

# *Chatham County*



*Approved FY 2014-2020  
Capital Improvements Program*

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# Chatham County 2014-2020 Capital Improvements Program Introduction

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## 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 seven years, beginning in FY 2014.

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 is difficult to estimate project costs exactly, particularly early in the planning process.

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 depends 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 what has been budgeted in the operating budget, because operating budget requests go through more scrutiny.

## 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.

Timeline for adoption: CIP requests originate at the department level. Requests were submitted by departments on or before October 8, 2012. The Manager's Office is responsible for reviewing new and existing requests and recommending a proposed CIP to the Board of Commissioners. The recommended CIP was presented on November 5, 2012. Commissioners obtained public input on the CIP at a public hearing that was held on November 19, 2012. Commissioners held a work session on November 20, 2012 where they reviewed the recommendation in detail and made changes. The final action was adoption of the CIP during the work session on November 20.

Changes made by commissioners to the recommendation include:

- Moving the Agricultural Center up to open in 2016, and holding a referendum election in May, 2013 on whether to fund the project with a general obligation bond. Commissioners also requested additional information, including the cost to construct a livestock show barn and information on phasing the construction of the building.
- Adding a future project to assess the condition of the existing Agricultural Building to determine whether to renovate or demolish.
- Adding book vending machines as an alternative to the Northeast Library future project.

During review of the annual operating budget and at other times during the year, commissioners may make additional changes to the CIP.

Recommended changes to the Approved 2013-2019 CIP (as amended during approval of the FY 2013 operating budget) presented to the Commissioners on November 5 include:

- Adding an Agriculture Center to the plan to open in 2019. This would be funded by increasing the contribution to the debt reserve by 0.25 cents on the property tax rate. If commissioners wish to open the facility earlier, in 2016, another 0.25 cents (for a total of 0.5 cents) will be needed [+\$12,188,375]
- Replacing office space for Solid Waste & Recycling staff in 2018 to be funded from waste management fund balance [+\$1,670,452]
- Delaying the emergency services storage building construction by one year to look at all possible alternatives, including the Performance Building and old jail [+\$50,743 for inflation]
- Delaying construction of a new northeast collection center, as visits have not increased enough to warrant a new center [+\$36,082 for inflation]
- Adding replacement of four school roofs to the plan to be funded through a combination of county fund balance and revenue from a one-time windfall in motor vehicle taxes [+\$2,741,908]

The CIP includes both summaries of major projects, revenues and operating expenses and detailed descriptions of each project, including justifications, cost detail, funding sources, and impact on the operating budget.

### Board of Education Request

The Board of Education requested that all projects currently in the CIP remain on track and that the following new projects be added in priority order:

- Additional roofs for schools (\$5,685,319)
- Joint county/bus garage (\$7,102,337)
- High school locker room renovations (\$540,000)

Because of the magnitude of the roofs request and the lack of debt capacity for the garage, the manager recommends funding part of the roofs, but not the other two requests. The Board of Commissioners may want to consider a capital reserve fund for the joint county/bus garage. The locker rooms were requested for 2020 and could be added in a future CIP as circumstances change.

### Debt-Model Assumptions

- 5.5 cents on property tax rate dedicated annually. This will need to be adjusted to 6.00 cents in FY 2014 to add the Agriculture Center.
- 2% annual growth in property tax revenues/base (growth since the last revaluation has averaged 2%)
- 2% annual growth in lottery proceeds
- A reduction of 27% in impact fees for FY 2013; 2% growth from FY 2014 to FY 2022.

### Other Assumptions

Generally, construction costs are inflated 5% per year. Staff also recommends a 10 percent contingency for most projects. Operating costs are usually inflated by a factor of 3% per year, unless there is good reason to use another inflationary factor (which will be noted).

### 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. Commissioners have adopted a policy that requires that undesignated fund balance in excess of 22% percent be transferred to capital reserve. Currently, unassigned fund balance is 19.6% of the general fund.

	FY 13
Unassigned Fund Balance (deducts FY 13 appropriation)	17,267,856
FY 13 General Fund	88,171,931
% Unassigned	19.6%

Staff does not believe this is cause for concern, but it does present a challenge for how the capital reserve will be established. For now, staff has shown projects continuing to be funded from fund balance, but that could change if the reserve is established. Staff recommends that fund balance be closely monitored and CIP project schedules adjusted if fund balance is less than staff projections.

### Bond Rating

Chatham's overall ratings are higher than other counties of similar size and most surrounding counties:

- Standard and Poor's: AA+
- Moody's: Aa2

Of the surrounding counties, Alamance and Orange share the same rating but have considerably larger tax bases. Only one other county in the 50,000 to 99,999 population group has attained both of these ratings.

### Debt Indicators

- Debt as a percent of assessed value: With a projected high of 1.66% in FY 2015, the county's indicator is projected to stay well below the highest county in FY 11 (2.641%) in its population group (50,000 to 99,999) and well below the 8% legal maximum.
- Debt per capita: With a projected high of \$2,221.27 in FY 2015, the county exceeds the highest county in FY 11 in its population group (\$1,861).
- Debt as a percent of the operating budget: Staff projects that, depending on decisions made in the operating budget, debt service may exceed the 15% maximum recommended by the Local Government Commission (LGC). The current model shows debt service of just under 15%. While this is an issue, the county differs from other counties in that funds for debt service have been set aside in a reserve account. Therefore, increases in debt service do not decrease Chatham County's flexibility to manage the operating budget, the primary concern of the LGC maximum.

## Community College - Siler City Campus

Completed

Project Status

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

**Project Budget:**  
The budget for the project as approved by project ordinance or as approved in the FY 2013-2019 CIP.

**Project Element:**  
Expense

**Funding Source:**  
Revenue

**Operating Effect:**  
Impact on Operating Budget.

Project Budget	Budget	Current									Project Totals	
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020		
<b>Project Element</b>												
Construction	4,072,195	3,561,803	0	0	0	0	0	0	0	0	0	3,561,803
Contingency	230,964	0	0	0	0	0	0	0	0	0	0	0
Debt Issuance Cost	19,036	19,035	0	0	0	0	0	0	0	0	0	19,035
Design, Engineering & Construction Ad	608,750	504,455	0	0	0	0	0	0	0	0	0	504,455
Equipment	0	108,806	0	0	0	0	0	0	0	0	0	108,806
<b>Total Project Element</b>	<b>4,930,945</b>	<b>4,194,099</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,194,099</b>
<b>Funding Source</b>												
Debt-Installment Purchase	4,930,946	4,186,158	0	0	0	0	0	0	0	0	0	4,186,158
Interest	0	7,941	0	0	0	0	0	0	0	0	0	7,941
<b>Total Funding Source</b>	<b>4,930,946</b>	<b>4,194,099</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,194,099</b>
<b>Operating Effect</b>												
Debt Service	0	518,140	505,196	492,253	479,309	466,366	453,422	440,479	427,535	274,209	4,056,909	4,056,909
Increased Operating Costs	0	33,895	33,895	34,912	35,959	37,038	38,149	39,294	40,472	41,687	335,301	335,301
Transfer from Debt Reserve	0	-518,140	-505,196	-492,253	-479,309	-466,366	-453,422	-440,479	-427,535	-274,209	-4,056,909	-4,056,909
<b>Total Operating Effect</b>	<b>0</b>	<b>33,895</b>	<b>33,895</b>	<b>34,912</b>	<b>35,959</b>	<b>37,038</b>	<b>38,149</b>	<b>39,294</b>	<b>40,472</b>	<b>41,687</b>	<b>335,301</b>	<b>335,301</b>

**Project Totals:**  
Totals all expenditures and revenues, even those expended or received in previous years. Totals operating costs, but not those spent prior to FY 2012.

### 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 complete. The college has asked to spend some of the savings on equipment in FY12.

# 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, either in the FY 2013-2019 CIP or by separate action, and there is no substantial change in the project.

## **New (has not been in a previous CIP)**

County Buildings - Chatham County Agricultural Center  
Schools - Roof Replacements (non QSCBs) (4 of the roofs are new, 2 are existing)  
Waste Management - Replace Waste & Recycling Facility Office

## **Approved-No Contracts (approved in a previous CIP; the main contract has not been executed, but the project may be in design)**

County Buildings - Emergency Services Storage Building  
County Buildings - New Jail  
County Buildings - Space Needs Study Implementation  
Parks - Northwest District  
Schools - Bleacher Replacements (Indoor)  
Schools - New High School  
Schools - North Chatham Elementary Traffic Improvements  
Schools - Stadium Restrooms and Softball Restrooms  
Technology - Increase Capacity for Data Storage  
Technology - Patient Data Management and Electronic Health Records System  
Technology - Telephone System Replacement - Countywide  
Voting Equipment Replacement  
Waste Management - New Northeast Collection Center  
Water - Western Intake and Water Treatment Plant

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

County Buildings - Historic Courthouse Restoration  
County Buildings - Justice Center  
Parks - American Tobacco Trail  
Parks - Briar Chapel Park Improvements  
Schools - High School Gym Heating/Air Conditioning Replacements  
Schools - Paving Installation and Replacement  
Schools - Renovate Restrooms and Add Hot Water  
Schools - Roof Replacements (QSCBs)  
Water - Increase Capacity

## **Substantially Complete (punch list items remain; some other expenses may remain)**

Central Carolina Business Campus  
Community College - Pittsboro Campus - Sustainable Technologies  
County Buildings - Chatham Community Library  
Parks - Northeast District  
Water - Western Transmission Mains

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

Community College - Siler City Campus  
County Buildings - Office Building Purchase & Renovation  
Emergency Communications - 911 Patriot Phone System  
Emergency Communications - Backup 911 Center  
Emergency Communications - Equipment Replacement for Narrowbanding  
Law Enforcement Center Site Improvements  
Parks - Southeast District Land  
Schools - Auditorium Sound and Lighting Upgrades  
Schools - Margaret Pollard Middle School  
Schools - Northwood High School Renovation

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

County Buildings - Animal Shelter Expansion and Renovation  
County Buildings - Northeast Library  
County Buildings - Public Health Building  
County Buildings - Renovation of Detention Center  
Emergency Communications - Next Generation 911  
Emergency Communications - Radio System Upgrade  
Schools - Chatham Middle Expansion  
Schools - High School Locker Room Renovations  
Schools - Joint School Bus & County Garage  
Schools - New Northeast Elementary School  
Schools - Replace Gymnasiums at Bennett, Silk Hope and Bonlee  
Water District - Southwest Water District Distribution Lines Construction

## **Not Recommended (the county manager does not recommend the project)**

Parks - Community Recreation Center

## Total Cost of Each Project by Year

	Prior to FY 2013	Current Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Totals
<b>911</b>										
Emergency Communications - 911 Patriot Phone System	288,790	0	0	0	0	0	0	0	0	288,790
Emergency Communications - Backup 911 Center	1,030,739	60,925	0	0	0	0	0	0	0	1,091,664
Emergency Communications - Equipment Replacement for Narrowbanding	153,576	0	0	0	0	0	0	0	0	153,576
<b>Total 911</b>	<b>1,473,105</b>	<b>60,925</b>	<b>0</b>	<b>1,534,030</b>						
<b>General</b>										
Central Carolina Business Campus	8,264,645	62,575	0	0	0	0	0	0	0	8,327,220
Community College - Pittsboro Campus - Sustainable Technologies	5,104,698	378,847	0	0	0	0	0	0	0	5,483,545
Community College - Siler City Campus	4,194,099	0	0	0	0	0	0	0	0	4,194,099
County Buildings - Chatham Community Library	6,910,068	-107,222	0	0	0	0	0	0	0	6,802,846
County Buildings - Chatham County Agricultural Center	0	27,500	841,796	9,880,971	0	0	0	0	0	10,750,267
County Buildings - Emergency Services Storage Building	0	0	0	593,391	0	0	0	0	0	593,391
County Buildings - Historic Courthouse Restoration	2,548,039	4,049,332	0	0	0	0	0	0	0	6,597,371
County Buildings - Justice Center	17,222,844	6,429,729	0	0	0	0	0	0	0	23,652,573
County Buildings - New Jail	989,156	5,238,849	8,771,995	0	0	0	0	0	0	15,000,000
County Buildings - Office Building Purchase & Renovation	4,278,010	0	0	0	0	0	0	0	0	4,278,010
County Buildings - Space Needs Study Implementation	678,493	752,315	912,575	2,135,384	0	0	0	0	0	4,478,767
Law Enforcement Center Site Improvements	527,208	11,601	0	0	0	0	0	0	0	538,809
Parks - American Tobacco Trail	0	60,000	0	0	0	0	0	0	0	60,000
Parks - Briar Chapel Park Improvements	0	467,686	607,575	13,200	0	0	0	0	0	1,088,461
Parks - Northeast District	3,262,801	28,323	0	0	0	0	0	0	0	3,291,124
Parks - Northwest District	1,609,332	24,275	46,909	0	0	0	0	0	0	1,680,516
Parks - Southeast District Land	1,270,305	0	0	0	0	0	0	0	0	1,270,305

## Total Cost of Each Project by Year

	Prior to FY 2013	Current Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Totals
Schools - Auditorium Sound and Lighting Upgrades	764,748	2,900	0	0	0	0	0	0	0	767,648
Schools - Bleacher Replacements (Indoor)	119,838	0	0	0	0	0	0	272,250	0	392,088
Schools - High School Gym Heating/Air Conditioning Replacements	0	916,700	0	0	0	0	0	0	0	916,700
Schools - Margaret Pollard Middle School	21,508,341	0	0	0	0	0	0	0	0	21,508,341
Schools - New High School	373,711	0	984,125	13,430,792	13,046,717	16,664,655	0	0	0	44,500,000
Schools - North Chatham Elementary Traffic Improvements	0	100,000	165,000	0	0	0	0	0	0	265,000
Schools - Northwood High School Renovation	4,490,274	0	0	0	0	0	0	0	0	4,490,274
Schools - Paving Installation and Replacement	59,873	30,000	30,000	30,000	0	0	0	0	0	149,873
Schools - Renovate Restrooms and Add Hot Water	1,489,767	267,280	0	0	0	0	0	0	0	1,757,047
Schools - Roof Replacements (non QSCBs)	0	1,277,346	1,190,607	0	740,625	740,625	0	0	1,244,657	5,193,860
Schools - Roof Replacements (QSCBs)	672,516	1,198,918	0	0	0	0	0	0	0	1,871,434
Schools - Stadium Restrooms and Softball Restrooms	0	1,264,494	0	0	0	0	0	0	0	1,264,494
Technology - Increase Capacity for Data Storage	187,328	0	0	0	682,920	0	0	0	0	870,248
Technology - Patient Data Management and Electronic Health Records System	0	265,000	0	0	0	0	0	0	0	265,000
Technology - Telephone System Replacement - Countywide	239,682	0	0	0	0	400,728	0	0	0	640,410
Voting Equipment Replacement	0	0	0	0	0	0	0	551,034	0	551,034
<b>Total General</b>	<b>86,765,776</b>	<b>22,746,448</b>	<b>13,550,582</b>	<b>26,083,738</b>	<b>14,470,262</b>	<b>17,806,008</b>	<b>0</b>	<b>823,284</b>	<b>1,244,657</b>	<b>183,490,755</b>
<b><u>Waste Management</u></b>										
Waste Management - New Northeast Collection Center	0	0	39,000	100,423	445,233	346,248	0	0	0	930,904
Waste Management - Replace Waste & Recycling Facility Office	0	0	0	0	0	116,829	1,553,623	0	0	1,670,452
<b>Total Waste Management</b>	<b>0</b>	<b>0</b>	<b>39,000</b>	<b>100,423</b>	<b>445,233</b>	<b>463,077</b>	<b>1,553,623</b>	<b>0</b>	<b>0</b>	<b>2,601,356</b>
<b><u>Water</u></b>										
Water - Increase Capacity	153,251	2,960,945	1,742,889	0	0	0	0	0	0	4,857,085

## Total Cost of Each Project by Year

	Prior to FY 2013	Current Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Totals
Water - Western Intake and Water Treatment Plant	0	100,000	100,000	500,000	500,000	500,000	500,000	0	0	2,200,000
Water - Western Transmission Mains	13,094,777	1,845,391	0	0	0	0	0	0	0	14,940,168
<b>Total Water</b>	13,248,028	4,906,336	1,842,889	500,000	500,000	500,000	500,000	0	0	21,997,253

# Funding Sources

The table below shows a summary of the funding sources for CIP projects by year. The major revenue sources are installment and other debt, fund balance, and insurance.

	Prior to FY 2013	Current Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Totals
<b>911</b>										
911 Funds	759,791	60,925	0	0	0	0	0	0	0	820,716
911 Funds -- Public Safety	672,923	0	0	0	0	0	0	0	0	672,923
General Fund Fund Balance	0	0	0	0	0	0	0	0	0	0
Grants, Gifts, Etc.	40,391	0	0	0	0	0	0	0	0	40,391
<b>Total 911</b>	1,473,105	60,925	0	0	0	0	0	0	0	1,534,030
<b>General</b>										
Capital Reserves	1,163,004	32,598	36,909	-10,000	0	0	0	0	0	1,222,511
Debt--Certificates of Participation (COPs)	7,364,593	0	0	0	0	0	0	0	0	7,364,593
Debt--General Obligation Bonds	0	0	841,796	9,880,971	0	0	0	0	0	10,722,767
Debt--Installment Purchase	47,128,533	8,664,324	9,756,120	13,430,792	13,046,717	16,664,655	0	0	0	108,691,141
Debt--Qualified School Construction Bonds	2,910,316	1,469,099	0	0	0	0	0	0	0	4,379,415
Debt--USDA Rural Development Loan (ARRA)	17,222,844	6,429,729	0	0	0	0	0	0	0	23,652,573
Department of Transportation Reimbursement	268,238	0	0	0	0	0	0	0	0	268,238
General Fund Fund Balance	3,979,187	1,423,606	2,258,182	2,718,775	1,383,545	1,101,353	-40,000	783,284	1,204,657	14,812,589
Grants, Gifts, Etc.	1,524,956	20,000	309,088	10,000	0	0	0	0	0	1,864,044
Insurance Reimbursement	2,548,039	4,049,332	0	0	0	0	0	0	0	6,597,371
Interest	203,262	0	0	0	0	0	0	0	0	203,262
Operating Revenue	0	27,500	0	0	0	0	0	0	0	27,500
Recreation Exaction Fee	1,978,613	100,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	2,358,613
Recreation Exaction Fee--Briar Chapel	0	467,686	308,487	13,200	0	0	0	0	0	789,373
Transfer from EDMS Capital Reserve	0	0	0	0	0	0	0	0	0	0
Transfer from General Fund	136,376	62,575	0	0	0	0	0	0	0	198,951
Transfer from Water Capital Reserve	337,814	0	0	0	0	0	0	0	0	337,814

# Funding Sources

The table below shows a summary of the funding sources for CIP projects by year. The major revenue sources are installment and other debt, fund balance, and insurance.

	Prior to FY 2013	Current Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Totals
<b>Total General</b>	86,765,775	22,746,449	13,550,582	26,083,738	14,470,262	17,806,008	0	823,284	1,244,657	183,490,755

## Waste Management

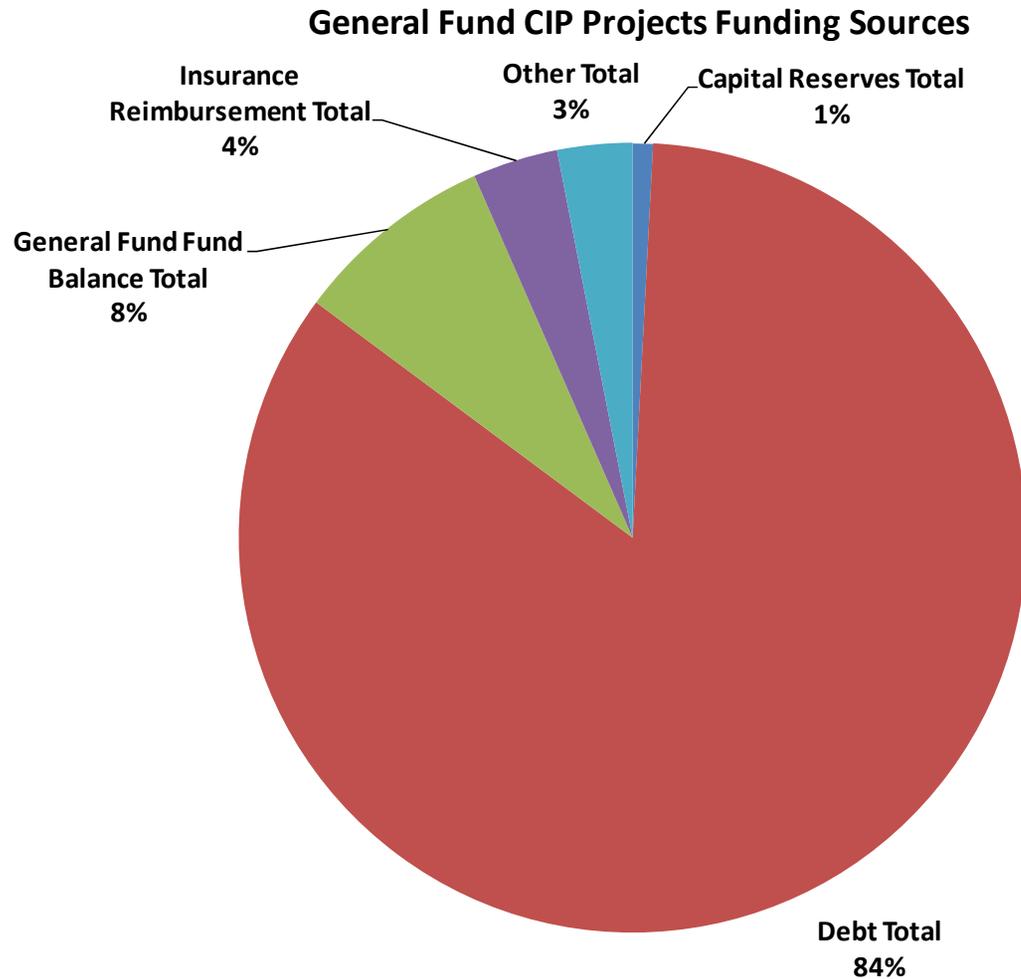
Capital Reserves	0	0	39,000	100,423	445,233	346,248	0	0	0	930,904
Waste Management Fund Balance	0	0	0	0	0	116,829	1,553,623	0	0	1,670,452
<b>Total Waste Management</b>	0	0	39,000	100,423	445,233	463,077	1,553,623	0	0	2,601,356

## Water

Capital Reserves	153,251	2,492,812	1,842,889	500,000	500,000	500,000	500,000	0	0	6,488,952
Debt--Installment Purchase	12,654,610	1,845,391	0	0	0	0	0	0	0	14,500,001
Interest	42,947	0	0	0	0	0	0	0	0	42,947
Town of Siler City Contribution	397,220	0	0	0	0	0	0	0	0	397,220
Transfer from Western Transmission Project	0	568,133	0	0	0	0	0	0	0	568,133
<b>Total Water</b>	13,248,028	4,906,336	1,842,889	500,000	500,000	500,000	500,000	0	0	21,997,253

## CIP Funding Sources

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## Parks & Recreation

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Parks Capital Reserve Fund: Staff recommends spending capital reserve funds for improvements to Northwest Park in FY 2014. The remaining balance could be leveraged with a PARTF grant from the state for a future project (yet undetermined). Staff projects that approximately \$170,000 will be left in the capital reserve in FY 2015, as shown below:

	FY 12	FY 13	FY 14	FY 15
Beginning Balance	133,632	133,964	197,564	160,655
Revenue	332	87,874	10,000	10,000
Spending	0	24,275	46,909	0
Ending Balance	133,964	197,564	160,655	170,655

Recreation Fees: Recreation fees are established and collected in two districts. The fees must be spent in the district in which they are collected.

- Western District: Since the economic downturn the Western District, consisting of the Jordan-Matthews and Chatham Central High School districts, has generated approximately \$4,500 per year. These funds will be used to reimburse the general fund until it is made whole for the purchase of Northwest Park. At the current rate of development, this will take many years, leaving no funding for additional land in this district.
- Eastern District: Since the economic downturn, the Eastern District, consisting of the Northwood High School district, has generated approximately \$40,000 per year, excluding Briar Chapel fees. These funds will be used to reimburse the general fund until it is made whole for the purchase of land for the Southeast District Park. At the current rate of development, this will take approximately 17 years, leaving no funding for additional land in this district. Note that funds generated in Briar Chapel will be used to pay for improvements in the Briar Chapel Park, as agreed to by the developer.

## 911 Funds

Effective in FY 12, the state changed how 911 funds are distributed. Previously, distributions matched local collections from FY 08. In FY 12, allocations are now based on a five-year rolling average of expenses. Counties may petition the board for additional funding, and separate grant funding opportunities are also available for large capital investments or consolidation activities. Chatham County's receipts increased from approximately \$452,028 in FY 11 to \$589,000 projected for FY 13. Counties can no longer accumulate unlimited fund balances and can carry only 20% of their yearly allocation.

In addition, this legislation allowed counties to spend one-half of their 2010 fund balances on any "public safety" expense. Chatham used these funds to complete the FCC-mandated narrowbanding requirement and the state requirement for a 911 backup center and successfully spent all funds by the deadline.

The changes in the distribution formula made it critical for the county to accurately project ongoing and one-time expenses. The Emergency Operations staff has developed a 7-year plan for expenses and taken into account the limitation on carry over funds. Chatham County should be able to use this plan to petition the state for more funding. Most of the included expenses do not meet the threshold for inclusion in the CIP, but a summary of the plan is shown so that resources are clearly known.

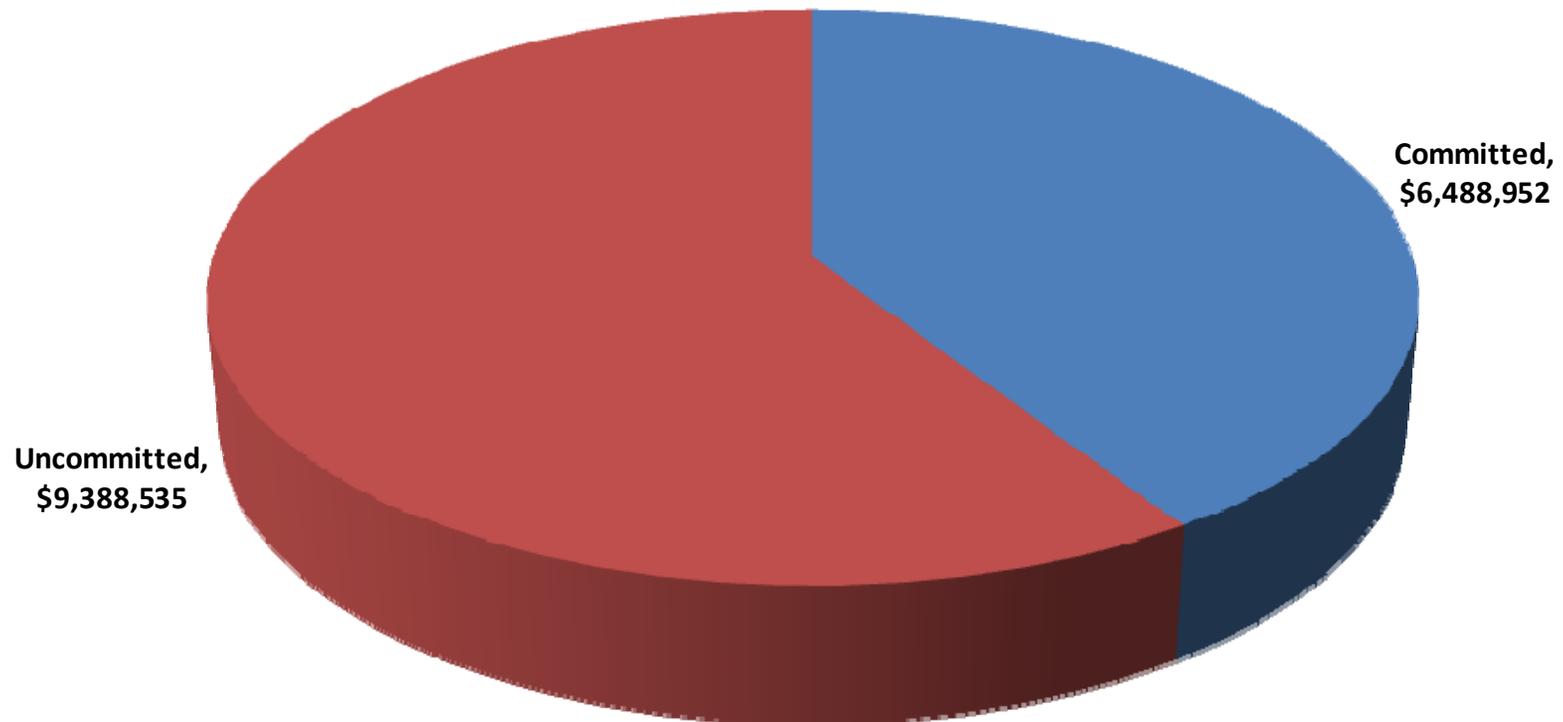
	FY 13 Projected	FY 14 Projected	FY 15 Projected	FY 16 Projected	FY 17 Projected	FY 18 Projected	FY 19 Projected	FY 20 Projected
Recurring Expenses	391,631	418,510	419,695	419,695	419,695	419,695	419,695	419,695
One-time Expenses	128,367	14,153	484,403	243,187	143,437	643,403	494,153	40,653
Total Expenses	519,998	432,663	904,098	662,882	563,132	1,063,098	913,848	460,348
Total Expense--Inflated (3%/year)		445,643	958,344	722,542	630,708	1,222,563	1,078,341	557,021
Projected Revenue	589,000	606,670	624,870	643,616	662,925	682,812	703,297	724,396
Balance	207,822	368,849	35,375	(43,550)	(11,334)	(551,084)	(926,129)	(758,754)

## Water Capital Reserve

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While the water capital reserve has a significant uncommitted funds, the cost and county share of the Western Intake and Water Treatment Plant are currently unknown.

**Projected Water Capital Reserve  
After Proposed Projects Funded (using 6-30-12 balance)**



# Operating Budget Effects

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

	Prior to FY 2013	Current Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020
<b>911</b>									
911 Funds	0	-52,753	-52,753	-52,753	-52,753	-52,753	-52,753	-52,753	-52,753
Increased Operating Costs	0	70,460	72,574	74,751	76,994	79,303	81,682	84,133	86,657
<b>Total 911</b>	0	17,707	19,821	21,998	24,241	26,550	28,929	31,380	33,904
<b>General</b>									
Additional Revenues	-145,140	-157,030	-157,030	-381,030	-381,030	-381,030	-381,030	-381,030	-381,030
Debt Service	5,234,577	6,240,546	7,298,916	8,014,373	10,761,842	10,895,661	13,832,978	13,494,200	12,675,719
Decreased Operating Costs	-179,164	-271,018	-355,198	-362,998	-362,998	-362,998	-331,398	-331,398	-331,398
General Fund Fund Balance	1,776,858	1,463,606	2,298,182	2,758,775	1,423,545	1,141,353	0	272,250	1,244,657
Increased Operating Costs	1,622,663	2,509,576	3,922,671	4,508,220	4,844,766	4,990,109	7,022,429	7,233,102	7,450,095
Transfer from Debt Reserve	-4,908,780	-5,917,005	-6,977,632	-7,695,346	-10,445,072	-10,581,147	-13,520,721	-13,184,200	-12,367,975
<b>Total General</b>	3,401,014	3,868,675	6,029,909	6,841,994	5,841,053	5,701,948	6,622,258	7,102,924	8,290,068
<b>Waste Management</b>									
Contribution to Capital Reserve	656,480	164,120	110,304	0	0	0	0	0	0
Increased Operating Costs	0	0	0	0	0	168,540	168,540	176,432	176,668
<b>Total Waste Management</b>	656,480	164,120	110,304	0	0	168,540	168,540	176,432	176,668
<b>Water</b>									
Additional Revenues	0	0	-30,000	-33,000	-36,300	-39,930	-43,923	-48,315	-53,147
Debt Service	655,264	1,067,600	1,051,889	1,045,913	1,030,330	1,021,125	1,011,631	1,001,735	988,113
Increased Operating Costs	0	16,480	63,960	67,950	72,255	76,906	81,937	87,863	93,881
<b>Total Water</b>	655,264	1,084,080	1,085,849	1,080,863	1,066,285	1,058,101	1,049,645	1,041,283	1,028,847

# **911 Fund Projects**

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# Emergency Communications - 911 Patriot Phone System

Completed

Replace outdated 911 phone equipment with a Sentinel Patriot system.

Project Budget	Budget	Prior to FY 2013	Current	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Project Totals
			Year: FY 2013								
<b>Project Element</b>											
Equipment	286,290	288,790	0	0	0	0	0	0	0	0	288,790
<b>Total Project Element</b>	286,290	288,790	0	0	0	0	0	0	0	0	288,790
<b>Funding Source</b>											
911 Funds	286,290	288,790	0	0	0	0	0	0	0	0	288,790
<b>Total Funding Source</b>	286,290	288,790	0	0	0	0	0	0	0	0	288,790

## Define Problem

The Intrado (Positron) Viper 911 telephone equipment currently in use by Emergency Communications is approximately 6 years old, outdated and no longer supported by the manufacturer, Intrado. Parts for this system are difficult to locate, if they can be found at all. Intrado does not service and maintain their equipment in a timely manner. Recurring problems have been reported numerous times, but were not resolved. In addition, the most current version of Viper equipment does not utilize the latest technology.

## Recommended Solution

Purchase one turn-key E-911 VoIP System from Wireless Communications to replace the existing Positron 911 equipment for a total cost of \$286,291. The purchase of this single system provided a telephone system for the primary PSAP (Public Safety Answering Point), as well as the newly completed backup PSAP. This was the only system that offers backup center capability without the purchase of two completely separate systems. This equipment is technologically advanced and will expedite implementation of next generation 911. Very few vendors offer this enhanced functionality.

## Alternatives

The Viper equipment could have been upgraded to the new version, but Intrado's customer service is not satisfactory. In addition, the most current version of Viper equipment does not utilize the latest technology, which allows citizens to contact 911 via text or voice over Internet protocol (VOIP). Next generation technology will also allow the 911 center to receive or log in to any cameras in the area of a crisis situation and also connect directly with people who have Onstar in their vehicles.

## Current Stage of Project

The project was complete March 19, 2012. The project was slightly over budget because of the unanticipated requirement to replace switches.

## Operating Impact

Maintenance and equipment costs can be paid out of 911 funds.

# Emergency Communications - Backup 911 Center

Completed

Construct an alternate site for receiving and processing 911 calls when the primary communications center is evacuated or otherwise not in service.

Project Budget	Budget	Prior to FY 2013	Current	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Project Totals
			Year: FY 2013								
<b>Project Element</b>											
Construction	61,500	65,717	0	0	0	0	0	0	0	0	65,717
Furnishings & Equipment	964,522	765,696	60,925	0	0	0	0	0	0	0	826,621
Other	371,388	199,326	0	0	0	0	0	0	0	0	199,326
<b>Total Project Element</b>	<b>1,397,410</b>	<b>1,030,739</b>	<b>60,925</b>	<b>0</b>	<b>1,091,664</b>						
<b>Funding Source</b>											
911 Funds	813,139	471,001	60,925	0	0	0	0	0	0	0	531,926
911 Funds -- Public Safety	494,687	519,347	0	0	0	0	0	0	0	0	519,347
General Fund Fund Balance	89,584	0	0	0	0	0	0	0	0	0	0
Grants, Gifts, Etc.	0	40,391	0	0	0	0	0	0	0	0	40,391
<b>Total Funding Source</b>	<b>1,397,410</b>	<b>1,030,739</b>	<b>60,925</b>	<b>0</b>	<b>1,091,664</b>						
<b>Operating Effect</b>											
911 Funds	0	0	-52,753	-52,753	-52,753	-52,753	-52,753	-52,753	-52,753	-52,753	-422,024
Increased Operating Costs	0	0	70,460	72,574	74,751	76,994	79,303	81,682	84,133	86,657	626,554
<b>Total Operating Effect</b>	<b>0</b>	<b>0</b>	<b>17,707</b>	<b>19,821</b>	<b>21,998</b>	<b>24,241</b>	<b>26,550</b>	<b>28,929</b>	<b>31,380</b>	<b>33,904</b>	<b>204,530</b>

## Define Problem

The county has experienced events that have left the 911 center totally or partly inoperable. In addition to the need for a backup 911 center mentioned above, the NC State 911 Board requires that such a facility be operational for counties to continue receiving 911 funding.

## Recommended Solution

Purchase an existing building for a backup communications center. The primary Public Safety Answering Point (PSAP) consists of six (6) total positions with four (4) of those currently manned.

Currently the county can switch 911 lines and two telecommunicator positions to the mobile unit (still receiving the Automatic Number Identification (ANI) and Automatic Location Identification (ALI)), but only if the primary PSAP remains operational. With the addition of the backup center, the county will be able to provide up to six telecommunicator positions, mirroring the capability of the primary PSAP and ensuring adequate coverage. The addition of the backup center also allows the county to meet the NC 911 Board's requirements and maintain 911 funding.

The backup facility will have the same capabilities as the current PSAP. The NC 911 Board will fund the same operating expenses for backup centers as for primary PSAPs.

## Alternatives

Rely solely on the mobile unit for backup, which can only receive 911 calls if the 911 telephone system and equipment remain intact and operational in the primary PSAP. This option would also eliminate the county's 911 funding source, as it does not meet the NC 911 Board's standards for a backup center.

An alternative to the backup center would be local agreements with other PSAPs. The county explored this possibility with Burke County, but was unable to

## Emergency Communications - Backup 911 Center

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Completed

obtain needed support from the phone company to make this a viable option.

### **Current Stage of Project**

The backup center plan was approved by the State 911 Board in August 2011. All equipment has been installed. Testing is in progress and should be complete by January 1, 2013.

### **Description of Land Needs**

1 to 1.5 acres was needed.

### **Professional Services Needed**

Architectural and/or engineering services were needed.

### **Operating Impact**

Additional funds are needed for building and equipment maintenance, most of which should be offset by additional 911 funding. This project was paid for by 911 funds, public safety and wireless funding, with no contribution from the general fund.

# Emergency Communications - Equipment Replacement for Narrowbanding

Completed

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 2013	Current	Year 1:	Year 2:	Year 3:	Year 4:	Year 5:	Year 6:	Year 7:	Project Totals
			Year: FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	
<b>Project Element</b>											
Equipment	180,276	153,576	0	0	0	0	0	0	0	0	153,576
<b>Total Project Element</b>	180,276	153,576	0	0	0	0	0	0	0	0	153,576
<b>Funding Source</b>											
911 Funds -- Public Safety	180,276	153,576	0	0	0	0	0	0	0	0	153,576
<b>Total Funding Source</b>	180,276	153,576	0	0	0	0	0	0	0	0	153,576

## 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, and VHF and UHF antennas. In addition, the project requires reprogramming all county-owned radios and purchasing new FCC licenses for all radios and related equipment. All of these activities must be done in concert with neighboring jurisdictions

## Current Stage of Project

Narrow banding was completed in June 2012.

## Description of Land Needs

None.

# **General Fund Projects**

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# Central Carolina Business Campus

Substantially Complete

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	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	7,235,621	7,210,621	9,960	0	0	0	0	0	0	0	7,220,581
Design, Engineering & Construction Ad	982,934	984,144	0	0	0	0	0	0	0	0	984,144
Land	114,206	69,880	52,615	0	0	0	0	0	0	0	122,495
Mitigation	50,000	0	0	0	0	0	0	0	0	0	0
<b>Total Project Element</b>	<b>8,382,761</b>	<b>8,264,645</b>	<b>62,575</b>	<b>0</b>	<b>8,327,220</b>						
<b>Funding Source</b>											
Debt--Certificates of Participation (COP)	7,364,593	7,364,593	0	0	0	0	0	0	0	0	7,364,593
Grants, Gifts, Etc.	399,882	399,882	0	0	0	0	0	0	0	0	399,882
Interest	22,777	25,980	0	0	0	0	0	0	0	0	25,980
Transfer from General Fund	257,695	136,376	62,575	0	0	0	0	0	0	0	198,951
Transfer from Water Capital Reserve	337,814	337,814	0	0	0	0	0	0	0	0	337,814
<b>Total Funding Source</b>	<b>8,382,761</b>	<b>8,264,645</b>	<b>62,575</b>	<b>0</b>	<b>8,327,220</b>						
<b>Operating Effect</b>											
Debt Service	0	365,083	363,483	361,883	360,283	358,683	655,083	640,483	626,963	613,443	4,345,387
Increased Operating Costs	0	16,600	18,375	18,926	19,494	20,079	20,681	21,302	21,941	22,599	179,997
Transfer from Debt Reserve	0	-365,083	-363,483	-361,883	-360,283	-358,683	-655,083	-640,483	-626,963	-613,443	-4,345,387
<b>Total Operating Effect</b>	<b>0</b>	<b>16,600</b>	<b>18,375</b>	<b>18,926</b>	<b>19,494</b>	<b>20,079</b>	<b>20,681</b>	<b>21,302</b>	<b>21,941</b>	<b>22,599</b>	<b>179,997</b>

## 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. Many of the engineering design and construction administration problems are in the process of being resolved, including additional easements for the bridge and roadway and installation of guardrails requested by the DOT. Hobbs Architects is negotiating to resolve right-of-way issues, which are required for the DOT to accept the road. Remaining issues include the DOT requirement for the county to post a ten-year bond for future maintenance of the culvert and negotiating with a landowner on US 64 for placement of a sign.

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 complete. Additional improvements and mitigation may be needed to the roadways to satisfy requirements of the NC Department of Transportation and US Army Corps of Engineers.

### **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 were 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

Substantially Complete

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

Project Budget	Budget	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	5,111,805	4,747,330	323,021	0	0	0	0	0	0	0	5,070,351
Debt Issuance Cost	27,426	27,425	0	0	0	0	0	0	0	0	27,425
Design, Engineering & Construction Ad	321,944	310,867	55,826	0	0	0	0	0	0	0	366,693
Equipment	19,076	19,076	0	0	0	0	0	0	0	0	19,076
<b>Total Project Element</b>	<b>5,480,251</b>	<b>5,104,698</b>	<b>378,847</b>	<b>0</b>	<b>5,483,545</b>						
<b>Funding Source</b>											
Debt--Installment Purchase	5,475,972	5,097,377	278,457	0	0	0	0	0	0	0	5,375,834
Department of Transportation Reimburs	0	0	100,390	0	0	0	0	0	0	0	100,390
Interest	4,279	7,321	0	0	0	0	0	0	0	0	7,321
<b>Total Funding Source</b>	<b>5,480,251</b>	<b>5,104,698</b>	<b>378,847</b>	<b>0</b>	<b>5,483,545</b>						
<b>Operating Effect</b>											
Debt Service	0	268,652	691,888	674,161	656,434	638,708	620,981	603,254	585,528	375,541	5,115,147
Increased Operating Costs	0	126,000	126,000	129,780	133,673	137,684	141,814	146,069	150,451	154,964	1,246,434
Transfer from Debt Reserve	0	-268,652	-691,888	-674,161	-656,434	-638,708	-620,981	-603,254	-585,528	-375,541	-5,115,147
<b>Total Operating Effect</b>	<b>0</b>	<b>126,000</b>	<b>126,000</b>	<b>129,780</b>	<b>133,673</b>	<b>137,684</b>	<b>141,814</b>	<b>146,069</b>	<b>150,451</b>	<b>154,964</b>	<b>1,246,434</b>

## 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. "Green building", also known as environmentally sustainable development, courses are regularly offered through the continuing education program in Pittsboro 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 the preparation of local foods.

## Recommended Solution

Construction is complete.

## **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 were 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. All is complete except the commissioning and the LEED certification. The balance of the loan was used to purchase property adjacent to the Pittsboro campus of CCCC for future expansion of the college and potential development of an agricultural center.

## **Relation to Other Projects**

The project is related to the joint-use library. These two buildings were built on adjacent sites on the existing Pittsboro campus of CCCC. The buildings were designed simultaneously and bid as one project, to 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 were needed.

## **Operating Impact**

Additional funds were needed for building maintenance and housekeeping.

# Community College - Siler City Campus

Completed

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

Project Budget	Budget	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	4,072,195	3,561,803	0	0	0	0	0	0	0	0	3,561,803
Contingency	230,964	0	0	0	0	0	0	0	0	0	0
Debt Issuance Cost	19,036	19,035	0	0	0	0	0	0	0	0	19,035
Design, Engineering & Construction Ad	608,750	504,455	0	0	0	0	0	0	0	0	504,455
Equipment	0	108,806	0	0	0	0	0	0	0	0	108,806
<b>Total Project Element</b>	<b>4,930,945</b>	<b>4,194,099</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,194,099</b>
<b>Funding Source</b>											
Debt--Installment Purchase	4,930,946	4,186,158	0	0	0	0	0	0	0	0	4,186,158
Interest	0	7,941	0	0	0	0	0	0	0	0	7,941
<b>Total Funding Source</b>	<b>4,930,946</b>	<b>4,194,099</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,194,099</b>
<b>Operating Effect</b>											
Debt Service	0	518,140	505,196	492,253	479,309	466,366	453,422	440,479	427,535	274,209	4,056,909
Increased Operating Costs	0	33,895	33,895	34,912	35,959	37,038	38,149	39,294	40,472	41,687	335,301
Transfer from Debt Reserve	0	-518,140	-505,196	-492,253	-479,309	-466,366	-453,422	-440,479	-427,535	-274,209	-4,056,909
<b>Total Operating Effect</b>	<b>0</b>	<b>33,895</b>	<b>33,895</b>	<b>34,912</b>	<b>35,959</b>	<b>37,038</b>	<b>38,149</b>	<b>39,294</b>	<b>40,472</b>	<b>41,687</b>	<b>335,301</b>

## 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 complete. The college asked to spend some of the savings on equipment in FY12.

## **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 began on January 10, 2011. The balance of the loan was used to purchase property adjacent to the Pittsboro campus of CCCC for future expansion of the college and potential development of an agricultural center.

## **Relation to Other Projects**

This project is related to the Central Carolina Business Campus, which provided the infrastructure for the land.

## **Description of Land Needs**

The county gave 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 were needed for building maintenance, utilities and housekeeping, but increased costs were partially offset by closing the Henry Siler School.

# County Buildings - Chatham Community Library

Substantially Complete

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	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	5,836,891	5,758,930	26,085	0	0	0	0	0	0	0	5,785,015
Debt Issuance Cost	35,181	35,180	0	0	0	0	0	0	0	0	35,180
Design, Engineering & Construction Ad	485,265	577,071	-134,864	0	0	0	0	0	0	0	442,207
Furnishings & Equipment	538,887	538,887	1,557	0	0	0	0	0	0	0	540,444
<b>Total Project Element</b>	<b>6,896,224</b>	<b>6,910,068</b>	<b>-107,222</b>	<b>0</b>	<b>6,802,846</b>						
<b>Funding Source</b>											
Debt--Installment Purchase	6,560,660	6,354,222	-6,832	0	0	0	0	0	0	0	6,347,390
Department of Transportation Reimburs	0	218,238	-100,390	0	0	0	0	0	0	0	117,848
Grants, Gifts, Etc.	274,310	274,310	0	0	0	0	0	0	0	0	274,310
Interest	61,254	63,298	0	0	0	0	0	0	0	0	63,298
<b>Total Funding Source</b>	<b>6,896,224</b>	<b>6,910,068</b>	<b>-107,222</b>	<b>0</b>	<b>6,802,846</b>						
<b>Operating Effect</b>											
Debt Service	0	783,796	764,216	744,636	725,057	705,477	685,897	666,317	646,737	414,800	6,136,933
Increased Operating Costs	0	362,817	335,293	345,352	355,712	366,384	377,375	388,696	400,357	412,368	3,344,355
Transfer from Debt Reserve	0	-783,796	-764,216	-744,636	-725,057	-705,477	-685,897	-666,317	-646,737	-414,800	-6,136,933
<b>Total Operating Effect</b>	<b>0</b>	<b>362,817</b>	<b>335,293</b>	<b>345,352</b>	<b>355,712</b>	<b>366,384</b>	<b>377,375</b>	<b>388,696</b>	<b>400,357</b>	<b>412,368</b>	<b>3,344,355</b>

## 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.

# County Buildings - Chatham Community Library

Substantially Complete

## **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**

The county obtained its certificate of occupancy on August 19, 2010. The building is complete. Only the commissioning and LEED certification process are outstanding. The balance of the loan was used to purchase property adjacent to the Pittsboro campus of CCCC for future expansion of the college and potential development of an agricultural center.

## **Relation to Other Projects**

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

## **Description of Land Needs**

CCCC 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 were needed.

# County Buildings - Chatham County Agricultural Center

New

Construct a new agricultural center for Chatham County of approximately 32,250 square feet. The facility could 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 two smaller meeting spaces;
- Four conference rooms that will seat a minimum of 50 people each at tables and chairs;
- Storage space for tables, chairs, educational equipment and other supplies;
- 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. Land should also be adequate for a Livestock Show Barn, mini arboretum and demonstration plots, which may be added in the future.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	0	0	0	0	8,838,291	0	0	0	0	0	8,838,291
Contingency	0	0	0	0	618,680	0	0	0	0	0	618,680
Design, Engineering & Construction Ad	0	0	27,500	795,446	0	0	0	0	0	0	822,946
Furnishings & Equipment	0	0	0	0	424,000	0	0	0	0	0	424,000
Testing & Other Owner Costs	0	0	0	46,350	0	0	0	0	0	0	46,350
<b>Total Project Element</b>	<b>0</b>	<b>0</b>	<b>27,500</b>	<b>841,796</b>	<b>9,880,971</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,750,267</b>
<b>Funding Source</b>											
Debt--General Obligation Bonds	0	0	0	841,796	9,880,971	0	0	0	0	0	10,722,767
Operating Revenue	0	0	27,500	0	0	0	0	0	0	0	27,500
<b>Total Funding Source</b>	<b>0</b>	<b>0</b>	<b>27,500</b>	<b>841,796</b>	<b>9,880,971</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,750,267</b>
<b>Operating Effect</b>											
Debt Service	0	0	0	0	0	575,000	575,000	1,215,000	1,183,000	1,151,000	4,699,000
Increased Operating Costs	0	0	0	0	0	175,763	181,035	186,466	192,060	197,822	933,147
Transfer from Debt Reserve	0	0	0	0	0	-575,000	-575,000	-1,215,000	-1,183,000	-1,151,000	-4,699,000
<b>Total Operating Effect</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>175,763</b>	<b>181,035</b>	<b>186,466</b>	<b>192,060</b>	<b>197,822</b>	<b>933,147</b>

## Define Problem

The current building was built in 1956 and has never had a major renovation. Storage space is inadequate. Building security continues to be an issue since the building is used as a multipurpose facility for which it was not designed. The building is not compliant with the Americans with Disabilities Act (ADA). 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 sees 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 (80% of those surveyed) routinely complain about the condition of the facilities and the lack of 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

# County Buildings - Chatham County Agricultural Center

New

necessary for programs. The parking problems have been exacerbated by the construction of the Justice Center and the abandonment of South Street. Also many Extension educational programs are being moved offsite and rent must be paid for a larger meeting space to meet the client demand.

## Recommended Solution

The Cooperative Extension Service staff, Extension Advisory Council, Farm Service Agency (FSA) staff, the FSA County Committee, Natural Resources Conservation Service staff, and Soil and Water Conservation District staff and Board of Directors recommend that Chatham County build a stand-alone Chatham County Agricultural Center to house the natural resources and agricultural agencies and to provide a meeting facility that all county departments, Central Carolina Community College and nonprofit agencies could use and the public could rent.

The new facility would allow ample space for expanded programs and corporate or educational meetings that might last for several days. Meetings of this size would have the potential to attract new food and lodging establishments to provide services for out-of-town visitors. Consideration should be given to building on land currently owned by the county either on the west side of Central Carolina Community College's (CCCC) Pittsboro Campus or in the Central Carolina Business Campus (Business Campus) in Siler City.

The advantages of building on the west side of the Pittsboro Campus are that it is centrally located within the county, and the sustainable agriculture program at the college would be a good partner for many programs. The disadvantage is that US Business 64 is currently only two lanes and the facility would have only a single entrance from the highway.

The advantages of building in the Business Campus are that the infrastructure already exists and the intersection of two four-lane highways provides easy access for neighboring counties. The disadvantage is that the property was envisioned for private industrial development and an agricultural center would become the fourth public/nonprofit building to occupy the site.

Staff has recommended and retained an architect to develop a preliminary site plan and cost estimates for the project on the west side of the CCCC Pittsboro Campus, at a cost of \$27,500. This work is complete. The estimate includes costs of site development and construction of a building that provides offices and meeting space in a design that can be easily expandable to incorporate growth.

The architect believes the site is excellent, but costs to develop the 22-acre site will be significant. While some items included in the estimate are optional, such as a connecting drive to the CCCC campus and a generator, much of it is not, including storm drainage, a fire pump, wiring for audio/visual equipment, and the widening of US Business 64 to include a turn lane.

In order to open the building in 2019, the equivalent of an additional one-quarter of a cent on the property tax rate must be contributed to the debt reserve fund, beginning in FY 2014. This is the option shown in the CIP. If the Board of Commissioners wishes to open the facility in 2016, an additional one-half cent will be needed in FY 2014. The additional contribution to the debt reserve fund will be needed regardless of how the project is financed, through an installment purchase or general obligation bond.

## 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 (with seating at tables for approximately 250) and other meeting spaces.

(2) A meeting 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) 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.

# County Buildings - Chatham County Agricultural Center

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New

This project could potentially be funded with a general obligation bond to be voted on by the public, but this would likely not have any impact on the cost or the needed contribution to the debt reserve. The board of commissioners decided to hold a referendum on whether to finance through general obligation bonds and directed staff to schedule the election for May 2013. Commissioners also requested additional information including the cost to construct a livestock show barn and information on phasing the construction of the building. Grant funding is probably not an option due to the lack of grant opportunities.

## **Current Stage of Project**

The county has purchased approximately 100 acres to the west of Central Carolina Community College's Pittsboro Campus for CCCC future expansion. The Chatham County Agricultural Center could become the anchor building on the new property.

## **Description of Land Needs**

The county recently purchased approximately 100 acres west of Pittsboro on US Business 64. Staff recommends using 22 acres of this site for the Agriculture Center. The property would also be used for future expansion of CCCC. CCCC officials have been involved in master planning the site.

## **Professional Services Needed**

Architectural design and construction management will be needed.

## **Operating Impact**

Additional funds will be needed for utilities, building maintenance, and expanded programs. One option may be to contract with CCCC for these services. This arrangement has worked well for the Chatham Community Library. Staff has used the same cost for this building, \$5/square foot. Some of this cost would be offset by revenue from rental of the meeting spaces and facility.

# 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	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	470,946	0	0	0	494,493	0	0	0	0	0	494,493
Contingency	47,095	0	0	0	49,449	0	0	0	0	0	49,449
Design, Engineering & Construction Ad	39,690	0	0	0	49,449	0	0	0	0	0	49,449
<b>Total Project Element</b>	<b>557,731</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>593,391</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>593,391</b>
<b>Funding Source</b>											
General Fund Fund Balance	557,731	0	0	0	593,391	0	0	0	0	0	593,391
<b>Total Funding Source</b>	<b>557,731</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>593,391</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>593,391</b>
<b>Operating Effect</b>											
General Fund Fund Balance	0	0	0	0	593,391	0	0	0	0	0	593,391
Increased Operating Costs	0	0	0	0	2,609	2,687	2,768	2,851	2,936	3,024	16,874
<b>Total Operating Effect</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>596,000</b>	<b>2,687</b>	<b>2,768</b>	<b>2,851</b>	<b>2,936</b>	<b>3,024</b>	<b>610,265</b>

## 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. When this building was torn down as part of the Law Enforcement Site Improvements project, Emergency Operations began to use a small section of the Performance Building to store emergency shelter supplies. This small space is not sufficient to serve as a fully-functional CRDP.

## Recommended Solution

The least costly and most viable solution is to ask First Health to vacate the vehicle bay adjacent to the existing CRDP. Expanding the existing space into that bay would alleviate the need to construct a building.

If this is not possible, then the best solution is to 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

One alternative is to purchase an existing building that would meet these requirements. However, staff has not found a facility that could meet many of the requirements. In addition, this option includes the cost of land.

Another 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.

The existing jail, once it is empty, is not a viable alternative, since the ceiling heights are too low to accommodate a fork lift.

## Current Stage of Project

The project has been delayed a year to explore the option with First Health. The budget reflects the more costly alternative of constructing a 6,000-square-foot insulated metal building.

## 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.

## Professional Services Needed

If a new building is constructed, professional services will be needed for purchasing and siting the building.

## Operating Impact

Additional operating costs have not yet been quantified but will include utilities and maintenance.

# County Buildings - Historic Courthouse Restoration

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

Project Budget	Budget	Prior to FY 2013	Current	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Project Totals
			Year: FY 2013								
<b>Project Element</b>											
Construction	4,718,665	2,097,683	2,948,817	0	0	0	0	0	0	0	5,046,500
Contingency	1,250,890	0	998,769	0	0	0	0	0	0	0	998,769
Design, Engineering & Construction Ad	573,305	450,356	47,235	0	0	0	0	0	0	0	497,591
Furnishings & Equipment	54,511	0	54,511	0	0	0	0	0	0	0	54,511
<b>Total Project Element</b>	<b>6,597,371</b>	<b>2,548,039</b>	<b>4,049,332</b>	<b>0</b>	<b>6,597,371</b>						
<b>Funding Source</b>											
Insurance Reimbursement	6,597,371	2,548,039	4,049,332	0	0	0	0	0	0	0	6,597,371
<b>Total Funding Source</b>	<b>6,597,371</b>	<b>2,548,039</b>	<b>4,049,332</b>	<b>0</b>	<b>6,597,371</b>						

## 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 soldering 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 courtroom space for low-risk trials and other functions. The courtroom will also serve as the Board of Commissioners' primary meeting space.

## Recommended Solution

The Board of Commissioners appointed a citizens' 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

Design work is completed, and a contract was awarded to H.M. Kern Construction Company. Construction began in November 2011 and was scheduled to be completed by January 2013. The contractor is one month behind schedule and is responsible for closing the gap between the current projected end date of February 2013 and the contracted end date of January 2013. The project will be funded through insurance reimbursement.

## Relation to Other Projects

The project is related to the justice center.

## Professional Services Needed

Professional design work and construction management were required.

## Operating Impact

This building's operating cost will be similar to pre-fire costs.

# County Buildings - Justice Center

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	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	19,838,323	14,793,254	4,494,017	0	0	0	0	0	0	0	19,287,271
Contingency	1,003,397	0	100,000	0	0	0	0	0	0	0	100,000
Debt Issuance Cost	89,831	89,831	0	0	0	0	0	0	0	0	89,831
Design, Engineering & Construction Ad	2,287,519	1,905,286	493,882	0	0	0	0	0	0	0	2,399,168
Engineering & Other Fees	220,505	217,259	0	0	0	0	0	0	0	0	217,259
Furnishings & Equipment	1,204,303	48	1,289,080	0	0	0	0	0	0	0	1,289,128
Interim Financing Costs	1,838	38,741	52,750	0	0	0	0	0	0	0	91,491
Land	294,000	178,425	0	0	0	0	0	0	0	0	178,425
Miscellaneous Contracts	60,284	0	0	0	0	0	0	0	0	0	0
<b>Total Project Element</b>	<b>25,000,000</b>	<b>17,222,844</b>	<b>6,429,729</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23,652,573</b>
<b>Funding Source</b>											
Debt--USDA Rural Development Loan (	25,000,000	17,222,844	6,429,729	0	0	0	0	0	0	0	23,652,573
<b>Total Funding Source</b>	<b>25,000,000</b>	<b>17,222,844</b>	<b>6,429,729</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23,652,573</b>
<b>Operating Effect</b>											
Debt Service	0	77,485	77,485	1,254,800	1,254,200	1,253,200	1,251,800	1,254,900	1,252,500	1,254,600	8,930,970
Decreased Operating Costs	0	0	-39,054	-78,108	-78,108	-78,108	-78,108	-78,108	-78,108	-78,108	-585,810
Increased Operating Costs	0	0	857,874	1,033,724	1,064,736	1,096,678	1,129,578	1,163,465	1,198,369	1,234,320	8,778,745
Transfer from Debt Reserve	0	-77,485	-77,485	-1,254,800	-1,254,200	-1,253,200	-1,251,800	-1,254,900	-1,252,500	-1,254,600	-8,930,970
<b>Total Operating Effect</b>	<b>0</b>	<b>0</b>	<b>818,820</b>	<b>955,616</b>	<b>986,628</b>	<b>1,018,570</b>	<b>1,051,470</b>	<b>1,085,357</b>	<b>1,120,261</b>	<b>1,156,212</b>	<b>8,192,935</b>

## 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%. 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, Chatham 360, child victim services, and the public defender. Court officials have identified the lack of courtroom space as a severe problem. Last year, 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 an 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; 22,700 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 upfit 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. Six 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.

### **Current Stage of Project**

Construction is approximately 93% complete and is on schedule. Completion and move-in of court functions is scheduled for December 2012.

### **Description of Land Needs**

The county purchased land for the judicial facility in 2001.

### **Professional Services Needed**

Construction management and testing are 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 the district attorney's office, probation and the public defender in Pittsboro.

# County Buildings - New Jail

Approved-No Contracts

Construct a 133-bed, 60,000-square-foot jail, and continue efforts to decrease the jail population.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	12,205,363	267,542	5,058,660	7,601,950	0	0	0	0	0	0	12,928,152
Contingency	822,052	0	0	773,921	0	0	0	0	0	0	773,921
Design, Engineering & Construction Ad	1,039,797	721,614	163,936	186,124	0	0	0	0	0	0	1,071,674
Equipment	210,000	0	0	210,000	0	0	0	0	0	0	210,000
Land	0	0	2,293	0	0	0	0	0	0	0	2,293
Miscellaneous Contracts	722,788	0	13,960	0	0	0	0	0	0	0	13,960
<b>Total Project Element</b>	<b>15,000,000</b>	<b>989,156</b>	<b>5,238,849</b>	<b>8,771,995</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,000,000</b>
<b>Funding Source</b>											
Debt--Installment Purchase	15,000,000	989,156	5,238,849	8,771,995	0	0	0	0	0	0	15,000,000
<b>Total Funding Source</b>	<b>15,000,000</b>	<b>989,156</b>	<b>5,238,849</b>	<b>8,771,995</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,000,000</b>
<b>Operating Effect</b>											
Additional Revenues	0	0	0	0	-219,000	-219,000	-219,000	-219,000	-219,000	-219,000	-1,314,000
Debt Service	0	0	787,500	787,500	1,622,500	1,578,663	1,534,825	1,490,988	1,447,150	1,447,150	10,696,276
Increased Operating Costs	0	0	0	1,164,071	1,585,018	1,632,568	1,681,545	1,731,992	1,783,952	1,837,470	11,416,616
Transfer from Debt Reserve	0	0	-787,500	-787,500	-1,622,500	-1,578,663	-1,534,825	-1,490,988	-1,447,150	-1,447,150	-10,696,276
<b>Total Operating Effect</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,164,071</b>	<b>1,366,018</b>	<b>1,413,568</b>	<b>1,462,545</b>	<b>1,512,992</b>	<b>1,564,952</b>	<b>1,618,470</b>	<b>10,102,616</b>

## Define Problem

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

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. If the 3 medical/segregation beds are filled and additional inmates require segregation the county must either pay another county for segregation bed space or assign staff to almost continual monitoring of inmates, leaving other responsibilities unstaffed. So while the jail's total capacity is 51 inmates, parts of the jail can be at or over capacity before reaching 51 beds. Between January and August 2012, male cells were at or over capacity only once, but female cells were at or over capacity 36% of the time. In October of 2012, two of the three segregation beds were already filled when two additional males were admitted as co-defendants charged with murder and therefore requiring segregation. This put the jail over capacity for the segregation of inmates.

In 2011, the jail was at or over capacity 39% percent of time. Thus far in 2012, there has been a 16% reduction in jail admissions and the length of stay has remained consistent with 2011. The average daily population has increased from 28 to 48 since 2000, a 71% increase, despite serious efforts by jail staff to reduce the population. Although average daily population, admissions, and length of stay may fluctuate somewhat, all three metrics show an upward trend.

Starting in January, 2012, the state required all misdemeanants sentenced to 180 days and less to serve their time at the county jail. We have not seen an appreciable effect in our jail, because 90-180 day inmates have been housed at other facilities under the statewide misdemeanor program.

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. 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.

Two primary factors influence population levels:

1. Number of admissions: 1,423 in 2004, 1,608 in 2011, 1,383 projected in 2012.
2. Length of stay: 9.4 days in 2004, 10.7 in 2011, 10.1 projected in 2012.

The county commissioned an update to the Fall 2008 Jail Study, which projected admissions and average daily population based on trending admissions and average length of stay. When these factors are adjusted, more beds are needed in the 20-year timeframe.

### 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 Division of Adult Corrections (DAC formerly known as DOC); DAC 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 moves 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 Pre-Trial Services for a pretrial release program. In 2012, the program will save a projected 2.8% or 394 beds for the year.

### Recommended Solution

1. Maintain pretrial release efforts. Pretrial is effective at reducing the population of a majority of misdemeanor cases and some felony cases.
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. 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 operational costs.
4. Build a 133-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 worsen as the county's population increases. 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. Additionally, the current jail is in need of repairs for leaks and replacement of shower pipes that are of concern to the state inspector, and it needs to be repainted. The cost of repainting has been estimated at \$80,000.

2. Delay building a jail and rent beds from adjacent counties: The County has had to rent beds in FY 2012, and will likely need to continue in FY 2013, to manage inmates due to insufficient availability of segregation beds. 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.
3. 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 by itself. Having an electronic monitoring program as part of pretrial release is more effective and efficient; however, the current pretrial release executive director is not interested in running an electronic monitoring program. Electronic house arrest by itself is not cost effective and would not result in the population decrease necessary to avoid additional jail space.
4. 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.
5. Build a new jail: Several options exist for building a new jail, including:
  - 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, possible construction of a Central Receiving and Distribution Center, and site improvements.
  - Build a 133-bed, 60,000-square-foot jail on property currently owned by the county that will allow the jail to be easily expanded.

### Current Stage of Project

Hemphill Randel Associates has been selected as the architect. County-owned property on Landfill Road has been selected as the building site. Construction documents are complete and the project is scheduled to be bid in December, 2012. The project is currently scheduled to be complete in the summer of 2014.

### Relation to Other Projects

Consideration was given to building the jail adjacent to the judicial center, but following a feasibility study, the Board of Commissioners voted to site the facility on the Landfill Road property. The feasibility study determined that the site on Landfill Road:

- Was the best for the project schedule because fewer approvals are needed
- Could be the cheapest site, depending on land costs for other sites evaluated
- Provided the best internal security because the amount of land available allowed for the best internal configuration
- Offered the best potential for being able to expand in the future
- Offered the most straightforward and least risky approval process

### Operating Impact

Additional funds will be needed for additional staff and operating costs. Operating costs for FY 2015 are \$223,443 above what was projected earlier this year. The difference results from the increased salaries in the jail because of the implementation of the pay study. Revenues shown reflect \$40/bed for one cell block. This is the rate offered by the NC Department of Corrections for misdemeanor offenders, which the county could be required to take in the future. Since meeting with the US Marshal's Office, staff is less certain the jail will be used for federal inmates. The demand is currently met in the region by other jails. This significantly reduces the revenue available for housing outside inmates.

Staff is planning a three-month overlap between opening the new jail and operation of the current one. This overlap will help with unforeseen construction delays and implementation of the new detention facility transition process. Staff will utilize this three-month overlap for training new and current detention staff in new operational procedures, ensuring that the facility has all required equipment, and transferring current equipment and inmates to the new facility in a safe manner.

# County Buildings - Office Building Purchase & Renovation

Completed

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

Project Budget	Budget	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	762,868	747,018	0	0	0	0	0	0	0	0	747,018
Contingency	49,170	0	0	0	0	0	0	0	0	0	0
Debt Issuance Cost	28,393	28,222	0	0	0	0	0	0	0	0	28,222
Design, Engineering & Construction Ad	90,000	82,642	0	0	0	0	0	0	0	0	82,642
Equipment	10,000	10,560	0	0	0	0	0	0	0	0	10,560
Land/Building	3,409,569	3,409,568	0	0	0	0	0	0	0	0	3,409,568
<b>Total Project Element</b>	<b>4,350,000</b>	<b>4,278,010</b>	<b>0</b>	<b>4,278,010</b>							
<b>Funding Source</b>											
Debt--Installment Purchase	4,000,000	4,275,153	0	0	0	0	0	0	0	0	4,275,153
General Fund Fund Balance	350,000	0	0	0	0	0	0	0	0	0	0
Interest	0	2,857	0	0	0	0	0	0	0	0	2,857
<b>Total Funding Source</b>	<b>4,350,000</b>	<b>4,278,010</b>	<b>0</b>	<b>4,278,010</b>							
<b>Operating Effect</b>											
Additional Revenues	0	-145,140	-151,140	-151,140	-151,140	-151,140	-151,140	-151,140	-151,140	-151,140	-1,354,260
Debt Service	0	383,540	335,663	327,683	319,703	311,723	303,743	295,762	287,782	287,782	2,853,381
Decreased Operating Costs	0	-147,564	-155,364	-155,364	-163,164	-163,164	-163,164	-163,164	-163,164	-163,164	-1,437,276
Increased Operating Costs	0	79,755	82,148	84,612	87,150	89,765	92,458	95,232	98,089	101,031	810,240
Transfer from Debt Reserve	0	-383,540	-335,663	-327,683	-319,703	-311,723	-303,743	-295,762	-287,782	-287,782	-2,853,381
<b>Total Operating Effect</b>	<b>0</b>	<b>-212,949</b>	<b>-224,356</b>	<b>-221,892</b>	<b>-227,154</b>	<b>-224,539</b>	<b>-221,846</b>	<b>-219,072</b>	<b>-216,215</b>	<b>-213,273</b>	<b>-1,981,296</b>

## 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 completed by the Wooten Company found:

- The County occupied more than 10,000 square feet in office/storage rental space (equivalent to \$120,000 in rent).
- The county needed an additional 20,000 square feet in office/storage space to meet immediate needs.
- Another 37,000 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 the Greek Kouzina restaurant).

## Recommended Solution

Complete.

# County Buildings - Office Building Purchase & Renovation

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Completed

## **Current Stage of Project**

The project was completed January 2011, but several budget amendments were made in FY 2012 to close out the 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.

## **Operating Impact**

Additional funds for maintenance and utilities were needed. 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

Approved-No Contracts

- 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 county attorney's office.
- FY 2013: Renovate temporary superior court to accommodate Management Information Services (MIS)
- FY 2013 to FY 2014: Renovate the courthouse annex for the Manager's Office, Finance, Tax, and Register of Deeds to expand into space vacated by the courts.
- FY 2015: Construct a 500-square-foot addition, and renovate the emergency operations center.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	3,590,527	544,912	624,875	574,875	1,710,308	0	0	0	0	0	3,454,970
Contingency	188,461	0	4,580	114,975	171,030	0	0	0	0	0	290,585
Design, Engineering & Construction Ad	380,024	79,323	107,440	107,750	86,272	0	0	0	0	0	380,785
Furnishings & Equipment	252,720	54,258	15,420	114,975	167,774	0	0	0	0	0	352,427
<b>Total Project Element</b>	<b>4,411,732</b>	<b>678,493</b>	<b>752,315</b>	<b>912,575</b>	<b>2,135,384</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,478,767</b>
<b>Funding Source</b>											
General Fund Fund Balance	4,411,732	678,493	752,315	912,575	2,135,384	0	0	0	0	0	4,478,767
<b>Total Funding Source</b>	<b>4,411,732</b>	<b>678,493</b>	<b>752,315</b>	<b>912,575</b>	<b>2,135,384</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,478,767</b>
<b>Operating Effect</b>											
General Fund Fund Balance	4,411,732	678,493	752,315	912,575	2,135,384	0	0	0	0	0	4,478,767
Increased Operating Costs	0	0	0	0	0	2,725	2,807	2,891	2,978	3,067	14,467
<b>Total Operating Effect</b>	<b>4,411,732</b>	<b>678,493</b>	<b>752,315</b>	<b>912,575</b>	<b>2,135,384</b>	<b>2,725</b>	<b>2,807</b>	<b>2,891</b>	<b>2,978</b>	<b>3,067</b>	<b>4,493,234</b>

## 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 completed in 2009 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 helped address about one-half of the short-term needs. Approximately 14,500 square feet is occupied, with the remainder of the building being rented out in the short term.

## Recommended Solution

When temporary superior court 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).

After the courthouse fire and displacement of superior court, county staff proposed and worked with Hobbs Architects to design the building for short-term use by superior court, with minor renovations needed for MIS.

When construction began on the justice center, the building occupied by Facilities Management was demolished for parking. The building occupied by Water

Administration was also demolished so that the parking lot behind the annex could be complete. Facilities Management and Water Administration have moved to the Performance Building. When the justice center is complete, 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.
- Manager's office expand into district court.
- Finance expand into the area occupied by MIS.

The space needs consultant also recommended a 500-square-foot addition to the Emergency Operations Building.

### **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 the county to meet its space needs for the foreseeable future.

### **Current Stage of Project**

The temporary superior courtroom was completed January 25, 2011. The County Attorney's Office moved into the old Economic Development space in March, 2011. The Board of Commissioners approved proceeding with renovating the eastern half of the annex building, which is expected to be complete by the end of August 2013. MIS will be moved into the space vacated by temporary superior court in the same timeframe. The increase in the overall budget results from construction escalation costs of moving Phase 2 of the Annex and the Emergency Operations addition out one year.

### **Relation to Other Projects**

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

### **Professional Services Needed**

Detailed architectural drawings and construction management will be needed.

# Law Enforcement Center Site Improvements

Completed

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

Project Budget	Budget	Prior to FY 2013	Current	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Project Totals
			Year: FY 2013								
<b>Project Element</b>											
Construction	410,269	450,235	11,601	0	0	0	0	0	0	0	461,836
Contingency	66,529	0	0	0	0	0	0	0	0	0	0
Design, Engineering & Construction Ad	82,073	76,973	0	0	0	0	0	0	0	0	76,973
<b>Total Project Element</b>	<b>558,871</b>	<b>527,208</b>	<b>11,601</b>	<b>0</b>	<b>538,809</b>						
<b>Funding Source</b>											
General Fund Fund Balance	506,593	474,930	11,601	0	0	0	0	0	0	0	486,531
Grants, Gifts, Etc.	52,278	52,278	0	0	0	0	0	0	0	0	52,278
<b>Total Funding Source</b>	<b>558,871</b>	<b>527,208</b>	<b>11,601</b>	<b>0</b>	<b>538,809</b>						
<b>Operating Effect</b>											
General Fund Fund Balance	0	474,930	11,601	0	0	0	0	0	0	0	486,531
<b>Total Operating Effect</b>	<b>0</b>	<b>474,930</b>	<b>11,601</b>	<b>0</b>	<b>486,531</b>						

## 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.

## Recommended Solution

Construct two parking lots, reconfigure the existing access road, and install a bioretention pond. 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. NCSU has agreed to fund 75 percent of the costs associated with the best management practices for storm water.

## Current Stage of Project

The project was completed in September, 2012.

## 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 because of storm damage it sustained several years ago.

## Professional Services Needed

Construction management services were 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 2013	Current	Year 1:	Year 2:	Year 3:	Year 4:	Year 5:	Year 6:	Year 7:	Project Totals
			Year: FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	
<b>Project Element</b>											
Land	60,000	0	60,000	0	0	0	0	0	0	0	60,000
<b>Total Project Element</b>	60,000	0	60,000	0	0	0	0	0	0	0	60,000
<b>Funding Source</b>											
Recreation Exaction Fee	60,000	0	60,000	0	0	0	0	0	0	0	60,000
<b>Total Funding Source</b>	60,000	0	60,000	0	0	0	0	0	0	0	60,000
<b>Operating Effect</b>											
Increased Operating Costs	0	0	0	0	73,996	52,928	54,516	56,152	57,836	59,571	355,000
<b>Total Operating Effect</b>	0	0	0	0	73,996	52,928	54,516	56,152	57,836	59,571	355,000

## Define Problem

The idea to convert a former line of the Norfolk Southern Railroad into a trail was formulated in the late 1980s. 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 draft 2009 Parks and Recreation Comprehensive Master Plan.

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. The CIP shows the expenditure in FY 2013, 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 County agreed to release funds when the Town of Cary has spent \$60,000 on the trailhead parking. Cary is in the process of hiring a design consultant, and the project will be ready to bid for construction in August 2013. Bidding and construction will take about one year, so Cary expects the project to be complete in August of 2014. Since the town will spend \$60,000 on the design in FY 2013, funds are shown in the current year.

## **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. Chatham County is scheduled to assume maintenance in FY 2015.

# Parks - Briar Chapel Park Improvements

Accept donation of 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, trails, and other improvements over several phases using recreation fees paid by the Briar Chapel development.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	967,210	0	413,169	558,000	12,000	0	0	0	0	0	983,169
Contingency	98,951	0	42,517	27,275	1,200	0	0	0	0	0	70,992
Equipment	22,300	0	12,000	22,300	0	0	0	0	0	0	34,300
<b>Total Project Element</b>	<b>1,088,461</b>	<b>0</b>	<b>467,686</b>	<b>607,575</b>	<b>13,200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,088,461</b>
<b>Funding Source</b>											
Grants, Gifts, Etc.	314,465	0	0	299,088	0	0	0	0	0	0	299,088
Recreation Exaction Fee--Briar Chapel	773,996	0	467,686	308,487	13,200	0	0	0	0	0	789,373
<b>Total Funding Source</b>	<b>1,088,461</b>	<b>0</b>	<b>467,686</b>	<b>607,575</b>	<b>13,200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,088,461</b>
<b>Operating Effect</b>											
Additional Revenues	0	0	0	0	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-30,000
Increased Operating Costs	0	0	46,471	50,288	57,035	58,746	60,509	62,324	64,194	66,120	465,686
<b>Total Operating Effect</b>	<b>0</b>	<b>0</b>	<b>46,471</b>	<b>50,288</b>	<b>52,035</b>	<b>53,746</b>	<b>55,509</b>	<b>57,324</b>	<b>59,194</b>	<b>61,120</b>	<b>435,686</b>

## 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. Three years ago, 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 from 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 and possibly with grant money from Parks and Recreation Trust Fund (PARTF).

1. Fencing of all fields
2. Lighting of football field
3. Restroom/concession building and supporting utilities
4. Lighting of the parking lots
5. Storage shed
6. Entrance sign and gate
7. Bleachers and benches for all fields
8. Soccer goals
9. Lighting of two baseball/softball fields

10. Dugouts, bases and pitching mounds
11. Walking trail
12. Scoreboard
13. Playground with shade structure
14. Directional signage

The county took ownership of the park in June, 2012. The lighting for the football field will be completed in the Fall of 2012, and immediate plans are underway to begin work on the parking lot lights, restroom/concession building, storage shed, and entrance sign and gate.

### **Alternatives**

The county could have chosen 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 balls 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**

The County closed on Briar Chapel Park in June 2012. Briar Chapel completed construction of the athletic fields, two gravel parking lots, and main entrance, paved the entrance road and constructed a bridge over a wetland. The county will use recreation fees paid for by Briar Chapel to fund the improvements listed above. Staff is also preparing to apply for PARTF grant money for FY 2014. Fencing is complete. Lighting of the football field should be completed by October 31, 2012. Work on the restrooms, storage shed, and entrance sign will begin after the lights are completed. Remaining improvements will be included in the PARTF grant application.

### **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**

Existing 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, fields and from program fees.

# Parks - Northeast District

Substantially Complete

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

Project Budget	Budget	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	1,552,569	1,632,199	28,323	0	0	0	0	0	0	0	1,660,522
Contingency	86,726	0	0	0	0	0	0	0	0	0	0
Design, Engineering & Construction Ad	227,410	225,543	0	0	0	0	0	0	0	0	225,543
Equipment	150,000	22,772	0	0	0	0	0	0	0	0	22,772
Land	1,382,287	1,382,287	0	0	0	0	0	0	0	0	1,382,287
<b>Total Project Element</b>	<b>3,398,992</b>	<b>3,262,801</b>	<b>28,323</b>	<b>0</b>	<b>3,291,124</b>						
<b>Funding Source</b>											
Capital Reserves	1,178,219	1,082,022	8,323	-10,000	-10,000	0	0	0	0	0	1,070,345
Grants, Gifts, Etc.	838,486	798,486	20,000	10,000	10,000	0	0	0	0	0	838,486
Interest	0	6	0	0	0	0	0	0	0	0	6
Recreation Exaction Fee	1,382,287	1,382,287	0	0	0	0	0	0	0	0	1,382,287
<b>Total Funding Source</b>	<b>3,398,992</b>	<b>3,262,801</b>	<b>28,323</b>	<b>0</b>	<b>3,291,124</b>						
<b>Operating Effect</b>											
Additional Revenues	0	0	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-8,000
Increased Operating Costs	0	55,741	61,666	63,516	65,421	67,384	69,405	71,487	73,632	75,841	604,092
<b>Total Operating Effect</b>	<b>0</b>	<b>55,741</b>	<b>60,666</b>	<b>62,516</b>	<b>64,421</b>	<b>66,384</b>	<b>68,405</b>	<b>70,487</b>	<b>72,632</b>	<b>74,841</b>	<b>596,092</b>

## Define Problem

Based on the draft 2009 Parks and Recreation Comprehensive Master Plan, the county should 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. Construction included 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 Park, 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.

## 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.

## **Parks - Northeast District**

**Substantially Complete**

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### **Current Stage of Project**

Phase 1 construction began October 2010 and was completed July 2011. A shed to store equipment for dragging and prepping fields and dugouts for the ball field were part of the original plan but were put on hold in order to maintain costs during the most volatile part of the recession. Currently, the department is using the electrical room to store some of the equipment; however that space is not large enough to store a gator. Since the project budget contains remaining funds these improvements are being completed.

The dugouts were completed September 2012. The shed and the scoreboard installation are targeted for completion in FY 2013.

### **Relation to Other Projects**

The Northeast District Park's development is related to construction of the Southwest District Park, Northwest 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. Since funding is limited, the county must prioritize park improvements.

### **Professional Services Needed**

Design and engineering services and construction management were needed.

### **Operating Impact**

Additional funds were needed for park staff and grounds maintenance.

# Parks - Northwest District

Approved-No Contracts

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	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	170,157	70,236	24,275	46,909	0	0	0	0	0	0	141,420
Contingency	3,448	0	0	0	0	0	0	0	0	0	0
Design, Engineering & Construction Ad	19,371	0	0	0	0	0	0	0	0	0	0
Equipment	0	31,188	0	0	0	0	0	0	0	0	31,188
Land	1,507,908	1,507,908	0	0	0	0	0	0	0	0	1,507,908
<b>Total Project Element</b>	<b>1,700,884</b>	<b>1,609,332</b>	<b>24,275</b>	<b>46,909</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,680,516</b>
<b>Funding Source</b>											
Capital Reserves	159,895	80,982	24,275	46,909	0	0	0	0	0	0	152,166
General Fund Fund Balance	1,540,989	1,528,350	0	0	0	0	0	0	0	0	1,528,350
<b>Total Funding Source</b>	<b>1,700,884</b>	<b>1,609,332</b>	<b>24,275</b>	<b>46,909</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,680,516</b>
<b>Operating Effect</b>											
Additional Revenues	0	0	-4,890	-4,890	-4,890	-4,890	-4,890	-4,890	-4,890	-4,890	-39,120
Increased Operating Costs	0	80,720	80,720	83,142	85,636	88,205	90,851	93,577	96,384	99,275	798,509
<b>Total Operating Effect</b>	<b>0</b>	<b>80,720</b>	<b>75,830</b>	<b>78,252</b>	<b>80,746</b>	<b>83,315</b>	<b>85,961</b>	<b>88,687</b>	<b>91,494</b>	<b>94,385</b>	<b>759,389</b>

## 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 provide limited programming. The amenities now open include a swimming pool, volleyball court, open grassed area for ball practices and games, pond, and 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. Recommended improvements include restroom renovations, demolition of condemned cabins, pool resurfacing, gravel, and a new shop roof.

## 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 crushed 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 for the trail. The park opened in August 2010 on a full-time basis. Further improvements are needed to improve the safety and aesthetics of the park. Currently, the gravel for the loop road has been completed, and demolition has taken place on some buildings. Request for proposals have been advertised for shop improvements. Pool resurfacing is scheduled for the spring of 2013. Future improvements, proposed for FY 2014, include painting the exterior of the dining hall, renovation of the restroom and kitchen, installation of a shade structure at the playground, and replacement of the fishing pier.

### **Description of Land Needs**

Land was purchased in 2007.

### **Operating Impact**

Additional funds were needed for staffing and maintenance.

# Parks - Southeast District Land

Completed

Purchase 139 acres in the southeastern part of the county for a potential school and park site.

Project Budget	Budget	Prior to FY 2013	Current Year:								Project Totals	
			FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020		
<b>Project Element</b>												
Land	1,258,559	1,258,559	0	0	0	0	0	0	0	0	0	1,258,559
Other Costs	11,746	11,746	0	0	0	0	0	0	0	0	0	11,746
<b>Total Project Element</b>	<b>1,270,305</b>	<b>1,270,305</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,270,305</b>
<b>Funding Source</b>												
General Fund Fund Balance	673,979	673,979	-40,000	-40,000	-40,000	-40,000	-40,000	-40,000	-40,000	-40,000	-40,000	353,979
Recreation Exaction Fee	596,326	596,326	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	916,326
<b>Total Funding Source</b>	<b>1,270,305</b>	<b>1,270,305</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,270,305</b>

## Define Problem

The parks and recreation master plan identified the need for parks and open spaces in each quadrant of the county. The southeast area is the only portion of the county without a park. At the same time, the Chatham County School System recognizes the need for new schools to accommodate future growth. Approximately 65 acres would be needed for a high school; 35 acres for a middle school; and 25 acres for an elementary school.

## Recommended Solution

Approximately 139 acres on Pea Ridge Road north of the Moncure Fire Department was purchased by the Board of Commissioners on December 29, 2011. A portion of the property is an open field which is leased by a local farmer who pays \$50 per month per acre for approximately 43 acres. This income will help maintain the land.

## Current Stage of Project

Land was purchased on December 29, 2011. Recreation exaction fees paid in the district will reimburse the general fund until the general fund is made whole.

## Description of Land Needs

Approximately 100 acres in the southeastern portion of Chatham County.

# Schools - Auditorium Sound and Lighting Upgrades

Completed

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

Project Budget	Budget	Prior to FY 2013	Current							Project Totals	
			Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019		Year 7: FY 2020
<b>Project Element</b>											
Construction	544,466	654,762	2,900	0	0	0	0	0	0	0	657,662
Contingency	75,000	0	0	0	0	0	0	0	0	0	0
Design, Engineering & Construction Ad	101,500	109,986	0	0	0	0	0	0	0	0	109,986
<b>Total Project Element</b>	<b>720,966</b>	<b>764,748</b>	<b>2,900</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>767,648</b>
<b>Funding Source</b>											
Debt--Qualified School Construction Bo	720,966	764,748	2,900	0	0	0	0	0	0	0	767,648
<b>Total Funding Source</b>	<b>720,966</b>	<b>764,748</b>	<b>2,900</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>767,648</b>
<b>Operating Effect</b>											
Debt Service	0	53,431	53,061	52,691	52,321	51,950	51,580	51,210	50,840	50,470	467,554
<b>Total Operating Effect</b>	<b>0</b>	<b>53,431</b>	<b>53,061</b>	<b>52,691</b>	<b>52,321</b>	<b>51,950</b>	<b>51,580</b>	<b>51,210</b>	<b>50,840</b>	<b>50,470</b>	<b>467,554</b>

## 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 (QSCBs).

## Current Stage of Project

The project was completed August 15, 2012. The project balance will be reallocated to the QSCB restroom project.

# Schools - Bleacher Replacements (Indoor)

Approved-No Contracts

Renovate and/or install new indoor bleachers at Chatham Central, Jordan-Matthews, Northwood, J.S. Waters, Moncure, and Horton Middle.

Project Budget	Budget	Prior to FY 2013	Current Year:							Project Totals	
			FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019		FY 2020
<b>Project Element</b>											
Construction	310,633	119,838	0	0	0	0	0	0	272,250	0	392,088
<b>Total Project Element</b>	310,633	119,838	0	0	0	0	0	0	272,250	0	392,088
<b>Funding Source</b>											
General Fund Fund Balance	310,633	119,838	0	0	0	0	0	0	272,250	0	392,088
<b>Total Funding Source</b>	310,633	119,838	0	0	0	0	0	0	272,250	0	392,088
<b>Operating Effect</b>											
General Fund Fund Balance	0	119,838	0	0	0	0	0	0	272,250	0	392,088
<b>Total Operating Effect</b>	0	119,838	0	0	0	0	0	0	272,250	0	392,088

## 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. Jordan-Matthews bleachers do not lock in place and have caused injuries to spectators. Northwood's bleachers will last approximately 10 more years but need a motorized system to open and close. The age of the bleachers makes it difficult to obtain parts to keep them operating correctly. Renovations to Northwood's bleachers will make them ADA compliant. The bleachers at J. S. Waters, Moncure, and Horton Middle are the original bleachers from when these schools were built in the 1950s. The age of the bleachers makes it difficult to obtain parts to keep them operating properly. Within the next 5-10 years, parts will be very difficult, if not impossible, to obtain.

## 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 replacements are complete. Northwood's renovations were complete as of June 30, 2012. New bleachers at J.S. Waters, Moncure, and Horton Middle are scheduled for FY2019.

## Relation to Other Projects

The project is related to the Northwood renovation project. Funds remaining from the financing of the Northwood renovation project were applied to the replacement of the indoor bleachers at Northwood. The cost of that part of the project (\$169,000) is now shown in the Northwood renovation project.

# Schools - High School Gym Heating/Air Conditioning Replacements

Approved-Contracts Let

Replace heat and install air-conditioning in the gyms at Chatham Central, Jordan-Matthews, and Northwood.

Project Budget	Budget	Prior to FY 2013	Current	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Project Totals
			Year: FY 2013								
<b>Project Element</b>											
Construction	970,100	0	916,700	0	0	0	0	0	0	0	916,700
<b>Total Project Element</b>	970,100	0	916,700	0	0	0	0	0	0	0	916,700
<b>Funding Source</b>											
Debt--Installation Purchase	970,100	0	916,700	0	0	0	0	0	0	0	916,700
<b>Total Funding Source</b>	970,100	0	916,700	0	0	0	0	0	0	0	916,700
<b>Operating Effect</b>											
Debt Service	0	75,167	72,759	71,029	69,299	67,570	65,840	64,110	62,380	60,651	608,805
Transfer from Debt Reserve	0	-75,167	-72,759	-71,029	-69,299	-67,570	-65,840	-64,110	-62,380	-60,651	-608,805
<b>Total Operating Effect</b>	0	0	0	0	0	0	0	0	0	0	0

## Define Problem

There is no way to control the temperature and humidity in Chatham County high school gyms. Temperatures in late spring, summer, and early fall exceed 100 degrees inside the gyms. The Department of Public Instruction (DPI) recommends that new gyms be built with air conditioning. In cold weather, the infrared heat at Jordan-Matthews is uncomfortable. The heat at Northwood causes the roof to leak.

## Recommended Solution

Install HVAC in the gyms at Chatham Central, Jordan-Matthews, and Northwood. Because funds left over from Margaret Pollard Middle will be used to fund the project, it may be completed earlier than FY 2015.

## Current Stage of Project

Design is complete and construction is in progress. The estimated completion date is December 1, 2012.

## Professional Services Needed

Design and/or engineering services will be needed.

# Schools - Margaret Pollard Middle School

Completed

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	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	19,416,216	18,173,490	0	0	0	0	0	0	0	0	18,173,490
Contingency	834,103	0	0	0	0	0	0	0	0	0	0
Debt Issuance Cost	96,755	96,730	0	0	0	0	0	0	0	0	96,730
Design, Engineering & Construction Ad	1,333,265	1,358,722	0	0	0	0	0	0	0	0	1,358,722
Furnishings, Equipment, and Technolog	2,019,726	1,561,262	0	0	0	0	0	0	0	0	1,561,262
Miscellaneous Contracts	299,935	318,137	0	0	0	0	0	0	0	0	318,137
<b>Total Project Element</b>	<b>24,000,000</b>	<b>21,508,341</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>21,508,341</b>
<b>Funding Source</b>											
Debt--Installment Purchase	24,000,000	21,374,704	0	0	0	0	0	0	0	0	21,374,704
Department of Transportation Reimburs	0	50,000	0	0	0	0	0	0	0	0	50,000
Interest	0	83,637	0	0	0	0	0	0	0	0	83,637
<b>Total Funding Source</b>	<b>24,000,000</b>	<b>21,508,341</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>21,508,341</b>
<b>Operating Effect</b>											
Debt Service	0	1,822,030	1,763,671	1,721,741	1,679,812	1,637,882	1,595,953	1,554,023	1,512,093	1,470,164	14,757,369
Increased Operating Costs	0	788,595	788,595	812,253	836,620	861,719	887,571	914,198	941,624	969,872	7,801,047
Transfer from Debt Reserve	0	-1,822,030	-1,763,671	-1,721,741	-1,679,812	-1,637,882	-1,595,953	-1,554,023	-1,512,093	-1,470,164	-14,757,369
<b>Total Operating Effect</b>	<b>0</b>	<b>788,595</b>	<b>788,595</b>	<b>812,253</b>	<b>836,620</b>	<b>861,719</b>	<b>887,571</b>	<b>914,198</b>	<b>941,624</b>	<b>969,872</b>	<b>7,801,047</b>

## 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 2007.

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 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 was built to accommodate 650 students immediately with the ability to add classrooms for up to 150 more students.

# Schools - Margaret Pollard Middle School

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Completed

## **Current Stage of Project**

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

The project was completed June 30, 2012. On August 21, 2012, Chatham County Schools celebrated the fact that Margaret B. Pollard Middle School is the first LEED Gold middle school in the state. The school earned the distinction for its green building features as well as ways teachers and students have been able to incorporate aspects into the curriculum.

## **Description of Land Needs**

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

## **Professional Services Needed**

Detailed architectural drawings and construction management were needed.

## **Operating Impact**

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

# Schools - New High School

Approved-No Contracts

Construct a 169,000-square-foot high school on Jack Bennett Road in northeastern Chatham to open August 2017.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Admin/Owner/Consultant Fees	1,220,200	46,536	0	305,050	305,050	305,050	305,050	0	0	0	1,266,736
Construction	37,340,001	0	0	0	12,446,667	12,446,667	12,446,667	0	0	0	37,340,001
Contingency	1,879,799	0	0	0	0	0	1,917,938	0	0	0	1,917,938
Design, Engineering & Construction Ad	2,360,000	327,175	0	679,075	679,075	295,000	295,000	0	0	0	2,275,325
Furnishings & Equipment	1,700,000	0	0	0	0	0	1,700,000	0	0	0	1,700,000
<b>Total Project Element</b>	<b>44,500,000</b>	<b>373,711</b>	<b>0</b>	<b>984,125</b>	<b>13,430,792</b>	<b>13,046,717</b>	<b>16,664,655</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44,500,000</b>
<b>Funding Source</b>											
Debt--Installment Purchase	44,500,000	373,711	0	984,125	13,430,792	13,046,717	16,664,655	0	0	0	44,500,000
<b>Total Funding Source</b>	<b>44,500,000</b>	<b>373,711</b>	<b>0</b>	<b>984,125</b>	<b>13,430,792</b>	<b>13,046,717</b>	<b>16,664,655</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44,500,000</b>
<b>Operating Effect</b>											
Debt Service	0	0	0	0	0	2,336,250	2,336,250	4,806,250	4,676,575	4,546,900	18,702,225
Increased Operating Costs	0	0	0	0	0	0	0	1,842,545	1,897,821	1,954,756	5,695,122
Transfer from Debt Reserve	0	0	0	0	0	-2,336,250	-2,336,250	-4,806,250	-4,676,575	-4,546,900	-18,702,225
<b>Total Operating Effect</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,842,545</b>	<b>1,897,821</b>	<b>1,954,756</b>	<b>5,695,122</b>

## 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 and Education (ORED) 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 core capacity to 1,200 students. The current student population of Northwood is 1,088. Jordan-Matthews' current population is 775, which is at the rated capacity. 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

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 students.

At the request of the Board of Education, construction of the high school was delayed one year (now scheduled to open in August 2017) and the savings in the contribution to the debt reserve (\$226,119) was added to the school system's allocation. Since the state has lifted the cap on the number of charter schools, three proposals have been submitted that could serve high school students in the Northwood area.

## **Alternatives**

Depending on the timing of building the school, a tax increase may be needed. 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 included room for expansion. 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. Schematic design is complete. The school is scheduled to open August 2017.

## **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. Operating costs have increased over what was shown last year because maintenance personnel were added.

# Schools - North Chatham Elementary Traffic Improvements

Approved-No Contracts

Implement NCDOT traffic study recommendations at North Chatham.

Project Budget	Budget	Prior to FY 2013	Current	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Project Totals
			Year: FY 2013								
<b>Project Element</b>											
Construction	265,000	0	100,000	165,000	0	0	0	0	0	0	265,000
<b>Total Project Element</b>	265,000	0	100,000	165,000	0	0	0	0	0	0	265,000
<b>Funding Source</b>											
General Fund Fund Balance	265,000	0	100,000	165,000	0	0	0	0	0	0	265,000
<b>Total Funding Source</b>	265,000	0	100,000	165,000	0	0	0	0	0	0	265,000
<b>Operating Effect</b>											
General Fund Fund Balance	0	0	100,000	165,000	0	0	0	0	0	0	265,000
<b>Total Operating Effect</b>	0	0	100,000	165,000	0	0	0	0	0	0	265,000

## Define Problem

Current traffic pattern causes traffic to back up on Lystra Road. This is unsafe for students, parents, and commuters on Lystra Road.

## Recommended Solution

Implement North Carolina Department of Transportation (NCDOT) traffic study recommendations at North Chatham Elementary:

- Move the mobile units that front on Lystra Road to replace other mobile units on campus.
- Reconfigure the drive so that queue line is much longer, reducing backups on Lystra Road.

## Alternatives

Continue the current traffic pattern.

## Current Stage of Project

The project could not begin until the mobile units could be moved, which required school to be out. The mobile units were moved in the summer of 2012, as planned. The school system has requested and staff recommends moving \$100,000 of project funds to FY 2013 so design can begin immediately and construction can start as soon as students are out of the building in early June 2013. The estimated completion date is October 1, 2013.

## Professional Services Needed

Engineering services will be needed.

# Schools - Northwood High School Renovation

Completed

Construct additional classrooms and expand core facilities to accommodate up to 1,200 students. Bleachers and football stadium lights were also replaced in this project.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	3,460,648	3,444,913	0	0	0	0	0	0	0	0	3,444,913
Contingency	133,513	0	0	0	0	0	0	0	0	0	0
Debt Issuance Cost	29,345	29,219	0	0	0	0	0	0	0	0	29,219
Design, Engineering & Construction Ad	556,694	546,182	0	0	0	0	0	0	0	0	546,182
Furnishings, Equipment, and Technolog	179,800	100,594	0	0	0	0	0	0	0	0	100,594
Miscellaneous Contracts	140,000	369,366	0	0	0	0	0	0	0	0	369,366
<b>Total Project Element</b>	<b>4,500,000</b>	<b>4,490,274</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,490,274</b>
<b>Funding Source</b>											
Debt--Installment Purchase	4,500,000	4,478,052	0	0	0	0	0	0	0	0	4,478,052
Interest	0	12,222	0	0	0	0	0	0	0	0	12,222
<b>Total Funding Source</b>	<b>4,500,000</b>	<b>4,490,274</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,490,274</b>
<b>Operating Effect</b>											
Debt Service	0	431,483	377,614	368,637	359,660	350,682	341,705	332,728	323,750	323,750	3,210,009
Transfer from Debt Reserve	0	-431,483	-377,614	-368,637	-359,660	-350,682	-341,705	-332,728	-323,750	-323,750	-3,210,009
<b>Total Operating Effect</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Define Problem

Before the renovations, Northwood High School had a rated capacity of 840 students and about 1,000 students. Currently, the school has 1,088 students, up from 1,077 last year.

## 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. Students occupied the facility in August 2009. Remaining borrowed funds were used for bleacher replacements and reimbursed the general fund for football stadium lighting.

## 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

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Completed

## **Description of Land Needs**

None.

## **Professional Services Needed**

Architectural, engineering, and construction management services were needed.

# Schools - Paving Installation and Replacement

Replace or repair deteriorated paving 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 2013	Current	Year 1:	Year 2:	Year 3:	Year 4:	Year 5:	Year 6:	Year 7:	Project Totals
			Year: FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	
<b>Project Element</b>											
Construction	150,000	59,873	30,000	30,000	30,000	0	0	0	0	0	149,873
<b>Total Project Element</b>	150,000	59,873	30,000	30,000	30,000	0	0	0	0	0	149,873
<b>Funding Source</b>											
General Fund Fund Balance	150,000	59,873	30,000	30,000	30,000	0	0	0	0	0	149,873
<b>Total Funding Source</b>	150,000	59,873	30,000	30,000	30,000	0	0	0	0	0	149,873
<b>Operating Effect</b>											
General Fund Fund Balance	0	59,873	30,000	30,000	30,000	0	0	0	0	0	149,873
<b>Total Operating Effect</b>	0	59,873	30,000	30,000	30,000	0	0	0	0	0	149,873

### 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

Silk Hope and Horton are complete. Chatham Central and Jordan-Matthews and Siler City are underway. Chatham Middle has not yet started.

# Schools - Renovate Restrooms and Add Hot Water

Use Qualified School Construction Bonds (QSCBs) to renovate the restrooms and add hot water at Jordan-Matthews, Chatham Central, Moncure, Horton Middle, J.S. Waters, Bennett and Bonlee. Use local maintenance and/or capital outlay for Pittsboro Elementary, SAGE, and Siler City Elementary.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	1,550,248	1,288,040	263,605	0	0	0	0	0	0	0	1,551,645
Contingency	169,544	0	0	0	0	0	0	0	0	0	0
Design, Engineering & Construction Ad	139,199	133,884	3,675	0	0	0	0	0	0	0	137,559
Legal Fees	72,154	67,843	0	0	0	0	0	0	0	0	67,843
<b>Total Project Element</b>	<b>1,931,145</b>	<b>1,489,767</b>	<b>267,280</b>	<b>0</b>	<b>1,757,047</b>						
<b>Funding Source</b>											
Debt--Qualified School Construction Bo	1,914,431	1,473,053	267,280	0	0	0	0	0	0	0	1,740,333
General Fund Fund Balance	16,714	16,714	0	0	0	0	0	0	0	0	16,714
<b>Total Funding Source</b>	<b>1,931,145</b>	<b>1,489,767</b>	<b>267,280</b>	<b>0</b>	<b>1,757,047</b>						
<b>Operating Effect</b>											
Debt Service	0	141,878	140,896	139,913	138,930	137,948	136,965	135,982	134,999	134,017	1,241,528
General Fund Fund Balance	0	16,714	0	0	0	0	0	0	0	0	16,714
<b>Total Operating Effect</b>	<b>0</b>	<b>158,592</b>	<b>140,896</b>	<b>139,913</b>	<b>138,930</b>	<b>137,948</b>	<b>136,965</b>	<b>135,982</b>	<b>134,999</b>	<b>134,017</b>	<b>1,258,242</b>

## 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 QSCBs.

## 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.

Approved revisions to the QSCB application changed the scope of work to include only the following projects: Jordan-Matthews, Chatham Central, Moncure, Horton Middle, J. S. Waters, Bennett, and Bonlee. Pittsboro Elementary, SAGE, and Siler City Elementary will be funded through local maintenance and/or capital outlay funds.

## **Schools - Renovate Restrooms and Add Hot Water**

Approved-Contracts Let

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Jordan-Matthews' restrooms are complete. Chatham Central and Moncure's restrooms were completed June 30, 2012. Horton Middle and J.S. Waters are scheduled to be completed by November 1, 2012. Bennett and Bonlee are scheduled to be completed by June 30, 2013.

The project budget reflects the fact that the schools reallocated money from the restrooms to the auditorium and roof projects, and now will reallocate remaining auditorium funds back to the restroom project.

# Schools - Roof Replacements (non QSCBs)

New

Replace the roof at JS Waters, SAGE Academy, Moncure, Horton Middle, Chatham Central High, and North Chatham Elementary.

Project Budget	Budget	Prior to FY 2013	Current	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Project Totals
			Year: FY 2013								
<b>Project Element</b>											
Construction	2,451,951	0	1,277,346	1,190,607	0	740,625	740,625	0	0	1,244,657	5,193,860
<b>Total Project Element</b>	2,451,951	0	1,277,346	1,190,607	0	740,625	740,625	0	0	1,244,657	5,193,860
<b>Funding Source</b>											
Debt--Installment Purchase	748,055	0	972,656	0	0	0	0	0	0	0	972,656
General Fund Fund Balance	1,703,896	0	304,690	1,190,607	0	740,625	740,625	0	0	1,244,657	4,221,204
<b>Total Funding Source</b>	2,451,951	0	1,277,346	1,190,607	0	740,625	740,625	0	0	1,244,657	5,193,860
<b>Operating Effect</b>											
Debt Service	0	79,743	77,189	75,354	73,519	71,684	69,849	68,014	66,179	64,343	645,874
General Fund Fund Balance	0	0	304,690	1,190,607	0	740,625	740,625	0	0	1,244,657	4,221,204
Transfer from Debt Reserve	0	-79,743	-77,189	-75,354	-73,519	-71,684	-69,849	-68,014	-66,179	-64,343	-645,874
<b>Total Operating Effect</b>	0	0	304,690	1,190,607	0	740,625	740,625	0	0	1,244,657	4,221,204

## Define Problem

The school system plans to replace roofs in the worst condition with Qualified School Construction Bonds (QSCBs), including Bonlee (FY 2012), part of Pittsboro Elementary 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

The school system considers roof replacement the most critical of its prioritized needs. Further, repair of school roofs is prioritized ahead of other school system buildings. Based on limited funding, school and county administration have worked out a plan to phase the roofs as follows:

FY 2013: JS Waters funded with a combination of leftover Margaret Pollard funds and county fund balance.

FY 2014: SAGE Academy and Moncure School funded with a one-time windfall of motor vehicle taxes (resulting from the state collecting vehicle taxes four months earlier than counties)

FY 2016-17: Horton Middle funded with county fund balance

FY 2020: Chatham Central High and North Chatham Elementary funded with county fund balance.

The following roofs have not been addressed in the seven-year timeframe of the CIP: Administrative Offices, Bennett, Jordan-Matthews, Maintenance Department, Northwood, Paul Braxton, part of Pittsboro, Perry Harrison, Siler City, and Transportation Office. Several of these are small enough (less than \$100,000) to be funded using maintenance or capital outlay. County officials will continue to work with the school system to address these needs in future years.

## 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)

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New

### **Current Stage of Project**

J. S. Waters is in design phase and the project will be completed June 30, 2013. This project was funded with money remaining from the Margaret Pollard Middle School project.

### **Relation to Other Projects**

When a roofing assessment was obtained in 2011, 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 the roofing assessment showed was needed.

# Schools - Roof Replacements (QSCBs)

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

Project Budget	Budget	Prior to FY 2013	Current	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Project Totals
			Year: FY 2013								
<b>Project Element</b>											
Construction	1,480,860	519,810	1,106,621	0	0	0	0	0	0	0	1,626,431
Contingency	87,817	0	87,817	0	0	0	0	0	0	0	87,817
Design, Engineering & Construction Ad	192,056	152,706	4,480	0	0	0	0	0	0	0	157,186
<b>Total Project Element</b>	<b>1,760,733</b>	<b>672,516</b>	<b>1,198,918</b>	<b>0</b>	<b>1,871,434</b>						
<b>Funding Source</b>											
Debt--Qualified School Construction Bo	1,760,733	672,515	1,198,919	0	0	0	0	0	0	0	1,871,434
<b>Total Funding Source</b>	<b>1,760,733</b>	<b>672,515</b>	<b>1,198,919</b>	<b>0</b>	<b>1,871,434</b>						
<b>Operating Effect</b>											
Debt Service	0	130,488	129,584	128,680	127,776	126,872	125,969	125,065	124,161	123,257	1,141,852
<b>Total Operating Effect</b>	<b>0</b>	<b>130,488</b>	<b>129,584</b>	<b>128,680</b>	<b>127,776</b>	<b>126,872</b>	<b>125,969</b>	<b>125,065</b>	<b>124,161</b>	<b>123,257</b>	<b>1,141,852</b>

## 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.

## Current Stage of Project

Approved revisions to the QSCB application changed the scope of work to include the following minor roof repair projects; Bennett, Bonlee, Chatham Central, Chatham Middle, Horton Middle, Jordan-Matthews, Moncure, North Chatham, Northwood, Paul Braxton, Perry Harrison, Siler City Elementary, and Silk Hope. The minor roof repairs are substantially complete with punch-list in progress. Bonlee was completed June 30, 2012. Pittsboro Elementary and Silk Hope are currently scheduled for completion by the end of FY 2013.

## 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 - Stadium Restrooms and Softball Restrooms

Approved-No Contracts

Add restrooms to Jordan-Matthews and Northwood's football stadiums to accommodate the number of spectators at games. Add restrooms near the softball field at Chatham Central.

Project Budget	Budget	Prior to FY 2013	Current	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Project Totals
			Year: FY 2013								
<b>Project Element</b>											
Construction	924,000	0	924,000	0	0	0	0	0	0	0	924,000
Contingency	138,600	0	138,600	0	0	0	0	0	0	0	138,600
Design, Engineering & Construction Ad	159,390	0	159,390	0	0	0	0	0	0	0	159,390
Owner Contracts/Admin Costs	42,504	0	42,504	0	0	0	0	0	0	0	42,504
<b>Total Project Element</b>	<b>1,264,494</b>	<b>0</b>	<b>1,264,494</b>	<b>0</b>	<b>1,264,494</b>						
<b>Funding Source</b>											
Debt--Installment Purchase	1,264,494	0	1,264,494	0	0	0	0	0	0	0	1,264,494
<b>Total Funding Source</b>	<b>1,264,494</b>	<b>0</b>	<b>1,264,494</b>	<b>0</b>	<b>1,264,494</b>						
<b>Operating Effect</b>											
Debt Service	0	103,661	100,341	97,955	95,570	93,184	90,799	88,413	86,028	83,642	839,593
Transfer from Debt Reserve	0	-103,661	-100,341	-97,955	-95,570	-93,184	-90,799	-88,413	-86,028	-83,642	-839,593
<b>Total Operating Effect</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Define Problem

Stadium capacity at Jordan-Matthews and Northwood is approximately 3,000. The existing restrooms each have only 2 stalls and 1 sink. Additionally, although the bleachers and sidewalks are ADA compliant, the restrooms are not. The result is long lines and unsanitary conditions. At Chatham Central, there are no restroom facilities within a reasonable walking distance of the softball field. Modifications to the restrooms will complete recent improvements to the high school athletic facilities and leave visitors with a favorable impression of the county and of Chatham County Schools.

## Recommended Solution

Using funds left over from Margaret Pollard Middle, add restrooms to Jordan-Matthews and Northwood's football stadiums to accommodate the number of spectators at games and add restroom facilities at the softball field at Chatham Central.

## Alternatives

Use temporary, portable restroom facilities during athletic contests, which are paid for by school athletic funds.

## Current Stage of Project

The project is in design phase and will be completed by June 30, 2013.

## Professional Services Needed

Architectural and engineering services will be needed.

## Operating Impact

The school system will absorb the increased utilities and maintenance in its maintenance budget.

# Technology - Increase Capacity for Data Storage

Approved-No Contracts

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

Project Budget	Current										
	Budget	Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Project Totals
<b>Project Element</b>											
Equipment	914,628	187,328	0	0	0	682,920	0	0	0	0	870,248
<b>Total Project Element</b>	914,628	187,328	0	0	0	682,920	0	0	0	0	870,248
<b>Funding Source</b>											
General Fund Fund Balance	870,672	187,328	0	0	0	682,920	0	0	0	0	870,248
Transfer from EDMS Capital Reserve	43,956	0	0	0	0	0	0	0	0	0	0
<b>Total Funding Source</b>	914,628	187,328	0	0	0	682,920	0	0	0	0	870,248
<b>Operating Effect</b>											
Decreased Operating Costs	0	0	-45,000	-45,000	-45,000	-45,000	-45,000	-45,000	-45,000	-45,000	-360,000
General Fund Fund Balance	0	187,328	0	0	0	682,920	0	0	0	0	870,248
Increased Operating Costs	0	78,540	78,540	80,896	83,323	131,923	135,880	139,957	144,155	148,480	1,021,695
<b>Total Operating Effect</b>	0	265,868	33,540	35,896	38,323	769,843	90,880	94,957	99,155	103,480	1,531,943

## Define Problem

Chatham County's data storage needs are growing exponentially. Many factors contribute to the increased demand for storage, including the large audio and video files that are used by the Jail, Emergency Operations Center, court offices, and the public records retention laws. In addition, the county's backup storage system (tape drives) has reached its maximum capacity. 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
- 2011: 18,000 gigabytes
- 2012: 40,000 gigabytes projected

Up to 4,000 gigabytes of additional storage is currently available. Based on the rapidly increasing rate of data storage needs, the MIS Department must frequently monitor the situation to avoid reaching maximum capacity. The biggest problem with the tape backup system is reliable restoration of lost data; Finding and restoring one lost file can take several hours of staff time. Tapes back up the data only once daily. In the event of a full-scale disaster, restoration of the county's files could take two to three days if the tapes are in good condition.

By year 2016, MIS will have to revisit options for storage. Depending on trends in technology and whether or not the current storage area network (SAN) vendor is still in business, the SAN will have to be either upgraded or replaced by a better solution if one is available.

## Recommended Solution

SAN can be expanded indefinitely and can grow as the county's data storage needs grow. Because the SAN is modular, the county can add storage incrementally in large or small amounts, as needed. The duplicated offsite SAN provides additional backup of data and can provide optimal data recovery in the event of a disaster. If combined with virtualization, SANs allow employees to access their files from any computer. In addition, the SAN solution, combined with virtualization, is much more efficient than powering banks of servers. The use of the SAN results in a four-fold reduction in the number of machines needed. The manufacturer of the SAN 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 CO2 emissions.

## Alternatives

The project is underway.

## Current Stage of Project

Phase one of the project was completed in July 2009 with the installation of the SAN in the MIS server room of the Courthouse Annex. By leveraging the SAN and virtualization, MIS eliminated 19 physical servers by transferring their functionality to the new SAN. This trend continues as MIS is still expanding the SAN on an annual basis to meet staff needs.

Phase two of the project was completed in October 2009 with the installation of an additional SAN unit in the server room of the Emergency Operations Center to provide redundant storage and a disaster recovery (DR) site. Additional storage is added annually through the operating budget to accommodate the county's rapid growth in data.

Phase three of the project is targeted for 2016. MIS will develop a policy to guide employees to reduce storage needs as much as possible.

## 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

Decreased energy and hardware replacements will help offset maintenance costs. Software license fees will decrease due to virtualization software. (Energy savings estimates are difficult to figure accurately and are not included.)

# Technology - Patient Data Management and Electronic Health Records

Approved-No Contracts

Purchase & implement patient data management system and electronic health records (EHR) system.

Project Budget	Budget	Prior to FY 2013	Current								Project Totals	
			Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020		
<b>Project Element</b>												
Software	265,000	0	265,000	0	0	0	0	0	0	0	0	265,000
<b>Total Project Element</b>	265,000	0	265,000	0	0	0	0	0	0	0	0	265,000
<b>Funding Source</b>												
General Fund Fund Balance	265,000	0	265,000	0	0	0	0	0	0	0	0	265,000
<b>Total Funding Source</b>	265,000	0	265,000	0	0	0	0	0	0	0	0	265,000
<b>Operating Effect</b>												
Decreased Operating Costs	0	0	0	-45,126	-45,126	-45,126	-45,126	-45,126	-45,126	-45,126	-45,126	-315,882
General Fund Fund Balance	0	0	265,000	0	0	0	0	0	0	0	0	265,000
Increased Operating Costs	0	0	0	21,200	21,836	22,491	23,166	23,861	24,577	25,314	25,314	162,444
<b>Total Operating Effect</b>	0	0	265,000	-23,926	-23,290	-22,635	-21,960	-21,265	-20,549	-19,812	-19,812	111,562

## Define Problem

This request addresses two related problems.

First, in 2010, the Chatham County Public Health Department transitioned to the State Health Information System (HIS), a patient data and financial management system that has proven to be cumbersome and inefficient, does not provide the data needed to effectively plan and has had limited success in billing private insurance (for Chatham, \$100,000 annually). The state threatened to hold local health departments to an "intent to participate" agreement signed four years ago prior to the continually postponed rollout of the HIS system. The state has backed off of this threat, but it has affected implementation of an EHR for many health departments, including Chatham. Many features and the functionality originally demonstrated are either not available or do not function properly. This is also the system through which Medicaid is billed. Currently, the health department continues to pay a private vendor to use the old billing system to collect from private insurance and obtain service reports. The annual maintenance on this system costs approximately \$8,650; however the software vendor, Netsmart, will eventually discontinue supporting the system. Currently, staff must enter information into the two separate systems.

Second, the nation's healthcare system is undergoing a transformation, and public health departments will be required to have an Electronic Health Records (EHRs) system in place by 2014 in order to continue receiving Medicare and Medicaid. Problems with the rollout of the state's system have prompted other NC counties to purchase third-party EHR systems that interface with the state's HIS.

## Recommended Solution

Purchase both a patient data management and an electronic health record system during FY13.

## Alternatives

1. Do nothing and wait for improvements to the state system and HER availability.
2. Purchase and implement a patient data management and electronic health record system from another source in FY13.

# Technology - Patient Data Management and Electronic Health Records

Approved-No Contracts

## **Current Stage of Project**

The Health Department has received free consulting services from the North Carolina Regional Extension Center (NC REC). There are three (3) systems currently available that interface with the NC HIS system. The clinical and administrative employees have attended demonstrations of these products. The Chatham County Management Information Systems Director is consulting with the health department to assist in the evaluation of systems.

There has been a major shift in the "purchase" of patient management and electronic medical record systems since this project was funded. In the past, vendors charged a relatively high fee for the purchase of the system, with lower monthly maintenance fees. Now many vendors eliminate the high initial fee, but charge higher monthly fees. This approach offers several advantages: 1) Elimination of an upfront charge for a product that may become obsolete and no longer meets the department's needs; and 2) Customer service should be better, as vendors depend on monthly fees for revenue. Two of the three vendor products under consideration contract for their software in this way. Because one vendor continues with the higher upfront cost, there is no request to alter the CIP at this time.

## **Professional Services Needed**

The health department requests to retain the funds allocated for professional services but redirect towards the software purchase of a new system.

# Technology - Telephone System Replacement - Countywide

Approved-No Contracts

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

Project Budget	Budget	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Contingency	36,430	0	0	0	0	0	36,430	0	0	0	36,430
Equipment	603,980	239,682	0	0	0	0	364,298	0	0	0	603,980
<b>Total Project Element</b>	<b>640,410</b>	<b>239,682</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>400,728</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>640,410</b>
<b>Funding Source</b>											
General Fund Fund Balance	640,410	239,682	0	0	0	0	400,728	0	0	0	640,410
<b>Total Funding Source</b>	<b>640,410</b>	<b>239,682</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>400,728</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>640,410</b>
<b>Operating Effect</b>											
Decreased Operating Costs	0	-31,600	-31,600	-31,600	-31,600	-31,600	-31,600	0	0	0	-189,600
General Fund Fund Balance	0	239,682	0	0	0	0	400,728	0	0	0	640,410
Increased Operating Costs	0	0	0	0	0	0	0	40,072	41,274	42,512	123,858
<b>Total Operating Effect</b>	<b>0</b>	<b>208,082</b>	<b>-31,600</b>	<b>-31,600</b>	<b>-31,600</b>	<b>-31,600</b>	<b>369,128</b>	<b>40,072</b>	<b>41,274</b>	<b>42,512</b>	<b>574,668</b>

## 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. To renew the lease with Embarq would have resulted in charges for all new lines and significant maintenance service costs. The county decided to purchase a new system to allow county staff to make phone management changes and reduce maintenance time and costs. However, this system – new in 2008 - will be 9 years old in 2017 and will need to be updated or replaced at that time.

## Recommended Solution

The objective for the telephone system is to have seamless voice communication across all departments. 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. However, the addition of the jail near the landfill, garage, and animal control sites will require installation of a dedicated fiber optic cable run back to the main network, and connectivity will be greatly improved. Funds were used to purchase cards for set up and to program phone switches, which connected the system at Social Services to the buildings in downtown Pittsboro and the Performance Building. The recommendation for 2017 is to implement a centralized phone/communication system to replace the 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.

## Alternatives

Staff recently discovered that NEC offers an “evergreen” upgrade path, where equipment can be upgraded incrementally. MIS is currently investigating this option.

## 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. The first replacement was complete in January 2011.

# Technology - Telephone System Replacement - Countywide

Approved-No Contracts

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## Relation to Other Projects

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

## 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. Currently MIS staff has increased their skill in troubleshooting phone problems, resulting in a decrease in the numbers of times a technician from a support company is called.

# Voting Equipment Replacement

Approved-No Contracts

Replace voting equipment for Chatham County elections.

Project Budget	Current										
	Budget	Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Project Totals
<b>Project Element</b>											
Contingency	50,094	0	0	0	0	0	0	0	50,094	0	50,094
Equipment	500,940	0	0	0	0	0	0	0	500,940	0	500,940
<b>Total Project Element</b>	<b>551,034</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>551,034</b>	<b>0</b>	<b>551,034</b>
<b>Funding Source</b>											
General Fund Fund Balance	551,034	0	0	0	0	0	0	0	551,034	0	551,034
<b>Total Funding Source</b>	<b>551,034</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>551,034</b>	<b>0</b>	<b>551,034</b>

## Define Problem

The M-100 Optical Scan voting equipment owned by Chatham County has an average expected life span of 12-14 years or slightly higher if maintained properly. The county currently owns 30 optical scanners and 21 Automark ballot marking devices. This equipment was purchased and maintained with State grant funds which are no longer available. By 2019, the county's voting equipment will be approximately 15 years old. Maintenance has been performed each year since purchase. Potential changes in Federal and State laws will require voting systems to perform in new ways as technology changes.

## Recommended Solution

Purchase new equipment that is certified by the State of North Carolina and the National Testing Group with the most current software and any licenses or maintenance agreements that are required.

Figures in the CIP are based on the cost of replacing the existing equipment, but it is not likely that the same equipment will be purchased.

## Alternatives

State statutes require the use of some type of voting equipment for most elections. Since the use of paper ballots and hand counting is not permitted except in the case of audits or recounts, the county must either replace the current equipment or choose to purchase newer technology. Maintenance on equipment becomes more expensive as the equipment ages, and the policies of the seller prohibits using anyone other than the seller for service.

## Operating Impact

Additional funds will be needed for equipment maintenance, but costs for the new system should be roughly the same as the old system.

# **Waste Management Fund Projects**

# 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	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	385,483	0	0	0	0	404,757	0	0	0	0	404,757
Contingency	37,814	0	0	0	0	40,476	0	0	0	0	40,476
Design, Engineering & Construction Ad	37,864	0	0	39,000	0	0	0	0	0	0	39,000
Equipment	336,163	0	0	0	0	0	346,248	0	0	0	346,248
Land	97,498	0	0	0	100,423	0	0	0	0	0	100,423
<b>Total Project Element</b>	<b>894,822</b>	<b>0</b>	<b>0</b>	<b>39,000</b>	<b>100,423</b>	<b>445,233</b>	<b>346,248</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>930,904</b>
<b>Funding Source</b>											
Capital Reserves	894,822	0	0	39,000	100,423	445,233	346,248	0	0	0	930,904
<b>Total Funding Source</b>	<b>894,822</b>	<b>0</b>	<b>0</b>	<b>39,000</b>	<b>100,423</b>	<b>445,233</b>	<b>346,248</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>930,904</b>
<b>Operating Effect</b>											
Contribution to Capital Reserve	0	656,480	164,120	110,304	0	0	0	0	0	0	930,904
Increased Operating Costs	0	0	0	0	0	0	168,540	168,540	168,540	168,540	674,159
<b>Total Operating Effect</b>	<b>0</b>	<b>656,480</b>	<b>164,120</b>	<b>110,304</b>	<b>0</b>	<b>0</b>	<b>168,540</b>	<b>168,540</b>	<b>168,540</b>	<b>168,540</b>	<b>1,605,063</b>

## Define Problem

The Cole Park Collection Center is congested and busy. Cole Park has an average of about 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. Additional growth projected in this part of the County will likely require an additional collection center.

## 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. Once the project is fully funded, the increased fee would be used to fund operating costs of the new collection center. Staff approached Newland Communities regarding potential land donation for a new collection center within the Briar Chapel Development, and they are willing to discuss a suitable location.

The number of visits to the Cole Park Collection Center has held nearly steady since 2004, with approximately 40 visitors per hour. 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

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.

# Waste Management - New Northeast Collection Center

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Approved-No Contracts

## **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 - Replace Waste & Recycling Facility Office

New

Construct an approximately 5,100-square-foot office building adjacent to the existing modular office and demolish modular upon completion of the new structure.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	0	0	0	0	0	0	0	1,303,908	0	0	1,303,908
Contingency	0	0	0	0	0	0	0	130,391	0	0	130,391
Design, Engineering & Construction Ad	0	0	0	0	0	0	116,829	0	0	0	116,829
Furnishings & Equipment	0	0	0	0	0	0	0	91,724	0	0	91,724
Other	0	0	0	0	0	0	0	27,600	0	0	27,600
<b>Total Project Element</b>	0	0	0	0	0	0	116,829	1,553,623	0	0	1,670,452
<b>Funding Source</b>											
Waste Management Fund Balance	0	0	0	0	0	0	116,829	1,553,623	0	0	1,670,452
<b>Total Funding Source</b>	0	0	0	0	0	0	116,829	1,553,623	0	0	1,670,452
<b>Operating Effect</b>											
Increased Operating Costs	0	0	0	0	0	0	0	0	7,892	8,129	16,020
<b>Total Operating Effect</b>	0	0	0	0	0	0	0	0	7,892	8,129	16,020

## Define Problem

The current 1,400-square-foot modular office unit was installed in 1997. The modular unit is in need of new carpet, wallpaper, roof repairs, and possibly two new HVAC units in the near future. The condition of this modular unit conveys an unprofessional appearance for the county's award-winning program and provides poor working conditions for professional staff. Additionally, the modular unit has limited storage space, no conference room to hold meetings or trainings, and no room for future growth. The Solid Waste & Recycling Division has 13 employees who are currently spread between the modular unit (5 employees) and the 300-square-foot scale house (8 employees) at the end of County Landfill Road near the closed landfill.

At this location, the county currently provides land clearing debris disposal, inert debris disposal, electronics recycling, tire recycling, waste oil recycling, pesticide container recycling, household hazardous waste disposal, scrap metal recycling, and common household material recycling for small businesses. Customers have to weigh their load at the old scale house, unload near the modular unit, go back to the scales to weigh empty and then come back to the modular unit to pay, if required. This is an inconvenient and confusing process for many customers.

## Recommended Solution

Build a new office facility adjacent to the existing modular unit and demolish the modular unit upon completion of the new office. The new office should have ample storage space, room to consolidate all staff and provide for future growth, and a conference room large enough for department meetings and potential education and training events. New above-ground scales would be installed at the new office to provide more efficient flow of traffic and ease of access to services. The existing scales are 22 years old and would be left in place as a backup, as it would be more expensive to move these scales than to purchase new ones.

## Alternatives

- 1) The Environmental Quality Director is exploring other options, including a pre-fabricated building. Preliminary numbers indicate the possibility for significant savings, but there may be trade-offs in the quality of the building.
- 2) The existing modular unit could be upgraded and an additional unit could be brought in to house the 8 employees currently in the scale house. The scales

## **Waste Management - Replace Waste & Recycling Facility Office**

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New

would also need to be replaced or relocated in order to locate the scales nearer to the disposal and recycling services provided.

### **Description of Land Needs**

Adjacent to existing unit on county land.

### **Professional Services Needed**

Architectural, design, and construction management would be needed.

# **Water Fund Projects**

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# Water - Increase Capacity

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

Project Budget	Budget	Prior to FY 2013	Current	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Project Totals
			Year: FY 2013								
<b>Project Element</b>											
Construction	3,857,475	0	2,094,113	1,047,057	0	0	0	0	0	0	3,141,170
Contingency	221,988	0	0	314,117	0	0	0	0	0	0	314,117
Design, Engineering & Construction Ad	162,000	142,656	70,227	3,115	0	0	0	0	0	0	215,998
Land	50,000	10,595	39,405	0	0	0	0	0	0	0	50,000
Tank Construction	0	0	757,200	378,600	0	0	0	0	0	0	1,135,800
<b>Total Project Element</b>	<b>4,291,463</b>	<b>153,251</b>	<b>2,960,945</b>	<b>1,742,889</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,857,085</b>
<b>Funding Source</b>											
Capital Reserves	4,291,463	153,251	2,392,812	1,742,889	0	0	0	0	0	0	4,288,952
Transfer from Western Transmission Pr	0	0	568,133	0	0	0	0	0	0	0	568,133
<b>Total Funding Source</b>	<b>4,291,463</b>	<b>153,251</b>	<b>2,960,945</b>	<b>1,742,889</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,857,085</b>
<b>Operating Effect</b>											
Additional Revenues	0	0	0	-30,000	-33,000	-36,300	-39,930	-43,923	-48,315	-53,147	-284,615
Increased Operating Costs	0	0	0	47,000	50,510	54,335	58,506	63,057	68,023	73,446	414,877
<b>Total Operating Effect</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,000</b>	<b>17,510</b>	<b>18,035</b>	<b>18,576</b>	<b>19,134</b>	<b>19,708</b>	<b>20,299</b>	<b>130,262</b>

## Define Problem

Increased water capacity is needed in the northeastern and southeastern parts of the county.

Currently, in Northeast Chatham, the peak summer demand is 2.8 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 will be 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 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.

Additional supply and storage is also needed in southeastern Chatham. Currently, the county pays the Town of Siler City \$3.84 per 1,000 gallons compared to \$3.35 two years ago. Water storage for the Southeast District is provided by an existing 300,000 gallon elevated water tank located at the 3M site. Unfortunately, 150,000 gallons of the available 300,000 gallons are reserved for fire protection for the 3M plant. If the tank falls below one-half full, 3M must cease production. This restriction severely limits the useable volume of the tank. The Western Transmission line is not easily 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.

## **Recommended Solution**

An analysis of various supply options indicates that under existing demand the most cost-effective solution is the system as it is currently configured, with the Jordan Lake Water Treatment Plant providing water to the northeast and some portions of the Southeast District and purchasing water from Sanford for the majority of the Southeast District and Asbury. With steadily increasing rates from Siler City, it appears that purchasing water from Sanford may now be the most cost-effective long-term solution for water supply to the Southwest District; the current rate for Sanford water is \$2.67 per 1,000 gallons.

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 be constructed starting at the end of the existing 16-inch main from Durham to the Governor's Club tank. Along with the new water mains, a booster pump station will be required, which will allow the removal of 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.

## **Current Stage of Project**

The design of the Durham Interconnect is complete and a permit for construction has been issued by Public Water Supply Section. Construction should start early 2013 and should be complete March 2014. The water tank adjacent to the 3M tank is already under construction and should be completed August 2013.

## **Relation to Other Projects**

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

## **Description of Land Needs**

Most of the water lines will be located in DOT right-of-way, but additional easements have been obtained.

## **Professional Services Needed**

Professional engineering services and construction administration will be needed.

## **Operating Impact**

Additional operating funds will be needed for purchasing water, maintenance and electricity. The cost to purchase water is assumed to increase 10% each year to meet demand.

# Water - Western Intake and Water Treatment Plant

Approved-No Contracts

Construct a water intake and treatment plant on the west side of Jordan Lake

Project Budget	Current										
	Budget	Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	Project Totals
<b>Project Element</b>											
Design, Engineering & Construction Ad	0	0	100,000	100,000	500,000	500,000	500,000	500,000	0	0	2,200,000
<b>Total Project Element</b>	0	0	100,000	100,000	500,000	500,000	500,000	500,000	0	0	2,200,000
<b>Funding Source</b>											
Capital Reserves	0	0	100,000	100,000	500,000	500,000	500,000	500,000	0	0	2,200,000
<b>Total Funding Source</b>	0	0	100,000	100,000	500,000	500,000	500,000	500,000	0	0	2,200,000

## Define Problem

Chatham County is approaching the capacity of the existing Jordan Lake Water Treatment Plant and additional supply will be needed in the future. The existing maximum demand for water is 2.8 million gallons per day (mgd). Expanding the capacity at the existing plant requires constructing a pipeline across Jordan Lake which is extremely expensive due to the cost of boring the lake.

## Recommended Solution

Construct a new intake and water treatment plant on the west side of Jordan Lake in cooperation with the partnering jurisdictions of Orange Water and Sewer Authority and the City of Durham. Only funds for engineering services required to plan the project are currently budgeted.

## Current Stage of Project

A regional water supply plan has been developed with 15 jurisdictions. Durham is the lead agency and will be hiring an engineering firm to define the project.

## Relation to Other Projects

The Durham interconnect project will provide additional water supply while the new intake and water plant are planned and constructed.

## Description of Land Needs

Land is needed on the western shore of Jordan Lake. The number of acres is not yet determined.

## Professional Services Needed

Environmental and engineering services will be needed.

## Operating Impact

There will be significant operational impact, but the scope of that impact will be determined as the project becomes more refined.

# Water - Western Transmission Mains

Substantially Complete

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	Current									Project Totals
		Prior to FY 2013	Year: FY 2013	Year 1: FY 2014	Year 2: FY 2015	Year 3: FY 2016	Year 4: FY 2017	Year 5: FY 2018	Year 6: FY 2019	Year 7: FY 2020	
<b>Project Element</b>											
Construction	12,806,038	11,905,309	1,211,103	0	0	0	0	0	0	0	13,116,412
Contingency	79,075	0	0	0	0	0	0	0	0	0	0
Debt Issuance Cost	51,680	55,180	0	0	0	0	0	0	0	0	55,180
Design, Engineering & Construction Ad	1,152,247	1,099,004	62,802	0	0	0	0	0	0	0	1,161,806
Land	38,284	35,284	3,353	0	0	0	0	0	0	0	38,637
Transfer to Increase Capacity Project	0	0	568,133	0	0	0	0	0	0	0	568,133
<b>Total Project Element</b>	<b>14,127,324</b>	<b>13,094,777</b>	<b>1,845,391</b>	<b>0</b>	<b>14,940,168</b>						
<b>Funding Source</b>											
Debt--Installment Purchase	13,688,012	12,654,610	1,845,391	0	0	0	0	0	0	0	14,500,001
Interest	42,092	42,947	0	0	0	0	0	0	0	0	42,947
Town of Siler City Contribution	397,220	397,220	0	0	0	0	0	0	0	0	397,220
<b>Total Funding Source</b>	<b>14,127,324</b>	<b>13,094,777</b>	<b>1,845,391</b>	<b>0</b>	<b>14,940,168</b>						
<b>Operating Effect</b>											
Debt Service	0	655,264	1,067,600	1,051,889	1,045,913	1,030,330	1,021,125	1,011,631	1,001,735	988,113	8,873,600
Increased Operating Costs	0	0	16,480	16,960	17,440	17,920	18,400	18,880	19,840	20,435	146,355
<b>Total Operating Effect</b>	<b>0</b>	<b>655,264</b>	<b>1,084,080</b>	<b>1,068,849</b>	<b>1,063,353</b>	<b>1,048,250</b>	<b>1,039,525</b>	<b>1,030,511</b>	<b>1,021,575</b>	<b>1,008,548</b>	<b>9,019,955</b>

## Define Problem

The existing water plant has a capacity of 3 million gallons per 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 to give the county additional options for serving the southwest system, including purchasing water from Durham or Sanford or producing it from the Jordan Lake Water Treatment Plant. In addition, significant hydraulic improvements were needed for existing waterlines.

## 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 is the control tank for the western portions of the water system and 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 along U.S. 64 to the 64/Silk Hope Road, connected to an eight-inch main to supply Silk Hope Elementary School.

## Water - Western Transmission Mains

Substantially Complete

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- 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 from Sanford is underway and should be completed by February 2013. Remaining revenue will be transferred to the Increase Capacity project to fund the elevated tank.

### **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. The operating cost in the budget is based on the assumption of no additional water purchase from Sanford and no reduction in water purchase from Siler City. Increasing the purchase from Sanford and decreasing the purchase from Siler City would result in a significant savings in water purchase costs.

## Future Projects

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

### County Buildings - Animal Shelter Expansion and Renovation

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Future

Build a 3,500 square-foot addition to the existing Animal Control shelter and renovate the existing 2,600 square-foot 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. A needs assessment conducted in 2007 by Shelter Planners of America recommended renovation of the existing 2,600 square feet of space and an addition of 5,235 square feet to accommodate a 20% growth in population through 2017. The 2009 Space Needs Study 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 considered by the public 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, requiring that employees transport food between the buildings in all types of weather. The wooden building is presently in need of replacement due to condition.
- 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 interior "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. The 20 dog runs stay full, making overcrowding the main reason for euthanizing animals. During FY12, 2,017 dogs and cats were sheltered. Forty-one (41%) percent of the animals euthanized were due to lack of space. 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. There is inadequate space for treatment of animals that come into the shelter in need of testing, immunization and simple first aid procedures. Additional space would allow for visiting contract veterinarians to spay/neuter animals prior to adoptions

#### Recommended Solution

Renovate and expand the existing animal control shelter to provide a facility that is safe, healthy and functional for staff, visitors, 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. The consulting firm that conducted the 2007 Needs Assessment had agreed to update the document, based on current needs, and provide preliminary drawings for the \$10,000 already paid to them.

If the board is interested in scheduling this project on the 2014-2020 capital improvements plan, better cost information is needed. Staff is in the process of retaining an architect for a feasibility study/schematic design, at an estimated cost of \$8,580. These funds are included in the FY 2013 operating budget.

**Alternatives**

- 1) Renovate and expand the existing animal control facility. Build a 3,500-square-foot building adjacent to the exiting 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) While partnering 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 other sources could increase the adoption rate, it does not meet the critical and immediate need to expand and renovate the existing facility. A new facility is needed 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.

**Description of Land Needs**

Existing two acres.

**Professional Services Needed**

Planning and architectural services will be needed. A preliminary needs assessment has already been completed.

**Operating Impact**

Additional funds will be needed for staffing, equipment, and building maintenance.

**County Buildings - Assessment of Existing Agricultural Building**

Future

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Assess the condition of the current agricultural building to determine whether it should be renovated for other use when the new agricultural center is completed.

**Define Problem**

When the new Chatham County Agricultural Center is completed the existing building will become vacant. The building was constructed in 1956 and has never been renovated. Concerns have been raised regarding asbestos and the structural integrity of the building, and additional problems include the plumbing, electrical wiring and heating and cooling system. An assessment will be needed to determine whether the building should be renovated for other use or demolished.

**Recommended Solution**

Perform an assessment of the existing Agricultural Building to determine whether the building should be renovated for use or demolished.

**Relation to Other Projects**

This project is related to the new Chatham County Agricultural Center project.

**Professional Services Needed**

Architectural and engineering services will be needed.

Build a library branch in the northeastern area of the county.

## Define Problem

The population growth in the northeastern area of Chatham County has far out-paced that of other areas, although growth has slowed considerably with the recession and does not appear to be likely to rebound for several years. Library services to this area have not followed this growth.

The 2001 Strategic Plan for Library Facilities in Chatham County recommended building a 25,000-square-foot library in the northeast; however, the economic advantages of building the new library on the CCCC campus made it a more attractive option. The assumption was that the people in the northeast would travel to Pittsboro and use the new facility. The library is currently seeking a grant to fund a new strategic plan that will reflect current needs.

The former county bookmobile served for many years as a stop-gap, de facto branch; however, technology demands and low usage made this an inadequate service. The bookmobile averaged only 537 users county-wide, did not provide public Internet access or children's programming, and had a very limited collection. The citizens who used this service have been vocal in their opposition to the discontinuation of the bookmobile. Many of these citizens have voiced their inability or unwillingness to use the existing branches, either due to distance of travel or physical disability. They have requested that library services be brought to the northeast area.

In November, 2011 the library launched its eResources collection which has addressed some of the concerns about the discontinuation of the Bookmobile. Using technology to provide library services is more cost-effective than building a new branch and also meets the needs of those with mobility and transportation restrictions. Year-to-date use of the eResources collection has demonstrated citizens' willingness to use this new format; more than 62,000 books have been check out and an additional 26,000 requested. This is a substantial increase over the previous checkouts from the Bookmobile, and the number of individual users at 5,777 far exceeds the Bookmobile's borrowing pool of 537. In addition, these eBooks do not incur fines as they cannot be "overdue".

The start-up cost of establishing a full-service library branch would be approximately \$1,000,000 (including the collection, furniture, computers, and equipment) if the space was leased and far more if the space was newly constructed. In addition, the library would have recurring yearly costs of approximately \$450,000. The Briar Chapel subdivision is obligated to provide land and infrastructure for a 10,000 square foot facility under its conditional-use agreement. Briar Chapel officials have estimated that the land and infrastructure would be valued at \$80,000. Earlier this year, the Board of Commissioners agreed to accept the \$80,000 as a payment in lieu of providing space within the development. That funding will be set aside for a new branch in the northeast. Some residents are under the impression that Briar Chapel is required to build the library, but if the developers did that, they would lease the building back to the county and this lease would count as debt.

## Recommended Solution

The county currently lacks the debt capacity to construct a library. Leasing space is a more viable option in the short-term, but operating and start-up costs are substantial.

## Alternatives

1. Build a branch at Briar Chapel: Briar Chapel officials had discussed the possibility of providing the county with one of two possible tracts on 15-501 to satisfy the requirements of their conditional use permit from the county. The county could build a new library on this land, however the presence of a library in a commercial development raises potential safety and security issues, especially in the parking areas, and the location on 15-501 is not much closer than the Chatham Community Library for some residents in the northeast sector of the county. For these reasons, the county opted to accept the payment in lieu.
2. Lease commercial space in the northeast sector of the county for a library: The County could apply the funding from Briar Chapel towards startup costs and rent space to establish a library in the northeast, although, as discussed above, there are potential safety and security issues involved with housing a library in a commercial development. The cost to up fit the space and rent it would be approximately \$180,000/year.

3. Construct another joint-use facility: The current joint-use facility in Pittsboro, the Chatham Community Library, has worked well due to the careful collaborative planning of the county and the college. The building and operations were specifically designed, not an “add on” to an existing facility. Both partners agreed on a single staff structure (all staff are County employees) and computerized operating system. The most obvious partner for a new joint-use library in the Northeastern area of the county is Chatham County Schools. The new high school could be a viable option, since it is still in the planning phase. The county and the school system could work together to develop a plan that provides residents with library services yet manages the issue of unsupervised adults on the campus, staffing, etc. School system administration has indicated interest in this idea.

4. Greatly increase funding for eResources to respond to growing demand and meet the needs of citizens outside the immediate branches’ service area. While not all citizens have access to eReader devices, this could be a less costly solution that might meet the needs of those who cannot or do not wish to travel to an existing branch.

5. Vending machines that dispense library books are being offered as a new and creative solution to the problem of making library resources more widely available. These machines can store hundreds of books and also serve as a drop-off for returns. This alternative could provide citizens in the northeast with a way to check out and return books without having to drive to the Pittsboro branch. Some federal grants have been available to help fund purchase and installation.

**Description of Land Needs**

3 acres.

**Professional Services Needed**

Professional design, architecture and construction will be needed.

**Operating Impact**

Additional funding will be needed for operational expenses.

**County Buildings - Public Health Building**

**Future**

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

**Define Problem**

The Public Health Department is housed in four separate buildings across the county and The Facilities Study completed in 2009 showed that the department’s Pittsboro offices (excluding environmental health, Siler City clinics and offices and animal control) need an additional 2,211 square feet immediately, 4,472 square feet within 5 to 10 years, and 7,959 square feet within 20 years. .

Due to a 2002 decision to limit clinical services being offered in Pittsboro which resulted in underutilized space, the 2007 renovation of the Dunlap Building led to 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 reinstate family planning, maternity, and sexually transmitted disease treatment and prevention services in Pittsboro. 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 found this separation particularly problematic and, to facilitate a more cohesive operation, relocated the community health promotion staff back to Dunlap. However, space for offices, conferencing and operations is very limited with the additional employees in the 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. Despite renovations and upgrades to the clinical area, HIPAA compliance and protecting the privacy of clinic patients is difficult due to the layout of the building.

**Recommended Solution**

The Health Director and Board prefer that the Pittsboro offices and services 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 8 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 an 8 year timeframe by identifying land and possibly contributing to a capital reserve so as not to increase the debt burden on the county.

A capital reserve could be established using a windfall in Medicaid cost settlement revenues. These revenues compensate for the difference between Medicaid reimbursement and the actual cost of providing services. In FY 2012, because of a change in how this amount is determined, the revenue was \$392,056 more than budgeted. The funds can only be used to improve or expand the services to Medicaid-eligible clients. Building a new clinic would fall into this category and be an allowable expense. The Board of Health and health department staff recommend that a capital reserve fund be created to help fund a new health department building. In addition to the windfall in FY 2012, they also recommend that cost settlement revenues realized that are 5% greater than budgeted be contributed in the future.

**Professional Services Needed**

Design, architectural, and engineering services would be needed.

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## **County Buildings - Renovation of Detention Center**

**Future**

Renovate the current detention center when the new jail opens.

**Define Problem**

The space needs study indicated the need for 1,943 square feet of additional space in the Sheriff's Office immediately and an additional 2,697 square feet within the next 5 to 10 years. When the new jail opens, the 8,941 square feet of space that currently houses inmates and staff will be available for other use.

**Recommended Solution**

Renovate the unused detention space. Staff recommends retaining architect for feasibility, cost estimate and schematic design for an approximate cost of \$18,000 to evaluate the best use of the space and the cost of renovation. Two possible sources of revenue exist if the space is renovated:

- 1) The metal jail cell bars as well as the metal detention facility main metal doors could be sold for scrap metal and;
- 2) Another jail facility may have interest in purchasing the motors from the doors.

**Alternatives**

- 1) The current jail could be renovated and provide space for the Sheriff's Office, Emergency Operations, First Health, records storage, etc..
- 2) Keep the current jail in operation for overflow and weekends.
- 3) Do nothing. If the space is left unused the area will still require heating and cooling to prevent the formation of mold and mildew.

**Current Stage of Project**

Staff is working with an architect to evaluate two options for renovation of the detention center.

**Professional Services Needed**

Architectural and engineering services will be needed for a feasibility study.

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## **Emergency Communications - Next Generation 911**

**Future**

Convert the 911 phone system and equipment to next generation technology.

**Define Problem**

The Chatham County Public Safety Answering Point (PSAP) is currently Phase II compliant, meaning that the system will give a caller's location, phone number, and location coordinates for both cell and land line calls. However, the PSAP is not capable of receiving text, video, or other types of smart phone applications. The exception to this is that the PSAP can use a text telephone device (TTY) to communicate with people who are deaf or hard of hearing. This is an effective communication device, but does not allow the caller to be mobile.

To expand the capabilities of PSAPs, the NC State 911 Board has made next generation technology a priority .Next generation technology will enable communication centers to receive information in additional formats already used by the public, such as video and text.

The National Emergency Numbering Association (NENA) has defined next generation standards for communication centers, but proposed no timeframe for the standard to be implemented. In addition, no vendor can currently provide all necessary equipment. However, the county should plan now for this significant upgrade of technology

This project will be paid for with 911 funds, and is being added to the CIP as a placeholder for forecasting of 911 fund revenue and expense.

### **Recommended Solution**

Begin planning now for the migration to next generation technology.

### **Alternatives**

Three alternatives exist:

- 1) Plan now for the migration of Emergency Communications to next generation technology by monitoring future projects that are eligible for 911 funds to ensure that 911 funding will be available to fund the next generation technology. .
- 2) Do no planning now and depend on grant funding from the State 911 board. The board is trying to identify one vendor that could provide the next generation technology needed by all communications centers. If the board chooses a single vendor then no grant funds will become available.
- 3) Do nothing. Maintain the current level of operations (e.g. Phase II compliance) even when next generation technology becomes available. The county attorney would need to review the legal aspects of not being able to receive many calls.

## **Emergency Communications - Radio System Upgrade**

**Future**

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Replace current emergency radio system infrastructure with a modern state-of-the-art system.

### **Define Problem**

The existing VHF frequency radio system used by county public safety and other agencies is approximately 30 years old. The system has been maintained by replacing and upgrading equipment as needed, but rapidly increasing communication demands are rendering the system obsolete. The county currently has five different tower sites that broadcast communications to fire, emergency medical services, law enforcement, school system, and public works radio systems. Each site has a generator backup, and is monitored 24/7 for issues that may arise, such as insufficient power during transmission or electrical service failure.

The current system covers about 90% of the county. The mandated adoption of narrow banding created some unanticipated degradation of communications. Responders in northeast (particularly Carolina Meadows) and southwest Chatham cannot communicate back to the 911 center on their portable radios but instead must use a vehicle radio. Also, because the frequencies are closer, Chatham County can hear other counties when they are paging, and vice versa.

A short-term solution to the problem can be addressed in the operating budget with the addition of remote radio sites in Goldston and Carolina Meadows. However, a permanent replacement for the existing system will be needed in the future and the cost of the project will be significant.

Regardless of the system chosen, replacement of the radio system will require construction of a 400-foot tower to provide necessary coverage. Staff has discussed the possibility of the state building a tower for its Viper Radio System on county land. The state would pay no rent to the county, and the

county would be allowed to place equipment on the tower at no cost. The State Viper Coordinator expressed interest in this solution, and if it became viable then the county could move the current radio equipment from the Hart's Farm Site to the new tower and save \$6,000 per year in rent. In addition to the tower the radio system itself must be replaced.

**Recommended Solution**

Form an ad hoc advisory committee with representation from each organization involved to identify the advantages and disadvantages of each alternative to the various agencies. When a system is recommended, along with associated costs, the county should start a capital reserve fund to ensure adequate funding is available.

**Alternatives**

- Staff has identified all possible alternatives but will need input from other agencies to fully define the advantages and disadvantages of each one:
- 1) 800 MHZ VIPER: The state is currently promoting this system, although other jurisdictions often experience busy signals when trying to use the frequency. Pricing starts at approximately \$5.8 million. The county would have to keep its existing VHF system for paging responders.
  - 2) 700 MHZ: The federal government is considering a mandate to require that public safety agencies use 700 MHZ. If this happened, grant money may become available to cover the costs, which are unknown at this time.
  - 3) Simulcast: Simulcast would use current tower sites and agencies would not have to choose the channel they wish to use for transmission as they must do currently. Simulcast pricing would start at \$4.8 million.
  - 4) Chatham County 800 MHZ: Chatham County could choose to set up its own 800 MHZ radio system, which would be compatible with other counties on VIPER and other 800 systems. This option would be the most costly, starting at approximately \$10 million.

**Description of Land Needs**

2-4 acres

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## Schools - Chatham Middle Expansion

Future

Expand the capacity of Chatham Middle.

**Define Problem**

By 2019, Chatham Middle will need to expand to accommodate projected student population. Chatham Middle was built in 1996 with this expansion available for future needs.

**Recommended Solution**

Expand the capacity of Chatham Middle.

**Alternatives**

Add additional mobile units to the existing campus.

**Professional Services Needed**

Architectural and engineering services will be needed.

**Operating Impact**

Additional funds will be needed for equipment, supplies, and maintenance.

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## Schools - High School Locker Rooms

Future

Renovate high school locker rooms.

**Define Problem**

The locker rooms in all three high schools are in disrepair and require renovation to meet current standards.

## Recommended Solution

The school system requests to renovate the locker rooms to bring them up to the standards of the rest of the district's gyms. In the last few years, the school system has replaced flooring, installed energy efficient lighting, replaced bleachers, re-painted, renovated restrooms, added concession areas, enhanced entranceways, and installed HVAC in the high school gyms. This final project will bring all aspects of the gyms to the same quality.

## Professional Services Needed

Architectural and engineering services will be needed.

# Schools - Joint School Bus & County Garage

Future

Build a new garage to be shared by the County and Chatham County Schools.

## Define Problem

A needs assessment and building program completed by a consultant in 2011 found that both the county and school garage facilities were undersized, in poor condition, inefficient for operations and outdated. The consultant recommended that both facilities be replaced.

The existing county garage is 2,415 square feet and is in very poor condition. The consultant found that the garage should be approximately 4,293 square feet to provide adequate service. Some of the issues found include:

- Overall, it is poorly maintained.
- The upstairs loft area storage space is essentially a junk room.
- Flies are a problem during summer months presumably due to the facility's location at the closed landfill.
- The parking area is not paved which creates a lot of dust and dirt settlement within the building.
- There is no customer waiting area or restroom.
- The existing bay spaces get crowded when two vehicles are being worked on simultaneously.
- A dedicated, organized, and adequately sized parts room is needed.

The existing school garage is 10,628 square feet and in poor condition. The consultant found that the garage should be approximately 21,546 square feet to provide adequate service. Some of the issues found with the existing building include:

- Additional space is needed for parking buses (the existing facility does not have enough property for all buses to be housed at the garage during the summer)
- Office spaces are inadequate in size and configuration for the responsibilities assigned.
- The department would benefit from having a formal conference/meeting room.
- A large multipurpose/meeting room on the premises would prove efficient for transportation staff training as well as for bus driver training.
- Restrooms are not ADA compliant.
- The building overall and the dimensions of useable space within the bus garage are inadequate for servicing of current bus and vehicle fleet.
- The vehicle (bus) bays are too short.
- There are no permanently installed indoor bus vehicle lifts.
- The outdoor "bus lift" consists of four (4) moveable, independently adjusted hydraulic jacks set outdoors
- There needs to be an adequately sized and dedicated tire changing room, as well as a significantly larger and separate tire storage area
- The garage does not have a bay or area available to do body work.
- The parts room is too small to accommodate an adequate inventory of bus and fleet vehicle parts.

The regional director has stated that the Chatham County Schools bus garage is the worst facility in the entire region.

## Recommended Solution

Build a joint garage facility to be shared by the county and Chatham County Schools. Because the school system is a larger operation, staff has discussed that the new joint garage would be operated by the schools with financial assistance from the county.

**Description of Land Needs**

Twelve to 25 acres will be needed in a centralized location, preferably along US 64 between Pittsboro and Siler City, where buses and large trucks could easily enter and exit the facility. The county already owns land near the closed landfill that could be used for this purpose.

**Professional Services Needed**

Architectural and engineering services will be needed.

## Schools - New Northeast Elementary School

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Future

Construct an 110,000-square foot elementary school in the northeast part of the county.

**Define Problem**

Based on growth projects at North Chatham, Pittsboro, and Perry Harrison, a new elementary school will be needed to accommodate student population.

**Recommended Solution**

The population figures will be monitored on a yearly basis, and construction of a 110,000-square foot elementary school in the northeast part of the county will begin when it is apparent that the school is in need.

**Alternatives**

Add mobile units to the effected schools.

**Description of Land Needs**

Fifteen to 20 acres are needed along the US 15-501 corridor between Pittsboro and Fearington.

**Professional Services Needed**

Architectural and design services will be needed.

**Operating Impact**

Additional funds will be needed for equipment, supplies, maintenance, and staff.

## Schools - Replace Gymnasiums at Bennett, Silk Hope and Bonlee

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Future

Replace gymnasiums at Bennett, Silk Hope, and Bonlee schools.

**Define Problem**

The gymnasiums at Bennett, Silk Hope, and Bonlee schools are in poor condition. Chatham County Schools has determined that it is more economical to replace them rather than renovate them.

**Recommended Solution**

Replace the gymnasiums at Bennett, Silk Hope, and Bonlee schools with gyms that meet the current size and features standards recommended by the Department of Public Instruction. The same design will be used on all gyms, with adjustments for site conditions, to reduce design costs.

**Alternatives**

Chatham County Schools explored adding on to each gym to provide space for spectators and restrooms at a rough estimate of \$400,000 per gym. This option was not pursued because of the age and condition of the gyms.

**Professional Services Needed**

Detailed architectural drawings and construction management will be needed.

**Operating Impact**

Utility and maintenance costs are expected to decline because of updated systems and materials.

## **Water District - Southwest Water District Distribution Lines Construction**

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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. Since voting on the district, the county has solicited signups in the area to meet the requirements of USDA funding and needed density for operations. To date, the county has not received enough signups for the project to be viable. In addition, the preliminary engineering report is now outdated and would have to be redone for the project to move forward.

### **Recommended Solution**

The project would include installation of approximately 48 miles of distribution main, ranging in diameter from six to eight inches, located on NCDOT rights-of-way. In addition to the new connections, the Southwest Chatham Water District would 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 would be provided through a bulk purchase arrangement with the Chatham County Utilities. Operation and maintenance of the district would also be provided by Chatham County Utilities through a contractual arrangement.

### **Operating Impact**

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