

FY 2026 – 2032 CIP

Work Session

November 19, 2024

Agenda

- Review the Process
- Overview of CIP
- Funding Sources & Strategy
- Operating Effect
- Completed Projects
- Schools Projects
- General Fund Projects
- Enterprise Fund Projects
- Future Projects

Process



Presented the FY 2026-2032 Recommended CIP on November 4



Made document available on the website same day



Public input November 18



Work session November 19



Goal is to adopt revised plan on December 16

The CIP is a **PLAN** not
a BUDGET

New Projects

Schools

- Siler City Elementary Roof Replacement [+3,850,000]

Parks

- Northeast District Park Dam [+1,285,000]

Review of Project Statuses

- **Complete:** Project was complete in FY 2024, no spending current year
- **Substantially Complete:** Punch list items in progress, some spending current year
- **New:** Recommended in this CIP, BOC may approve or not
- **Approved – Contracts Let:** Approved in a prior CIP and contracts have been executed
- **Approved – Contracts Let (part):** Approved in a prior CIP with some of the necessary contracts executed
- **Approved – No Contracts:** Approved in a prior CIP but contracts have not yet been signed, project can be changed at commissioner discretion

Operating Budget Effect

[Page 16]

Key Takeaways

- Debt Service
- Increased Operating
- Contribution to Capital Reserve

Funding Sources & Strategy

Fund large projects with debt

- School debt to be repaid from impact fees, lottery proceeds, and debt reserve
- Other debt to be repaid from 9.7 cents on tax rate going into debt reserve
- Debt model is based on these funding sources

Fund smaller needs through pay-go capital reserve

Leverage grants and other funding whenever possible

Despite funding strategy

- Factors outside our control impact final construction costs
- If bids come in well over budget the debt model and the capital reserve could be impacted

Funding Sources & Strategy

Continued

Parks & Recreation Fees: Must be used in the district in which they are collected

- Western District: \$9,316 collected in FY 2024
- Eastern District: \$225,018 collected in FY 2024

Water Capital Reserve: System development fees

- \$403,249 collected in FY 2024

Completed Projects

County (General Fund)

- Schools – Resurface Tracks
- Schools – Seaforth High School



Chatham County Schools

Pages 51 – 73

HVAC Installation at Existing Gyms [Pages 53-54]

Total Project Cost: \$3,085,589

Main Funding Source: Capital Reserves

Project Overview

- Project will create HVAC conditioned gym spaces at each school campus for recess, PE, and athletic purposes.
- Six school gymnasiums currently do not have HVAC systems – Chatham Middle, George Moses Horton Middle, JS Waters School, Moncure School, North Chatham Elementary, and Perry Harrison Elementary.
- During exceptionally warm/cold weather these spaces may not be usable, this is an issue for these schools (especially those with middle school athletic programs).
- Project is proposed and recommended to have design work begin in FY 2028 with installation in FY 2029 and 2030.

Operating Effect

There will be increased utility costs with the installation of these systems.

FY25-31 CIP	FY26-32 CIP	Change
\$3,085,589	\$3,085,589	-

Margaret Pollard Expansion [Pages 55-56]

Total Project Cost: \$2,332,800

Main Funding Source: Capital Reserves

Project Overview

- Add 2 6-classroom pods (behind each wing).
- Due to slower than anticipated student population growth, the School System has requested this project be delayed by one year.
- The school system does not anticipate spending any funding until FY 2027 for this project. Due to lower than anticipated growth numbers, the school system has requested this project be moved out 2 years (now scheduled to open in the fall of 2028).

Operating Effect

Approximately \$32,000 increase to operating budget when project is complete.

FY25-31 CIP	FY26-32 CIP	Change
\$2,332,800	\$2,332,800	-

Mobile Classrooms [Pages 57-59]

Total Project Cost: \$1,331,695

Main Funding Source: Capital Reserves

Project Overview

- Purchase modular classrooms to alleviate overcrowding at Siler City Elementary, Northwood High, and other schools as space is needed.
- As of September 2022, a 6-classroom modular unit has been completed at Margaret Pollard Middle School.
- At this time, no additional units are needed prior to FY 2027 due in part to the additional seats created with the opening of two new schools in FY 2021 and FY 2022.
- No needed funding anticipated in FY 2026, so budgeted funds will be moved one year for all years. With this change, the project will continue into FY 2031.

Operating Effect

Approximately \$35,000 impact to operating budget when project is complete.

FY25-31 CIP	FY26-32 CIP	Change
\$1,331,695	\$1,331,695	-

New Central Services Building [Pages 60-62]

Total Project Cost: \$17,318,591

Main Funding Source: Debt

Project Overview

- Construction of a new 38,000 square foot Central Services building (including approximately 8,000 square feet of warehouse space).
- Personnel finished moving into the New Central Services building in April 2023.
- Construction is complete and warranty items are being addressed.
- Financial closeout is expected to occur in FY 2024-2025.

Operating Effect

Approximately \$34,000 increase to operating budget.

FY25-31 CIP	FY26-32 CIP	Change
\$17,051,292	\$17,318,591	+\$267,309

New Elementary School at Chatham Park (Northern Village)

[Pages 63-64]

Total Project Cost: \$54,000,000

Main Funding Source: Debt

Project Overview

- Design and construction of a new K-5 elementary school to be located in the northern village of Chatham Park.
- Chatham County Schools has selected a site for this school, as was outlined in documents with the Town of Pittsboro and in an MOU with the Board of Education.
- Due to slower than anticipated student population growth, the School System has requested this project be delayed until FY 2027 due to OREd population projections.
- Project is now recommended to complete in FY 2030, with a planned opening for students in Fall of 2029 (early FY 2030).

Operating Effect

Approximately \$1.75 million increase to operating budget when project is complete and new school opens.

FY25-31 CIP	FY26-32 CIP	Change
\$54,000,000	\$54,000,000	-

Paving Repair

[Pages 65-66]

Total Project Cost: \$9,599,097

Main Funding Source: Capital Reserves

Project Overview

- Project will repair paved surfaces on all CCS campuses.
- This is a continuing project, only the next 7 years are shown in this CIP.
- The cost increase for this project is due to additional paving repair work being done in FY 2032 and some change for projects taking place from FY2026-2030.
- There is a slight cost decrease projected for the projects taking place in FY 2026.

Operating Effect

The only operating effect for this project is the annual contribution to capital reserve.

FY25-31 CIP	FY26-32 CIP	Change
\$6,587,691	\$9,599,097	+\$3,011,406

Replace Gyms at Bennett, Silk Hope, and Bonlee

[Pages 67-69]

Total Project Cost: \$24,000,000

Main Funding Source: Debt

Project Overview

- Construction of new masonry/metal building gymnasiums at Bennett, Bonlee, and Silk Hope Schools.
- Existing gymnasiums to be demolished in order to create needed space on each campus.
- Current gyms were built in 1951 and are undersized and lacking in needed features for middle school athletics.

Operating Effect

Approximately \$22,000 increase to operating budget when the project is complete.

FY25-31 CIP	FY26-32 CIP	Change
\$24,000,000	\$24,000,000	-

Siler City Elementary Roof Replacement [Pages 70-71]

Total Project Cost: \$3,850,000

Main Funding Source: Capital Reserves

Project Overview

- Based on the findings of the roof assessment performed in February 2024, the existing low-slope roof systems (25+ years old) have reached the end of their service life and need replacing.
- In addition, the existing metal mansards have areas of rust and deterioration, and where they overhang the low-slope sectors, replacement (and reconstruction) to incorporate the low-slope system must be included.
- A full-scale roof replacement project is required to restore the roofing system and preserve the facility.
- This project is scheduled to begin and complete in FY 2026.

Operating Effect

There is no operating impact associated with this project.

FY25-31 CIP	FY26-32 CIP	Change
-	\$3,850,000	+\$3,850,000

Wastewater Replacement at Silk Hope School

[Pages 72-73]

Total Project Cost: \$763,500

Main Funding Source: Capital Reserves

Project Overview

- Project will replace the wastewater system at Silk Hope School.
- Schools are discussing the possibility of purchasing additional property to allow the construction of a new wastewater system.
- Additional funds in project are due to projected construction cost increases and in anticipation of potential land purchase.
- Project is recommended to be delayed by one year, now scheduled to complete in FY 2027.

Operating Effect

There is no operating impact associated with this project.

FY25-31 CIP	FY26-32 CIP	Change
\$763,500	\$763,500	-

CCS Future Projects

Pages 157 – 162

Athletic Scoreboard Replacements

[Page 161]

FUTURE

Defined Problem

- Many of the outside athletic scoreboards at CCS are 20+ years old and in poor condition.
- Parts are often no longer available and repair work is very expensive to contract out.
- Some middle school scoreboards work only partially or sometimes not at all.

Recommended Solution

- Create a two-year project to replace/upgrade the older scoreboards – first at the middle schools and then at the high schools.

Operating Effect

No direct impact on operating budget.

Alternatives

Continue to rely on athletic booster groups for funding of this type of project which will widen the gap between schools with and without available resources.

HVAC Upgrades

[Pages 160-161]

Defined Problem

- Only 4 of the 19 CCS school buildings have been constructed in the last 10 years (Margaret Pollard Middle, Virginia Cross Elementary, Chatham Grove Elementary, and Seaforth High).
- Assessments indicate that HVAC systems at the majority of the remaining 15 schools in the County have outlived projected life expectancy, are inefficient, and should be replaced.

Operating Effect

Potential savings on utilities due to new HVAC systems being more efficient than current systems.

Recommended Solution

- Conduct a feasibility study to estimate current costs.
- Establish a timeline and begin contributing to capital reserve to establish a dedicated funding source.

Alternatives

Continue to patch existing HVAC systems to keep them running until they completely fail.

Landscaping/Grading Improvements

[Page 160]

Defined Problem

- Natural and manmade influences have both taken their toll on the original landscaping and grading of schools.
- Both aesthetic and functional improvements are needed to upgrade the curb appeal and to address issues that have developed over time.

Recommended Solution

- Create a multi-year project to replace and/or upgrade the landscaping and grading at every Chatham County school.

Operating Effect

No direct impact on operating budget.

Alternatives

Continue to rely on PTSA groups for funding of this type of project which will widen the gap between schools with and without available resources.

Marquee Signage Replacements

[Pages 159-160]

FUTURE

Defined Problem

- Majority of Chatham County Schools have marquee signs that is 25 years old or older.
- Signage does not include electronic messaging and are generally somewhat weathered.
- There is not a consistent appearance or model across the district.

Recommended Solution

- Create a multi-year project to replace marquee signage in order of priority.
- This approach will allow the district to create a consistent model/standard across the district.

Operating Effect

No direct impact on operating budget.

Alternatives

Continue to rely on PTSA groups for funding of this type of project which will widen the gap between schools with and without available resources and create inconsistencies in model and appearance.

New Elementary School at Chatham Park

[Southern Village] [Page 159]

Defined Problem

- During the next ten years, the current Northwood attendance zone is projected to grow by approximately 1,600 students.
- Over 700 of these students are projected to be generated by Chatham Park.
- Will need to construct schools in Chatham Park to meet the project population growth.

Operating Effect

Additional funding will be needed for operating expenses upon opening of a new school.

Recommended Solution

- Monitor NC State Operations Research and Education Lab (ORED) projections and the Chatham Park buildout on an annual basis and schedule the project accordingly.

Alternatives

Do not build an additional school and continue adding modular units to the current K-5 schools in the Northwood attendance zone.

New Schools/Capacity Expansion

[Pages 158-159]

Defined Problem

- As student population increases in the County, the need for additional classroom space will increase.

Recommended Solution

- Population figures will be monitored on a yearly basis using ten-year projections and funds requested when it is apparent that capacity expansion is needed
- Prior to proposing brick and mortar additions and/or new schools, every effort will be made to address expansion using the modular classrooms already funded in the Mobile Classroom CIP project.

Operating Effect

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

Alternatives

Do nothing.

Playground Equipment Updates/Replacement [Page 158]

Defined Problem

- Much of the playground equipment located at the Elementary and K-8 schools is dated and in need of replacement due to condition and the availability of replacement parts.

Recommended Solution

- Create a multi-year project to replace playground equipment in order of priority.

Operating Effect

No direct impact on operating budget.

Alternatives

Continue to replace single items at a time and/or patching as possible.

Roofing Replacement/ Repair

[Page 157]

Defined Problem

- During a previous CIP roofing project, existing roofs were replaced, repaired, or omitted based on their assessed condition.
- Many of the roofs that were repaired or omitted now need to be replaced and/or repaired.

Recommended Solution

- Create a multi-year project to replace and/or repair school roofs in order of priority.
 - A system-wide assessment of roof conditions is nearing completion, which will provide the information necessary to create the multi-year replacement/repair plan.

Operating Effect

No direct impact on operating budget.

Alternatives

Do nothing and allow leaky roofs to cause more damage and potentially mold issues.

Security Renovations at Schools

[Page 161]

FUTURE

Defined Problem

- The majority of school campuses were designed and constructed between 1950 and 2000 and do not include many of today’s recommended security features such as vestibules, and door security, etc.

Recommended Solution

- Move forward with feasibility study to assess and then create a multi-year project to address security needs.
- Engineering, design, and construction to add recommended security features such as vestibules and door security to all schools.

Operating Effect

No direct impact on operating budget.

Alternatives

Address these needs as funding allows or not.

Land Acquisition for Future Schools

[Page 162]

Defined Problem

- Land is needed for future school sites. Especially in the projected growth areas of the county.
- An elementary school will need approximately 18+ buildable acres, a middle school 37+, and a high school 52+. Although some sites have been designated across the county, additional property will likely be needed. Additionally, currently available buildable acreage is being bought for developments at an increasing rate.

Recommended Solution

- Begin identifying and purchasing suitable sites.

Operating Effect

No direct impact on operating budget.

Alternatives

Wait until the schools are needed and declare eminent domain.

Final Questions about CCS Projects?

General Fund Projects

Pages 48 – 50, 74 – 144

Career and Technical Education Building

[Pages 48-50]

Total Project Cost: \$15,000,000

Main Funding Source: Debt

Project Overview

- CCCC has limited physical space on the Chatham Main Campus to expand program opportunities for career and technical education programs.
- The college recently started an Electrical Systems Technology program that utilizes space in the Sustainable Technologies Building, already shared by the Building Construction Technology program.
- Constructing a new building on the Chatham campus would provide the needed space for the existing programs and their future expansions.

Operating Effect

Additional funding will be needed for utilities and building maintenance.

FY25-31 CIP	FY26-32 CIP	Change
\$15,000,000	\$15,000,000	-

Radio System Upgrade [Pages 75-77]

Total Project Cost: \$19,965,236

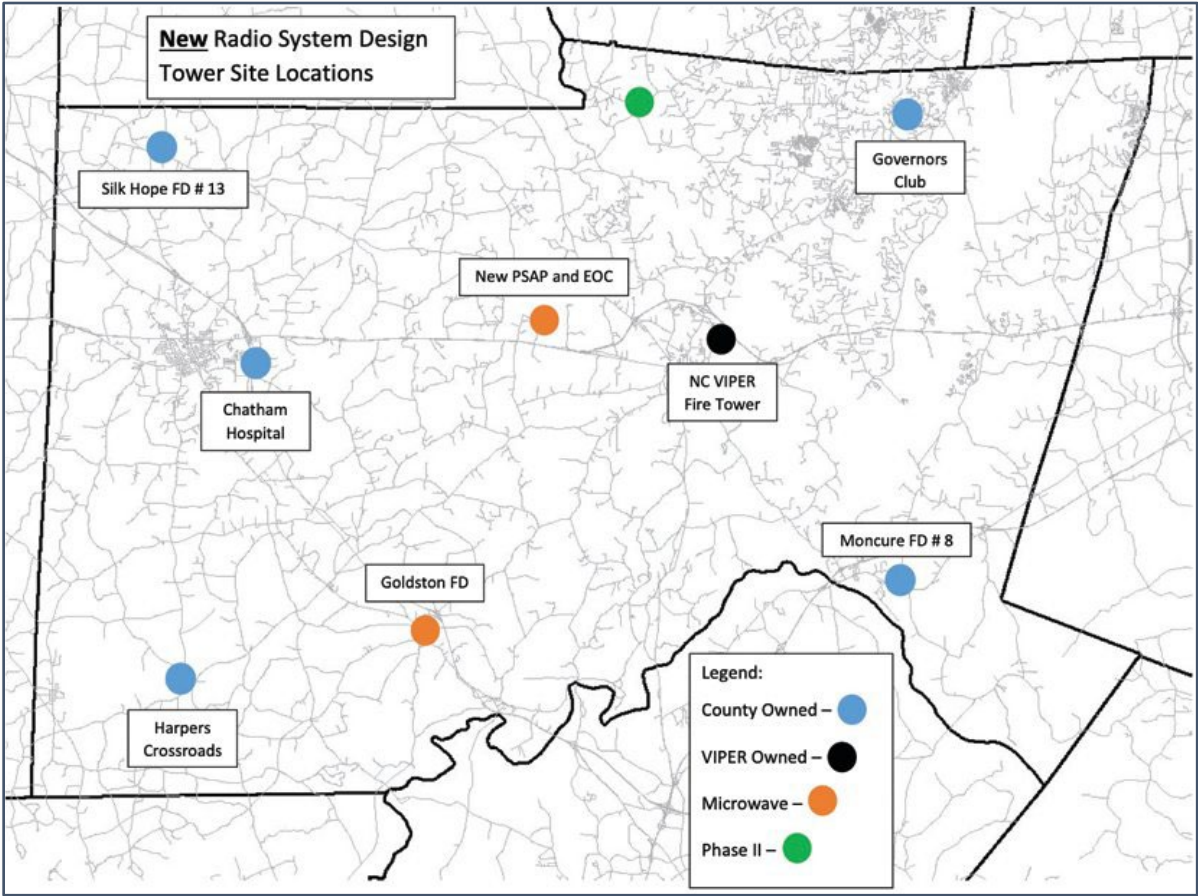
Main Funding Source: Debt

Project Overview

- Replace current emergency radio system infrastructure with a reliable and industry standard P25 radio system.
- The final site was finished December 2022.
- The system went live October 2023.
- The project has a few remaining items to complete prior to closing out (expected June 2025).

Operating Effect

None.



FY25-31 CIP	FY26-32 CIP	Change
\$19,965,236	\$19,852,817	-\$112,419

Agriculture & Conference Center Phase II

[Pages 81-83]

Total Project Cost: \$8,556,817

Main Funding Source: Capital Reserves

Project Overview

- Begin phase 2 development of Agriculture and Conference Center.
- Project includes:
 - Covering the arena
 - Arena amenities (e.g., announcer stand & bathrooms)
 - Farmer’s market
 - Additional arena seating
 - Covered space capable of supporting RV hookups
 - Outdoor education and event space



Operating Effect

Additional funding for operations with some offset by revenue-generating events and programmatic efforts.

FY25-31 CIP	FY26-32 CIP	Change
\$8,556,817	\$8,556,817	-

Central Carolina Business Campus

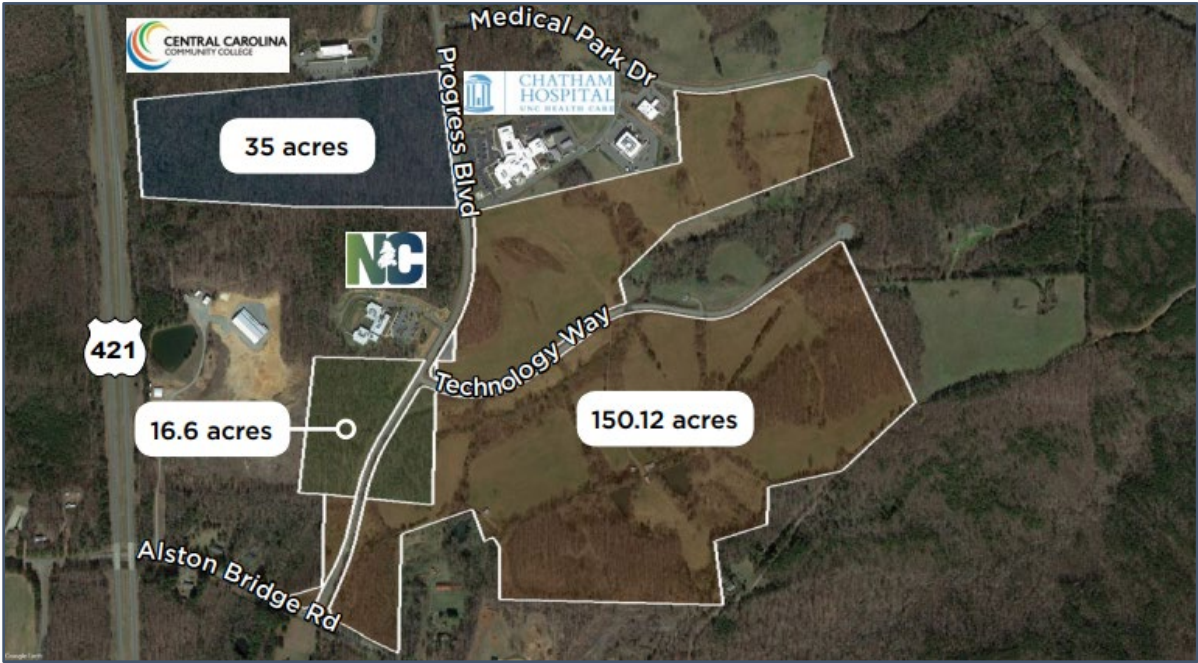
[Pages 84-86]

Total Project Cost: \$9,093,110

Main Funding Source: Debt

Project Overview

- Construct the infrastructure for Chatham County’s 458-acre Business Campus in Siler City.
- Traffic signal is complete – accepted by NCDOT February 9, 2021.
- An engineering firm was slated to take over the project, however the firm decided not to, and that contract has been terminated.
- An independent inspector is reviewing the bridge and culverts to provide an assessment of potential repairs and the associated cost.



FY25-31 CIP	FY26-32 CIP	Change
8,598,109	\$8,608,108	+\$9,999

Operating Effect

None

Emergency Operations Center Expansion [Pages 87-89]

Total Project Cost: \$22,651,295

Main Funding Source: Debt

Project Overview

- Expand the Emergency Operations Center.
- Notice to proceed issued in July 2021.
- Construction finished.
- New co-located radio tower (separate borrowing July 2021).
- Substantially complete in FY24.

Operating Effect

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



FY25-31 CIP	FY26-32 CIP	Change
\$22,305,095	\$29,541,992	+\$7,236,897

Joint Public Safety Facility – Siler City

[Pages 90-93]

Total Project Cost: \$30,000,000

Main Funding Source: Debt

Project Overview

- Construct a new facility on county owned property adjacent to Chatham Hospital.
- This would be a joint facility co-locating personnel, equipment and/or vehicles from EMS, Emergency Communications, MIS, Emergency Management, the Sheriff’s Office and other stakeholders as needed.
- Space would be planned for future growth, allowing additional vehicles and personnel to be added as needed.
- Current EMS base in Siler City is outdated (building constructed in 1937, purchased in 1996) and the current backup 9-1-1 center does not meet modern construction and security standards. This project would also allow MIS and EM to store equipment at the new location.

Approved - No Contracts



Operating Effect

Minimal due to cost savings from the consolidation of existing county buildings and spaces.

FY25-31 CIP	FY26-32 CIP	Change
\$7,500,000	\$30,000,000	+\$22,500,000

Justice Center Shell Space Buildout

[Pages 94-95]

Total Project Cost: \$1,050,000

Main Funding Source: Capital Reserves

Project Overview

- Due to increasing programs and staff, the Justice Center is running out of available finished space.
- This project would fully finish construction of the existing shell (unfinished) space to create additional office, work rooms, and meeting rooms to meet the growing demand for space at the Justice Center.
- Space would be planned for future growth, allowing additional vehicles and personnel to be added as needed.



Operating Effect

Minimal increases to utility costs

FY25-31 CIP	FY26-32 CIP	Change
\$1,050,000	\$1,050,000	-

New County Complex

[Pages 96-98]

Total Project Cost: \$60,000,000

Main Funding Source: Debt

Project Overview

- Construct a new County office complex to house the functions currently located at the Government Annex and Dunlap building on land that the County already owns on Renaissance Drive.
- The growth that has already occurred in Chatham County has outpaced the capacity of the existing buildings.
- In FY 2018, the Board of Commissioners directed staff to hire a consultant to create a downtown master plan to accommodate the space needs of the county and develop a park-like area between the Historic Courthouse and the Justice Center. The master plan was presented to Commissioners in October 2018.
- On the assumption of wastewater capacity, preliminary planning for the project has resumed.



Operating Effect

Currently identified costs include expenses for utilities, facility and grounds maintenance, and other operating needs.

FY24-30 CIP	FY25-31 CIP	Change
\$60,000,000	\$60,000,000	-

New Emergency Medical Services Base

[Pages 99-101]

Total Project Cost: \$2,104,360

Main Funding Source: Capital Reserves

Project Overview

- Construct a new 3-bay Emergency Medical Services (EMS) Base on 15-501 near Fearrington Village and Briar Chapel.
- Building and site design complete.
- Right-of-way (ROW) abandonment has been completed.
- County has recorded deed for needed property.
- Estimated completion in FY 2026.

Operating Effect

Additional funds will be needed for technical equipment and building maintenance.

FY25-31 CIP	FY26-32 CIP	Change
\$2,104,360	\$2,104,360	-

Siler City Center for Active Living Renovations [Pages 102-104]

Total Project Cost: \$500,000

Main Funding Source: Funds Transferred from COA

Project Overview

- Participation at the Siler City Center for Active Living as dramatically increased from 2022 to 2023. Renovations will that allow for the continued expansion of services and activities and make the center safer for participants and staff.
- Current plans include removing some existing walls, adding new doorways, creating additional office space, enclosing several entrances that are not needed, and new flooring, paint, and ceiling tiles throughout the building.
- This project was put out for bid October 22nd to contract with an architect/designer to officially draw out the new plans.



FY25-31 CIP	FY26-32 CIP	Change
\$500,000	\$500,000	-

Operating Effect

None.

Goldston Public Library

[Pages 105-107]

Total Project Cost: \$600,000

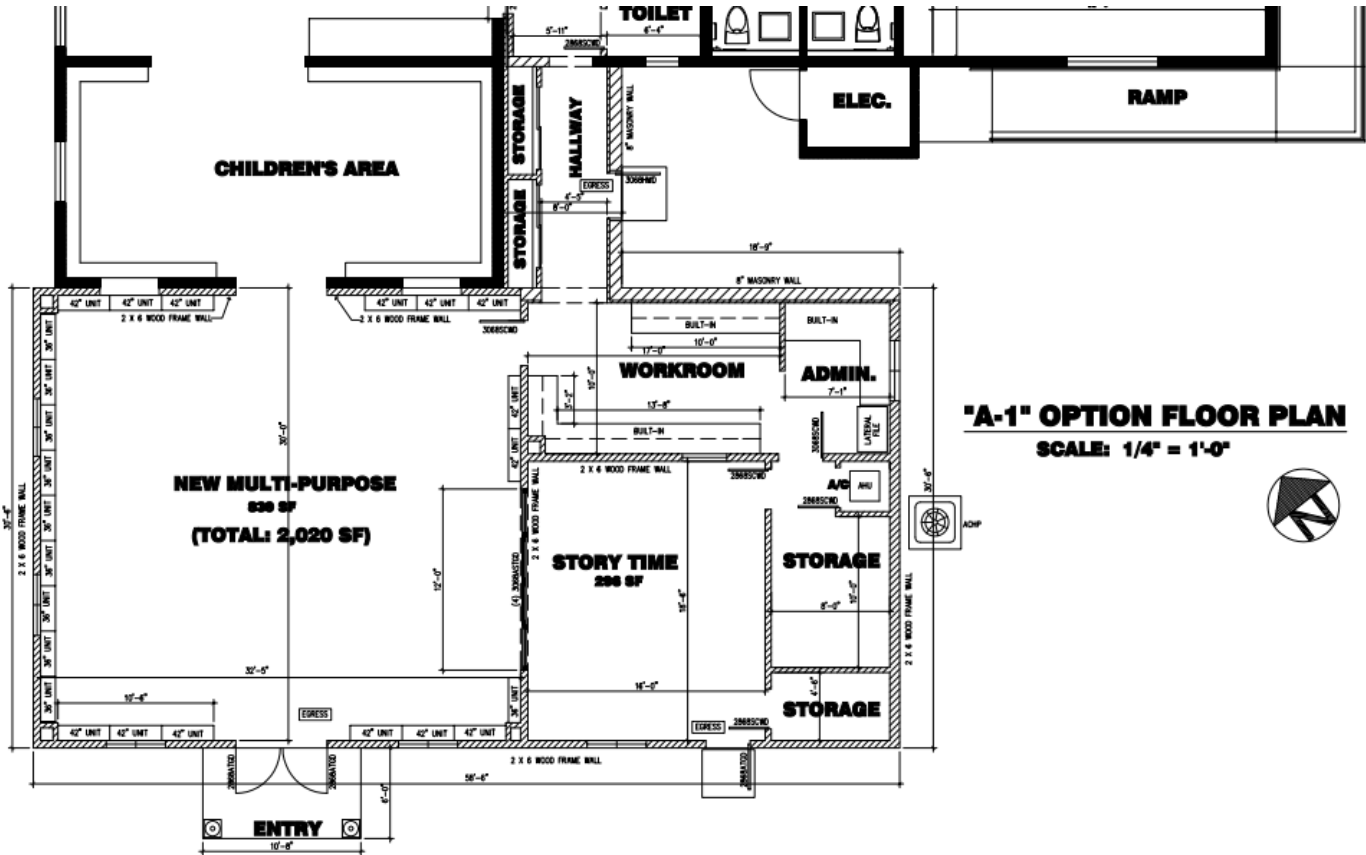
Main Funding Source: Donations

Project Overview

- Expansion of the Goldston Library by enlarging the children's area, adding new dedicated children's programming space, a new staff area and restroom.
- Project funded using donations that were received and earmarked for use at Goldston Library.
- Bidding for the project took place in September.

Operating Effect

Additional funds will be needed for one-time capital outlay purchase and increased utilities costs.



FY24-30 CIP	FY25-31 CIP	Change
\$600,000	\$600,000	-

Capital Maintenance & Replacement Plan

[Pages 108-110]

Total Project Cost: \$525,380 (FY26), \$10,279,267 (FY26-32)

Main Funding Source: Capital Reserves

Project Overview

- Yearly maintenance and replacement of technology, facilities, and equipment.
- This project funds a yearly transfer to capital reserve to support needed maintenance and replacement.
- \$500,000 is budgeted each year for facility projects. They include electrical, fire protection, interior, exterior, HVAC, and plumbing projects.
- Technology and equipment include radios, servers, switches, firewalls, wireless access points, security cameras, door readers, and UPSs.

Operating Effect

Reduction of operating impact costs due to regular maintenance and replacement.

FY25-31 CIP	FY26-32 CIP	Change
\$11,517,806	\$10,279,267	-\$1,238,539

County Fiber Extension to Siler City

[Pages 112-114]

Total Project Cost: \$1,400,388

Main Funding Source: ARPA Enabled Funds

Project Overview

- County Network Infrastructure Improvement.
- Install 11 miles of fiber in the ground between the existing end point of fiber at Renaissance Drive and the backup Emergency Operations Center in Siler City. Also extend fiber to the Siler City Health Building.
- The project nearing its final stages, has encountered rock formations at three locations, requiring additional ARPA enabled funds to be used for approximately 1540 feet of rock boring at an estimated cost of \$51,300.
- Project scheduled for completion in FY25.

Operating Effect

Cost savings through county facilities in Siler City being connected to the County's network.

FY25-31 CIP	FY26-32 CIP	Change
\$1,125,588	\$1,400,388	+\$274,800

Briar Chapel Park

Improvements [Pages 117-120]

Total Project Cost: \$2,548,276

Main Funding Source: Recreation Exaction Fee

Project Overview

- Dog park and lighting for soccer field complete in FY 2021.
- Additional future amenities, such as a dog park shade structure, cornhole, ping pong, and a zipline, will depend on the availability of recreation fees
- In September 2024, staff began working on the engineering and construction of the Pokeberry Tributary Trail.

Operating Effect

Additional funds to operate and maintain the facility.
Additional revenues from facility and field rentals.



FY25-31 CIP	FY26-32 CIP	Change
\$2,423,519	\$2,548,276	+\$124,757

Northeast District Park

Dam [Pages 121-124]

Total Project Cost: \$1,285,000

Main Funding Source: Capital Reserves

Project Overview

- After inspection by engineer, there is evidence the dam has overtopped many times and the most recent overtopping in August compromised the dam’s structural integrity.
- Emergency measures are in place, including a temporary siphon, sandbags, and a makeshift auxiliary spillway, but are temporary measures that require regular maintenance.
- This project is scheduled to begin in the current fiscal year with professional engineering services needed immediately.

Approved – Contracts Let (part)



Operating Effect

Routine landscaping around the dam to prevent the overgrowth of vegetation.

FY25-31 CIP	FY26-32 CIP	Change
-	\$1,285,000	+\$1,285,000

Northwest District Park

Dam [Pages 125-126]

Total Project Cost: \$1,100,000

Main Funding Source: Article 46

Project Overview

- The NC Dept. of Environmental Quality (NCDEQ) completed a dam safety inspection in February 2022 and identified deficiencies with the dam such as trees, brush, woody vegetation, erosion, and depressions.
- The county is working on a 3-year phasing plan to investigate, assess, and develop a repair design for the project.
- Project scheduled for FY2030.

Operating Effect

Routine landscaping around the dam to prevent the overgrowth of vegetation.



FY25-31 CIP	FY26-32 CIP	Change
\$1,100,000	\$1,100,000	-

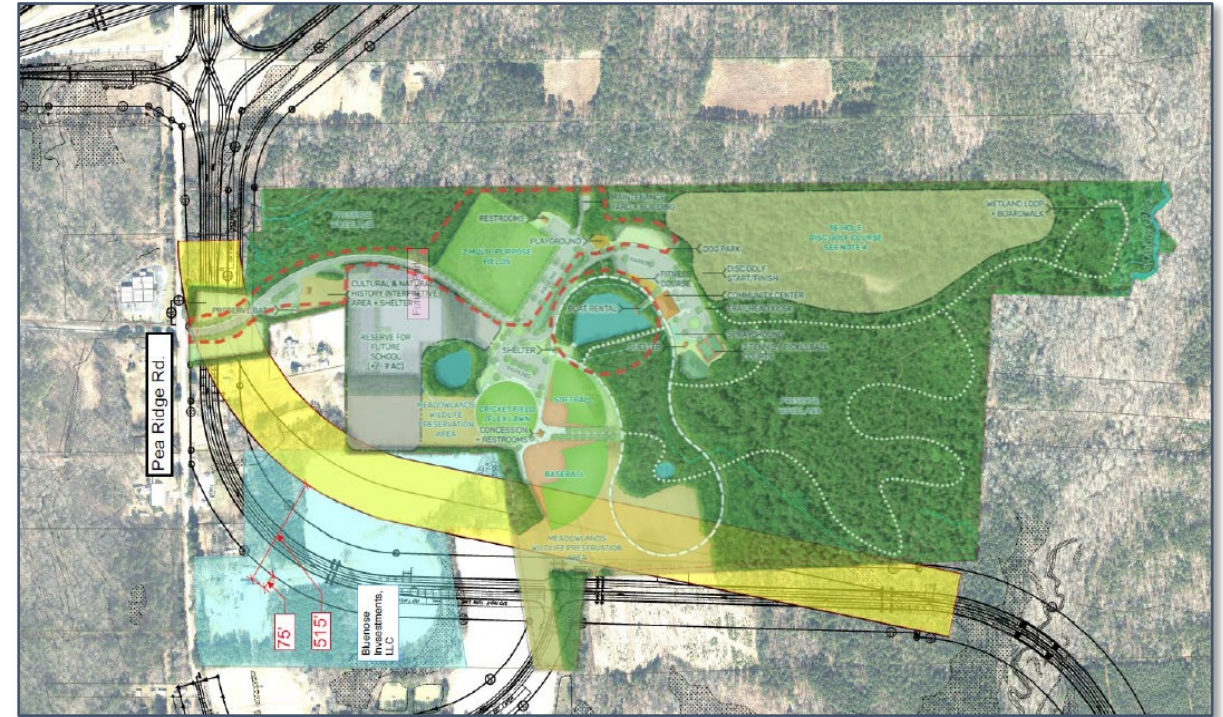
Parker's Ridge Park [Pages 127-129]

Total Project Cost: \$8,850,378

Main Funding Source: ARPA Enabled Funds

Project Overview

- Develop a 147-acre park on land in Moncure purchased from the Lola Tart Parker Trust.
- Phase 1 will begin by adding infrastructure to be followed by amenities.
- Additional funding sources include Coal Ash and Article 46.
- Budget for this project has increased due to increased construction costs and the increased cost of materials (including furnishings and other equipment).



FY25-31 CIP	FY26-32 CIP	Change
\$7,000,000	\$8,850,378	+\$1,850,378

Operating Effect

Additional funding for park maintenance and staffing.
Additional revenues from field rentals.

15/501 and 64 River Access Restrooms

[Pages 130-131]

Total Project Cost: \$300,000

Main Funding Source: Article 46

Project Overview

- Install prefabricated vault-style, single stall flush restrooms at 15/501 and 64 Haw River access areas.
- Green Flush restrooms offer a flush toilet service for locations without sewer and water service via 2 underground tanks for potable and wastewater.
- No rise certification is in currently in progress.

Operating Effect

Cleaning, fresh water delivery, and wastewater removal required as part of regular maintenance.



FY25-31 CIP	FY26-32 CIP	Change
\$300,000	\$300,000	-

Chatham County Detention Center Generator

[Pages 134-135]

Total Project Cost: \$627,738

Main Funding Source: Capital Reserves

Project Overview

- The generator that is currently integrated into the Detention Center’s electrical system does not power the entire building as well as all daily needs for a prolonged power outage.
- The current generator only powers one water heater for the kitchen and does not power any water heaters for shower usage or other needs.
- This project is scheduled to be completed in FY 2025.

Operating Effect

Approximately \$16,000 increase to operating budget when build-out complete.

FY25-31 CIP	FY26-32 CIP	Change
627,738	627,738	-

Complete Detention Center Final Cell Blocks

[Pages 136-138]

Total Project Cost: \$3,300,000

Main Funding Source: ARPA Enabled

Project Overview

- When the Detention Center was constructed two cell blocks were left as shell space to accommodate future growth.
- Utilize a portion of American Rescue Plan Act (ARPA) funds along with existing capital reserve to begin construction FY 2025.
- Using ARPA funds for this high-cost project eases the burden on the large transfer to capital reserve in the operating budget.
- The budget for this project has increased to include additional renovations of the existing facility upon completion of the final two cell blocks.



Operating Effect

Approximately \$600,000 increase to operating budget when build-out complete.

FY25-31 CIP	FY26-32 CIP	Change
\$2,800,000	\$3,300,000	+\$500,000

Sheriff’s Office Admin Building

[Pages 139-141]

Total Project Cost: \$20,000,000

Main Funding Source: Debt



Project Overview

- The current building built in 1982, partial renovation in 2007, but still not adequate space for employees to work.
- Construct a new Sheriff’s Office Administration Building on Renaissance Dr.
- Office space increased to match the need for new staff as well as the establishment of multi-use spaces for both internal and external meetings.

Operating Effect

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

FY25-31 CIP	FY26-32 CIP	Change
20,000,000	20,000,000	-

Sheriff’s Office NE Chatham Substation

[Pages 142-144]

Total Project Cost: \$2,000,000

Main Funding Source: Capital Reserves

Project Overview

- This is the most populous area of Chatham County and continues to be the area where the population rises at the highest rate.
- Area where the Sheriff's Office receives the most calls for service.
- A substation located in northeastern Chatham County that is properly staffed will allow the Sheriff's Office to lower response time and eliminate the need for call stacking.

Operating Effect

Approximately \$375,000 increase to operating budget when build-out complete.

FY25-31 CIP	FY26-32 CIP	Change
2,000,000	2,000,000	-

Utilities Fund Projects

Pages 145 – 151

Utilities Merger

[Page 11]

- A number of planned Utilities CIP projects are no longer included in the County's CIP as a result of the merger of the County's utility system with the City of Sanford/TriRiver Water
- Some Utilities projects continue to be listed in the CIP because the County will continue to manage

Remaining Projects

- ARPA Funded
 - Hydrant Replacement Project
- Part of Merger Agreement
 - Hatley Road Looping Watermain
 - Renaissance Drive Looping Watermain

Removed Projects

- Bynum Wastewater Treatment Plant Upgrade [-\$2,760,000]
- Haywood Water Main Replacement [-\$159,892]
- Planning Western Intake and Plant [-\$80,083,183]
- Water Treatment Plant (WTP) Activated Carbon and Other Efficiency Upgrades [-\$40,250,000]

Hydrant Replacement Project

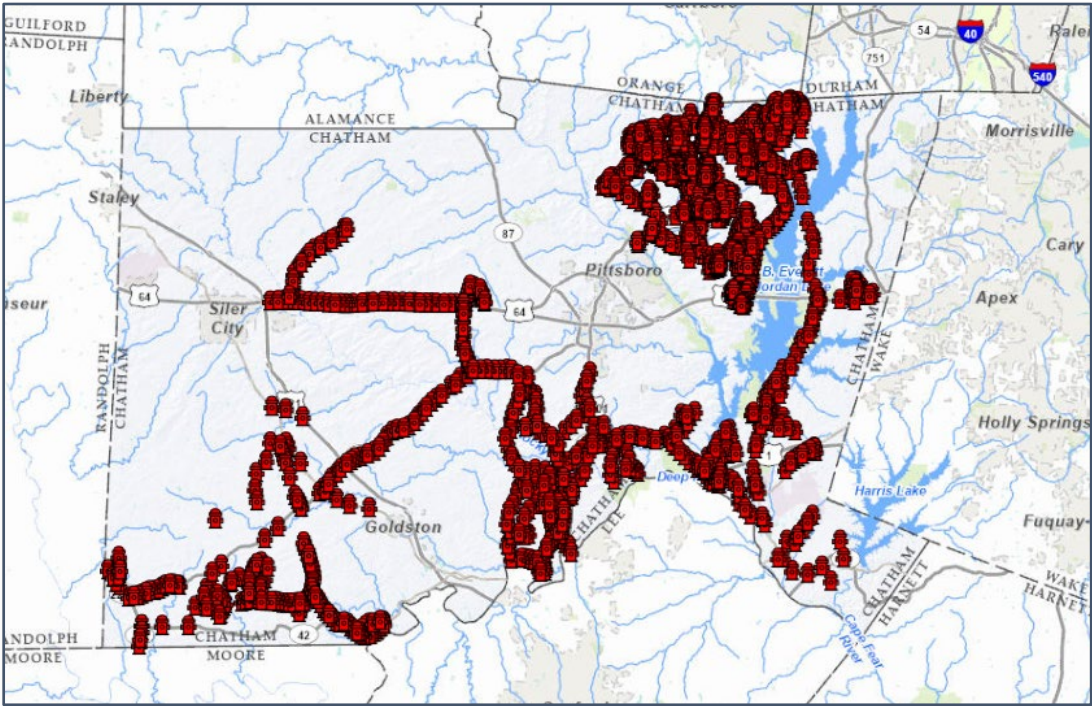
[Pages 146-147]

Total Project Cost: \$1,000,000

Main Funding Source: Grant Funding - ARPA

Project Overview

- Utilizing ARPA funds, replace approximately 60 hydrants.
- Chatham currently has over 70 inoperable hydrants that need to be replaced.
- Project was released for Bids on September 6, 2024. The Bid Deadline and Opening was October 3, 2024.
- On track to be under contract before the obligation deadline.



Operating Effect

None.

FY25-31 CIP	FY26-32 CIP	Change
\$1,000,000	\$1,000,000	-

Looping Watermain Hatley Road

[Pages 148-149]

Total Project Cost: \$3,391,000

Main Funding Source: Water Capital Reserves

Project Overview

- The Big Woods Road existing 12-inch watermain has approx. 1,078 customers on a dead-end watermain.
- Previous watermain break on Big Woods Road shut down water service to over 1,000 customers.
- It is good engineering practice to not have more than 100 customers on a single watermain feed.
- Install 7,900 feet of 12-inch watermain on Hatley Road and 2,850 feet of 16-inch watermain on Mount Gilead Road which will loop the Big Woods Road watermain to the Mount Gilead Road watermain.
- Project will be completed per merger agreement.

Operating Effect

None.

FY25-31 CIP	FY26-32 CIP	Change
\$3,391,000	\$3,391,000	-

Looping Watermain Renaissance Drive

[Pages 150-151]

Total Project Cost: \$1,419,000

Main Funding Source: Water Capital Reserves

Project Overview

- The Chatham County Campus on Renaissance Drive has a single feed 8-inch watermain to the Chatham County buildings including the Detention Center and EOC.
- Watermain break could take several hours and possibly more than 24 hours to repair which would be problematic for County Facilities, particularly, the Detention Center and EOC.
- For reliability of water service, the watermain should be looped, thereby providing a secondary feed.
- Project will be completed per merger agreement.

Operating Effect

None.

FY25-31 CIP	FY26-32 CIP	Change
\$1,419,000	\$1,419,000	-

Future Projects

Pages 152 – 157

Future Library in Areas of High Growth

[Pages 152-153]

Defined Problem

- Anticipated growth has necessitated planning for an additional library branch.
- Chatham County 11th fastest growing county in the state of North Carolina.
- Growth is expected to continue with the 2022 announcement of two large manufacturing projects currently underway in the Moncure and Siler City areas, VinFast and Wolfspeed respectively.

Operating Effect

Additional funding would be needed for operational expenses. New branch would need staffing - number/type dependent on size.

Recommended Solution

- Build a 10,000-square-foot library adjacent to health sciences classroom facility on the Briar Chapel tract of land.

OR

- Build a location near US 1 that is easily accessible to anyone living in the SE quadrant of the county and to those commuting from other parts of the area via US 1.

Alternatives

Leasing space.

Purchasing book-dispensing vending machines.

Aging Services – New Active Living Center

[Pages 153-154]

Defined Problem

- The Eastern Chatham Center for Active Living is severely overcrowded. A space needs study by Hobbs Architects shows that an additional 6,591 square feet of space is needed now (roughly double the current square footage).
- The study also shows that an additional 10,000 square feet will be needed by 2040 (overall, the Eastern Center will need 23,542 square feet by 2040). The same analysis showed that the Western Center will need an additional 13,740 square feet by 2040.

Recommended Solution

- Replace the existing Eastern Active Living Center in Pittsboro with a 23,542-square-foot building.

OR

- Replace both centers with a 38,539-square-foot, centrally located building.



Operating Effect

Additional funding for operational expenses. New facilities would need staffing - number/type dependent on size.

Alternatives

Construct a second 16,878 sq. ft. building in the eastern part of the county to accommodate existing needs. This alternative would not ameliorate the space issues at the Western Center.

Sheriff’s Office Moncure Substation

[Page 154]

Defined Problem

- The Moncure area of the county is growing rapidly, and there has been a corresponding increase in calls for service.
- A Sheriff’s substation in this area is needed to respond to the associated increase in calls for service with a shorter response time than can be provided from the office in Pittsboro.

Recommended Solution

- Locate land and build a 3,000 square-foot substation in the Moncure area of Chatham County.

Operating Effect

Additional funding to operate and maintain the space.

Alternatives

Lease and possibly upfit existing space.

Sheriff's Office Boat Storage Facility

[Pages 154-155]

Defined Problem

- Currently, the Sheriff's Office main boat is located at the North Chatham Fire Department substation on Seaforth Road. A second smaller boat is located in the Performance building in Pittsboro.
- The location at the North Chatham Fire Department is not permanent and can change if the space is needed by the fire department. Space for additional equipment is limited.
- Storage of the second boat in Pittsboro creates a significant delayed response for its use.
- These boats must be maintained and positioned closer to the area of use in a permanent location that allows storage and growth for the program.

Recommended Solution

- Build a new storage facility to maintain watercraft, drones, and future needs near Jordan Lake.



Operating Effect

Additional funding to operate and maintain the space.

Alternatives

Work with the North Chatham Fire Department to explore building an additional bay.

Rent marina slots or covered space in proximity to the lake.

Continue maintaining boats at the North Chatham Fire Department and Performance Building.

Sheriff’s Office Warehouse

[Pages 155-156]

FUTURE

Defined Problem

- The Sheriff’s Office has equipment that includes a command bus, command trailer, boat, side-by-side all-terrain vehicle, golf cart, four utility trailers, two radar trailers, two electronic sign trailers, and two utility light fixture trailers.
- This equipment is stored at various locations instead of at a central safe location for proper upkeep and quick dispersal.
- A central location is needed to store Sheriff’s Office property, create a work area for maintaining equipment, and create space to investigate large pieces of evidence. The space will need to be 70x100 for current operations and future growth.

Recommended Solution

- Build a new warehouse near the Detention Center and new Animal Resources Center.

Operating Effect

Additional funding to operate and maintain the space.

Alternatives

*Use the existing space along with outsourced spaces.
Rent a warehouse.*

New Parks and Renovations to Existing Parks

[Page 156]

Defined Problem

- Population growth continues to result in increased demand for new parks and amenities, trails, and recreation programs.

Recommended Solution

- Develop a prioritized plan and a funding strategy to anticipate and respond to additional demand for service.
- Use operating budget capital outlay funds to address appropriate smaller projects.
- Schedule larger projects, such as new park construction or existing park improvement, in the CIP when funding sources can be identified.

Operating Effect

None.

Alternatives

None currently identified.

Expansion of Trails and Open Space

[Page 157]

Defined Problem

- The County’s current trail and open space infrastructure is limited, with several locations suffering from erosion, unsustainable trail alignments in flood-prone areas, and inadequate access points. To expand outdoor recreational opportunities for residents and protect sensitive environments, improvements to existing trails and paddle access points, as well as the development of new trail systems, are needed.

Operating Effect

None.

Recommended Solution

- Bynum Beach to 64 Trail
- Haw River Trail Improvements at Pegg Tract (15/501 Access)
- Pokeberry Creek Trail and Bridge
- Trail between 64 and Robeson Creek
- Haw River Access and Trail Connectors
- South Bynum River Access Erosion Repair and Improvements
- Bynum Mill Access Connector Road
- New Paddle Access near Chicken Bridge Rd.
- Deep River Paddle Access

Alternatives

None currently identified.

Next Steps

Remaining questions or concerns?

CIP scheduled to be approved 12/16/24

THANK YOU,
Commissioners
