



2025-2031 RECOMMENDED CIP

6 NOVEMBER 2023



What is the CIP?

Capital Improvements Program/Plan

The county's long-term plan for important improvements

The beginning of the budget process

- The operating effects of the Approved CIP will inform the budget process
- The required debt service contribution will be set
- The required capital reserve contribution will be set



County's Process

County **staff presents a recommended capital improvements** program (CIP) on **November 6**; copies of the document will be available the next day in County Manager's Office and on the website

Public input is an important goal of the Board of Commissioners; the public hearing is **November 20**

Following public input, Commissioners will hold a work session **November 21** beginning at 9:00am to review plan in detail

Staff's goal is an adopted revised plan **December 18**



Overall Strategy

Find the best way to schedule and fund critical needs

Be cautious with additional debt-funded projects – many long-discussed significant projects now imminent

- Construction of additional school(s)
- Shared western intake and water plant
- New County complex
- New Sheriff's Office Building

Continue a capital reserve for pay-as-you-go projects, instead of relying on an annual appropriation



Funding Strategy

Fund large, needed facilities through 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 reserve
- Debt model is based on these funding sources

Fund smaller needs through pay-go capital reserve, funded up front



Despite Funding Strategy

The economy and the weather impact construction costs.

If bids come in well over budget, the debt model and capital reserve will be impacted.



Changes from Last Year— Schools

Margaret Pollard Expansion

- Budget for this project has increased due to increases in construction costs. Additionally, due to lower than projected enrollment growth, this project has been pushed back by one year. [+332,800]

New Elementary School at Chatham Park (North Village)

- Budget for this project has increased due to increases in construction costs. Additionally, due to lower than projected enrollment growth, this project has been pushed back by one year. [+6,400,000]



Changes from Last Year— Schools

Replace Gyms at Bennett, Silk Hope, and Bonlee

- Budget for this project has increased due to increases in construction costs. Additionally, this project has been pushed back by one year. [+2,400,000]

Wastewater Replacement at Silk Hope School

- Budget for this project has increased due to increases in construction costs. The school system is investigating the feasibility of purchasing additional property to assist with system replacement. [+120,000]



Changes from Last Year— Schools

Mobile Classrooms

- No funding anticipated in FY24 so budgeted funds will shift a year and continue to FY 2029.



Changes from Last Year— Parks

Parker's Ridge Park

- Budget for this project has increased due to increased construction costs and the increased cost of materials (including furnishings and other equipment). Additionally, due to NC DOT roadwork, the scope of the project has been altered. [+\$998,115]



Changes from Last Year— Utilities

Planning Western Intake and Plant

- Budget for this project has increased due to movement out of planning phase and into physical plan construction phase. [+73,360,556]

Water Treatment Plant (WTP) Activated Carbon and Other Efficiency Upgrades

- Budget for this project has increased due to a change in scope to include other upgrades in addition to activated carbon system. [+28,150,000]



New Projects

Schools – Install HVAC Systems at Existing Gymnasiums

- Add HVAC systems to existing gymnasiums at Chatham Middle, George Moses Horton Middle, Moncure School, JS Waters School, North Chatham Elementary, and Perry Harrison Elementary. [+\$3,085,589]

Community College – Career and Technical Education Building

- Construction of a new Career and Technical Education Building to meet the training needs for skill trade fields in the area. [+\$15 million]



New Projects cont'd...

County Buildings – New County Complex

- Construction of a new county complex to address long-term space needs for County buildings currently at the government annex campus. [+\$60 million]

Parks– Highway 15-501 and Highway 64 river access areas

- Install prefabricated vault-style flush restrooms to provide flush restroom service at location without water and sewer service. [+\$300,000]



New Projects cont'd...

County Buildings – Joint Public Safety Facility in Siler City

- Construction of a new joint public safety facility in Siler City, including space for a backup Emergency Operations Center, EMS base, and potentially law enforcement and fire protection services. [+\$7.5 million]

County Buildings – Justice Center Shell Space Buildout

- Fully finish the existing shell space in the Justice Center to allow for additional space for expanding programs/services. [+\$1.05 million]



New Projects cont'd...

County Buildings – Siler City Center for Active Living

- Renovation of the Siler City Center for Active Living to allow for continued expansion of services and activities. [+\$500,000]

County Buildings – Goldston Library

- Expansion of the Goldston Library by enlarging the children's area, adding a new dedicated children's programming space, a new staff area and restroom. [+\$600,000]



New Projects cont'd...

County Buildings – Sheriff's Office Administration Building

- Construction of a new administration building for the Sheriff's Office to meet the growing needs of the office and the community. [+\$20 million]

County Buildings – Sheriff's Office Substation (Northeast Chatham)

- Construction of a substation for the Sheriff's Office in the Northeastern portion of the County to address call volume and response times in the area. [+\$2 million]



New Projects cont'd...

Utilities – Looping Watermain on Hatley Road

- Construction of a looping watermain on Hatley Road to improve water pressure and service reliability. [+\$3,391,000]

Utilities – Looping Watermain on Renaissance Drive

- Construction of a looping watermain to provide increased service reliability and provide a secondary feed in the event of a break. [+\$1,419,000]



New Future Projects

Schools – Athletic Scoreboard Replacements

- High Schools and Middle Schools have indoor/outdoor scoreboards in need of replacement due to age and inability to purchase parts needed for repair.

Schools – Landscaping/Grading Improvements

- 15 of the 19 campuses were constructed over 25 years ago, many are in need of improvements to their landscaping and stormwater features for both aesthetic and functional reasons.



New Future Projects cont'd...

Schools – Marquee Signage at Schools Replacement

- Many of the older schools have "front of the building" signage that was put in place over 30 years ago. Replacing these with updated versions that include electronic features would aid in getting messaging out to stakeholders and address aesthetics.

Schools – Playground Equipment Updates/Replacement

- Schools with elementary grades (PreK-5) have playground equipment that needs to be updated and/or replaced due to age and inability to purchase parts needed for repairs.



New Future Projects cont'd...

Schools – Roofing Replacement/Repairs

- Various school roofs that were repaired to extend their life during the last roofing project are going to begin to need replacement. Other roofs will need repairs.

County Buildings – Libraries in Areas of High Growth

- Build a library branch in an area of the county experiencing rapid growth, location to be determined.



New Future Projects cont'd...

County Buildings – Sheriff’s Office Moncure Substation

- Lease or build a new substation in the Moncure area to better serve a growing population.

Parks – Bynum Mill Access Connector Road

- Construction of a connecting road between the existing parking lot off of Bynum Road and the soon to be improved lower parking area off of Bynum Church Road.



New Future Projects cont'd...

Parks – New Paddle Access near Chicken Bridge Road

- Development of a new paddle access point near Chicken Bridge Road.

Parks – Trails- Bynum Beach to 64 Trail

- Construction of a trail extending from Bynum Beach to US 64 paddle access.



New Future Projects cont'd...

Parks – Trails- Haw River Trail Improvements at Pegg Tract (15-501 Access)

- Development of trail improvements at 15-501 Access on State-owned Pegg tract.

Parks – Trails- Pokeberry Creek Trail and Bridge

- Construction of a trail from Bynum Mill access site to Pokeberry Creek.



New Future Projects cont'd...

Parks – Trails- Trail between Highway 64 and Robeson Creek

- Construction of a trail from Highway 64 paddle access to Robeson Creek paddle access.



A Word about AAA

The county's diligent planning contributed to the bond rating:

- AAA from Standard and Poor's
- Aa1 from Moody's

These ratings mean that the county is in a very competitive position in the debt market, as demonstrated in our recent borrowing:

- Interest rate 1.740909%



Next Steps

Public hearing on November 20 (regular meeting)

Work session on November 21, 9:00 am

- If you have questions that you want addressed in depth at the work session, please email us and we will be sure to prepare it for you

Adoption at regular meeting on December 18 (depending on outcome of work session)