

LEE COUNTY

NORTH CAROLINA

Committed Today for a Better Tomorrow

**FY 2012 – 2016
Recommended**

Capital Improvements Program

Submitted By:
John A. Crumpton, County Manager

March 21, 2011

LEE COUNTY

NORTH CAROLINA

Committed Today for a Better Tomorrow

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March 15, 2011

Lee County Board of Commissioners

Linda A. Shook, Chairman
Larry C. Oldham, Vice-Chair
Richard B. Hayes
Nathan E. Paschal
Robert T. Reives
Charlie T. Parks
James Womack

Re: Fiscal Year 2012-2016 Recommended Capital Improvements Program

Dear Chairman Shook and Commission Members:

Enclosed please find the presentation of the FY 2012-2016 recommended Capital Improvements Program (CIP). The document transmitted herewith should be used as a tool to assist the Board with determining the community's priorities with respect to educational and county government facilities and the affordability of the proposed plan. The CIP is as important as the annual budget in promoting community advancement and setting the County's financial course.

The CIP and accompanying plan of finance illustrate that the County's fiscal responsibilities do provide limits to the Board's ability to accomplish all that is requested by the units of government that we support. Schools, parks and county government offices can not be built without a direct impact on the taxpayer. Given the Board of Commissioners' current position of not raising property taxes next year and the desire by some to reduce the tax rate, the Board will be very limited in the projects that can be funded in the next three fiscal years. The County's current lack of growth in the ad valorem tax base and in sales tax receipts will make funding future capital projects nearly impossible without a property tax rate increase. To fund the recommended CIP in future years, the plan would require a property rate increase of 11.5 cents if new revenue sources are not found.

In years past, the County could count on the next revaluation to add significant tax base that the Commissioners would use to help fund needed improvements. By not lowering the property tax rate to the revenue neutral amount, past County Commissioners raised needed funds for capital and current expense requirements. The County's next revaluation will take effect in FY 2013, which will affect the tax rate set for the FY 2014 budget. It is unlikely that the County

OFFICE OF THE COUNTY MANAGER

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will see growth in the base that can be used to increase revenue to the County. Therefore, the only way to fund capital improvements going forward will be to find new revenue sources or raise the property tax rate.

The total capital funds requested from departments for the next five years totaled \$98,492,477. This is a \$13 million decrease from the requested plan last year. The County Manager's recommended five-year plan totals \$63,591,608. This is a \$6 million increase over last year's recommended plan. If approved as presented, the County will finish or start several critical projects in FY 11-12. First, the County will be meeting its commitment to the Caterpillar Company by paving Clyde Rhyne Road and making improvements to the Transmatic Building, which will be used for Caterpillar training. Funding for this project will come from IDF and EDA grants. The Board of Education will be completing the improvements at the Lee County High School. Lastly, the County will begin work on the renovations to the Lee County Courthouse basement. This new area will provide critical space to the Sheriff, Emergency Management, Clerk of Court and our E911 services. The County has been setting funds aside from the E911 fees to pay for this project.

Beyond FY 11-12, the County will have to decide how to fund the major capital expenditure requests. After FY 2012, the CIP emphasizes educational projects as the priority for the County. The County has a statutory requirement to provide facilities for the K-12 and community college systems. Their combined requests for capital improvements over the next 5 years are \$69,498,758 or 71 percent of the total CIP request. The projects requested include the completion of the renovations at Lee County High School, elementary school expansions, a new elementary school, the renovations at East and West Lee Middle Schools, the continuing education building at Central Carolina Community College (CCCC), and a new allied health facility at CCCC. These school facility capital projects will require debt to be used to finance these projects. Tax increases will be needed to begin repaying this debt and any operational increases the County would be responsible for paying to open the facilities. The County would begin addressing the school facility needs in FY 2013-2014. Between FY 2012 and FY 2016, it is proposed that the County spend \$49,663,758 on school related projects.

To complete the entire five-year plan a combination of capital reserve, lease purchase financing, general obligation bonds and grant funds would need to be used to complete the projects. Expenditures requested that could not be approved in the five-year plan due to funding constraints but moved to beyond the FY 2015-16 total \$35,900,869. General obligation bonds would be the best way to finance these expenditures but would require a property tax rate increase to repay the debt.

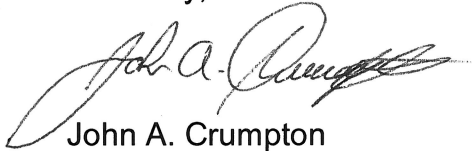
The CIP is the mechanism by which local government expresses its plan to invest in public facilities. The prudent financial implementation of the plan is the distinct and burdensome challenge of elected officials. Public infrastructure improvements are the enduring evidence of elected leadership foresight.

The future of the community is filled with prosperity and achievement. Lee County Government's role in supporting this development is to invest in the county's people and the facilities that promote a higher standard of living. It is hoped that this FY 2012-2016 Capital Improvements Program is a primary impetus in providing superior community infrastructure for the enjoyment, enhancement and appreciation of coming generations.

In the following pages you will find a more detailed account of the recommended projects and financing strategy of the CIP. You are encouraged to review such and contact me if further explanation is required. A public hearing on the plan will be scheduled for April 18, 2011. Adoption consideration of the FY 2012-2016 Capital Improvements Program is scheduled for May 2, 2011.

I look forward to providing further assistance to the Board in setting the five year agenda for capital infrastructure investment.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Crumpton", written in a cursive style.

John A. Crumpton
County Manager

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Capital Improvements Program

INTRODUCTION

A Capital Improvements Program (CIP) is a multi-year plan that encompasses projects which assist or improve the quality of a community's development. Lee County's CIP is a five-year plan that consists of capital projects for all departments and agencies for which the County provides partial or complete funding. These projects are major non-recurring expenditures for items such as schools, parks, civic centers, community colleges, libraries, jails, and administrative facilities. The CIP is a planning instrument to realistically guide taxpayer investment and maximize community needs while minimizing long-term financial impact. The 2011/2012 CIP is the result of a deliberate planning process that applied the Board of Commissioners' adopted financial policies, required submission of project evaluations, and a detailed capital funding analysis. This document will be used to guide staff in the coming budget year to prepare and begin work on projects included in the first year of the CIP. The document will be reviewed annually and adjusted based on community needs and financial options.

PLANNING PROCESS

Planning for the CIP begins in November with formal direction to all departments and agencies that make capital requests. The guidance memo includes material which explains the qualifications for CIP projects and the instructions on how to submit those projects. Usually, a capital improvements project has an expected useful life greater than (10) years and an estimated expenditure of \$500,000 or more in at least one single year of the period. An exception to this guideline is motorized equipment; all motorized equipment is considered an operational expense and, therefore, should not be included in the CIP. Examples of items included in a capital improvement project are land, physical structures, machinery, furnishings, and equipment. The deadline for all requests is January 12, 2011; afterward the Finance Department begins compiling data into a preliminary document that is reviewed by the Board of Commissioners. The County Manager considers and explores the requested projects to formulate a recommended plan that is presented to the local Board of Commissioners. The recommended document is then finalized by an adoption of the Board of Commissioners with the intent to include the projects in the annual budget.

FINANCIAL POLICY

On May 7, 2007, the Board of Commissioners adopted a set of financial policies that established parameters for all financial decisions considered by the Board of Commissioners; areas included were debt, fees and user charges, fund balance, competitive employment and tax rates (Exhibit 1). In the area of debt, these guidelines were established:

- Debt service \leq 15% of General Fund expenditures
- Payout of aggregate principal outstanding shall be no $<$ 50% , repaid within 10 years
- Maintain net bonded debt at a level not $>$ 2% of assessed value of taxable property

Also, with regard to fund balance the following criteria were determined:

- Fund balance = 14% of the ending fiscal year General Fund budget; with a target of 18%
- General Fund balance $>$ target levels will transfer to capital reserve fund to provide resources for capital improvements program

Lee County's financial policies communicate an effort to stabilize the County's tax rate by striving to develop and review projections of revenues, expenditures and fund balance to coincide with the four-year real property revaluation cycle. This recommended CIP, through the application of these financial policies, is reflective of a financial approach which would allow the County to embrace \$63.66 million of the \$98.5 million in requested CIP projects within the five-year scope of the CIP. If the County chooses to embark upon these projects, the improvement of educational opportunities and other public facilities will be enjoyed by future generations of Lee County citizens.

PROJECT EVALUATION

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

REVENUE FUNDING SOURCES

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

DEBT SERVICE

Much of the recommended CIP is funded through debt issuance; therefore, the next step in the process is to examine the County's ability to service debt. Reoccurring revenues for debt service other than property taxes are limited. Portions of Article 40 and 42 sales taxes are restricted for paying school related debt service or school capital outlay. This CIP will be the second to include the Article 46 – 1/4 cent sales tax approved by the voters in Lee County in November 2009. The County also receives funds from the NC Education Lottery that can be used for debt service. Past CIPs have included funds from the State Public School Building Capital Fund; however, the State's budget has redirected those monies away from the counties. This CIP does not anticipate those funds coming back to the County for use against debt service. In preparing this CIP, the County's borrowing capacity was examined based on various assumptions. Revenue sources included in all cases consist of:

- Allocation of 7.94 cents from the tax levy
- Restricted portions of Article 40 and Article 42 sales taxes
- Annual contribution to the Capital Reserve Fund per adopted financial policies
- Accumulated funds in the Capital Reserve Fund
- Proceeds from Article 46 – ¼ cent sales tax

This CIP reserves NC Education Lottery funds for pay as you go projects. The State's budget for FY 2011 resulted in a change in the allocation of Lottery funds reducing the County's receipts from approximately \$1.5 million to approximately \$774,000 per year. These funds could be used to fund middle school renovations in future years if lottery ticket sales perform at expected levels and if the allocation formula is not changed. The variants between the cases are the final sources of revenue to be used to pay debt service.

With the County having issued \$22.7 million of debt in May, 2010, for the Lee County High School Project and the Board of Commissioners' desire for no property tax increase in FY 2011-12, it will be FY 2013-14 before the County will have any capacity to issue additional debt. The capacity available in FY 2013-14 could possibly fund some small renovations projects; however, there will not be enough debt capacity in the scope of this CIP to fund major projects for CCCC or Lee County Schools without a property tax increase.

CONCLUSION

It is not an easy task to develop a recommended capital improvements program when faced with prioritizing \$98.5 million in requested projects especially when financial resources are in a state of flux. Property tax base growth is expected to be minimal for the next year. Sales tax proceeds are seeing limited growth. NC lottery proceeds are subject to additional changes in the distribution method by the General Assembly. The continued funding of the Public School Building Capital Fund is also questionable.

The recommended CIP capitalizes on the County's debt capacity while adhering to Board established County financial policies. Although the recommended CIP does not meet every department or agency's request, it does allow for implementation of most projects in the year requested or within two years of the request. Taxes will need to be increased to fund the full five year CIP; however, with continued diligence and proper planning that adjustment can be minimized. Staff looks forward to continuing to work with the Board of Commissioners to bring this recommended CIP to adoption.

Exhibit 1

LEE COUNTY

NORTH CAROLINA

Committed Today for a Better Tomorrow

FINANCIAL POLICIES RESOLUTION

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

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

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

Debt

- Debt service will not exceed 15% of general fund expenditures. In any year where the debt service is less than or equal to 14% of general fund expenditures at least 1% of the operating budget will be transferred to capital reserve. This contribution will only be made if available fund balance is at 15% or greater of general fund expenditures.
- Payout of aggregate principal outstanding shall be no less than 50% repaid within 10 years.
- The County will strive to maintain its net bonded debt at a level not to exceed two percent of the assessed valuation of taxable property within the County.

Fees and user charges

- As part of the budget process, the County shall annually review the fees and user charges. All changes to the schedule of fees and charges must be approved by the Board of Commissioners.
- The County should charge other fees when it is allowable, when a limited and specific group of beneficiaries can be identified, when it is feasible to charge beneficiaries for the services rendered, and when there is no reason to subsidize the service wholly or in part. To the extent possible, fee levels should be set to recover the full costs of the services provided, unless it is deemed necessary or desirable to subsidize the service.
- Factors to consider in deciding whether a subsidy is appropriate include the burden on property tax payers, the degree to which the service benefits a particular segment of the population, whether beneficiaries can pay the fee, and whether the service provides a broader benefit to the community.

Fund Balance

- The County will maintain as a floor an available fund balance equal to 14% of the General Fund budget at the end of each fiscal year; however, the County will strive to reach a target of 18%.
- General Fund balances in excess of target levels will be transferred to capital reserve funds to provide equity resources to fund the County's capital improvement plan.

Competitive Employment

- In order to recruit and retain the most qualified employees while ensuring fairness and non-discrimination, Lee County will commit to conducting a comprehensive compensation and classification study every five years. The study shall be based on the complexity and relative worth of each job as well as an extensive market comparability analysis which identifies competitive pay rates for jobs similar in content to those of the County in the labor market in which we compete for our labor supply.
- In an effort to maintain competitive rates of pay the County will strive to make annual cost of living adjustments for all employees based on the Consumer Price Index for Urban Wage Earners, Southern Region, Average of All Groups.

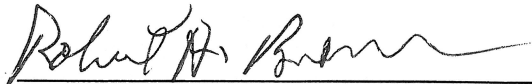
Tax rate

- In an effort to stabilize the County's tax rate, the Board of Commissioners will adopt a tax rate that considers the succeeding four years' anticipated expenditures and will strive not to change the rate until the next revaluation.
- The Board of Commissioners prefers to limit the growth of the annual operating budget to an amount which can be accommodated by growth in the tax base as well as other local state and federal revenues, without a tax rate increase, whenever possible.
- In an effort to stabilize the County's tax rate, the County will strive to develop and annually review projections of revenues, expenditures and fund balance for the next five years. Longer range projections should be developed as necessary.
- In an effort to stabilize the County's tax rate, all grant funded positions will be reviewed annually to verify continuation of funding. If grant funds are no longer available for a position, the position will be terminated unless a non-tax related source of revenue is provided to cover the cost of the position.

Adopted this 7th day of May, 2007.

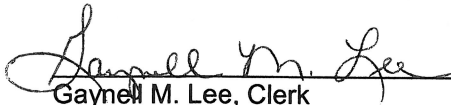


Robert T. Reives, Chairman, Finance Committee



Robert H. Brown, Chairman,
Board of Commissioners

ATTEST:



Gaynell M. Lee, Clerk

Exhibit 2 Funding Sources

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

Exhibit 3

**CAPITAL IMPROVEMENTS PROGRAM
FY 2012- 2016
Recommended
Projects With Funding Sources**

	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Total CIP	Beyond FY 15-16
ADMINISTRATION							
Lee County Industrial Park	\$ 1,400,000	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	\$ -
General Services Expansion	-	-	-	-	1,257,100	1,257,100	-
Lee County Courthouse Expansion	-	2,000,000	2,500,000	-	-	4,500,000	-
Total	\$ 1,400,000	\$ 2,000,000	\$ 2,500,000	\$ -	\$ 1,257,100	\$ 7,157,100	\$ -
Funding Sources							
Grant Funds	\$ 1,300,000	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000	\$ -
General Fund Revenues	100,000	-	-	-	-	100,000	-
Debt Financing - FY 2012/13	-	4,500,000	-	-	-	4,500,000	-
Debt Financing - FY 2015/16	-	-	-	-	1,257,100	1,257,100	-
Total	\$ 1,400,000	\$ 4,500,000	\$ -	\$ -	\$ 1,257,100	\$ 7,157,100	\$ -
EDUCATION - LEE COUNTY SCHOOLS							
Lee County High School Renovations	\$ 12,141,600	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 16,141,600	\$ -
ELMS Replace Electric Heat	-	-	1,583,600	-	-	1,583,600	-
WLMS Replace Electric Heat	-	-	-	1,659,100	-	1,659,100	-
Elementary School Expansions	-	-	-	-	10,000,000	10,000,000	-
ELMS Repairs & Renovations	-	-	1,000,000	1,500,000	-	2,500,000	-
WLMS Repairs & Renovations	-	-	1,000,000	1,500,000	-	2,500,000	-
New Elementary School	-	-	-	-	-	-	15,750,000
Lee County High School Auditorium - HVAC	-	-	-	-	-	-	1,000,000
Total	\$ 12,141,600	\$ 4,000,000	\$ 3,583,600	\$ 4,659,100	\$ 10,000,000	\$ 34,384,300	\$ 16,750,000
Funding Sources							
Debt Financing - FY 2009/10	\$ 16,141,600	\$ -	\$ -	\$ -	\$ -	\$ 16,141,600	\$ -
Debt Financing - FY 2013/14	-	-	6,583,600	-	-	6,583,600	-
Lottery Proceeds	-	-	-	1,659,100	-	1,659,100	-
Debt Financing - FY 2015/16	-	-	-	-	10,000,000	10,000,000	-
Debt Financing - Beyond FY 2014/15	-	-	-	-	-	-	16,750,000
Total	\$ 16,141,600	\$ -	\$ 6,583,600	\$ 1,659,100	\$ 10,000,000	\$ 34,384,300	\$ 16,750,000
EDUCATION - CCCC							
Continuing Education Building	\$ -	\$ -	\$ 2,877,213	\$ 6,087,245	\$ -	\$ 8,964,458	\$ -
Allied Health Building	-	-	-	735,000	5,580,000	6,315,000	4,085,000
Total	\$ -	\$ -	\$ 2,877,213	\$ 6,822,245	\$ 5,580,000	\$ 15,279,458	\$ 4,085,000
Funding Sources							
Debt Financing - FY 2013/14	-	-	8,964,458	-	-	8,964,458	-
Debt Financing - FY 2014/15	-	-	-	10,400,000	-	10,400,000	-
Total	\$ -	\$ -	\$ 8,964,458	\$ 10,400,000	\$ -	\$ 19,364,458	\$ -
COMMUNITY DEVELOPMENT							
Sloan Park Development	\$ -	\$ 75,000	\$ 2,093,000	\$ 2,857,000	\$ -	\$ 5,025,000	\$ -
Library	-	-	-	-	-	-	15,065,869
Total	\$ -	\$ 75,000	\$ 2,093,000	\$ 2,857,000	\$ -	\$ 5,025,000	\$ 15,065,869
Funding Sources							
Debt Financing - FY 2013/14	\$ -	\$ -	\$ 4,525,000	\$ -	\$ -	\$ 4,525,000	\$ -
PARTF Grant Funds	-	-	250,000	250,000	-	500,000	-
Debt Financing - Beyond FY 2015/16	-	-	-	-	-	-	15,065,869
Total	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ -	\$ 5,025,000	\$ 15,065,869
PUBLIC SAFETY							
Lee County Emergency Ops	\$ 1,745,750	\$ -	\$ -	\$ -	\$ -	\$ 1,745,750	\$ -
Total	\$ 1,745,750	\$ -	\$ -	\$ -	\$ -	\$ 1,745,750	\$ -
Funding Sources							
General Fund Revenues	\$ 1,101,083	\$ -	\$ -	\$ -	\$ -	\$ 1,101,083	\$ -
E911 Funds	644,617	-	-	-	-	644,617	-
Total	\$ 1,745,700	\$ -	\$ -	\$ -	\$ -	\$ 1,745,700	\$ -
Total Recommended Projects	\$ 15,287,350	\$ 6,075,000	\$ 11,053,813	\$ 14,338,345	\$ 16,837,100	\$ 63,591,608	\$ 35,900,869

CAPITAL IMPROVEMENTS PROGRAM 2012-2016
Recommended Project Summary

	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Total CIP	Beyond FY 15-16
Administration							
1. Lee County Industrial Park	\$ 1,400,000					\$ 1,400,000	
2. General Services Expansion	\$ 1,257,100					\$ 1,257,100	
3. Lee County Courthouse Expansion		4,500,000				\$ 4,500,000	
Subtotal	2,657,100	4,500,000	-	-	-	\$ 7,157,100	-
Education - Lee County Schools							
1. Lee County High School Renovations	\$ 12,141,600	\$ 4,000,000				\$ 16,141,600	
2. ELMS Replace Electric Heat	1,583,600					1,583,600	
3. WLMS Replace Electric Heat		1,659,100				1,659,100	
4. Elementary School Expansions		10,000,000				10,000,000	
5. ELMS Renovations	1,000,000	1,500,000				2,500,000	
6. WLMS Renovations	1,000,000	1,500,000				2,500,000	
7. New Elementary School					15,750,000	15,750,000	
8. Lee County High School Auditorium - HVAC		1,000,000					1,000,000
Subtotal	\$ 15,725,200	\$ 19,659,100	\$ -	\$ -	\$ 15,750,000	\$ 50,134,300	\$ -
Education - CCCC							
1. Continuing Education Building	\$ 2,877,213	\$ 6,087,245				\$ 8,964,458	
2. Allied Health Building			735,000	5,580,000	4,085,000	10,400,000	
Subtotal	\$ 2,877,213	\$ 6,087,245	\$ 735,000	\$ 5,580,000	\$ 4,085,000	\$ 19,364,458	-
Community Development							
1. Sloan Park Development		\$ 75,000	2,093,000	2,857,000		\$ 5,025,000	
2. Library				15,065,869		15,065,869	
Subtotal	-	75,000	2,093,000	17,922,869	-	\$ 20,090,869	-
Public Safety							
1. Lee County Emergency Ops	\$ 1,745,750					\$ 1,745,750	
Subtotal	\$ 1,745,750	\$ -	\$ -	\$ -	\$ -	\$ 1,745,750	-
Total	\$ 23,005,263	\$ 30,321,345	\$ 2,828,000	\$ 23,502,869	\$ 19,835,000	\$ 98,492,477	\$ -

Requested

Requested

	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Total CIP	Beyond FY 15-16
Administration							
1. Lee County Industrial Park	\$ 1,400,000					\$ 1,400,000	
2. General Services Expansion					1,257,100	\$ 1,257,100	
3. Lee County Courthouse Expansion		2,000,000	2,500,000			\$ 4,500,000	
Subtotal	\$ 1,400,000	\$ 2,000,000	\$ 2,500,000	\$ -	\$ 1,257,100	\$ 7,157,100	\$ -
Education - Lee County Schools							
1. Lee County High School Renovations	\$ 12,141,600	\$ 4,000,000				\$ 16,141,600	
2. ELMS Replace Electric Heat			1,583,600			1,583,600	
3. WLMS Replace Electric Heat				1,659,100		1,659,100	
4. Elementary School Expansions					10,000,000	10,000,000	
5. ELMS Renovations			1,000,000	1,500,000		2,500,000	
6. WLMS Renovations			1,000,000	1,500,000		2,500,000	
7. New Elementary School							15,750,000
8. Lee County High School Auditorium - HVAC							1,000,000
Subtotal	\$ 12,141,600	\$ 4,000,000	\$ 3,583,600	\$ 4,659,100	\$ 10,000,000	\$ 34,384,300	\$ 16,750,000
Education - CCCC							
1. Continuing Education Building			\$ 2,877,213	\$ 6,087,245		\$ 8,964,458	
2. Allied Health Building				735,000	5,580,000	6,315,000	4,085,000
Subtotal	-	-	\$ 2,877,213	\$ 6,822,245	\$ 5,580,000	\$ 15,279,458	\$ 4,085,000
Community Development							
1. Sloan Park Development		\$ 75,000	\$ 2,093,000	\$ 2,857,000		\$ 5,025,000	
2. Library							15,065,869
Subtotal	\$ -	\$ 75,000	\$ 2,093,000	\$ 2,857,000	\$ -	\$ 5,025,000	\$ 15,065,869
Public Safety							
1. Lee County Emergency Ops	\$ 1,745,750					\$ 1,745,750	
Subtotal	1,745,750	-	-	-	-	\$ 1,745,750	-
Total	\$ 15,287,350	\$ 6,075,000	\$ 11,053,813	\$ 14,338,345	\$ 16,837,100	\$ 63,591,608	\$ 35,900,869

Recommended

Recommended

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Recommended Projects 2012-2016

Project: Lee County Industrial Park
Cost Estimate: \$1,400,000
Requested Start Date: FY 2012
Recommended Date: **FY 2012**

Description: The project is for the paving of Clyde Ryne Drive and renovations to the Transmatic facility that the County purchased in FY 2011 for a training center and business incubator. This project is part of the incentive project for Caterpillar.

Manager Comments: *The County recently spent \$920,000 to purchase the Transmatic Building. The facility is currently being used by one company occupant and the EDC has moved their offices to the facility. CCCC will be installing \$447,000 worth of robotic equipment in the facility before the end of FY 2010-2011. The County also recently spent \$250,000 to bring the Clyde Ryne Road into environmental compliance with DENR and the Army Corp of Engineers. The road is now ready to be paved as part of the Caterpillar plant expansion plan.*

Project: General Services Expansion
Cost Estimate: \$1,257,100
Requested Start Date: FY 2012
Recommended Date: **FY 2016**

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

Manager Comments: *The County provides fuel for all the fire departments in the County, the Board of Education and all County departments. The current fueling area needs to be expanded to handle the level of activity at the pumps. In addition, the county needs to control the washing of vehicles on our property. Providing a central wash area will ensure that we are environmentally protecting our properties from wash water run off.*

Project: Lee County Courthouse Expansion
Cost Estimate: \$4,500,000
Requested Start Date: FY 2013
Recommended Date: FY 2013

Description: The Clerk of Court's office has outgrown the current location of the department. Record storage and office space are the main issues. The court system is generating a large volume of records each year that the Clerk is required by law to keep on site. These records are currently being moved to the basement of the courthouse which will cause a space problem for the Emergency Management/Sheriff expansion into the basement. The proposed project would add a two story expansion to the back side of the courthouse/clerk's office that will be entirely used for record storage.

Manager Comments: *This is a new project appearing in the CIP for the first time. Several options have been explored to allow the continued storage of records in the basement, but there is simply not enough space to accommodate the needs of the Sheriff's department, the Emergency Operations Center, and the offices needed for Emergency Services.*

Project: Lee County High School Renovations
Cost Estimate: \$20,440,000
Requested Start Date: FY 2010
Recommended Date: FY 2010

Description: This project includes the installation of a new central boiler-chiller plant, renovations in the cafeteria to meet local and state codes, mechanical and electrical code updates, replacement of hardware, and asbestos abatement. The project also includes the construction of a new two story science classroom, media and administrative wing. The building will join two existing buildings providing a continuous flow free from the elements outside.

Manager Comments: *This project is the number one priority of the Board of Education. This project is currently scheduled for funding by using the ¼ cent sales tax proceeds.*

Project: ELMS Replace Electric Heat
Cost Estimate: \$1,583,600
Requested Start Date: FY 2012
Recommended Date: FY 2014

Description: This project will consist of replacing the electric heating system with a four pipe system at East Lee Middle School. The current system was installed when the school was constructed in 1978. The system is old, very inefficient, and costly to operate. The gas fired boiler should pay for it self with the first four years of operation due to lower operating costs. The new system would be cost effective and provide a more comfortable and conducive environment throughout the school. The cost savings would be a financial benefit for the taxpayers of Lee County.

Manager Comments: *Major system upgrade to provide more efficient operation and improved learning environment. Lee County School System should consider alternative financing options such as performance contracting prior to County debt issuance. This project should be considered as part of the total renovation project for the school. Doing this could help the county save money due to the larger scope of the project.*

Project: WLMS Replace Electric Heat
Cost Estimate: \$1,659,100
Requested Start Date: FY 2013
Recommended Date: FY 2015

Description: This project will consist of replacing the electric heating system with a four pipe system at West Lee Middle School. The current system was installed when the school was constructed in 1978. The system is old, very inefficient, and costly to operate. The gas fired boiler should pay for itself with the first four years of operation due to lower operating costs. The new system would be cost effective and provide a more comfortable and conducive environment throughout the school. The cost savings would be a financial benefit for the taxpayers of Lee County.

Manager Comments: *Major system upgrade to provide more efficient operation and improved learning environment. Lee County School System should consider alternative financing options such as performance contracting prior to County debt issuance. This project should be considered as part of the total renovation project for the school. Doing this could help the county save money due to the larger scope of the project.*

Project: Elementary School Expansions
Cost Estimate: \$10,000,000
Requested Start Date: FY 2013
Recommended Date: FY 2016

Description: This project would involve expanding the current capacities of six of the seven elementary schools in the County. The six schools have the capability to add eight more classrooms with restroom facilities to their campuses to accommodate the additional growth incurred by our county. The seventh elementary school in the County does not have the land or space for expansion. This project will allow additional space for 1020-1200 students in the school district.

Manager Comments: *This request utilizes the existing elementary schools to reduce the need for modular units at each school.*

Project: ELMS Renovations
Cost Estimate: \$ 2,500,000
Requested Start Date: FY 2012
Recommended Date: FY 2014

Description: The renovation project will consist of changing T-12 lighting to T-8 lighting. This will not only improve the lighting but will reduce the energy consumption. The restoration of all restrooms partitions and fixtures will enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed through-out facility to enhance the energy use. Windows and door hardware will be replaced to assist in energy conservation also. The mechanical room will have the asbestos doors removed. The fire alarm system will be upgraded to sustain technology and maintain a safe environment for students and staff. The gymnasium bleachers at the school are in poor condition and will need to be replaced. The purchase of furniture will be needed throughout the facility.

Manager Comments: *In prior years, it has been recommended that this project should be funded through Lottery proceeds and combined with the Replacement of Electric Heat project; however, the State reducing the County's allocation from the Lottery Fund will mean that the County will probably have to issue debt for this project.*

Project: WLMS Renovations
Cost Estimate: \$ 2,500,000
Requested Start Date: FY 2012
Recommended Date: FY 2014

Description: The renovation project will consist of changing T-12 lighting to T-8 lighting. This will not only improve the lighting but will reduce the energy consumption. The restoration of all restrooms partitions and fixtures will enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed throughout the facility to enhance the energy use. Windows and door hardware will be replaced to assist in energy conservation also. The mechanical room will have the asbestos doors removed. The fire alarm system will be upgraded to sustain technology and maintain a safe environment for students and staff. The gymnasium bleachers at the school are in poor condition and will need to be replaced. The entire parking lot is in need of resurfacing and renovation. The purchase of furniture will be needed throughout the facility.

Manager Comments: *In prior years, it has been recommended that this project should be funded through Lottery proceeds and combined with the Replacement of Electric Heat project; however, the State reducing the County's allocation from the Lottery Fund will mean that the County will probably have to issue debt for this project.*

Project: CCCC Continuing Education Building
Cost Estimate: \$ 8,964,458
Requested Start Date: FY 2012
Recommended Date: FY 2014

Description: The project proposes the construction of a classroom building of approximately 40,000 square feet to house some elements of the literacy and occupational extension our continuing education offices and classes, including occupational extension and literacy training programs. Much of this programming is currently housed at the old Jonesboro Elementary School and includes the Adult High School program, Basic Skills training, Occupational Skills training, and ESL (English as a Second Language) training.

Manager Comments: *The Community College has bought the County some time to fund this project by moving the Jonesboro Campus to the W. B. Wicker Business Campus. The POD system set up at the Campus will provide space for at least 5 years for the continuing education program. Even with this space, the growth of the college requires additional classroom space on the main campus. This project is the number one priority for the Community College.*

Project: CCCC Allied Health Building
Cost Estimate: \$ 10,400,000
Requested Start Date: FY 2014
Recommended Date: FY 2015

Description: To build a 40,000 square feet classroom building to provide for classrooms, labs, and faculty offices for health careers programming. These programs include training for Registered Nurses, Licensed Practical Nurses, Medical Assisting, Phlebotomy, Certified Nurse Assistants, Pharmacy Technician, and Sleep Disorder Technicians. This facility will permit the college to add new programs for training other healthcare specialties, such as respiratory therapy and radiology. These labs would also be used to improve and offer more training in biotechnology programs.

Manager Comments: *County's ability to issue debt for this project will not exist until FY 2014-15.*

Project: Sloan Park Development
Cost Estimate: \$5,025,000
Requested Start Date: FY 2013
Recommended Date: FY 2013

Description: The O.T. Sloan Park Complex development project is a combination of new elements and replacement or upgrade of existing elements. New elements include a signaled entrance at the intersection of Nash and Bragg Street, two (2) new football/soccer fields with adjacent parking, a restroom/storage facility, a 4,000 square feet skate park facility, and a 24,000 square feet recreational center for gymnastics, volleyball, indoor soccer, recreational programs, and rentals. Replacements or upgrades will be made to existing ball field lighting, to the restroom facility, to the playground, and the competition pool will be converted to year round use with cover and mechanical upgrades

Manager Comments: *The County's park system is in need of additional recreational opportunities to address current and future over utilization and to address deficiencies in soccer fields. With the recent gift of land from the Sloan Family, the Parks and Recreation Foundation and Advisory Board are working on a plan to expand the park.*

Project: Lee County Emergency Operations
Cost Estimate: \$1,745,750
Requested Start Date: FY 2012
Recommended Date: FY 2012

Description: This project will renovate the unfinished area below the courthouse, move the Sheriff's Dispatch to a more secure location within the renovated area, provide essential office space for the departments of Emergency Management, Fire Marshal and Sheriff to support operations for a minimum of 10 years, and develop a state-of-the-art County Training Center/Emergency Operations Center (EOC) for the entire County. The Training Center will serve Human Resources' and Information Technology's training needs through the next decade. The EOC will provide emergency coordination and response actions during emergency and training situations. Additional training and meeting space with full computer and presentation capability during periods when disasters or emergency management training is not occurring. This proposal will also include completion of parking areas on two parcels to provide additional parking for staff.

Manager Comments: *The EOC in the Police Department has become too small for all the people who need to be in the EOC in case of a disaster. The Emergency Management Director is working on funding options to include grants and gifts that should make this project affordable to the County. The City also has approached the County about building a 911 backup system. This would be a good place to put the backup system for the City and County. Part of this funding could come from existing 911 funds.*

Recommended Projects Beyond FY 2016

Project: New Elementary School
Cost Estimate: \$15,750,000
Requested Start Date: FY 2016
Recommended Date: Beyond FY 2016

Description: A new elementary school with classrooms and resource areas for 700 students to be located on approximately 25+ acres of land.

Manager Comments: County's ability to issue debt for this project will not exist until beyond FY 2016.

Project: Lee County High School Auditorium - HVAC
Cost Estimate: \$1,000,000
Requested Start Date: FY 2013
Recommended Date: Beyond FY 2016

Description: Replace the 30 year old HVAC system in the auditorium and tie in to the new HVAC plant.

Manager Comments: County's ability to issue debt for this project will not exist until beyond FY 2016.

Project: Library
Cost Estimate: \$15,065,869
Requested Start Date: FY 2015
Recommended Date: Beyond FY 2016

Description: The construction of a new Main Library to address Lee County's population growth and its increasing need for modern library services is the goal of this project. Proposed is a facility of 50,000 square feet with attendant landscaping and parking areas. Site selection is to be determined but it is strongly suggested that the library remain in downtown Sanford.

Manager Comments: The Friends of the Library and the Library Advisory Board are working on donations and other funding for this project. Keeping a downtown location is a priority since it is central to the entire County. County staff will be presenting a plan to renovate the current facility using performance contracting financing and energy grants. The need for this project will have to be reconsidered once the renovations are complete.

Lee County Industrial Park - Detail Sheet

Project Name	Lee County Industrial Park
Project Department	Lee County EDC
Total Project Cost	\$ 1,400,000
Requested Start Date	FY 2012
Recommended Start Date	FY 2012

Description

Pave Clyde Ryne Road and renovate the Transmatic Building for training center and business incubator.

Justification

The County recently spent \$920,000 to purchase the Transmatic Building. The facility is currently being used by one company occupant and the EDC has moved their offices to the facility. CCCC will be installing \$447,000 worth of robotic equipment in the facility before the end of FY 2010-2011. The County also recently spent \$250,000 to bring the Clyde Ryne Road into environmental compliance with DENR and the Army Corp of Engineers. The Road is now ready to be paved as part of the Caterpillar plant expansion plan

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design							-
Engineering	98,000						98,000
Land							-
Construction	1,152,000						1,152,000
Furnishings	50,000						50,000
Contingency	100,000						100,000
Total	1,400,000	-	-	-	-	-	1,400,000

Funding Sources

Grants	1,300,000						1,300,000
Lee County General Fund	100,000						100,000
Total	1,400,000	-	-	-	-	-	1,400,000

Lee County General Services Expansion - Detail Sheet

Project Name	General Services Expansion
Project Department	Lee County General Services
Total Project Cost	\$ 1,257,100
Requested Start Date	FY 2012
Recommended Start Date	FY 2016

Description

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

Justification

General Services needs to insure that we have tools and technology in place for present and future fuel changes, such as, biodisel and flex fuel. A training room is needed to provide on-site training to staff. Our current facilities limit the type of training and decreases productivity since a space needs to be converted from a work area to a meeting space. We are also limited to size of classes. A training room would also give other departments and additional option for a meeting space.

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design					9,600		9,600
Engineering					64,000		64,000
Clear/Grade/Site Prep.					33,500		33,500
Construction-Purchase					1,000,000		1,000,000
Furnishings					150,000		150,000
Contingency							-
Total	-	-	-	-	1,257,100	-	1,257,100

Funding Sources

Financing Proceeds	-	-	-	-	1,257,100	-	1,257,100
Total	-	-	-	-	1,257,100	-	1,257,100

Lee County Courthouse Expansion - Detail Sheet

Project Name	Lee County Courthouse Expansion
Project Department	Lee County General Services
Total Project Cost	\$ 4,500,000
Requested Start Date	FY 2013
Recommended Start Date	FY 2013

Description

The Clerk of Court has outgrown the current location of the department. Record storage and office space are the main issues. The court system is generating a large volume of records each year that the Clerk is required by law to keep on site. These records are currently being moved to the basement of the courthouse which will cause a space problem for the Emergency Management/Sheriff expansion into the basement. The proposed project would add a two story expansion to the back side of the courthouse/clerks office that will be entirely used for record storage.

Justification

Under North Carolina Law, the County is required to provide adequate space for the Clerk of Court offices. The manner in which the records for the Clerk are being stored, is extremely inefficient. By adding onto the building, we free up space in the basement that can be used by other departments.

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design							-
Architect/Engineering		315,000					315,000
Clear/Grade/Site Prep.		300,000					300,000
Construction-Purchase		1,385,000	2,100,000				3,485,000
Furnishings			250,000				250,000
Contingency			150,000				150,000
Total	-	2,000,000	2,500,000	-	-	-	4,500,000

Funding Sources

Financing Proceeds	-	4,500,000					4,500,000
Total	-	4,500,000	-	-	-	-	4,500,000

LCHS Renovations - Detail Sheet

Project Name	Lee County High School Renovations
Project Department	Lee County Board of Education
Total Project Cost	\$ 16,141,600
Requested Start Date	FY 2010
Recommended Start Date	FY 2010

Description

The Lee County High School Restoration and Renewal project has begun and will fulfill the glaring need of renovating the campus. The installation of a new central boiler-chiller plant will increase the efficiency of the heating/cooling system in the school's gymnasiums. The cafeteria will be renovated to meet local and state codes. The project will include mechanical and electrical code updates as well as replacing hardware and asbestos abatement.

Justification

The need for the restoration and renewal of Lee County High School continues to be the top priority for the school district. Lee County Schools is appreciative that two buildings on the campus have been demolished and the county has approved the contracting of two modular pod units for the temporary housing of students at Lee County High School. The restoration and renewal project will address health and safety concerns that currently exist on the campus. The restoration and renewal will provide updated mechanical, plumbing, electrical and technology resulting in a "green facility."

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design							-
Engineering							-
Construction	9,713,280	3,980,000					13,693,280
Furnishings							-
Contingency	2,428,320	20,000					2,448,320
Total	12,141,600	4,000,000	-	-	-	-	16,141,600

Funding Sources

Financing Proceeds	16,141,600						16,141,600
Total	16,141,600	-					16,141,600

ELMS Replace Electric Heat - Detail Sheet

Project Name	East Lee Middle School - Replace Electric Heat
Project Department	Lee County Board of Education
Total Project Cost	\$ 1,583,600
Requested Start Date	FY 2012
Recommended Start Date	FY 2014

Description

This project will consist of replacing the electric heating system with a four pipe system at East Lee Middle School. The current system was installed when the school was constructed in 1978. The system is old, very inefficient, and costly to operate. The gas fired boiler should pay for itself within the first four years of operation due to lower operating costs. The new system would be cost effective and provide a more comfortable and conducive environment throughout the school. The cost savings would be a financial benefit for the taxpayers of Lee County.

Justification

East Lee Middle School currently operates on an electrical heating system. This system is old and is inefficient in terms of energy conservation. The (4) four pipe system would be cheaper to operate and provide a more comfortable atmosphere throughout the school. The gas fired boiler would be more energy efficient. The gas fired boiler system should pay for itself within a (3) three to (4) four year time period.

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design			47,508				47,508
Engineering/Arch Svcs.			47,508				47,508
Construction			-				-
Equipment/Furnishings			1,409,404				1,409,404
Contingency			79,180				79,180
Total	-	-	1,583,600	-	-	-	1,583,600

Funding Sources

Financing Proceeds			1,583,600				1,583,600
Total	-	-	1,583,600	-	-	-	1,583,600

WLMS Replace Electric Heat - Detail Sheet

Project Name	West Lee Middle School - Replace Electric Heat
Project Department	Lee County Board of Education
Total Project Cost	\$ 1,659,100
Requested Start Date	FY 2013
Recommended Start Date	FY 2015

Description

This project will consist of replacing the electric heating system with a four pipe system at West Lee Middle School. The current system was installed when the school was constructed in 1978. The system is old, very inefficient, and costly to operate. The gas fired boiler should pay for itself within the first four years of operation due to lower operating costs. The new system would be cost effective and provide a more comfortable and conducive environment throughout the school. The cost savings would be a financial benefit for the taxpayers of Lee County.

Justification

West Lee Middle School currently operates on an electrical heating system. This system is old and is inefficient in terms of energy conservation. The (4) four pipe system would be cheaper to operate and provide a more comfortable atmosphere throughout the school. The gas fired boiler would be more energy efficient. The gas fired boiler system should pay for itself within a (3) three to (4) four year time period.

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design				49,773			49,773
Engineering/Arch Svcs.				49,773			49,773
Construction							-
Equipment/Furnishings				1,476,599			1,476,599
Contingency				82,955			82,955
Total	-	-	-	1,659,100	-	-	1,659,100

Funding Sources	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Lottery Proceeds				1,659,100			1,659,100
Total	-	-	-	1,659,100	-	-	1,659,100

Elementary School Expansions - Detail Sheet

Project Name	Elementary School Expansions
Project Department	Lee County Board of Education
Total Project Cost	\$ 10,000,000
Requested Start Date	FY 2013
Recommended Start Date	FY 2016

Description

This project will involve expanding the current capacities of six (6) of the seven (7) elementary schools (B.T. Bullock Elementary School, Deep River Elementary School, J.Glenn Edwards Elementary School, J.R. Ingram Elementary School, Greenwood Elementary School and Tramway Elementary School) in Lee County. Broadway Elementary School is the only school that does not allow for expansion due to land and space availability, therefore would not be included in the expansion project. These six (6) schools have the capability to add eight (8) more classrooms with restroom facilities to their campus to accommodate the additional growth incurred by our county.

Justification

The expansion of the elementary schools by adding more classrooms to their campuses will delay the immediate need to build an additional elementary school. The additions will net an additional 170-200 students per school. This project will allow for an additional space for 1020-1200 elementary students in the school district. This project will save the county and tax payers \$10 million by avoiding the immediate building of a new elementary school. The cost savings will include the omission of heating and cooling for an additional cafeteria, gymnasium and other office areas for additional administrative personnel that would be required at a new elementary school. The operating cost will be significantly reduced because of the lesser amount of square footage for electrical, plumbing and mechanical areas. A net savings of approximately \$60,000 per year would be realized by the elimination of (17) mobile units on these elementary campuses by having standard buildings. The current capacity of students will increase from 10,000 students to approximately 11,000 students.

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design					270,000		270,000
Land					270,000		270,000
Construction					9,000,000		9,000,000
Furnishings					300,000		300,000
Contingency					160,000		160,000
Total	-	-	-	-	10,000,000	-	10,000,000

Funding Sources

Financing Proceeds					10,000,000		10,000,000
Total	-	-	-	-	10,000,000	-	10,000,000

ELMS Repairs and Renovations - Detail Sheet

Project Name	East Lee Middle School Repairs and Renovations
Project Department	Lee County Board of Education
Total Project Cost	\$ 2,500,000
Requested Start Date	FY 2012
Recommended Start Date	FY 2014

Description

The renovation project will consist of changing T-12 lighting to T-8 lighting. This will not only improve the lighting but will reduce the energy consumption. The restoration of all restroom partitions and fixtures will enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed throughout the facility to enhance the energy use. Windows and door hardware will also be replaced to assist in energy conservation. The mechanical room will have the asbestos doors removed. The fire alarm system will be upgraded to sustain technology and maintain a safe environment for students and staff. The gymnasium bleachers at the school are in poor condition and will need to be replaced. The purchase of furniture will be needed throughout the facility.

Justification

The building was constructed in 1978. This facility is 30 years old and is in dire need of renovation. The renovation of East Lee Middle School is necessary to maintain a safe learning environment for the children of Lee County Schools, while at the same time being an energy efficient facility.

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design			30,000	45,000			75,000
Engineering			30,000	45,000			75,000
Construction			870,000	1,305,000			2,175,000
Furnishings			20,000	30,000			50,000
Contingency			50,000	75,000			125,000
Total	-	-	1,000,000	1,500,000	-	-	2,500,000

Funding Sources

Financing Proceeds			2,500,000				2,500,000
Total	-	-	2,500,000	-	-	-	2,500,000

WLMS Renovations - Detail Sheet

Project Name	West Lee Middle School Repairs and Renovations
Project Department	Lee County Board of Education
Total Project Cost	\$ 2,500,000
Requested Start Date	FY 2012
Recommended Start Date	FY 2014

Description

The renovation project will consist of changing T-12 lighting to T-8 lighting. This will not only improve the lighting but will reduce the energy consumption. The restoration of all restroom partitions and fixtures will enhance the sanitary conditions of the school site. Painting will be included for the entire facility, both inside and outside of the building. Ceiling restoration will be completed throughout the facility to enhance the energy use. Windows and door hardware will also be replaced to assist in energy conservation. The mechanical room will have the asbestos doors removed. The fire alarm system will be upgraded to sustain technology and maintain a safe environment for students and staff. The gymnasium bleachers at the school are in poor condition and will need to be replaced. The entire parking lot is in need of resurfacing and renovation. The purchase of furniture will be needed throughout the facility.

Justification

The building was constructed in 1978. This facility is 30 years old and is in dire need of renovation. The renovation of West Lee Middle School is necessary to maintain a safe learning environment for the children of Lee County Schools, while at the same time being an energy efficient facility.

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design			30,000	45,000			75,000
Engineering/Arch Svcs.			30,000	45,000			75,000
Construction			870,000	1,305,000			2,175,000
Furnishings			20,000	30,000			50,000
Contingency			50,000	75,000			125,000
Total	-	-	1,000,000	1,500,000	-	-	2,500,000

Funding Sources

Financing Proceeds			2,500,000				2,500,000
Total	-	-	2,500,000	-	-	-	2,500,000

New Elementary School - Detail Sheet

Project Name	New Elementary School
Project Department	Lee County Board of Education
Total Project Cost	\$ 15,750,000
Requested Start Date	FY 2016
Recommended Start Date	Post FY 2016

Description

A new elementary school complete with offices, cafeteria, gymnasium, classrooms and resource areas for 700 students are to be located on approximately 25+ acres of land

Justification

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

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design						472,500	472,500
Engineering/Arch. Services						472,500	472,500
Construction						12,694,500	12,694,500
Furnishings						1,480,500	1,480,500
Contingency						630,000	630,000
Total	-	-	-	-	-	15,750,000	15,750,000

Funding Sources	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Financing Proceeds						15,750,000	15,750,000
Total	-	-	-	-	-	15,750,000	15,750,000

CCCC Continuing Education Building - Detail Sheet

Project Name	Continuing Education Building
Project Department	Central Carolina Community College
Total Project Cost	\$ 8,964,458
Requested Start Date	FY 2012
Recommended Start Date	FY 2014

Description

The project proposes the construction of a classroom building of approximately 40,000 square feet to house some elements of our literacy and occupational extension programming but is primarily for use by our Economic and Community Development Division (ECD) to house our rapidly expanding workforce development and industrial training programs. Portions of the building will contain shop areas (for industrial and sustainability programming) and laboratory/clinical areas (to support allied health programming). During fiscal year 2009-2010 the college has used a \$ 90,000 state allocation to pre-plan this facility and to update the long-range plan for use of the college property located on the south side of Kelly Drive (adjoining the Civic Center property). Consequently, the college will be able to accelerate the design phase and begin construction soon after funding is available. The architect doing the pre-planning work on this project is LEEDS certified and it is our intent to achieve a LEEDS certification for this project.

Justification

The ECD division needs the additional space in order to schedule and better supervise highly demanded workforce training in industrial, sustainability, and allied health areas. Space for this type of training is limited in current facilities that are occupied to near capacity by curriculum programming. ECD offices are currently located in Budd Hall (gross square footage - 13,250 sq.ft.) in which the cosmetology and esthetics curriculum programs occupy over 11,000 sq.ft. for both day and evening classes. The growth of enrollment in curriculum programs and the continuing growth of the "Lee Early College" has made scheduling difficult for ECD's needs. The addition of this new facility will allow the college to respond quickly to the workforce training needs of business and industry.

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design			275,000	150,000			425,000
Engineering			150,000	137,245			287,245
Site Prep			750,000	-			750,000
Construction			1,429,763	5,000,000			6,429,763
Equip/Furnishings			-	700,000			700,000
Contingency			272,450	100,000			372,450
Total	-	-	2,877,213	6,087,245	-	-	8,964,458

Funding Sources	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Financing Proceeds			8,964,458				8,964,458
Total	-	-	8,964,458	-	-	-	8,964,458

CCCC Allied Health Building - Detail Sheet

Project Name	Allied Health Building
Project Department	Central Carolina Community College
Total Project Cost	\$ 10,400,000
Requested Start Date	FY 2014
Recommended Start Date	FY 2015

Description

The project would be to build a 40,000 square feet classroom building to provide for classrooms, labs, and faculty offices for health careers programming. These programs include training for Registered Nurses, Licensed Practical Nurses, Medical Assisting, Phlebotomy, Certified Nurse Assistants, Pharmacy Technician, Sleep Disorder Technicians. This facility will permit the college to add new programs for training other healthcare specialties, such as respiratory therapy and radiology. These labs would also be used to improve and offer more training in biotechnology programs.

Justification

CCCC's healthcare programs are offered at several locations depending on where space can be found. A central location for all health careers training would save money on staffing by sharing resources. A larger, state-of-the-art facility would allow CCCC to produce more and better-trained healthcare workers to satisfy the growing demand in our county. Central Carolina Hospital and the majority of physicians offices in Lee County need more nurses and other healthcare providers, but the college has no space to increase the number of students in these programs. CCCC currently has no room to add new healthcare specialties. Moving all healthcare to a new building will allow College more space in the existing Nursing building to accomodate additional space needed for the Lee Early College.

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design				205,000	150,000		355,000
Engineering				275,000	252,000		527,000
Site Prep				125,000	125,000		250,000
Construction				100,000	5,053,000	2,647,000	7,800,000
Equip/Furnishings						958,000	958,000
Contingency				30,000		480,000	510,000
Total	-	-	-	735,000	5,580,000	4,085,000	10,400,000

Funding Sources

Financing Proceeds				10,400,000			10,400,000
Total	-	-	-	10,400,000	-	-	10,400,000

OT Sloan Park Development- Detail Sheet

Project Name	OT Sloan Park Development
Project Department	Parks & Recreation
Total Project Cost	\$ 5,025,000
Requested Start Date	FY 2013
Recommended Start Date	FY 2013

Description

The O.T. Sloan Park Complex development project is a combination of new elements, and replacement or upgrade of existing elements. New elements include, signaled entrance at intersection of Nash and Bragg Street, two (2) new football/soccer fields with adjacent parking, restroom/storage facility, 4000 square foot skate park facility, and 24,000 square foot recreational center for gymnastics, volleyball, indoor soccer, recreational programs, and rentals. Replacements or upgrades include; existing ballfield lighting, restroom facility, playground, and conversion of

Justification

Development of this project is justified for a number of reasons. One, the plan addresses a safety issue involving ingress/egress to the park from Bragg Street. The new entrance and drive will connect to existing drive. Two, the plan addresses shortcomings in current facilities and programs as identified in our updated master plan and citizen survey. The master plan is in the final stage of preparation. Three, this plan allows for expansion due to the gift of 9.5 acres of adjacent land by the O. Temple Sloan Foundation in 2008. Our personnel already service this park. The additions may be incorporated at much less expense than at another location. Four, the plan will allow us to modernize some existing elements. The park was established in 1976. Many elements have already surpassed their useful life expectancy. Upgrades would be more efficient and less costly to maintain. Five, the addition of the recreation center would allow us to eliminate lease payments of \$36,000/year for gymnastics. It would also provide additional revenues from rentals for travel teams, parties, and tournaments.

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design		75,000					75,000
Engineering/Arch Serv.			215,000				215,000
Site Prep			760,000	131,000			891,000
Construction			394,000	2,100,000			2,494,000
Equipment/Furnishings			625,000	500,000			1,125,000
Contingency			99,000	126,000			225,000
Total	-	75,000	2,093,000	2,857,000	-	-	5,025,000

Funding Sources

PARTF Grant			500,000				500,000
Financing Proceeds			4,525,000				4,525,000
Total	-	-	5,025,000	-	-	-	5,025,000

Library - Detail Sheet

Project Name	New Main Library
Project Department	Library
Total Project Cost	\$ 15,065,869
Requested Start Date	FY 2015
Recommended Start Date	Post FY 2016

Description

The construction of a new Main Library to address Lee County's population growth and its increasing need for modern library services is the goal of this project. Proposed is a facility of 50,000 square feet with attendant landscaping and parking areas. Site selection is to be determined but it is strongly suggested that the library remain in downtown Sanford.

Justification

The library on Hawkins Avenue will soon be inadequate for minimal not to mention optimal utilization in the near-term. This is so because of county population growth, structural and operational deficiencies of the present building, and factors of technological and social change. Population growth and library usage go hand-in-hand: 1970 population (30,467)-- November 2007 estimate (60,700). Library patron count in FY 87-88, for example, was 70,401 while in FY 06-07 the number was, 164,771. Number of books, magazines and audio-visuals in collection: FY 95-96 (115,819); FY 05-06 (153,941). Deficiencies include: inflexible building design (unable to accommodate future expansion or significant remodeling), poor energy efficiency, inadequate parking, shelving, storage, study and service areas. For example, we have a current shelving deficit of 1,400 linear feet. Factors of technological and social change involve: need for self-service circulation stations, and security and fire alarm systems. The library is used for traditional purposes of research and study, but it is also a community meeting and social space, a public commons. The public library is an education partner with public and private schools and the community. Remaining in downtown Sanford would help increase local revenues and help revitalize and make more attractive the center of the county.

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design						190,000	190,000
Engineering/Arch Svcs.						760,000	760,000
Land/ROW/Acquisition						1,000,000	1,000,000
Site Prep						495,000	495,000
Construction						10,473,750	10,473,750
Furnishings						1,047,375	1,047,375
Parking Lot						1,099,744	1,099,744
Total	-	-	-	-	-	15,065,869	15,065,869

Funding Sources

Financing Proceeds						15,065,869	15,065,869
Total	-	-	-	-	-	15,065,869	15,065,869

Emergency Operations - Detail Sheet

Project Name	Emergency Operations' Departmental Space Renovation, Training Room/EOC Development, Parking Area renovation
Project Department	Emergency Management, Fire Marshal, Sheriff's Department (Emergency Mgmt Lead)
Total Project Cost	\$ 1,745,750
Requested Start Date	FY 2012
Recommended Start Date	FY 2012

Description

This project will renovate the unfinished area below the courthouse, move the Sheriff's Dispatch to a more secure location within the renovated area, provide essential office space for the departments of Emergency Management, Fire Marshal and Sheriff to support operations for a minimum of 10 years, and develop a state-of-the-art County Training Center/Emergency Operations Center for the entire County. The Training Center will serve Human Resources' and Information Technology's training needs through the next decade. The EOC will provide emergency coordination and response actions during emergency and training situations. This proposal will also include the purchase of two parcels to provide additional parking for staff.

Justification

The current office space for the three departments and the current Emergency Operations Center is woefully insufficient for effective service to the public. The County Manager designated the Emergency Management and Fire Marshal departments as being second on his list of priorities for additional office space in his report to the Commissioners during the 2007- 2008 fiscal year as part of his initial 90 day assessment of County operations. Additionally, during the most recent emergency exercise for the Shearon Harris nuclear power plant, the Emergency Management Director was unable to provide enough space in the Emergency Operations Center for all personnel that would be needed to function as intended, potentially resulting in inefficiencies that could result in loss of life and/or property during actual events. Adequate space for operations is required by the FEMA/Nuclear Regulator Commission regulation 0654. All three departments expect to add personnel within the next ten years which will result in the need for additional office space, which will be a budget driver in the future. This multi-departmental request will alleviate those needs. The Crime Scene investigator, by providing him with a laboratory, he will be able to process evidence utilizing the latest technology and improve chain of custody. The County will achieve lower fixed costs by implementing this combined project, rather than implement separate office projects for each department. This project has been discussed with Human Resources staff and Information Technology staff who agree that a county training center would make new employee training and new software training more efficient and effective. The training room/EOC reservation schedule will be maintained by Emergency Management staff.

Financial Information

Expenditures	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Post 2016	Total
Planning & Design	15,000						15,000
Engineering/Arch Svcs.	15,000						15,000
Land/ROW/Acquisition							-
Clear/Grade/Site Prep	30,000						30,000
Construction	989,500						989,500
Furnishings	646,250						646,250
Contingency	50,000						50,000
Total	1,745,750	-	-	-	-	-	1,745,750

Funding Sources

General Fund	1,101,133						1,101,133
E911 Funds	644,617						644,617
Total	1,745,750	-	-	-	-	-	1,745,750

