

Chatham County



*Approved FY 2015-2021
Capital Improvements Program*

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Chatham County 2015-2021 Capital Improvements Program Introduction

About the Capital Improvements Program (CIP)

The CIP is a long-term plan for funding the County's major capital needs. It shows how facilities, equipment, and other projects that cost \$100,000 or more could be scheduled and funded over the next seven years, beginning in FY 2015.

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. Before funds can be spent they must be budgeted through the operating budget or, in most cases, through a separately adopted project ordinance.

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 and more is known at the time of budget adoption.

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 4, 2013. 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 will be presented on November 4, 2013. Commissioners obtain public input on the CIP before discussing it. A public hearing will be held on November 18, 2013. Commissioners review the recommendation in

detail and make changes. Commissioners have a work session scheduled on November 19, 2013. The final action is adoption of the CIP.

Recommended Changes

Recommended changes to the Approved 2014-2020 CIP (as amended during approval of the FY 2014 operating budget) include:

- Repaying \$5 million from the water capital reserve to the general fund and using the proceeds to replace additional school roofs (\$3.5 million) and purchase financial/human resource/budget software (\$1.5 million). This recommendation fully addresses the roof replacements identified by a roof assessment conducted in 2010.

In 2006 in response to consultant projections that the county would run out of water by 2016, the Board of Commissioners approved transferring \$5 million from the general fund to the water capital reserve. These funds were to help pay for significant costs of interconnecting with Harnett County for additional capacity (estimated at \$32 million). Because of the economic downturn and slower-than-expected growth, the predictions that the county would run out of water have not come true. Commissioners subsequently cancelled the Harnett County project. The Public Works Director negotiated a water purchase agreement with the City of Durham and the interconnection project that is underway costs much less than the Harnett connection (\$5 million). The county is working with Durham and other partners to construct a plant and intake on the western side of the lake, but a timeframe for this project has not been established. The general fund has already contributed significant amounts of funding to the water capital reserve, estimated at \$16.2 million (including the \$5 million transfer in FY 2007).

Overall, this recommendation increases the CIP by \$1.9 million for roofs and \$1.5 million for software, but reduces fund balance appropriation for roofs by \$1.7 million.

- Moving up the replacement of the office for Solid Waste & Recycling staff from 2018 to 2015 (approved in September 2013) to be funded from Solid

Waste & Recycling fund balance [-\$330,602 savings from removing escalation costs].

- Removing the emergency services storage building project and instead making minor renovations to the Performance Building for a county receiving and distribution point [-\$580,641]. Note that part of this amount may be added to a future CIP project for Sheriff's Office storage.
- Delaying construction of a new northeast collection center by one year, as visits have not yet increased enough to warrant a new center [+\$36,832 for inflation].
- Increasing the budget for renovations to the annex building [+\$84,349 for Phase 1, already approved] and [+\$248,134 for Phase 2, to reflect higher estimates from the architect].
- Moving the expansion of the emergency operations office out one year to FY 2016 [+\$24,554 for inflation].
- Reflecting increased costs for the jail as a result of the January 2013 bid and subsequent award [+\$1.8 million].
- Increasing funding for Briar Chapel Park to reflect updated work and cost estimates to be funded by recreation fees paid by the development and a possible state grant [+\$64,754].
- Reallocating funds between school projects funded by leftover Pollard debt and qualified school construction bonds [\$0 net].
- Allocating funds in FY 2014 from fund balance to purchase site recovery management software for data storage. The purchase will help ensure a more seamless transition when MIS moves into its new location and in the future if the disaster recovery backup is utilized [+\$106,499].
- Adding two small water main replacements to be funded from water capital reserve [+\$789,490].
- Increasing funding for the water capacity project to reflect additional costs to be funded by transferring funds from the Western Transmission project and water capital reserve [+\$143,730].

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 impacts 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: additional roofs for schools (additional \$1.9 million) and joint county/bus garage (\$8 million).

Because of the lack of debt capacity for the garage (approximately one-half cent on the property tax rate is needed as an additional transfer to the debt reserve), this project is not recommended at this time. The Board of Commissioners may want to consider increasing the capital reserve contribution to allow this request to move forward.

Debt-Model Assumptions

- 5.6 cents on property tax rate dedicated annually. Should commissioners want to add the joint school bus/county garage, an additional one-half cent will be needed in FY 2015
- 2% annual growth in property tax revenues/base (growth since the last revaluation has averaged 2.4%)
- 2% annual growth in lottery proceeds
- 2% annual growth from impact fees.

Other Assumptions

Generally, construction costs are inflated 5% per year. Staff also recommends a 10 percent contingency for most projects.

Other project costs, such as equipment, and 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 21.8% of the general fund (up from 19.6% last year).

	FY 13
Unassigned Fund Balance (deducts FY 14 appropriation)	20,143,774
FY 14 General Fund	92,581,387
% Unassigned	21.8%

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. These ratings were reaffirmed in January 2013:

- Standard and Poor's (S&P): AA+
- Moody's : Aa2/favorable outlook

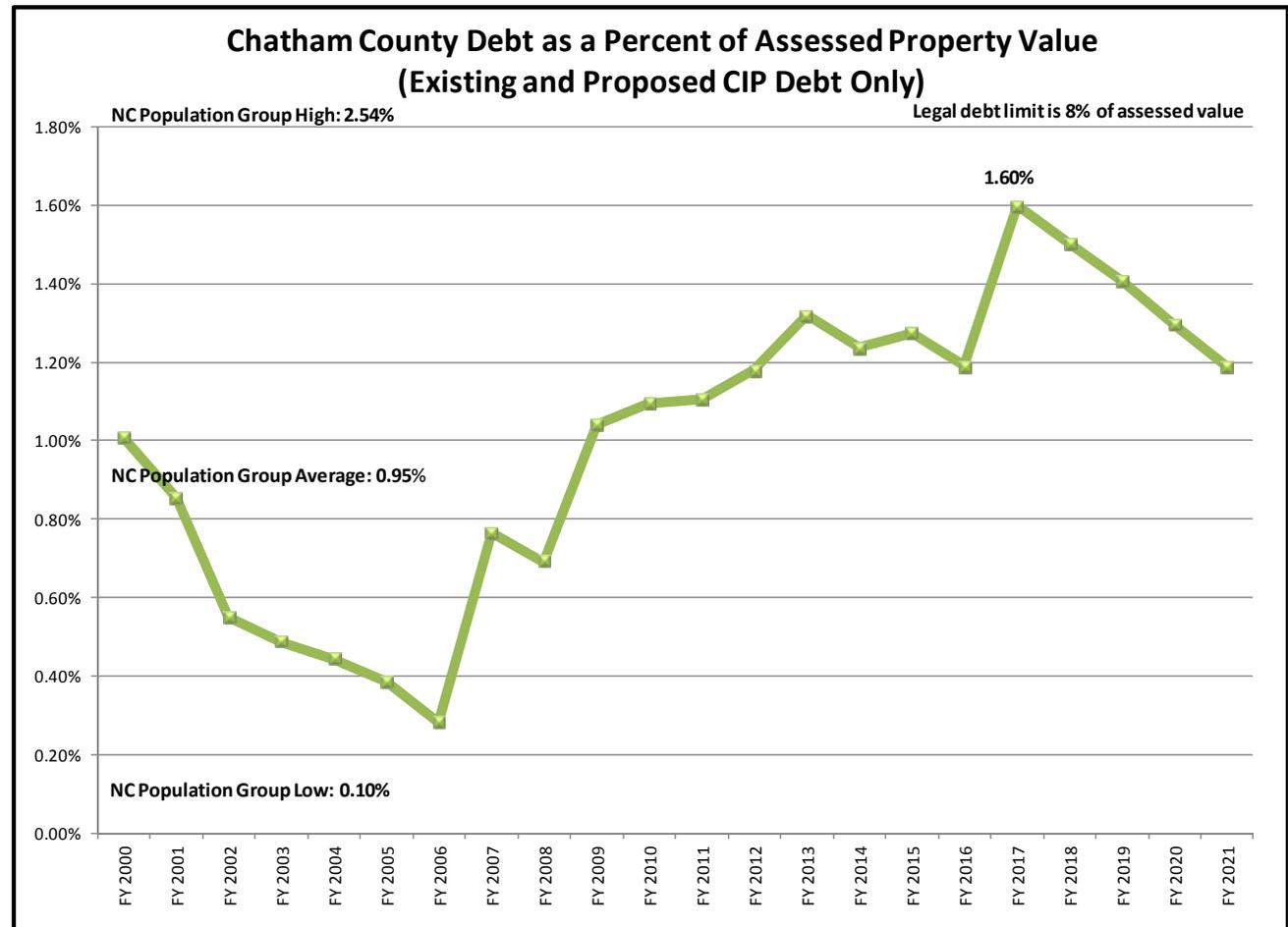
Of the surrounding counties, Chatham's combined rating is higher than Lee, Harnett, Moore, and Randolph. Alamance has a higher rating from Moody's, but a lower rating from S&P. Only one other county in the 50,000 to 99,999 population group, Carteret County, has attained both of these ratings.

Debt Indicators

- Debt as a percent of assessed value: With a projected high of 1.6% in FY 2017, the county's indicator is projected to stay well below the highest county in FY 2012 (2.54%) in its population group (50,000 to 99,999) and well below the 8% legal maximum.
- Debt per capita: With a projected high of \$2,185 in FY 2017, the county exceeds the

highest county in FY 2012 in its population group, \$1,748.

- 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 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.



Readers Guide

Community College - Pittsboro Campus - Sustainable Technologies

Completed

Project Status

Project Budget:

The budget for the project as approved by project ordinance or as approved in the FY 2014-2020 CIP.

Project Element:

Expense

Funding Source:

Revenue

Operating Effect:

Impact on Operating Budget.

Construct an 18,000-square-foot LEED Silver 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	Prior to FY 2014	Current Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	Project Totals
Project Element											
Construction	5,070,351	4,964,876	0	0	0	0	0	0	0	0	4,964,876
Debt Issuance Cost	27,425	27,425	0	0	0	0	0	0	0	0	27,425
Design, Engineering & Construction Ad	366,693	387,946	0	0	0	0	0	0	0	0	387,946
Equipment	19,076	19,076	0	0	0	0	0	0	0	0	19,076
Total Project Element	5,483,545	5,399,323	0	0	0	0	0	0	0	0	5,399,323
Funding Source											
Debt-Installment Purchase	5,375,834	5,072,201	0	0	0	0	0	0	0	0	5,072,201
Debt-Transfer from Capital Reserve	0	217,440	0	0	0	0	0	0	0	0	217,440
Department of Transportation Reimburs	100,390	100,390	0	0	0	0	0	0	0	0	100,390
Interest	7,321	9,292	0	0	0	0	0	0	0	0	9,292
Total Funding Source	5,483,545	5,399,323	0	0	0	0	0	0	0	0	5,399,323
Operating Effect											
Debt Service	0	583,467	568,518	553,569	538,620	523,671	508,723	493,774	316,693	305,997	4,393,032
Increased Operating Costs	0	126,000	129,780	133,673	137,684	141,814	146,069	150,451	154,964	159,613	1,280,047
Transfer from Debt Reserve	0	-583,467	-568,518	-553,569	-538,620	-523,671	-508,723	-493,774	-316,693	-305,997	-4,393,032
Total Operating Effect	0	126,000	129,780	133,673	137,684	141,814	146,069	150,451	154,964	159,613	1,280,047

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 2013.

Define Problem

Central Carolina Community College (CCCC) 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.

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 2014-2020 or by separate action and there is no substantial change in the project.

New (has not been in a previous CIP)

- Schools - Roof Replacements (non QSCBs): Roof replacements have been added
- Technology - Integrated Public Sector Software
- Technology - Patient Data Management and Electronic Health Records System: A second phase has been added
- Technology - Increase Capacity for Data Storage: A second phase has been added
- Water - Haywood Water Main Replacement
- Water - Nature Trail Water Main Replacement

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

- County Buildings - Chatham County Agriculture & Conference Center
- County Buildings - Emergency Services Storage Building
- County Buildings - Space Needs Study Implementation: Part is complete; part is underway; no contracts have been entered for remainder
- Parks - Briar Chapel Park Improvements
- Schools - Bleacher Replacements (Indoor)
- Schools - New High School
- Schools - Paving Installation and Replacement: Part is complete; no contracts have been entered for remainder
- Solid Waste & Recycling - New Northeast Collection Center
- Solid Waste & Recycling - Replace Waste & Recycling Facility Office
- Technology - Telephone System Replacement - Countywide
- Voting Equipment Replacement
- 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 - New Jail
- Parks - American Tobacco Trail
- Water - Increase Capacity

Substantially Complete (at least some punch list items remain; some other expenses may remain)

- Central Carolina Business Campus
- County Buildings - Historic Courthouse Restoration

- County Buildings - Justice Center
- Parks - Northeast District
- Parks - Northwest District
- Schools - High School Gym Heating/Air Conditioning Replacements
- Schools - North Chatham Elementary Traffic Improvements
- Schools - Stadium Restrooms and Softball Restrooms

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

- Community College - Pittsboro Campus - Sustainable Technologies
- County Buildings - Chatham Community Library
- Emergency Communications - Backup 911 Center
- Law Enforcement Center Site Improvements
- Schools - Auditorium Sound and Lighting Upgrades
- Schools - Margaret Pollard Middle School
- Schools - Renovate Restrooms and Add Hot Water
- Schools - Roof Replacements (QSCBs)
- Water - Western Transmission Mains

Future (the county does not have sufficient data or revenue to schedule the project; the project may be scheduled in future CIP)

- County Buildings - Animal Shelter Expansion and Renovation
- County Buildings - Northeast Library
- County Buildings - Public Health Building
- County Buildings - Renovation of Detention Center
- County Buildings - Sheriff Storage
- Emergency Communications - Next Generation 911
- Emergency Communications - Radio System Upgrade
- Schools - Chatham Middle Expansion
- Schools - High School Locker Rooms
- 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

Total Cost of Each Project by Year

	Prior to FY 2014	Current Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	Totals
911										
Emergency Communications - Backup 911 Center	1,062,046	62,485	0	0	0	0	0	0	0	1,124,531
Total 911	1,062,046	62,485	0	0	0	0	0	0	0	1,124,531
General										
Central Carolina Business Campus	8,332,910	70,000	0	0	0	0	0	0	0	8,402,910
Community College - Pittsboro Campus - Sustainable Technologies	5,399,323	0	0	0	0	0	0	0	0	5,399,323
County Buildings - Chatham Community Library	6,696,490	2,653,834	0	0	0	0	0	0	0	9,350,324
County Buildings - Chatham County Agriculture & Conference Center	75,080	1,278,250	7,738,750	2,440,575	0	0	0	0	0	11,532,655
County Buildings - Emergency Services Storage Building	0	12,750	0	0	0	0	0	0	0	12,750
County Buildings - Historic Courthouse Restoration	5,483,298	101,198	0	0	0	0	0	0	0	5,584,496
County Buildings - Justice Center	22,252,753	459,193	0	0	0	0	0	0	0	22,711,946
County Buildings - New Jail	2,348,502	10,644,044	3,786,972	0	0	0	0	0	0	16,779,518
County Buildings - Space Needs Study Implementation	960,353	1,483,590	1,884,616	507,245	0	0	0	0	0	4,835,804
Law Enforcement Center Site Improvements	558,871	0	0	0	0	0	0	0	0	558,871
Parks - American Tobacco Trail	0	60,000	0	0	0	0	0	0	0	60,000
Parks - Briar Chapel Park Improvements	167,656	222,893	762,666	0	0	0	0	0	0	1,153,215
Parks - Northeast District	3,278,815	12,600	11,000	0	0	0	0	0	0	3,302,415
Parks - Northwest District	1,614,883	6,500	0	0	0	0	0	0	0	1,621,383
Schools - Auditorium Sound and Lighting Upgrades	767,648	0	0	0	0	0	0	0	0	767,648
Schools - Bleacher Replacements (Indoor)	119,838	0	0	0	0	0	272,250	0	0	392,088
Schools - High School Gym Heating/Air Conditioning Replacements	856,383	25,175	0	0	0	0	0	0	0	881,558
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	0	1,082,538	14,773,872	14,351,389	18,418,490	0	0	49,000,000

Total Cost of Each Project by Year

	Prior to FY 2014	Current Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	Totals
Schools - North Chatham Elementary Traffic Improvements	25,000	240,000	0	0	0	0	0	0	0	265,000
Schools - Paving Installation and Replacement	83,228	30,000	30,000	0	0	0	0	0	0	143,228
Schools - Renovate Restrooms and Add Hot Water	1,772,639	0	0	0	0	0	0	0	0	1,772,639
Schools - Roof Replacements (non QSCBs)	1,113,354	1,300,607	1,089,000	1,659,826	1,115,899	158,270	657,604	0	0	7,094,560
Schools - Roof Replacements (QSCBs)	1,902,337	0	0	0	0	0	0	0	0	1,902,337
Schools - Stadium Restrooms and Softball Restrooms	690,717	476,777	0	0	0	0	0	0	0	1,167,494
Technology - Increase Capacity for Data Storage	187,328	106,488	0	0	0	723,906	0	0	0	1,017,722
Technology - Integrated Public Sector Software	0	300,000	1,200,000	0	0	0	0	0	0	1,500,000
Technology - Patient Data Management and Electronic Health Records System	119,781	0	30,560	0	0	0	0	0	0	150,341
Technology - Telephone System Replacement - Countywide	239,682	0	0	0	400,728	0	0	0	0	640,410
Voting Equipment Replacement	0	0	0	0	0	0	551,034	0	0	551,034
Total General	86,928,921	19,483,899	16,533,564	5,690,184	16,290,499	15,233,565	19,899,378	0	0	180,060,010
<u>Waste Management</u>										
Solid Waste & Recycling - New Northeast Collection Center	0	0	103,436	40,170	467,495	356,635	0	0	0	967,736
Solid Waste & Recycling - Replace Waste & Recycling Facility Office	10,750	96,106	1,243,744	0	0	0	0	0	0	1,350,600
Total Waste Management	10,750	96,106	1,347,180	40,170	467,495	356,635	0	0	0	2,318,336
<u>Water</u>										
Water - Haywood Water Main Replacement	0	0	46,104	92,206	0	0	0	0	0	138,310
Water - Increase Capacity	1,085,327	3,915,488	0	0	0	0	0	0	0	5,000,815
Water - Nature Trail Water Main Replacement	0	0	217,061	434,119	0	0	0	0	0	651,180
Water - Planning Western Intake and Plant	22,098	177,902	500,000	500,000	500,000	500,000	0	0	0	2,200,000
Water - Western Transmission Mains	14,829,940	110,227	0	0	0	0	0	0	0	14,940,167
Total Water	15,937,365	4,203,617	763,165	1,026,325	500,000	500,000	0	0	0	22,930,472

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.

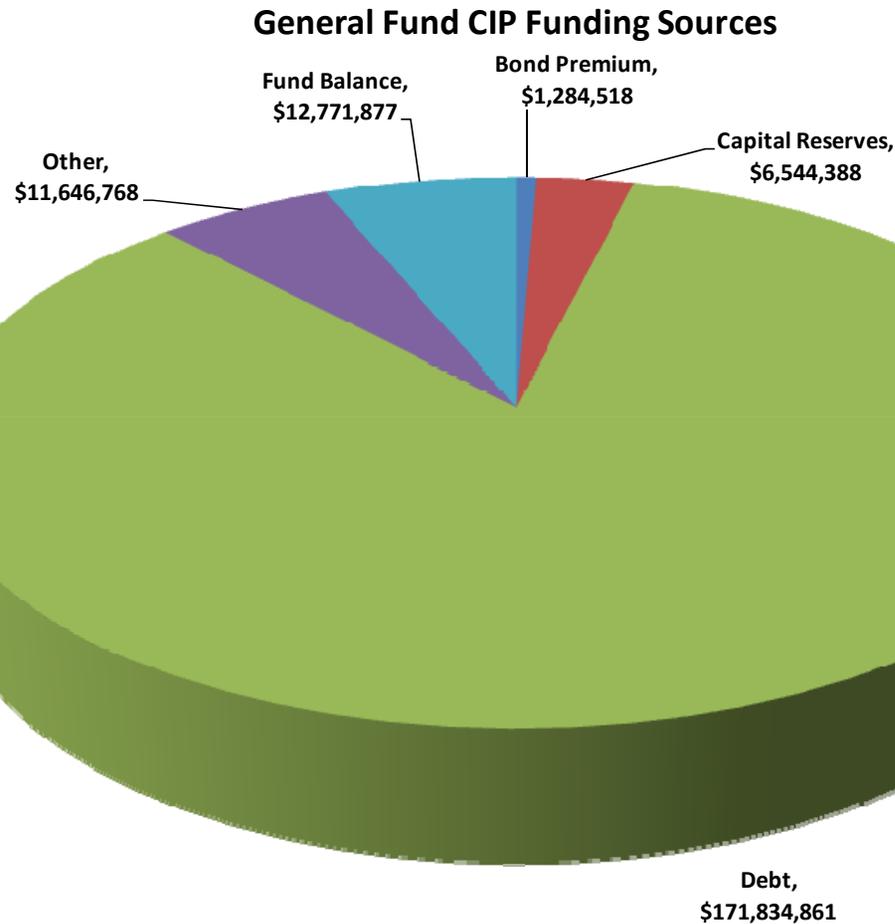
	Prior to FY 2014	Current Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	Totals
911										
911 Funds	529,415	58,415	0	0	0	0	0	0	0	587,830
911 Funds -- Public Safety	519,347	0	0	0	0	0	0	0	0	519,347
General Fund Fund Balance	0	0	0	0	0	0	0	0	0	0
Grants, Gifts, Etc.	13,284	4,070	0	0	0	0	0	0	0	17,354
Total 911	1,062,046	62,485	0	1,124,531						
General										
Bond Premium	1,284,518	0	0	0	0	0	0	0	0	1,284,518
Capital Reserves	1,159,018	302,600	2,290,000	1,659,826	0	95,850	655,324	0	0	6,162,618
Debt--Certificates of Participation (COPs)	7,424,979	0	0	0	0	0	0	0	0	7,424,979
Debt--Installment Purchase	35,470,758	15,637,048	11,525,722	3,523,113	14,773,872	14,351,389	18,418,490	0	0	113,700,392
Debt--Qualified School Construction Bonds	4,412,843	0	0	0	0	0	0	0	0	4,412,843
Debt--Transfer from Capital Reserve	2,225,618	0	0	0	0	0	0	0	0	2,225,618
Debt--USDA Rural Development Loan (ARRA)	21,480,807	459,193	0	0	0	0	0	0	0	21,940,000
Department of Transportation Reimbursement	268,238	0	0	0	0	0	0	0	0	268,238
General Fund Fund Balance	3,779,981	2,544,325	1,945,176	507,245	1,516,627	786,326	825,564	0	0	11,905,244
Grants, Gifts, Etc.	1,544,956	10,000	319,820	0	0	0	0	0	0	1,874,776
Insurance Reimbursement	5,281,997	0	0	0	0	0	0	0	0	5,281,997
Interest	205,604	142	0	0	0	0	0	0	0	205,746
Operating Revenue	54,015	76,500	0	0	0	0	0	0	0	130,515
Recreation Exaction Fee	1,382,287	60,000	0	0	0	0	0	0	0	1,442,287
Recreation Exaction Fee--Briar Chapel	167,656	222,893	452,846	0	0	0	0	0	0	843,395
Transfer from EDMS Capital Reserve	43,956	0	0	0	0	0	0	0	0	43,956
Transfer from General Fund	403,876	171,198	0	0	0	0	0	0	0	575,074

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 2014	Current Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	Totals
Transfer from Water Capital Reserve	337,814	0	0	0	0	0	0	0	0	337,814
Total General	86,928,921	19,483,899	16,533,564	5,690,184	16,290,499	15,233,565	19,899,378	0	0	180,060,010
<u>Solid Waste & Recyclin</u>										
Capital Reserves	0	0	103,436	40,170	467,495	356,635	0	0	0	967,736
Operating Revenue	10,750	0	0	0	0	0	0	0	0	10,750
Waste Management Fund Balance	0	96,106	1,243,744	0	0	0	0	0	0	1,339,850
Total Solid Waste & Recycling	10,750	96,106	1,347,180	40,170	467,495	356,635	0	0	0	2,318,336
<u>Water</u>										
Capital Reserves	541,803	3,984,436	763,165	1,026,325	500,000	500,000	0	0	0	7,315,729
Debt--Installment Purchase	14,389,773	110,227	0	0	0	0	0	0	0	14,500,000
Debt--Installment Purchase (Transfer from Wester	565,622	108,954	0	0	0	0	0	0	0	674,576
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
Total Water	15,937,365	4,203,617	763,165	1,026,325	500,000	500,000	0	0	0	22,930,472

CIP Funding Sources



Parks & Recreation

Parks Capital Reserve Fund: Staff recommends spending a small amount for improvements to Northeast Park in FY 2015 to finish that project. These funds have already been appropriated to the Northeast Park project. Staff projects that approximately \$225,000 will be left in the capital reserve after remaining funds from Northeast Park are transferred to the reserve. Staff does not recommend spending these funds until Briar Chapel Park improvements are completed, as the reserve may have to front some of those costs until the county collects sufficient revenue from Briar Chapel recreation fees. Additional improvements are needed at Northwest Park and will be scheduled when issues with funding Briar Chapel Park have been resolved.

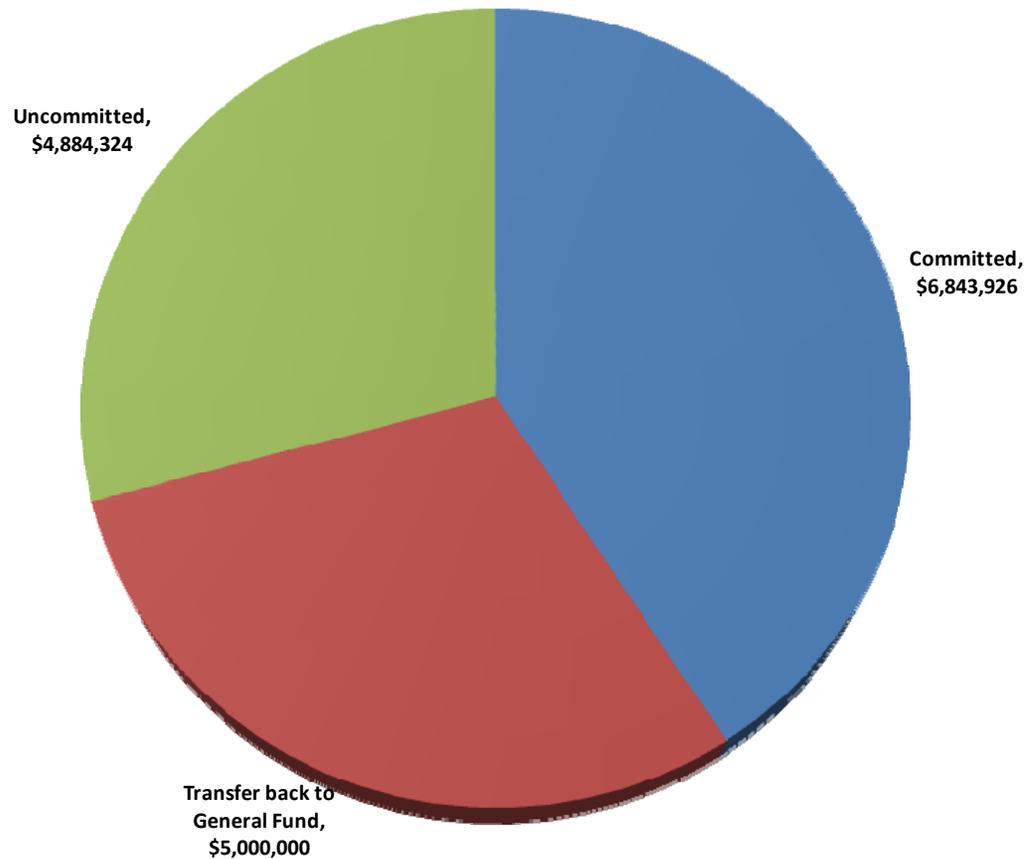
Recreation Fees: Recreation fees are established and collected in two districts. The fees must be spent in the district in which they are collected.

- Western District: Since the economic downturn the Western District, consisting of the Jordan-Matthews and Chatham Central High School districts, generated less than \$4,000 in FY 2013. 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 very little revenue (less than \$23,000 in FY 2013), 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 many 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.

Water Capital Reserve

The recommended CIP would take \$5 million from the reserve to reimburse the general fund for a transfer made in 2006. The transfer was made to cover debt service for the Harnett County connection (estimated at \$32 million) which was never constructed. Approximately \$1.2 million in availability fees were collected in FY 2013 and an average of \$846,000 has been collected annually since the economic downturn in FY 2009.

Uses of Water Capital Reserve



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 2014	Current Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021
911									
911 Funds	0	-45,664	-47,034	-48,445	-49,898	-51,395	-52,937	-54,525	-56,161
Increased Operating Costs	0	60,498	62,313	64,182	66,108	68,091	70,134	72,238	74,405
Total 911	0	14,834	15,279	15,737	16,210	16,696	17,197	17,713	18,244
General									
Additional Revenues	0	-5,890	-120,390	-270,390	-294,890	-294,890	-294,890	-294,890	-294,890
Debt Service	25,391,906	5,401,795	6,436,352	6,634,511	7,452,468	9,747,929	9,594,466	11,808,453	11,512,890
Decreased Operating Costs	-70,654	-199,834	-199,834	-199,834	-199,834	-168,234	-168,234	-168,234	-168,234
General Fund Fund Balance	2,290,036	2,544,325	1,945,176	507,245	1,516,627	786,326	274,530	0	0
Increased Operating Costs	2,394,057	3,280,744	4,266,302	4,693,236	4,894,790	5,142,465	5,357,496	7,538,968	7,825,894
Transfer from Debt Reserve	-25,045,952	-5,066,426	-6,104,367	-6,305,909	-7,127,250	-9,426,093	-9,276,014	-11,493,385	-11,051,972
Total General	4,959,393	5,954,714	6,223,239	5,058,859	6,241,911	5,787,503	5,487,354	7,390,912	7,823,688
Waste Management									
Contribution to Capital Reserve	656,480	68,606	80,884	80,884	80,884	0	0	0	0
Increased Operating Costs	0	0	3,444	7,095	7,308	177,984	183,323	188,823	194,488
Total Waste Management	656,480	68,606	84,328	87,979	88,192	177,984	183,323	188,823	194,488
Water									
Additional Revenues	0	-30,000	-33,000	-36,300	-39,930	-43,923	-48,315	-53,147	-58,462
Debt Service	1,067,600	1,051,889	1,045,913	1,030,330	1,021,125	1,011,631	1,001,735	988,113	977,123
Decreased Operating Costs	0	0	0	0	-24,000	-24,000	-24,000	-24,000	-24,000
Increased Operating Costs	20,000	67,600	71,728	76,189	81,016	86,242	91,904	98,043	104,704
Total Water	1,087,600	1,089,489	1,084,641	1,070,219	1,038,211	1,029,950	1,021,324	1,009,009	999,365

911 Fund Projects

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	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	61,500	65,717	0	0	0	0	0	0	0	0	65,717
Furnishings & Equipment	964,522	797,003	61,630	0	0	0	0	0	0	0	858,633
Other Costs	371,388	199,326	855	0	0	0	0	0	0	0	200,181
Total Project Element	1,397,410	1,062,046	62,485	0	1,124,531						
Funding Source											
911 Funds	813,139	529,415	58,415	0	0	0	0	0	0	0	587,830
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	13,284	4,070	0	0	0	0	0	0	0	17,354
Total Funding Source	1,397,410	1,062,046	62,485	0	1,124,531						
Operating Effect											
911 Funds	0	0	-45,664	-47,034	-48,445	-49,898	-51,395	-52,937	-54,525	-56,161	-406,059
Increased Operating Costs	0	0	60,498	62,313	64,182	66,108	68,091	70,134	72,238	74,405	537,969
Total Operating Effect	0	0	14,834	15,279	15,737	16,210	16,696	17,197	17,713	18,244	131,910

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 initially gave direction that such a facility be operational for counties to continue receiving 911 funding. Since that direction was given and Chatham and fourteen other counties constructed backup centers, the state has backed away from that threat.

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 five (5) of those currently manned. Before construction of the backup center, the county could 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 remained 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 backup facility will have the same capabilities as the current PSAP. The NC 911 Board funds the same operating expenses for backup centers as for 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. Because the NC 911 Board threatened to withhold 911 funds to counties without backup centers, staff believed this option would have eliminated the county's 911 funding source. 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 obtain needed support from the phone company to make this a viable option.

Emergency Communications - Backup 911 Center

Completed

Current Stage of Project

The backup center plan was approved by the State 911 Board in August 2011. All equipment has been installed and tested. The backup center project was complete in November 2012 for less than the estimated project cost. This project was paid for by 911 funds, public safety and wireless funding, with no contribution from the general fund. The center was fully staffed for several weeks as a test and was also staffed during a snow event and a couple of severe thunderstorms. Other than some telephone company issues, the center worked as designed and has proven to be a valuable resource.

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.

General Fund Projects

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	Prior to FY 2014	Current Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	Project Totals
Project Element											
Construction	7,235,621	7,222,531	20,000	0	0	0	0	0	0	0	7,242,531
Design, Engineering & Construction Ad	1,032,936	985,299	50,000	0	0	0	0	0	0	0	1,035,299
Land	114,204	125,080	0	0	0	0	0	0	0	0	125,080
Total Project Element	8,382,761	8,332,910	70,000	0	8,402,910						
Funding Source											
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	28,046	0	0	0	0	0	0	0	0	28,046
Transfer from General Fund	257,695	202,575	70,000	0	0	0	0	0	0	0	272,575
Transfer from Water Capital Reserve	337,814	337,814	0	0	0	0	0	0	0	0	337,814
Total Funding Source	8,382,761	8,332,910	70,000	0	8,402,910						
Operating Effect											
Debt Service	0	363,483	361,883	360,283	358,683	655,083	640,483	626,963	613,443	597,793	4,578,097
Increased Operating Costs	0	18,375	18,926	48,539	49,995	51,495	53,040	54,631	56,270	57,958	409,227
Transfer from Debt Reserve	0	-363,483	-361,883	-360,283	-358,683	-655,083	-640,483	-626,963	-613,443	-597,793	-4,578,097
Total Operating Effect	0	18,375	18,926	48,539	49,995	51,495	53,040	54,631	56,270	57,958	409,227

Define Problem

Lack of property served by adequate infrastructure is a challenge for economic development. In 2000, Chatham County purchased 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, the county has also provided roads to ensure easy access for potential development. Three entities are now located within the campus: Chatham Hospital, the Chatham Youth Development Center and Central Carolina Community College.

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 NC Department of Transportation (NCDOT). Remaining issues include the DOT requirement for the county to post a ten-year bond for future maintenance of the culverts.

We have successfully negotiated with the landowner for placement of a sign, and the County Attorney has begun work on the easement agreement. Design and

Central Carolina Business Campus

Substantially Complete

cost estimates for the sign are in progress. Once these are complete, the approval process will begin.

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. A final plat that satisfies NCDOT needs to be surveyed and recorded.

Relation to Other Projects

The Central Carolina Community College job training center is complete.

Professional Services Needed

Engineering design work and construction management were needed.

Operating Impact

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

Community College - Pittsboro Campus - Sustainable Technologies

Completed

Construct an 18,000-square-foot LEED Silver 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 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	5,070,351	4,964,876	0	0	0	0	0	0	0	0	4,964,876
Debt Issuance Cost	27,425	27,425	0	0	0	0	0	0	0	0	27,425
Design, Engineering & Construction Ad	366,693	387,946	0	0	0	0	0	0	0	0	387,946
Equipment	19,076	19,076	0	0	0	0	0	0	0	0	19,076
Total Project Element	5,483,545	5,399,323	0	0	0	0	0	0	0	0	5,399,323
Funding Source											
Debt--Installment Purchase	5,375,834	5,072,201	0	0	0	0	0	0	0	0	5,072,201
Debt--Transfer from Capital Reserve	0	217,440	0	0	0	0	0	0	0	0	217,440
Department of Transportation Reimburs	100,390	100,390	0	0	0	0	0	0	0	0	100,390
Interest	7,321	9,292	0	0	0	0	0	0	0	0	9,292
Total Funding Source	5,483,545	5,399,323	0	0	0	0	0	0	0	0	5,399,323
Operating Effect											
Debt Service	0	583,467	568,518	553,569	538,620	523,671	508,723	493,774	316,693	305,997	4,393,032
Increased Operating Costs	0	126,000	129,780	133,673	137,684	141,814	146,069	150,451	154,964	159,613	1,280,047
Transfer from Debt Reserve	0	-583,467	-568,518	-553,569	-538,620	-523,671	-508,723	-493,774	-316,693	-305,997	-4,393,032
Total Operating Effect	0	126,000	129,780	133,673	137,684	141,814	146,069	150,451	154,964	159,613	1,280,047

Define Problem

Central Carolina Community College (CCCC) 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.

Community College - Pittsboro Campus - Sustainable Technologies

Completed

Current Stage of Project

The project is complete. LEED Silver certification was obtained in September 2013.

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.

County Buildings - Chatham Community Library

Completed

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 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	5,836,891	5,620,875	0	0	0	0	0	0	0	0	5,620,875
Debt Issuance Cost	35,181	35,180	0	0	0	0	0	0	0	0	35,180
Design, Engineering & Construction Ad	485,265	499,992	0	0	0	0	0	0	0	0	499,992
Furnishings & Equipment	538,887	540,443	0	0	0	0	0	0	0	0	540,443
Transfer to Annex Renovation Project	0	0	521,542	0	0	0	0	0	0	0	521,542
Transfer to CIP Reserve (Steele Propert	0	0	2,132,292	0	0	0	0	0	0	0	2,132,292
Total Project Element	6,896,224	6,696,490	2,653,834	0	9,350,324						
Funding Source											
Debt--Installment Purchase	5,782,184	5,460,247	2,653,692	0	0	0	0	0	0	0	8,113,939
Debt--Transfer from Capital Reserve	778,476	778,475	0	0	0	0	0	0	0	0	778,475
Department of Transportation Reimburs	0	117,848	0	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	65,610	142	0	0	0	0	0	0	0	65,752
Total Funding Source	6,896,224	6,696,490	2,653,834	0	9,350,324						
Operating Effect											
Debt Service	0	628,105	612,012	595,919	579,827	563,734	547,642	531,549	340,921	329,407	4,729,116
Increased Operating Costs	0	335,817	345,352	355,712	366,384	377,375	388,696	400,357	412,368	424,739	3,406,801
Transfer from Debt Reserve	0	-628,105	-612,012	-595,919	-579,827	-563,734	-547,642	-531,549	-340,921	-329,407	-4,729,116
Total Operating Effect	0	335,817	345,352	355,712	366,384	377,375	388,696	400,357	412,368	424,739	3,406,801

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.

County Buildings - Chatham Community Library

Completed

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

Recommended Solution

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

Current Stage of Project

The county obtained its certificate of occupancy on August 19, 2010. The building obtained LEED Gold certification in September 2013. 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. In order to transfer the balance of the loan to the Steele property and the annex, the project must show a transfer expense of \$2.7 million. Excluding the transfer, the library project was substantially under the original budget of \$8.3 million.

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 Agriculture & Conference Center

Approved-No Contracts

Construct a new agricultural center for Chatham County of approximately 32,000 square feet. The facility would include:

- Offices for Cooperative Extension, Farm Service Agency, Soil and Water Conservation District/Natural Resources Conservation Service and the North Carolina Forestry Service;
- A large meeting room/auditorium to seat 400 people at tables, which can also be subdivided with air walls down to three smaller meeting spaces;
- Three conference rooms that will each seat a minimum of 32 people at tables and chairs;
- Storage space for tables, chairs, educational equipment and other supplies;
- A teaching kitchen/laboratory and a catering kitchen in proximity to 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 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	9,000,000	0	1,000,000	7,250,000	750,000	0	0	0	0	0	9,000,000
Contingency	900,000	0	0	0	900,000	0	0	0	0	0	900,000
Design, Engineering & Construction Ad	850,000	75,080	255,075	488,750	63,750	0	0	0	0	0	882,655
Furnishings & Equipment	703,650	0	0	0	703,650	0	0	0	0	0	703,650
Owner Contracts	46,350	0	23,175	0	23,175	0	0	0	0	0	46,350
Total Project Element	11,500,000	75,080	1,278,250	7,738,750	2,440,575	0	0	0	0	0	11,532,655
Funding Source											
Debt--Installment Purchase	11,500,000	42,425	1,278,250	7,738,750	2,440,575	0	0	0	0	0	11,500,000
Operating Revenue	0	32,655	0	0	0	0	0	0	0	0	32,655
Total Funding Source	11,500,000	75,080	1,278,250	7,738,750	2,440,575	0	0	0	0	0	11,532,655
Operating Effect											
Additional Revenues	0	0	0	0	-40,500	-65,000	-65,000	-65,000	-65,000	-65,000	-365,500
Debt Service	0	0	0	300,000	600,000	1,230,000	1,198,500	1,167,000	1,135,500	1,104,000	6,735,000
Increased Operating Costs	0	0	0	0	234,645	241,684	248,935	256,403	264,095	272,018	1,517,780
Transfer from Debt Reserve	0	0	0	-300,000	-600,000	-1,230,000	-1,198,500	-1,167,000	-1,135,500	-1,104,000	-6,735,000
Total Operating Effect	0	0	0	0	194,145	176,684	183,935	191,403	199,095	207,018	1,152,280

Define Problem

The current building was built in 1956 and has never had a major renovation. Storage space is inadequate. The original building was 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. The upstairs restrooms have no air conditioning and limited ventilation. Participants in educational programs 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 necessary for programs.. Many Extension educational programs are being moved

offsite and rent must be paid for a larger meeting space to meet client demands.

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 Supervisors recommend that Chatham County build a stand-alone Chatham County Agriculture and Conference 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 and other businesses that 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. 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, much of it is not, including storm drainage, wiring for audio/visual equipment, and the widening of US Business 64 to include a turn lane. The facility is currently scheduled to open in September of 2015.

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. 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 Agriculture and Conference Center could become the anchor building on the new property. An architect has been hired and schematic design is complete and has been approved by the Board of Commissioners.

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. 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 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	494,493	0	10,750	0	0	0	0	0	0	0	10,750
Contingency	49,449	0	0	0	0	0	0	0	0	0	0
Design, Engineering & Construction Ad	49,449	0	0	0	0	0	0	0	0	0	0
Equipment	0	0	2,000	0	0	0	0	0	0	0	2,000
Total Project Element	593,391	0	12,750	0	12,750						
Funding Source											
General Fund Fund Balance	593,391	0	12,750	0	0	0	0	0	0	0	12,750
Total Funding Source	593,391	0	12,750	0	12,750						
Operating Effect											
General Fund Fund Balance	0	0	12,750	0	0	0	0	0	0	0	12,750
Increased Operating Costs	0	0	0	0	0	0	0	0	0	0	0
Total Operating Effect	0	0	12,750	0	12,750						

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 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

First Health has agreed to vacate the vehicle bay next to the existing CRDP. When the move is complete, a wall will be needed between the large rollup doors on the front wall and extending to the back wall. The estimated cost of the wall with electrical outlets is \$6,360. When the vehicle bay is added to the existing space, the county will have an adequate CRDP. The Sheriff's space needs will be defined in more depth and will be addressed in a future project.

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.

County Buildings - Emergency Services Storage Building

Approved-No Contracts

Current Stage of Project

Construction of the wall will begin when First Health has vacated the vehicle bay. The budget has been updated to reflect the cost of constructing the wall.

Relation to Other Projects

This 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

Operating cost increases will be negligible.

County Buildings - Historic Courthouse Restoration

Substantially Complete

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

Project Budget	Budget	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	4,718,665	4,886,156	88,463	0	0	0	0	0	0	0	4,974,619
Contingency	1,250,890	0	0	0	0	0	0	0	0	0	0
Design, Engineering & Construction Ad	573,305	567,422	2,575	0	0	0	0	0	0	0	569,997
Furnishings & Equipment	54,511	29,720	10,160	0	0	0	0	0	0	0	39,880
Total Project Element	6,597,371	5,483,298	101,198	0	5,584,496						
Funding Source											
Insurance Reimbursement	6,597,371	5,281,997	0	0	0	0	0	0	0	0	5,281,997
Transfer from General Fund	0	201,301	101,198	0	0	0	0	0	0	0	302,499
Total Funding Source	6,597,371	5,483,298	101,198	0	5,584,496						

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 relocated the court and those offices to the new justice center. The rebuilt courthouse will provide courtroom space for low-risk trials and other functions. The courtroom will also serve as the Board of Commissioners' and Board of Education's meeting room.

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 nearly original condition on the exterior and a somewhat enhanced, but generally pre-fire condition, on the interior.

Current Stage of Project

The project is substantially complete and the courthouse is being used by the county. Punch list items still remain to be completed.

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

Substantially Complete

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 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	19,452,248	17,968,278	170,000	0	0	0	0	0	0	0	18,138,278
Contingency	1,003,397	0	0	0	0	0	0	0	0	0	0
Debt Issuance Cost	229,096	229,095	0	0	0	0	0	0	0	0	229,095
Design, Engineering & Construction Ad	2,387,519	2,213,354	0	0	0	0	0	0	0	0	2,213,354
Engineering & Other Fees	220,505	217,259	0	0	0	0	0	0	0	0	217,259
Furnishings & Equipment	1,335,850	1,318,670	289,193	0	0	0	0	0	0	0	1,607,863
Land	371,089	305,801	0	0	0	0	0	0	0	0	305,801
Miscellaneous Contracts	296	296	0	0	0	0	0	0	0	0	296
Total Project Element	25,000,000	22,252,753	459,193	0	0	0	0	0	0	0	22,711,946
Funding Source											
Debt--Transfer from Capital Reserve	771,946	771,946	0	0	0	0	0	0	0	0	771,946
Debt--USDA Rural Development Loan (24,228,054	21,480,807	459,193	0	0	0	0	0	0	0	21,940,000
Total Funding Source	25,000,000	22,252,753	459,193	0	0	0	0	0	0	0	22,711,946
Operating Effect											
Debt Service	0	21,218,528	968,651	968,651	968,651	968,651	968,651	968,651	968,651	968,651	28,967,736
Decreased Operating Costs	0	-39,054	-78,108	-78,108	-78,108	-78,108	-78,108	-78,108	-78,108	-78,108	-663,918
Increased Operating Costs	0	857,874	1,033,724	1,064,736	1,096,678	1,129,578	1,163,465	1,198,369	1,234,320	1,271,350	10,050,095
Transfer from Debt Reserve	0	-21,218,528	-968,651	-968,651	-968,651	-968,651	-968,651	-968,651	-968,651	-968,651	-28,967,736
Total Operating Effect	0	818,820	955,616	986,628	1,018,570	1,051,470	1,085,357	1,120,261	1,156,212	1,193,242	9,386,177

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 17 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. Prior to construction of the Justice Center, almost none of the space needs identified in the facilities study had been addressed. The county rented space for probation, the district attorney, juvenile probation, Chatham 360, child victim services, and the public defender. Court officials identified the lack of courtroom space as a severe problem. In 2010, when this project was given final approval, 368 cases were on the docket for one session of criminal district court. The capacity of district court was 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 courtrooms; 22,700 square feet of shell space for future growth; and a roughly 10,000-square-foot basement for storage of archived records. Since the historic 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 justice center. 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. Seven 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

The project received substantial completion November 28, 2012. Staff moved in December 2012, and court proceedings began early January 2013. The project will include future expenditures for construction of a parking lot adjacent to the Agricultural Building and some miscellaneous furnishings to assist in the day-to-day operations of the facility.

Description of Land Needs

The county purchased land for the judicial facility in 2001.

Professional Services Needed

Construction management and testing services were required

Operating Impact

Additional funds were needed for security personnel (10 positions added), utilities, building maintenance personnel (5 positions added), technology personnel (1 position added) and debt service. The county will save a small amount by no longer renting space for the district attorney's office, juvenile justice, probation and the public defender in Pittsboro.

County Buildings - New Jail

Construct a 60,000-square-foot jail with a build out capacity of 133 beds, and continue efforts to decrease the jail population.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	12,205,363	1,184,453	10,000,000	3,069,978	0	0	0	0	0	0	14,254,431
Contingency	822,052	0	400,000	408,548	0	0	0	0	0	0	808,548
Debt Issuance Cost	0	293,299	489	0	0	0	0	0	0	0	293,788
Design, Engineering & Construction Ad	1,039,797	853,851	153,000	87,946	0	0	0	0	0	0	1,094,797
Equipment	210,000	0	0	210,000	0	0	0	0	0	0	210,000
Land	0	1,268	555	0	0	0	0	0	0	0	1,823
Miscellaneous Contracts	722,788	15,631	90,000	10,500	0	0	0	0	0	0	116,131
Total Project Element	15,000,000	2,348,502	10,644,044	3,786,972	0	0	0	0	0	0	16,779,518
Funding Source											
Bond Premium	0	1,284,518	0	0	0	0	0	0	0	0	1,284,518
Debt--Installment Purchase	15,000,000	1,061,694	10,644,044	3,786,972	0	0	0	0	0	0	15,492,710
Interest	0	2,290	0	0	0	0	0	0	0	0	2,290
Total Funding Source	15,000,000	2,348,502	10,644,044	3,786,972	0	0	0	0	0	0	16,779,518
Operating Effect											
Additional Revenues	0	0	0	-109,500	-219,000	-219,000	-219,000	-219,000	-219,000	-219,000	-1,423,500
Debt Service	0	178,416	530,825	1,350,825	1,334,425	1,309,825	1,285,225	1,260,625	1,236,025	1,198,225	9,684,416
Increased Operating Costs	0	0	620,555	1,415,673	1,575,212	1,683,227	1,794,481	1,909,074	2,027,104	2,148,676	13,174,002
Transfer from Debt Reserve	0	-178,416	-530,825	-1,350,825	-1,334,425	-1,309,825	-1,285,225	-1,260,625	-1,236,025	-1,198,225	-9,684,416
Total Operating Effect	0	0	620,555	1,306,173	1,356,212	1,464,227	1,575,481	1,690,074	1,808,104	1,929,676	11,750,502

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. 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 2013, the jail expects to be at over capacity 33% percent of time.

The average daily population has increased from 28 to up to 48 since 2000, 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. This has not had an appreciable effect in the jail, because 90-180 day inmates have been housed at other facilities under the statewide misdemeanor program. Because of outside

forces, the population has fluctuated widely from a high average daily population of 53 in 2010 (with a high daily population of 72 in December of 2010) to the lowest average daily population in recent history of 38 in 2012. Factors such as the closing of the Siler City magistrate's office because of state budget reductions have tended to lower the population as officers on the west side of the county make fewer arrests and issue more citations. The implementation of a statewide warrant database, NC Aware in 2008 initially led to an increase in the population, but as that system has been in place for several years, it no longer has such a significant effect.

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 but 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, 1,356 in 2012, 1469 projected for 2013.
2. Average length of stay: 9.4 days in 2004, 10.7 in 2011, 10.23 in 2012, 11.18 projected in 2013.

The doubling in the number of daily courts with the opening of the justice center, from two to four, may also have an impact on the jail population. 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 them 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. Works closely with the county-run pretrial release program.

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 costs, which is well below Chatham's cost per inmate. This arrangement is short-term, not guaranteed, and will increase operational costs.

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: In FY 2012 the County had to rent beds, and in FY 2013 the County has sent inmates to a Division of Adult Correction facility for safekeeping at a charge of \$40/day due to insufficient availability of segregation beds. Harnett County recently has agreed to house Chatham inmates on a temporary basis for \$50 per day plus medical expenses. Harnett officials will 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.
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 and site improvements.
 - Build a 60,000-square-foot jail with a build out capacity of 133 beds on property currently owned by the county that will allow the jail to be easily expanded.

Current Stage of Project

Hemphill Randel Associates was selected as the architect. County-owned property on Landfill Road was selected as the building site. Construction documents are complete and the project was bid in December, 2012 and awarded in March of 2013. The project is currently scheduled to be complete in the fall of 2014.

Operating Impact

Additional funds will be needed for additional staff and operating costs. 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 - Space Needs Study Implementation

Approved-No Contracts (Part)

- 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 2014: Renovate temporary superior court to accommodate Management Information Services (MIS)
- FY 2013 to FY 2015: Renovate in two phases the courthouse annex for the Manager's Office, Finance, Tax, and Register of Deeds to expand into space vacated by the courts.
- FY 2016: Construct a 500-square-foot addition and renovate the emergency operations center.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	3,454,970	718,647	1,114,365	1,500,000	424,038	0	0	0	0	0	3,757,050
Contingency	290,585	0	108,862	150,000	42,403	0	0	0	0	0	301,265
Design, Engineering & Construction Ad	380,785	187,448	135,388	84,616	0	0	0	0	0	0	407,452
Furnishings & Equipment	352,427	54,258	124,975	150,000	40,804	0	0	0	0	0	370,037
Total Project Element	4,478,767	960,353	1,483,590	1,884,616	507,245	0	0	0	0	0	4,835,804
Funding Source											
Debt--Installment Purchase	0	0	521,542	0	0	0	0	0	0	0	521,542
General Fund Fund Balance	4,478,767	938,993	892,048	1,884,616	507,245	0	0	0	0	0	4,222,902
Operating Revenue	0	21,360	70,000	0	0	0	0	0	0	0	91,360
Total Funding Source	4,478,767	960,353	1,483,590	1,884,616	507,245	0	0	0	0	0	4,835,804
Operating Effect											
Debt Service	0	59,994	58,457	56,920	55,383	53,846	52,309	50,772	32,563	31,464	451,708
General Fund Fund Balance	4,478,767	938,993	892,048	1,884,616	507,245	0	0	0	0	0	4,222,902
Increased Operating Costs	0	0	0	0	2,725	2,807	2,891	2,978	3,067	3,159	17,626
Transfer from Debt Reserve	0	-59,994	-58,457	-56,920	-55,383	-53,846	-52,309	-50,772	-32,563	-31,464	-451,708
Total Operating Effect	4,478,767	938,993	892,048	1,884,616	509,970	2,807	2,891	2,978	3,067	3,159	4,240,528

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 was vacated, another 5,000 square feet became 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 and another one occupied by Water Administration were both 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 was complete, the clerk of court and district court moved 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.

Renovation of the old jail for Emergency Operations has been ruled out by the architect. Low, concrete ceilings prevent the installation of the necessary wiring for data and electrical service.

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 January 2014. 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 Emergency Operations addition out one year, bid costs being over budget for Annex Phase 1 and revised projected costs for Annex Phase 2.

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 could not occur if the justice center had not been constructed.

Professional Services Needed

Detailed architectural drawings and construction management will be needed.

	CIP Last Year	CIP This Year	Increase
Superior Court	657,134	657,134	0
Superior Court Upfit for MIS	70,000	70,000	0
Annex Phase 1	1,506,100	1,590,449	84,349
Annex Phase 2	1,701,867	1,950,000	248,134
Emergency Ops Expansion	522,308	546,861	24,554
Annex Study	21,360	21,360	0
	4,478,768	4,835,804	357,036

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	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	410,269	463,048	0	0	0	0	0	0	0	0	463,048
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
Transfer to Capital Reserve	0	18,850	0	0	0	0	0	0	0	0	18,850
Total Project Element	558,871	558,871	0	0	0	0	0	0	0	0	558,871
Funding Source											
General Fund Fund Balance	506,593	506,593	0	0	0	0	0	0	0	0	506,593
Grants, Gifts, Etc.	52,278	52,278	0	0	0	0	0	0	0	0	52,278
Total Funding Source	558,871	558,871	0	0	0	0	0	0	0	0	558,871
Operating Effect											
General Fund Fund Balance	0	506,593	0	0	0	0	0	0	0	0	506,593
Total Operating Effect	0	506,593	0	0	0	0	0	0	0	0	506,593

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 2014	Current Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	Project Totals
Project Element											
Land	60,000	0	60,000	0	0	0	0	0	0	0	60,000
Total Project Element	60,000	0	60,000	0	0	0	0	0	0	0	60,000
Funding Source											
Recreation Exaction Fee	60,000	0	60,000	0	0	0	0	0	0	0	60,000
Total Funding Source	60,000	0	60,000	0	0	0	0	0	0	0	60,000
Operating Effect											
Increased Operating Costs	0	0	0	15,000	15,450	15,914	16,391	16,883	17,389	17,911	114,937
Total Operating Effect	0	0	0	15,000	15,450	15,914	16,391	16,883	17,389	17,911	114,937

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 a rapidly growing part of the county, as well as an important link with 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

The Town of Cary requested county funding for construction management (approximately \$60,000). County Commissioners 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 2014.

Current Stage of Project

The trail is complete. The trail dedication was held on June 5, 2010. Funds from the county will 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 design and permitting, and the project will be ready to bid for construction in January 2014. Bidding and construction will take about one year, so Cary expects the project to be complete in Spring of 2015. Since the town has already spent \$60,000 on design, the county will reimburse them in FY 2014.

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 funds for operation and maintenance. Cary has agreed to provide maintenance for five years. Under the agreement with Cary, Chatham County was scheduled to assume maintenance in FY 2015. Since the initial agreement Cary has agreed to provide an additional five years of maintenance if Chatham County will split the cost. The first year estimate is \$15,000 which is substantially less than what the county would have spent to hire staff and provide maintenance.

Parks - Briar Chapel Park Improvements

Approved-No Contracts

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 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	959,970	160,416	195,430	616,434	0	0	0	0	0	0	972,280
Contingency	98,951	0	20,263	69,333	0	0	0	0	0	0	89,596
Design, Engineering & Construction Ad	7,240	7,240	0	73,499	0	0	0	0	0	0	80,739
Equipment	22,300	0	7,200	3,400	0	0	0	0	0	0	10,600
Total Project Element	1,088,461	167,656	222,893	762,666	0	0	0	0	0	0	1,153,215
Funding Source											
Grants, Gifts, Etc.	314,465	0	0	309,820	0	0	0	0	0	0	309,820
Recreation Exaction Fee--Briar Chapel	773,996	167,656	222,893	452,846	0	0	0	0	0	0	843,395
Total Funding Source	1,088,461	167,656	222,893	762,666	0	0	0	0	0	0	1,153,215
Operating Effect											
Additional Revenues	0	0	0	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-35,000
Increased Operating Costs	0	46,471	48,823	62,499	67,704	69,735	71,827	73,982	76,201	78,487	595,730
Total Operating Effect	0	46,471	48,823	57,499	62,704	64,735	66,827	68,982	71,201	73,487	560,730

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 lacked fencing, lighting, bleachers, and restroom and concessions that would make the fields optimal for use. Four 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 improvements 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 the 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 was complete fall of 2012 and immediate plans are underway to begin work on 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 the state the county received it, the athletic facilities would be less than optimal. Fencing was needed on the baseball fields to keep balls from hitting spectators. The soccer field needed 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 took ownership of 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 the entrance bridge. The county will use recreation fees paid for by Briar Chapel to fund the improvements listed above. The county applied for PARTF grant money for FY 2014 and was not funded. Staff will apply again for FY 2015. Fencing lighting of the football field and gates are complete. Soccer goals will be complete by the end of FY 2014. Work on the restrooms, will begin after revisions to the architect/engineering plans are finalized. The entrance sign and 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

Architectural services were needed to design the restroom/concessions building. Engineering services will be needed for water and sewer connections. Existing county staff has provided oversight to construction and installation of other improvements.

Operating Impact

Additional funds will be needed to operate and maintain the facility. Additional revenues will be realized from renting the concession stand and 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 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	1,648,214	1,648,213	4,000	11,000	0	0	0	0	0	0	1,663,213
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	54,355	22,772	8,600	0	0	0	0	0	0	0	31,372
Land	1,382,287	1,382,287	0	0	0	0	0	0	0	0	1,382,287
Total Project Element	3,398,992	3,278,815	12,600	11,000	0	0	0	0	0	0	3,302,415
Funding Source											
Capital Reserves	1,178,219	1,078,036	2,600	1,000	0	0	0	0	0	0	1,081,636
Grants, Gifts, Etc.	838,486	818,486	10,000	10,000	0	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
Total Funding Source	3,398,992	3,278,815	12,600	11,000	0	0	0	0	0	0	3,302,415
Operating Effect											
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	61,666	63,141	68,564	70,621	72,739	74,921	77,169	79,484	81,869	650,172
Total Operating Effect	0	61,666	62,141	67,564	69,621	71,739	73,921	76,169	78,484	80,869	642,172

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.

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.

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 Park. 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

Substantially Complete

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	Current										Project Totals
	Budget	Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	141,420	75,787	6,500	0	0	0	0	0	0	0	82,287
Contingency	0	0	0	0	0	0	0	0	0	0	0
Design, Engineering & Construction Ad	0	0	0	0	0	0	0	0	0	0	0
Equipment	31,188	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
Total Project Element	1,680,516	1,614,883	6,500	0	1,621,383						
Funding Source											
Capital Reserves	152,166	80,982	0	0	0	0	0	0	0	0	80,982
General Fund Fund Balance	1,528,350	1,533,901	0	0	0	0	0	0	0	0	1,533,901
Operating Revenue	0	0	6,500	0	0	0	0	0	0	0	6,500
Total Funding Source	1,680,516	1,614,883	6,500	0	1,621,383						
Operating Effect											
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	74,800	80,985	83,415	85,917	88,495	91,149	93,884	96,700	776,065
Total Operating Effect	0	80,720	69,910	76,095	78,525	81,027	83,605	86,259	88,994	91,810	736,945

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, some of which 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 (available for rental and recreation programs), 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 required repairs. 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 was 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, pool resurfacing, gravel for the loop road, demolition of some buildings, 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. Request for proposals have been advertised for shop improvements. The shop roof will be repaired by the end of FY 2014. Future improvements, including 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, are temporarily on hold pending the determination of the balance in the Parks Capital Reserve.

Description of Land Needs

Land was purchased in 2007.

Operating Impact

Additional funds were needed for staffing and maintenance.

Schools - Auditorium Sound and Lighting Upgrades

Completed

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

Project Budget	Budget	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	657,662	657,662	0	0	0	0	0	0	0	0	657,662
Contingency	0	0	0	0	0	0	0	0	0	0	0
Design, Engineering & Construction Ad	109,986	109,986	0	0	0	0	0	0	0	0	109,986
Total Project Element	767,648	767,648	0	0	0	0	0	0	0	0	767,648
Funding Source											
Debt--Qualified School Construction Bo	767,648	767,648	0	0	0	0	0	0	0	0	767,648
Total Funding Source	767,648	767,648	0	0	0	0	0	0	0	0	767,648
Operating Effect											
Debt Service	0	60,410	58,562	57,971	57,380	56,789	56,199	55,608	55,017	54,426	512,362
Total Operating Effect	0	60,410	58,562	57,971	57,380	56,789	56,199	55,608	55,017	54,426	512,362

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.

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 2014	Current Year:							Project Totals	
			FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020		FY 2021
Project Element											
Construction	392,088	119,838	0	0	0	0	0	272,250	0	0	392,088
Total Project Element	392,088	119,838	0	0	0	0	0	272,250	0	0	392,088
Funding Source											
General Fund Fund Balance	392,088	119,838	0	0	0	0	0	272,250	0	0	392,088
Total Funding Source	392,088	119,838	0	0	0	0	0	272,250	0	0	392,088
Operating Effect											
General Fund Fund Balance	0	119,838	0	0	0	0	0	272,250	0	0	392,088
Total Operating Effect	0	119,838	0	0	0	0	0	272,250	0	0	392,088

Define Problem

Prior to this project, the high schools were still using bleachers installed in the 1950s. 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 five to 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, Northwood, and Jordan-Matthews high schools replacements are complete.

Relation to Other Projects

The project is related to the Northwood renovation project.

Schools - High School Gym Heating/Air Conditioning Replacements

Substantially Complete

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

Project Budget	Budget	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	916,700	809,117	25,175	0	0	0	0	0	0	0	834,292
Design, Engineering & Construction Ad	0	47,266	0	0	0	0	0	0	0	0	47,266
Total Project Element	916,700	856,383	25,175	0	881,558						
Funding Source											
Debt--Installment Purchase	916,700	856,383	25,175	0	0	0	0	0	0	0	881,558
Total Funding Source	916,700	856,383	25,175	0	881,558						
Operating Effect											
Debt Service	0	73,976	72,217	70,459	68,700	66,941	65,182	63,424	61,665	59,906	602,470
Increased Operating Costs	0	0	4,381	9,025	9,296	9,575	9,862	10,158	10,462	10,776	73,535
Transfer from Debt Reserve	0	-73,976	-72,217	-70,459	-68,700	-66,941	-65,182	-63,424	-61,665	-59,906	-602,470
Total Operating Effect	0	0	4,381	9,025	9,296	9,575	9,862	10,158	10,462	10,776	73,535

Define Problem

Prior to the project, there was no way to control the temperature and humidity in Chatham County high school gyms. Temperatures in late spring, summer, and early fall exceeded 100 degrees inside the gyms. The Department of Public Instruction (DPI) recommended that new gyms be built with air conditioning. In cold weather, the infrared heat at Jordan-Matthews was uncomfortable. The heat at Northwood caused 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

Punch list items are in progress. The estimated completion date is December 1, 2013.

Professional Services Needed

Design and/or engineering services were 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 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
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
Total Project Element	24,000,000	21,508,341	0	0	0	0	0	0	0	0	21,508,341
Funding Source											
Debt--Certificates of Participation (COP)	0	60,386	0	0	0	0	0	0	0	0	60,386
Debt--Installment Purchase	24,000,000	20,852,905	0	0	0	0	0	0	0	0	20,852,905
Debt--Transfer from Capital Reserve	0	457,757	0	0	0	0	0	0	0	0	457,757
Department of Transportation Reimburs	0	50,000	0	0	0	0	0	0	0	0	50,000
Interest	0	87,293	0	0	0	0	0	0	0	0	87,293
Total Funding Source	24,000,000	21,508,341	0	0	0	0	0	0	0	0	21,508,341
Operating Effect											
Debt Service	0	1,749,871	1,708,270	1,666,668	1,625,067	1,583,465	1,541,864	1,500,262	1,458,661	1,417,059	14,251,187
Increased Operating Costs	0	788,595	812,253	836,620	861,719	887,571	914,198	941,624	969,872	998,968	8,011,420
Transfer from Debt Reserve	0	-1,749,871	-1,708,270	-1,666,668	-1,625,067	-1,583,465	-1,541,864	-1,500,262	-1,458,661	-1,417,059	-14,251,187
Total Operating Effect	0	788,595	812,253	836,620	861,719	887,571	914,198	941,624	969,872	998,968	8,011,420

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.

Schools - Margaret Pollard Middle School

Completed

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.

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 in the northeast quadrant of the county to open August 2019.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	41,074,003	0	0	0	0	13,691,334	13,691,334	13,691,335	0	0	41,074,003
Contingency	2,197,101	0	0	0	0	0	0	2,197,101	0	0	2,197,101
Design, Engineering & Construction Ad	2,470,140	327,175	0	0	746,983	746,983	324,500	324,499	0	0	2,470,140
Furnishings & Equipment	1,870,000	0	0	0	0	0	0	1,870,000	0	0	1,870,000
Owner Costs	1,388,756	46,536	0	0	335,555	335,555	335,555	335,555	0	0	1,388,756
Total Project Element	49,000,000	373,711	0	0	1,082,538	14,773,872	14,351,389	18,418,490	0	0	49,000,000
Funding Source											
Debt--Installment Purchase	49,000,000	373,711	0	0	1,082,538	14,773,872	14,351,389	18,418,490	0	0	48,626,289
Total Funding Source	49,000,000	373,711	0	0	1,082,538	14,773,872	14,351,389	18,418,490	0	0	49,000,000
Operating Effect											
Debt Service	0	0	0	0	0	0	2,450,000	2,450,000	5,170,789	5,034,750	15,105,539
Increased Operating Costs	0	0	0	0	0	0	0	0	1,959,989	2,018,789	3,978,778
Transfer from Debt Reserve	0	0	0	0	0	0	-2,450,000	-2,450,000	-5,170,789	-5,034,750	-15,105,539
Total Operating Effect	0	0	0	0	0	0	0	0	1,959,989	2,018,789	3,978,778

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 1,166. Jordan-Matthews' current population is 727, 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 in northeastern Chatham. The school would be built to accommodate 800 students immediately, with the core facilities sized to accommodate up to 400 students. Last year, at the request of the Board of Education, construction of the high school was delayed two years (now scheduled to open in August 2019) 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 2019.

Description of Land Needs

Land on Jack Bennett Road is already owned by the Board of Education but the property may not be suitable for a high school. An alternative site would have to provide approximately 48 usable acres, with additional acres needed to account for areas that can not be built on (e.g. steep slopes, wetlands, right-of-ways, easements setbacks, buffers, poor soil, etc.).

Professional Services Needed

Detailed architectural drawings and construction management will be needed.

Operating Impact

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

Schools - North Chatham Elementary Traffic Improvements

Substantially Complete

Implement NC Department of Transportation (NCDOT) traffic study recommendations at North Chatham.

Project Budget	Budget	Prior to FY 2014	Current	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	Project Totals
			Year: FY 2014								
Project Element											
Construction	265,000	0	240,000	0	0	0	0	0	0	0	240,000
Design, Engineering & Construction Ad	0	25,000	0	0	0	0	0	0	0	0	25,000
Total Project Element	265,000	25,000	240,000	0	265,000						
Funding Source											
General Fund Fund Balance	265,000	25,000	240,000	0	0	0	0	0	0	0	265,000
Total Funding Source	265,000	25,000	240,000	0	265,000						
Operating Effect											
General Fund Fund Balance	0	25,000	240,000	0	0	0	0	0	0	0	265,000
Total Operating Effect	0	25,000	240,000	0	265,000						

Define Problem

Prior to the project, the traffic pattern caused vehicles to back up on Lystra Road. This was unsafe for students, parents, and commuters on Lystra Road.

Recommended Solution

Implement 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 mobile units were moved in the summer of 2012, as planned. Punch list items are now in progress. The estimated completion date is November 1, 2013.

Professional Services Needed

Engineering services will be needed.

Schools - Paving Installation and Replacement

Approved-No Contracts (Part)

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 2014	Current	Year 1:	Year 2:	Year 3:	Year 4:	Year 5:	Year 6:	Year 7:	Project Totals
			Year: FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	
Project Element											
Construction	150,000	83,228	30,000	30,000	0	0	0	0	0	0	143,228
Total Project Element	150,000	83,228	30,000	30,000	0	0	0	0	0	0	143,228
Funding Source											
General Fund Fund Balance	150,000	83,228	30,000	30,000	0	0	0	0	0	0	143,228
Total Funding Source	150,000	83,228	30,000	30,000	0	0	0	0	0	0	143,228
Operating Effect											
General Fund Fund Balance	0	83,228	30,000	30,000	0	0	0	0	0	0	143,228
Total Operating Effect	0	83,228	30,000	30,000	0	0	0	0	0	0	143,228

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, Jordan-Matthews, Chatham Middle, and Siler City are underway.

Schools - Renovate Restrooms and Add Hot Water

Completed

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	Prior to FY 2014	Current	Year 1:	Year 2:	Year 3:	Year 4:	Year 5:	Year 6:	Year 7:	Project Totals
			Year: FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	
Project Element											
Administrative Costs	0	945	0	0	0	0	0	0	0	0	945
Construction	1,551,645	1,563,950	0	0	0	0	0	0	0	0	1,563,950
Contingency	0	0	0	0	0	0	0	0	0	0	0
Debt Issuance Cost	67,843	66,663	0	0	0	0	0	0	0	0	66,663
Design, Engineering & Construction Ad	137,559	141,081	0	0	0	0	0	0	0	0	141,081
Total Project Element	1,757,047	1,772,639	0	0	0	0	0	0	0	0	1,772,639
Funding Source											
Debt--Qualified School Construction Bo	1,740,333	1,742,858	0	0	0	0	0	0	0	0	1,742,858
General Fund Fund Balance	16,714	16,714	0	0	0	0	0	0	0	0	16,714
Interest	0	13,067	0	0	0	0	0	0	0	0	13,067
Total Funding Source	1,757,047	1,772,639	0	0	0	0	0	0	0	0	1,772,639
Operating Effect											
Debt Service	0	135,839	131,683	130,354	129,026	127,697	126,369	125,040	123,712	122,383	1,152,103
General Fund Fund Balance	0	16,714	0	0	0	0	0	0	0	0	16,714
Total Operating Effect	0	152,553	131,683	130,354	129,026	127,697	126,369	125,040	123,712	122,383	1,168,817

Define Problem

Prior to the project, many school restrooms did not have hot water, raising health concerns. The restrooms in these schools were 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 were approved by the Department of Public Instruction for funding through QSCBs.

Current Stage of Project

The school system absorbed \$3,873 from their budget. The county earned a small amount of interest in July 2013 which will reimburse a small portion of the school system expense. The balance of funds was reallocated to the QSCB roof project. The project was completed July 2013.

Schools - Roof Replacements (non QSCBs)

New

Replace the roof at JS Waters, SAGE Academy, Moncure, Administration Building, Horton Middle, Bennett, Pittsboro (remaining), Chatham Central High, North Chatham Elementary, Maintenance Department, Perry Harrison Elementary, Siler City Elementary, Jordan Matthews High School, and Northwood High School.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Administrative Costs	0	348	0	0	0	0	0	0	0	0	348
Construction	5,193,860	1,029,596	1,300,607	1,089,000	1,659,826	1,115,899	158,270	657,604	0	0	7,010,802
Design, Engineering & Construction Ad	0	83,410	0	0	0	0	0	0	0	0	83,410
Total Project Element	5,193,860	1,113,354	1,300,607	1,089,000	1,659,826	1,115,899	158,270	657,604	0	0	7,094,560
Funding Source											
Capital Reserves	0	0	0	1,089,000	1,659,826	0	95,850	655,324	0	0	3,500,000
Debt--Installment Purchase	972,656	1,060,475	37,568	0	0	0	0	0	0	0	1,098,043
General Fund Fund Balance	4,221,204	52,879	1,263,039	0	0	1,115,899	62,420	2,280	0	0	2,496,517
Total Funding Source	5,193,860	1,113,354	1,300,607	1,089,000	1,659,826	1,115,899	158,270	657,604	0	0	7,094,560
Operating Effect											
Debt Service	0	92,142	89,952	87,761	85,570	83,380	81,189	78,999	76,808	74,617	750,418
General Fund Fund Balance	0	52,879	1,263,039	0	0	1,115,899	62,420	2,280	0	0	2,496,517
Transfer from Debt Reserve	0	-92,142	-89,952	-87,761	-85,570	-83,380	-81,189	-78,999	-76,808	74,617	-601,184
Total Operating Effect	0	52,879	1,263,039	0	0	1,115,899	62,420	2,280	0	149,234	2,645,751

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 2015: Administration and half of Horton Middle (roof will be completed over the summer which spans two fiscal years) funded with capital reserve

FY 2016: Remainder of Horton Middle, Bennett, and remainder of Pittsboro funded with capital reserve

FY 2017: Chatham Central and North Chatham funded with county fund balance

FY 2018: Maintenance Department, Perry Harrison, and Siler City Elementary funded with a combination of capital reserves and county fund balance

FY 2019: Jordan Matthews and Northwood high schools funded with a combination of capital reserves and county fund balance.

The will address all roofs identified in the roofing assessment as needing replacement or repair.

Schools - Roof Replacements (non QSCBs)

New

Alternatives

If repairs and replacements are not made, the school system will incur increasing roof maintenance costs and facility damage. When it rains hard, the school system must repair the damage caused by leaks.

Current Stage of Project

J. S. Waters' punch list is in progress. The estimated completion date is December 1, 2013. This project was funded with money remaining from the Margaret Pollard Middle School project and county fund balance.

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)

Completed

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 2014	Current	Year 1:	Year 2:	Year 3:	Year 4:	Year 5:	Year 6:	Year 7:	Project Totals
			Year: FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	
Project Element											
Administrative Costs	0	866	0	0	0	0	0	0	0	0	866
Construction	1,626,431	1,719,912	0	0	0	0	0	0	0	0	1,719,912
Contingency	87,817	0	0	0	0	0	0	0	0	0	0
Design, Engineering & Construction Ad	157,186	181,559	0	0	0	0	0	0	0	0	181,559
Total Project Element	1,871,434	1,902,337	0	0	0	0	0	0	0	0	1,902,337
Funding Source											
Debt--Qualified School Construction Bo	1,871,434	1,902,337	0	0	0	0	0	0	0	0	1,902,337
Total Funding Source	1,871,434	1,902,337	0	0	0	0	0	0	0	0	1,902,337
Operating Effect											
Debt Service	0	149,705	145,124	143,660	142,196	140,732	139,268	137,804	136,339	134,875	1,269,703
Total Operating Effect	0	149,705	145,124	143,660	142,196	140,732	139,268	137,804	136,339	134,875	1,269,703

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. Several roofs leak when it rains.

Recommended Solution

The QSCB scope of work included 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.

Current Stage of Project

Project was completed July 2013. The school system was able to add the kindergarten wing at Pittsboro Elementary to the original scope by using \$53,333 of their own funds and reallocated QSCB funds. The county will reimburse a fraction of these funds from interest earned on QSCBs during July 2013.

Schools - Stadium Restrooms and Softball Restrooms

Substantially Complete

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	Current		Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	Project Totals
		Prior to FY 2014	Year: FY 2014								
Project Element											
Construction	924,000	601,507	322,493	0	0	0	0	0	0	0	924,000
Contingency	138,600	0	38,600	0	0	0	0	0	0	0	38,600
Design, Engineering & Construction Ad	159,390	89,210	73,180	0	0	0	0	0	0	0	162,390
Owner Contracts/Admin Costs	42,504	0	42,504	0	0	0	0	0	0	0	42,504
Total Project Element	1,264,494	690,717	476,777	0	1,167,494						
Funding Source											
Debt--Installment Purchase	1,264,494	690,717	476,777	0	0	0	0	0	0	0	1,167,494
Total Funding Source	1,264,494	690,717	476,777	0	1,167,494						
Operating Effect											
Debt Service	0	97,970	95,641	93,312	90,983	88,654	86,325	83,995	81,666	79,337	797,883
Transfer from Debt Reserve	0	-97,970	-95,641	-93,312	-90,983	-88,654	-86,325	-83,995	-81,666	-79,337	-797,883
Total Operating Effect	0	0	0	0	0	0	0	0	0	0	0

Define Problem

Stadium capacity at Jordan-Matthews and Northwood is approximately 3,000. Prior to the project, the restrooms each had only 2 stalls and 1 sink. Additionally, although the bleachers and sidewalks were ADA compliant, the restrooms were not. The result was long lines and unsanitary conditions. At Chatham Central, there was no restroom facility within a reasonable walking distance of the softball field. Modifications to the restrooms completed recent improvements to the high school athletic facilities, which now 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

Punch list is in progress. The estimated completion date is December 1, 2013.

Professional Services Needed

Architectural and engineering services were needed.

Operating Impact

Increased utilities and maintenance.

Technology - Increase Capacity for Data Storage

New (Part)

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

Project Budget	Budget	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Equipment	914,628	187,328	106,488	0	0	0	723,906	0	0	0	1,017,722
Total Project Element	914,628	187,328	106,488	0	0	0	723,906	0	0	0	1,017,722
Funding Source											
General Fund Fund Balance	870,672	143,372	106,488	0	0	0	723,906	0	0	0	973,766
Transfer from EDMS Capital Reserve	43,956	43,956	0	0	0	0	0	0	0	0	43,956
Total Funding Source	914,628	187,328	106,488	0	0	0	723,906	0	0	0	1,017,722
Operating Effect											
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	106,488	0	0	0	723,906	0	0	0	1,017,722
Increased Operating Costs	0	78,540	80,896	83,323	85,823	88,397	91,049	93,781	96,594	99,492	797,896
Total Operating Effect	0	265,868	142,384	38,323	40,823	43,397	769,955	48,781	51,594	54,492	1,455,618

Define Problem

Chatham County's data storage needs are growing exponentially, and this has an impact on the county's storage costs and disaster recovery management. 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 and recording of commissioner meetings, and the public records retention laws. Data storage has grown exponentially, from 200 gigabytes required in 2005 to 30,000 gigabytes projected in 2014. Approximately 53,000 gigabytes were needed in 2013.

Up to 4,000 gigabytes of additional storage is currently available. The department has revised its policies to reduce storage needs. Nevertheless, based on the rapidly increasing rate of required data storage, the MIS Department must frequently monitor the situation to avoid reaching maximum capacity.

Long-term backup is done on tape drives. The advantage of using tape drives is that they are the most cost-effective solution for the storage of data that has a mandated retention period of several years. The biggest problem with the tape backup system is reliability and speed of the restoration of lost data. Finding and restoring one lost file can take several hours of staff time. Tapes should back up the data once daily; however, this is not currently being done due to a failed drive. 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.

A storage area network (SAN) system provides short-term backup, and a SAN located in the Emergency Operations Center provides backup and duplication of all the county's operations to ensure recovery in the event of a disaster. Depending on trends in technology and whether or not the current storage area network (SAN) vendor is still in business, by 2018 the SAN will either have to be upgraded or replaced by a better solution if one is available.

Recommended Solution

SANs can be expanded indefinitely and can grow as the county's data storage needs grow. Because SANs are modular, the county can add storage incrementally in large or small amounts, as needed. If combined with virtualization, the SAN allows 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

Technology - Increase Capacity for Data Storage

New (Part)

annually, or about \$700 in energy costs, and a reduction of carbon emissions.

The duplicated offsite SAN provides additional backup of data and can provide data recovery in the event of a disaster. However, if a major disaster destroyed the primary servers, several days could be needed to bring the backup site online and fully recover operations. The addition of the VMware Site Recovery Manager (SRM) will help to ensure minimal downtime in the event of a disaster; the software keeps an additional copy of the virtual machine in a ready state. Should the main site fail, the backup site will quickly resume operations. Also, SRM allows systems to continue functioning while one of the sites is down for maintenance.

When the MIS department is relocated to the former temporary superior court towards the end of FY 2014, the primary servers will have to be powered down prior to moving. Without the SRM, the county could be without email for several days until the primary servers are restored.

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 data needs.

Phase two of the project was completed in October 2009 with the installation of an additional SAN unit in a backup location to provide redundant storage and a disaster recovery (DR) site. More storage is added annually through the operating budget to accommodate the county's rapid growth in data. The additional purchase of the SRM will allow the County to recover operations within 24 hours in the event of a disaster. Without the purchase of the SRM, the size of the County's storage would mean a delay of several days to recover software and systems.

Phase three of the project is targeted for 2018, a delay of two years from the original plan, because the current vendor has proven reliable and the storage policy is being revised. MIS is currently enacting new policies to minimize the space used on the SAN. Timelines are in place that limit how long snapshots – which are pointers to data stored on a disk drive - are kept, reducing the storage time from one year to two months.

Relation to Other Projects

This project is related to the Space Needs Study. When MIS is relocated to the former temporary superior court the servers must be powered down prior to the move. This move will provide the department the opportunity to simulate disaster recovery.

This project is also related to the new ERP software project. VMware is the recommended disaster recovery system for financial and human resources software.

Future, approved, and completed software projects, such as Electronic Document Management and Storage and Laserfiche, plus video systems added to new and existing buildings require sufficient data storage.

Operating Impact

Decreased hardware replacements will help offset maintenance costs. Software license fees will decrease due to virtualization software. Purchase and installation of the SRM system will include 3 years of maintenance. Following the three-year time period there will be an annual maintenance fee.

Technology - Integrated Public Sector Software

New

Purchase software specifically designed to support the public sector that integrates human resources, budget, and finance.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Contingency	0	0	0	196,000	0	0	0	0	0	0	196,000
Equipment	0	0	0	4,000	0	0	0	0	0	0	4,000
Software	0	0	300,000	1,000,000	0	0	0	0	0	0	1,300,000
Total Project Element	0	0	300,000	1,200,000	0	0	0	0	0	0	1,500,000
Funding Source											
Capital Reserves	0	0	300,000	1,200,000	0	0	0	0	0	0	1,500,000
Total Funding Source	0	0	300,000	1,200,000	0	0	0	0	0	0	1,500,000
Operating Effect											
Increased Operating Costs	0	0	0	41,432	-17,159	-17,674	-18,204	-18,750	-19,313	-19,892	-69,559
Total Operating Effect	0	0	0	41,432	-17,159	-17,674	-18,204	-18,750	-19,313	-19,892	-69,559

Define Problem

The lack of integrated software to manage finance, human resources, and budgeting causes difficulty in managing accounting operations and personnel and in producing a high-quality budget document. In addition to the operational inefficiencies, the pieces-and-parts approach to software is difficult and costly to maintain and support.

While the functions of finance, accounting, human resources, and budgeting overlap in many areas, the software that currently supports these departments is not integrated and, in some cases, is antiquated and error-prone. For example, the lack of HR software means that employee status changes must be manually entered into the accounting (payroll) software. Employee status information and job applications are maintained on Excel spreadsheets. The software used to track training was developed in-house using an outdated version of Microsoft Access and no longer functions correctly. The budget software is a custom SQL database created by a contractor many years ago. It was modified and supported by a developer who is no longer employed by the county in a programming language which is not widely used. Backup and maintenance of the software is a continual problem, and many work-arounds require manual, error-prone processes. The accounting software runs on a mainframe and is backed up on tape drives. Since it is separate from the budget software, budgets must be entered manually once the budget ordinance is approved and the new fiscal year begins.

Recommended Solution

Purchase and install integrated Enterprise Resource Planning (ERP) software including financial, payroll, human resource management and utility billing modules that will allow the county to manage its core functions with a single application. Purchase budget software that is automatically linked to the integrated ERP software. The new budget software will facilitate the creation of a Government Finance Officers Award (GFOA) budget document, ease the burden of software support and prevent the mistakes that manual integration can create. The software is modular and can be expanded to incorporate additional county processes in the future.

Technology - Integrated Public Sector Software

New

Current Stage of Project

A cross-functional team with representatives from the County Manager's Office, Finance, Human Resources, and MIS has conducted a review of software offerings including visits and interviews with other counties to benchmark available software. The team has obtained a quote from one vendor whose software is used extensively by NC local governments.

Professional Services Needed

The vendor will provide project management and guidance throughout the installation, including business process consulting, conversion of current data, training, and support.

Operating Impact

There will be annual maintenance and license support fees. The new software will streamline preparation of the budget by integrating with financial data, integrating capital and operating budgets, and further automating the budget document preparation. The new software will computerize all human resource functions and integrate them with payroll. Outside vendors will also benefit from a more efficient and easy to use payment processing module.

Technology - Patient Data Management and Electronic Health

New (Part)

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

Project Budget	Budget	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Equipment	0	37,251	0	0	0	0	0	0	0	0	37,251
Software	265,000	82,530	0	30,560	0	0	0	0	0	0	113,090
Total Project Element	265,000	119,781	0	30,560	0	0	0	0	0	0	150,341
Funding Source											
General Fund Fund Balance	265,000	119,781	0	30,560	0	0	0	0	0	0	150,341
Total Funding Source	265,000	119,781	0	30,560	0	0	0	0	0	0	150,341
Operating Effect											
Decreased Operating Costs	0	0	-45,126	-45,126	-45,126	-45,126	-45,126	-45,126	-45,126	-45,126	-361,008
General Fund Fund Balance	0	119,781	0	30,560	0	0	0	0	0	0	150,341
Increased Operating Costs	0	0	48,114	50,520	53,046	54,637	56,276	57,964	59,703	61,494	441,755
Total Operating Effect	0	119,781	2,988	35,954	7,920	9,511	11,150	12,838	14,577	16,368	231,088

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. With this software, the health department paid a private vendor to use the old billing system to collect from private insurance and obtain service reports. The annual maintenance on this system cost approximately \$8,650; however the software vendor, Netsmart, will eventually discontinue supporting the system. With the old software, staff had to 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 EHR 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

New (Part)

Current Stage of Project

The Health Department purchased software services from Patagonia Health, Inc. for electronic medical records, practice management and public health billing software. The initial set up included configuration of software and uploading of patient demographic information, training and support. Equipment purchases for software services included computers, scanners and signatures pads and wireless access in Pittsboro. The first phase of the project was completed June 30, 2013. Thirty-five people are using the software, including all clinic and surveillance staff in both Siler City and Pittsboro. In FY 15 the Health Department plans to purchase three additional applications that will enhance communications with patients, provide more detailed financial tracking and metrics, and improve billing.

Operating Impact

There is a monthly on-going subscription fee of \$3,960, which will increase by 5% on the anniversary date in April. Every three years following this initial increase, the price will increase by the consumer price index or 3%, whichever is greater at the beginning of each anniversary date. The total for the current fiscal year will be \$48,114.

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 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Contingency	36,430	0	0	0	0	36,430	0	0	0	0	36,430
Equipment	603,980	239,682	0	0	0	364,298	0	0	0	0	603,980
Total Project Element	640,410	239,682	0	0	0	400,728	0	0	0	0	640,410
Funding Source											
General Fund Fund Balance	640,410	239,682	0	0	0	400,728	0	0	0	0	640,410
Total Funding Source	640,410	239,682	0	0	0	400,728	0	0	0	0	640,410
Operating Effect											
Decreased Operating Costs	0	-31,600	-31,600	-31,600	-31,600	-31,600	0	0	0	0	-158,000
General Fund Fund Balance	0	239,682	0	0	0	400,728	0	0	0	0	640,410
Increased Operating Costs	0	0	0	0	0	0	40,072	41,274	42,512	43,787	167,645
Total Operating Effect	0	208,082	-31,600	-31,600	-31,600	369,128	40,072	41,274	42,512	43,787	650,055

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.

MIS is also considering the use of a leased system through Centurylink. Since 2008, leasing options have significantly changed to provide better services including improved support, hardware replacement, and software upgrades. Leasing could potentially decrease hardware replacement costs.

Technology - Telephone System Replacement - Countywide

Approved-No Contracts

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 Department of 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.

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	Budget	Prior to FY 2014	Current								Project Totals
			Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Contingency	50,094	0	0	0	0	0	0	50,094	0	0	50,094
Equipment	500,940	0	0	0	0	0	0	500,940	0	0	500,940
Total Project Element	551,034	0	0	0	0	0	0	551,034	0	0	551,034
Funding Source											
General Fund Fund Balance	551,034	0	0	0	0	0	0	551,034	0	0	551,034
Total Funding Source	551,034	0	0	0	0	0	0	551,034	0	0	551,034

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 longer 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. A change in state law this year eliminated the use of direct record electronic (DRE) voting systems beginning 2018, which some of the larger counties use. This may prompt voting systems manufacturers to develop new equipment and the state to certify new equipment.

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 original cost of the existing equipment inflated by 3% per year but it is not likely that the same equipment will be purchased. Therefore, the figure in the CIP should be considered a placeholder until more is known.

There are many different types of voting equipment but most are not certified for use in North Carolina. Only one optical scanner is certified for use in North Carolina, and the cost is approximately \$6,250 per unit.

The optical scanner will not replace the Automark. Based on current law, some type of equipment will still be needed that meets access requirements for disabled voters.

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 prohibit using anyone other than the seller for service

Voting Equipment Replacement

Approved-No Contracts

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. The licensing and software upgrade for the first year is included in the purchase, but would have to be renewed each year. Beginning the second year after purchase, an annual maintenance and licensing plan would have to be purchased.

Solid Waste & Recycling Fund Projects

Solid Waste & Recycling - 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 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	404,757	0	0	0	0	424,995	0	0	0	0	424,995
Contingency	40,476	0	0	0	0	42,500	0	0	0	0	42,500
Design, Engineering & Construction Ad	39,000	0	0	0	40,170	0	0	0	0	0	40,170
Equipment	346,248	0	0	0	0	0	356,635	0	0	0	356,635
Land	100,423	0	0	103,436	0	0	0	0	0	0	103,436
Total Project Element	930,904	0	0	103,436	40,170	467,495	356,635	0	0	0	967,736
Funding Source											
Capital Reserves	930,904	0	0	103,436	40,170	467,495	356,635	0	0	0	967,736
Total Funding Source	930,904	0	0	103,436	40,170	467,495	356,635	0	0	0	967,736
Operating Effect											
Contribution to Capital Reserve	0	656,480	68,606	80,884	80,884	80,884	0	0	0	0	967,738
Increased Operating Costs	0	0	0	0	0	0	170,456	175,570	180,837	186,262	713,126
Total Operating Effect	0	656,480	68,606	80,884	80,884	80,884	170,456	175,570	180,837	186,262	1,680,864

Define Problem

The Cole Park Collection Center is congested and busy. Cole Park has an average of about 41 visitors per hour up from 40 last year, 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 six 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.

Solid Waste & Recycling - New Northeast Collection Center

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.

Solid Waste & Recycling - Replace Waste & Recycling Facility Office

Approved-No Contracts

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

Project Budget	Budget	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	1,030,075	0	0	1,030,075	0	0	0	0	0	0	1,030,075
Contingency	103,007	0	0	103,007	0	0	0	0	0	0	103,007
Design, Engineering & Construction Ad	103,008	10,750	72,106	30,902	0	0	0	0	0	0	113,758
Furnishings & Equipment	79,760	0	0	79,760	0	0	0	0	0	0	79,760
Owner Contracts/Admin Costs	24,000	0	24,000	0	0	0	0	0	0	0	24,000
Total Project Element	1,339,850	10,750	96,106	1,243,744	0	0	0	0	0	0	1,350,600
Funding Source											
Operating Revenue	0	10,750	0	0	0	0	0	0	0	0	10,750
Waste Management Fund Balance	1,339,850	0	96,106	1,243,744	0	0	0	0	0	0	1,339,850
Total Funding Source	1,339,850	10,750	96,106	1,243,744	0	0	0	0	0	0	1,350,600
Operating Effect											
Increased Operating Costs	0	0	0	3,444	7,095	7,308	7,527	7,753	7,986	8,225	49,340
Total Operating Effect	0	0	0	3,444	7,095	7,308	7,527	7,753	7,986	8,225	49,340

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 (five employees) and the 300-square-foot scale house (eight 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 loads 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. Staff recommends proceeding with the project now rather than delaying the project to 2017. The funds for this project are available in the Solid Waste and Recycling Enterprise Fund. The inflation costs associated with a delay would be much more than the interest earned and would save approximately \$220,000.

Alternatives

- 1) The Environmental Quality Director explored other options, including a pre-fabricated building. Preliminary numbers indicated the possibility for savings, but there would 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 eight employees currently in the scale house. The scales would also need to be replaced or relocated in order to locate the scales nearer to the disposal and recycling services provided.

Current Stage of Project

The Board of Commissioners approved a budget ordinance authorizing the construction on August 19, 2013. Hobbs Architects has been contracted to perform the design and construction administration. Building and site design are underway and the project is expected to break ground in July 2014 and should be completed December 2014.

Description of Land Needs

Adjacent to existing building on county land.

Professional Services Needed

Architectural, design, and construction management services are needed.

Water Fund Projects

Water - Haywood Water Main Replacement

New

Replace the existing four-inch water main under the railroad tracks on Haywood Road with a six-inch water main.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	0	0	0	37,367	74,733	0	0	0	0	0	112,100
Contingency	0	0	0	3,737	7,473	0	0	0	0	0	11,210
Design, Engineering & Construction Ad	0	0	0	5,000	10,000	0	0	0	0	0	15,000
Total Project Element	0	0	0	46,104	92,206	0	0	0	0	0	138,310
Funding Source											
Capital Reserves	0	0	0	46,104	92,206	0	0	0	0	0	138,310
Total Funding Source	0	0	0	46,104	92,206	0	0	0	0	0	138,310

Define Problem

As part of the Southeast Water District project completed in 2010, a six-inch water main was installed along Haywood Road, Moncure Loop and River Point Road. These lines do not provide adequate fire protection because of a four-inch section that crosses the CRX railroad tracks on Haywood Road. North Carolina Department of Environmental and Natural Resources (NCDENR) requires all fire hydrants be served by a minimum six-inch water line. This four-inch section prevents the fire department from utilizing fire hydrants in the area. Instead, fire departments must fill pumper trucks with water from the nearest water point. If the fire hydrants were usable the fire department rating might improve and the insurance premiums might decrease.

Recommended Solution

Replace the existing four-inch water main under the railroad tracks with a six-inch water main and connect the six-inch water main along old US 1 with the six-inch water main on Haywood Road.

Alternatives

The only alternative is to do nothing, which would prevent the fire department from utilizing the hydrants.

Relation to Other Projects

The project is related to the Southeast Water District completed in 2010. Because of funding limitations, the budget did not cover replacing this section of the water line.

Description of Land Needs

None

Professional Services Needed

Railroad, North Carolina Department of Transportation (NCDOT) and Moncure Fire Department approvals will be needed.

Operating Impact

None.

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	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	4,423,097	868,048	3,660,000	0	0	0	0	0	0	0	4,528,048
Contingency	221,988	0	221,988	0	0	0	0	0	0	0	221,988
Design, Engineering & Construction Ad	162,000	188,833	33,500	0	0	0	0	0	0	0	222,333
Land	50,000	28,446	0	0	0	0	0	0	0	0	28,446
Total Project Element	4,857,085	1,085,327	3,915,488	0	5,000,815						
Funding Source											
Capital Reserves	4,291,463	519,705	3,806,534	0	0	0	0	0	0	0	4,326,239
Debt--Installment Purchase (Transfer fr	565,622	565,622	108,954	0	0	0	0	0	0	0	674,576
Total Funding Source	4,857,085	1,085,327	3,915,488	0	5,000,815						
Operating Effect											
Additional Revenues	0	0	-30,000	-33,000	-36,300	-39,930	-43,923	-48,315	-53,147	-58,462	-343,077
Increased Operating Costs	0	0	47,000	50,510	54,335	58,506	63,057	68,023	73,446	79,369	494,246
Total Operating Effect	0	0	17,000	17,510	18,035	18,576	19,134	19,708	20,299	20,907	151,169

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, Orange Water and Sewer Authority (OWASA) and Pittsboro 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 four 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 three 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

After reviewing all options, staff has determined that the most cost-effective solution is the current system configuration, with the Jordan Lake Water Treatment Plant providing water to the northeast and some portions of the Southeast District; purchasing additional supply when needed from Durham; 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 is currently being 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. This work is scheduled to be completed June 2014. To provide more water to the Southeast District from Sanford, the county has constructed two booster pump stations. That project was funded from the Western Transmission project so that low-interest funds could be used to finance it. In addition, construction of a 500,000-gallon elevated water tank adjacent to the existing 3M tank is substantially complete and is in use. 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 construction of the Durham Interconnect is currently underway and is scheduled to be completed by June 2014. The water tank adjacent to the 3M tank and associated pump stations are complete and in service.

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 were needed.

Operating Impact

Additional operating funds will be needed for purchasing water, maintenance and electricity.

Water - Nature Trail Water Main Replacement

New

Replace all the existing water mains in the Nature Trail Mobile Home Park.

Project Budget	Budget	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	0	0	0	181,267	362,533	0	0	0	0	0	543,800
Contingency	0	0	0	18,127	36,253	0	0	0	0	0	54,380
Design, Engineering & Construction Ad	0	0	0	17,667	35,333	0	0	0	0	0	53,000
Total Project Element	0	0	0	217,061	434,119	0	0	0	0	0	651,180
Funding Source											
Capital Reserves	0	0	0	217,061	434,119	0	0	0	0	0	651,180
Total Funding Source	0	0	0	217,061	434,119	0	0	0	0	0	651,180
Operating Effect											
Decreased Operating Costs	0	0	0	0	0	-24,000	-24,000	-24,000	-24,000	-24,000	-120,000
Total Operating Effect	0	0	0	0	0	-24,000	-24,000	-24,000	-24,000	-24,000	-120,000

Define Problem

The County took over responsibility for operating and maintaining the Nature Trail Mobile Home Park water distribution system in 1983. The existing water mains are very old and were improperly installed. Some of the water mains were installed under and around the residences. When employees have to repair water mains located under these homes their structural stability could be compromised. The county spends approximately 288 employee hours per year repairing these water lines, at an estimated annual cost of \$24,000.

Recommended Solution

Replace all of the existing water mains in the Nature Trail Mobile Home Park. The project will allow the county to reduce the amount of time county employees spend on maintenance and eliminate the problems with lines being installed too close to residences.

Alternatives

The only alternative to doing the necessary repair is to do nothing and continue to have problems with the old, improperly installed lines.

Current Stage of Project

The Water Department is preparing to apply for a Community Development Block Grant (CDB) that could potentially fund the project. The project is recommended to begin in FY 2015 because any further delay will increase the County's maintenance costs.

Water - Planning Western Intake and Plant

Approved-No Contracts

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

Project Budget	Budget	Current									Project Totals
		Prior to FY 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Design, Engineering & Construction Ad	2,200,000	22,098	177,902	500,000	500,000	500,000	500,000	0	0	0	2,200,000
Total Project Element	2,200,000	22,098	177,902	500,000	500,000	500,000	500,000	0	0	0	2,200,000
Funding Source											
Capital Reserves	2,200,000	22,098	177,902	500,000	500,000	500,000	500,000	0	0	0	2,200,000
Total Funding Source	2,200,000	22,098	177,902	500,000	500,000	500,000	500,000	0	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 approximately 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, the City of Durham and the Town of Pittsboro. 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. A scope of work for the initial feasibility study has been developed and the engineering firm Hazen and Sawyer will begin the study in October 2013. The study will take about 3 months to complete. Durham is paying 100% of the cost for the initial feasibility study. Chatham is incurring costs for allocation request, regional water supply plan, and interconnection study.

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

Completed

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 2014	Year: FY 2014	Year 1: FY 2015	Year 2: FY 2016	Year 3: FY 2017	Year 4: FY 2018	Year 5: FY 2019	Year 6: FY 2020	Year 7: FY 2021	
Project Element											
Construction	13,105,531	13,057,211	0	0	0	0	0	0	0	0	13,057,211
Contingency	574,439	0	0	0	0	0	0	0	0	0	0
Debt Issuance Cost	55,181	55,180	0	0	0	0	0	0	0	0	55,180
Design, Engineering & Construction Ad	1,166,133	1,116,643	1,273	0	0	0	0	0	0	0	1,117,916
Land	38,884	35,284	0	0	0	0	0	0	0	0	35,284
Transfer to Increase Capacity Project	0	565,622	108,954	0	0	0	0	0	0	0	674,576
Total Project Element	14,940,168	14,829,940	110,227	0	14,940,167						
Funding Source											
Debt--Installment Purchase	14,500,000	14,389,773	110,227	0	0	0	0	0	0	0	14,500,000
Interest	42,949	42,947	0	0	0	0	0	0	0	0	42,947
Town of Siler City Contribution	397,219	397,220	0	0	0	0	0	0	0	0	397,220
Total Funding Source	14,940,168	14,829,940	110,227	0	14,940,167						
Operating Effect											
Debt Service	0	1,067,600	1,051,889	1,045,913	1,030,330	1,021,125	1,011,631	1,001,735	988,113	977,123	9,195,460
Increased Operating Costs	0	20,000	20,600	21,218	21,854	22,510	23,185	23,881	24,597	25,335	203,180
Total Operating Effect	0	1,087,600	1,072,489	1,067,131	1,052,184	1,043,635	1,034,816	1,025,616	1,012,710	1,002,458	9,398,640

Define Problem

The existing water plant has a capacity of three 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

Completed

- Two booster pump stations to increase water supply from Sanford

Current Stage of Project

Project was complete in August 2013.

Relation to Other Projects

None.

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

Future Projects

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

Future

Build an 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 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 its space is inadequate 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 to accommodate population growth. The 2009 Space Needs Study confirmed the need for additional space in five 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 10 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. This is also a problem for disease control management as there is no separation between sick animals coming in and healthy animals. The facility does not allow staff to function efficiently, safely, and, when necessary, out of the view of the public.
- The building has only one restroom for staff and no public restrooms. The "kitchen" serves as an animal treatment room, laundry room, utility room, storage and is also where staff washes dishes and equipment. The animal control supervisor and four animal control officers are housed in a leased trailer adjacent to the shelter building.
- 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 the 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.
- The shelter is overcrowded. The 20 dog runs and the small area for cats stay full, making overcrowding the main reason for euthanizing animals. Between FY 2011 and FY 2013, 5,852 dogs and cats were sheltered, and 2,201 of these were euthanized for lack of space despite being eligible for adoption. While the placement of animals in positive outcomes is improving, additional capacity would continue to increase positive outcomes. 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. This area is not suitable for the euthanasia process because it is not closed in and exposes the animals to live animals during euthanasia.. This is a source of additional stress to animals in shelter settings. There is inadequate space for treatment of animals that come into the shelter in need of testing, immunization and simple first aid procedures.

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 refine cost estimates. Staff is in the process of retaining an architect for a feasibility study/schematic design.

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) Partner with a local nonprofit agency to build an adoption center in the Pittsboro area that would draw animals from the animal control shelter as well as from other sources. While such a partnership 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 been completed but needs to be updated.

Operating Impact

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

County Buildings - Northeast Library

Future

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

Define Problem

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 Central Carolina Community College (CCCC) Pittsboro 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 has obtained state grant funding to hire Phil Barton, a consultant, who will develop an updated strategic plan that will include all the changes that have occurred over the past decade and the changes on the horizon such as Chatham Park and the megasite. The plan will be completed by the end of FY 2014.

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 e-Resources collection to address 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. The growth of e-readership has warranted the creation of in-house classes for new owners to familiarize themselves with the devices. The library has joined a consortium to maximize its purchasing power to provide more new titles and is introducing a program to lend e-readers to the public.

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 to address library services 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. The strategic plan should be completed before any recommendation is considered. Meanwhile, the e-reader program should be continued in order to provide an option to serve the former bookmobile patrons.

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 US 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 US 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 upfit the space and rent it would be approximately \$180,000/year.
3. Construct another joint-use facility: The joint-use 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 e-Resources to respond to growing demand and meet the needs of citizens outside the immediate branches’ service area. While not all citizens have access to e-Reader 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. Circulation of e-readers to the public will reduce the accessibility issue.
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

Approximately three acres would be needed for a new library.

Professional Services Needed

Professional design, architecture and construction would be needed.

Operating Impact

Additional funding would be needed for operational expenses.

County Buildings - Public Health Building

Future

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

Define Problem

The Public Health Department is housed in three 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 of Health 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 eight 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 Building is not feasible within the timeframe of the CIP. However, staff recommends that the county begin planning for the building within an eight-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. In FY 2013, the Medicaid Cost Settlement revenue was \$173,797 more than budgeted. This brings the capital reserve total to \$565,851.44. 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 realized cost settlement revenues that are 5% greater than budgeted be contributed in the future.

Professional Services Needed

Design, architectural, and engineering services would be needed.

County Buildings - Renovation of Detention Center

Future

Renovate the current detention center when the new jail opens.

Define Problem

When the new jail opens, the 8,941 square feet of space that currently houses inmates and staff will be available for other use. 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. In addition, the former jail would not require much renovation for First Health, which currently rents space in the Performance Building. First Health has indicated they are interested in evaluating the space for their needs.

Recommended Solution

Renovate the unused detention space. Staff recommends retaining an architect for feasibility, cost estimates 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.

County Buildings - Sheriff Storage

Future

The Sheriff needs a secure indoor facility to store and gather evidence for vehicles and other large items that are part of an investigation.

Define Problem

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.

A previous CIP project proposed the building of an emergency storage building that would be shared by the Sheriff and Emergency Operations, serving as both County Receiving and Distribution Point (CRDP) and a facility to store evidence.

However a cost-effective solution for the Emergency Operations CRDP has been found This small space is not sufficient to serve as a fully-functional CRDP.

Recommended Solution

A cost-effective solution for the Emergency Operations CRDP has been identified, making the Sheriff's Office Storage a future project.

Current Stage of Project

Staff will work with the Sheriff's Office to define space needs.

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

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 at least one 400-foot tower to provide necessary coverage. At one point, the State Viper Coordinator expressed interest in building a tower for its Viper Radio System on county land, but this solution does not appear to be viable because a site is not currently available.

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.

The Emergency Operations/ Communications Division is working with Wireless Communications to determine the total number of tower sites that will be needed to provide adequate radio coverage across the county. When the required infrastructure has been defined and tower sites have been identified, the total project cost can be estimated and planning can begin.

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 will be needed for one tower site.

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.

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, 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 with the county facility include:

- Overall, the county garage is in poor condition
- There is insufficient storage space
- 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 on four acres and is inadequate. 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 school building include:

- The building overall and the dimensions of useable space within the bus garage are inadequate for servicing the 128-bus and 72-vehicle fleet. The facility has four bus bays and a half bay with a short door for fleet vehicles.
- 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). Approximately 12 acres is needed for the current bus and vehicle fleet.
- Office space is inadequate in size and configuration for the responsibilities assigned.
- The bus bays are too short to accommodate the new large capacity buses
- There are no permanently installed indoor bus vehicle lifts.
- The outdoor "bus lift" consists of four moveable, independently adjusted hydraulic jacks set outdoors
- An adequately sized and dedicated tire changing room and a significantly larger and separate tire storage area are needed
- 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 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 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. The facility could provide service for school buses, fleet vehicles for both the county and school system, and also large county utility vehicles. 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. The cost estimate for the garage in today's dollars is approximately \$8 million. Currently, the county lacks the debt capacity to fund the garage.

Alternatives

Approximately one million dollars can be saved if the county's portion of the project is removed. The school system has proposed giving the county the existing bus garage. The county would need to evaluate this alternative.

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

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

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.

The Emergency Operations/ Communications Division is working with Wireless Communications to determine the total number of tower sites that will be needed to provide adequate radio coverage across the county. When the required infrastructure has been defined and tower sites have been identified, the total project cost can be estimated and planning can begin.

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

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

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 would 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

Assuming sufficient sign-ups, 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.