School Capital Fund Commission

Regular meeting

September 11, 2023
Call to Order

Approval to follow agenda as presented

Welcome/Introductions

Approval of July 10, 2023 meeting minutes

Public Comment

SCFC Financial Update Review

Fiscal Year 2024 Project Requests – Asheville City Schools (30 min)

Fiscal Year 2024 Project Requests – Buncombe County Schools (30 min)

Next Meeting – October 9, 2023
Public Comment
SCFC Financial Update
Recommending Projects as SCFC

Funding Considerations

Expenditure Minimum: $100,000, Public School Capital Projects

Criteria:
• Correct Safety and Health Concerns
• Comply with Legal Requirements
• Maintain Lowest Life-Cycle Cost
• Improve the Educational Environment

Also Consider:
• Available Funding/Projections
• State of Economy
• Scheduling/Timing of projects

Recent Funding History

<table>
<thead>
<tr>
<th>FY</th>
<th>Requested Amount*</th>
<th>Funded Amount</th>
<th>Amendment (Additional) Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$18,792,208</td>
<td>$17,000,000</td>
<td>$150,000</td>
</tr>
<tr>
<td>2021</td>
<td>43,804,331</td>
<td>17,137,823</td>
<td>1,965,000**</td>
</tr>
<tr>
<td>2022</td>
<td>21,998,175</td>
<td>21,998,175</td>
<td></td>
</tr>
<tr>
<td>2023</td>
<td>31,185,441</td>
<td>31,185,441</td>
<td></td>
</tr>
</tbody>
</table>

*Represents High/Top-Priority (Year 1) Projects

**SCFC chose to increase a portion of increase requests
Revenues

Article 39 Sales Tax

50% of Article 39 sales tax is dedicated to school capital projects and is the major revenue that drives the funding capacity of the School Capital Commission Fund.

Since 2012, the average growth rate of this revenue is 7.49%.

Since 2018 (last 5 years), the average growth rate is about 8.22%. Since 2020 (last 3 years), the average growth rate is about 10.34%.

For FY2023, we initially estimated ~$28M total in Sales Tax Revenue and landed at $28.3M. Sales Tax growth to date is 5.78%.

*Revenue totals are shown on a modified-accrual basis (basis used for annual audit).
Buncombe County has regularly issued debt to get the most from the Article 39 revenue. The County’s stellar Bond Rating and sound financial practices usually result in low interest rates.

Buncombe County typically goes out for debt every two years.

Current SCFC debt obligations exist through 2040. A five-year snapshot of current debt is below.

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Principal</th>
<th>Interest</th>
<th>Total Debt Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>2024</td>
<td>15,257,289</td>
<td>6,638,107</td>
<td>21,895,396</td>
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<tr>
<td>2025</td>
<td>15,369,549</td>
<td>6,019,964</td>
<td>21,389,513</td>
</tr>
<tr>
<td>2026</td>
<td>15,121,778</td>
<td>5,247,082</td>
<td>20,368,860</td>
</tr>
<tr>
<td>2027</td>
<td>12,380,807</td>
<td>4,679,260</td>
<td>17,060,067</td>
</tr>
<tr>
<td>2028</td>
<td>12,329,807</td>
<td>4,163,211</td>
<td>16,493,018</td>
</tr>
</tbody>
</table>

~56 existing projects in the Fund (BCS: 42; ACS: 14)

19 Projects are over 75% complete, 22 are less than 10% complete, the remaining 15 projects average 47% completion

$54.3M in projects that currently do not have debt service proceeds. 21 are projects from the last funding, 11 projects are from two-cycles ago, and 1 project is from three-cycles ago. We need to ensure that we have a sufficient fund balance to pay for these plus any new projects from this upcoming cycle until we issue debt.
School Presentations
Asheville City Schools
SCFC REQUESTS 2023

Regular meeting

Ronnie Lunsford
General Services
Agenda

- Project Update: Asheville High School Track is Completed!
  - Project Request: Asheville Middle School Track
  - Project Request: Hall Fletcher Elementary Renovations
- Questions
Lanes and markings

We achieved regulation lane width, and all track markings are in place.
ASHEVILLE HIGH SCHOOL TRACK
Project Update

Exchange Zones

Different color exchange zones help athletes and judges recognize where the zones are and whether the batons are handed off properly.
ASHEVILLE HIGH SCHOOL TRACK
Project Update

Logo in D-Zones

We painted the AHS Cougar paw logo in the D-Zones to carry the school branding throughout the stadium.
ASHEVILLE MIDDLE SCHOOL TRACK

Project Request

Unusable for Track & Field

The track is only asphalt, so it has cracked and deteriorated to the point that it is unusable. The D-Zones were never set up for field events.
ASHEVILLE MIDDLE SCHOOL TRACK

Project Request

More Cracks and Vehicles

Vehicular traffic on the track will have to be addressed. We feel that a new track will make it easier to stop this traffic. Gates are already in place.
ASHEVILLE MIDDLE SCHOOL TRACK

Project Request

- Initial Estimate in 2021: $1,968,948
- Construction Escalation of 6% per year: $236,274
- Design & Geotechnical Fees: $220,522
- Total Project Cost: $2,425,744
HALL FLETCHER RENOVATIONS

Project Request

HVAC/Mechanical

Much of the equipment has reached the end of its useful life. The controls are pneumatic and are expensive to operate. We would look to install new equipment and convert the controls to electronic.
HALL FLETCHER RENOVATIONS

Project Request

HVAC/Mechanical

Isolation valves are old gate valves and are hard to operate or inoperable. There are also instances where proper valves do not exist, making it hard to isolate portions for repair or emergencies. Much of the piping is also deteriorated and leaky.
HVAC/Mechanical

The insulation on the hydronic piping has been ruined or removed due to leaks. This makes the system less energy efficient and prone to condensation, which leads to further deterioration.
Project Request

HALL FLETCHER RENOVATIONS

Kitchen Renovation

There are broken floor tiles throughout the kitchen which make thorough cleanings more difficult.
HALL FLETCHER RENOVATIONS

Project Request

Kitchen Renovation

Exposed piping and ventilation systems tie into the HVAC/Mechanical renovations. Re-location of the piping will eliminate hazards for staff as well as the opportunity for damage.
The elevator cab needs modernization and the finishes are damaged and dated.
Elevator Upfit

Elevator equipment is very old and antiquated.
Also includes a window replacement

Initial Estimate in 2021: $5,564,401

Construction Escalation of 6% per year: $667,728.12

Design Fees: $623,213

Total Project Cost: $6,855,342
QUESTIONS???
Buncombe County Schools
BUNCOMBE COUNTY SCHOOLS
ARTICLE 39 FUNDING PRIORITIES FOR CAPITAL IMPROVEMENT

1. School Safety & Security
   Joe Hough, Assistant Superintendent

2. Project Status Report
   Tim Fierle, AIA, Director of Facilities

3. Infrastructure & Energy Management
   Clark Wyatt, Director of Maintenance

4. Technology Infrastructure
   Robert Frisby, Director of Technology

5. Current Funding Requests
   Tina Thorpe, Chief Financial Officer
BUNCOMBE COUNTY SCHOOLS: A SNAPSHOT

- 15th largest school system (out of 115) in North Carolina based on student enrollment.
- approximately 22,000 students and 3,700 FTE employees.
- consists of 44 school campus sites
- 1,310 Acres of Property
- 213 Acres/9,288,000 Square Ft. of Paved Roads & Parking
- 107 Acres/4,665,679 Conditioned Square Ft. of Buildings
- 102 Acres/4,450,000 Square Ft. of Roofs
HIGH PRIORITY: SCHOOL SAFETY VS. SECURITY

• SAFETY
  • Fire Alarm Systems
  • BDA & Emergency Responder Radios & Signal Enhancement
  • ADA/Accessibility
  • HVAC: Indoor Air Quality
  • Student & Vehicle Separation

• SECURITY
  • Threat Assessment: Completed by TRC Feb. 2020. Involves Capital & Operational Initiatives and Funding (Currently in implementation of recommendation)
  • Visitor & Entrance Lobby Management & Configuration
  • Door Hardware & Access Control (Interior & Exterior)
  • Site Perimeter Control
SECURITY ASSESSMENTS

Cooperative Project: Asheville City Schools & Buncombe County Schools

- TRC hired as security consultant for school assessments at 53 campuses is complete
- Prioritized action plan developed based on the assessments and is being implemented
- Security measures include facility and site improvements, training, and administrative protocol and practices
PROTOTYPE LOBBY SEQUENCE & ELEMENTS
BUNCOMBE COUNTY SCHOOLS SECURITY UPGRADES
OCTOBER 6, 2020
PISGAH ELEMENTARY: LOBBY SECURITY RENOVATIONS

COMPLETED AUGUST 2023

09/01/2023
PISGAH ELEMENTARY: LOBBY SECURITY RENOVATIONS

COMPLETED AUGUST 2023
AC REYNOLDS HIGH SCHOOL:

- LOBBY SECURITY RENOVATIONS
- TRACK REPLACEMENT
- TENNIS COURT PROJECT
AC REYNOLDS HIGH: LOBBY SECURITY RENOVATIONS
COMPLETED AUGUST 2023

09/01/2023
NORTH BUNCOMBE MIDDLE SCHOOL:

- SECURITY ADDITION
- SOFTBALL FIELD
- RE-ROOFING
NORTH BUNCOMBE MS SECURITY ADDITION

09/01/2023
NORTH BUNCOMBE MS METAL ROOF
OAKLEY ELEMENTARY SCHOOL ROOF REPLACEMENT

09/01/2023
ERWIN HIGH SCHOOL:

- EXTERIOR STAIR ENCLOSURE
- WINDOW WALL REPLACEMENT
ERWIN HIGH: WINDOW WALL REPLACEMENT

09/01/2023
AVERY’S CREEK ES: PHASE 3 of 4 REROOFING
SOLAR PROJECTS

• CANE CREEK MIDDLE SCHOOL
• OAKLEY ELEMENTARY
• NORTH BUNCOMBE MIDDLE
• HOMINY VALLEY ELEMENTARY
• COMMUNITY HIGH
<table>
<thead>
<tr>
<th>ITEM</th>
<th>QUANTITY</th>
<th>LIFE EXPECTANCY</th>
<th>PER YEAR COST</th>
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<tr>
<td>CHILLERS</td>
<td>50</td>
<td>20 YEARS</td>
<td>$500,000</td>
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<td>BOILERS</td>
<td>90</td>
<td>25 YEARS</td>
<td>$180,000</td>
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<tr>
<td>FIRE ALARM SYSTEMS</td>
<td>43</td>
<td>15 YEARS</td>
<td>$645,000</td>
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<tr>
<td>ELECTRICAL SWITCH GEARS</td>
<td>61</td>
<td>40 YEARS</td>
<td>$152,000</td>
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<tr>
<td>EMERGENCY GENERATORS</td>
<td>13</td>
<td>25 YEARS</td>
<td>$31,000</td>
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<tr>
<td>ELEVATORS</td>
<td>28</td>
<td>20 YEARS</td>
<td>$233,000</td>
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<tr>
<td>HANDICAP LIFTS</td>
<td>20</td>
<td>30 YEARS</td>
<td>$20,000</td>
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<tr>
<td>BUILDING AUTOMATION SYSTEMS</td>
<td>43</td>
<td>15 YEARS</td>
<td>$716,000</td>
</tr>
<tr>
<td>DOMESTIC WATER BOILERS</td>
<td>50</td>
<td>12 YEARS</td>
<td>$125,000</td>
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<tr>
<td>WOODEN GYM FLOORS</td>
<td>17</td>
<td>50 YEARS</td>
<td>$68,000</td>
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<tr>
<td>SYNTHETIC GYM FLOORS</td>
<td>27</td>
<td>20 YEARS</td>
<td>$47,000</td>
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<tr>
<td>Poured Gym Floors</td>
<td>8</td>
<td>20 YEARS</td>
<td>$40,000</td>
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<tr>
<td>PAVING</td>
<td>9,288,000 SQ. FT.</td>
<td>20 YEARS</td>
<td>$1,290,000</td>
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<tr>
<td>CARPET</td>
<td>1,752,500 SQ. FT.</td>
<td>20 YEARS</td>
<td>$525,000</td>
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<tr>
<td>RESILIENT FLOOR TILE</td>
<td>2,313,485 SQ. FT.</td>
<td>30 YEARS</td>
<td>$193,000</td>
</tr>
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</table>
## Infrastructure: 5-year Recurring Costs

### Article 39 Buncombe County Schools 15-Year Infrastructure Lifecycle Cost Projections

<table>
<thead>
<tr>
<th></th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADA Compliance:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building (Cost of Operations):</strong> Indoor Air Quality Enhancements, Drainage, Building Envelopes, Chillers, Boilers, Fire Alarm Systems, Electrical Switch Gears, Emergency Generators, Plumbing &amp; Sewer, Electrical, Building Automation Systems, Domestic Water Boilers</td>
<td>$5,897,272.50</td>
<td>$6,192,136.13</td>
<td>$6,501,742.93</td>
<td>$6,826,830.08</td>
<td>$7,168,171.58</td>
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<tr>
<td><strong>Flooring:</strong> Gym Flooring, Carpet &amp; Resilient Floor Tile</td>
<td>$962,482.50</td>
<td>$1,010,606.63</td>
<td>$1,061,136.96</td>
<td>$1,114,193.80</td>
<td>$1,169,903.49</td>
</tr>
<tr>
<td><strong>Roofing</strong></td>
<td>$3,750,705.00</td>
<td>$3,938,240.25</td>
<td>$4,135,152.26</td>
<td>$4,341,909.88</td>
<td>$4,559,005.37</td>
</tr>
<tr>
<td><strong>Paving</strong></td>
<td>$1,422,225.00</td>
<td>$1,493,336.25</td>
<td>$1,568,003.06</td>
<td>$1,646,403.22</td>
<td>$1,728,723.38</td>
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<tr>
<td><strong>Athletics</strong></td>
<td>$826,875.00</td>
<td>$868,218.75</td>
<td>$911,629.69</td>
<td>$957,211.17</td>
<td>$1,005,071.73</td>
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<tr>
<td><strong>Technology Infrastructure</strong></td>
<td>$3,307,500.00</td>
<td>$3,472,875.00</td>
<td>$3,646,518.75</td>
<td>$3,828,844.69</td>
<td>$4,020,286.92</td>
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<tr>
<td><strong>Total Expense</strong></td>
<td>$18,375,367.50</td>
<td>$19,294,135.88</td>
<td>$20,258,842.67</td>
<td>$21,271,784.80</td>
<td>$22,335,374.04</td>
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<tr>
<td><strong>Contingency 5%</strong></td>
<td>$918,768.38</td>
<td>$964,706.79</td>
<td>$1,012,942.13</td>
<td>$1,063,589.24</td>
<td>$1,116,768.70</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td>$19,294,135.88</td>
<td>$20,258,842.67</td>
<td>$21,271,784.80</td>
<td>$22,335,374.04</td>
<td>$23,452,142.74</td>
</tr>
</tbody>
</table>

**$19,294,136**

2023 Recurring Cost for Facility Maintenance

09/01/2023
TECHNOLOGY INFRASTRUCTURE

• Network connectivity servers, switches, battery backups and storage servers

• Network Firewall and wireless controller with backup redundancy

• Network security camera storage servers

• Building intercoms, bell systems and outdoor speakers
<table>
<thead>
<tr>
<th>Priority Rating</th>
<th>School</th>
<th>Project Description</th>
<th>Estimated Cost/ Funding Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>HIGH PRIORITY</td>
<td>BCS ART 39 REQUESTS:</td>
<td>Submitted 9/01/2023</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Multiple BCS Schools</td>
<td>Security Upfits: County Wide</td>
<td>$ 660,000.00</td>
</tr>
<tr>
<td>2</td>
<td>Priority School</td>
<td>Lobby Security Upfit Large School</td>
<td>$ 3,200,000.00</td>
</tr>
<tr>
<td>3</td>
<td>Priority School</td>
<td>Lobby Security Upfit Small School</td>
<td>$ 1,200,000.00</td>
</tr>
<tr>
<td>4</td>
<td>Priority School</td>
<td>Lobby Security Upfit Small School</td>
<td>$ 990,000.00</td>
</tr>
<tr>
<td>8</td>
<td>C.A. Erwin Middle</td>
<td>Queueing Drive</td>
<td>$ 900,000.00</td>
</tr>
<tr>
<td>18</td>
<td>North Buncombe ES</td>
<td>Queueing Drive/Second Exit</td>
<td>$ 2,000,000.00</td>
</tr>
</tbody>
</table>
## PROJECT CATEGORIES:
### ADA/Accessibility

<table>
<thead>
<tr>
<th>Priority Rating</th>
<th>School</th>
<th>Project Description</th>
<th>Estimated Cost/ Funding Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>C.A. Erwin Middle</td>
<td>ADA &amp; Egress Renovations</td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2,700,000</td>
</tr>
<tr>
<td>7</td>
<td>Progressive Ed. Program</td>
<td>Additions &amp; Renovations to address increased membership</td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2,900,000</td>
</tr>
</tbody>
</table>
## PROJECT CATEGORIES: Infrastructure

<table>
<thead>
<tr>
<th></th>
<th>School Name</th>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Transportation Dept.</td>
<td>Additions and renovations to Bus bays for larger buses</td>
<td>$3,750,000.00</td>
</tr>
<tr>
<td>10</td>
<td>Multiple BCS Schools</td>
<td>District Wide Network Infrastructure Equipment Replacement</td>
<td>$2,000,000.00</td>
</tr>
<tr>
<td>11</td>
<td>Multiple BCS Schools</td>
<td>Roof Enhancements to Prep for Solar</td>
<td>$625,000.00</td>
</tr>
<tr>
<td>12</td>
<td>Hominy Valley Elementary</td>
<td>Re-roofing/Restoration</td>
<td>$575,000.00</td>
</tr>
<tr>
<td>13</td>
<td>North Buncombe High</td>
<td>HVAC Upgrades Phase 1 of 3</td>
<td>$2,500,000.00</td>
</tr>
<tr>
<td>14</td>
<td>A.C. Reynolds High</td>
<td>Chiller</td>
<td>$425,000.00</td>
</tr>
<tr>
<td>15</td>
<td>A.C. Reynolds Middle</td>
<td>Chiller</td>
<td>$425,000.00</td>
</tr>
<tr>
<td>16</td>
<td>North Buncombe Elementary</td>
<td>Fire Alarm Replacement</td>
<td>$275,000.00</td>
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<tr>
<td>18</td>
<td>North Buncombe Elementary</td>
<td>Queueing Drive/Second Exit</td>
<td>$2,000,000.00</td>
</tr>
<tr>
<td>19</td>
<td>T.C. Roberson High</td>
<td>Chiller</td>
<td>$425,000.00</td>
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<tr>
<td>20</td>
<td>Enka High</td>
<td>Sewer Line Rehab</td>
<td>$125,000.00</td>
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<tr>
<td>21</td>
<td>A.C. Reynolds High</td>
<td>Federal Pacific Panels Replacement</td>
<td>$400,000.00</td>
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<tr>
<td>22</td>
<td>T.C. Roberson High</td>
<td>Replace Failing Storm Sewer</td>
<td>$450,000.00</td>
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<td>23</td>
<td>Black Mountain Elementary</td>
<td>Re-Roofing - Area J</td>
<td>$407,000.00</td>
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<td>24</td>
<td>Glen Arden Elementary</td>
<td>Re-Roofing - Area N1</td>
<td>$180,000.00</td>
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<tr>
<td>25</td>
<td>Clyde A. Erwin High</td>
<td>Stadium Lighting</td>
<td>$850,000.00</td>
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<tr>
<td>26</td>
<td>Avery's Creek Elementary</td>
<td>Building Automation</td>
<td>$600,000.00</td>
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<tr>
<td>27</td>
<td>Enka Middle</td>
<td>Fire Alarm Replacement</td>
<td>$300,000.00</td>
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QUESTIONS/COMMENTS

END PRESENTATION
SCHOOL CAPITAL FUND COMMISSION REQUESTS

September 1, 2023
APPENDIX

15-Year Schedule of Recurring Life Cycle Costs
<table>
<thead>
<tr>
<th>Building (Cost of Operations)</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
<th>2030</th>
<th>2031</th>
<th>2032</th>
<th>2033</th>
<th>2034</th>
<th>2035</th>
<th>2036</th>
<th>2037</th>
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</thead>
<tbody>
<tr>
<td>ADA</td>
<td>$581,250.00</td>
<td>$798,125.00</td>
<td>$607,731.50</td>
<td>$636,140.78</td>
<td>$670,047.82</td>
<td>$705,520.21</td>
<td>$738,727.72</td>
<td>$775,664.11</td>
<td>$814,447.31</td>
<td>$851,669.68</td>
<td>$879,508.16</td>
<td>$902,842.57</td>
<td>$924,857.80</td>
<td>$949,360.25</td>
<td>$975,310.79</td>
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<tr>
<td>Health Dept. Code</td>
<td>$826,875.00</td>
<td>$886,218.75</td>
<td>$911,629.00</td>
<td>$927,313.17</td>
<td>$1,005,071.73</td>
<td>$1,052,522.32</td>
<td>$1,108,891.13</td>
<td>$1,165,496.16</td>
<td>$1,221,670.07</td>
<td>$1,282,754.52</td>
<td>$1,342,864.22</td>
<td>$1,414,233.86</td>
<td>$1,494,870.79</td>
<td>$1,575,195.63</td>
<td>$1,657,555.94</td>
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<tr>
<td>Elevators</td>
<td>$256,882.50</td>
<td>$265,726.63</td>
<td>$283,128.96</td>
<td>$297,373.60</td>
<td>$312,422.81</td>
<td>$327,854.40</td>
<td>$344,287.28</td>
<td>$361,407.49</td>
<td>$379,532.45</td>
<td>$398,509.07</td>
<td>$418,439.32</td>
<td>$439,390.36</td>
<td>$461,244.69</td>
<td>$484,199.27</td>
<td>$508,668.70</td>
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<td>Handicap Lifts</td>
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<td>$23,152.50</td>
<td>$24,310.13</td>
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<td>$851,669.68</td>
<td>$879,508.16</td>
<td>$902,842.57</td>
<td>$924,857.80</td>
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<td>$705,520.21</td>
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<td>$22,480,096.75</td>
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**Grand Total**

| 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| $19,294,136.00 | $20,258,842.07 | $21,271,784.02 | $21,353,374.04 | $21,452,142.74 | $21,542,749.88 | $21,655,987.38 | $21,768,796.74 | $21,886,026.08 | $21,991,517.39 | $22,105,001.93 | $22,221,496.57 | $22,349,890.10 | $22,480,096.75 | $22,612,092.00 | $22,745,097.25 |

**15-Year Schedule of Recurring Life Cycle Costs**

**Revised Date:** August 23, 2023

**Revised Date:** August 28, 2023

**Revised Date:** August 28, 2023
Summary

Total First-Year High Priority Funding Requests:

ACS: $9,281,086
BCS: $31,042,000

Total: $40,323,086
Next Meeting: October 9, 2023
3 PM
200 College Room 310