

## **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

## Options to Fund SCC and K-12 from Article 46 Sales Tax

## Article 46 Sales Tax Projections:

Fiscal Year	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTALS
Projection Amount	\$ 943,720.00	\$ 1,376,176.80	\$ 1,444,985.64	\$ 1,517,234.92	\$ 1,593,096.67	\$ 1,672,751.50	\$ 1,756,389.08	\$ 1,844,208.53	\$ 1,936,418.96	\$ 2,033,239.90	\$ 16,118,222.00
Cumulative Total:	\$ 943,720.00	\$ 2,319,896.80	\$ 3,764,882.44								

## OPTION 1

NC Connect Bond Funds      \$ 5,445,597.00

Total Cash Available      \$ 9,210,479.44

Total SCC Health Sciences Cost      \$ 19,844,294.00

Balance required:      \$ 10,633,814.56

**Debt Issue 1/2019**      **\$ 10,000,000.00**

Cash      \$ 633,814.56

Debt Payments      \$ 981,333.33      \$ 959,999.99      \$ 938,666.66      \$ 917,333.33      \$ 895,999.99      \$ 874,666.66      \$ 853,333.33      \$ 6,421,333.29

General Fund      \$ 100,000.00      \$ (100,000.00)      \$ -

Remaining Funds:      \$ -      \$ 2,087.03      \$ 535,183.71      \$ 1,269,268.55      \$ 2,108,324.30      \$ 3,056,532.84      \$ 4,118,285.14      \$ 5,298,191.71

## Southwestern Community College Health Science Building Project

### 55,000 sq. ft. Health Science Building

A&amp;E, Survey, Base Bid &amp; Contingency

Furnishings and Equipment to be obtained with state funds

**Cost Projection:                    \$ 19,844,294.00**

### Proposed Funding Schedule

Funding Source	<b>Construction Begins</b>					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**

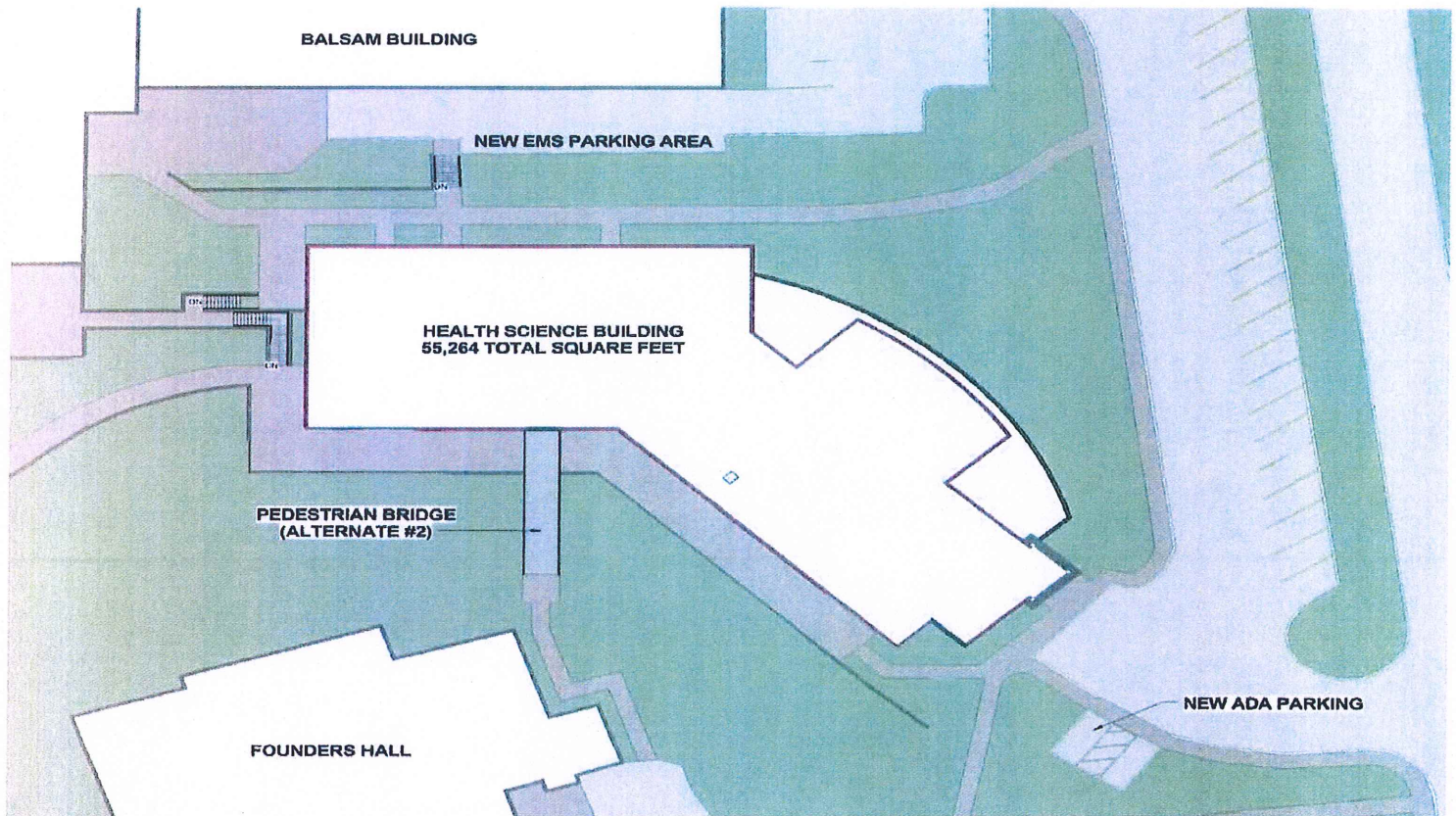




## Health Sciences Building Advance Planning



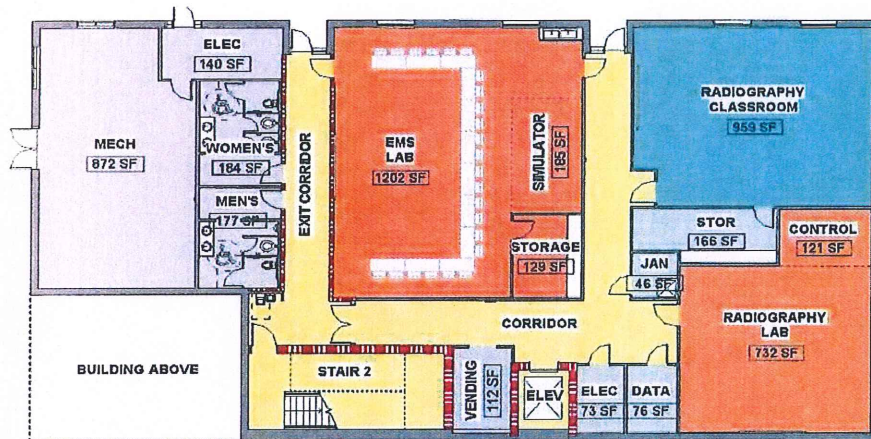




## Proposed Site Plan

### Health Sciences Building Advance Planning





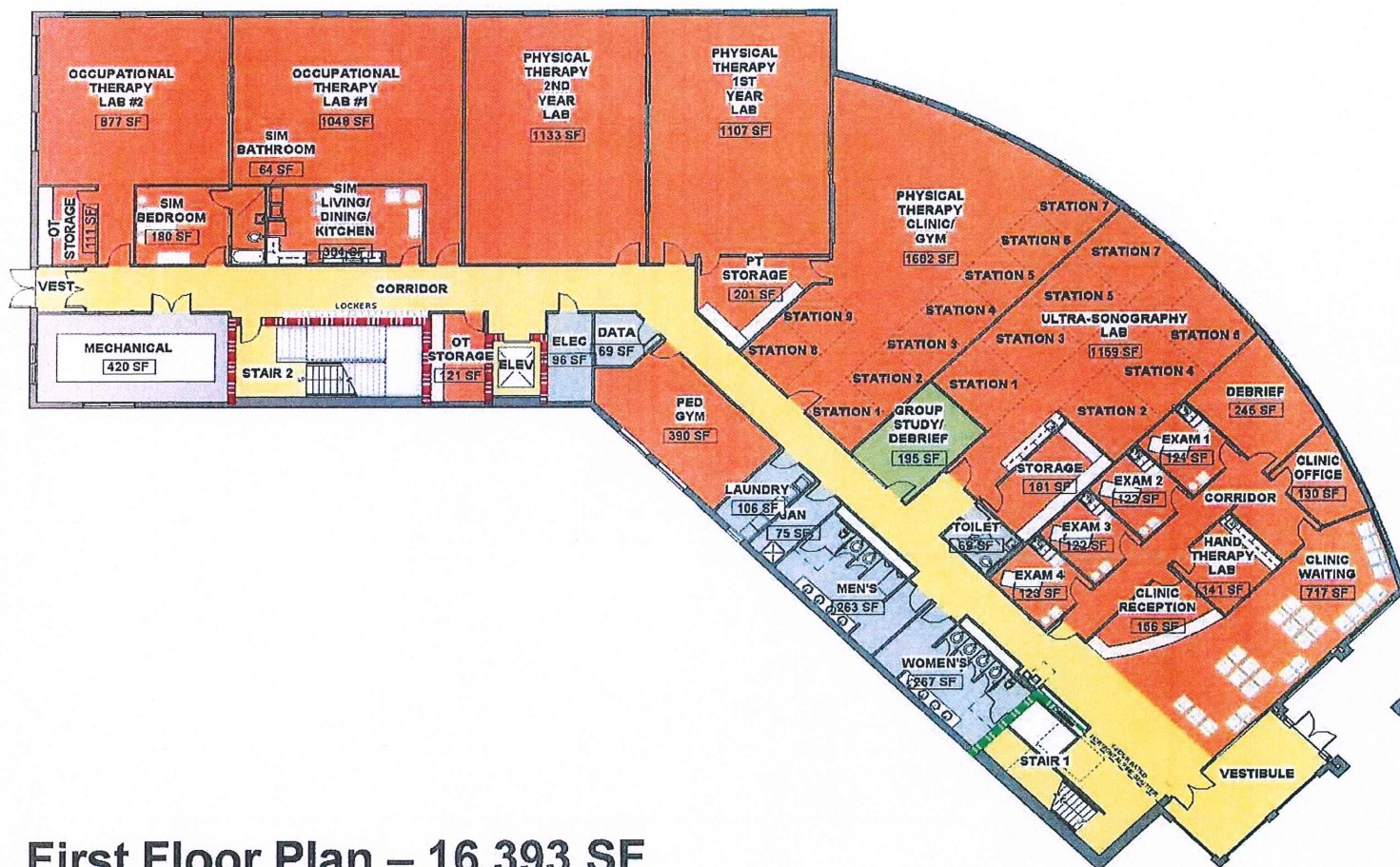
BUILDING ABOVE

## Basement / Ground Floor Plan – 7,360 SF

### Health Sciences Building Advance Planning







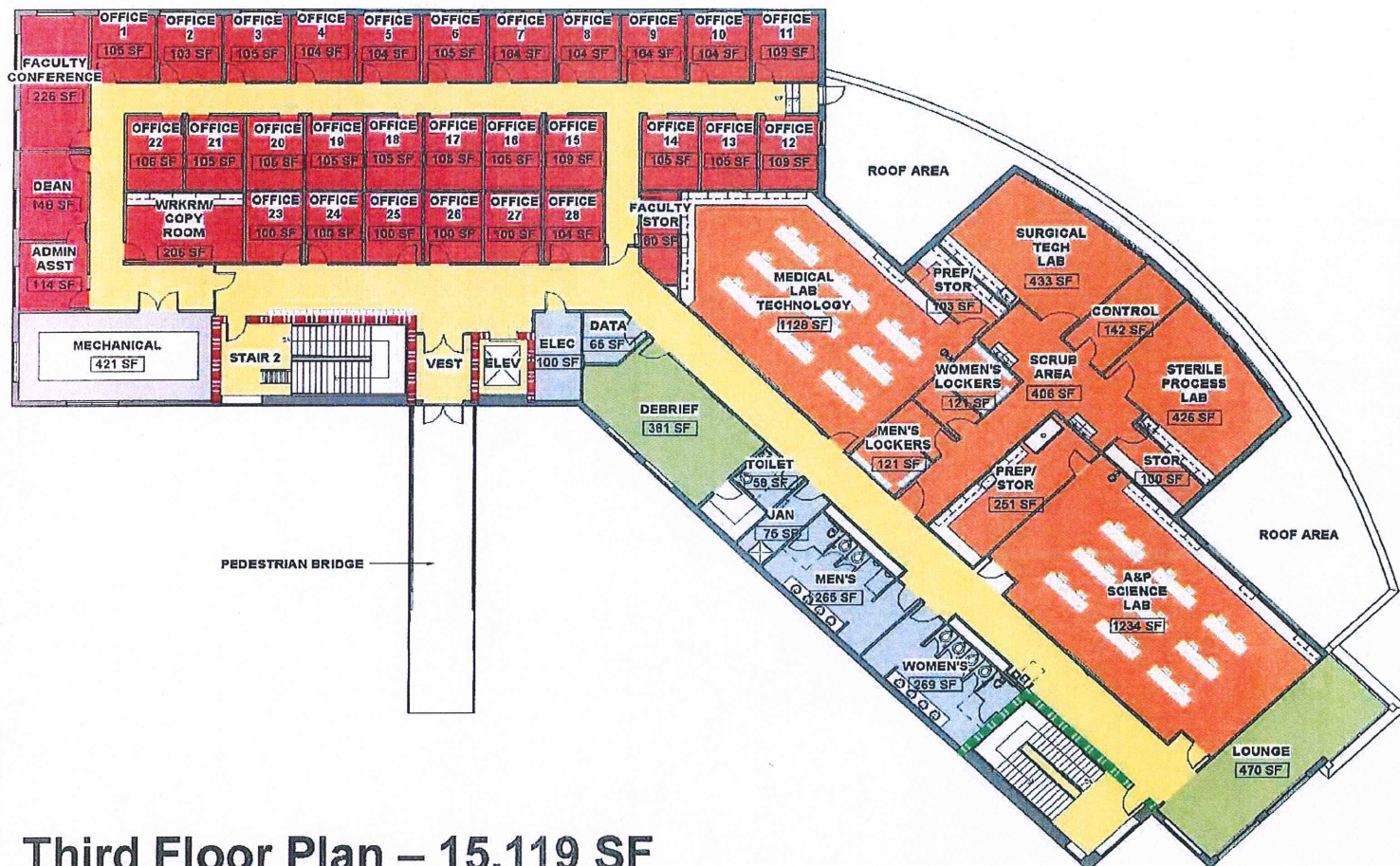
**First Floor Plan – 16,393 SF**

**Health Sciences Building Advance Planning**

**Southwestern**  
COMMUNITY COLLEGE









## 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	07/15/2019	333,333.33	30	Semiannual	01/15/2034
Fixed Principal (+Int.)					

## 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	

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

<b>Sales Tax Revenues:</b>	<b>Account</b>	<b>FY 2016-2017</b>	<b>FY 2017-2018</b>	<b>FY 2018-2019</b>	<b>FY 2019-2020</b>	<b>FY 2020-2021</b>	<b>FY 2021-2022</b>	<b>TOTALS</b>
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
<b>Capital Outlay-Maintenance</b>	<b>11-5912-000-04</b>	<b>75,000.00</b>	<b>375,500.00</b>	<b>375,500.00</b>	<b>375,500.00</b>	<b>375,500.00</b>	<b>375,500.00</b>	<b>\$ 1,952,500.00</b>
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
<b>QZAB Debt-\$9,000,000 Issue</b>		-	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>
<b>Balance Available</b>	<b><u>\$ 1,747,351.59</u></b>	<b><u>\$ 131,755.60</u></b>	<b><u>\$ 298,869.23</u></b>	<b><u>\$ 470,783.54</u></b>	<b><u>\$ 650,363.57</u></b>	<b><u>\$ 819,392.60</u></b>	<b><u>\$ 4,118,516.13</u></b>

**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

	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	Totals
<b>Funding Source</b>							
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
<b>Totals:</b>	\$ 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
 <b>Cumulative Totals:</b>	 \$ 1,747,351.59	 \$ 1,879,107.19	 \$ 2,177,976.42	 \$ 2,650,846.99	 \$ 3,834,307.24	 \$ 5,387,784.68	
 <b>Proposed Projects</b>							
Top 3 Priorities per Facility		700,000.00	400,000.00	300,000.00			1,400,000.00
Athletic Fields		1,000,000.00					1,000,000.00
Engineering Fees-Athletic Fields	74,000.00	-	-	-	-	-	74,000.00
	\$ 74,000.00	\$ 1,700,000.00	\$ 400,000.00	\$ 300,000.00	\$ -	\$ -	\$ 2,474,000.00
 <b>Cumulative Totals:</b>	 \$ 1,673,351.59	 \$ 105,107.19	 \$ 3,976.42	 \$ 176,846.99	 \$ 1,360,307.24	 \$ 2,913,784.68	 \$ 2,913,784.68



# 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 1<sup>st</sup> 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 6  
NOVEMBER, 2016





## 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	-	-	3,500,000.00	3,025,000.00	-	-	6,525,000.00
<b>Totals:</b>	<b>\$ 1,479,029.86</b>	<b>\$ 1,000,000.00</b>	<b>\$ 4,500,000.00</b>	<b>\$ 4,025,000.00</b>	<b>\$ 1,000,000.00</b>	<b>\$ 1,000,000.00</b>	<b>\$ 13,004,029.86</b>
 <b>Cumulative Totals</b>	 <b>\$ 1,479,029.86</b>	 <b>\$ 2,479,029.86</b>	 <b>\$ 6,979,029.86</b>	 <b>\$ 11,004,029.86</b>	 <b>\$ 12,004,029.86</b>	 <b>\$ 13,004,029.86</b>	
 <b>Projects Committed:</b>							
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
	<b>\$ -</b>	<b>\$ 553,157.86</b>	<b>\$ 6,200,000.00</b>	<b>\$ 3,671,842.14</b>	<b>\$ 1,575,000.00</b>	<b>\$ -</b>	<b>\$ 12,000,000.00</b>
 <b>Cumulative Totals:</b>	 <b>\$ 1,479,029.86</b>	 <b>\$ 1,925,872.00</b>	 <b>\$ 225,872.00</b>	 <b>\$ 579,029.86</b>	 <b>\$ 4,029.86</b>	 <b>\$ 1,004,029.86</b>	 <b>\$ 1,004,029.86</b>

## 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	<b>Construction Begins</b>					Totals
	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	
General Fund Balance			4,500,000.00	2,096,842.14	-	6,596,842.14
Capital Reserve	-	403,157.86	-	-	-	403,157.86
	\$ -	\$ 403,157.86	\$ 4,500,000.00	\$ 2,096,842.14	\$ -	\$ 7,000,000.00

**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	<b>Construction Begins</b>					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
<b>Cumulative Totals:</b>		\$ -	\$ 350,000.00	\$ 1,925,000.00	\$ 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	<b>Construction Begins</b>					Totals
	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	
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
<b>Cumulative Totals:</b>		\$ 150,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	