

REQUEST FOR BOARD ACTION:

The Board is requested to consider and approve Capital Project Amendment No. 27CPA002, a FY 2026-27 appropriation of approved County Contribution (PAYGO) funds (\$8,895,562) for multiple capital projects. This capital project amendment is a standard annual procedure that occurs at the beginning of each fiscal year. These funds were approved as part of the FY 2026-27 annual budget.

Capital projects receiving County Contribution funds are generally projects that support the ongoing maintenance, repair, and upgrade needs of important county assets. County contribution funds were previously called “Pay-As-You-Go” funding and are considered “non-borrowed” cash.

When PAYGO funding is applied to a project, there are no time limits as to when funding can be used. It is essentially a cash transaction, analogous to a homeowner paying for a new air conditioning system out of a savings account, rather than taking on a long-term loan. What makes the funds particularly flexible as a funding source is that they can easily be moved from one capital project to another, if necessary, as decided by the Board of County Commissioners.

County administration has long used County Contribution funds to support ongoing projects, such as most of the ones listed above, specifically because such funding is ultimately less expensive to use (no interest payments), as well as because the nature of the ongoing project is somewhat fluid. An example might be that a County-owned building that was budgeted to have its heating and ventilations system updates with County Contribution dollars in the official “Ongoing HVAC Replacement (4190DC076)” project may no longer need those funds because other more pressing items may have arisen, or the condition is more stable than projected. The specific County Contribution funds allotted for that now defunct HVAC project can easily be applied to another County building HVAC project or possibly transferred to support a completely different project (with BOCC approval). The need to have available cash on hand to deal with planned maintenance and repair projects, as well as unplanned maintenance, necessitates a prudent application of annual funding.

1. Ongoing Roof Replacement (4190DC073) \$795,483

The County has 45 facilities with various roof types – single ply, shingle, spray on and metal – that need replacement when they have reached their useful life span. The Building Maintenance division performs yearly annual evaluations of each roof system in the County and determines the approximate life span remaining on the County-owned facility. Prices for this year’s evaluation were formulated using previous quote averages and R.S. Means Construction Cost Data for corresponding roofs. Scheduled replacements will be analyzed yearly, as atmospheric elements directly affect the lifespan of the roofs.

2. Ongoing Parking Resurfacing Project (4190DC074) \$54,365

The county owns 37 surface parking lots associated with County buildings, and 4 standalone parking structures for staff with varying surfaces of asphalt and concrete. Analysis of the condition of each parking facility has been undertaken by General Services. The priority of resurfacing or reconditioning each parking lot was determined by age, wearing surface, and then the amount of deterioration of each lot. A cost per parking lot has been identified from either quotes or Engineering estimates. The work required will be bid out for contracted services. The annual value of maintaining these resources exceeds the operational budget ability of the department. These lots are vital for the safe movement of both citizens and employees accessing facilities.

3. Ongoing HVAC Replacement (4190DC76) \$946,508

The County owns 45 facilities, and General Services is responsible for maintaining heating and air conditioning systems, as well as building automation controls. Systems maintenance records are analyzed, manufacturer specifications, and repair part availability are taken into consideration for system replacement or refurbishment. Presently, increases for these systems range from 25% -

30%. One of the County's BAS systems- Schneider's Andover Continuum has reached its useful life and is being replaced with Schneider's ECOStruxure System, incrementally. This will allow remote control of building HVAC systems and offer utility analytics for the environmental impact program.

4. Ongoing Building Envelope (4190DC078) \$198,078

The purpose of this project is the repair or replacement of Building Envelope – windows, louvers, doors, screening devices, exterior building surfaces etc. – within the buildings structure that would be failing its intended purpose. The failing of these products would lead to a facility losing its thermal and/or moisture barrier and would cause a strain on the systems of the facility. It could also lead to water infiltration if not repaired correctly and in a timely manner. The Building Maintenance Division within General Services conducts periodic inspections of all County facilities to determine when this work may be needed.

5. Ongoing Security Improvements (4190DC081) \$1,306,074

This project will enhance our current security systems by replacing antiquated security cameras, installing new cameras where there are gaps in coverage of critical infrastructure locations, re-keying locks to bring all county facilities under a centralized key control system, improving building security by installing barriers, and providing emergency phone stations at county parking locations. Additional improvements will add command and control S-2 software that will allow the security monitoring center to employ video analytics and blue force tracking, as well as an improved video management system that will be scalable as security needs continue to expand. All County-owned facilities will have S-2 system installed over the next 2 fiscal years. Camera replacements will then be placed on a 3-years cycle from this funding. FY27 funding will support installation of baseline security infrastructure, including cameras, access control equipment, and emergency communication devices. These upgrades establish essential safety measures at the Roxboro Deck and modernize outdated systems at the Courthouse, aligning both facilities with County security standards.

6. County Stadium Upgrades (4190DC083) \$340,750

The facility continues to replace the antiquated bench seating throughout the stadium on a staggered schedule. Future enhancements include a run-off track and potential field house, upgrades to the practice field, additional concession cook area, and upgrades to track and field equipment.

7. Ongoing Facilities Systems Upgrades (4190DC087) \$1,734,304

The County owns 45 facilities in which General Services is responsible for maintaining the electrical and plumbing systems. Based on manufacturers' recommendations for equipment life cycle, costs for ongoing repairs/maintenance, and accessibility for repair parts, these systems are slated for replacement/upgrading. General Services employees continually assess these systems through preventative maintenance/repair work and update management on their statuses.

8. Ongoing Countywide Equipment Replacement (4190DC0089) \$75,000

This project is for replacing equipment and appliances for department use, that were supplied by County funds when the respective spaces were built and turned over to the departments for their operations. These assets are difficult to determine life-cycle replacement timeframes, so we are requesting a flat funding per year. This will be reviewed before each Fiscal Year.

9. Durham-to-Roxboro Rail Trail (4590DC001) \$100,000

The Durham-to-Roxboro Rail Trail Plan, adopted by the Board of County Commissioners in Fall 2025, evaluated the feasibility of developing a greenway along the approximately 18 miles of inactive Norfolk Southern rail corridor located within Durham County. This segment forms part of a broader 26-mile corridor stretching from downtown Durham into Person County. The plan assessed demand, environmental and historic resources, connectivity, and amenity needs, and was informed by broad community and stakeholder engagement that demonstrated strong support. It also developed preliminary cost estimates and an implementation strategy for trail conversion.

The next major step is acquisition of the rail corridor. The North Carolina Department of Transportation (NCDOT) is leading this process and intends to purchase the full corridor from Norfolk Southern. Local governments, including Durham County, the City of Durham, and Person County, will partner with NCDOT through funding agreements to support the purchase and secure long-term public access. Acquisition represents a unique, time-sensitive opportunity to preserve a continuous recreation and mobility corridor. Once purchased, the corridor would be made available for trail use, following a similar model to the American Tobacco Trail. Durham County received a \$500,000 Great Trails State Program (GTSP) grant to support its share of purchasing the corridor right-of-way. Securing the corridor is a key milestone that enables the County and its partners to advance the project into design, permitting, and phased construction in future years. Acquisition ensures long-term preservation of an important linear corridor, supporting regional mobility, recreation, and economic opportunity from downtown Durham to Person County.

10. Open Space and Farmland Preservation (4730DC083) \$500,000

These funds support the acquisition, protection, and development of strategic open space, conservation lands, and working forests and farmlands. This work aligns with Strategic Plan Goal 4: Environment – Protect natural resources and support and promote community and economic viability, as well as key Comprehensive Plan policies and adopted open space and agricultural plans. The funds provide essential matching dollars for local, state, and federal land protection grant programs. To date, Durham County has leveraged approximately 75 percent of total project costs from outside grants and landowner donations, with the County contributing the remaining 25 percent.

11. DTCC – Retrofit HVAC \$1,470,000

The Collins Building on Durham Tech's main campus needs its HVAC replaced. The equipment has outlived its useful life. The units and controls can no longer provide a comfortable environment in the building. Durham Tech has already begun the planning required for this project.

12. DTCC – Roof Replacement Project \$975,000

DESCRIPTION PENDING

13. Ongoing Library Maintenance \$400,000

The Library system currently has 7 locations total, some of which are more than 20 years old. This project will fund structural repairs and updates at all Library locations. The work includes flooring replacement, concrete repair, building and parking lot upkeep, and other interior updates. The Library's planning and facilities team will oversee this project.