

# **BUILDING AND GROUNDS COMMITTEE AGENDA**

## **July 22, 2019**

### Committee Members:

Bobby Powell, Chair  
George Lucier  
Ricky Frazier

### Full Board Consideration:

1. Revision to Chatham County Lease documents related to the Chatham Library

### Consent Agenda Items:

1. Approve Sewer Lift Bid – Carolina Lift Stations
2. Approve Large Animal Road Extension Bid – Sanford Contractors
3. Approve Harnett ADA and Sidewalk Bid – currently negotiating with SEC LLC of Buies Creek.
4. Approve Harnett Continuing Education Cosmetic Renovation – currently negotiating with SEC LLC of Buies Creek
5. Approve Exterior Painting project for Lee Main Campus – Certa Pro Painting
6. Approve proposed additional projects list

### For Information Items:

1. Update on Lee County Library/LEC project
2. Updates on construction projects
3. Antique telephone equipment at Telecommunication Center
4. Facility Master Plan



COPY

Prepared by: Paul S. Messick, Jr., Gunn & Messick, LLP, P.O. Box 880, Pittsboro, NC 27312  
Return to:

STATE OF NORTH CAROLINA  
COUNTY OF CHATHAM

THIS AGREEMENT ("Agreement") is made as of July 12, 2019, for the benefit of PNC BANK, NATIONAL ASSOCIATION (the "Bank") by and between the COUNTY OF CHATHAM, NORTH CAROLINA, a political subdivision of the State of North Carolina, as Lessor (the "Lessor" ), and the BOARD OF TRUSTEES OF THE CENTRAL CAROLINA COMMUNITY COLLEGE, a body politic which has general control and supervision of all matters pertaining to the Central Carolina Community College and is duly organized and existing under the laws of the State of North Carolina, as Lessee ( the "Lessee").

WITNESSETH:

WHEREAS, the Bank has made a loan to Lessor ("Loan"), which Loan is to be evidenced by an Installment Financing Contract (the "Contract") dated July 12, 2019 by and between the Lessor as borrower and the Bank; and

WHEREAS, the Contract is to be secured by a Deed of Trust and Security Agreement dated July 12, 2019 ("Deed of Trust") affecting real property in Chatham County, North Carolina, described in the attached Exhibit "A" ("Property"), recorded in Book \_\_\_, Page \_\_\_ of the Chatham County Register of Deeds and encumbering Lessor's fee interest in the Property; and

WHEREAS, the Lessee and Lessor previously entered into a lease (the "Lease") dated July 1, 2009, by which Lessee leased the Property and certain improvements thereon (the "Leased Property") from the Lessor, as evidenced by a Lease dated July 1, 2009 and recorded in Book 1471, Page 891 of the Chatham County Register of Deeds;

WHEREAS, it is a condition precedent to obtaining the Loan that the Deed of Trust and Security Agreement be a lien or charge upon the Leased Property unconditionally prior and superior to the Lease and the leasehold interest of Lessee pursuant to the Lease and provided that Lessee expressly subordinates the Lease to the lien and charge of the Deed of Trust and Security Agreement; and

WHEREAS, Lessee acknowledges that the Deed of Trust and Security Agreement, when recorded, will constitute a lien or charge upon the Leased Property which is unconditionally prior and superior to the Lease and the leasehold interest of Lessee thereunder; and

WHEREAS, as consideration for the Loan, Bank has requested that Lessor and Lessee enter into this Agreement.

NOW THEREFORE, in consideration of the Leased Property and the mutual covenants hereinafter contained, the parties hereto mutually covenant and agree as follows:

1. The Lease and any extensions, renewals, replacements or modifications thereof, and all of the rights, title and interest of Lessee thereunder in and to the Leased Property are and shall be subject and subordinate to the Deed of Trust and Security Agreement and to all of the terms and conditions contained therein, and to any renewals, modifications, replacements, consolidations and extensions thereof.
2. Lessee agrees with Bank that if the interests of Lessor in the Leased Property shall be transferred to and owned by Bank by reason of foreclosure or other proceedings brought by it, or any other manner, or shall be conveyed thereafter by Bank or shall be conveyed pursuant to a foreclosure sale of the Leased Property, Lessee shall be bound to Bank, its successors or assigns, under all of the terms, covenants and conditions of the Lease for the balance of the term thereof.
3. Lessee agrees with Bank that, regardless of whether or not the interests of Lessor in the Leased Property shall be transferred to or owned by Bank by reason of foreclosure or other proceedings brought by the Bank, or in any other manner, nevertheless, in the event that the Bank shall at any time exercise the Bank's rights pursuant to the Deed of Trust and Security Agreement, Lessee shall be bound to Bank, its successors or assigns, under all of the terms, covenants and conditions of the Lease from the time that the Lessee receives written notice from the Bank of the Bank's exercise of such rights, and for the balance of the term of the Lease, unless earlier relinquished by the Bank. Lessor, by the execution and delivery of Deed of Trust and Security Agreement, and pursuant hereto, expressly consents to the Lessee's attornment to the Bank pursuant to this paragraph, and covenants not to counterpose, hinder or impede Lessee's performance hereunder.
4. Lessee agrees that Bank shall not be liable for any act or omission of any prior Lessor, or subject to any offsets or defenses which Lessee might have against any prior Lessor, nor shall Bank be bound by any rent or additional rent which Lessee might have paid for more than the current rent to any prior Lessor nor shall it be bound by an amendment or modification of the Lease without its consent. Bank shall have no personal liability under the Lease.
5. At any time before the rights of the Lessor shall have been forfeited or adversely affected because of any default of the Lessor, or within the time permitted the Lessor for curing

any default under the Lease as therein provided, Bank may, but shall have no obligation to, pay any taxes and assessments, make any repairs or improvements, make any deposits or do any other act or thing required of the Lessor by the terms of the Lease; and all payments so made and all things so done and performed by Bank shall be as effective to prevent the rights of the Lessor from being forfeited or adversely affected because of any default under the Lease as the same would have been if done and performed by the Lessor. Lessor hereby agrees to provide written notice to Bank of any event of default by Lessee under the Lease.

6. Lessor and Lessee hereby certify to Bank that the Lease has been duly executed by Lessor and Lessee and is in full force and effect; that the Lease and any modifications and amendments specified herein are a complete statement of the agreement between Lessor and Lessee with respect to the leasing of the Leased Property, and the Lease has not been modified or amended except as specified herein; that to the knowledge of Lessor and Lessee, no party to the Lease is in default thereunder; that no rent under the Lease has been paid more than thirty (30) days in advance of its due date; and that Lessee, as of this date, has no charge, lien or claim of offset under the Lease, or otherwise, against the rents or other charges due or to become due thereunder.

7. Any and all notices, elections or demands permitted or required to be made under this Agreement shall be in writing, signed by the party giving such notice, election or demand and shall be delivered personally, or sent by registered or certified United States mail, postage prepaid, to the other party at the address set forth below, or at such other address within the continental United States of America as may have theretofore been designated in writing. The date of personal delivery or the date of mailing, as the case may be, shall be the date of such notice, election or demand.

For the purpose of this Agreement:

The address of the Lessee is: 764 West Street, Pittsboro, North Carolina 27312

The address of the Lessor is: 12 East Street, Pittsboro, North Carolina 27312

The address of the Bank is: 301 Fayetteville Street, Suite 2100  
Raleigh, North Carolina 27601

8. This Agreement shall bind and inure to the benefit of the parties hereto, their successor and assigns.

9. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

IN WITNESS WHEREOF, this Agreement is duly executed, sealed and delivered by the parties hereto in their corporate names by their duly authorized officers, all as of the day and year first above written.

COUNTY OF CHATHAM, NORTH CAROLINA

By: \_\_\_\_\_  
Lindsay K. Ray  
Clerk to the Board of Commissioners

By: \_\_\_\_\_  
Dan LaMontagne  
County Manager

(SEAL)

STATE OF NORTH CAROLINA §  
COUNTY OF CHATHAM §

I certify that Dan LaMontagne and Lindsay K. Ray personally appeared before me this day, each acknowledging to me that he and she signed the foregoing document in the capacity indicated thereon.

Date: July \_\_, 2019

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
[Official Seal]



## EXHIBIT A

### LEGAL DESCRIPTION

All that certain lot or parcel of land situated in Center Township, Chatham County, North Carolina and more particularly described as follows:

ALL of Tract 1-A, containing 2.03 acres, more or less, according to a plat entitled "Minor Subdivision for The Trustees of Central Carolina Community College, Owner", prepared by Infinite Land Design, PC, dated January 5, 2009, and recorded in Plat Slide 2009-7 of the Chatham County Registry (the "Registry"), reference to which is hereby made for a more particular description.

TOGETHER WITH all right, title and interest of the County in and to the easements created by and described in that Declaration of Easements recorded in Book 1461, Page 582 as amended in Book 1473, Page 1174 and Book 1482, Page 1136 of the Chatham County Registry.

Bids for July 24, 2019 BOT Meeting

Sewer Lift Project - Lee County Bond Funds

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Budget	65,000.00
Low Bid	
Carolina Lift Stations	75,000.00

\$10,000 over budget, but can cover from contingency funds

Large Animal Road Extension - Lee County Bond Funds

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Budget	495,000.00
Design Fees	55,200.00
Survey	7,500.00
Low Bid	
Sanford Contractors	284,400.00
Total	347,100.00
Available	147,900.00

After bid opening, Sanford Planning notified us that this road needs to be paved rather than gravel. The change will cost \$23,407.59 and is still within our budget.

Harnett ADA and Sidewalk - Connect NC Bond Funds

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Budget	260,000.00
Design Fees	19,575.00
Low Bid	
SEC LLC	280,819.00
Total	300,394.00
Overbudget	40,394.00

SEC LLC originally bid this project as a lump sum and not as a base bid plus alternates as we requested. After bid opening we received a breakdown of their bid and were able to tell we were not as far overbudget as originally thought. We appear to be overbudget in the sidewalk portion of the project and feel we can reduce the scope to get within budget.

Harnett Continuing Education - Harnett County Funds

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Budget	100,000.00
Design Fees	18,875.00
Low Bid	



SEC LLC	77,974.00
Total	96,849.00
Available	3,151.00

We originally requested \$200,000 from Harnett County for this project, but were allocated \$100,000 in the final budget. We had already released bids before we knew about this change. We were hoping to get the entire building repainted and all flooring replaced; however, we determined that was not possible once the bids were received. We reduced the number of spaces receiving new flooring and were able to negotiate a price that was within our budget.

Lee Main Campus Exterior Building Painting - Lee County Bond Funds

Budget	125,000.00
Low Bid	
CertaPro Painting	89,250.00
Total	89,250.00
Available	35,750.00

This project was bid within budget.

**Central Carolina Community College**

**Lee Main Campus**

**Sewer Lift Station Renovation Project**

**Bid Tabulation Sheet**

**May 28, 2019**

<b>Contractor</b>	<b>Bid</b>	<b>Low Bidder</b>
<b>Carolina Lift Stations</b>	<b>\$75,000.00</b>	<b>X</b>
Charles R. Underwood, Inc.	\$105,198.00	
A.C. Schultes of Carolina	No Bid	
Reach Construction Group	No Bid	
McPherson Enterprizes	No Bid	
Total Enviro & Septic	No Bid	

**Prepared by: Ronnie Measamer Physical  
Plant Manager**

## BID OPENING RESULTS

Project Owner: Central Carolina Community College

Project Name: Kelly Drive By-Pass Extension

Bid Date: June 5, 2019 3:00 pm

Bid Opening Location: Central Carolina Community College - Lett Building Conference Room

Bids Opened and Recorded By: Sandra P. Hayes

The following were results of the Bid Opening on June 5, 2019. No addenda were issued.

	COMPANY NAME	CONTACT NAME	TOTAL AMOUNT OF BID	BID BOND	HUB/MINORITY BUSINESS		AFFADVIT A	AFFADVIT B
					PARTICIPATION			
1	APAC-ATLANTIC INC. THOMPSON ARTHUR DIV	CLARENCE O BRICKEY	NO RESPONSE					
2	ATLANTIC CONTRACTING COMPANY, INC	NIVEEN HANNA	NO RESPONSE					
3	CAROLINA ENVIRONMENTAL CONTRACTING, INC.	JOANNE CHEATHAM	NO RESPONSE					
4	CAVINESS FARMS GRADING INC.	CHRIS CAVINESS	NO RESPONSE					
5	CHATHAM CIVIL CONTRACTING LLC	STEPHEN JAMES	NO RESPONSE					
6	DANE CONSTRUCTION, INC.	PETE WEBER	NO RESPONSE					
7	DH GRIFFIN INFRASTRUCTURE LLC	CHRISTOPHER CARTER	NO RESPONSE					
8	HIGH POINT BUILDERS LLC	TAMMY B MAULDIN	NO RESPONSE					
9	HUNTING CREEK CONSTRUCTION, INC.	MARNA C. TRIVETTE	NO RESPONSE					
10	LORMAN, INC.	BOBBI MASON	NO RESPONSE					
11	NORTH STATE ENVIRONMENTAL	STEPHANIE WESTMORELAND	NO RESPONSE					
12	OLDHAM & OLDHAM INC.	LACY OLDHAM, JR	NO RESPONSE					
13	P&S GRADING LLC	PAMELA SHARPE	NO RESPONSE					
14	RALPH HODGE CONSTRUCTION COMPANY	KEN SCHOLL	NO RESPONSE					
15	RICKY FRAZIER CONSTRUCTION LLC	RICHARD L. FRAZIER	NO RESPONSE					
16	SANDHILLS CONTRACTORS	RONNIE TURNER	NO RESPONSE					
17	SANFORD CONTRACTORS	BARBARA ANGELL	\$284,400.00	✓	0%	✓	✓	
18	THE SPRUILL CONSTRUCTION CORPORATION	HUGHLEY B. SPRUILL, SR	NO RESPONSE					
19	TRIANGLE GRADING & PAVING	GARY KIRKPATRICK	NO RESPONSE					
20	YATES CONSTRUCTION COMPANY, INC	ROBERT G. YATES, SR.	NO RESPONSE					
21	YATES GRADING & PAVING	JEFFREY TODD YATES	NO RESPONSE					



**CCCC Paving and ADA breakdown**

Asphalt/ striping/ signs/ car stops

P-1	\$	41,924.00	
P-2	\$	14,992.00	
P-3	\$	8,252.00	
P-4	\$	66,032.00	Alternate
P-5			\$ 7,285.00
P-6	\$	23,925.00	
P-7	\$	46,414.00	
P-8	\$	45,903.00	

Asphalt total

\$ 247,442.00

Concrete sidewalks

\$ 150,249.00

Total Bid

\$ 397,691.00

# BID TABULATION FORM

## Central Carolina Community College - Harnett Campus Architectural Finishes

Company Name	License Number	Addendum Received	Base Bid Painting	Alternate 1 Susp Ceilings	Alternate 1 Flooring	Total
Southeastern Construction of Buies Creek	62649	2	\$35,197	\$67,050	\$77,530	\$179,777
DWA, Inc.	52556	2	\$63,940	\$46,327	\$55,660	\$165,927

Certified by: 

LaBella Associates, PC  
6/27/2019



Phillip Price &lt;ppric254@cccc.edu&gt;

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**RE: CCCC Finishes Revised Bid**

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Harris, Jim &lt;JHarris@labellapc.com&gt;

Tue, Jul 2, 2019 at 10:11 AM

To: "jeremy@secllc-nc.com" <jeremy@secllc-nc.com>, "ppric254@cccc.edu" <ppric254@cccc.edu>, "Donnie Lowder (dlowd406@cccc.edu)" <dlowd406@cccc.edu>, "Ronnie Measamer (rmeas073@cccc.edu)" <rmeas073@cccc.edu>  
Cc: "Pelucio, Marcy" <MPelucio@labellapc.com>

Thanks Jeremy!

By copy of this email, I will forward this information to the College so they can make their decision as to how they want to proceed.

**Jim Harris, AIA LEED AP**

LaBella Associates | Vice President

, 04-941-2148 **direct**704-376-6423 **office**

400 S. Tryon Street  
Suite 1300  
Charlotte, NC 28285

labellapc.com

**From:** jeremy@secllc-nc.com [mailto:jeremy@secllc-nc.com]**Sent:** Tuesday, July 02, 2019 10:01 AM**To:** Harris, Jim; John Steinbach**Subject:** CCCC Finishes Revised Bid

Jim,

Here is the break down of our revised proposal.

Painting as per the bid is 35,197

Flooring per requested is 42,777

For a Grand Total of 77,974

Here is a revised quote for all the scopes of work.

Painting Per the original bid 35,197

Flooring throughout the whole building except for Restrooms 67,475

Ceiling ( Does not include soffit to break up Acoustical Ceilings per RCP ) = 41,777

This is for a grand total of 144,449

 Click to visit us online!



**Central Carolina Community College**

**Lee Main Campus**

**Exterior Buildings Painting Project**

**Bid Tabulation Sheet**

**June 26, 2019**

<b>Contractor</b>	<b>Base Bid</b>	<b>Alt 1 - Wilkinson Hall</b>	<b>Alt 2 - CFC Building</b>	<b>Total</b>
Carolina Commercial Contractors	No Bid			
Speight Enterprises	\$80,441.12	\$11,887.00	\$7,225.00	\$99,553.12
CertaPro Painters	\$60,133.00	\$23,617.00	\$5,500.00	\$89,250.00
Division 9 Painting Group	No Bid			
Triangle Commercial Painting	No Bid			
Shaw Painting Contractor	No Bid			
Southeastern Contractors	No Bid			

Prepared by: Ronnie Measamer,  
Physical Plant Manager



Phillip Price &lt;ppric254@cccc.edu&gt;

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## Sewer Lift Renovation Project

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Phillip Price <ppric254@cccc.edu>  
To: Lisa Chapman <lchap727@cccc.edu>

Thu, May 16, 2019 at 10:04 AM

Dr. Chapman:

We continue to complete projects as part of the Lee County - Main Campus Renovation Bond. We previously discussed with the building and grounds committee the need to renovate the Main Sewer Lift Station for the Lee Main Campus. This station is original (1960's) to the campus. We originally projected the budget for the project at \$65,000. We have bid the project and the low bidder was Carolina Lift Stations out of York, SC in the amount of \$75,000. This project is \$10,000 over our initial budget, but we have sufficient contingency funds to cover the project. We are currently performing reference checks on the low bidder. If they are positive, we recommend proceeding with awarding the contract to the low bidder. It is our goal to have this work completed during the summer when we have less traffic on campus.

Thanks,  
Phillip

--  
Phillip D. Price, Ed.D., CPA  
Vice President for Administrative Services  
Central Carolina Community College  
1105 Kelly Drive  
Sanford, NC 27330

Email - pprice@cccc.edu  
Voice - (919) 718-7214  
Fax - (919) 718-7353

### ***DID YOU KNOW –***

- \* that Central Carolina Community College has awarded about 30,000 degrees, diplomas, and certificates since 1964?
- \* that local CCCC alumni contribute \$192 million in income to the Service Area economy, equivalent to creating 3,872 new jobs?
- \* that every dollar society invests in CCCC results in a return of \$8.00 gained in added state income and social savings?



Phillip Price &lt;ppric254@cccc.edu&gt;

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## Construction Projects Update

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Phillip Price <ppric254@cccc.edu>  
To: Lisa Chapman <lchap727@cccc.edu>

Thu, Jun 6, 2019 at 4:16 PM

Dr. Chapman:

As we discussed earlier today, we held a bid opening for the Kelly Drive road extension to allow access to the proposed Vet Med Large Animal Site. We sent the bid documents to 21 contractors and received only one bid. According to State Construction rules, we are allowed to proceed since this is an informal project. The only bidder was Sanford Contractors in the amount of \$284,400. This amount is approximately \$100,000 below our budget projection which we expected since we changed the plans to only include gravel rather than asphalt. We would like to proceed with Sanford Contractors for this project.

We have also determined by working with Sanford Planning that the large animal facility will be required to be on City Water and Sewer. We had planned to use a well and septic tank. We propose using the \$100,000 saved on the roadway to do a project to extend water and sewer from the Health Sciences building to the Large Animal Site. We can do this project while the road is being completed and it will be ready in time for construction of the new Large Animal Facility.

As for the Large Animal Facility, we are finalizing the construction drawings for this project and plan to bid it while the road is under construction. The contractor will not be able to start work on the building until the road is in place. Luckily, the road project is a short duration project.

We have been discussing the landscaping around Health Sciences and the Civic Center this week. It appears the contractor is having trouble getting this work completed. We are going to get some estimates from local contractors as to what it would cost to make things correct according to the construction plans. We will then seek a change order to the construction project to reduce the contract amount by what we need for this work and take it from funds we have been holding from the contractor. We will not complete the work until the fall of the year because of the current temperatures. Do you have any issues with this approach?

Thanks,  
Phillip

--

Phillip D. Price, Ed.D., CPA  
Vice President for Administrative Services  
Central Carolina Community College  
1105 Kelly Drive  
Sanford, NC 27330

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Phillip Price &lt;ppric254@cccc.edu&gt;

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## Construction Updates

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Phillip Price <ppric254@cccc.edu>  
To: Lisa Chapman <lchap727@cccc.edu>

Thu, Jun 20, 2019 at 3:39 PM

Dr. Chapman:

I thought it maybe easier to send these items via email and then follow-up next week.

Large Animal Road/Building - We found out this week that Sanford Planning is going to require our road extension to be a paved road. We had bid this road as a gravel drive and are scheduled to have a pre-construction meeting with Sanford Contractors on Monday of next week. We have gone back to Sanford Contractors to ask for pricing of a change order to modify from 12 inches of gravel and no pavement to 8 inches of gravel and two inches of pavement. The engineer we are working with on this project thinks the material costs will be a wash, but we could see increased costs for labor. It was definitely a surprise to us as Planning had previously been okay with a gravel road. I am not certain where the miscommunication happened with this process. We are also working to send a bid out related to water and sewer for the site. We are hoping to have this out in the next couple of weeks. We are also finalizing the building plans and want to release that for bid sometime in July for a construction start date in September.

Chatham Health Sciences - We are still working through the issues with the roof. A nighttime review of the roof had been scheduled because it is difficult to see some of the issues in the day light. The roofing material is reflective so in direct sunlight it is hard to see issues. The inspection was canceled by the contractor and they say they are working with the installer to review options. The architect has told them to not modify the roof in any way until we all meet to discuss what is to be done. We are meeting with them again on July 3rd, with state construction present, to try to come to a resolution.

Bid Openings next week - We are scheduled to open bids next week on three projects - 1. Exterior painting for Lee Main Campus, 2. Harnett Parking Lot and ADA project, and 3. Harnett Cont. Ed. Cosmetic Renovations. We have given a completion date of August 12th for all of these projects; however, we are getting some push back from contractors as to the time frame. We are holding firm on the Cont. Ed. building because it has to be back open for the start of the fall semester. We are asking contractor to provide a proposed completion date for the exterior painting project. We felt like we could potentially have high traffic areas completed prior to the start of the fall semester, but may have some other areas where work would not impact campus operations. We also indicated to the contractors for the Harnett Parking Lot and ADA projects that all parking lots and driveways would have to be completed, but we could potentially shift certain sidewalk portions until after classes start. The area we had in mind is some new sidewalks in the center of campus around the open grass area where the storage buildings are usually kept.

The Lee Main Campus sidewalk project is going very well, but we are about to enter the very messy disruptive phase of the project. They should begin working more in the center of campus sometime next week.

Please let me know if you have any questions or concerns.

Thanks,  
Phillip

--  
Phillip D. Price, Ed.D., CPA  
Vice President for Administrative Services  
Central Carolina Community College  
1105 Kelly Drive  
Sanford, NC 27330

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## DRAFT - TO BE UPDATED PRIOR TO MEETING

### Connect NC Bond Funds

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Projects Not Started, but allocated	
ESTC Driving Track (may need additional funds)	150,000.00
Still Available	223,331.19
Potential Projects	
Budd Windows	100,000.00
CFC Chiller Replacement	120,000.00

### Lee County R&R and ESTC Bond

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Projects either not started or just started	
Main Sewer Lift Repairs (In progress)	75,000.00
LMC Exterior Painting (In progress)	85,500.00
Hanger Doors	50,000.00
ESTC Classroom Interior Painting (may need additional funds)	10,000.00
Parking lot issues (We anticipate this being much less expensive)	50,000.00
Still Available	48,609.53
Potential Projects	
CFC Boiler	15,852.05
HVAC and Controls Upgrades Wilkinson	350,000.00
IT Room Generator	60,000.00
Wilkinson Electrical Upgrade	15,000.00
Replace additional pole lights on campus	?
Move Maintenance Fence and expand storage at maintenance shop	?
Irrigation in court yard of LMC	?
Storage building for chairs/tables for events on LMC	?
Panic/Lockdown hardware for buildings	?
Handicap door operators (\$5,000 per door)	
Fire Alarm upgrades - LRC and Bell (approximately \$30,000 per building)	
CWI Sewer Improvements	?

# Buildings and Grounds Construction Update July 22, 2019

## Lee County Bond Update

### Health Science

This project is complete with the exception of punch list items related to landscaping. College staff met with Hobbs Architects and New Atlantic Contracting to discuss these items recently. We made an offer to prepare a change order and complete the remaining landscaping items with a local landscaping contractor we have used in the past. We would wait until the fall to have the work performed. We are waiting for a reply from New Atlantic Contracting. We have approximately \$125,000 remaining in this bond that will be used to provide additional equipment needed by programs contained within the building.

### Veterinary Medical Technology

The new classroom, kennel, and labs building has been completed with the exception of a couple of punch list items. Racanelli Construction South, Inc. is working to complete these items. We anticipate completing a final walkthrough of the building on July 10, 2019 to review their progress and work to close this portion of the bond.

We also have completed a Chiller Replacement on the main Vet Med building.

We continue work on the Large Animal portion of this bond. Sanford Contractors was the low bidder on the road extension portion of the project. They are scheduled to begin work on July 8, 2019 and should have the project completed in 8 weeks. We have been notified by Sanford Planning that the new building will need to be on City Water and Sewer. We are preparing plans to bid to extend these utilities to the site. We hope to have this work completed while the road is being extended. We have submitted the building plans to Sanford Planning for final review. Once we receive approval, we plan to bid the building portion of the project and have it ready to start once the road extension is completed.

### Civic Center Renovation/Addition

This project is complete with the exception of punch list items related to landscaping. College staff met with Hobbs Architects and New Atlantic Contracting

to discuss these items recently. We made an offer to prepare a change order and complete the remaining landscaping items with a local landscaping contractor we have used in the past. We would wait until the fall to have the work performed. The roof on the existing building was upgraded and replaced by Wayne Roofing. The roofing portion of the project is complete. The exterior of the existing building was repainted by Certa Pro Painters. The painting portion of the project is complete. We have approximately \$85,000 remaining in the budget for this bond project. We are planning to get bids to complete some parking lot improvements in the near future.

### Main Campus R&R and ESTC Project

The new building at ESTC has been completed and all punch list items are complete.

The new roof on Joyner and Guided Studies has been completed and all punch list items are complete.

The renovation of welding labs in Joyner has been completed and all punch list items are complete.

The renovations to the Student Center and Security Office area are complete with the exception of a few minor punch list items. HM Kern has completed most of these items and we are waiting for them to be reviewed and approved by Hobbs Architects.

We have completed a number of minor renovation projects including HVAC upgrades in Joyner, cosmetic renovations in Lett, Science, and Guided Studies, renovation of IT office suite in Budd, exterior painting of Library, new roof on the Terminal Building at ESTC, and restrooms in the maintenance building. We have awarded a contract for repairs to the main sewer lift station and are in the process of awarding a contract for exterior building painting of Joyner, Guided Studies, Wilkinson, Hockaday, Budd, and CFC. We anticipate these two projects being completed prior to the start of the fall semester. We still have planned to replace some doors on hangers at ESTC, interior painting at the ESTC, and repair an issue in the parking lot on the Lee Main Campus. We have some additional proposed projects that will be provided in a separate document.



## Connect NC Bond Projects

### Chatham County

#### Health Sciences Building-Chatham County

The Board allocated \$2.1 million in Connect NC Bond funds for this project and Chatham County is financing the remainder of the project. Construction on the new building in northern Chatham County is well underway. American South General Contractors is the contractor on this project. Completion is currently expected in September of 2019. We have had a number of weather related delays on the project which is why the completion date has pushed into September. One issue we have been working on relates to some concerns with the roof. We will provide an update during the meeting. We are pleased with the progress on the building.

### Harnett County

#### Renovation of West Harnett-Auto Restoration

The Board allocated \$1 million of Connect NC Bond Funds for this project and the building was donated by Harnett County. HM Kern Contracting was the contractor for this project. They have completed all of their work on the project and have completed their punch list items. The project remains open due to some inspections needed on the paint booth which was purchased and installed separately. The NC Office of State Construction is unable to complete their final inspections until this equipment is certified. We are currently working with Met Labs to certify the paint booth.

#### Miriello and Cont Ed Mechanical Upgrades

The Board allocated \$495,000 of Connect NC Bond Funds for this project. The low bidder was Brady Services and they have started work on the project. They appear to be on schedule for a completion prior to the start of the fall semester. We have had one change order of approximately \$3,000 and should have a small amount of fund remaining once the project is completed pending no other issues during construction.

## Harnett ADA and Parking

The Board allocated \$100,000 of Connect NC Bond Funds for the ADA portion of this project and Harnett County allocated \$160,000 for the parking lot upgrades. We opened bids for this project recently and are currently working with the low bidder, SEC LLC of Buies Creek, to reduce the scope of the ADA portion of the project to get within budget. It is still our plan to have this project completed prior to the start of the fall semester.

## Remaining Funds

We still have approximately \$505,000 in Connect NC Funds the Board allocated to projects in Harnett County. We are currently planning for a roof replacement project for the Miriello building next summer to come from these funds and are reviewing other needs for buildings within Harnett County.

## Lee County

Renovation of Center for Economic and Community Development has been completed. The final budget for this project was \$229,353.81 from Connect NC Bond funds. The work for this project was completed by Sanford Contractors.

## Science Building Roof Replacement

The final budget for this project was \$378,600 from Connect NC Bond funds. The work for this project was completed by Wayne Roofing.

## Corridor Reno and ADA upgrades

The Board allocated \$495,000 of Connect NC Bond funds for this project. SEC LLC of Buies Creek was awarded this project. Construction on the sidewalks is currently underway on the Lee Main Campus. We are pleased with the progress and the completion date is currently estimated to be July 26, 2019. We have had a number of change orders with this project and do not anticipate having much contingency left at the completion of the project.

### CFC Roof Replacement

The Board allocated \$495,000 in Connect NC Bond funds for this project. Wayne Roofing was awarded the contract in the amount of \$306,900. They have completed the roofing work and are currently completing some punch list items. We anticipate final completion prior to the start of the fall semester. We did not have any change orders associated with this project and will have approximately \$188,100 in Connect NC Bond funds that can be allocated to another Lee County project.

### ECD Roof Replacement

The Board allocated \$495,000 in Connect NC Bond funds for this project. Wayne Roofing was awarded the contract in the amount of \$323,900. Wayne Roofing is currently completing the roof replacement and we expect final completion prior to the start of the fall semester. We are pleased with current progress on this project. We have not had any change orders associated with this project. We anticipate having approximately \$171,100 in Connect NC Bond funds that can be allocated to another Lee County project.

### ESTC Driving Track upgrades

The Board allocated \$150,000 in Connect NC Bond funds for this project. Due to time constraints with other projects we have not been able to move this project forward. We anticipate working with the ESTC staff once some of our summer projects are completed to move this project forward.

### Remaining Funds

We are currently estimating having approximately \$223,331.19 in Connect NC Bond funds that can be allocated for Lee County project. We are currently developing a plan for projects to utilize these remaining funds and will provide that information in a separate document.

## County Funded Projects

### Harnett County

The Harnett County Commissioners provided \$100,000 in our 2019-2020 budget for cosmetic upgrades to the Continuing Education building on the Harnett Main Campus. This project involves painting the interior of the building and replacing some of the flooring. We have bid this project and are currently in the negotiation phase with SEC LLC of Buies Creek to get the project within budget. We plan to award a contract in the near future and work is expected to be completed prior to the start of the fall semester.