

**Item Title:** Wake Technical Community College FY 2019 Capital Plan Appropriation and 2012 Wake Tech Building Program Reallocation Request

**Specific Action Requested:**

**That the Board of Commissioners adopts the attached resolution for the following action:**

- 1. Appropriate a total of \$74,919,000 to fund the construction of RTP Classroom Building 2, the construction of Facilities Management and Warehouse Building located at the Southern Wake Campus, and the design of the Advanced Industries Building at the Southern Wake Campus; campus-wide renovations, repairs & alterations; campus-wide infrastructure upgrades; information technology infrastructure improvements; and renovations to the Power Mechanics Building at the Southern Wake Campus and at various Perry Health Science Campus buildings.**
- 2. Reallocate savings of \$2,293,435.67 from completed projects in the 2012 Building Program to fund ongoing projects also within the 2012 Building Programs.**

**Item Summary:**

**Purpose:** The Board of Commissioners is statutorily responsible to fund the Wake Tech's capital projects, and approves all appropriations and reallocations of funds.

**Background:** On June 6, 2018, the Wake County Board of Commissioners adopted the Wake County FY 2019 Budget. Included in the budget were capital funds to support the FY 2019 projects included in the ongoing Seven Year Wake Tech Community College CIP. The amount adopted in the budget was \$74,919,000. The first action appropriates this funding according to the adopted plan.

The 2012 Wake Tech CIP Building Program has active projects underway. As these projects are completed, the unexpended remaining budget is requested to be transferred to other active projects within the 2012 Wake Tech Building Program. This action reallocates funding within the requested to be transferred to other active projects within the 2012 Wake Tech Building Program.

**Board Goal:** The current Board action complements Education Objective 2 - Develop a long-term plan for WCPSS and Wake Tech operating and capital needs that are bound by strong financial policies designed to maintain the county's outstanding financial position demonstrated by achievement of the highest credit ratings.

Fiscal Impact: The first action item appropriates a total of \$74,919,000 to the Seven Year Wake Tech Community College CIP. This appropriation will be debt funded with installment financing approved by the Board of Commissioners on July 23, 2018. The associated future debt service is included in the County's financial model.

The second action reallocates project savings within the 2012 Wake Tech Building Program. There are no additional fiscal impacts from these reallocations.

**Additional Information:**

Action 1: Appropriate \$74,919,000 to fund the FY 2019 portion of the Multi-Year Wake Tech Community College CIP

*History of the ongoing Multi-Year Wake Tech Community College CIP*

Wake Technical Community College presented their 7-year CIP at the November 14, 2016 Work Session. This appropriation request is for the third year of that plan. The County funded the first two years of the plan with a combination of cash and funds provided by drawdown installment financing agreements in anticipation of future bond issuance. The first year of debt funding for Wake Tech projects was approved by the Board of Commissioners on March 17, 2017. On September 5, 2017, the Board of Commissioners approved \$10,033,000 in cash appropriations to fund alterations and renovations, minor capital projects and technology acquisition and infrastructure as the initial part of the FY 2018 Wake Tech Capital Improvement Plan. On April 2, 2018, the Board of Commissioners approved \$15,228,000 of drawdown installment financing agreements to complete the approved Wake Tech Capital Improvement Plan for fiscal year 2018. The \$74,919,000 requested above will be provided through Limited Obligation Bonds.

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<b>Wake Technical Community College 7-Year Capital Improvement Plan Appropriation</b>	
<b><u>New Building Projects</u></b>	
RTP Classroom Building 2 - RTP Campus	\$ 37,068,580
Facilities Management & Warehouse Building - SW Campus	\$ 16,147,790
Advanced Industries Building - SW Campus	\$ 3,954,697
<b><u>Southern Wake Campus Building Projects</u></b>	
Power Mechanics Building Renovation	\$ 311,520
Perry Health Sciences Renovations	\$ 210,270
<b><u>Repair &amp; Renovation/Lifecycle Projects</u></b>	
HVAC Equipment Replacement	\$ 800,000
HVAC Controls	\$ 637,911
Elevator Modernization	\$ 816,386
Building Envelope Upgrades	\$ 886,500
Electrical Replacement	\$ 836,849
Life Safety Equipment	\$ 465,257
Facility Alterations	\$ 1,000,000
Minor Capital	\$ 1,000,000
<b><u>Infrastructure Projects</u></b>	
Security Cameras	\$ 1,400,000
Accessibility Upgrades	\$ 468,000
Southern Loop Road & Campus-wide Paving Projects	\$ 882,240
<b><u>Information Technology Infrastructure, Alterations &amp; Minor Capital Projects</u></b>	
Technology Acquisition and Infrastructure	\$ 8,033,000
<b>Total</b>	<b>\$ 74,919,000</b>

Below is a description of each project within the categories of New Building Projects, Repair and Renovation/Life Cycle Projects, Infrastructure Projects, Southern Loop Road & Campus-wide Paving Projects, and Information Technology Infrastructure Projects.

### **New Building Projects**

Campus Classroom Building 2 - This project will provide the second building for the RTP Campus. The building will be an 63,600 square foot classroom building with offices and laboratories. The project will include the construction of a 250-space temporary parking lot and a 250 space permanent parking lot. Programs envisioned for this building include: Center for Excellence in Analytics and Logistics; Business Partnership Center; Center for Teaching Excellence; Biopharmaceutical Technology; Career and Work-based Learning Center; Physics. IT programs will be expanded in RT1 as general education courses relocate to RT2. This building will be supplied with chilled water and heating water from the existing energy plant in RT1 but will pay for new boilers, chillers, pumps, etc. to be added to the existing energy plant for the additional capacity.

Facilities Management and Warehouse Building - Project includes 35,000 gross square feet of facilities management shop/office space and 12,000 gross square feet of warehouse/office space. Programs: Facilities management including carpentry shop, metal shop, HVAC repair, plumbing repair, electrical repair, paint booth, key shop,

landscaping equipment repair, outdoor/indoor storage, warehouse, inventory control and office space.

Advanced Industries Building - The new building is estimated at 70,000 gross square feet. In addition to the building, a new 1,000 space parking deck with associated parking lot and roadway work. The programs planned are, but subject to change; Advanced Manufacturing, Critical Operations, 3D Printing, Mechatronics, Machining, Air conditioning, heating & refrigeration technology, welding technology, building automation systems, plumbing, electrical systems technology, construction management technology. This project will be funded over the 2018/2019/2020 fiscal years.

### **Repair & Renovation/Lifecycle Projects**

Power Mechanics Building Renovation - This will be a partial Renovation of the Power Mechanics building, a 10,460 square foot classroom/laboratory facility as well as relocating the HVAC Labs from Power Mechanics to the Ready Hall Addition, a new 34,000 square foot classroom and laboratory building that is currently under design and will be bid this fall. Power Mechanics houses the Residential HVAC Program where the instruction is on how to troubleshoot, maintain, repair or replace residential heating, ventilation and air conditioning (HVAC) equipment. Relocating the HVAC Labs to the Ready Hall Addition will enable the college to add commercial HVAC instruction to the program.

HVAC Equipment Replacement - This project will replace various HVAC equipment and systems primarily at the Southern Wake and Perry Health Sciences Campuses, but may also include work at the other campuses. The Master Plan Update in 2015 identified HVAC and plumbing equipment and systems needing replacement, over the next seven years, that have reached the end of their useful life and are not functioning as originally designed and installed. The replacements will include items such as chillers, boilers, pumps, air handling units, cooling towers, air-cooled condensers, VAV terminal units, ductwork, plumbing, etc. This project will be funded over a multiple year timeframe.

HVAC Controls - This project will replace various building automation control systems primarily at the Southern Wake (Main) and Perry Health Sciences Campuses. HVAC control systems needing replacement have been identified that have reached the end of their useful life and are not functioning as originally designed and installed. The replacements will include items such as head end systems, controllers, actuators, thermostats, sensors, etc., as well as upgrading and replacing older pneumatic and digital control systems to newer open source systems. This project will be funded over a multiple year timeframe.

Building Envelope Upgrades - This project will upgrade the building envelope components primarily at the Southern Wake (Main), Northern Wake and Perry Health Sciences Campuses. The upgrades will include upgrading system components for roofs, windows, walls, floors, caulking, flashing, etc. This project will be funded over a multiple year timeframe.

## **Infrastructure Projects**

Security Cameras - This project will upgrade existing and provide additional new security cameras across all campuses. The Master Plan Update in 2015 identified existing analog type security cameras that will be upgraded and/or replaced with new digital type security cameras to provide better visual and memory capabilities. Areas of the college were also identified as needing additional security cameras installed to provide better visual coverage of the campus buildings and grounds.

Accessibility Upgrades - This project will provide upgrades to the site pedestrian walkways primarily at the Southern Wake and Perry Health Sciences Campuses, but may include work at other campuses. The Master Plan Update in 2015 identified site pedestrian walkways that do not meet current ADA handicapped standards and work will include replacing sidewalks, stairs, ramps, curb cuts, handicapped parking spaces in order to meet the new standards. This project will be funded over a multiple year timeframe.

Southern Loop Road & Campus-wide Paving Projects - This project will construct a new road and repave existing roadways and parking lots at the Southern Wake Campus, but may include work at other campuses. The Master Plan Update in 2015 identified a new two lane road that will connect the recently paved Parking Lot R with Highway 401. The College will be losing one of its entrances on Highway 401 when the new I-540 Toll Road is built and the new road will provide an additional entrance to make up for this. A new traffic signal will be provided at the intersection with Highway 401. Also identified was 710,000 sf of existing paved parking lots and interior roads that are in disrepair and these areas will be repaved with new asphalt paving utilizing the Full Depth Reclamation (FDR) process.

## **Technology Acquisition and Infrastructure**

Technology Acquisition and Infrastructure - This project will include various campus wide improvement projects to increase the capacity to teach online courses, including the following equipment and systems; new server hub at the RTP Campus, addition of redundant alternate fiber connectivity, loop all campuses together, additional wireless access points, additional servers and storage equipment, smart classroom upgrades and infrastructure software upgrades.

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Action 2: Reallocate savings of \$2,293,435.67 of from projects in the 2012 Building Program to fund ongoing projects also in the 2012 Building Program.

<b>2012 Wake Tech Building Program Reallocations</b>			
<u>Project Name</u>	<u>Current Budget</u>	<u>8.20.2018 Action</u>	<u>After Action</u>
RTP Regional Plant/Shops	\$ 71,000.00	\$ (3,263.20)	\$ 67,736.80
RTP Parking & Roadway Infrastructure	\$ 9,553,531.00	\$ (2,290,172.47)	\$ 7,263,358.53
RTP Campus Building 1	\$ 44,816,752.00	\$ 2,293,435.67	\$ 47,110,187.67
<b>Total</b>	<b>\$ 54,441,283.00</b>	<b>\$ -</b>	<b>\$ 54,441,283.00</b>

*Reallocations within the 2012 Wake Tech Building Program:*

Reallocate savings of \$2,290,172.47 from the RTP Parking & Roadway Infrastructure project to the RTP Campus Building 1 project. When the RTP Campus Building 1 and the RTP Parking & Roadway Infrastructure project budgets were initially set up, the Parking & Roadway project budget included parking lot work for 548 spaces to serve RTP Campus Building 1. However, later in the project the parking lot work was combined with the RTP Campus Building 1 and bid as one project, with the Roadways (Hwy 54 and Watkins Road) remaining as a separate bid. Consequently, the budget for the parking lots was never moved to the RTP Campus Building 1 budget. This action is to reconcile the budgets to put the parking lot budget into the RTP1 Building where it was paid out of.

Additionally, the RTP Regional Plan/Shops project has been completed. This project was completed with a remaining budget of \$3,263.20. The remaining budget for this project is also being requested to be transferred to the RTP Campus Building 1 project unit.

All of these projects are within the 2012 Wake Tech Building Program.

*History of Wake Technical Community College 2012 Building Program*

On November 6, 2012, Wake County voters approved a referendum for \$200 million in general obligation bonds for Wake Technical Community College (WTCC) to construct, renovate, expand, improve and equip Wake Tech facilities, in addition to funding additional land acquisition or rights of way for the College. An additional \$10.2 million will be funded by cash in the County's capital budget. The Wake Tech 2012 building program includes the construction of 4 new buildings on the Northern Wake Tech Campus, the expansion of the Public Safety Education Campus, repairs and renovations on the Main and Health Sciences Campuses and the first building on the new RTP Campus in Morrisville. The current Plan of Record for this program totals \$210,963,944.

## Resolution Summary Table of Changes

WAKE TECH COMMUNITY COLLEGE CAPITAL PROGRAM							
2012 Building Plan							
Project	Project Budget			Project Appropriations			Balance to be Appropriated
	Current Total Budget	8.20.2018 Budget Reallocation	New Total Budget	Current Total Appropriations	8.20.2018 Appropriation Change	New Total Appropriation	
RTP Regional Plant/Shops	\$ 71,000	\$ (3,263)	\$ 67,737	\$ 71,000	\$ -	\$ 67,737	\$ -
RTP Parking & Roadway Infrastructure	\$ 9,553,531	\$ (2,290,172)	\$ 7,263,359	\$ 9,553,531	\$ -	\$ 7,263,359	\$ -
RTP Campus Building 1	\$ 44,816,752	\$ 2,293,436	\$ 47,110,188	\$ 44,816,752	\$ -	\$ 47,110,188	\$ -
<b>Total</b>	<b>\$ 54,441,283</b>	<b>\$ -</b>	<b>\$ 54,441,283</b>	<b>\$ 54,441,283</b>	<b>\$ -</b>	<b>\$ 54,441,283</b>	<b>\$ -</b>
Seven Year Capital Improvement Program							
Project	Project Budget			Project Appropriations			Balance to be Appropriated
	Current Total Budget	8.20.2018 Budget Reallocation	New Total Budget	Current Total Appropriations	8.20.2018 Appropriation Change	New Total Appropriation	
RTP Classroom Building 2 - RTP Campus	\$ 43,994,800	\$ -	\$ 43,994,800	\$ 6,926,220	\$ 37,068,580	\$ 43,994,800	\$ -
Facilities Management & Warehouse Building	\$ 18,997,400	\$ -	\$ 18,997,400	\$ 2,849,610	\$ 16,147,790	\$ 18,997,400	\$ -
Advanced Industries Building & Parking Deck	\$ 93,531,300	\$ -	\$ 93,531,300	\$ -	\$ 3,954,697	\$ 3,954,697	\$ 89,576,603
Power Mechanics Building Renovation	\$ 2,806,900	\$ -	\$ 2,806,900	\$ 2,495,380	\$ 311,520	\$ 2,806,900	\$ -
Perry Health Sciences Misc. Renovations	\$ 2,102,700	\$ -	\$ 2,102,700	\$ -	\$ 210,270	\$ 210,270	\$ 1,892,430
Repair & Renovation/Lifecycle Projects	\$ 57,671,986	\$ -	\$ 57,671,986	\$ 8,172,589	\$ 6,442,903	\$ 14,615,492	\$ 43,056,494
Campus Infrastructure Projects	\$ 34,031,175	\$ -	\$ 34,031,175	\$ 14,937,900	\$ 2,750,240	\$ 17,688,140	\$ 16,343,035
Information Technology Infrastructure Projects	\$ 60,632,000	\$ -	\$ 60,632,000	\$ 9,033,000	\$ 8,033,000	\$ 17,066,000	\$ 43,566,000
<b>Total</b>	<b>\$ 313,768,261</b>	<b>\$ -</b>	<b>\$ 313,768,261</b>	<b>\$ 44,414,699</b>	<b>\$ 74,919,000</b>	<b>\$ 119,333,699</b>	<b>\$ 194,434,562</b>

### Attachments:

1. Presentation
2. 8.20.2018 Wake Tech Community College Capital Improvement Program Appropriation and Reallocation Resolution
3. 2012 Building Program Appropriation History