

FY 2025 – 2031 CIP

Work Session November 21,
2023

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 2025-2031 Recommended CIP on November 6



Made document available on the website same day



Public input November 20



Work session today



Goal is to adopt revised plan on December 18

New Projects

County (General Fund) 7 new projects

- Joint Public Safety Facility (Siler City) [+7,500,000]
- Justice Center Shell Space Buildout [+1,050,000]
- New County Complex [+60,000,000]
- Sheriff's Office Administration Building [+20,000,000]
- Sheriffs' Office Northeast Chatham Substation [+2,000,000]
- Siler City Center for Active Living Renovations [+500,000]
- Parks – Trails – 15-501 and 64 River Access Restrooms [+300,000]

Community College

- Career and Technical Education Building [+15,000,000]

Schools

- HVAC Installation at Existing Gyms [+3,085,589]

Utilities 2 new projects

- Looping Watermain Hatley Road [+3,391,000]
- Looping Watermain Renaissance Drive [+1,419,000]

Review of Project Statuses

- **Complete:** Project was complete in FY 2023, 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 12]

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: \$9,488 collected in FY 2023
- Eastern District: \$30,558 collected in FY 2023
- Briar Chapel: \$0 collected in FY 2023

Water Capital Reserve: System development fees

- \$369,710 collected in FY 2023

Completed Projects

County (General Fund)

- County Buildings – Animal Shelter Expansion and Renovation
- County Buildings – Solar Panels at CCA&CC
- Parks – Athletic Field Lighting at Northeast District Park

Community College

- Community College – Pittsboro Campus Roof Replacement

Chatham County Schools

Pages 50 – 92

HVAC Installation at Existing Gyms

[Pages 51-53]

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.

FY24-30 CIP	FY25-31 CIP	Change
-	\$3,085,589	+\$3,085,589

Margaret Pollard Expansion

[Pages 54-58]

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.
- Project will now complete in FY 2026.

Operating Effect

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

FY24-30 CIP	FY25-31 CIP	Change
\$2,000,000	\$2,332,800	+\$332,800

Mobile Classrooms

[Pages 59-63]

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 2026 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 2024, so budgeted funds will shift a year and project will continue to FY 2029.

Operating Effect

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

FY24-30 CIP	FY25-31 CIP	Change
\$1,331,695	\$1,331,695	-

New Central Services Building

[Pages 64-66]

Total Project Cost: \$16,463,880

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 2023-2024.

Operating Effect

Approximately \$34,000 increase to operating budget.

FY24-30 CIP	FY25-31 CIP	Change
\$16,463,880	\$16,463,880	-

New Elementary School at Chatham Park (Northern Village)

[Pages 67-71]

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 by one year.
- Project is now recommended to complete in FY 2028, with a planned opening for students in Fall of 2028 (early FY 2029).

Operating Effect

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

FY24-30 CIP	FY25-31 CIP	Change
\$47,600,000	\$54,000,000	+\$6,400,000

Paving Repair

[Pages 72-75]

Total Project Cost: \$6,587,691

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 2031.
- There is no cost increase projected for the projects taking place from FY 2025-2029.

Operating Effect

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

FY24-30 CIP	FY25-31 CIP	Change
\$5,044,907	\$6,587,691	+\$1,851,143

Replace Gyms at Bennet, Silk Hope, and Bonlee

[Pages 76-80]

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.
- This project will be funded as part of the borrowing with the New Elementary School at Chatham Park, as a result of that project being delayed by one year, this project will also be delayed by one year.

Operating Effect

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

FY24-30 CIP	FY25-31 CIP	Change
\$21,600,000	\$24,000,000	+\$2,400,000

Resurface Tracks

[Pages 81-83]

Total Project Cost: \$474,480

Main Funding Source: Capital Reserves

Project Overview

- Project will resurface the tracks at Chatham County High Schools (excluding the recently completed Seaforth High).
- Northwood High has been completed except for the high jump/pole vault runway.
- Jordan-Matthews and Chatham Central were scheduled to be completed during FY 2022 (including follow-up work at Northwood) – these projects were delayed due to COVID-19.
- Remaining resurfacing work is expected to be completed in FY 2024.

Operating Effect

There is no operating impact associated with this project.

FY24-30 CIP	FY25-31 CIP	Change
\$474,480	\$474,480	-

Seaforth High School

[Pages 84-88]

Total Project Cost: \$86,881,031

Main Funding Source: Debt

Project Overview

- Project will construct a new 209,000 square foot high school in the northeast quadrant of the county.
- School opened for students in August of 2021.
- Construction and punch list items are substantially complete.
- Some furniture, fixtures, and equipment items were delayed due to COVID-19.
- Financial closeout is expected to occur in FY 2023-2024.

Operating Effect

Approximately \$2.5 million annual operating budget impact for school operations.



FY24-30 CIP	FY25-31 CIP	Change
\$86,881,031	\$86,881,031	-

Replace Wastewater System at Silk Hope School

[Pages 89-92]

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 2026.

Operating Effect

There is no operating impact associated with this project.

FY24-30 CIP	FY25-31 CIP	Change
\$643,500	\$763,500	+\$120,000

CCS Future Projects

Pages 39 – 42

Athletic Scoreboard Replacements

[Page 42]

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.

Operating Effect

No direct impact on operating budget.

Recommended Solution

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

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 41-42]

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 41]

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.

Operating Effect

No direct impact on operating budget.

Recommended Solution

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

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

[Page 41]

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.

Operating Effect

No direct impact on operating budget.

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.

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)

[Pages 40-41]

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 39-40]

Defined Problem

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

Operating Effect

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

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.

Alternatives

Do nothing.

Playground Equipment Updates/Replacement

[Page 39]

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 39]

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.

Operating Effect

No direct impact on operating budget.

Alternatives

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

Final Questions for CCS?

Thank you to our Chatham
County Schools Team

General Fund Projects

Pages 50 – 92

Complete Detention Center Final Cell Blocks

[Pages 167-171]

Total Project Cost: \$2,800,000

Main Funding Source: Capital Reserves

Project Overview

- When the Detention Center was constructed two cell blocks were left as shell space to accommodate future growth.
- Rise in the inmate population has resulted in concerns for potential overcrowding.
- Utilize a portion of American Rescue Plan Act (ARPA) funds along with existing capital reserve to begin construction FY 2023.
- Using ARPA funds for this high-cost project eases the burden on the large transfer to capital reserve in the operating budget.
- As the county’s population grows additional space will be needed.



Operating Effect

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

FY24-30 CIP	FY25-31 CIP	Change
\$2,800,000	\$2,800,000	-

Chatham County Detention Center Generator

[Pages 163-166]

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.

Operating Effect

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

FY24-30 Cost	FY25-31 Estimate	Change
627,738	627,738	-

Sheriff's Office Admin Building

[Pages 172-176]

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.

FY24-30 Cost	FY25-31 Estimate	Change
Future Project	20,000,000	-

Sheriff’s Office NE Chatham Substation

[Pages 177-181]

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.

FY24-30 Cost	FY25-31 Estimate	Change
Future Project	2,000,000	-

Career and Technical Education Building

[Pages 45-49]

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.

FY24-30 CIP	FY25-31 CIP	Change
Future Project	\$15,000,000	-

Agriculture & Conference Center Phase II

[Pages 100-104]

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.

FY24-30 CIP	FY25-31 CIP	Change
\$8,556,817	\$8,556,817	-

Central Carolina Business Campus

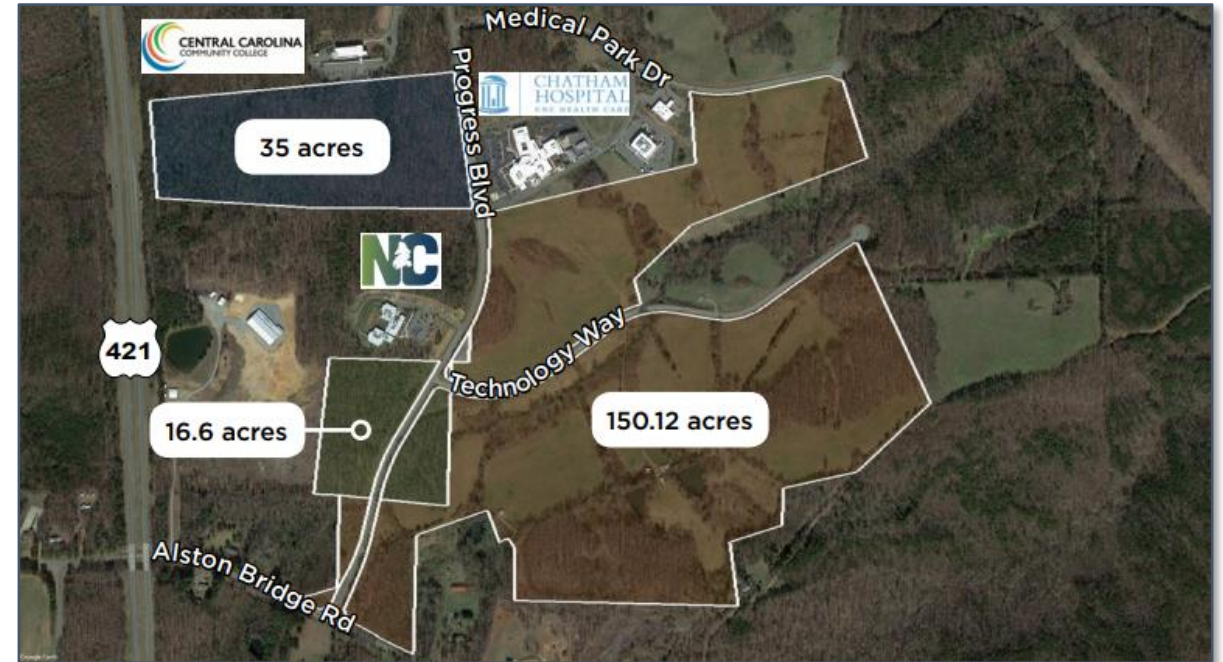
[Pages 105-107]

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.
- New engineering firm will be taking over the project.
- Once a contract has been established, they will assist the county with further assessment and meetings with DOT to develop a scope of work that will meet DOT's requirements to take over maintenance of Progress Blvd.
- An independent inspector is reviewing the bridge and culverts to provide an assessment of potential repairs and the associated cost.



FY24-30 CIP	FY25-31 CIP	Change
\$9,093,110	\$9,093,110	-

Operating Effect
None

Emergency Operations Center Expansion

[Pages 108-110]

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).
- Completed in FY24.



Operating Effect

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

FY24-30 CIP	FY25-31 CIP	Change
\$24,233,330	\$22,651,295	-\$1,582,035

Joint Public Safety Facility – Siler City

[Pages 111-114]

Total Project Cost: \$7,500,000

Main Funding Source: Capital Reserves



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, and other departments or 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.

Operating Effect

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

FY24-30 CIP	FY25-31 CIP	Change
-	\$7,500,000	-

Justice Center Shell Space Buildout

[Pages 115-117]

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

FY24-30 CIP	FY25-31 CIP	Change
-	\$1,050,000	-

New County Complex

[Pages 118-121]

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
Future Project	\$60,000,000	-

New Emergency Medical Services Base

[Pages 122-126]

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.
- Facilities staff preparing documentation to put project out to bid.
- Estimated completion in FY 2024.

Operating Effect

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

FY24-30 CIP	FY25-31 CIP	Change
2,104,360	\$2,104,360	-

Siler City Center for Active Living Renovations

[Pages 127-130]

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.
- The Council on Aging's final audit is almost complete and upon completion, the remaining investment and operating funds will be transferred to the county. There will be enough unrestricted funds to cover the costs of the renovations.



FY24-30 CIP	FY25-31 CIP	Change
-	\$500,000	-

Operating Effect
None.

Goldston Public Library

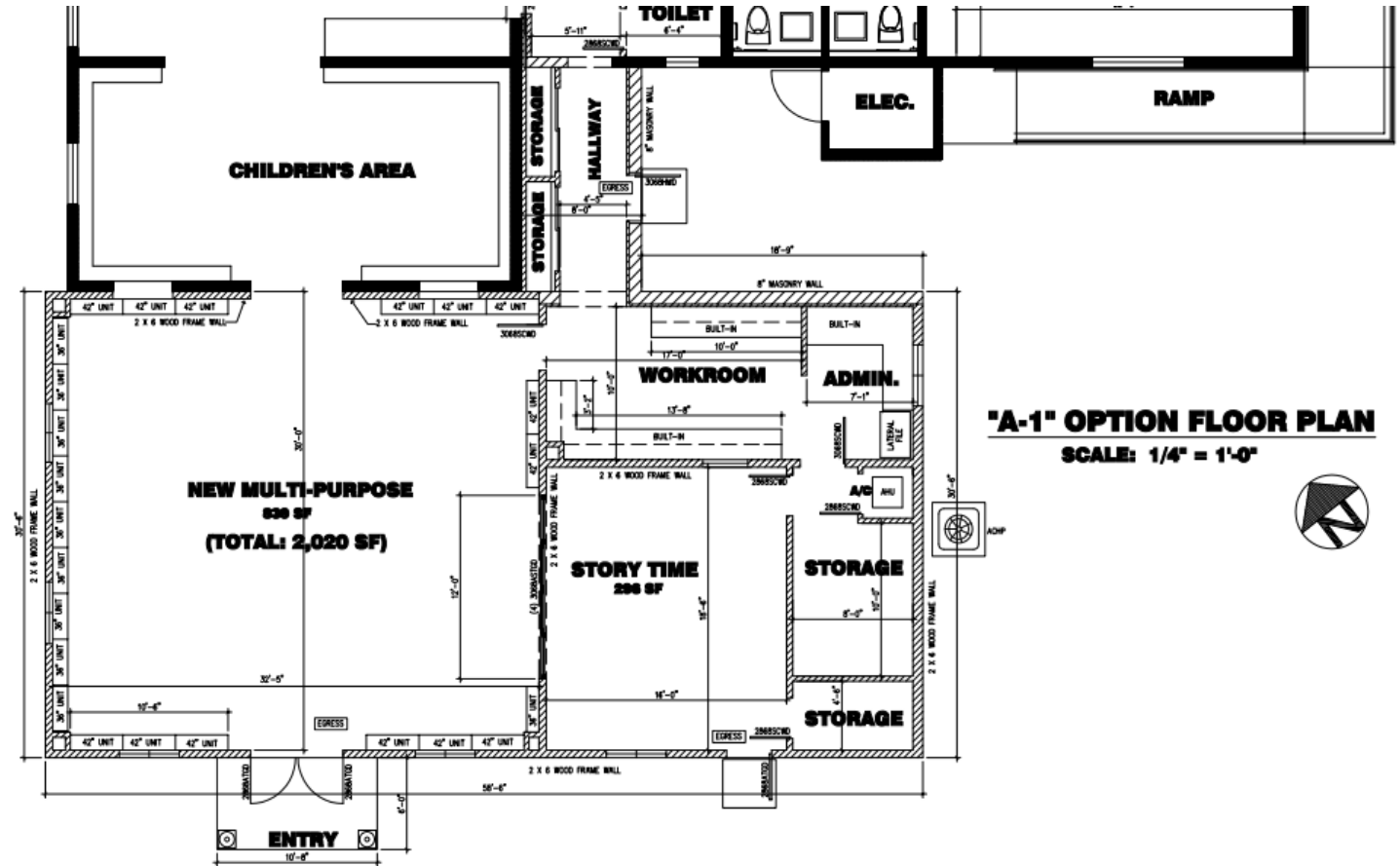
[Pages 131-133]

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 will be funded using donations that were received and earmarked for use at Goldston Library.



Operating Effect

None.

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

Capital Maintenance & Replacement Plan

[Pages 134-137]

Total Project Cost: \$799,027 (FY25), \$11,517,806 (FY25-31)

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.

FY24-30 CIP	FY25-31 CIP	Change
\$10,716,436	\$11,517,806	+\$801,370

Radio System Upgrade

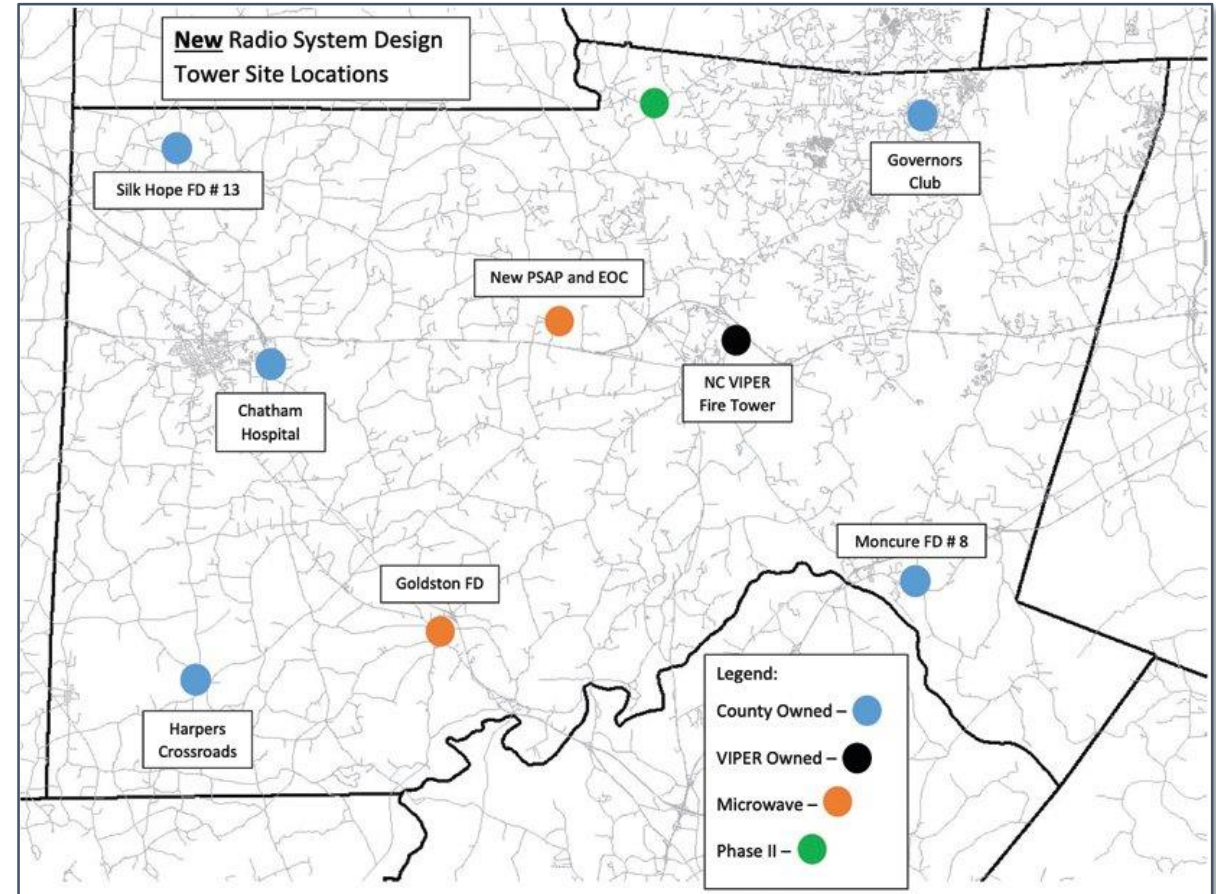
[Pages 94-98]

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.



Operating Effect

None.

FY24-30 CIP	FY25-31 CIP	Change
\$19,965,236	\$19,965,236	-

Briar Chapel Park Improvements

[Pages 145-149]

Total Project Cost: \$2,423,519

Main Funding Source: Recreation Exaction Fee

Project Overview

- Dog park and lighting for soccer field complete in FY 2021.
- A maintenance shed is currently in progress.
- Additional planned amenities include shade structures for the playground and dog park.
- Future amenities may include a natural trail and additional parking (depending on limits to impervious surface).



Operating Effect

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

FY24-30 CIP	FY25-31 CIP	Change
\$2,423,519	\$2,423,519	-

Northwest District Park Dam

[Pages 150-153]

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.

FY24-30 CIP	FY25-31 CIP	Change
\$1,100,000	\$1,100,000	-

Parker’s Ridge Park

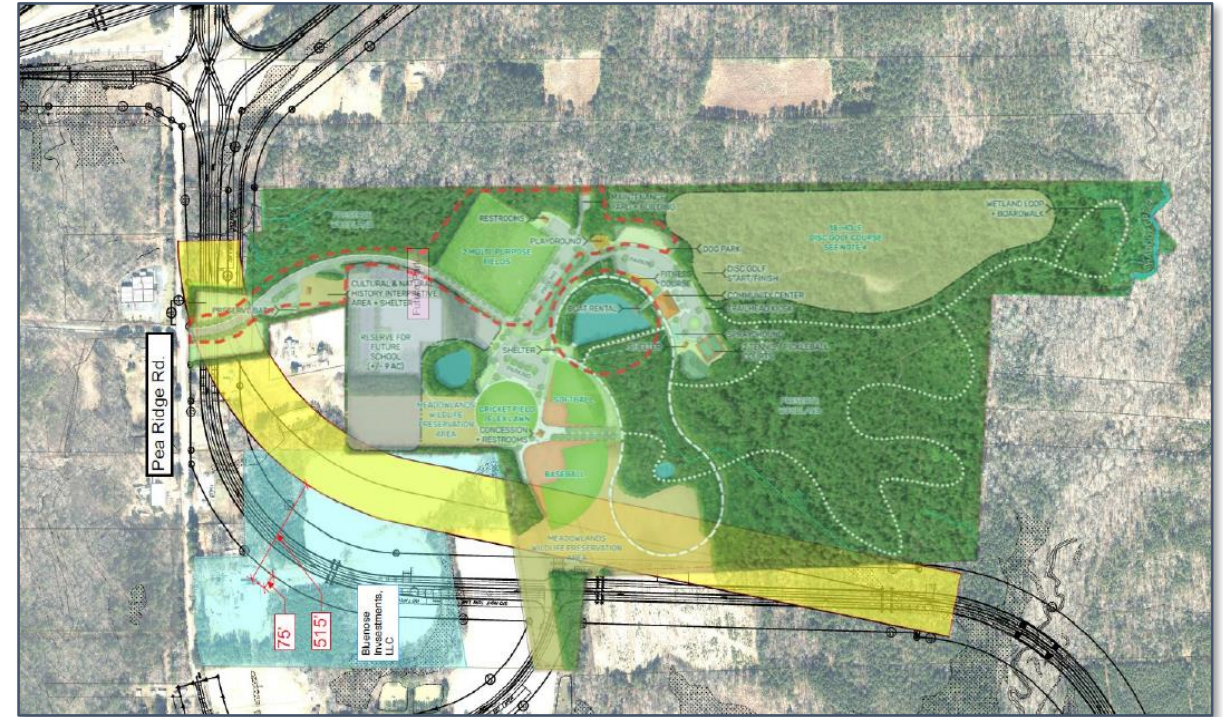
[Pages 154-157]

Total Project Cost: \$7,000,000

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.
- Use a portion of ARPA funds to enable the project to begin design in FY 2023.
- 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). Additionally, due to NC DOT roadwork, the scope of the project has been altered.



FY24-30 CIP	FY25-31 CIP	Change
6,001,885	\$7,000,000	+\$998,115

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

15/501 and 64 River Access Restrooms

[Pages 158-161]

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.
- These Green Flush restrooms offer a flush toilet service for locations without sewer and water service via 2 underground tanks for potable and wastewater.
- Hand washing sink system includes a separate supply tank and UV filtration system so water would be safe for drinking. Electric service would be required.

Operating Effect

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



FY24-30 CIP	FY25-31 CIP	Change
-	\$300,000	-

County Fiber Extension to Siler City

[Pages 139-143]

Total Project Cost: \$1,125,588

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.
- Identify the additional fiber capacity that will be required to meet the future needs of county facilities.
- Use ARPA funds to enable the project to begin in FY2024.

Operating Effect

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

FY24-30 CIP	FY25-31 CIP	Change
\$1,000,000	\$1,125,588	+\$125,588

Tax Software

[Pages 183-186]

Total Project Cost: \$521,749

Main Funding Source: Capital Reserves

Project Overview

- Replace current software with a cloud-based system that will improve functionality for staff and the public.
- Software has been purchased, and implementation began in 2022.
- Most of the new software has been implemented and the final stage, the web portal, will go live at the end of November.

Operating Effect

Annual maintenance and license support fees.

FY24-30 CIP	FY25-31 CIP	Change
\$473,364	\$521,749	+\$48,385

Utilities Fund Projects

Pages 50 – 92

Bynum Wastewater Treatment Plant Upgrade

[Pages 188-192]

Total Project Cost: \$2,760,000

Main Funding Source: Water Capital Reserves

Project Overview

- Originally constructed in 1977 for the Bynum Mill Village.
- The last capital improvements to the WWTP were performed around 2006.
- The November 2, 2022, report by Freese Nichols recommends installing a platform for safety and operational efficiencies, new office/lab building, toilet, chemical storage, feed facilities, blowers, protective coating on aeration basins, replace WWTP internal piping, discharge piping and valves, replace electrical control panel, VDF panel, generator, ATS, and SCADA, replace perimeter fencing, additional site lighting and security improvements.

Operating Effect

Minimal. WWTP improvements should result in operational efficiencies that reduce staff time.

FY24-30 CIP	FY25-31 CIP	Change
\$2,760,000	\$2,760,000	-

Haywood Water Main Replacement

[Pages 193-196]

Total Project Cost: \$159,892

Main Funding Source: Water Capital Reserves

Project Overview

- As part of the Southeast Water District project completed in 2010, a six-inch water main was installed along Haywood Road, Moncure Loop and River Point Road with a four-inch section that crosses the CSX railroad tracks on Haywood Road.
- North Carolina Department of Environmental Quality (NCDEQ) requires all fire hydrants be served by a minimum six-inch water line.
- This four-inch section prevents the fire department from utilizing fire hydrants in the area. Instead, fire departments must fill pumper trucks with water from the nearest water point.
- Original plan: bore under the railroad tracks, but bids received were over budget. Lowest bid \$395,485.
- This project has been put on “hold” pending the Water Master Plan which will likely prioritize other projects ahead of this project. The Water Master Plan will be completed by June 30, 2024.

Operating Effect

None.

FY24-30 CIP	FY25-31 CIP	Change
\$159,892	\$159,892	-

Looping Watermain Hatley Road

[Pages 201-204]

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.

Operating Effect

None.

FY24-30 CIP	FY25-31 CIP	Change
-	\$3,391,000	-

Looping Watermain Renaissance Drive

[Pages 205-208]

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.

Operating Effect

None.

FY24-30 CIP	FY25-31 CIP	Change
-	\$1,419,000	-

Planning Western Intake Plant

[Pages 209-212]

Total Project Cost: \$79,561,665

Main Funding Source: Water Capital Reserves

Project Overview

- Chatham County is near capacity of Jordan Lake Water Treatment Plant (3.0 million gallons per day)
- The existing maximum demand for water is approximately 3.6 million gallons per day (mgd). During the high irrigation months Chatham County must purchase water from Durham on a near daily basis.
- Cary and Apex indicated that they could not provide any additional raw water to Chatham County (previously, indicated that they would consider providing up to 6 mgd raw water). Cary and Apex will continue to provide 3 mgd of raw water to Chatham County till the year 2059, which is in accordance with our agreement.
- Construct a new intake and water treatment plant on the west side of Jordan Lake in cooperation with the partnering jurisdictions of Orange Water and Sewer Authority (OWASA), the City of Durham and the Town of Pittsboro/Sanford.
- Construction of the WIP WTP is expected to start in 2028 and be on-line in 2031.

Operating Effect

The City of Durham will operate the WIP. Currently, total cost increases are not known.

FY24-30 CIP	FY25-31 CIP	Change
\$6,201,099	\$79,561,655	+\$73,360,556

Water Treatment Plant Activated Carbon Upgrade

[Pages 213-216]

Total Project Cost: \$40,250,000

Main Funding Source: Water Capital Reserves

Project Overview

- The existing WTP current treatment processes do NOT provide treatment for emerging contaminants, and it will be necessary to provide treatment.
- Granular Activated Carbon (GAC) can be used to treat emerging contaminants such as PFAS. When the PFAS is addressed, other upgrades should also be performed such as improving process water efficiencies (add additional WTP Finished Water Capacity to 3.5 MGD), replacing bulk chemical storage tanks and adding additional filter capacity.
- Hazen Sawyer to provide a feasibility study/cost estimate expected by Jan. 2024.
- The Western Intake Plant (WIP) is currently doing a pilot project to determine what water treatment processes will be effective in treating emerging contaminants. Once the pilot project is completed in 2024, we will have a better idea of alternative treatments for emerging contaminants.

Operating Effect

None known at this time.

FY24-30 CIP	FY25-31 CIP	Change
\$12,100,00	\$40,250,000	+\$28,150,000

Future Projects

Pages 50 – 92

Future Library in Areas of High Growth

[Pages 31-32]

Defined Problem

- Anticipated growth has necessitated planning for an additional library branch.
- Chatham County 2nd 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.

Bynum Mill Access Connector Road

[Page 35]

Defined Problem

- The Bynum Mill Access is slated for improvements by State Parks via an NC Connect Bond from 2016.
- Bynum residents are concerned about current and future levels of traffic through their neighborhood via Bynum Church Rd. and have requested that a connector road be built which would channel traffic off of Bynum Church Rd.
- The county would need to work with State Parks to meet their requirements for the project. We have inquired with them about this possibility and are waiting for them to respond.

Operating Effect

None

Recommended Solution

- Construct a roughly 650 ft connecting road between the existing gravel parking lot off Bynum Road (northeast of the Bynum bridge) and the soon to be improved lower parking area off Bynum Church Rd.

Alternatives

None currently identified.

Bynum Mill Access Connector Road

[Page 35]

Defined Problem

- The Bynum Mill Access is slated for improvements by State Parks via an NC Connect Bond from 2016.
- Bynum residents are concerned about current and future levels of traffic through their neighborhood via Bynum Church Rd. and have requested that a connector road be built which would channel traffic off of Bynum Church Rd.
- The county would need to work with State Parks to meet their requirements for the project. We have inquired with them about this possibility and are waiting for them to respond.

Operating Effect

None



Recommended Solution

- Construct a roughly 650 ft connecting road between the existing gravel parking lot off Bynum Road (northeast of the Bynum bridge) and the soon to be improved lower parking area off Bynum Church Rd.

Alternatives

None currently identified.

New Paddle Access Near Chicken Bridge Road

[Page35]

Defined Problem

- The current paddle access on the Northeast side of Chicken Bridge is steep and relatively unsafe.
- Requires paddlers to carry their boats a significant distance from the parking area.
- Improvements to this site would require significant investment, and the landowner is not interested in this being a long-term arrangement.

Recommended Solution

- Development of a new paddle access near Chicken Bridge road (access road, parking lot, boat launch, rest room and kiosk.).
- Conservation partners are currently exploring land acquisition possibilities for relocating this access to the other side of the river where the banks are less steep and TLC has recently purchased a large tract of land for conservation.

Operating Effect

None.

Alternatives

None currently identified.

Bynum Beach to US 64 Trail

[Page 36]

Defined Problem

- This trail would extend from the Bynum Beach access to the US 64 paddle access. The majority of the trail would be located in the State Natural Area. It would consist of multiple loops and require numerous bridges to cross creeks and drainages. The total length of the trail would be around 6 miles.
- Existing trail is in low lying wet area and follows an unsustainable alignment.
- Trail improvements are needed to improve user experience, reduce impact to the sensitive habitat, and provide additional outdoor recreation opportunity.

Operating Effect

None.

Recommended Solution

- Build/make improvements to the trail.

Alternatives

None currently identified.

Haw River Trail Improvements at Pegg Tract (15/501 Access)

[Page 37]

Defined Problem

- Trail improvements are needed at the 15/501 access. This is the Pegg tract owned by State Parks. Estimated 1.5 miles of trail, with 500 ft of boardwalk and a bridge over Miles Branch.
- Existing trail is in low lying wet area and follows an unsustainable alignment.
- Trail improvements are needed to improve user experience, reduce impact to the sensitive habitat, and provide additional outdoor recreation opportunity.

Operating Effect

None.

Recommended Solution

- Build/make improvements to the trail.

Alternatives

None currently identified.

Pokeberry Creek Trail and Bridge

[Page 37]

Defined Problem

- Existing trail is in low lying wet area and follows an unsustainable alignment.
- Trail improvements are needed to improve user experience, reduce impact to the sensitive habitat, and provide additional outdoor recreation opportunity.

Recommended Solution

- Build/make improvements to the trail.
- This trail would extend from the Bynum Mill access site to Pokeberry Creek and includes a bridge to cross the creek.

Operating Effect

None.

Alternatives

None currently identified.

Trail Between 64 and Robeson Creek

[Page 38]

Defined Problem

- Existing trail is in low lying wet area and follows an unsustainable alignment.
- Trail improvements are needed to improve user experience, reduce impact to the sensitive habitat, and provide additional outdoor recreation opportunity.

Recommended Solution

- Build/make improvements to the trail.
- This trail would extend from the 64 paddle access to the Robeson Creek paddle access and would consist of two routes, creating a loop totaling 3 miles of trail.

Operating Effect

None.

Alternatives

None currently identified.

New Parks and Renovations to Existing Parks

[Pages 36-37]

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.

Aging Services – New Active Living Center

[Pages 32-33]

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 33]

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 33-34]

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

[Page 34]

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.

Operating Effect

Additional funding to operate and maintain the space.

Recommended Solution

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

Alternatives

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

Next Steps

Remaining questions or concerns?

CIP scheduled to be approved 12/18/23

THANK YOU,
Commissioners
