

Jackson County, North Carolina

Facility Capital Improvement Plan

FY 2018 - 2022



Adopted: June 19, 2017

Jackson County, North Carolina

Capital Improvement Plan

FY 2018-2022

Objectives of a Capital Improvement Plan

The Jackson County Capital Improvement Plan is a document that is the result of an ongoing process by County officials to assess the need for major capital expenditures. It will promote discussion regarding priority, feasibility, timing, potential costs, financing options, and future budgetary effect.

Development of the CIP

The development has included the facilitation and exchange of information and coordination between the County, the School Board, and the Community College on capital planning. The capital needs were determined for County government, public schools, and the community college.

The priorities have been reviewed and assessed on the proposed capital projects in relationship with the priorities.

Recommendations are being presented to the Board of County Commissioners on the project timing, priority, and possible financing options.

Projects in the Capital Improvement Plan include the following:

- Southwestern Community College – Health Science Building
- Public Schools – Top three priorities per facility and Athletic Fields
- County Government – Animal Shelter, Health Department, and Justice Center Renovation

Financing the Capital Improvement Program

- Capital Reserve Fund
- Reserve Fund Balance
- Article 40, 42, and 46 Sales Tax Revenues
- Installment purchase debt under G.S. 160A-20



Community College

FY 2017 - 2022

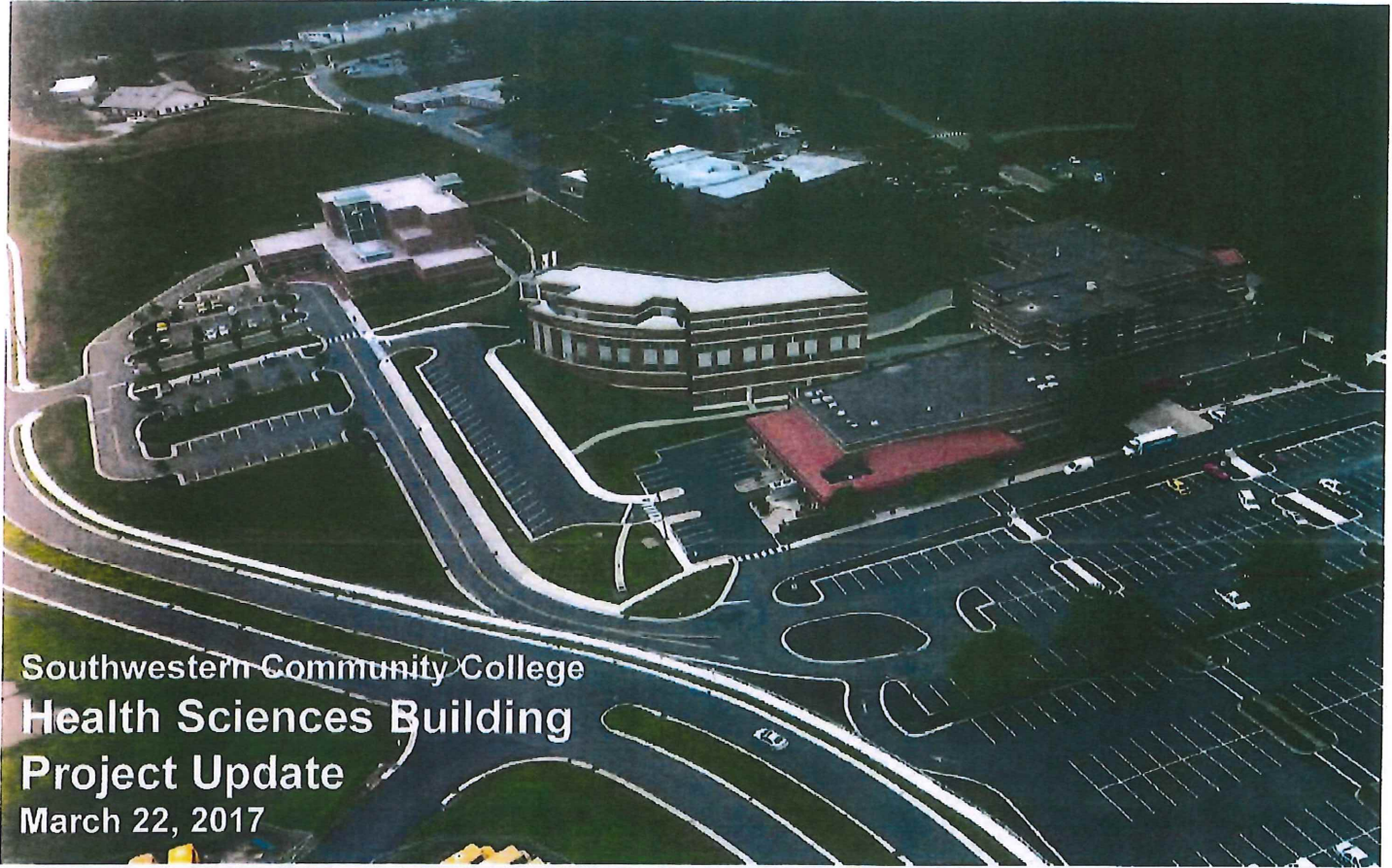
Southwestern Community College Health Science Building Project

55,000 sq. ft. Health Science Building
 A&E, Survey, Base Bid & Contingency
 Furnishings and Equipment to be obtained with state funds

Cost Projection: \$ 19,844,294.00

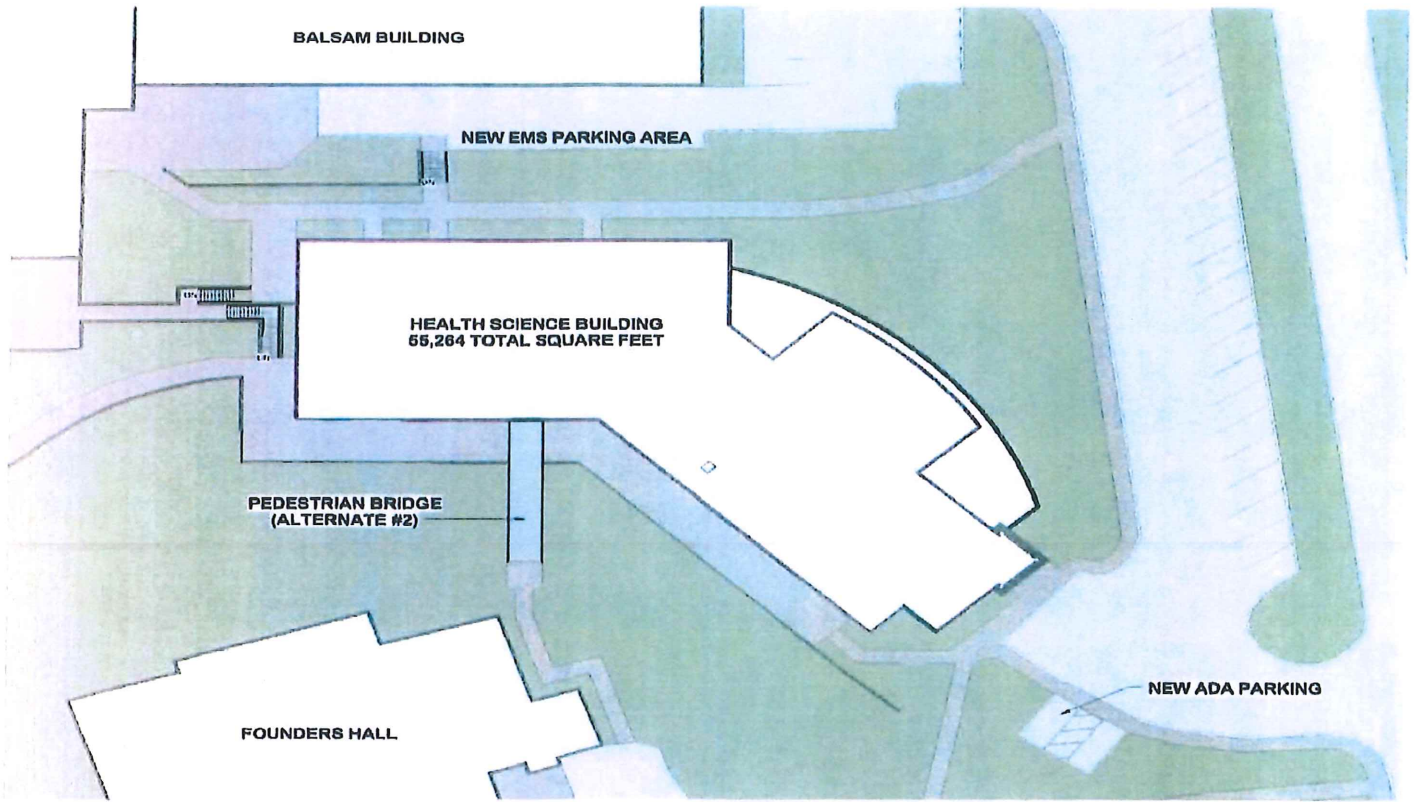
Proposed Funding Schedule

Funding Source	Construction Begins					Totals
	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	
Article 46 Sales Tax	943,720.00	1,376,176.80	1,444,985.64	533,814.56	100,000.00	4,398,697.00
NC Connect Bond Funds	5,445,597.00	-	-	-	-	5,445,597.00
Debt Issue 1/2019	-	-	10,000,000.00	-	-	10,000,000.00
	\$ 6,389,317.00	\$ 1,376,176.80	\$ 11,444,985.64	\$ 533,814.56	\$ 100,000.00	\$ 19,844,294.00
Cumulative Totals:		\$ 7,765,493.80	\$ 19,210,479.44	\$ 19,744,294.00	\$ 19,844,294.00	



Health Sciences Building Advance Planning

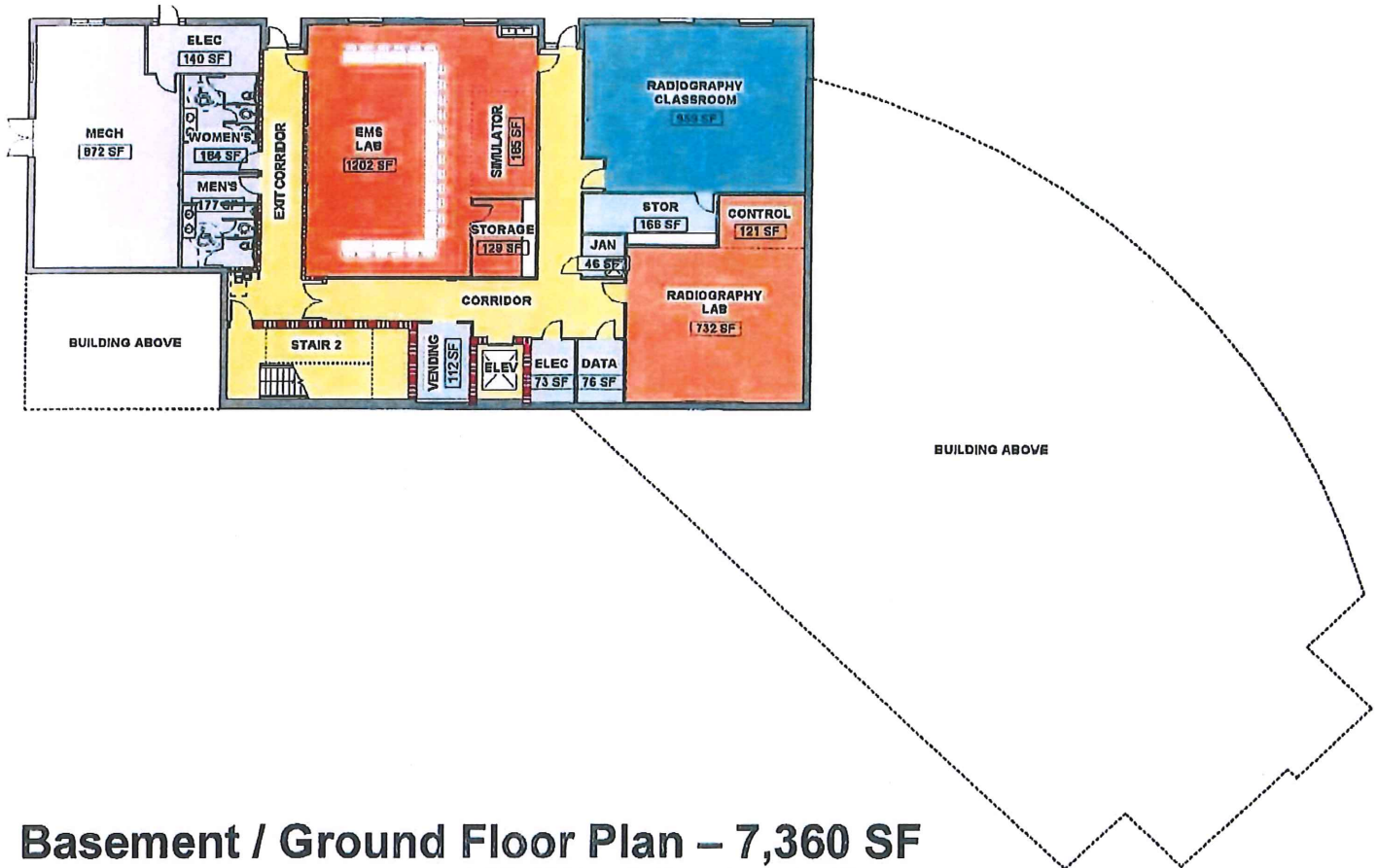




Proposed Site Plan

Health Sciences Building Advance Planning

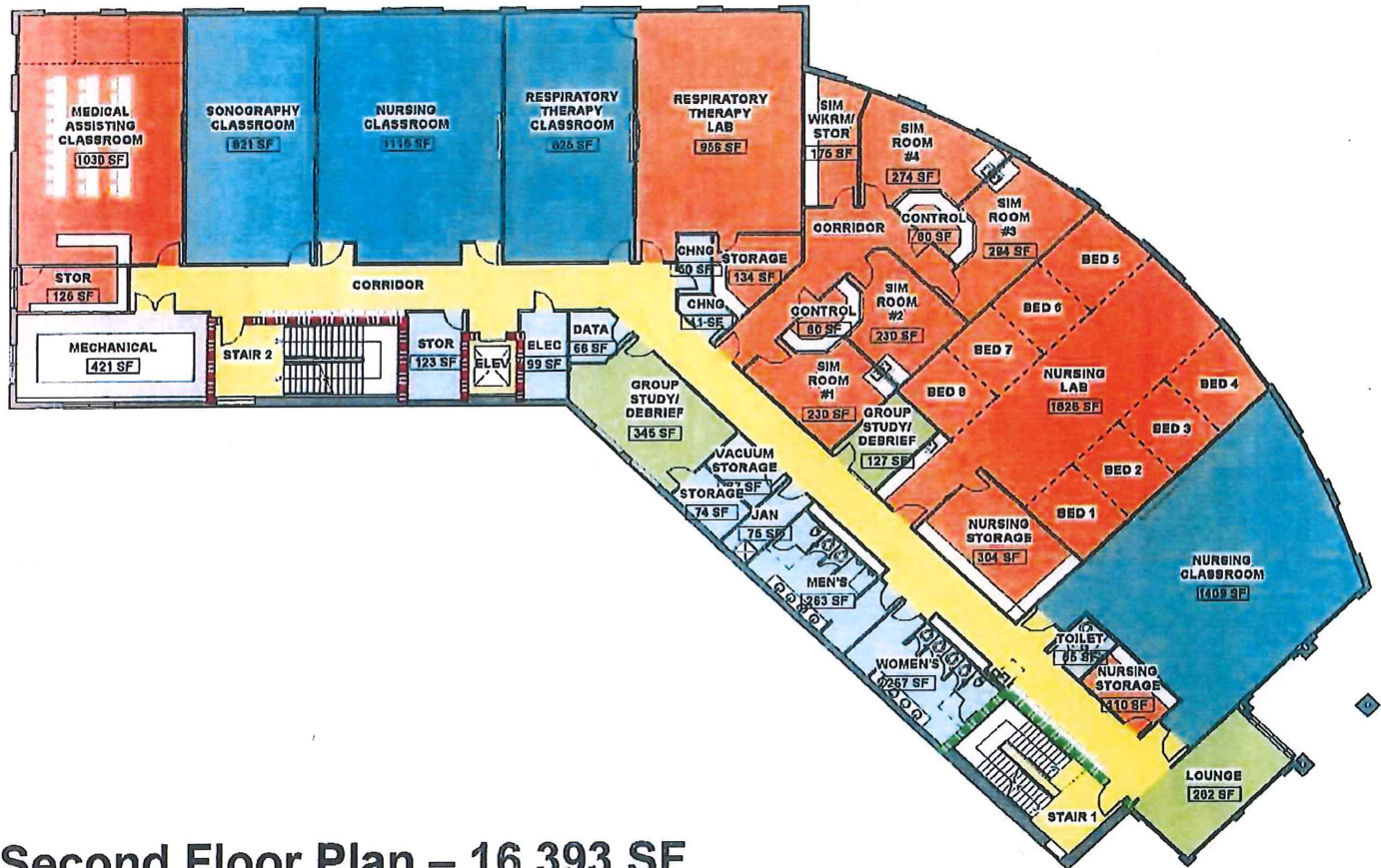




Basement / Ground Floor Plan – 7,360 SF

Health Sciences Building Advance Planning

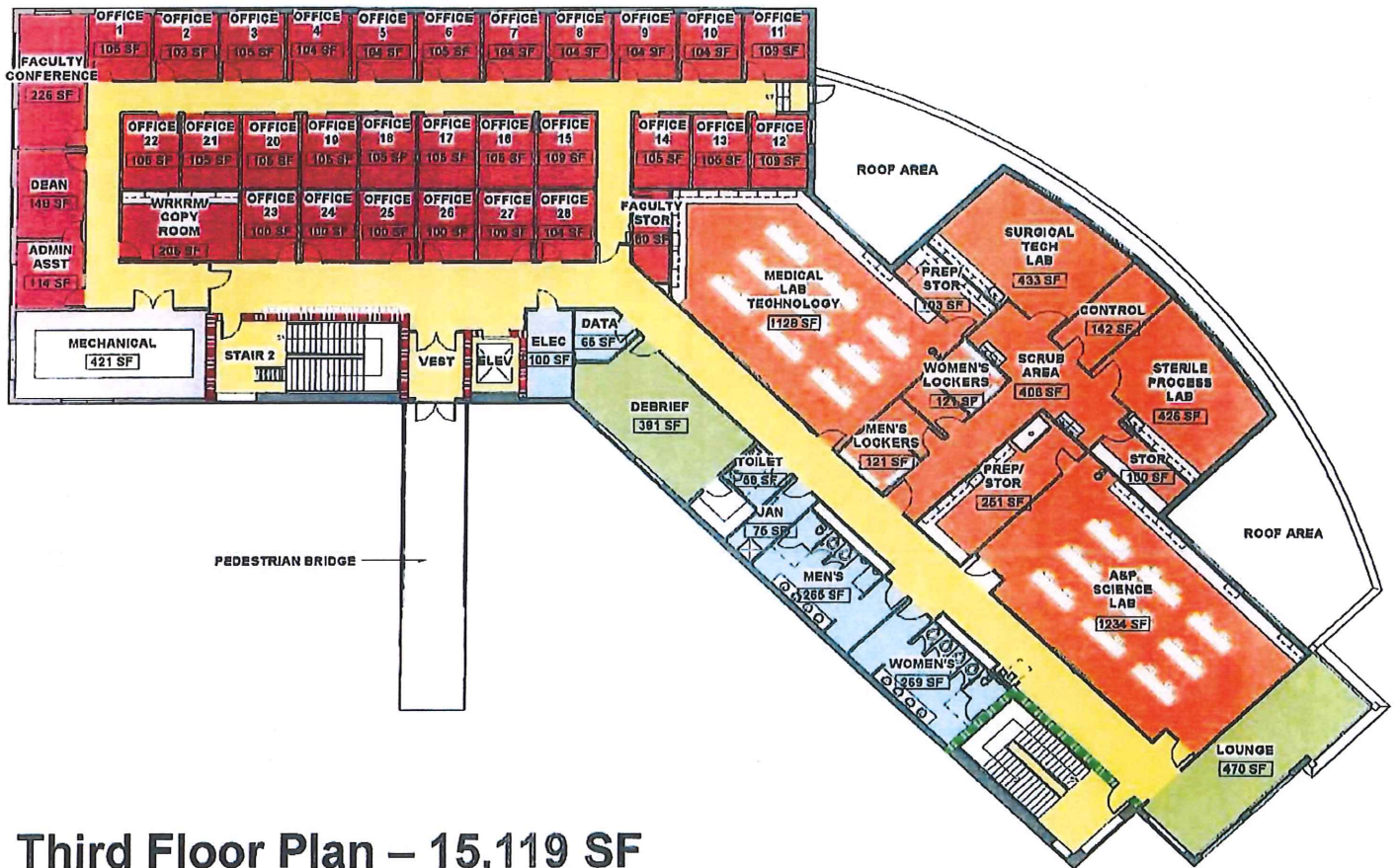




Second Floor Plan – 16,393 SF

Health Sciences Building Advance Planning





Third Floor Plan – 15,119 SF

Health Sciences Building Advance Planning



Southwestern Community College

Compound Period : Semiannual

Nominal Annual Rate : 3.200 %

CASH FLOW DATA

Event	Date	Amount	Number	Period	End Date
1 Loan	01/15/2019	10,000,000.00	1		
2 Payment Fixed Principal (+Int.)	07/15/2019	333,333.33	30	Semiannual	01/15/2034

AMORTIZATION SCHEDULE - Normal Amortization

Date	Payment	Interest	Principal	Balance
Loan 01/15/2019				10,000,000.00
2019 Totals	0.00	0.00	0.00	
1 07/15/2019	493,333.33	160,000.00	333,333.33	9,666,666.67
2 01/15/2020	488,000.00	154,666.67	333,333.33	9,333,333.34
2020 Totals	981,333.33	314,666.67	666,666.66	
3 07/15/2020	482,666.66	149,333.33	333,333.33	9,000,000.01
4 01/15/2021	477,333.33	144,000.00	333,333.33	8,666,666.68
2021 Totals	959,999.99	293,333.33	666,666.66	
5 07/15/2021	472,000.00	138,666.67	333,333.33	8,333,333.35
6 01/15/2022	466,666.66	133,333.33	333,333.33	8,000,000.02
2022 Totals	938,666.66	272,000.00	666,666.66	
7 07/15/2022	461,333.33	128,000.00	333,333.33	7,666,666.69
8 01/15/2023	456,000.00	122,666.67	333,333.33	7,333,333.36
2023 Totals	917,333.33	250,666.67	666,666.66	
9 07/15/2023	450,666.66	117,333.33	333,333.33	7,000,000.03
10 01/15/2024	445,333.33	112,000.00	333,333.33	6,666,666.70
2024 Totals	895,999.99	229,333.33	666,666.66	
11 07/15/2024	440,000.00	106,666.67	333,333.33	6,333,333.37
12 01/15/2025	434,666.66	101,333.33	333,333.33	6,000,000.04
2025 Totals	874,666.66	208,000.00	666,666.66	
13 07/15/2025	429,333.33	96,000.00	333,333.33	5,666,666.71
14 01/15/2026	424,000.00	90,666.67	333,333.33	5,333,333.38
2026 Totals	853,333.33	186,666.67	666,666.66	
15 07/15/2026	418,666.66	85,333.33	333,333.33	5,000,000.05
16 01/15/2027	413,333.33	80,000.00	333,333.33	4,666,666.72
2027 Totals	831,999.99	165,333.33	666,666.66	

Southwestern Community College

Date	Payment	Interest	Principal	Balance
17 07/15/2027	408,000.00	74,666.67	333,333.33	4,333,333.39
18 01/15/2028	402,666.66	69,333.33	333,333.33	4,000,000.06
2028 Totals	810,666.66	144,000.00	666,666.66	
19 07/15/2028	397,333.33	64,000.00	333,333.33	3,666,666.73
20 01/15/2029	392,000.00	58,666.67	333,333.33	3,333,333.40
2029 Totals	789,333.33	122,666.67	666,666.66	
21 07/15/2029	386,666.66	53,333.33	333,333.33	3,000,000.07
22 01/15/2030	381,333.33	48,000.00	333,333.33	2,666,666.74
2030 Totals	767,999.99	101,333.33	666,666.66	
23 07/15/2030	376,000.00	42,666.67	333,333.33	2,333,333.41
24 01/15/2031	370,666.66	37,333.33	333,333.33	2,000,000.08
2031 Totals	746,666.66	80,000.00	666,666.66	
25 07/15/2031	365,333.33	32,000.00	333,333.33	1,666,666.75
26 01/15/2032	360,000.00	26,666.67	333,333.33	1,333,333.42
2032 Totals	725,333.33	58,666.67	666,666.66	
27 07/15/2032	354,666.66	21,333.33	333,333.33	1,000,000.09
28 01/15/2033	349,333.33	16,000.00	333,333.33	666,666.76
2033 Totals	703,999.99	37,333.33	666,666.66	
29 07/15/2033	344,000.00	10,666.67	333,333.33	333,333.43
30 01/15/2034	338,666.66	5,333.23	333,333.43	0.00
2034 Totals	682,666.66	15,999.90	666,666.76	
Grand Totals	12,479,999.90	2,479,999.90	10,000,000.00	



Public Schools

FY 2017 - 2022

**JACKSON COUNTY SCHOOL CAPITAL OUTLAY
ARTICLE 40 & 42 SALES TAX**

Sales Tax Revenues:	Account	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	TOTALS
Article 40 40%	11-3325-350-02	1,178,262.00	1,237,175.10	1,299,033.86	1,363,985.55	1,432,184.83	1,503,794.07	\$ 8,014,435.39
Article 42 60%	11-3325-350-05	1,602,950.00	1,683,097.50	1,767,252.38	1,855,614.99	1,948,395.74	2,045,815.53	\$ 10,903,126.14
		<u>\$ 2,781,212.00</u>	<u>\$ 2,920,272.60</u>	<u>\$ 3,066,286.23</u>	<u>\$ 3,219,600.54</u>	<u>\$ 3,380,580.57</u>	<u>\$ 3,549,609.60</u>	<u>\$ 18,917,561.54</u>

School Capital Expenditures:

Capital Outlay	11-5912-000-00	235,000.00	235,000.00	235,000.00	235,000.00	235,000.00	235,000.00	\$ 1,410,000.00
Capital Outlay-Technology	11-5912-000-01	400,000.00	400,000.00	397,500.00	397,500.00	397,500.00	397,500.00	\$ 2,390,000.00
Capital Outlay-One to One	11-5912-000-03	320,700.00	320,700.00	320,700.00	320,700.00	320,700.00	320,700.00	\$ 1,924,200.00
Capital Outlay-Maintenance	11-5912-000-04	75,000.00	375,500.00	375,500.00	375,500.00	375,500.00	375,500.00	\$ 1,952,500.00
SMH Gym, Fine Arts, BR Principal	30-9100-715-14	666,667.00	666,667.00	666,667.00	666,667.00	666,667.00	666,667.00	\$ 4,000,002.00
SMH Gym, Fine Arts, BR Interest	30-9100-725-14	209,250.00	190,650.00	172,050.00	153,450.00	134,850.00	134,850.00	\$ 995,100.00
<i>QZAB Debt-\$9,000,000 Issue</i>		-	600,000.00	600,000.00	600,000.00	600,000.00	600,000.00	\$ 3,000,000.00
Transfers to SCR	11-9830-000-21	874,595.00	131,755.60	298,869.23	470,783.54	650,363.57	819,392.60	\$ 3,245,759.54
		<u>\$ 2,781,212.00</u>	<u>\$ 2,920,272.60</u>	<u>\$ 3,066,286.23</u>	<u>\$ 3,219,600.54</u>	<u>\$ 3,380,580.57</u>	<u>\$ 3,549,609.60</u>	<u>\$ 18,917,561.54</u>

Transferred to SCR \$ 742,135.00

Remaining Balance \$ 132,460.00

Capital Reserve Projected amounts available after commitments:								
School Capital Reserve 4/27/17								
\$1,614,891.59								
		<u>\$1,747,351.59</u>	<u>\$ 131,755.60</u>	<u>\$ 298,869.23</u>	<u>\$ 470,783.54</u>	<u>\$ 650,363.57</u>	<u>\$ 819,392.60</u>	<u>\$ 4,118,516.13</u>
Balance Available		<u>\$ 1,747,351.59</u>	<u>\$ 131,755.60</u>	<u>\$ 298,869.23</u>	<u>\$ 470,783.54</u>	<u>\$ 650,363.57</u>	<u>\$ 819,392.60</u>	<u>\$ 4,118,516.13</u>

Cumulative Totals: \$ 1,747,351.59 \$ 1,879,107.19 \$ 2,177,976.42 \$ 2,648,759.96 \$ 3,299,123.53 \$ 4,118,516.13

Sales tax projections based on an annual increase of 5%.

SCHOOL CAPITAL RESERVE PROJECTIONS

Proposed Funding Schedule

Funding Source	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	Totals
School Capital Reserve	1,747,351.59	131,755.60	298,869.23	470,783.54	650,363.57	819,392.60	4,118,516.13
Article 46 Sales Tax	-	-	-	2,087.03	533,096.68	734,084.84	1,269,268.55
Totals:	\$ 1,747,351.59	\$ 131,755.60	\$ 298,869.23	\$ 472,870.57	\$ 1,183,460.25	\$ 1,553,477.44	\$ 5,387,784.68
Cumulative Totals:	\$ 1,747,351.59	\$ 1,879,107.19	\$ 2,177,976.42	\$ 2,650,846.99	\$ 3,834,307.24	\$ 5,387,784.68	
Proposed Projects							
Top 3 Priorities per Facility		-	-	-			-
Athletic Fields		-					-
Engineering Fees-Athletic Fields		-	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Totals:	\$ 1,747,351.59	\$ 1,879,107.19	\$ 2,177,976.42	\$ 2,650,846.99	\$ 3,834,307.24	\$ 5,387,784.68	\$ 5,387,784.68

Increase Capital Funding

Top 3 Priorities for each Facility

Cullowhee Valley

Upgrade Fire Alarm

Replace Non-ADA Water Fountains

Replace Bathroom Tops and Sinks

Fairview Elementary

Upgrade Fire Alarm & Intercom System

Install Panic Lever Hardware on Egress Doors

Install ADA Bathrooms

Scotts Creek School

Replace Carpet Safety Issues

Replace Shutoff Valves for Water

Replace Boiler/Chiller Pumps

Smokey Mountain Elementary

Upgrade Fire Alarm

Repair Sewer Line

Replace Panic Lever Hardware on Egress Doors

Facility needs in addition to QZAB projects.

Increase Capital Funding

Top 3 Priorities for each Facility

Blue Ridge School & BREC

Install Door
Panic Levers

Install ADA
Bathrooms

Re-key Facility

School of Alternatives

Upgrade Fire
Alarms

Replace Covering
Exterior Walkways

Upgrade Panic
Door Hardware

Smoky Mountain High School

Repair Leaking
Inline Pump
Science Building

Install Drop Ceiling
Building B

Cover Student
Sidewalk to
Buses

Transportation

Insulate Building

Replace Single
Pan Windows

Outside Storage
for Air
Compressors

Approximate Cost \$ 1.4 Million

SMH Athletic Fields

Softball Field

A softball field will fit in the newly proposed location beside Fairview Road, based on measurements provided by the Jackson County Public Schools Athletic Department. The field would be oriented similar to Option 6 of the concept drawings that was submitted to the Commissioners during the February 13, 2017 work session.

This design would require excavation to be completed and an engineered retaining wall to be constructed behind the home-plate back stop in order to have ADA compliance and access to the 1st base lineside bleachers.



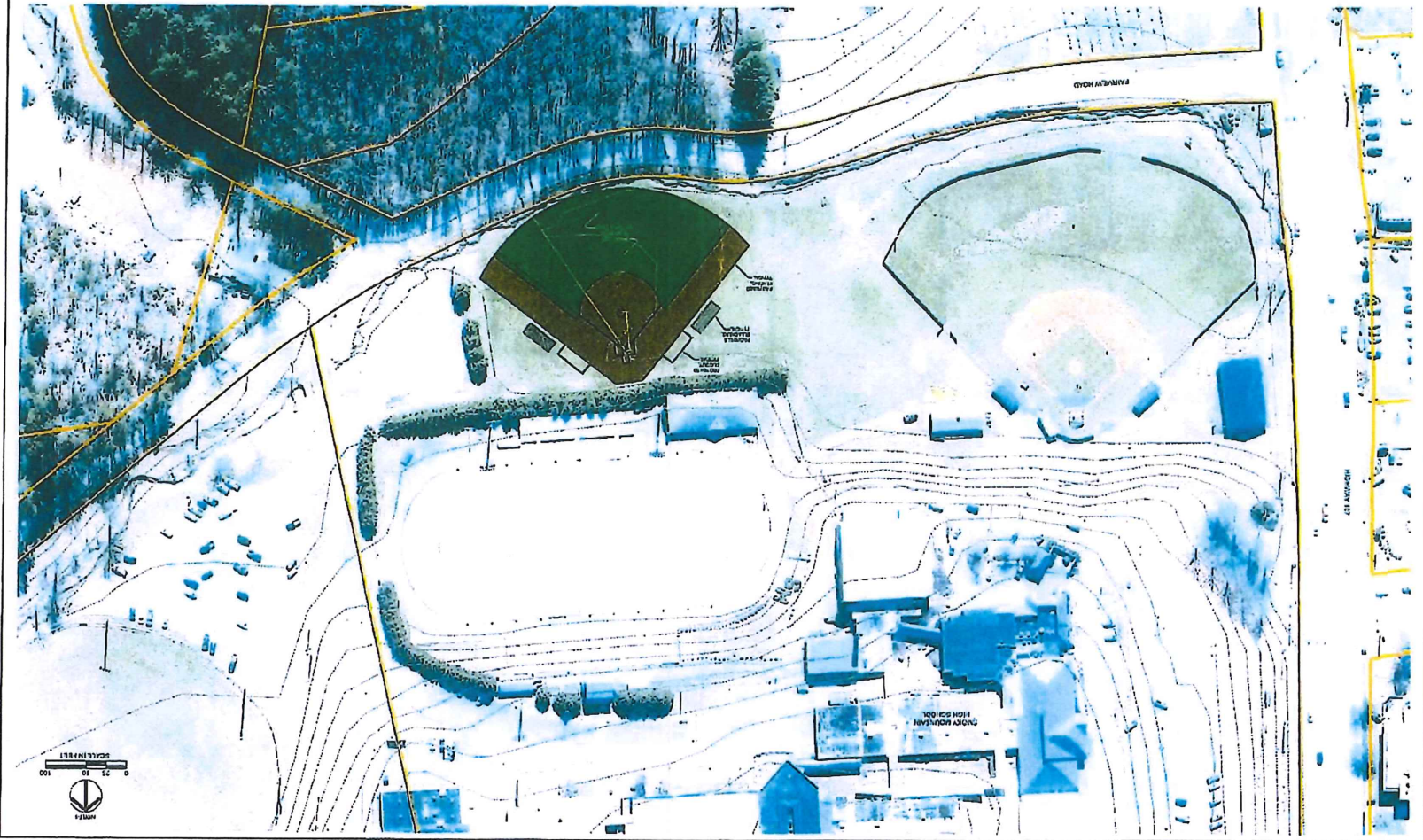
Track

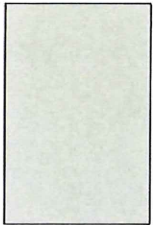
An eight lane 400 meter track will fit in the undeveloped space located at the end of the Gym and Performing Arts Building, based on measurements provided by the Jackson County Public Schools Athletic Department.

This project may require additional excavation and an engineered retaining wall constructed near the bottom of the bank slope on the Fallen Barn Road side. A survey and design layout will be needed in order to confirm possible symmetry and the need of a wall.



SMOKY MOUNTAIN
HIGH SCHOOL
SOFTBALL FIELD CONCEPT
OPTION 5
NOVEMBER, 2016





County Projects

FY 2017 - 2022

CAPITAL RESERVE/FUND BALANCE PROJECTIONS

Proposed Funding Schedule

Funding Source	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	Totals
Capital Reserve	1,479,029.86	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	6,479,029.86
General Fund Balance	-	-	4,900,000.00	2,700,000.00	-	-	7,600,000.00
Totals:	\$ 1,479,029.86	\$ 1,000,000.00	\$ 5,900,000.00	\$ 3,700,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 14,079,029.86
Cumulative Totals	\$ 1,479,029.86	\$ 2,479,029.86	\$ 8,379,029.86	\$ 12,079,029.86	\$ 13,079,029.86	\$ 14,079,029.86	

Projects Committed:

Health Department	-	403,157.86	4,500,000.00	2,096,842.14	-	-	7,000,000.00
Animal Shelter	-	350,000.00	1,575,000.00	1,575,000.00	-	-	3,500,000.00
Justice Center Renovations	-	150,000.00	1,350,000.00	-	-	-	1,500,000.00
	\$ -	\$ 903,157.86	\$ 7,425,000.00	\$ 3,671,842.14	\$ -	\$ -	\$ 12,000,000.00
Cumulative Totals:	\$ 1,479,029.86	\$ 1,575,872.00	\$ 50,872.00	\$ 79,029.86	\$ 1,079,029.86	\$ 2,079,029.86	\$ 2,079,029.86

Health Department Building Project

Description of Building Project

Capital Reserve to pay for A&E

Cost Projection: \$ 7,000,000.00

Proposed Funding Schedule

Funding Source	FY 2016-2017	FY 2017-2018	FY 2018-2019 <i>Construction Begins</i>	FY 2019-2020	FY 2020-2021	Totals
General Fund Balance	-	-	4,500,000.00	2,096,842.14	-	6,596,842.14
Capital Reserve	-	403,157.86	-	-	-	403,157.86
	<u>\$ -</u>	<u>\$ 403,157.86</u>	<u>\$ 4,500,000.00</u>	<u>\$ 2,096,842.14</u>	<u>\$ -</u>	<u>\$ 7,000,000.00</u>
Cumulative Totals:		\$ 403,157.86	\$ 4,903,157.86	\$ 7,000,000.00	\$ 7,000,000.00	

Animal Shelter Building Project

Description of Building Project

Capital Reserve to pay for A&E and construction costs.

Cost Projection: \$ 3,500,000.00

Proposed Funding Schedule

Funding Source	Construction Begins					Totals
	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	
General Fund Balance				-	-	-
Capital Reserve	-	350,000.00	1,575,000.00	1,575,000.00	-	3,500,000.00
	\$ -	\$ 350,000.00	\$ 1,575,000.00	\$ 1,575,000.00	\$ -	\$ 3,500,000.00
Cumulative Totals:		\$ 350,000.00	\$ 1,925,000.00	\$ 3,500,000.00	\$ 3,500,000.00	

Justice Center Building Project

Description of Building Project

Capital Reserve used to pay for A&E and renovation costs.

Cost Projection: \$ 1,500,000.00

Proposed Funding Schedule

Funding Source	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	Totals
General Fund Balance	-		-	-	-	-
Capital Reserve	-	150,000.00	1,350,000.00	-	-	1,500,000.00
	\$ -	\$ 150,000.00	\$ 1,350,000.00	\$ -	\$ -	\$ 1,500,000.00
Cumulative Totals:		\$ 150,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	