Agenda

- Call to Order
- Approval to follow agenda as presented
- Approval of October 9 Regular Meeting Minutes
- Public Comment
- School Capital Fund Commission Financial Update
  - Sales Tax Update
  - Project Closure List
  - Future Project(s) Funding Strategy Discussion
- Project Updates
- Adjournment
Public Comment
SCFC Financial Update
Revenues

Article 39 Sales Tax

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

Since 2013, the average growth rate of this revenue is 7.63%.

Since 2019 (last 5 full years), the average growth rate is about 7.83%. Since 2021 (last 3 full years), the average growth rate is about 11.28%.

For FY2024, we are estimating ~$28.9M total in Sales Tax Revenue. Sales Tax growth to date is ~3%.

*Revenue totals are shown on a modified-accrual basis (basis used for annual audit).
“...the respective School System shall certify to the Commission via the Commission Secretary when a project funded by the Fund is complete and final cost for said project.”

“...when a project funded by the Fund is completed under budget, any and all remaining appropriated funds for that project shall unconditionally revert back to the Fund.”

---

**Projects Ready to Close**

<table>
<thead>
<tr>
<th>School District</th>
<th>Project</th>
<th>Budget</th>
<th>Actuals (LTD)</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asheville City Schools</td>
<td>AHS New Classroom Replacement Building - Design &amp; Assessment</td>
<td>282,000</td>
<td>282,000</td>
<td>-</td>
</tr>
<tr>
<td>Asheville City Schools</td>
<td>AHS New Classroom Replacement Building - Geotech, Inspections, Agency Fees and Owners Contingency</td>
<td>39,895</td>
<td>39,895</td>
<td>-</td>
</tr>
<tr>
<td>Asheville City Schools</td>
<td>Montford Retaining Wall Repairs</td>
<td>1,105,324</td>
<td>604,075</td>
<td>501,249</td>
</tr>
<tr>
<td>Buncombe County Schools</td>
<td>Cane Creek Middle School Metal Retrofit</td>
<td>1,800,000</td>
<td>1,799,541</td>
<td>459</td>
</tr>
<tr>
<td>Buncombe County Schools</td>
<td>Enka High School Window and Door Replacements</td>
<td>225,000</td>
<td>225,000</td>
<td>-</td>
</tr>
<tr>
<td>Buncombe County Schools</td>
<td>Erwin High - Storm Sewer</td>
<td>285,000</td>
<td>285,000</td>
<td>-</td>
</tr>
</tbody>
</table>

**Total:** 3,737,219 3,235,511 501,708*
Current Funding Strategy
100% Debt Financing

- Approve projects based on need with recommended cap being relative to projected sales tax revenues

**Current Debt Load:**
- Total principal remaining $160.5M
- Total interest remaining $39.9M

- Over next five years, interest paid will be $25.2M
Future Funding Scenario 1

100% Debt Financing

Assumptions: 0% Sales Tax Growth Rate, 4% Coupon Rate

- Determine project approval amount based on 55% of estimated revenues, ~$15.6M

- $15.6M in debt
  - $15.6M in principal
  - $6.5M in interest

- Issue debt every two years

- Pro: The cost of capital is spread out over time
- Con: Cost to finance
Future Funding Scenario 2

100% Pay-go

Assumptions: 0% Sales Tax Growth Rate

- Determine project approval amount based on a percentage of ending cash balance and future obligations
- Current Cash Available: $20M
- Cash growth year over year as debt is paid off
- Requires consistent tracking and communication to ensure cash is available as spending occurs
- Pro: Savings on cost of debt
- Con: Limitation on the amount of projects that can be approved, especially in the beginning
Future Funding Scenario 3
Combination Debt Financing/Pay-go
Assumptions: 0% Sales Tax Growth Rate, 4% Coupon Rate

- Determine project approval amount based on ability to finance capital projects while maintaining a level of debt service that allows excess revenue to pay-go for maintenance and smaller projects.

- Larger Capital projects are financed
  - Increase appraised value or add to life expectancy
  - Useful life of at least 15 - 20 years to match debt

- Pay-go maintenance and small-scale projects

- Pros: Savings on cost of debt while benefitting from spread out cost of capital for larger projects
- Con: Ability to pay-go is restricted in the beginning
Project Updates
ACS PROJECTS UPDATE

Regular meeting

Ronnie Lunsford
General Services
Current Projects

- Hall Fletcher Campus Wide Renovations
- Asheville Middle School Track Replacement
- Asheville High Main Building Water and Sewer
- Asheville High Arts Building HVAC and Abatement
  - Asheville High Main Building Auditorium
  - Asheville High Varsity Gym Improvements
- Lucy Herring Campus Wide Renovations
  - Security Projects
Hall Fletcher Renovations

- Utilizing a Construction Manager at Risk (CMAR) delivery method so that the project scope can be tailored to the budget from the start of design.

- The CMAR request for qualification has been released and the statements of qualification are due on February 19.

- The design consultant request for qualification has also been released and those statements of qualification are also due on February 19.

- Once those RFQ statements are received we will form a selection committee and move forward with the highest scoring firms.
Asheville Middle School Track

- The City of Asheville Parks and Recreation department had previously performed some preliminary design work for this track.

- Pursuant to NCGS, we can not just hire the previous design team to finish the work without obtaining all of the selection documents.

- Working with the COA to obtain these.

- If we can not get everything needed, we will release a request for qualifications and hire a design team based off those responses.
Asheville High Water and Sewer

- Overall condition of the pipe is better than expected for a 100-year-old building.
- Investigative work is complete, and design documents are being finalized with a completion date of March 8.
- The CMAR will get this out for bid on March 12 and receive bids on April 9.
- This schedule will allow us to begin work this summer with a preliminary schedule to complete construction in December 2024.
Asheville High Arts Building

- Mechanical room piping has been inspected and deemed to be in good condition. It has been cleaned, painted, and re-insulated.

- Based on the findings in the mechanical area we feel confident in the design approach taken.

- This work will be difficult to perform since it will affect both the heating and cooling systems in the building and most of the work will have to be performed in the summer.

- We are currently finalizing design and working to try and develop phasing plans that would allow the work to be performed with minimal impacts to the building.
Asheville High Arts Building
Asheville High Auditorium

- The construction contract was approved on February 6 by the Board of Commissioners.
- The project is within budget, and we were able to pick up alternates. Those are the balcony scope, owner preferred seating throughout, and a new stage curtain versus cleaning of the old one.
- Work will begin in March 2024 with and expected completion of October 2024.
The construction contract was approved on June 6, 2023 by the Board of Commissioners.

Due to long lead times for the bleachers, as well as the constant use of the facility, work had to be delayed.

Work will begin in March 2024 with an expected completion of early June 2024.
The construction contract was approved on November 21, 2023, by the Board of Commissioners.

Scope for the project is HVAC piping and unit replacement, roof replacement, window replacement, gang toilet upgrades, and cooler/freezer replacement.

Work will begin in June 2024.

Work will have to complete in summer 2025 due to some of the HVAC scope.
Security Projects

- Incorporating a lobby up-fit into the Lucy Herring project.
- This will allow a more cost-effective way to accomplish this work since we will already have contractors on hand.
Security Projects
Questions??
BCS Project Updates

Presented by Buncombe County Schools Staff
SCHOOL CAPITAL FUND COMMISSION MAJOR PROJECTS SURVEY
February 12, 2024
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
SECURITY

INTRUSION PREVENTION

PERIMETER SECURITY

ACCESS CONTROL

VISITOR VETTING

09/01/2023
VISITOR ENTRY SEQUENCE

LAYER 3: STUDENT AND STAFF AREAS
AUTHORIZED VISITORS ONLY

ELECTRIFIED DOORS: SECURE DURING ALL OPERATIONS

LAYER 2: SECURE WAITING
AUTHORIZED WAITING FOR CONFIRMED VISITORS
DROP OFF FOR STUDENT BELONGINGS
NO VIEW INTO LAYER 3
PROVIDE IMPACT RESISTANT WALLS

ELECTRIFIED DOORS: SECURE DURING ALL OPERATIONS
BUZZER AND CREDENTIAL ACCESS TO LAYER 2

LAYER 1: ENTRY VESTIBULE
VISITOR CHECK-IN STATION
DROP-OFF FOR PAPER WORK
DIRECT ACCESS TO TRANSACTION WINDOW
PROVIDE IMPACT RESISTANT WALLS AT A MINIMUM

ELECTRIFIED DOORS:
CAPABLE OF BEING LOCKED WITH CREDENTIALED ACCESS
DURING ELEVATED THREAT CONDITIONS AND LOCKDOWN

TRANSACTION WINDOW W/ SLIDING PASS-THRU:
INFRINGEMENT RESISTANT GLASS AND SURROUNDING WALL AREA

TRANSACTION WINDOW W/ FIXED PASS-THRU:
BULLET RESISTANT GLASS AND SURROUNDING WALL AREA

VIEW WINDOW:
WINDOW FILM / LAMINATED GLASS OR SOLID WALL AND VIDEO SURVEILLANCE.

CAMERA

KNOX BOX: KNOX VAULT 4400

CARD READER

CARD READER AND VIDEO INTERCOM

PROTOYPE LOBBY SEQUENCE & ELEMENTS
BUNCOMBE COUNTY SCHOOLS SECURITY UPGRADES

OCTOBER 8, 2020
PISGAH ELEMENTARY: LOBBY SECURITY RENOVATIONS
PISGAH ELEMENTARY: LOBBY SECURITY RENOVATIONS
AC REYNOLDS HIGH SCHOOL:

• LOBBY SECURITY RENOVATIONS
• TRACK REPLACEMENT
• TENNIS COURT PROJECT
AC REYNOLDS HIGH: LOBBY SECURITY RENOVATIONS
A.C. REYNOLDS HIGH SCHOOL TRACK & TENNIS COURTS
NORTH BUNCOMBE MIDDLE SCHOOL:

- SECURITY ADDITION
- SOFTBALL FIELD
- RE-ROOFING
NORTH BUNCOMBE MS SECURITY ADDITION
ERWIN HIGH SCHOOL:

• EXTERIOR STAIR ENCLOSURE
• WINDOW WALL REPLACEMENT
ERWIN HIGH: WINDOW WALL REPLACEMENT
AVERY’S CREEK ES: PHASE 3 of 4 REROOFING
PAVING PROJECTS: FAIRVIEW ELEMENTARY AND EMMA ELEMENTARY

Fairview Elementary

Emma Elementary
VALLEY SPRINGS MIDDLE SCHOOL: HVAC & ENERGY MANAGEMENT CONTROL
GLEN ARDEN ELEMENTARY SCHOOL:
FIRE ALARM REPLACEMENT

Glen Arden Elementary
PISGAH ELEMENTARY SCHOOL: FIRE ALARM REPLACEMENT
SOLAR PROJECTS

- CANE CREEK MIDDLE SCHOOL
- OAKLEY ELEMENTARY
- NORTH BUNCOMBE MIDDLE
- HOMINY VALLEY ELEMENTARY
- COMMUNITY HIGH
AC Reynolds Middle Electrical Switchgear Replacement
QUESTIONS/COMMENTS

END PRESENTATION
SCHOOL CAPITAL FUND COMMISSION
MAJOR PROJECTS SURVEY

February 12, 2024
Next Scheduled Meeting:
March 11, 2024
3 PM