

## **A-B Tech/Buncombe County Joint Capital Advisory Committee**

**February 26, 2024**

### **Resolution / Action Item**

#### **Master Planning Project using Article 46**

##### **Background:**

The College's facilities master plan, entitled Master Plan Report (2015-2024) and funded in 2014 by Article 46, expires this year. The plan needs to be updated and extended for a new ten-year period through 2034 for the purpose of providing guidance and vision as the needs for our facilities change. It will also provide an updated facilities assessment that will be used to plan for a continuing cycle of annual repairs and replacements. Finally, it will provide guidance as to the expansion of programming at our other sites, including Woodfin and the Enka Campus, where we have plans for renovations and expansion within the Technology Commercialization Center, as envisioned in the Article 46-funded 2021 master plan.

In November 2023, the A-B Tech Board of Trustees granted permission to issue a request for qualifications (RFQ) to architectural, engineering, or landscape architectural firms that are properly licensed to practice in the State of North Carolina. The RFQ was issued in December, and the College received seven responses that were graded by a review team. After screening two semi-finalists, the Administration is requesting that the College contract McMillan Pazdan Smith to compile the Master Plan for a fee to be negotiated and not to exceed \$500,000 using Article 46 funds. The College's Board of Trustees approved this action on February 8, 2024

McMillan Pazdan Smith's response to our RFQ is attached. Also attached is a forecast of the Article 46 fund balance through 2027 that includes the \$500,000 budget (highlighted). The forecast includes the following assumptions:

- 1) conservatively, no annual growth in the Article 46 tax revenues through 2027;
- 2) the \$5 million for the South Buncombe Workforce Training Center is paid out of cash rather than debt financed; and
- 3) the \$30 million needed for the rehabilitation of the Enka Technology Commercialization Center is debt financed.

The projection shows that the fund balance remains adequate through 2027. Even if the \$5M for the Workforce Training Center is financed with cash rather than debt, the fund balance remains acceptable through 2027.

Upon approval, the project will be submitted to the Buncombe County Commission for final approval in March

##### **Action Item:**

The Joint Capital Advisory Committee hereby approve contracting with McMillan Pazdan Smith to conduct facilities master planning services to update the facilities master plan. The project will be funded by Article 46 with a budget not to exceed \$500,000. This action is effective February 26, 2024.