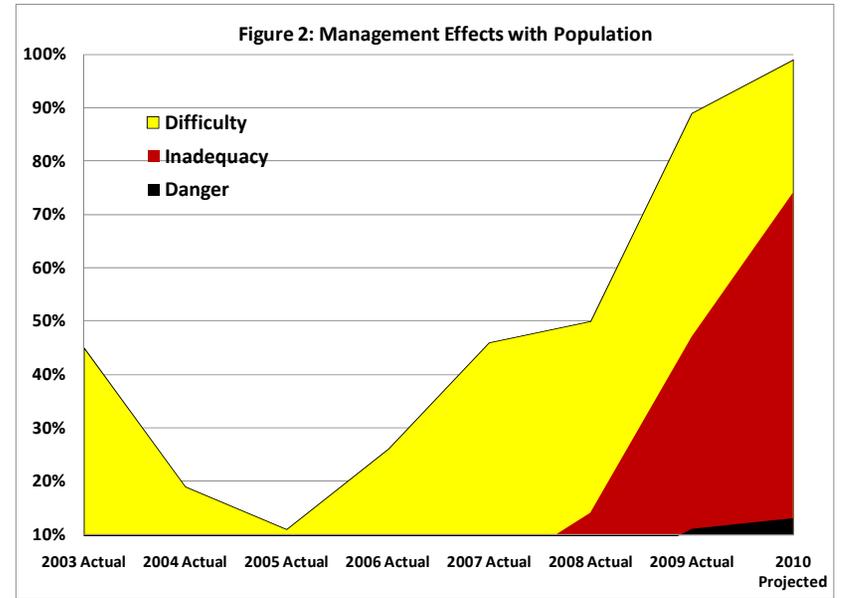
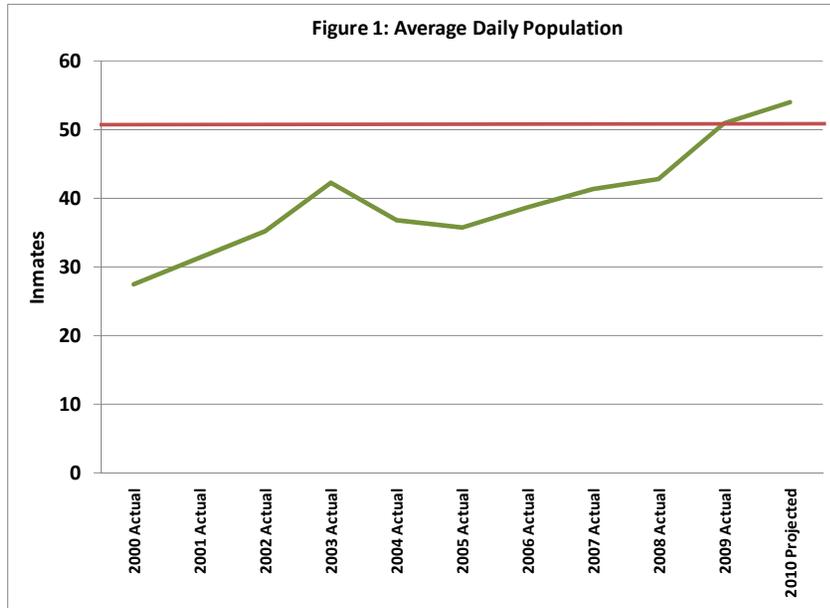
Professional Services Needed

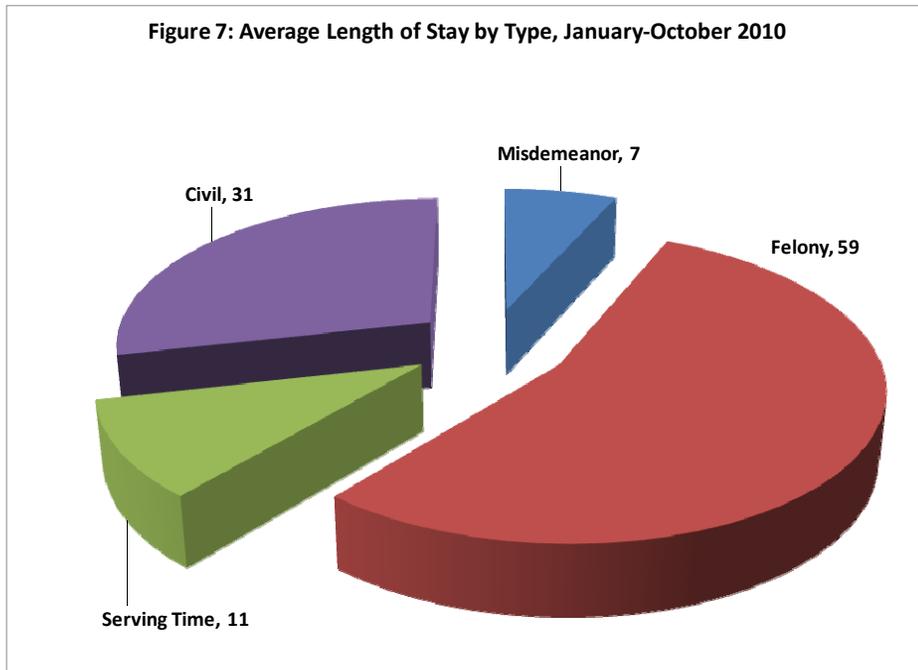
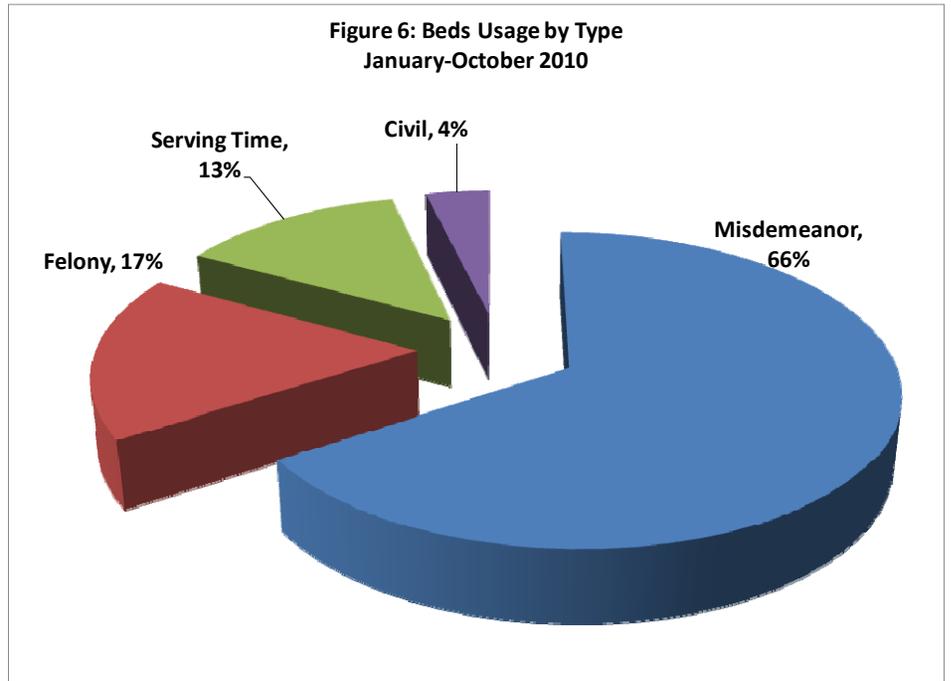
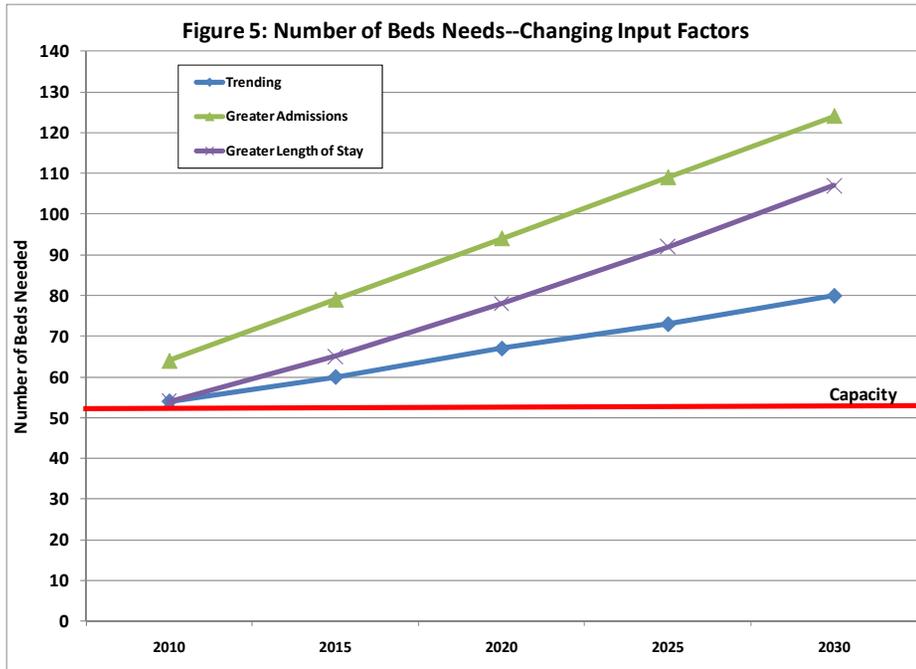
Additional planning, a site feasibility study, detailed architectural drawings, and construction management will be needed.

Operating Impact

Additional funds will be needed for additional staff and operating costs. Revenues shown reflect \$80/bed for all unfilled county beds. The operating costs shown in FY 2011 are to hire a transition manager who will oversee policy development, as well as work with the construction manager to ensure the facility meets the users' needs. Every jail staff visited recommended hiring someone in this role to ensure a smooth transition into the new facility.

County Buildings – New Jail





County Buildings - Office Building Purchase & Renovation

Purchase and renovate a 33,000-square-foot building on Business 64 in Pittsboro for additional office space.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	762,868	98,654	664,214	0	0	0	0	0	762,868
Contingency	54,170	0	54,170	0	0	0	0	0	54,170
Debt Issuance Cost	28,393	28,172	0	0	0	0	0	0	28,172
Design, Engineering & Construction Ad	90,000	62,671	27,330	0	0	0	0	0	90,001
Equipment	5,000	669	4,331	0	0	0	0	0	5,000
Land/Building	3,409,569	3,409,569	0	0	0	0	0	0	3,409,569
Total Project Element	4,350,000	3,599,735	750,045	0	0	0	0	0	4,349,780
Funding Source									
General Fund Fund Balance	350,000	0	350,000	0	0	0	0	0	350,000
Installment Purchase	4,000,000	3,597,521	399,693	0	0	0	0	0	3,997,214
Interest	0	2,214	352	0	0	0	0	0	2,566
Total Funding Source	4,350,000	3,599,735	750,045	0	0	0	0	0	4,349,780
Operating Effect									
Debt Service	0	393,201	383,540	373,881	364,221	354,561	344,901	335,241	2,549,546
General Fund Fund Balance	0	0	350,000	0	0	0	0	0	350,000
Increased Operating Costs	0	78,864	54,153	55,778	57,451	59,175	60,950	62,778	429,150
Rent Payments	0	-257,130	-142,140	-142,140	-142,140	-142,140	-142,140	-142,140	-1,109,970
Rent Savings	0	-151,155	-174,000	-174,000	-174,000	-174,000	-174,000	-174,000	-1,195,155
Total Operating Effect	0	63,780	471,553	113,519	105,532	97,596	89,711	81,879	1,023,571

Define Problem

Many of the county's offices are located in rental space or have outgrown existing space. Excluding special-purpose buildings such as jail, courts, libraries, garage, and animal shelter, a space needs study recently completed by the Wooten Company found:

- The County occupies more than 10,000 square feet in office/storage rental space (equivalent to \$120,000 in rent).
- The county needs an additional 20,000 square feet in office/storage space to meet immediate needs.

■Another 20,000 square feet will be needed in 5 to 10 years.

The office building located at 964 East Street, Pittsboro has approximately 33,000 square feet of space. Approximately 14,500 square feet is available for county offices (18,500 square feet is currently leased to FirstHealth, the YMCA, and Flamingo restaurant).

Recommended Solution

The project is underway.

Current Stage of Project

The second floor renovation and construction of the elevator is underway and should be completed by January 20, 2011. Current plans are to house Community Relations, Human Relations, Tourism, Economic Development, Public Works and the County Attorney. Long term, some of these offices may be relocated after the annex building is renovated.

The project budget has increased from last year because bids came in over budget. Commissioners have already approved the increased budget.

Relation to Other Projects

The project is related to implementation of the space needs study and construction of the judicial center. All of these projects are required to meet existing and future needs for space.

Professional Services Needed

Architectural design and construction management services were used in earlier phases of the project but are no longer needed.

Operating Impact

Additional funds (calculated at \$4/square foot for rented spaces) for maintenance and utilities will be needed. Utilities and building maintenance for county departments are not included in the utility and maintenance cost, since these departments will be moving from rental space, etc. and already has existing expenses.

The savings in rent and the rental income of the building are expected to offset substantially the debt service on and operating expense of the building.

County Buildings - Space Needs Study Implementation

- FY 2011: Renovate the old library space for a temporary Superior Courtroom and future county office space.
- FY 2011: Renovate the economic development office for the water department.
- FY 2013 and FY 2014: Renovate the courthouse annex to expand into space vacated by the courts.
- FY 2014: Construct a 500-square-foot addition and renovate the emergency operations center.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	2,584,824	0	591,740	793,013	815,456	384,615	0	0	2,584,824
Contingency	258,482	0	59,174	79,301	81,546	38,461	0	0	258,482
Design, Engineering & Construction Ad	258,483	0	59,174	79,301	81,546	38,462	0	0	258,483
Furnishings & Equipment	258,483	0	59,174	79,301	81,546	38,462	0	0	258,483
Total Project Element	3,360,272	0	769,262	1,030,916	1,060,094	500,000	0	0	3,360,272
Funding Source									
General Fund Fund Balance	3,360,272	0	769,262	1,030,916	1,060,094	500,000	0	0	3,360,272
Total Funding Source	3,360,272	0	769,262	1,030,916	1,060,094	500,000	0	0	3,360,272
Operating Effect									
General Fund Fund Balance	0	0	769,262	1,030,916	1,060,094	500,000	0	0	3,360,272
Total Operating Effect	0	0	769,262	1,030,916	1,060,094	500,000	0	0	3,360,272

Define Problem

Many of the county's offices are located in rental space or have outgrown existing space. Excluding special-purpose buildings such as jail, courts, libraries, garage, and animal shelter, a space needs study recently completed by the Wooten Company found:

- The County occupied more than 10,000 square feet in office/storage rental space (equivalent to \$120,000 per year in rent).
- The county needed an additional 20,000 square feet in office/storage space to meet immediate needs.
- An additional 37,000 square feet will be needed in 5 to 10 years.
- An additional 86,000 square feet will be needed in 20 years.

The purchase of the Performance Building will help address about one-half of the short-term needs. Approximately 14,500 square feet will be occupied in a few months, with the remainder of the building being rented out in the short term.

Recommended Solution

When the library building is vacated, another 5,000 square feet will be available for county offices. Because of restricted parking and a central location, the space needs consultant recommended this space for Management Information Systems (MIS). Additional space will be available in the short-term for other offices and a meeting space. The courts looked at this as a possible option for a courtroom, but ranked it low because of its distance from the main court facilities and limited parking. Either scenario requires substantial renovation to the building, including all new electrical systems, major improvements to the plumbing and HVAC systems, and construction of offices.

However, because of the courthouse fire, Superior Court has been displaced and is being held in the Agriculture Auditorium. This arrangement is less than ideal. The space was not designed for secure access of prisoners and separation from court officials. The room must be set up daily during court sessions, as the building is used extensively by Cooperative Extension and other county departments after hours. Cooperative Extension and other departments, including County Commissioners, have had to move many of its daytime programs to other facilities.

County staff proposed and worked with Hobbs Architects to design the building for short-term use by superior court, with minor renovations needed in two years for MIS. Alternative parking arrangements have been made by leasing a gravel lot for juror parking and leasing 10 parking spaces from the bank for court official parking.

When construction begins on the judicial building, the buildings occupied by Facilities Management and Water Administration will be demolished for parking. Facilities Management is moving to the Performance Building. The space needs consultant recommended that Water move into the building currently occupied by Economic Development (slated to move to the second floor of the Performance Building). A small renovation, including ADA accessibility improvements, will be required.

When the judicial building is completed, the clerk of court and district court will move into that building, freeing the annex for additional county office space. The space needs consultant recommended that:

- Register of deeds move to the space occupied by the clerk of court.
- Tax expand into area occupied by register of deeds.
- Managers office expands into the back of district court.
- District courtroom be renovated as a more flexible meeting space.
- Finance expand into the area occupied by MIS.

The space needs consultant also recommended a 500-square-foot addition to the Emergency Operations Building. If the county can use the public safety portion of 911 funds for this purpose, this project may be completed earlier. Currently, the Emergency Operations staff is working to get estimates from an architect.

Alternatives

Many options exist for addressing space needs; however, a change to one project may have a chain reaction and change many projects and/or plans. The options presented address the major areas of concern noted in the space needs study and provide a reasonable foundation for future

Relation to Other Projects

The project is related to the Performance Building renovation and construction of the judicial building. Together, these projects go a long way towards addressing the county's space needs. The economic development building cannot be renovated if the Performance Building renovation does not proceed. The renovations to the annex building cannot occur if the judicial building is not constructed. The expansion of the emergency operations center may not be needed if the old jail is not incorporated into the new jail and is renovated for office space.

Professional Services Needed

Detailed architectural drawings and construction management will be needed.

Emergency Communications - Equipment Replacement for Narrowbanding

Approved-No Contracts

Replace Chatham County's communications equipment to comply with the Federal Communications Commission's (FCC) mandate that all equipment be capable of operating at 12.5 KHZ or less.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Equipment	365,000	0	365,000	0	0	0	0	0	365,000
Total Project Element	365,000	0	365,000	0	0	0	0	0	365,000
Funding Source									
General Fund Fund Balance	365,000	0	365,000	0	0	0	0	0	365,000
Total Funding Source	365,000	0	365,000	0	0	0	0	0	365,000
Operating Effect									
General Fund Fund Balance	0	0	365,000	0	0	0	0	0	365,000
Total Operating Effect	0	0	365,000	0	0	0	0	0	365,000

Define Problem

To provide more frequencies nationally, the Federal Communications Commission has mandated that by 2013 all VHF and UHF radios must be capable of operating at 12.5 KHZ or less. Since most of Chatham County's equipment is not capable of this upgrade it must be replaced.

Recommended Solution

Replace the equipment by January 1, 2013. Piedmont Communications, the county's current radio vendor, has reviewed the county's existing equipment and has identified equipment that should be replaced including VHF repeaters (boosts transmission signal), UHF repeaters (boosts transmission signal), mobile VHF and UHF radios, battery back-up for radios in the communications center, VHF and UHF antennas. In addition, the project requires reprogramming all county-owned radios and purchasing new FCC license for all radios, etc. All of these activities must be done in concert with neighboring jurisdictions.

Current Stage of Project

Some of the equipment has been purchased but has not been received. The equipment will be installed by June 1, 2011. The county will not switch to narrowband channels until December 31, 2012 to give public safety agencies the opportunity to purchase new radios.

Description of Land Needs

None.

Emergency Communications - Radio Console Replacement

New

Replace the radio dispatch equipment at each workstation and the supporting equipment that relays the transmissions to the backroom, and a monitoring and control system for each tower site and the communications room.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Contingency	0	0	51,249	0	0	0	0	0	51,249
Equipment	0	0	272,305	0	0	0	0	0	272,305
Other	0	0	240,181	0	0	0	0	0	240,181
Total Project Element	0	0	563,735	0	0	0	0	0	563,735
Funding Source									
911	0	0	479,594	0	0	0	0	0	479,594
911--Public Safety	0	0	84,141	0	0	0	0	0	84,141
Total Funding Source	0	0	563,735	0	0	0	0	0	563,735

Define Problem

As of September 2010 Orbicom no longer supports the existing Emergency Operations radio equipment. The equipment is approximately 16 years old, and replacement parts are not available. If any of part of the equipment becomes unusable spare parts will not be available and the entire workstation will be out of service. Without immediate replacement of the equipment the county is at risk of the system going off the air.

Recommended Solution

Staff recommends replacing the current Orbicom equipment with Motorola MCC 5500 conventional dispatch console. and supporting equipment. The County's 911 Funding Committee has approved this purchase.

Emergency Communications - Satellite Backup for 911 System

Approved-No Contracts

Purchase equipment and software to equip the mobile Emergency Operations Center with a satellite backup for receiving 911 calls.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Design, Engineering & Construction Ad	20,000	0	20,000	0	0	0	0	0	20,000
Equipment	200,000	0	200,000	0	0	0	0	0	200,000
Total Project Element	220,000	0	220,000	0	0	0	0	0	220,000
Funding Source									
911	220,000	0	220,000	0	0	0	0	0	220,000
Total Funding Source	220,000	0	220,000	0	0	0	0	0	220,000
Operating Effect									
Increased Operating Costs	0	0	0	2,016	2,076	2,138	2,203	2,269	10,702
Total Operating Effect	0	0	0	2,016	2,076	2,138	2,203	2,269	10,702

Define Problem

If phone service in the Pittsboro Emergency Operations Center (EOC) is interrupted or if the Pittsboro area is evacuated, the county currently has no way to receive 911 calls. A mobile EOC was purchased several years ago with Homeland Security funds. While the unit can provide backup for answering 911 calls, it must be connected to the existing phone lines. Phone service interruption is not uncommon. During the past year, the county temporarily lost 911 service for a two-hour period.

Recommended Solution

Purchase equipment and software to equip the mobile EOC with a backup satellite system for receiving 911 calls. The system would allow the county to maintain its 911 system uninterrupted in the event of telephone service interruption or evacuation of the Pittsboro area.

In the event of a phone outage, the phone company will route calls to another county, where the county's backup equipment will be housed. Calls will then be routed via satellite to the county's backup 911 system.

Alternatives

The county could purchase another 911 phone system for the mobile unit, which would cost approximately twice as much as the satellite backup. Another option is to provide phone lines in another area to which the mobile system would connect. However, this system would not allow the use of 911 and residents would have to call another number.

Current Stage of Project

Staff is still investigating options. Century Link will not provide the required phone connection to Burke County. The company has proposed an alternative that has not worked in other counties. Staff is now exploring working with Orange and Randolph counties to provide backups for each county. The projected completion date is July 1, 2011.

Emergency Communications - Satellite Backup for 911 System

Approved-No Contracts

Relation to Other Projects

This is the only project proposed that can use 911 wireless funds; therefore, this project does not compete for the same funds as other 911-funded projects.

Professional Services Needed

None are needed.

Operating Impact

Additional operating expenses can be covered from 911 funds and will include Ethernet charges to re-route from the backup county.

Law Enforcement Center Site Improvements

Approved-No Contracts

Provide additional parking and an access road for the Law Enforcement Center and Emergency Operations Center.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	492,328	0	407,561	0	0	0	0	0	407,561
Contingency	64,838	0	40,058	0	0	0	0	0	40,058
Design, Engineering & Construction Ad	69,872	69,439	3,635	0	0	0	0	0	73,074
Total Project Element	627,038	69,439	451,254	0	0	0	0	0	520,693
Funding Source									
General Fund Fund Balance	575,980	63,439	451,254	0	0	0	0	0	514,693
Grants, Gifts, Etc.	51,058	6,000	0	0	0	0	0	0	6,000
Total Funding Source	627,038	69,439	451,254	0	0	0	0	0	520,693
Operating Effect									
General Fund Fund Balance	0	63,439	451,254	0	0	0	0	0	514,693
Total Operating Effect	0	63,439	451,254	0	0	0	0	0	514,693

Define Problem

Neither the Sheriff's Office nor Emergency Operations has adequate parking for current staff. When these facilities host meetings, vehicles block the access road in and out of the facility. Traffic congestion could increase response times for the Sheriff's Office and Emergency Operations. The Sheriff needs a secure vehicle impoundment lot to ensure that seized and undercover vehicles are protected. The seized vehicles are currently parked behind the Sheriff's Office and have been damaged in the past. Security of the south property line is also a concern, as it backs up to an unsecured wooded area. Vandalism of vehicles has occurred in the Emergency Operations parking lot. Finally, the Sheriff would like to provide a secure area for transporting prisoners and additional parking for the jail.

Recommended Solution

Construct two parking lots, reconfigure the existing access road, and install a bioretention pond and a fence along the south boundary of the property. The project is located in the Robeson Creek Watershed. The county has been working with North Carolina State University's (NCSU) Water Quality Group to install best management practices on site. The project will include a rain garden for storm water management. NCSU has agreed to fund 75 percent of the costs associated with the best management practices for storm water; however, to draw down these funds (\$60,000), the project must be complete by May 2011. Because DENR has delayed approval, it is not certain that construction will be complete in time.

Current Stage of Project

The final construction documents are complete and the project is currently in review by NCDENR. The project could be bid as early as January, 2011.

Relation to Other Projects

The project is related to the Storage Building for Emergency Services. The proposed building would be located in the area where the old county garage building was located. This building was demolished this past fiscal year because of storm damage it sustained several years ago.

Professional Services Needed

Engineering and construction management services will be needed.



Parks - American Tobacco Trail

Participate with other jurisdictions in converting a former Norfolk Southern Railroad line into approximately 23 miles of trails between downtown Durham and Bonsal in Wake County.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Land	60,000	0	0	60,000	0	0	0	0	60,000
Total Project Element	60,000	0	0	60,000	0	0	0	0	60,000
Funding Source									
Recreation Exaction Fee	60,000	0	0	60,000	0	0	0	0	60,000
Total Funding Source	60,000	0	0	60,000	0	0	0	0	60,000
Operating Effect									
Increased Operating Costs	0	0	0	0	0	0	80,279	82,688	162,967
Total Operating Effect	0	0	0	0	0	0	80,279	82,688	162,967

Define Problem

In the late 1980s, it was proposed to convert a former line of the Norfolk Southern Railroad into a trail. From 1910 to 1974, the line carried tobacco and other products from towns in Durham, Wake, and Chatham counties to the American Tobacco Company's plant in downtown Durham.

Although the trail runs for only 4.6 miles in Chatham County, it is a major recreational opportunity for the most rapidly growing part of the county, as well as an important link with the plans of Durham County, Wake County and the Town of Cary. It is also listed in the county's master plan adopted in 1999.

Chatham County was asked to assist the NC Department of Transportation with this project by providing funds for construction management and overseeing this phase of the project. Chatham County did not have sufficient staffing to perform this function. The Town of Cary agreed to oversee the construction management phase in exchange for a small amount of funding from Chatham County.

Recommended Solution

Chatham was asked to provide the funding for construction management (approximately \$60,000). County Commissioners have approved an agreement with the Town of Cary whereby the recreation fee will be used to reimburse Cary for land purchase for constructing a trail head for the American Tobacco Trail, which is likely several years away. The CIP shows the expenditure in FY 2010, because this is the earliest the funding could be required.

Current Stage of Project

The trail is complete. The trail dedication was held on June 5, 2010. Funds from the county are to be used for construction of the trailhead on New Hope Church Road. The Town of Cary does not plan to begin construction for one to two years.

Relation to Other Projects

The park is related to the system of community parks in that all projects help the county achieve the recreation facility standards proposed in the Recreation Master Plan.

Professional Services Needed

Construction oversight was required.

Operating Impact

The project will require additional staff and operating funds for operation and maintenance. Cary has agreed to provide maintenance for five years.



Parks - Briar Chapel Park Improvements

Accept the 62-acre Briar Chapel Park with existing regulation soccer, football, baseball, and softball field; fence and light the athletic fields; and construct a restroom, concessions building, and trails over several phases using recreation fees paid by the Briar Chapel development.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	448,382	0	263,382	161,124	212,980	231,500	250,000	250,000	1,368,986
Equipment	39,420	0	39,420	0	0	0	0	0	39,420
Total Project Element	487,802	0	302,802	161,124	212,980	231,500	250,000	250,000	1,408,406
Funding Source									
Recreation Exaction Fee--Briar Chapel	487,802	0	302,802	161,124	212,980	231,500	250,000	250,000	1,408,406
Total Funding Source	487,802	0	302,802	161,124	212,980	231,500	250,000	250,000	1,408,406
Operating Effect									
Additional Revenues	0	0	0	-5,000	-5,000	-5,000	-5,000	-5,000	-25,000
Increased Operating Costs	0	0	60,582	101,932	104,990	108,140	111,384	114,725	601,752
Total Operating Effect	0	0	60,582	96,932	99,990	103,140	106,384	109,725	576,752

Define Problem

As part of its conditional use permit (CUP), Briar Chapel development was required to construct a park. However, the CUP did not specify the level to which the facilities must be developed. Briar Chapel has constructed a 62-acre facility consisting of parking, roadways and a football, regulation soccer, and two baseball fields. The athletic fields lack fencing, lighting, bleachers, and restroom and concessions that would make the fields optimal for use. Last fall, Briar Chapel officials approached the county about giving the park to the county. Based on the draft 2009 Parks and Recreation comprehensive master plan, many recreation facilities are needed in the County, including nine soccer fields, four football fields and five softball fields. Accepting the park Briar Chapel and making the improvements to the fields would alleviate part of this deficit. In addition, several athletic groups, including East Chatham Baseball, Chatham Soccer League, and East Chatham Football Association have expressed interest in using the fields.

Recommended Solution

Using recreation fees paid by Briar Chapel, the county would make improvements to the fields as fees are collected. The facilities will be constructed in priority order as funds become available through Briar Chapel recreation fees:

1. Fencing of all fields
2. Lighting of football field
3. Restroom/concession building and supporting utilities
4. Bleachers for all fields
5. Lighting of one baseball/softball field
6. Walking trail
7. Lighting of second baseball/softball field

8. Playground

Staff anticipates being able to construct Items 1-4 when the county takes ownership of the park, but that will depend on actual bid costs. The timing proposed in the CIP is based on projections by Briar Chapel officials.

Alternatives

The county could choose not to accept the park and allow Briar Chapel to operate it through its Homeowners Association. The CUP does require that the park be open to the public. Since there is no requirement that Briar Chapel develop the park beyond its current state, the athletic facilities would be less than optimal. Fencing is needed on the baseball fields to keep balls from hitting spectators. The soccer field needs fencing to keep the ball from rolling down a steep embankment. All athletic fields need bleachers for spectators. Without lighting, the fields can only be used during daylight hours. Without restroom and concession facilities, the park would not provide the amenities most participants and spectators expect and game play would be limited. In addition, the Building Inspections Division has stated that a restroom will be required.

Current Stage of Project

Briar Chapel has completed construction of the athletic fields, two gravel parking lots, and a main entrance. The agreement between the county and the developer requires that Briar Chapel pave the entrance road and construct a bridge over a wetland. The County anticipates taking ownership by 2011.

Relation to Other Projects

Improvements to Briar Chapel Park are related to construction of other parks. These facilities will provide the basic infrastructure for the county and community organizations to offer recreational programming, such as league play, in other areas of the county.

Professional Services Needed

County staff will likely be able to provide oversight to construction and installation of the improvements.

Operating Impact

Additional funds will be needed to operate and maintain the facility. Additional revenues will be realized from renting the concession stand.

Parks - Northeast District

Develop a district park located in the northeast quadrant of the county on 66 acres located on Big Woods Road.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	1,518,569	0	1,518,569	0	0	0	0	0	1,518,569
Contingency	151,856	0	151,856	0	0	0	0	0	151,856
Design, Engineering & Construction Ad	196,280	181,644	14,636	0	0	0	0	0	196,280
Equipment	150,000	0	150,000	0	0	0	0	0	150,000
Land	1,382,287	1,382,287	0	0	0	0	0	0	1,382,287
Total Project Element	3,398,992	1,563,931	1,835,061	0	0	0	0	0	3,398,992
Funding Source									
Capital Reserves	1,178,219	93,294	1,124,925	-10,000	-10,000	-10,000	-10,000	0	1,178,219
Grants, Gifts, Etc.	838,486	88,350	710,136	10,000	10,000	10,000	10,000	0	838,486
Recreation Exaction Fee	1,382,287	1,382,287	0	0	0	0	0	0	1,382,287
Total Funding Source	3,398,992	1,563,931	1,835,061	0	0	0	0	0	3,398,992
Operating Effect									
Additional Revenues	0	0	0	-1,000	-1,000	-1,000	-1,000	-1,000	-5,000
Increased Operating Costs	0	0	43,376	97,376	100,297	103,306	106,406	109,598	560,359
Total Operating Effect	0	0	43,376	96,376	99,297	102,306	105,406	108,598	555,359

Define Problem

Based on the draft 2009 parks and recreation comprehensive master plan, the county must construct a number of facilities to meet the recreation needs of county residents. When facilities at Northwest Park and Briar Chapel are complete, the county will still need seven lighted baseball fields, four lighted softball fields, three footballs, seven soccer fields, 14 picnic shelters, 16 playground activities, and 12 miles of trails, according to standards identified in the master plan. In addition, the northeast area of the county is growing faster than any other area in the county.

In FY 2008 the county purchased approximately 66 acres on Big Woods Road in order to construct a park in the northeastern quadrant. The land purchase was funded from recreation fees. To maximize grant funding opportunities, the park is proposed to be developed in several phases. The first phase will include a baseball field, multi-purpose field, walking trail, shelter, playground, and needed infrastructure, such as parking and a concession/restroom building. The draft master plan calls for Phase 2 improvements to include a second restroom/concession building, a second playground, field lighting, a mini picnic shelter, additional one-quarter-mile walking trail and horseshoes.

Recommended Solution

Between the facilities offered in the Southwest District Park, Briar Chapel, Northwest Park, and Northeast, the county would eliminate many of the facility deficits identified in the master plan and provide basic infrastructure for the Recreation Department to run its existing programs.

In order to provide indoor recreation programs, consisting of physical fitness classes, walking clubs, activities for preschool children, art, and cultural activities, the Recreation Advisory Board and department staff recommend that the construction of the recreation center be moved to Phase 2 in FY 2015. Because of unsuitable soils for an adequate septic system, staff recommends that the recreation center not be constructed at the Northeast Park. Other potential locations for the recreation center include the Central Carolina Community College campus in Pittsboro and Briar Chapel Park. The 2009 draft master plan states that two recreation centers are needed now; by 2019 an additional center will be needed.

Alternatives

The county has already received a PARTF grant for Phase 1 and is obligated to construct the facilities as outlined in the agreement with the state. The main issue with this project is deciding whether Phase 2 should follow the recommendation of the master plan or be modified to include a recreation center, a more expensive option. Because of the soils, staff recommends that Phase 2 not include the recreation center

Current Stage of Project

Phase 1 construction began October 2010 and should be completed by March 2011.

Relation to Other Projects

The Northeast District Park's development is related to construction of the Southwest District Park and Briar Chapel parks. These facilities will provide the basic infrastructure for the county to offer recreational programming, such as league play, in other areas of the county.

The project is related to Northwest Park. Because of limited funds, the county must choose between a more comprehensive project for Northwest Park or constructing a community center in Northeast Park in 2015.

Description of Land Needs

Land has already been purchased.

Professional Services Needed

Design and engineering services and construction management will be needed.

Operating Impact

Additional funds will be needed for park staff and grounds maintenance.

Parks - Northwest District

Renovate existing facilities and construct a playground in order to open Northwest Park on a full-time basis, but postpone major improvements identified in the master plan.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	63,110	13,710	49,400	0	0	0	0	0	63,110
Design, Engineering & Construction Ad	19,371	19,371	0	0	0	0	0	0	19,371
Equipment	50,600	0	50,600	0	0	0	0	0	50,600
Land	1,507,908	1,507,908	0	0	0	0	0	0	1,507,908
Total Project Element	1,640,989	1,540,989	100,000	0	0	0	0	0	1,640,989
Funding Source									
Capital Reserves	100,000	0	100,000	0	0	0	0	0	100,000
General Fund Fund Balance	1,540,989	1,540,989	0	0	0	0	0	0	1,540,989
Total Funding Source	1,640,989	1,540,989	100,000	0	0	0	0	0	1,640,989
Operating Effect									
Additional Revenues	0	0	-4,890	-4,890	-4,890	-4,890	-4,890	-4,890	-29,340
Increased Operating Costs	0	0	114,643	118,082	121,625	125,274	129,032	132,903	741,558
Total Operating Effect	0	0	109,753	113,192	116,735	120,384	124,142	128,013	712,218

Define Problem

In 2007 the county purchased a 118-acre recreational site located in the northwest quadrant. A former church camp, the site had many existing recreation facilities that were in poor condition. Using staff, contract workers, and community service workers, the parks and recreation department made improvements to the site, including swimming pool renovations and interior and exterior repairs to the dining hall in order to open the site for limited hours and provides limited programming. The amenities now open include the swimming pool, a volleyball court, an open grassed area for ball practices and games, a pond, and a dining hall. At public meetings, community residents stated they would like to be able to rent the dining hall, have a playground for use, and see the park open more hours. Renting the dining hall would require that repairs be made to the kitchen. The site does not currently include a playground. The site has an existing picnic shelter, but it needs roof repairs and picnic tables to be functional. The site has an existing one-mile trail, but it is not protected from vehicular traffic. The 2009 master plan states that 19 playground activities, 16 shelters, and 18 miles of walking trails are needed to meet the recreation needs of county residents.

Recommended Solution

Staff recommends minor improvements to the park so that it satisfies the priority needs identified by the community, but reserves sufficient funding for construction of a recreation center in the central district. Recommended improvements include repairs to and furnishings for the picnic shelter; repairs to the activity center, which would be used for meeting space and the summer youth program; repairs to the dining hall roof and kitchen; repairs to the pool house roof; repairs to the fishing pier; installation of a playground; repairs to the road and driveway; installation of barriers to protect the walking trails from vehicular traffic;

repairs to the gymnasium roof; and additional dirt for grassy soccer area.

Alternatives

The county could continue to open the facility on a limited basis; however minor improvements will allow the existing trail, picnic shelter, and dining hall to be accessible to residents. These facilities and a proposed playground will satisfy needs identified in the master plan.

The county could follow the recommendation of the draft master plan which calls for a more extensive upgrade to the park at an estimated cost of \$1.1 million. The upgrade would include construction of a shelter and restroom building, two crush stone walking trails, four camping pads, picnic equipment, fishing pier, small shelters, two tennis courts, two basketball courts, overlook platform for trail, and renovations to existing buildings.

Current Stage of Project

Most improvements are completed, including playground installation, dining hall and pool house roof repair, and installation of vehicle barriers. Additional improvements will be completed by June 2011. The park opened in August 2010 on a full time basis.

Relation to Other Projects

The project is related to Northeast Park. Because of limited funds, the county must choose between a more comprehensive project for Northwest Park or constructing a community center in Northeast Park in 2015.

Description of Land Needs

Land was purchased in 2007.

Schools - Asbestos Ceiling Tile Replacement

Completed

Abate and replace 21,677 square feet of asbestos ceiling tile in Chatham Central and Jordan-Matthews High Schools. Work will include abatement design, asbestos removal, air monitoring and reporting, and replacement of ceiling tiles, grid, and reinstalling lights

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	187,480	187,480	0	0	0	0	0	0	187,480
Total Project Element	187,480	187,480	0	0	0	0	0	0	187,480
Funding Source									
General Fund Fund Balance	187,480	187,480	0	0	0	0	0	0	187,480
Total Funding Source	187,480	187,480	0	0	0	0	0	0	187,480
Operating Effect									
General Fund Fund Balance	0	187,480	0	0	0	0	0	0	187,480
Total Operating Effect	0	187,480	0	0	0	0	0	0	187,480

Define Problem

Ceiling tiles in these schools have been in place since the additions were built in 1966. The tile is breaking down because of age. Asbestos must either be removed or encapsulated to avoid possible human exposure.

Recommended Solution

A study commissioned by Chatham County Schools this year recommended that asbestos be removed and ceiling tiles replaced. Work must be performed during summer break when students and staff are not present.

Current Stage of Project

Abatement at Chatham Central and Jordan-Matthews High Schools was complete December, 2009.

Professional Services Needed

Asbestos testing and air quality monitoring after removal will be required.

Schools - Asbestos Floor Tile Replacement

Abate and replace 60,375 square feet of asbestos floor tile in five schools: Chatham Central High School, Pittsboro Elementary School, Moncure, Paul Braxton, and SAGE Academy. Work includes design, asbestos removal, air monitoring and reporting, and replacement of tile with vinyl composition tile (VCT).

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	411,672	182,558	34,804	0	0	0	0	0	217,362
Total Project Element	411,672	182,558	34,804	0	0	0	0	0	217,362
Funding Source									
General Fund Fund Balance	411,672	182,558	34,804	0	0	0	0	0	217,362
Total Funding Source	411,672	182,558	34,804	0	0	0	0	0	217,362
Operating Effect									
General Fund Fund Balance	0	182,558	34,804	0	0	0	0	0	217,362
Total Operating Effect	0	182,558	34,804	0	0	0	0	0	217,362

Define Problem

Floor tile in these schools have been in place since the schools were built, as early as 1958. The tile is breaking down because of age. Asbestos must either be removed or encapsulated to avoid possible human exposure.

Recommended Solution

A study commissioned by Chatham County Schools three years ago recommended that asbestos be removed and tile replaced. Work must be performed during long breaks when students and staff are not present. The proposed schedule for abatement and replacement is as follows. This will complete all of the abatement work needed throughout the school district:

FY 2007-08: Chatham Central (partial)

FY 2008-09: Pittsboro Elementary School and Chatham Central (remaining)

FY 2009-10: Moncure

FY 2010-11: SAGE Academy and Paul Braxton

Alternatives

The asbestos tile could be covered with VCT without removing the asbestos. However, this is not a permanent solution.

Current Stage of Project

The project is underway, and Chatham Central, Pittsboro Elementary, Moncure, and SAGE are complete.

Relation to Other Projects

No relationship.

Description of Land Needs

None.

Professional Services Needed

Professional services are needed from an asbestos consultant to prescribe the removal process, conduct air monitoring, and provide reporting.

Schools - Auditorium Sound and Lighting Upgrades

Upgrade auditorium sound and lighting at Chatham Central and Jordan-Matthews.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	743,062	0	714,300	0	0	0	0	0	714,300
Total Project Element	743,062	0	714,300	0	0	0	0	0	714,300
Funding Source									
Qualified School Construction Bonds	743,062	0	714,300	0	0	0	0	0	714,300
Total Funding Source	743,062	0	714,300	0	0	0	0	0	714,300
Operating Effect									
Debt Service	0	0	16,272	89,633	88,006	86,379	84,751	83,124	448,166
Total Operating Effect	0	0	16,272	89,633	88,006	86,379	84,751	83,124	448,166

Define Problem

The current lighting and sound in these two auditoriums do not meet theatrical guidelines.

Recommended Solution

Upgrade auditorium sound and lighting in Jordan-Matthews and Chatham Central auditoriums. These projects have been approved by the Department of Public Instruction for funding through Qualified School Construction Bonds.

Schools - Bleacher Replacements (Indoor)

Renovate and/or install new indoor bleachers at Chatham Central, Jordan-Matthews, and Northwood.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	310,633	0	121,819	185,737	0	0	0	0	307,556
Total Project Element	310,633	0	121,819	185,737	0	0	0	0	307,556
Funding Source									
General Fund Fund Balance	310,633	0	121,819	185,737	0	0	0	0	307,556
Total Funding Source	310,633	0	121,819	185,737	0	0	0	0	307,556
Operating Effect									
General Fund Fund Balance	0	0	121,819	185,737	0	0	0	0	307,556
Total Operating Effect	0	0	121,819	185,737	0	0	0	0	307,556

Define Problem

The high schools are still using bleachers that were installed in the 1950s. The bleacher inspector has informed the school district that the bleachers have exceeded their safe useful life. In addition, the inspector will not certify the Jordan-Matthews bleachers to be operated past the 2009-2010 school year or Chatham Central to be operated past the 2010-2011 school year. Northwood's bleachers will last approximately 10 more years but need a motorized system to open and close. Jordan-Matthew's bleachers do not lock in place and have cause injuries to spectators. Renovations to Northwood's bleachers will make them ADA compliant.

Recommended Solution

Renovate and/or install new indoor bleachers to comply with recommendations of the bleacher inspector and reduce liability.

Current Stage of Project

Chatham Central and Jordan-Matthews' High Schools are complete.

Schools - Bleacher Replacements (Outdoor)

Completed

Remove unsafe bleachers at 6 schools and replace with aluminum bleachers that meet current safety codes.

Bleachers would be replaced as follows:

FY 2008: JS Waters and Northwood High School (home side)

FY 2009: Moncure and Northwood High School (visitor's side)

FY 2010: Jordan Matthews High School, Silk Hope, and North Chatham

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	595,000	573,931	0	0	0	0	0	0	573,931
Total Project Element	595,000	573,931	0	0	0	0	0	0	573,931
Funding Source									
General Fund Fund Balance	595,000	573,931	0	0	0	0	0	0	573,931
Total Funding Source	595,000	573,931	0	0	0	0	0	0	573,931
Operating Effect									
General Fund Fund Balance	0	573,931	0	0	0	0	0	0	573,931
Total Operating Effect	0	573,931	0	0	0	0	0	0	573,931

Define Problem

Existing bleachers do not meet current safety codes. For example, some bleachers lack stairs and have seat risers that could allow spectators to fall through openings.

Recommended Solution

The order in which the bleachers will be replaced was determined by the amount of usage, number of people who use the bleachers, and whether existing bleachers require annual maintenance. For example, bleachers at Jordan Matthews High School are composed of treated wood that requires annual maintenance.

Bleacher replacements scheduled for FY 2011 and 2012 (Chatham Central High School (softball), Bonlee (baseball/softball), Northwood High School (softball), Horton Middle (baseball), Northwood High School (tennis), Chatham Central High School (tennis), Jordan Matthews High School (tennis), and Perry Harrison (baseball/softball)) have been postponed indefinitely so that these funds could be used to repay Qualified School Construction Bonds (QSCBs). The school system may use regular capital outlay funds for some of these projects.

Current Stage of Project

JS Waters, Northwood home and visitor's side, Moncure, Silk Hope, North Chatham and Jordan-Matthews are complete. The project was completed in August 2009.

Schools - Bleacher Replacements (Outdoor)

Completed

Relation to Other Projects

The project is related to bathroom renovations and roof replacements funded through QSCBs. The school system agreed to remove bleacher projects in FY 2011 and 2012 and use these funds to offset the debt costs for the QSCBs. The overall project cost is higher than the budget because funds were reallocated from other CIP projects.

Schools - Camera Systems for Schools

Completed

Provide IP camera systems for all schools in the county. Camera systems would be installed as follows:

FY 2007-08: Virginia Cross Elementary (paid for by debt financing as part of the project).

FY 2008-09: Bennett, Bonlee, SAGE Academy, Chatham Middle School, Jordan Matthews High School, Moncure, and Northwood High School.

FY 2009-10: Horton Middle School, JS Waters, North Chatham, and Perry Harrison.

FY 2010-11: Margaret Pollard Middle School

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Equipment	474,259	457,421	0	0	0	0	0	0	457,421
Total Project Element	474,259	457,421	0	0	0	0	0	0	457,421
Funding Source									
General Fund Fund Balance	474,259	457,421	0	0	0	0	0	0	457,421
Total Funding Source	474,259	457,421	0	0	0	0	0	0	457,421
Operating Effect									
General Fund Fund Balance	0	457,421	0	0	0	0	0	0	457,421
Total Operating Effect	0	457,421	0	0	0	0	0	0	457,421

Define Problem

Schools that have installed security cameras report that damage to school property and violence among students has declined. Cameras provide valuable information, such as license plate numbers and identification of persons. Reviewing recorded behavior can help resolve disputes such as who started a fight or who took what. Mere knowledge that camera systems are active in schools can help counter crimes and terrorist acts and save lives.

In Chatham County, there are few school camera systems. Installing a consistent, comprehensive and flexible district camera system for a growing student population will help ensure that Chatham

County Schools will continue to enjoy an atmosphere of safety.

Recommended Solution

Chatham County Schools is proposing to install internet protocol camera systems at all schools.

Components from existing camera systems will be reused, to the extent possible.

Alternatives

Alternative systems using coaxial cable are possible, but have higher installation costs and less flexibility when cameras need to be repositioned.

Schools - Camera Systems for Schools

Completed

Current Stage of Project

Twelve schools have been completed, including Virginia Cross Elementary (paid for by debt financing as part of the project), Bennett, Bonlee, SAGE Academy, Chatham Middle School, Jordan Matthews High School, Moncure, Northwood, Horton Middle, JS Waters, North Chatham, and Perry Harrison. A camera system was installed at Margaret Pollard Middle and was funded from that project budget.

Relation to Other Projects

Camera systems scheduled for FY 2011 (Chatham Central, Pittsboro, Siler City, and Silk Hope) have been postponed indefinitely so that these funds could be used to repay Qualified School Construction Bonds (QSCBs).

Schools - Computer Replacement

Replace and upgrade the student laptops for Northwood and Chatham Central High Schools to enhance the one-to-one laptop initiative.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Lease	0	0	0	657,825	627,825	627,825	0	0	1,913,475
Total Project Element	0	0	0	657,825	627,825	627,825	0	0	1,913,475
Funding Source									
Reduced Capital Outlay Appropriation	0	0	0	657,825	627,825	627,825	0	0	1,913,475
Total Funding Source	0	0	0	657,825	627,825	627,825	0	0	1,913,475

Define Problem

The laptops at Northwood and Chatham Central High Schools are insufficient to support student learning.

Recommended Solution

Replace outdated laptops.

Alternatives

Cost to repair and maintain exceeds price to replace

Current Stage of Project

33% complete.

Schools - High School Science Lab Renovations

Completed

Renovate the science labs in all three high schools, including plumbing, cabinetry, etc.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	152,400	121,734	27,108	0	0	0	0	0	148,842
Total Project Element	152,400	121,734	27,108	0	0	0	0	0	148,842
Funding Source									
General Fund Fund Balance	152,400	121,734	27,108	0	0	0	0	0	148,842
Total Funding Source	152,400	121,734	27,108	0	0	0	0	0	148,842
Operating Effect									
General Fund Fund Balance	0	121,734	27,108	0	0	0	0	0	148,842
Total Operating Effect	0	121,734	27,108	0	0	0	0	0	148,842

Define Problem

Currently, Chatham County Schools high school science teachers are teaching lab science courses in regular classrooms. They are limited in their method of instruction by the room itself. The latest research shows that students learn more when they are actively engaged. It is difficult for teachers to use "inquiry based instruction" in a non-lab situation.

Current Stage of Project

Projects are complete.

Schools - JS Waters Wastewater System Renovation

Completed

Renovate the wastewater and sand filter system at JS Waters.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	100,000	73,493	0	0	0	0	0	0	73,493
Design, Engineering & Construction Ad	25,000	24,250	0	0	0	0	0	0	24,250
Total Project Element	125,000	97,743	0	0	0	0	0	0	97,743
Funding Source									
General Fund Fund Balance	125,000	97,743	0	0	0	0	0	0	97,743
Total Funding Source	125,000	97,743	0	0	0	0	0	0	97,743
Operating Effect									
General Fund Fund Balance	0	97,743	0	0	0	0	0	0	97,743
Total Operating Effect	0	97,743	0	0	0	0	0	0	97,743

Define Problem

The existing wastewater system is creating an offensive odor.

Current Stage of Project

Project was completed on 11/15/2009.

Schools - Margaret Pollard Middle School

Construct an 119,945 square-foot, LEED Silver middle school in the Briar Chapel development off Andrews Store Road to accommodate 650 students immediately, with core facilities sized to accommodate up to 800 students.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	19,466,216	14,350,924	4,545,421	0	0	0	0	0	18,896,345
Contingency	834,103	0	600,000	0	0	0	0	0	600,000
Debt Issuance Costs	96,755	96,630	0	0	0	0	0	0	96,630
Design, Engineering & Construction Ad	1,333,265	1,164,461	191,483	0	0	0	0	0	1,355,944
Equipment/Furnishings/Technology	2,019,726	19,826	1,886,724	0	0	0	0	0	1,906,550
Miscellaneous Contracts	249,935	242,398	0	0	0	0	0	0	242,398
Total Project Element	24,000,000	15,874,239	7,223,628	0	0	0	0	0	23,097,867
Funding Source									
Installment Purchase	24,000,000	15,874,239	7,223,628	0	0	0	0	0	23,097,867
Total Funding Source	24,000,000	15,874,239	7,223,628	0	0	0	0	0	23,097,867
Operating Effect									
Debt Service	0	2,299,200	2,244,240	2,189,280	2,134,320	2,079,360	2,024,400	1,969,440	14,940,240
Increased Operating Costs	0	0	788,595	852,687	878,268	904,616	931,754	959,707	5,315,626
Total Operating Effect	0	2,299,200	3,032,835	3,041,967	3,012,588	2,983,976	2,956,154	2,929,147	20,255,866

Define Problem

An Integrated Planning for Schools and Community (IPSAC) study conducted by the Operations Research/Education Lab of the North Carolina State University Institute for Transportation Research and Education found that North Chatham Elementary School was out of capacity and that Perry Harrison and Pittsboro elementary schools would be out of capacity by FY 07.

The study recommended that a new elementary school be constructed in the northeast part of the county by FY 08 to alleviate overcrowding at the three elementary schools.

In February 2005, the Chatham County Board of Education presented a request for a middle school to be included in a bond referendum. The commissioners have opted to fund this project with Certificates of Participation (COPs) to expedite the project.

The original budget was based on Department of Public Instruction standards for square footage and construction costs. Requirements added to scope include

LEED Silver certification, a multi-purpose room, and additional square footage determined during programming.

Recommended Solution

Construct a middle school in the Briar Chapel development on property donated by the developer. The school would be built to accommodate 650 students immediately with the ability to add classrooms for up to 150 more students.

Current Stage of Project

The project was bid in March 2009. Construction is underway. The certificate of occupancy was obtained in December 2010. In January 2011, sixth through eighth grades will be moved from Perry Harrison and North Chatham.

Description of Land Needs

Land for the school site has been provided within the Briar Chapel Development as a condition of approval.

Professional Services Needed

Detailed architectural drawings and construction management will be needed.

Operating Impact

Additional funds will be needed for building utilities and maintenance and for locally funded personnel.

Schools - New High School

Approved-No Contracts

Construct of a 169,000 square-foot, LEED Silver high school on Jack Bennett Road in northeastern Chatham.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	42,300,000	0	0	0	0	19,200,000	23,100,000	0	42,300,000
Planning	2,200,000	373,036	22,794	0	1,804,170	0	0	0	2,200,000
Total Project Element	44,500,000	373,036	22,794	0	1,804,170	19,200,000	23,100,000	0	44,500,000
Funding Source									
Certificates of Participation (COPs)	44,500,000	373,036	22,794	0	1,804,170	19,200,000	23,100,000	0	44,500,000
Total Funding Source	44,500,000	373,036	22,794	0	1,804,170	19,200,000	23,100,000	0	44,500,000
Operating Effect									
Debt Service	0	0	0	0	0	2,336,250	2,336,250	4,811,250	9,483,750
Increased Operating Costs	0	0	0	0	0	0	0	1,500,000	1,500,000
Total Operating Effect	0	0	0	0	0	2,336,250	2,336,250	6,311,250	10,983,750

Define Problem

In February 2005, the Chatham County Board of Education presented a request for this school to be included in a bond referendum. The bond referendum, which was scheduled for November, 2006, was postponed at the request of the Board of Education. Commissioners subsequently decided to fund the school through certificates of participation (COPs).

An Integrated Planning for Schools and Community (IPSAC) study conducted in 2007 by the Operations Research/Education Lab of the North Carolina State University Institute for Transportation Research (ORED) and Education found that Northwood and Jordan-Matthews high schools were out of capacity. The study recommended that a new high school be constructed in the northeast part of the county to alleviate overcrowding at Jordan-Matthews and Northwood.

Since the 2007 study, a 200-student classroom pod and renovations to Northwood have increased that school's capacity to 1,200 students. The current student population of Northwood is 973. Jordan-Matthews' current population is 732, which is below the 775 rated capacity.

In addition, building activity has slowed substantially since the 2007 study. Last year, the county manager's office recommended delaying the high school until building activity and student population figures more clearly showed the need for a new school. Commissioners voted against that recommendation and added the school to the county's CIP.

The most recent ORED study is not yet available, so staff was not able to make an updated recommendation based on the latest data.

Recommended Solution

When the student population warrants, construct a high school on Jack Bennett Road in northeastern Chatham on property already owned by the Chatham County Board of Education. The school would be built to accommodate 800 students immediately, with the core facilities sized to accommodate up to 400 more students.

Alternatives

Depending on the timing of building the school, a tax increase may be needed.

School opens August 2015—Funds would need to be borrowed in January 2013 and a 1.2-cent tax increase would be needed in FY 2012, according to the debt model.

School opens August 2017—Funds would be borrowed in January 2015 and a 0.6-cent tax increase would be needed in FY 2012, according to the debt model.

School opens August 2020—Funds would be borrowed in January 2018 and NO tax increase would be needed in FY 2012, according to the debt model. The January 2010 ORED study, the latest version available, showed that Northwood would remain under 1,200 students until after 2020. The previous Board of Commissioners felt that this study is not reliable for predicting when the school would be needed.

As the school board has requested, the recommended CIP shows the funding needed for the school to open in August 2015.

The board could also decide to put the project to voter approval in a bond referendum. However, a referendum involving one project that serves one geographic area of the county is not likely to pass.

Northwood High School could also be expanded. When the school was first constructed, it was built so that the school could be added onto. All of the hookups are in place to add a wing of classrooms where the existing pod sits.

Current Stage of Project

The contract with the architect has been awarded.

Description of Land Needs

Land on Jack Bennett Road is already owned by the Board of Education. Additional property may need to be purchased from an adjoining land owner to address access.

Professional Services Needed

Detailed architectural drawings and construction management will be needed.

Operating Impact

Additional funds will be needed for building utilities and maintenance and for locally funded personnel. Figures given above are for utilities and maintenance (excluding personnel) only.

Schools - Northwood Football Stadium Lighting

Completed

Install new football stadiums lights at Northwood.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	116,380	0	94,653	0	0	0	0	0	94,653
Total Project Element	116,380	0	94,653	0	0	0	0	0	94,653
Funding Source									
General Fund Fund Balance	116,380	0	94,653	0	0	0	0	0	94,653
Total Funding Source	116,380	0	94,653	0	0	0	0	0	94,653
Operating Effect									
Decreased Costs	0	0	-2,382	-2,382	-2,382	-2,382	-2,382	-2,382	-14,292
General Fund Fund Balance	0	0	94,653	0	0	0	0	0	94,653
Total Operating Effect	0	0	92,271	-2,382	-2,382	-2,382	-2,382	-2,382	80,361

Define Problem

Current lighting does not meet the NC High School Athletic Association (NCHSAA) requirements for candle power in play-off games. If an opponent protests playing at Northwood because of candle power, under NCHSAA rules the contest would be switched to the opponent's school.

Recommended Solution

Install new football stadiums lights at Northwood. The installer will cover the maintenance costs, and bulbs have a lifetime guarantee.

Current Stage of Project

Project was complete September 15, 2010.

Schools - Northwood High School Renovation

Construct additional classrooms and expand core facilities to accommodate up to 1,200 students.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	3,460,648	3,364,871	85,042	0	0	0	0	0	3,449,913
Contingency	158,513	0	243,845	0	0	0	0	0	243,845
Debt Issuance Cost	29,345	29,169	0	0	0	0	0	0	29,169
Design, Engineering & Construction Ad	531,694	549,516	0	0	0	0	0	0	549,516
Furnishings, Equipment, and Technolog	179,800	100,594	0	0	0	0	0	0	100,594
Miscellaneous Contracts	140,000	119,597	7,366	0	0	0	0	0	126,963
Total Project Element	4,500,000	4,163,747	336,253	0	0	0	0	0	4,500,000
Funding Source									
Installment Purchase	4,500,000	4,163,747	336,253	0	0	0	0	0	4,500,000
Total Funding Source	4,500,000	4,163,747	336,253	0	0	0	0	0	4,500,000
Operating Effect									
Debt Service	0	442,349	431,483	420,614	409,747	398,879	388,012	377,144	2,868,228
Total Operating Effect	0	442,349	431,483	420,614	409,747	398,879	388,012	377,144	2,868,228

Define Problem

Before the renovations, Northwood High School had a rated capacity of 840 students and about 1,000 students. Currently, the school has about 950 students.

Recommended Solution

Increase capacity and improve classroom access by constructing a new classroom building, expanding the cafeteria, renovating the auditorium, upgrading the weight room, creating a wrestling room and adding a foyer to the gymnasium. The combination of these expansions and renovations will bring the school's core capacity to 1,200 students.

Alternatives

The size of the new high school could be increased to accommodate these students.

Current Stage of Project

The project is complete. In addition, contingency funds will be spent for HVAC modifications in FY 2011. Students occupied the facility in August 2009.

Relation to Other Projects

The project is related to the new high school, as both projects provide space for high school students.

Schools - Northwood High School Renovation

Description of Land Needs

None.

Professional Services Needed

Architectural, engineering, and construction management services will be needed.

Operating Impact

Additional funds will be needed for utilities and building maintenance.

Schools - Paving Installation and Replacement

Replace or repair deteriorated paving from and pave unpaved areas of sidewalk, play areas, and roadways at Chatham Central, Chatham Middle, Horton Middle, Jordan-Matthews, Siler City, and Silk Hope.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	150,000	0	29,900	30,000	30,000	30,000	30,000	0	149,900
Total Project Element	150,000	0	29,900	30,000	30,000	30,000	30,000	0	149,900
Funding Source									
General Fund Fund Balance	150,000	0	29,900	30,000	30,000	30,000	30,000	0	149,900
Total Funding Source	150,000	0	29,900	30,000	30,000	30,000	30,000	0	149,900
Operating Effect									
General Fund Fund Balance	0	0	29,900	30,000	30,000	30,000	30,000	0	149,900
Total Operating Effect	0	0	29,900	30,000	30,000	30,000	30,000	0	149,900

Define Problem

Chatham Central, Chatham Middle, Horton Middle, Jordan-Matthews, Siler City, and Silk Hope have sidewalks, play, areas, and roadways where paving has deteriorated or does not exist. The poor condition and lack of the pavement present safety hazards and render some facilities non-compliant with ADA requirements. Most of the athletic fields at Jordan-Matthews and Chatham Central are not ADA compliant.

Recommended Solution

Over five years, remove deteriorated paving and install new paving at Chatham Central, Chatham Middle, Horton Middle, Jordan-Matthews, Siler City, and Silk Hope.

Current Stage of Project

The majority of paving at Horton Middle has been done, but the \$30,000 paving budget was not sufficient to complete the work. Approximately \$5,000 is still needed, and the current plan is to complete the work with a portion of the next \$30,000.

Schools - Renovate Restrooms and Add Hot Water

Using fund balance, replace partitions and add hot water to JS Waters School, Pittsboro Elementary School, SAGE Academy, and Siler City Elementary. Schools having the least hot water availability were prioritized ahead of other schools. Using Qualified School Construction Bonds, upgrade restrooms at Bennett, Bonlee, Chatham Central, Horton, JS Waters, Jordan-Matthews, and Moncure and add hot water to remaining bathrooms at JS Waters, Pittsboro, Sage, and Siler City.

FY 2011: Jordan Matthews

FY 2012: Chatham Central, Moncure, and Horton

FY 2013: JS Waters, Bennett, and Bonlee

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	1,736,400	82,959	1,000,000	470,000	110,000	0	0	0	1,662,959
Contingency	0	0	80,000	37,600	8,800	0	0	0	126,400
Design, Engineering & Construction Ad	0	0	115,000	54,050	15,650	0	0	0	184,700
Total Project Element	1,736,400	82,959	1,195,000	561,650	134,450	0	0	0	1,974,059
Funding Source									
General Fund Fund Balance	126,000	16,714	0	0	0	0	0	0	16,714
Qualified School Construction Bonds	1,610,400	66,245	1,195,000	561,650	134,450	0	0	0	1,957,345
Total Funding Source	1,736,400	82,959	1,195,000	561,650	134,450	0	0	0	1,974,059
Operating Effect									
Debt Service	0	0	43,081	237,303	232,995	228,686	224,378	220,070	1,186,513
General Fund Fund Balance	0	16,714	0	0	0	0	0	0	16,714
Total Operating Effect	0	16,714	43,081	237,303	232,995	228,686	224,378	220,070	1,203,227

Define Problem

Many school restrooms do not have hot water, raising health concerns. The restrooms in these schools are outdated, inefficient, and difficult to keep sanitary.

Recommended Solution

Upgrade the restroom facilities with updated finishes, efficient fixtures, and hot water, where needed. These projects have been approved by the Department of Public Instruction for funding through Qualified School Construction Bonds.

Schools - Renovate Restrooms and Add Hot Water

Current Stage of Project

J. S. Waters School — Only the restrooms in the three offices have hot water. New restroom stalls/partitions have been installed to replace wooden stalls.

Pittsboro Elementary School — The following have hot water: office restrooms, first-grade hall, teacher restroom, Spanish room, kindergarten hall, fourth-grade hall, fourth-grade lounge, and faculty restroom.

SAGE Academy — Restrooms are plumbed for hot water.

Siler City Elementary — Gold pod, blue pod, green pod and main building have hot water. The red pod, formerly called the kindergarten building, does not. New restroom stalls/partitions have been installed in the green pod.

Schools - Roof Replacements (non QSCBs)

New

Replace the roof at JS Waters and implement a long-term plan to repair or replace roofs at School Administrative Offices, Sage Academy, Horton Middle, Moncure, North Chatham Elementary, remainder of Bennett, Chatham Central, Bus Garage, Maintenance Department, Paul Braxton, Perry Harrison Elementary, remainder of Pittsboro Elementary, Siler City Elementary, Jordan Matthews High, and Northwood High.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	0	0	0	0	0	638,673	638,672	0	1,277,345
Total Project Element	0	0	0	0	0	638,673	638,672	0	1,277,345
Funding Source									
General Fund Fund Balance	0	0	0	0	0	638,673	638,672	0	1,277,345
Total Funding Source	0	0	0	0	0	638,673	638,672	0	1,277,345
Operating Effect									
General Fund Fund Balance	0	0	0	0	0	638,673	638,672	0	1,277,345
Total Operating Effect	0	0	0	0	0	638,673	638,672	0	1,277,345

Define Problem

The school system plans to replace roofs in the worst condition with Qualified School Construction Bonds (QSCBs), including Bonlee (FY 2012), and Pittsboro and Silk Hope (FY 2013). A roofing assessment conducted as part of the planning process for QSCBs found that many roofs in the system are in need of major replacement and repair in the near future.

Recommended Solution

Based on limited funding, school and county administration have worked out a tentative plan to phase the roofs as follows, which would be done in order of need identified in the assessment. Only the replacements/repairs for FY 2013-2016 are scheduled in the CIP.

FY 2014 and 2015: JS Waters (\$1,277,345)

Beyond FY 2016, listed in priority order. These roofs will be done as spending of fund balance permits.

Administrative Offices and Sage Academy (\$1,174,606)

Horton Middle (\$1,333,728)

Moncure and North Chatham: (\$953,299)

Remainder of Bennett, Chatham Central, and Bus Garage (\$1,151,725)

Maintenance Department, Paul Braxton, Perry Harrison Elementary, remainder of Pittsboro Elementary, and Siler City Elementary (\$472,342)

Jordan Matthews High (\$441,846)

Northwood High (\$157,774)

Alternatives

If repairs and replacements are not made, the school system will incur increasing roof maintenance costs and facility damage.

Schools - Roof Replacements (non QSCBs)

New

Relation to Other Projects

When a roofing assessment was obtained last year, it showed that fewer roofs could be repaired with QSCB funds than originally estimated. The school system has submitted a separate request for the remaining repairs and replacements that roofing assessment showed was needed.

Schools - Roof Replacements (QSCBs)

Approved-No Contracts

Using Qualified School Construction Bonds (QSCBs), replace or repair roofs at Bonlee (FY 2012), and Pittsboro and Silk Hope (FY 2013).

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	2,219,650	0	0	303,800	1,198,510	0	0	0	1,502,310
Contingency	0	0	0	24,304	95,881	0	0	0	120,185
Design, Engineering & Construction Ad	0	48,000	0	16,226	64,008	0	0	0	128,234
Total Project Element	2,219,650	48,000	0	344,330	1,358,399	0	0	0	1,750,729
Funding Source									
Qualified School Construction Bonds	2,219,650	48,000	0	344,330	1,358,399	0	0	0	1,750,729
Total Funding Source	2,219,650	48,000	0	344,330	1,358,399	0	0	0	1,750,729
Operating Effect									
Debt Service	0	0	39,883	219,688	215,700	211,712	207,723	203,735	1,098,442
Total Operating Effect	0	0	39,883	219,688	215,700	211,712	207,723	203,735	1,098,442

Define Problem

Some of the older buildings in the school district have roofs that have met or are exceeding their useful life and are in need of major repair or replacement. Each time it rains, the system has up to 11 leaks.

Recommended Solution

Bonlee, Pittsboro Elementary, and Silk Hope have been approved by the Department of Public Instruction for funding through QSCBs.

Relation to Other Projects

When a roofing assessment was obtained last year, it showed that fewer roofs could be repaired with QSCB funds than originally estimated. The school system has submitted a separate request for the remaining repairs and replacements that roofing assessment showed was needed.

Technology - Electronic Document Management System (EDMS)/Imaging

Approved-Contracts Let

Purchase hardware and software to scan the County's existing and historical documents and provide file storage and retrieval.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Equipment	400,000	256,044	0	0	0	0	0	0	256,044
Transfer to General Fund	0	100,000	0	0	0	0	0	0	100,000
Total Project Element	400,000	356,044	0	0	0	0	0	0	356,044
Funding Source									
Capital Reserves	400,000	356,044	0	0	0	0	0	0	356,044
Total Funding Source	400,000	356,044	0	0	0	0	0	0	356,044
Operating Effect									
General Fund Fund Balance	0	356,044	0	0	0	0	0	0	356,044
Increased Operating Costs	0	253,573	70,925	73,053	75,244	77,502	79,827	82,222	712,345
Total Operating Effect	0	609,617	70,925	73,053	75,244	77,502	79,827	82,222	1,068,389

Define Problem

Departments and agencies throughout the county are overcrowded, and space currently used for the storage of records and documents is needed for staff. Before a 22,400-square-foot addition, Social Services faced a severe space problem. When the new addition was designed, the department decided that the scanning and electronic storage of documents would maximize the use of the new space. Other departments, such as Central Permitting and Environmental Health, could also benefit from having the space used for records storage converted into space for staff or other purposes. Continuing to build space for records storage is an inefficient use of funds. In addition, imaging allows for quicker retrieval of documents.

Recommended Solution

The project is underway.

Alternatives

The county considered contracting with a company to scan the records and store offsite. The cost was substantially more than the cost of purchasing hardware and software.

Current Stage of Project

A \$100,000 contribution has been made to a capital reserve for the last four years. The last contribution, scheduled for FY 2009, was postponed because of the economy. In addition, a \$100,000 transfer from this project was made to the Increased Data Capacity Storage project in FY 2010. Staff recommends transferring the balance of the fund (\$43,956) to the Increased Data Capacity Storage project in FY 2011 to cover the cost of purchasing increased capacity. The county entered into a contract with One Source Document Solutions in June 2006 for scanning Social Services' documents. All new documents currently being produced by Social Services are being scanned into LaserFiche and approximately 45% of Social Services' current records – a total of 8.4 million pages - have been scanned, including the divisions of Work First, Transportation, Special Assistance, Energy, and Food Assistance. All of Adult Medicaid and Program Integrity records have been scanned and about 1/3 of the Family and Children's Medicaid caseload is complete. Administrative reports including timesheets, the monthly

state reimbursement report (each monthly report and supporting documentation is usually over 2000 pages) and the Medicaid transportation reports have been scanned. In addition to Social Services, Central Permitting has scanned a total of 20,483 documents, including 100% of Fire Inspections records and 100% of Building Inspection records for the years 2006-2009. 2010 records are scanned for Building Inspections as the project is completed. The Finance Office is scheduled to scan payroll related documents this fiscal year. The Tax Office is proposing to start scanning historical business listing forms after July 2011. The Manager's Office and Emergency Operations are planning to scan all contracts and possibly other records.

Relation to Other Projects

All building and renovation projects are related to this project. Their scope may decrease if documents of additional departments are scanned.

Operating Impact

Additional funds are needed for hardware and software maintenance and for hiring temporary workers to scan documents.

Technology - Increase Capacity for Data Storage

Provide a secure storage system for the county's increasing data storage needs.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Equipment	206,640	137,410	93,956	0	0	0	0	0	231,366
Total Project Element	206,640	137,410	93,956	0	0	0	0	0	231,366
Funding Source									
General Fund Fund Balance	206,640	137,410	50,000	0	0	0	0	0	187,410
Transfer from EDMS Capital Reserve	0	0	43,956	0	0	0	0	0	43,956
Total Funding Source	206,640	137,410	93,956	0	0	0	0	0	231,366
Operating Effect									
Decreased Costs	0	0	-38,230	-38,230	-38,230	-38,230	-38,230	-38,230	-229,380
General Fund Fund Balance	0	137,410	50,000	0	0	0	0	0	187,410
Increased Operating Costs	0	0	31,070	85,699	88,270	90,918	93,646	96,455	486,058
Total Operating Effect	0	137,410	42,840	47,469	50,040	52,688	55,416	58,225	444,088

Define Problem

Chatham County's data storage needs are growing exponentially. The county must provide additional storage. In addition, the county's backup storage system (tape drives) has reached its maximum capacity.

As shown in Figure 1, data storage has grown as follows:

- 2005: 200 gigabytes
- 2006: 400 gigabytes
- 2007: 1,000 gigabytes
- 2008: 3,500 gigabytes
- 2009: 7,000 gigabytes
- 2010: 14,000 gigabytes (14 TB)

Up to 4,000 gigabytes of additional storage is currently available, but based on the rapidly increasing rate of data storage needs the MIS Department expects to reach the maximum by June 2011.

The biggest problem with the tape backup system is restoration of lost data. For example, finding and restoring a lost file recently took hours of staff time. Tapes back up the data only once daily. In the event of a full-scale disaster, it could take two to three days to restore the county's files.

Recommended Solution

Redundant storage area networks (SANs) can be expanded indefinitely and can grow as the county's data storage needs grow. Because SANs are modular, the county can add storage incrementally in large or small amounts, as needed. A duplicated offsite SAN would also provide almost instant recovery of data and little down time. If combined with virtualization, SANs allow employees to access their files from any computer. In short, SANs provide optimal data recovery in the event of a disaster.

In addition, the SAN solution, combined with virtualization, is much more efficient than powering banks of servers. SANs result in a fourfold reduction in the number of machines needed.

The manufacturer of SANs estimates that for every server virtualized there is a savings of 7,000kwh of electricity annually, or about \$700 in energy costs, and a reduction of four tons of CO2 emissions.

Alternatives

The project is underway.

Current Stage of Project

The project is underway. Phase one of the project was completed in July 2009 with the installation of the Storage Area Networks (SANs) in the MIS server room of the Courthouse Annex. By leveraging SAN and virtualization, MIS has been able to eliminate 19 physical servers, transferring their functionality to the new SAN. Examples of servers moved to the SAN are Electronic Document Management System (EDMS), Exchange email, file shares, and the web site.

Phase two of the project was completed in October 2009 with the installation of an additional SANs unit in the EOC server room to provide redundant storage and a disaster recovery (DR) site.

The next phase will be to add additional storage to the initial and backup sites to accommodate our rapid data growth and to bring the second site up to identical specifications as the primary site. The budget has increased to fund enhancement of the backup site and to increase storage capacity. The increased capacity is being funded from the EDMS reserve.

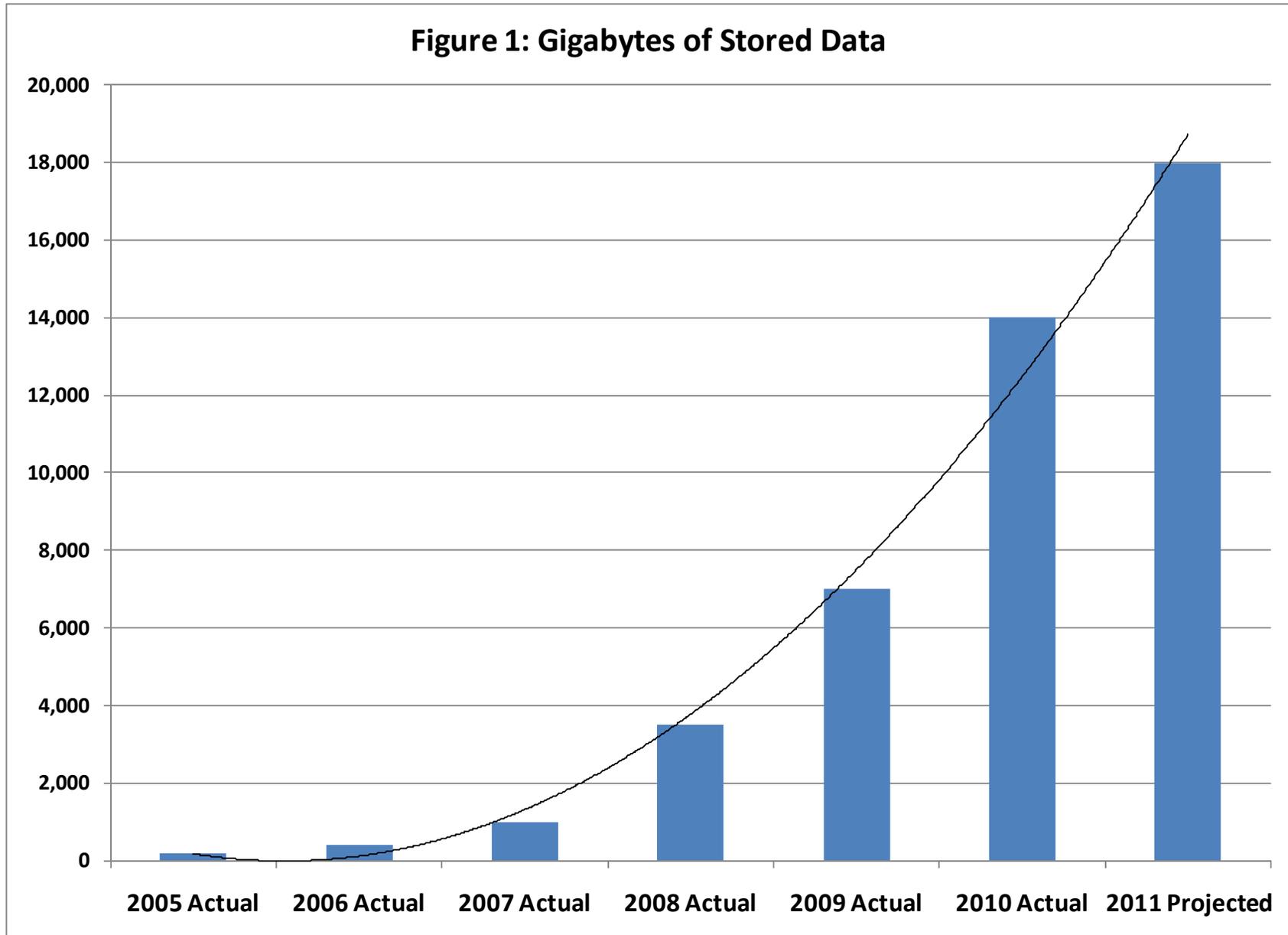
Relation to Other Projects

Future and already approved software projects, such as EDMS, plus video systems added to new and existing buildings will require sufficient data storage. This project is also extremely critical for disaster recovery.

Operating Impact

Overall, operating costs should decrease, though additional funds will be needed for annual maintenance and capacity expansion. Decreased energy and fewer hardware replacements will more than offset the maintenance cost. Software license fees will decrease due to virtualization software. (Energy savings estimates are not included.) We are also storing audio and video for EOC and Court Offices. Because of record retention and public records laws related to records including email, additional storage will have to be added each year.

Technology – Increase Capacity for Data Storage



Technology - Library Radio Frequency Identification (RFID)

Approved-No Contracts

The Friends of the Chatham Community Library provided funding for the purchase and implementation of technology for inventory control and circulation management for the Chatham Community Library, including: self-check- stations , a portable inventory reader, software, leasing of a conversion station, and tagging of all library materials.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Equipment	100,000	0	96,653	0	0	0	0	0	96,653
Total Project Element	100,000	0	96,653	0	0	0	0	0	96,653
Funding Source									
Grants, Gifts, Etc.	100,000	0	96,653	0	0	0	0	0	96,653
Total Funding Source	100,000	0	96,653	0	0	0	0	0	96,653
Operating Effect									
Increased Operating Costs	0	0	7,560	7,787	8,020	8,261	8,509	8,764	48,901
Total Operating Effect	0	0	7,560	7,787	8,020	8,261	8,509	8,764	48,901

Define Problem

The Chatham County Public Library System provides its users with access to over 90,000 books and non-print materials like CDs and DVDs. Its users checked out these items more than 235,000 times during 2009-2010 (the last fiscal year for which statistics are available). Circulating this large collection of materials leads to a number of problems for public library staff members, including:

- Checking materials out and in: Staff must spend time checking materials out to patrons and checking materials back in when patrons return them. Both processes are time-consuming and may lead to patrons waiting in line to check out materials and to delays in getting materials back on the shelves for use by other patrons. These are serious problems for the staff of the Chatham County Public Library System, particularly since the library system is understaffed and ranks as one of the bottom three of the state's county library systems in the number of FTE staff per 25,000 persons in the library service area.
- Inventorying the materials: Staff must spend a great deal of time conducting periodic inventories of the library's collections so that the library has an accurate record of these materials. The community college system requires a greater accountability for inventorying its collection. This process would be extremely time-consuming for staff.
- Ensuring that materials are reshelfed correctly: Staff must also spend a great deal of time checking the shelves to ensure that items (particularly books) are in the proper shelf order. The Friends of the Chatham Community Library expressed strong interest in having self check-out capability in the new Chatham Community Library.

Recommended Solution

Other libraries have attempted to solve these problems through a variety of means, but most solutions require a large investment in staff time. A recent approach, based on Radio Frequency Identification (RFID), provides a more effective and efficient solution to these problems. RFID is a wireless data collection technology that uses electronic tags for storing data. Like bar codes, these tags are used to identify items like the library's books, CDs, DVDs, and other items. However, while bar codes must be brought close to a scanner for reading, RFID tags can be read when they are within the proximity of a transmitted radio signal. This capability provides RFID systems with several advantages over systems based on bar codes or electromagnetic tags, including providing a vastly

Technology - Library Radio Frequency Identification (RFID)

Approved-No Contracts

more efficient, "hands-free" means of inventorying materials and allowing patrons to check out their own materials.

The county has a unique opportunity to implement this system because the Friends of the Chatham Community Library have committed to paying the capital costs to implement RFID for the Chatham Community Library and the cost of tagging all books in the system. Self-check will not be implemented in Siler City and Goldston because current circulation does not warrant it and space is not adequate.

Alternatives

Because of the cost of RFID and the relatively few materials stolen annually (estimated at \$600), the county library staff and CCCC staff has evaluated several options available for addressing the college's more frequent inventory requirements and believe RFID is the best option. Because of the funding commitment from the Friends, this option became financially feasible.

Current Stage of Project

The Friends of the Library agreed to fund this project for an amount not to exceed \$100,000. Equipment was leased and the whole collection was tagged. The self-check-out station has been installed and is available for library patrons. The only part of the project yet incomplete is the acquisition of a inventory management scanning device that the Friends of the Library have agreed to purchase for the library.

Relation to Other Projects

The project was coordinated with the construction of the new Chatham Community Library so that RFID was in place when the new library opened.

Operating Impact

Although the library was able to procure a significant number of tags that should be adequate for the collection for several years, funds will be needed to purchase RFID tags for items added to the collection in future years.

Technology - Mobile Data Terminals Equipment and Software

Purchase of software and equipment to equip deputies with mobile data terminals (MDTs) and automatic vehicle locators (AVLs). The project will be tested in the Sheriff's Office and phased in over several years.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Equipment	147,628	82,728	62,647	0	0	0	0	0	145,375
Total Project Element	147,628	82,728	62,647	0	0	0	0	0	145,375
Funding Source									
General Fund Fund Balance	147,628	82,728	62,647	0	0	0	0	0	145,375
Total Funding Source	147,628	82,728	62,647	0	0	0	0	0	145,375
Operating Effect									
General Fund Fund Balance	0	82,728	62,647	0	0	0	0	0	145,375
Increased Operating Costs	0	19,718	23,808	31,248	32,185	33,151	34,146	35,170	209,426
Total Operating Effect	0	102,446	86,455	31,248	32,185	33,151	34,146	35,170	354,801

Define Problem

As the population grows, the number of calls will also continue to increase. Staff has explored options for making dispatch and response more effective and efficient. The purchase of mobile data terminals and automatic vehicle locators will provide many benefits:

- First, it will allow deputies to remain in the field for longer periods of time, reducing response time and increasing efficiency. They will be able to complete paperwork in the field and transmit it electronically, which will reduce the workload on the Sheriff's clerical staff.
- Second, it will reduce radio traffic because officers can communicate through laptops, allowing radio frequencies to be used for more serious situations.
- Third, officers will be able to run their own criminal histories and records checks, reducing the workload on telecommunicators.

Recommended Solution

Purchase the remaining 20 laptop computers along with mounts and aircards. When completed, 42 of 74 deputies will have laptops in their vehicles.

Alternatives

This project has the potential to make existing personnel more efficient. While additional public safety personnel will be needed as the population grows, this project may lessen the need.

Current Stage of Project

Phase 1 is complete. 22 computers were purchased, installed, and are functioning. Phase II is in progress. Computers have been ordered and have arrived. The installation of the computers in the cars is expected to be complete by March 2011.

Relation to Other Projects

The MDTs are designed to interface with the new emergency dispatch software, including mapping and silent dispatch.

Operating Impact

Additional funds will be needed for monthly air card access and VPN connections.

Technology - Patient Data Management and Electronic Health Records

New

Purchase & implement patient data management system and electronic health records system

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Design, Engineering & Construction Ad	0	0	0	10,000	0	0	0	0	10,000
Software	0	0	0	255,000	0	0	0	0	255,000
Total Project Element	0	0	0	265,000	0	0	0	0	265,000
Funding Source									
General Fund Fund Balance	0	0	0	265,000	0	0	0	0	265,000
Total Funding Source	0	0	0	265,000	0	0	0	0	265,000
Operating Effect									
General Fund Fund Balance	0	0	0	265,000	0	0	0	0	265,000
Total Operating Effect	0	0	0	265,000	0	0	0	0	265,000

Define Problem

This request addresses two related problems.

First, in 2010, the Chatham County Public Health Department transferred to the State Health Information System (HIS), a patient data and financial management system that has proven to be cumbersome, inefficient, does not provide the data needed to effectively plan and has not successfully billed private insurance (approximately \$100,000 annually) after six months of use by NC local health departments, including Chatham. The state held local health departments to an "intent to participate" agreement signed approximately four years prior to the continually postponed rollout of the HIS system. Many features and functionality originally demonstrated are either not available or do not function properly. The state is charging local health departments \$75,000 to opt out of using HIS. The Health Director's Association has asked the Attorney General to review the legality of this provision. The state also requires that all health departments bill Medicaid through the system (approximately \$600,000 annually) unless Chatham uses a system the state approves. Currently, the health department continues to pay a private vendor to continue to use our QS system to collect from private insurance and obtain service reports. The annual maintenance on this system costs approximately \$7,000 per year, however the QS vendor, Netsmart, will eventually discontinue supporting the system, as they have developed more robust systems meant to be paired with EHRs. At present, information must be entered into the two separate systems. Additional temporary staffing is being considered to address this additional workload.

Second, the nation's healthcare system is undergoing a transformation in an effort to improve quality, safety and efficiency of care, and public health departments will be required to have an Electronic Health Records (EHRs) system in place by 2014. A group in the state is looking at possible grant funding for this. The Chatham County Public Health Department must be prepared to comply by the deadline in order to serve clients and be eligible for reimbursement from Medicare and Medicaid. The NC Division of Public Health plans to build upon the current HIS system to provide EHRs. A growing number of counties have purchased data management systems and EHRs that will interface with the state HIS, in order to have a robust system that correctly invoices patients, provides needed data for program management and will comply with federal EHR requirements.

Technology - Patient Data Management and Electronic Health Records

New

Recommended Solution

Purchase both a patient data management and an electronic health record system.. If this project is accelerated and approved to meet the needs of the health department, we will be prepared to meet the needs of our clients and our own data needs. The possibility exists that the state will improve its system will be made available for a statewide EHR system prior to FY12, but staff who have worked with the system and Health Directors across the state are not confident that this will happen.

Alternatives

1. Do nothing and wait for state system improvement and EHR availability.
 - a. Stay with the state HIS system for patient data and financial management system and hope that the state will resolve problems impacting billing (thus, revenue) and data needs.
 - b. Until such time as the billing of private insurance is resolved and data and statistical reports are available, an additional temporary staff person will be required to allow for timely receipt of revenue.
 - c. Continue to pay annual maintenance fees to Netsmart for use of QS, our current system at the current cost of \$7000 as long as they continue to support it. This is risky as the vendor plans (no date provided) to discontinue support of QS and we will become dependent upon HIS for billing, which, to date, has not worked for any local health department.
 - d. The state has not provided a cost estimate of the EHR component. There is discussion of tapping ARRA incentive funding, but it is generally assumed that there will be costs passed on to local health departments.
 - e. Without moving to EHRs, the health department will continue to function at a level below that of best practice. Federal mandate notwithstanding, EHRs improve patient care by enabling functions that paper records cannot deliver: patient's health information is available when and where it is needed (Siler City or Pittsboro) and can be transmitted to other providers; coordinates patient care by consolidating patient's current health information together with information on medications or treatments prescribed by other providers and provides for follow-up care. These are just a few of the benefits of EHRs.
 - f. Service data may continue to be incomplete resulting in data not being available for budgeting, planning and evaluation of programs in the health department.
 - g. By not moving to an EHR system, valuable office space is required for record storage.
 - h. There is a possibility that the state's HIS will improve and they will make available, a compatible EHR system with ARRA funding.
 - i. The possibility that the state's HIS will improve and they will make available a compatible HER system with ARRA funding. This possibility should be made known before the start of FY12.

Purchase data management system now and add EHR at a later date. It would be cheaper to purchase at the same time. Need EHR by 2014.

2. Purchase and implement a vendor-supplied patient data management and electronic health record system in FY12. At least a few other health departments are looking at this option.
 - a. The Division of Public Health is charging local health departments \$75,000 to opt out of using HIS and use another system that interfaces with HIS.
 - b. Without moving to EHRs, the health department will continue to function at a level below that of best practice. Federal mandate notwithstanding, EHRs improve patient care by enabling functions that paper records cannot deliver: patient's health information is available when and where it is needed (Siler City or Pittsboro) and can be transmitted to other providers; coordinates patient care by consolidating patient's current health information together with information on medications or treatments prescribed by other providers and provides for follow-up care. These are just a few of the benefits of EHRs.
 - c. The health department will have access to accurate, up-to-date service data for budgeting, planning and evaluation of programs and services.

Other health departments are either opting out or pressuring the state to fix the existing system. Approximately 15 health departments opted out originally.

Technology - Patient Data Management and Electronic Health Records

New

Professional Services Needed

Writing bid specs and evaluating bids.

Telephone System Replacement - Countywide

Replace the county's existing phone systems with a centralized system that will seamlessly connect all county departments.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Contingency	10,000	0	0	0	0	0	0	30,000	30,000
Equipment	250,000	239,682	13,000	0	0	0	0	300,000	552,682
Total Project Element	260,000	239,682	13,000	0	0	0	0	330,000	582,682
Funding Source									
General Fund Fund Balance	260,000	239,682	13,000	0	0	0	0	330,000	582,682
Total Funding Source	260,000	239,682	13,000	0	0	0	0	330,000	582,682
Operating Effect									
Decreased Costs	0	-63,200	-31,600	-31,600	-31,600	-31,600	-31,600	-31,600	-252,800
General Fund Fund Balance	0	239,682	13,000	0	0	0	0	330,000	582,682
Increased Operating Costs	0	10,600	7,426	7,649	7,879	8,115	8,358	34,500	84,527
Total Operating Effect	0	187,082	-11,174	-23,951	-23,721	-23,485	-23,242	332,900	414,409

Define Problem

The old phone system lease expired June 30, 2008. The county had to either replace the existing system or renew the lease. In addition, at that time several remote county departments needed upgraded systems.

Under the lease, Embarq processed all new line changes, resulting in significant maintenance service costs.

The county decided to purchase a new system because this would allow county staff to make phone management changes, reducing maintenance time and costs. However, this system – new in 2008 - will be 7 years old in 2015 and will need to be updated or replaced at that time.

Recommended Solution

The objective for the telephone system is to improve communication between departments by allowing all county offices to be connected in a way that makes them feel like they are "down the hall."

In 2008, phones in almost all county offices were replaced by digital phones. Phones in the Recreation Department are voice over Internet protocol (VoIP) because this offered the best solution for leased space. Only those offices on County Landfill Road have not been replaced because of ongoing connectivity issues that are unlikely to be resolved in the near future.

MIS proposes to use additional funds to centralize management of the system and provide for four-digit dialing between most offices, including Siler City. Funds are needed to purchase cards for set up and to program phone switches, which will allow for connection to the system at Social Services from the buildings in

Telephone System Replacement - Countywide

downtown Pittsboro and the Performance Building.

The recommendation for 2015 is to implement a centralized phone/communication system to replace our existing NEC hybrid analog/VoiP system. Technology trends are difficult to predict this far in advance, but seamless connection between various county departments and integration with existing (at the time) network hardware will be important.

Current Stage of Project

The telephone system located at the main county campus in Pittsboro was replaced in June 2008 with a telephone system identical to the one at the Social Services. Phone systems are now connected between downtown Pittsboro, and the Performance Building. Compatible equipment is in place at the Sheriff's Office and Emergency Operations for a possible future integration. This project is expected to be complete by July 2011.

Relation to Other Projects

Fiber optic cable was installed between county buildings in Pittsboro in FY 2009 with funding from building projects. Proposed fiber to the landfill, courts and jail future sites will need to be in place.

Operating Impact

The new telephone system requires annual maintenance fees. However, the county will save money from decreased maintenance overall and reduced phone bill charges from eliminating lines.



Waste Management Fund Projects

Waste Management - Landfill

Approved-No Contracts

Site and construct a county-owned landfill.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	5,600,000	0	0	0	0	0	5,600,000	0	5,600,000
Contingency	1,270,000	0	11,410	255,000	30,000	20,000	960,000	10,000	1,286,410
Design, Engineering & Construction Ad	1,129,885	79,885	114,095	450,000	200,000	100,000	300,000	100,000	1,343,980
Equipment	3,700,000	0	0	0	0	0	3,700,000	0	3,700,000
Land	2,000,000	0	0	2,000,000	0	0	0	0	2,000,000
Legal	300,000	0	0	100,000	100,000	100,000	0	0	300,000
Total Project Element	13,999,885	79,885	125,505	2,805,000	330,000	220,000	10,560,000	110,000	14,230,390
Funding Source									
Installment Purchase	0	0	0	2,100,000	0	0	0	0	2,100,000
Revenue Bonds	13,915,000	0	11,410	705,000	330,000	220,000	10,560,000	110,000	11,936,410
Waste Management Fund Balance	84,885	79,885	114,095	0	0	0	0	0	193,980
Total Funding Source	13,999,885	79,885	125,505	2,805,000	330,000	220,000	10,560,000	110,000	14,230,390
Operating Effect									
Additional Revenues	0	0	0	0	0	0	0	-5,169,967	-5,169,967
Debt Service	0	0	0	0	0	262,163	262,163	1,231,249	1,755,575
Increased Operating Costs	0	0	0	0	0	0	0	4,016,734	4,016,734
Total Operating Effect	0	0	0	0	0	262,163	262,163	78,015	602,341

Define Problem

The county is mandated by law to provide solid waste disposal facilities to its residents. Currently, the county contracts with Waste Management to operate a transfer station. The county hauls the waste to the transfer station and pays a tipping fee for disposal. The waste is then hauled to a landfill in another county, currently Sampson County. Without its own landfill, Chatham County has little control over costs. For example, the tipping fee increased by nearly 20% last year, largely because of fuel costs. In addition, the county has no guarantee that it can continue to dispose of its waste in other counties.

A consulting firm has completed a landfill feasibility study. The consultant presented the results of the landfill feasibility study to the Board of Commissioners and indicated that it is feasible for the County to own a landfill of 180-tons per day or more. The second phase of the project is to perform a landfill siting study. Subsequent phases would include acquiring land, performing an environmental impact study, and determining how the landfill would be operated (by the county

or private entity).

Recommended Solution

The Solid Waste Advisory Committee has recommended that the county builds a 500-ton-per-day landfill and accepts out-of-county waste, which is the option shown in the CIP because of higher initial costs. Commissioners are also considering a 180-ton-per-day landfill and options for reuse of the county's closed landfill.

Step two is to hire an engineering firm to perform a landfill siting study to evaluate and rank up to six potential sites and present a recommended site to the Board of Commissioners.

The site development would likely be funded by revenue bonds and debt repaid through the tipping fee.

Alternatives

Build a landfill or transfer station: The landfill consultant examined a number of options, including continuing the current system of taking waste to the transfer station operated by Waste Management, constructing a 50-ton-per-day landfill for waste managed by the county, constructing a 180-ton-per-day landfill for all waste generated in the county, constructing a 300-ton-per-day landfill and accepting waste from outside the county, constructing a 500-ton-per-day landfill and accepting waste from outside the county, constructing a 1,000-ton-day landfill and potentially partnering with a private company for operations, constructing a county-owned transfer stations for county-managed waste, and constructing a county-owned transfer for all waste generated in the county.

The two options recommended include the 180 and 500-ton-per-day landfills, which were seen as the most feasible options. Both landfills would have a 40-year life. Table 1 is a summary of these options compared to the existing system of taking waste to a privately owned transfer station:

Continue to take waste to the transfer station operated by Waste Management: Continue to take waste to the transfer station operated by Waste Management Inc.: This option would cost an average of \$100.54/ton over 45 years for a total cost of \$306 million.

Conversion of waste to energy has been discussed, but it is an expensive option. Every type of waste managing technique explored by staff and the Solid Waste Advisory Committee (SWAC) requires some landfill disposal or other processing.

The county could embark on an aggressive campaign to boost recycling rates and reduce tipping fee expense. Since 2003, the recycling rate has decreased 31%, despite population growth. In 2008, the statewide average county per capita recycling recovery rate was 113 pounds per person per year. Chatham's is 89.17 pounds per capita. In order to increase recycling, the county could create a recycling marketing campaign, convert recycling bins to cans, examine Pay-As-You-Throw and implement a composting program. These programs will reduce the amount of waste being transported to the transfer station, thereby reducing tipping fee expenses. The county already has a very low waste per capita ratio, which is 48% lower than the state average and the lowest of the surrounding counties.

Finally, the county could locate the new landfill where the closed landfill sits. The consultants looked at the site and gave a preliminary positive review. The consultants proposed piggybacking over a portion of the existing landfill, but not cleaning up the entire site.

Current Stage of Project

The Landfill Alternative Site Evaluation is currently under way. Up to this point of the process, the project team has completed two screenings that eliminated twenty sites, leaving nine sites for further evaluation. The initial screening criteria were comprised of State guidelines that restrict landfill development. The second screening criteria were selected based on best solid waste engineering practices.

Following the initial two screenings, the project team developed a list of additional evaluation criteria to rank the remaining nine potential sites, with the goal of identifying approximately three landfill sites most favorable for final evaluation. A series of public meetings will be held across the county to present these criteria and answer questions.

Waste Management - Landfill

Approved-No Contracts

Description of Land Needs

A 500-ton-per-day landfill will require 400 acres. A 180-ton-per-day landfill will require 150 acres.

Professional Services Needed

Professional engineering services will be needed throughout all phases of this project.

Operating Impact

The main operating costs are staffing, leachate treatment and disposal, fuel, and equipment maintenance. The county will realize additional revenues from tipping fees charged.

Waste Management - Landfill

Table 1: Comparison of Waste Disposal Options

	Current System	180 tons/day	500 tons/day
Initial Cost	\$0	\$9,185,000	\$14,025,000
Total cost of disposal (45 years)	\$306,116,414	\$177,713,204	\$135,429,344
Average Cost per ton	\$100.54	\$59.70	\$36.17
Years to recoup initial investment	0	28	5

Waste Management - New Northeast Collection Center

Approved-No Contracts

Build a new, state-of-the-art collection center in the northeast quadrant of the county to accommodate the influx of new residents.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	349,645	0	0	0	0	367,127	0	0	367,127
Contingency	34,965	0	0	0	0	36,713	0	0	36,713
Design, Engineering & Construction Ad	35,010	0	0	36,761	0	0	0	0	36,761
Equipment	310,830	0	0	0	0	0	326,372	0	326,372
Land	90,150	0	0	0	94,658	0	0	0	94,658
Total Project Element	820,600	0	0	36,761	94,658	403,840	326,372	0	861,631
Funding Source									
Capital Reserves	820,600	0	0	36,761	94,658	403,840	326,372	0	861,631
Total Funding Source	820,600	0	0	36,761	94,658	403,840	326,372	0	861,631
Operating Effect									
Contribution to Capital Reserve	0	328,240	164,120	164,120	164,120	41,031	0	0	861,631
Increased Operating Costs	0	0	0	0	0	0	0	160,864	160,864
Total Operating Effect	0	328,240	164,120	164,120	164,120	41,031	0	160,864	1,022,495

Define Problem

The Cole Park collection center is extremely congested and busy. Cole Park has an average of 40 visitors per hour, compared with 14 visitors per hour for all other centers. Currently, Cole Park visitors spend an average of 10 minutes per visit, meaning at any given time there are an average of 6 vehicles in the center.

Triangle J projected that the northeast part of the county would grow by 28% between 2009 and 2015. In order to accommodate this growth, additional collection centers will be needed.

Recommended Solution

Construct a collection center in the northeast quadrant of the county. The collection center would be funded with a \$10/year increase in the Solid Waste Collection Center Fee, which went into effect in FY 2009. The increase would be used to fund operating costs of the new collection center. Staff began talks with a Newland Communities representative in October of 2009 regarding potential land donation for a new collection center within the Briar's Chapel Development.

The number of visits to the Cole Park Collect Center has held steady since 2004 and has actually decreased for the past three years. Because of this trend, likely caused by the economic downturn, staff recommends delaying this project one year. Costs have been adjusted one year for inflation.

In the interim, the county has increased staffing at the Cole Park center to help direct traffic and assist center users.

Alternatives

Figure 1 shows the average number of visitors per hour. The county could postpone construction indefinitely and re-evaluate the need at a later date. If the volume becomes too great, staff could institute a system to limit the number of visitors entering the center, causing customers to wait in line.

Countywide curbside was investigated in 2005 but the county was too rural and it was not feasible to pursue at that time.

Description of Land Needs

Approximately three acres of land will be needed.

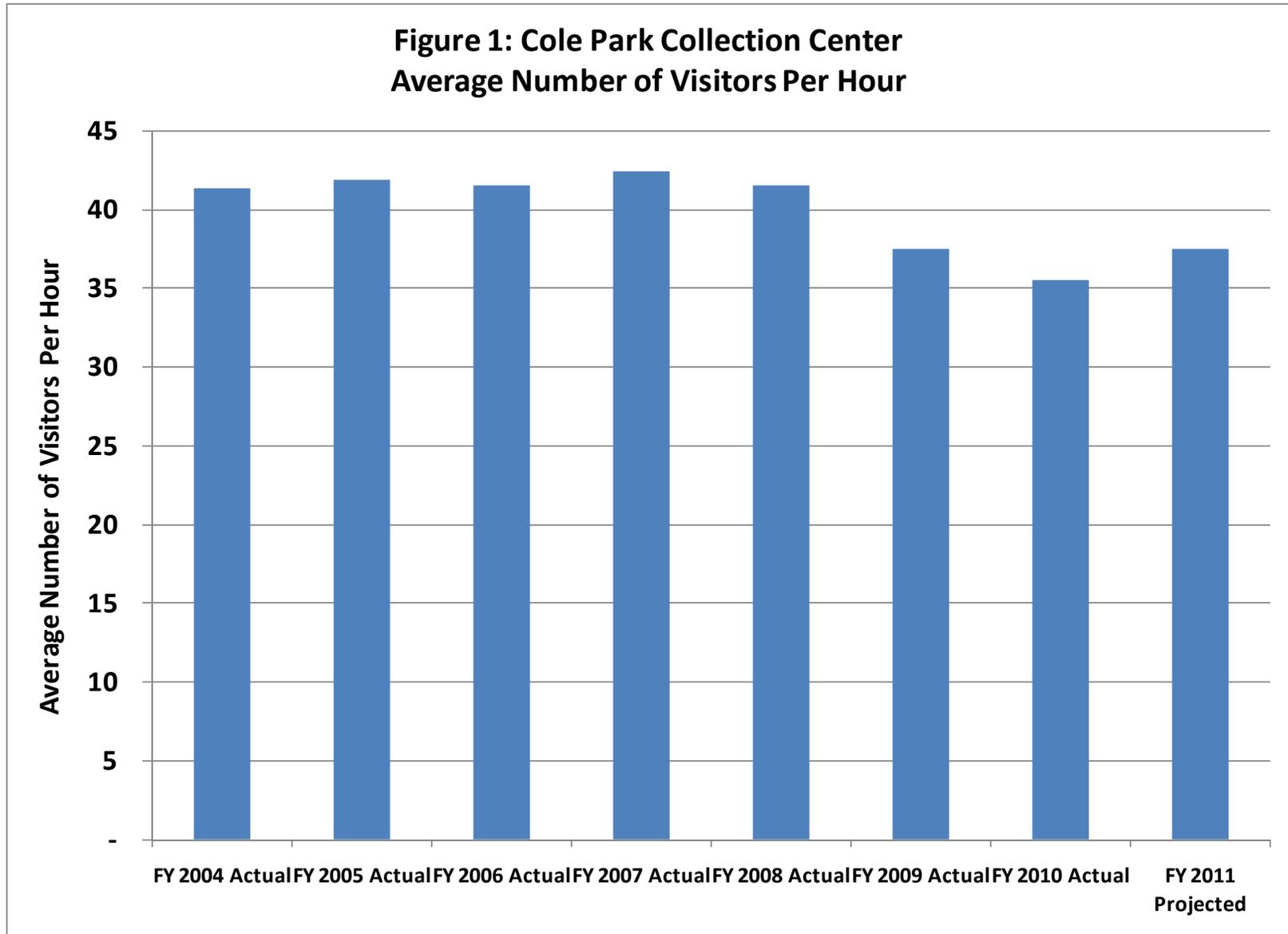
Professional Services Needed

Engineering design work and construction management are needed.

Operating Impact

Additional funds will be needed to hire a driver, staff the collection center, and maintain and operate the center.

Waste Management – New Northeast Collection Center



Water Fund Projects

Water - Governor's Club Water Main Relocation

Approved-No Contracts

Construct 600 feet of restrained 12-inch ductile iron pipe to provide a second feed to Governor's Club Tank.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	143,000	0	35,750	107,250	0	0	0	0	143,000
Contingency	14,300	0	3,575	10,725	0	0	0	0	14,300
Design, Engineering & Construction Ad	13,000	15,750	0	0	0	0	0	0	15,750
Total Project Element	170,300	15,750	39,325	117,975	0	0	0	0	173,050
Funding Source									
Capital Reserves	170,300	15,750	39,325	117,975	0	0	0	0	173,050
Total Funding Source	170,300	15,750	39,325	117,975	0	0	0	0	173,050

Define Problem

The county has replaced and relocated the PVC water line that feeds the Governor's Club Water Tank with a new ductile iron line that bypasses the Governor's Club Dam. However, only one water line will service the tank. If the new line breaks, there is no way to feed the tank and customers will be without water. Additionally, when Durham water is being fed to the Governor's Club tank, this line will be needed to transmit water from the Durham to the Governor's Club tank.

Recommended Solution

Provide a second feeder line which will enable water customers to be served if there is a water line break in the line feeding the Governor's Club Tank. The second line will also serve as a transmission line for water from Durham.

Alternatives

The second line is not essential at this time, but if the line breaks, customers could experience an interruption in water service. The second line will be necessary when Durham water is supplied to the Governor's Club tank.

Current Stage of Project

The project has been designed and permitted. The project is expected to be bid with the Durham interconnection in April, 2011. The projected cost has increased slightly since last year's CIP. The project has taken longer than originally projected and the increase is due to inflation.

Relation to Other Projects

The project is related to the Durham Interconnection upgrade, which is included in the Increase Capacity project.

Description of Land Needs

No additional easements will be needed.

Professional Services Needed

Professional engineering services will be needed for design and construction.

Water - Increase Capacity

Provide for the long-term needs of the county water system through a combination of negotiated bulk purchases from other jurisdictions.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	1,800,000	0	786,000	2,358,000	0	0	0	0	3,144,000
Contingency	180,400	0	78,500	235,500	0	0	0	0	314,000
Design, Engineering & Construction Ad	722,914	64,700	202,000	0	0	0	0	0	266,700
Total Project Element	2,703,314	64,700	1,066,500	2,593,500	0	0	0	0	3,724,700
Funding Source									
Capital Reserves	2,703,314	64,700	1,066,500	2,382,105	0	0	0	0	3,513,305
Transfer from Southeast Water District	0	0	0	211,395	0	0	0	0	211,395
Total Funding Source	2,703,314	64,700	1,066,500	2,593,500	0	0	0	0	3,724,700
Operating Effect									
Increased Operating Costs	0	0	0	13,218	81,620	84,069	86,591	89,188	354,686
Total Operating Effect	0	0	0	13,218	81,620	84,069	86,591	89,188	354,686

Define Problem

Triangle J COG estimates that average daily demand for water in the northeastern part of the county will increase to 5.4 million gallons by 2015 and to 8 million gallons by 2025. Currently, peak summer demand is 2.5 million gallons per day. The existing plant can provide 3 million gallons per day. Additional supply is needed in the future to ensure adequate water for developments that have already been approved and are served by county water.

The 2009-2013 CIP included a project to expand the Jordan Lake Water Treatment Plant and construct a new transmission line across the lake. Together, these projects totaled \$36,000,000 and would have required an additional one-cent on the tax rate to pay debt service.

The severe drought during the fall of 2007 through the summer of 2008 prompted the City of Durham to look for a more reliable water source. Chatham County has been in discussions with Durham and Orange Water and Sewer Authority (OWASA) to build a regional water plant on the west side of Jordan Lake. Because of the lengthy planning and permitting process, that project is expected to take at least 10 years. Until the regional water plant can be completed, the Public Works Director has negotiated a long-term water purchase agreement with the City of Durham to provide up to 4 million gallons per day. In order to receive this water, the county must upgrade its transmission line from Durham.

Additionally, Chatham County could receive additional water from the City of Sanford to supply water customers in the southeast if two additional pumping stations were constructed.

Currently, water storage for the Southeast District is provided by an existing 300,000 gallon elevated water tank located at the 3M quarry site. Unfortunately,

Water - Increase Capacity

150,000 gallons of the available 300,000 gallons is reserved for fire protection for the 3M manufacturing plant. If the tank falls below one-half full, 3M must cease production. This restriction severely limits the actual useable volume of the tank. The Western Transmission line is not useable without a new tank due to this restricted volume. Also, the new Alex Cockman pump station will draw the existing 3M tank down to one-half volume in approximately one hour of pumping. The main advantage of the smaller tank is the water is turned over more frequently which reduces disinfection byproduct formation.

Chatham County is currently paying the Town of Siler city \$3.64 per 1,000 gallons, which is a renegotiated rate from the previous \$6.

Recommended Solution

The analysis of various supply options conducted earlier indicated that under our existing demand the most cost-effective solution is the system as it is currently configured, with the Jordan Lake water plant providing water to the northeast and some portions of the Southeast District, purchasing water from Sanford for the majority of the Southeast District and Asbury, and purchasing water from Siler City for the Southwest District, at a lower, renegotiated rate.

Durham can supply 100,000 to 200,000 gallons of water per day to the lower portion of Governor's Club and adjacent areas with a minimum of new infrastructure and reconfiguration of the existing system.

In order to bring larger amounts of water from Durham to the northeast area, an upgrade to the distribution system is needed. A 16-inch and 12-inch water line will need to be constructed starting at the end of the existing 16-inch main from Durham to approximately the southern end of the waterline at the dam on Morehead Drive in Governor's Club. Along with the new water mains, a booster pump station will be required, which will eliminate the antiquated and under-sized below-ground pump station in Governor's Club.

To provide more water to the southeast district from Sanford, the county will need to construct two booster pump stations; however, that project will be funded from the Western Transmission project so that low-interest funds can be used to finance it. In addition, construction of a 500,000-gallon elevated water tank adjacent to the existing 3M tank is recommended. The tank will allow additional water purchases from Sanford and allow the county to reduce purchase of Siler City water in the future. The budget has increased by about \$1 million over last year because of adding the tank to this project.

Current Stage of Project

The county has negotiated and signed a long-term water purchase agreement with the City of Durham. The costs shown in previous years reflected the cost of engineering services for designing the expansion of the existing plant, which has been cancelled. The county will have a complete set of plans for the expansion in case that becomes necessary in the future. The design of the Durham Interconnect is currently underway and should be completed by the end of December 2010. The water tank is already designed and permitted. The project will be bid in April 2011.

Relation to Other Projects

The project is related to supplying water to the northeast and southeast water district.

Description of Land Needs

Most of the waterline will be located in DOT right-of-way, but additional easements may be needed.

Professional Services Needed

Professional engineering services and construction administration will be needed.

Operating Impact

Additional operating funds will be needed for maintenance and electricity.

Water - Western Transmission Mains

Continue the Pea Ridge transmission water main by constructing 162,000 linear feet of water mains to serve the southwest water system.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Construction	12,089,874	11,905,288	1,100,000	0	0	0	0	0	13,005,288
Contingency	1,751,284	0	0	0	0	0	0	0	0
Debt Issuance Cost	0	51,680	0	0	0	0	0	0	51,680
Design, Engineering & Construction Ad	1,020,777	1,022,222	130,000	0	0	0	0	0	1,152,222
Land	35,284	35,284	0	0	0	0	0	0	35,284
Total Project Element	14,897,219	13,014,474	1,230,000	0	0	0	0	0	14,244,474
Funding Source									
Installment Purchase	14,500,000	12,577,083	1,230,000	0	0	0	0	0	13,807,083
Interest	0	40,171	0	0	0	0	0	0	40,171
Town of Siler City Contribution	397,219	397,220	0	0	0	0	0	0	397,220
Total Funding Source	14,897,219	13,014,474	1,230,000	0	0	0	0	0	14,244,474
Operating Effect									
Debt Service	0	2,147,118	1,073,559	1,073,559	1,073,559	1,073,559	1,073,559	1,073,559	8,588,472
Total Operating Effect	0	2,147,118	1,073,559	1,073,559	1,073,559	1,073,559	1,073,559	1,073,559	8,588,472

Define Problem

The current water plant has a capacity of three million gallons/day (MGD) and will not provide enough water for the entire county on peak days. Currently, the county purchases water from the Town of Siler City for the southwest system. Chatham County has been exploring options for discontinuing purchase of the Town's water. The western transmission mains were constructed so the county had additional options for serving the southwest part of the system, including purchasing water from Durham or Sanford or producing it from the Jordan Lake Water Treatment Plant. In addition, there should be significant hydraulic improvements for existing customers.

Recommended Solution

Construct the following:

- A booster pump station adjacent to N.C. 902, approximately .5 miles west of the intersection of N.C. 902 and Pittsboro-Goldston Road

- A 750,000-gallon elevated storage tank adjacent to Alex Cockman Road just north of the intersection of Alex Cockman and Elmer Keck Road. This tank would become the control tank for the western portions of the water system. This tank will be the source of supply for the Southwest Chatham Water System's Bonlee Tank, the Harper's Crossroads standpipe, and the Bennett standpipe.

- Water line connecting the 16-inch water main at the 15-501/Mt. View Church Road intersection along Johnny Shaw, Chatham Church, and Pete Roberson Roads to the intersection of Pittsboro-Goldston Road. North on Pittsboro-Goldston to the intersection of 902.
- A 12-inch main south along Pittsboro-Goldston Road from Pete Roberson Road to Mays Chapel Road.
- A 12-inch main from the N.C. 902/Alex Cockman Road north along Alex Cockman to U.S. 64.
- A 12-inch main would be constructed along U.S. 64 to the 64/Silk Hope Road and connect to an eight-inch main to supply Silk Hope Elementary School.
- Two booster pump stations to increase water supply from Sanford.

Current Stage of Project

The project was substantially completed in August 2009. Construction of the two booster pump stations is expected by September 2011.

Relation to Other Projects

The Southeast District water storage tank will need to be completed prior to fully utilizing the Western Transmission Main.

Professional Services Needed

Engineering design work and construction management were needed.

Operating Impact

Additional funds for maintenance are needed.

Water District Projects

Water District - Southeast Water District Distribution Lines Construction

Approved-Contracts Let

Install approximately 40 miles of water distribution mains in the Southeast Water District, in response to the positive vote in that district to finance water lines and sign ups from residents.

Project Budget	Budget	Prior to FY 2011	Current Year: FY 2011	Year 1: FY 2012	Year 2: FY 2013	Year 3: FY 2014	Year 4: FY 2015	Year 5: FY 2016	Project Totals
Project Element									
Capitalized Interest	0	0	0	0	0	0	0	0	0
Construction	4,026,560	3,964,821	24,129	0	0	0	0	0	3,988,950
Contingency	153,064	0	0	0	0	0	0	0	0
Debt Issuance Cost	0	0	0	0	0	0	0	0	0
Design, Engineering & Construction Ad	539,921	529,619	672	0	0	0	0	0	530,291
Meters	66,455	26,864	0	0	0	0	0	0	26,864
Tap Fees/Purchase Water System Cap	521,500	550,000	0	0	0	0	0	0	550,000
Transfer to Increased Capacity Project (0	0	211,395	0	0	0	0	0	211,395
Total Project Element	5,307,500	5,071,304	236,196	0	0	0	0	0	5,307,500
Funding Source									
Bond Proceeds	5,086,000	4,849,804	236,196	0	0	0	0	0	5,086,000
Operating Revenue	221,500	221,500	0	0	0	0	0	0	221,500
Total Funding Source	5,307,500	5,071,304	236,196	0	0	0	0	0	5,307,500
Operating Effect									
Additional Revenues	0	-466,465	-508,860	-524,126	-539,850	-556,045	-572,726	-589,908	-3,757,980
Debt Service	0	36,680	191,260	254,260	253,905	254,478	252,938	254,358	1,497,878
Increased Operating Costs	0	250,000	317,600	327,128	336,942	347,050	357,462	368,185	2,304,367
Total Operating Effect	0	-179,785	0	57,262	50,997	45,483	37,673	32,635	44,264

Define Problem

The Chatham County Board of Commissioners formed the Southeast Water District in order to provide county residents with a public source of drinking water. The southeast district is comprised of Haw River, Oakland and Cape Fear townships.

In November 2004, voters approved a referendum for borrowing funds to extend water lines in the district. Funding has been obtained with a USDA-Rural Development loan.

Recommended Solution

The project will include installation of approximately 40 miles of distribution main, ranging in diameter from six to eight inches. The mains will be located on NCDOT rights-of-way. The project is expected to add 375 new residential service connections and several commercial service connections. In addition to the new connections, the Southeast Chatham Water District will assume the ownership of the Moncure area water system currently owned and operated by Chatham County. This system consists of approximately 404 residential, commercial, and industrial customers. Water for the district will be provided through a bulk purchase arrangement with the Chatham County Utilities. Operation and maintenance of the District will also be provided by Chatham County Utilities through a contractual arrangement. Water lines will be constructed in the following areas/roads: Asbury Church Road, Chatham Church Road, E. Gargus Road, Gade Bryant Road, Gum Springs Church, Gynnis Creek Road, Henley Mill Subdivision, Joe Womble Road, Lower Thrift, Lydia Perry Road, Mays Chapel Road, Meadowview Drive, Moncure Flatwood, Moncure Loop Road, Moncure School Road, Nassau Trail, New Elam Church Road, Old Chestnut Crossing, Old Sanford Road, Partain Road, Red Hill Lane, River Point Road, Rosser Road, Shaddox, Taylors Chapel Road, and Weaver Crossing (Trail).

Current Stage of Project

The project was completed in August 2010.

Operating Impact

Additional funds will be needed for maintenance of the lines and water production, which should be offset by revenues generated in the district.

Future Projects

Currently, the county lacks sufficient data or debt capacity to schedule these projects. If these issues are resolved, these projects may appear in a future CIP.

County Buildings - Agricultural Civic Center

Future

Construct a new 30,000-square feet agricultural center for Chatham County. The facility would include:

- Offices for Cooperative Extension, Farm Service Agency, Soil and Water Conservation District/Natural Resources Conservation Service and the North Carolina Forestry Service;
 - A large meeting room/auditorium to seat 350 people at tables, which can also be subdivided with air walls down to 4 smaller meeting rooms;
 - Three conference rooms that will seat a minimum of 30 people each;
 - Storage space for tables, chairs, educational equipment and other supplies; and
 - A teaching kitchen/laboratory and a commercial/catering kitchen connected with the auditorium;
- One set of bathroom facilities for staff that includes showers.

Ample parking for both cars and trucks with trailers will be required. Land space needs to include room for a Livestock Show Barn, mini arboretum and demonstration plots.

Define Problem

The current building was built in 1956 and has had a major renovation. Storage space is inadequate. Building security continues to be an issue with the building being used as a multipurpose facility for which it was not designed. The building is not ADA compliant. To get to the lower floor, wheel-chair-bound clients must use their vehicles or go around the building on the street. The building is inefficient to heat and cool. At times, staff see a temperature variance of 15 degrees between the north and south sides of hallways. The upstairs restrooms have no air conditioning and limited ventilation. Renovation/retrofitting would include removal of asbestos, new plumbing, new electrical, wiring for technology and reinforcing a load bearing external wall (southern wall). Participants in educational programs routinely complain about the condition of the facilities and the lack of available parking in close proximity to the current building. Also the lack of reserved loading zone space makes it difficult for the staff to load and unload equipment and materials necessary for programs.

Recommended Solution

The Cooperative Extension Service staff, Extension Advisory Council, Farm Service Agency (FSA) staff, and FSA County Committee, Natural Resources Conservation Service staff, Soil and Water Conservation District staff and Board of Directors recommend that Chatham County build a stand-alone Agri Civic Center to house the natural resources and agricultural agencies and to provide a mini civic center facility that all county departments, and nonprofit agencies could use and the public could rent. If the board is interested in scheduling this project on the 2013-2017 capital improvements plan, better cost information is needed. Staff recommends retaining an architect for a feasibility study/schematic design, at an estimated cost of \$35,000. If approved, these funds would be budgeted in the FY 2011-2012 operating budget.

Alternatives

- (1) Expand and renovate the County Agricultural Building --- A study conducted by Hobbs Architects in 2008 estimated that it would cost between \$7 and \$8 million to add 17,000 square feet, replace mechanical and electrical systems, improve energy efficiency, add an elevator and make the building ADA compliant, and renovate the existing building on site. This option did not include a civic center, but did include a larger meeting room (seats approximately 250 with tables and chairs) and other meeting spaces.
- (2) A civic center could be built as a stand-alone facility and the agricultural agencies stay in the existing building. This would not address the current and future space needs for these agencies and their customers. This option would require hiring additional staff to run the facility.

(3) The relocation of the agricultural agencies to a new facility would free up the County Agricultural Building for other county departments that need to be in the county government complex. The agricultural agencies do not need to be located in the current county government complex. However, the county is implementing the recommendations of a space needs study conducted in 2008. When complete, the county should have adequate space for the next 20 years without reutilizing the Agriculture Building.

(4) Agribusiness Economic Center --- The Agri Civic Center could serve as an anchor facility for a larger county economic center. Economic centers are recommended in the proposed County Land Use and Conservation Plan. This would require a larger tract of land and more infrastructure (water, sewer, parking, and roads). The County Economic Development Corporation and United Chamber of Commerce would need to be involved in planning this project.

Description of Land Needs

20 acres west of Pittsboro on Highway 64.

Professional Services Needed

Architectural design

County Buildings - Animal Shelter Expansion and Renovation

Future

Build a 3500 SF addition to the existing Animal Control shelter and renovate the existing 2600 SF building to meet the needs of animals, visiting public, and staff. Separation of adoptable animals from those who are ill or otherwise not available for adoption will facilitate the increased adoptions of shelter animals, provide adequate space for staff, and conform to industry best practices.

Define Problem

The animal control shelter was built in 1993 and is inadequate in its capacity for dogs, cats, staff and the public. It is strained beyond capacity and needs expansion to allow staff to further improve services. A needs assessment conducted in 2007 by the "Shelter Planners of America" recommended a renovation of the existing 2,600 sq ft and an addition of 5,235 square feet to accommodate a 20% growth in population through 2017. The space needs consultant recommended a 4,000-square foot addition in 5 to 10 years. Problems with the existing facility include:

- Best practices for modern animal shelters call for five separately contained and ventilated kennel areas for daily intake, bite quarantine, health quarantine, healthy strays, and adoptable areas. The existing shelter has one kennel room with ten runs on either side. This configuration makes it difficult to separate animals, control disease, treat sick animals, and provide appropriate care.
- Public and staff areas of the shelter are inadequate. The lobby doubles as the shelter manager and shelter attendant's offices and adoption services are intermingled in this area. As a result, newly arrived animals are in the same area as animals being seen for adoption, and this creates confusion and stress to the public, staff and animals. The facility does not allow staff to function efficiently, safely, and, when necessary, out of the view of the public.
- Four animal control officers share a small office that also serves as conferencing and staff break areas. The building has only one restroom for staff and no public restrooms. The "kitchen" serves as an animal treatment room, laundry room, cat euthanasia room, utility room, storage and is also where staff washes dishes and equipment. The animal control supervisor is housed in a 320-square-foot leased trailer with no restroom adjacent to the shelter building. A portion of this office is used for storage.
- Additional storage for dog and cat food is provided in a wooden storage building behind the kennel runs.
- The shelter has 20 indoor/outdoor dog runs, approximately 200 square feet for housing feral cats, and an outdoor area for euthanasia.
- The current facility does not facilitate the adoption of cats and dogs. When the public comes to the shelter for the potential purpose of adopting animals, they are not presented with a clear choice. Due to space limitations, the "adoptable" dogs are intermingled with strays not available for adoption, those quarantined for observation for rabies symptoms, and dogs whose temperaments are not suitable for adoption. Potential adopters know that many of the dogs they are viewing will be euthanized in the shelter, which keeps many people from visiting our shelter. The shelter has no "meet and greet" area for potential adopters to interact with the dogs, so they are normally directed to take the dog outside on a leash to interact for a short time to consider adoption.
- The shelter is overcrowded. During FY 2009, 2,686 dogs and cats were sheltered. This is a 16% increase since 1996. Between March 1 and October 13, 2009, 625 dogs and cats were euthanized due to "lack of space." The 20 dog runs stay at capacity, making overcrowding the main reason for

euthanizing animals. The shelter has eliminated euthanasia by gas chamber. Euthanasia of dogs using injection takes place outside in an open area that does not have equipment to provide for employee safety. The consulting firm that conducted the 2007 Needs Assessment has agreed to update the document, based on current needs, and provide preliminary drawings for the \$10,000 already paid to them.

Recommended Solution

Renovate and expand the existing animal control shelter to provide a facility that is safe, healthy and functional for staff, public, and animals. Continue discussions with non-profits to determine the feasibility of a privately funded adoption center in Pittsboro. Before this can be accomplished, the 2007 needs assessment should be updated to reflect recent population trends and more refined cost estimates developed.

If the board is interested in scheduling this project on the 2013-2017 capital improvements plan, better cost information is needed. Staff recommends retaining an architect for a feasibility study/schematic design, at an estimated cost of \$7,800. If approved, these funds would be budgeted in the FY 2011-2012 operating budget.

Alternatives

1) Renovate and expand the existing animal control facility. Build a 3500 sf building adjacent to the existing shelter to conform to industry best practices. The new building could be used for intake and separation of animals, as well as house staff. The existing building could become an adoption center. 2) Partner with a local nonprofit agency to build an adoption center in the Pittsboro area that would draw animals from the animal control shelter as well as from the public. A local recently-formed nonprofit agency has expressed interest in conducting a fundraising campaign to build an adoption center in the Pittsboro area. However, the successful completion of this effort is uncertain, and there is a critical and immediate need to expand and renovate the existing facility to address the need of the county to provide sheltering to support animal control enforcement and best practices for protecting animal health and improving outcomes.

County Buildings - Public Health Building

Future

Construct an 18,626-square-foot stand-alone Health Department in Pittsboro to house administration, community health promotion, clinic, family outreach and support services, and community surveillance.

Define Problem

The Public Health Department is housed in five separate buildings across the county and in two separate buildings in Pittsboro. The Facilities Study completed in 2009 shows that the department's Pittsboro offices (excluding environmental health, Siler City clinics and offices and animal control) needs an additional 2,211 square feet immediately, 4,472 square feet within 5 to 10 years, and 7,959 square feet within 20 years. The Health Department currently occupies 8,437 square feet of the Dunlap Building and 2,194 square feet in a modular unit on the campus with Social Services. In addition to needing additional space, the Health Department is concerned about these offices being split. The Board of Health and staff of the department encourage the county to consider increasing the priority of the needs of the public that use the services when scheduling capital projects. With the agreement of the Health Director at the time and as a result of a 2002 decision to discontinue most clinical services in Pittsboro, the 2007 renovation of the Dunlap Building resulted in a reduction in the space allocated to the Public Health Department clinic rendering it non-compliant with federal HIPAA requirements and inefficient in the delivery of clinical services. At the time of the renovation, only limited clinical services (immunizations and TB skin tests) were provided in the Pittsboro clinic; however, the department has since recognized the need to re-institute provision of family planning, maternity, and sexually transmitted disease treatment and prevention services. The department is attempting to meet this need in a space that is no longer sufficient, nor up to date. In addition, in order to provide sufficient space for environmental health, as well as Planning and Central Permitting, the department agreed to relocate the community health promotion staff to a modular unit on the campus with social services. The department has found this separation particularly problematic. A more cohesive operation would be possible if all other functions and staff could be located in one building. The location of the clinic and offices in the Dunlap Building causes a lack of public recognition and visibility. A survey of residents that live in a mobile home park located within walking distance of the clinic found that almost all surveyed were unaware of where the health department was located.

Recommended Solution

The Health Director and Board have indicated their preference that the Pittsboro offices not be further split, so a temporary solution to the department's need for space is not available.

The space needs consultant recommended that an 18,626-square-foot stand-alone facility be built in 10 years. Because of the county's limited debt capacity and the probable cost of the new building (estimated at \$4 million in today's dollars), construction of a new health department is not feasible within the timeframe of the CIP. However, staff recommends that the county begin planning for the building within a 10-year timeframe by identifying land and possibly contributing to a capital reserve so as not to increase the debt burden on the county.

Schools - Bus Garage

Future

Build a new bus garage.

Define Problem

The current Bus Garage for Chatham County Schools is too small and is inadequate for our mechanics. We need a structure with one more bay than we currently have. The bays need to be larger in order to accommodate the larger buses during maintenance. The office area, the parts room, and the tire room are inadequate areas for efficiency of operations. The lifts are located outdoors, and this restricts our efficiency during inclement weather. Our regional director has stated that our bus garage is the worst facility in the entire region.

Recommended Solution

Partner with Chatham County to build a Bus Garage/Motor Pool for the entire county.

Description of Land Needs

12-25 acres in a centralized location, preferably along Hwy 64 between Pittsboro and Siler City, where buses and large trucks could easily enter and exit the facility.

Professional Services Needed

Architectural and engineering services will be needed.

Water - Southwest Water District Distribution Lines Construction

Future

Install approximately 48 miles of water distribution mains in the Southwest Water District.

Define Problem

In order to provide county residents with a public source of drinking water, the Chatham County Board of Commissioners formed the Southwest Water District. The district is comprised of Bear Creek and Gulf townships.

In November 2004, voters approved a bond referendum for extension of water lines in the district. Funding is expected to be obtained from USDA-Rural Development in the form of loans.

Recommended Solution

The project will include installation of approximately 48 miles of distribution main, ranging in diameter from six to eight inches. The mains will be located on NCDOT rights-of-way. The project is expected to add 514 new residential service connections and numerous commercial service connections. In addition to the new connections, the Southwest Chatham Water District will assume the ownership of the Southwest Chatham area water system currently owned and operated by Chatham County. This system consists of approximately 900 residential, commercial, and industrial customers. Water for the district will be provided through a bulk purchase arrangement with the Chatham County Utilities. Operation and maintenance of the district will also be provided by Chatham County Utilities through a contractual arrangement. Water for the district will be provided through a bulk purchase arrangement with the Chatham County Utilities. Operation and maintenance of the district will also be provided by Chatham County Utilities through a contractual arrangement.

Operating Impact

Additional funds will be needed for maintenance of the lines and water production.