

# **BUILDING AND GROUNDS COMMITTEE AGENDA**

## **February 10, 2020**

### **Committee Members:**

**Bobby Powell, Chair**

**George Lucier**

**Ricky Frazier**

### **Full Board Consideration:**

1. Approve delegating all plumbing decisions for the college to the VP for Administrative Services.
2. Discussion and consideration of Connect NC Funds

### **Consent Agenda Items:**

### **For Information Items:**

1. Update on Lee County Library/LEC project
2. Updates on construction projects
3. Lee County CIP
4. College Insurance
5. Basketball Fundraiser Request
6. Antique telephone equipment at Telecommunication Center
7. Facility Master Plan

Full Board Consideration  
Plumbing Services

**Background:**

Each year, the Board of Trustees, College President, and College CFO are required to complete a statement of economic interest for the State Ethics Commission. These documents are reviewed for actual and potential conflicts of interests. We have been notified of a potential conflict of interest for Dr. Chapman related to her husband's work with Fix It Plumbing.

**Recommendation:**

College administration recommends the Board of Trustees delegate authority normally delegated to the President for plumbing decisions to the Vice President of Administrative Services.

<b>Connect NC Bond</b>		<b>6,307,085.00</b>	
<b>Chatham County</b>			
	Available Funding	2,100,000.00	
Approved	Chatham Health Sciences	2,100,000.00	Completed
	Remaining	-	
<b>Harnett County</b>			
	Available Funding	2,100,000.00	
Approved	West Harnett Auto	1,000,000.00	Completed
	Miriello and CE Mechanical	495,000.00	Completed
	ADA Sidewalks	100,000.00	Completed
Planned	Miriello Roof Replacement	495,000.00	Summer 2020
	Remaining	10,000.00	
<b>Lee County</b>			
	Available Funding	2,107,085.00	
Approved	Renovation of ECD Bldg	229,353.81	Completed
	Science Bldg Roof Replacement	378,600.00	Completed
	ADA Sidewalks	491,077.00	Completed
	CFC Roof Replacement	301,900.00	Completed
	Telecommunications Roof Replacement	318,900.00	Completed
	ESTC Driving Track	150,000.00	Completed
	Budd Hall Building Envelope	100,000.00	
	CFC Mechanical Upgrades	125,000.00	
		12,254.19	

FOR INFORMATION ONLY

# Buildings and Grounds Construction Update February 2020

## Lee County Bond Update

### Health Science

This project is complete. We are in the process of hiring a landscaper to make some improvements to landscaping using funds that were credited back to the college from deficient work.

### Veterinary Medical Technology

The new classroom portion of this project is completed.

We continue work on the Large Animal portion of this bond. The new roadway portion of the project is completed with the exception of some minor punchlist items. Sanford Contractors has been requested to complete these punchlist items by the end of January 2020. We continue to review options for moving the building portion of this project forward.

### Civic Center Renovation/Addition

The Renovation and Addition portion of this project is completed. We are in the process of hiring a landscaper to make some improvements to landscaping using funds that were credited back to the college from deficient work.

We have met with Hobbs Architects about the need to add additional stairs as you exit the addition portion of the project. We are currently working with them to design these stairs and determine an estimated cost.

### 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.

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.

This summer we completed repairs to the main sewer lift station and exterior building painting of Joyner, Guided Studies, Wilkinson, Hockaday, Budd, and CFC. We have also completed replacing several hanger doors at ESTC. In addition, we have repaired an issue in the parking lot on the Lee Main Campus.

Over the holiday break, we completed the interior painting project for the main classroom building.

### 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. We received final state construction approval for this project in January 2020 and spring classes have started in this space. The contractor has a few minor punchlist items to complete and appears to be making good progress completing those item.

#### 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. We received final approval from state construction for this project in January 2020.

##### Miriello and Cont Ed Mechanical Upgrades

The Board allocated \$495,000 of Connect NC Bond Funds for this project. Brady Services was awarded this project and has completed the remaining punchlist items.

#### 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. SEC LLC of Buies Creek was awarded this project and has completed the project.

#### Remaining Funds

We still have approximately \$505,000 in Connect NC Funds the Board allocated to projects in Harnett County. We are planning to recommend 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

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. SEC LLC has completed this project.

##### CFC Roof Replacement

The Board allocated \$495,000 in Connect NC Bond funds for this project. Wayne Roofing has completed this project.

## ECD Roof Replacement

The Board allocated \$495,000 in Connect NC Bond funds for this project. Wayne Roofing has completed this project.

## ESTC Driving Track upgrades

The Board allocated \$150,000 in Connect NC Bond funds for this project. Ruston Paving was awarded a contract for this project. They completed work on it during January 2020.

## Budd Hall Building Envelope Project

The Board allocated \$100,000 in Connect NC Bond funds for this project. The State Board of Community Colleges has approved this project. College staff members are in the process of developing a scope of work.

## CFC Mechanical Upgrades

The Board allocated \$125,000 in Connect NC Bond funds for this project. The State Board of Community Colleges has approved this project. College staff members are in the process of developing a scope of work.

## 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 involved painting the interior of the building and replacing some of the flooring. SEC LLC of Buies Creek has completed this project.



**CIP Request Form-Lee County, North Carolina**  
**Fiscal Year 2020-21 through 2024-25 Capital Improvements Program**

<b>Section 1</b>	<b>Project Title:</b> Library and LEC	<b>Priority Rank:</b> 1
<b>Requesting Department:</b> Central Carolina Community College	<b>Start Date:</b> 7/1/2020	<b>Completion Date:</b> 12/1/2022
<b>Total Requested Funds:</b> 30,000,000	<b>Total Expenditures to date:</b> -	<b>Type of Project:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Expansion <input type="checkbox"/> Renovation
	<b>FY 2020-2021:</b> 1,500,000	<b>FY 2021-22:</b> 7,375,000
	<b>FY 2022-23:</b> 21,125,000	<b>FY 2023-24:</b> -
	<b>FY 2024-25:</b> -	<b>FY 2025-26:</b> -

**Section 2 Description of Project**  
 This project would involve the construction of a new joint-use Library on the Lee Main campus to serve both CCC and Lee County. The project would also involve the construction of a building to house the Lee Early College on the Lee Main Campus. We anticipate the total square footage for these projects to be around 100,000 square feet and a total project costs of approximately \$30 million.

**Justification**  
 The current CCC Library space is outdated and not sized to meet the needs of our students. The current Lee County Library space is also not sized to meet the needs of the community. The creation of a joint-use space would allow for a facility that will meet the needs of both groups and provide cost savings in construction as well as operating costs. The Lee Early College is currently located in modular classroom space on the Lee Main Campus. Additional space and an upgrade to facilities is needed to better serve this student population.

**History and Current Status; Impact if Cancelled or Delayed**  
 The College's SACSCOC accreditation is re-affirmed every 10 years. Our next re-affirmation process will take place in 2027. One of the items they will review is the amount of library space we have allocated for students. During our 2017 re-affirmation, we noted that CCC is below the average of library space per student when compared to other college's of our size in North Carolina. This issue will get worse as we gain additional students.

**Section 3 Project Costs**

Type of Expenditure	FY 2020-2021	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Beyond	Total
Planning & Design							
Engineering/Arch. Serv.	1,500,000	1,000,000	500,000				3,000,000
Land/ROW/Acquisition							
Clear/Grade/Site Prep							
Building/Utility Constr.		6,375,000	19,125,000				25,500,000
Equip/Machinery/Furniture							
Contingency			1,500,000				1,500,000
<b>Total Capital Costs</b>	<b>1,500,000</b>	<b>7,375,000</b>	<b>21,125,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>30,000,000</b>

**Section 4 New or Additional Impact on Operating Budget**

Activity	FY 2020-2021	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Beyond	Total
Personnel expenses			150,000	154,500	159,135	On-going	463,635
Operating expenses			200,000	206,000	212,180	On-going	618,180
Capital outlay (normal budget)							
Less Project Operating Revenue							
<b>Net Operating Effect</b>			<b>350,000</b>	<b>360,500</b>	<b>371,315</b>		<b>1,081,815</b>

**Section 5 Method of Financing**

Funding Sources	FY 2020-2021	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Beyond	Total
Lee County	1,500,000	7,375,000	21,125,000				30,000,000
<b>Total Program Financing</b>	<b>1,500,000</b>	<b>7,375,000</b>	<b>21,125,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>30,000,000</b>

**Section 6 Maps/Charts/Tables/Pictures**

**CIP Request Form-Lee County, North Carolina**  
**Fiscal Year 2020-21 through 2024-25 Capital Improvements Program**

<b>Section 1</b>		<b>Project Title:</b> Kelly Drive Relocation					<b>Priority Rank:</b> 2	
<b>Requesting Department:</b>		Central Carolina Community College			<b>Start Date:</b> 7/1/2021		<b>Completion Date:</b> 12/31/2021	
<b>Total Requested Funds</b>	<b>Total Expenditures to date</b>	<b>FY 2020-2021</b>	<b>FY 2021-22</b>	<b>FY 2022-23</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>	<b>Type of Project:</b> <input type="checkbox"/> New <input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Renovation <input type="checkbox"/> Expansion	
2,600,000	-	-	2,500,000	-	-	-		

**Section 2** **Description of Project**

This project would involve relocating Kelly Drive to eliminate the current road separating the two sides of campus. The new road would be constructed on the far side of our current property line.

**Justification**

Our campus is currently separated by Kelly Drive and this creates a safety issue for students, faculty, and staff as they currently have to cross this road to get from one side of campus to the other side. Future expansion of our campus will take place on the other side of campus and this will only increase the number of students, faculty, and staff crossing the road on a daily basis.

**History and Current Status; Impact if Cancelled or Delayed**

The relocation of Kelly Drive is a critical safety issue and delaying this project could impact the safety of our students, faculty, and staff.

**Section 3** **Project Costs**

Type of Expenditure	FY 2020-2021	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Beyond	Total
Planning & Design							
Engineering/Arch. Serv.		350,000					350,000
Land/ROW/Acquisition							
Clear/Grade/Site Prep							
Building/Utility Constr.		2,025,000					2,025,000
Equip/Machinery/Furniture							
Contingency		125,000					125,000
<b>Total Capital Costs</b>		<b>2,500,000</b>					<b>2,500,000</b>

**Section 4** **New or Additional Impact on Operating Budget**

Activity	FY 2020-2021	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Beyond	Total
Personnel expenses							
Operating expenses							
Capital outlay (normal budget)							
Less Project Operating Revenue							
<b>Net Operating Effect</b>							

**Section 5** **Method of Financing**

Funding Sources	FY 2020-2021	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Beyond	Total
Unknown		2,500,000					2,500,000
<b>Total Program Financing</b>		<b>2,500,000</b>					<b>2,500,000</b>

**Section 6** **Maps/Charts/Tables/Pictures**

FOR INFORMATION ONLY  
College Insurance

**Background:**

CCCC has typically followed a process where we bid various insurance policies every three years. The policies include various property and liability coverages maintained by the college. Our process has involved submitting a bid packet to various companies inside our service area as well as McGriff Insurance (formerly BB&T) which is our current provider.

We have not typically bid our student accident insurance policies, but have received requests from a different provider to provide a quote this year.

**Questions:**

1. Do we want to seek bids for our insurance coverages this year?
2. Do we want to seek bids for our student accident insurance coverages this year?
3. Which companies should we include in the process or should we do an open bid through the state's purchase and contracts system?



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

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## 3 vs 3 basketball fundraiser

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Jonathan Hockaday <jhock103@cccc.edu>  
To: Phillip Price <ppric254@cccc.edu>

Tue, Nov 12, 2019 at 11:29 AM

Good morning,

I hope you're doing well and staying warm and dry! Our cross country team has been brainstorming on ideas for potential fundraisers and has come up with the idea of a 3 vs 3 basketball tournament to hold on a Saturday. I wanted to see if that is something that we could hold on campus in the gym. I would be there as well as the cross country coaches.

It would be on a Saturday and they are aiming for something in January/February. What is the college's policy on this? I assume we would have to have all participants sign a liability waiver similar to the one that we have for our summer camps and intramural sports. I'm thinking for the most part it will be students from CCCC participating but it could also be others who aren't students.

Let me know what you think.

Thanks,

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