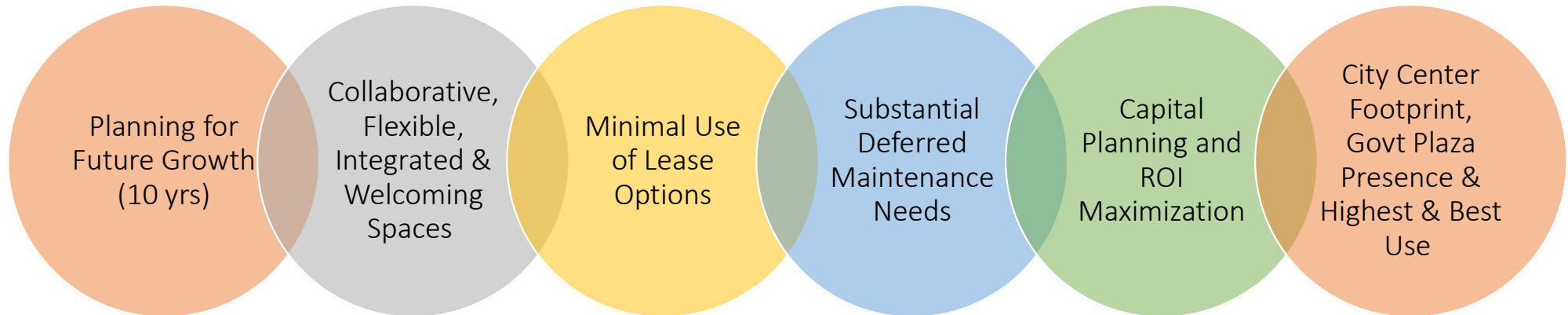


# Guilford County – Establishing a Capital Improvement Plan



# County Capital Guiding Principles



# Next Steps from November 20 Work Session

## Short Term Need (headlights for decisions over the next 3-months):

- Address temporary space needs for displaced staff at Katie S. Cashion Center
- Establish a space plan for Probation and Parole per statute.
- Develop a capital improvement plan to address capital repairs for existing facilities.
  - Secure greatest ROI on deferred maintenance & use of capital.
- Evaluating centralizing staff and services to support user and staff efficiencies and optimize space use.

# Establishing a Capital Improvement Plan

# CIP Best Practices

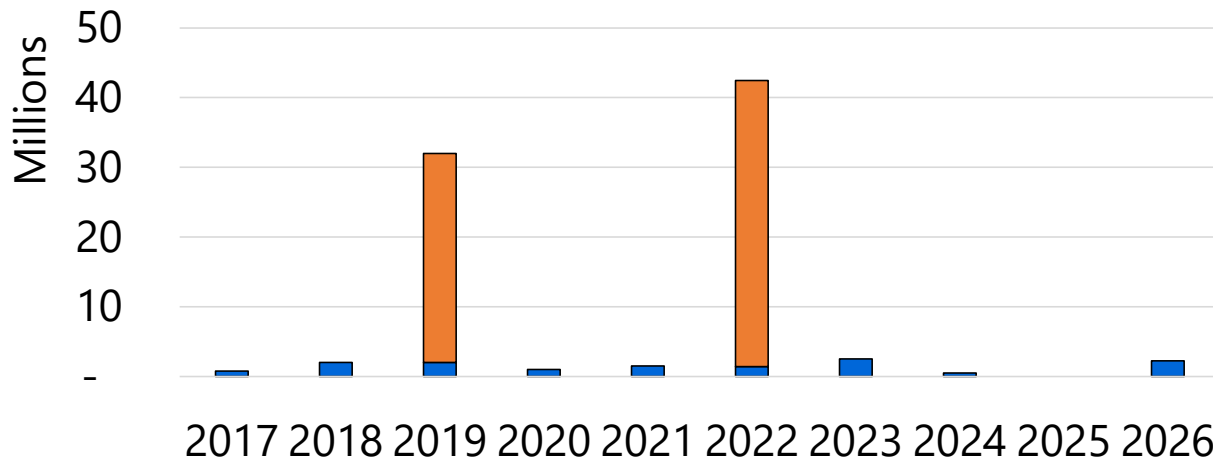
- Promotes a structurally balanced budget
- Identifies and prioritizes needs based on strategic needs
- Includes estimated project scope and costs
- Details estimated funding amounts and sources
- Spans a period of 5-25 years
- Projects future operating, maintenance and replacement costs

Source: GFOA Multi-Year Capital Planning 2022

# 10-year CIP Funding Review

Over the past ten years, the County has addressed capital needs through annual set asides (average \$1.4 million) and use of two-thirds bond capacity to advance key strategic priorities.

Capital Allocation by Year



- Average of \$1.4 million per year in County funds

+

- 2019: \$30m bond issuance

+

- 2022: \$41m bond issuance

# Bond Funding Used to Address

The total identified need in 2021 was approximately \$96 million\*, with \$41 million funded utilizing two-third bonds.

Based on the 2025 CPL assessment, the compounding facility needs has increased to ~\$141 million to fix current facilities.

*\*\$96 million was discussed at November 18, 2021 BoCC Work Session.*

	2019 Bonds	2022 Bonds
Old Courthouse Renovation	-	1,000,000
BB&T Parking Deck Repairs	-	870,000
Greensboro Courthouse Renovation	-	2,400,000
Gso Governmental Plaza Deck Repairs	-	9,130,000
HP Courthouse Plaza Repairs	-	1,520,000
HP Courthouse Renovation	-	700,000
Independence Center Renovation	-	600,000
Greensboro Public Health Renovation	-	1,500,000
Law Enforcement Admin Bld Reno	11,979,575	17,030,000
Greensboro Detention Center Reno	-	2,240,000
HP Detention Center Renovation	-	2,010,000
Bryan Park Expansion	-	1,000,000
Hagan-Stone Park Repairs	-	1,000,000
Probation and Parole	2,540,237	-
Behavioral Health Center	11,021,800	-
County Animal Shelter Replacement	4,458,388	-
	<b>\$30,000,000</b>	<b>\$41,000,000</b>

# Best Practices According to GFOA

The Government Finance Officers Association recommends the following steps to develop a strong capital improvement plan:



## 1 Identify Needs

Develop capital asset life cycle utilizing information from strategic and comprehensive plans and facility master plans.

## 3 Prioritize Capital Requests

Prioritize based on health and safety, asset preservation and service expansion or addition.



## 2 Determine Financial Impacts

Develop scope, timeline, life cycle costs, and associated revenues for each project.

## 4 Develop a Comprehensive Financial Plan

Align financing strategies and available resources with identified projects.

Source: GFOA Multi-Year Capital Planning 2022



# Our Fiscal Health

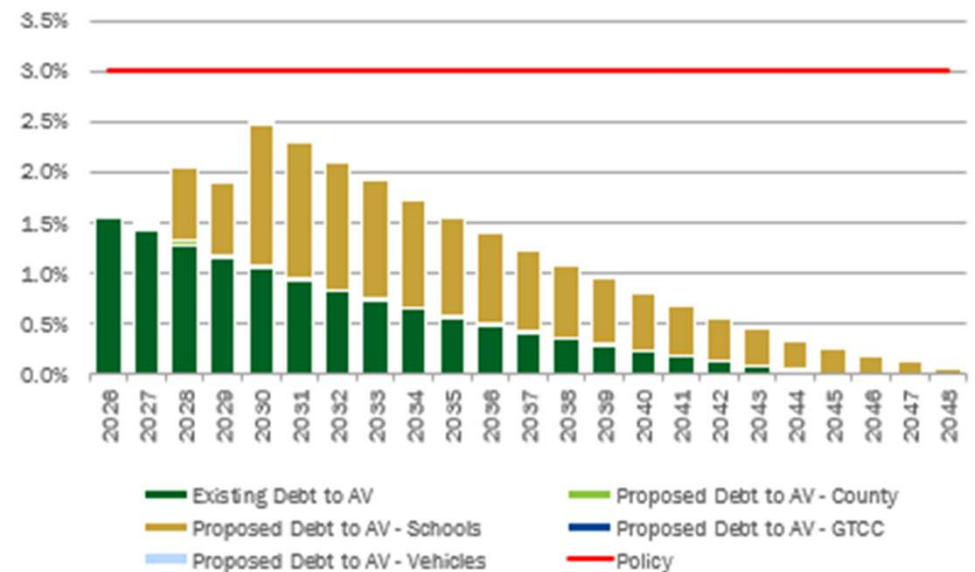
# County Debt Policies

## 10 Year Payout Ratio



- County paydown of principal aligns with policy of 50% paydown within ten years, in alignment with LGC.

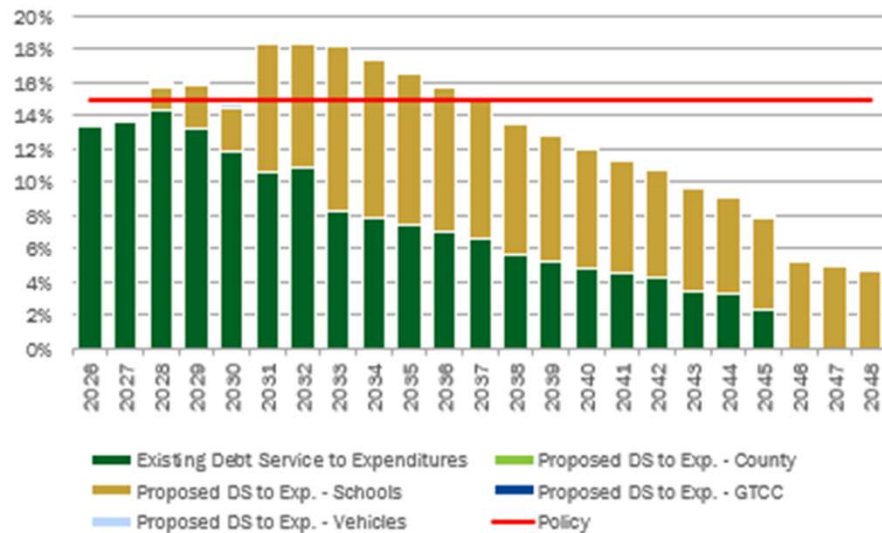
## Debt to Assessed Value



- State policy is 8% of assessed value
- County policy is 3% of assessed value

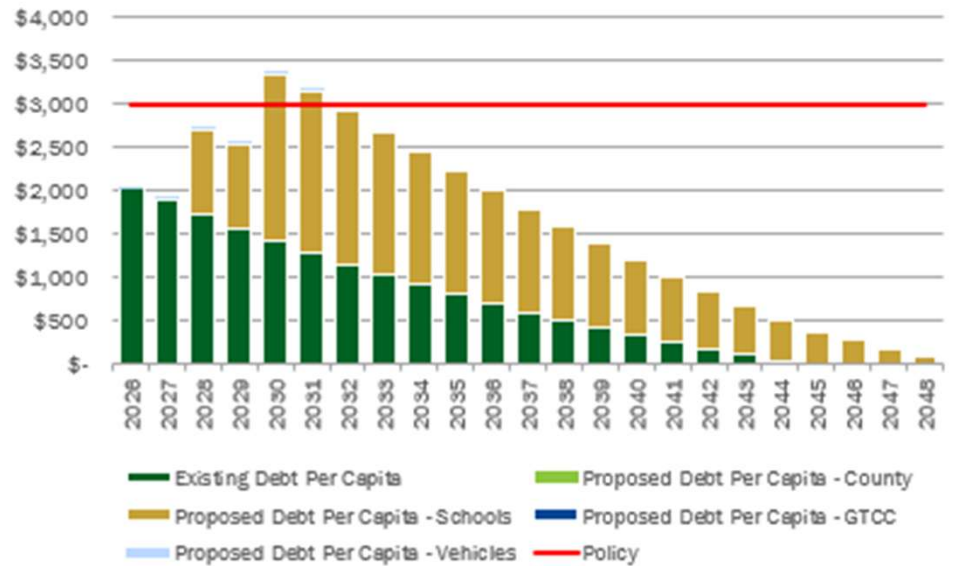
# County Debt Policies

## Debt Service to Expenditures



County policy is debt service represents 15% of annual operating budget

## Debt Per Capita



County policy is existing debt of \$3,000 per capita

# Our Fiscal Health & Credit Rating

- The AAA rating applies to the County's General Obligation (GO) bonds that are backed by the full faith and credit of the County and require taxes to be levied to pay the debt service.
- There are numerous factors that impact the credit rating include those within our control and those outside of our direct control.

**AAA**  
**S&P Rating**

**Aaa**  
**Moody's Rating**

# Our Fiscal Health & Credit Rating

## **Within County's Control**

- Financial performance,
- Fund Balance/reserves and liquidity
- Debt and Liabilities (Amount of outstanding debt and impact on debt ratios)
- Debt Management
  - Maintaining strong financial policies
  - Maintaining a strong debt management program (debt model, honor school capital)
  - Long-term planning and forecasting
  - Transparency and reporting

## **Outside County's Direct Control**

- Local economy
  - Metropolitan statistical area (MSA)
  - Local economic profile
- Population metrics (growth, demographics)
  - Income characteristics influencing revenue-generating capacity
- Economic volatility and concentration
  - Major employer closures, shifts in industry, real estate cycles.
  - Top 10 taxpayers of the local government that comprise more than 25% of the tax base

# Risks and Ratios

S&P	Moody's
AAA	Aaa
AA+	Aa1
AA	Aa2
AA-	Aa3
A+	A1
A	A2
A-	A3

The difference in the rate on tax exempt for a AAA rating vs AA rating is approximately 10-20bp or 0.10% - 0.20% in today's market

The last time LOBs were issued was in 2012 and they were rated AA+ by S&P and Aa1 by Moody's

# Developing Guilford County's Capital Improvement Plan

# Fixing Current Facilities - \$141.2 million

Capital repairs identified in the CPL assessment:

1. Restore Katie S. Cashion (\$5.0 million)
2. High Point Jail (\$6.4 million)
- ~~3. Edgeworth (\$15 million)~~
4. Independence (\$15.8 million)
5. Maple Street DSS Renovation (\$11.4 million)
6. Truist Building (\$7.9 million)
7. High Point DSS Russell Building (\$2.9 million)
8. Public Health High Point (\$4.6 million)
9. EMS Base 3 Meadowood (\$2.8 million)
10. Juvenile Detention (\$0.7 million)
11. Animal Shelter (\$0.2 million)
12. Old Courthouse Refurbish (\$26.0 million)
13. Greensboro Court House (\$30.5 million)
14. High Point Court House (\$11.8 million)
15. Cooperative Extension (\$2.2 million)
16. RHA/HP Probation (\$2.0 million)
17. Public Health - Chandler Dental (\$0.4 million)
18. EMS Concord Base (\$0.5 million)

Capital repairs identified in the parks master plan:

1. Bur-Mil Park (\$2.5M)
2. County Farm Park (\$1.2M)
3. Gibson Park (\$1.1M)
4. Hagan Stone Park (\$1.6M)
5. Northeast Park (\$2.0M)
6. Rich Fork Preserve (\$0.1M)
7. Southwest Park (\$1.5M)

These figures include a CPI adjustment factor for FY2027 – FY2036 based on estimated cash flows.



# Project Summaries included as an addendum

# Expansion/Optimization Opportunities

1. Central Government Complex\*
2. EMS Substations Expansion\*
3. Parks Master Plan Expansions\*
4. HHS Consolidated Campus – GSO
5. Consolidated HP Campus – HP
6. Pepperstone Expansion
7. Gibson Park
8. Library System

*\*Indicates a strategy to address projected operational and population growth demands*

Expansions eliminate \$47.0 million of identified needs:

- ~~1. Edgeworth (\$15 million)~~
- ~~2. Maple Street DSS Renovation (\$11.4 million)~~
- ~~3. Truist Building (\$7.9 million)~~
- ~~4. High Point DSS Russell Building (\$2.9 million)~~
- ~~5. Public Health High Point (\$4.6 million)~~
- ~~6. EMS Base 3 Meadowood (\$2.8 million)~~
- ~~7. RHA/HP Probation (\$2.0 million)~~
- ~~8. Public Health – Chandler Dental (\$0.4 million)~~

**BoCC would support prioritizing expansion requests at the January Budget Retreat and funding options.**

# Next 3-month Headlights

# Probation and Parole – Lease or Move

- Per NCGS 15-209 - County must provide suitable office space for Probation and Parole.
- Based on facility assessment, the location at Edgeworth requires substantial renovation (\$15M +) and the return on investment is not worth the investment to renovate the facility.
- Tax, Planning, Child Support & Inspections will be displaced.
  - Mitigated through a temp lease option if a central government complex is pursued.



# Options for Consideration

<b>Option 1 - Take Care of Current Facilities</b> <i>(Lease Requirement for Probation and Parole)</i>	<b>Option 2 - A La Carte Approach Based on BoCC Direction</b>
<b>\$141.2 million total</b> \$136.2 million (financed)	<b>Option 1 + A La Carte</b>
<b>Key Projects:</b> Renovated Old County Courthouse, renovated shared space for Admin & FJC at Greene St., deferred Capital for Parks, HP Jail, Maple Street, GSO & HP Courthouse	<b>Key Projects:</b> Fix current facilities + <i>Central Government Complex</i> + <i>EMS Sub Stations (5)</i> + <i>Parks Master Plan</i> + <i>HHS Consolidated Campus – GSO</i> + <i>Consolidated HP Campus</i> + <i>Pepperstone Expansion</i>

# Questions?

# Addendum

# Katie S. Cashion Center



The Katie S. Cashion is a four-story building containing approximately 60,000 square feet. The building was constructed in 1948 and served as offices for the Family Justice Center, Human Resources, Finance, and Internal Audit.

Facility needs include a full restoration stemming from the 2025 fire. The third floor will require complete retrofit/rebuild from fire damage. The second and first floors are currently under renovation for habitation by the Family Justice Center in 2026

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs	\$3,000,000											\$3,000,000
Identified Need		\$4,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000
General Fund Transfer												
Bond Proceeds												
Insurance Proceeds	\$3,000,000	\$4,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000,000
<b>Total Revenue</b>	<b>\$3,000,000</b>	<b>\$4,000,000</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,000,000</b>



# County Jail – High Point



The Guilford County Detention Center in High Point is a seven-story building containing approximately 120,000 square feet. The building was constructed in 1988 and serves as the Detention Center for the City of High Point.

Facility needs identified during the current fiscal year include constructing a kitchen annex (\$2.7 million) and replacing the elevators (\$1.8 million). Upcoming identified needs include HVAC Replacement and replacing Water Taps.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$3,832,000	\$2,235,000	\$327,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,394,000
General Fund Transfer												
Bond Proceeds		\$3,832,000	\$2,235,000	\$327,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,394,000
<b>Total Revenue</b>		<b>\$3,832,000</b>	<b>\$2,235,000</b>	<b>\$327,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,394,000</b>

# Truist Building



The Truist Building is a five-story building containing approximately 64,000 square feet. The building was constructed in 1973 and serve as the offices for the Register of Deeds, Budget and Management Services, Information Technology, Parks and Recreation, the county gym, and temporarily Human Resources.

Facility needs identified in the facility assessment include roof replacement, ADA improvements, Elevator, and HVAC modernization.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs	\$1,250,000											\$1,250,000
Identified Need		\$3,385,000	\$3,270,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,655,000
General Fund Transfer	\$1,250,000											\$1,250,000
Bond Proceeds		\$3,385,000	\$3,270,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,655,000
<b>Total Revenue</b>	<b>\$1,250,000</b>	<b>\$3,385,000</b>	<b>\$3,270,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,905,000</b>

# Independence



The Independence Center is a 6-story building containing approximately 52,000 square feet. The building was constructed in 1973 and serve as the offices for the Tax Department, Planning and Development, Inspections, Environmental Health, and Child Support.

Facility needs include roof replacement, Elevator modernization, HVAC replacement, envelope (water intrusion) repairs, Interior space needs (ADA compliant access) and carpet/paint.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$10,300,000	\$5,450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,750,000
General Fund Transfer												
Bond Proceeds		\$10,300,000	\$5,450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,750,000
<b>Total Revenue</b>		<b>\$10,300,000</b>	<b>\$5,450,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,750,000</b>

# Maple Street (DSS)



Maple Street is a three-story building containing approximately 120,000 square feet. The building was constructed in 2003 and serves as the Greensboro Social Services Office, resident facing benefit certification, and Public Health Administration.

Facility needs identified in the facility assessment include exterior waterproofing and envelope, elevator modernization, HVAC Replacement, roof replacement, and interior renovations (carpet & paint)

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$824,000	\$7,402,000	\$3,172,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,398,000
General Fund Transfer												
Bond Proceeds		\$824,000	\$7,402,000	\$3,172,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,398,000
<b>Total Revenue</b>		<b>\$824,000</b>	<b>\$7,402,000</b>	<b>\$3,172,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,398,000</b>

# Old Courthouse



The Old Court House is a five-story building containing approximately 49,000 square feet. The building was constructed in 1918 and serves as the meeting location for the Board of County Commissioners, County Administration, County Legal, County Clerk, Elections, and Communications.

Facility needs identified in the facility assessment include a full interior renovation, building envelope (windows, Doors & waterproofing), elevator modernization/replacement, Interior waterproofing (basement), and HVAC replacement, and exterior site work for drainage.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$4,841,000	\$8,393,000	\$8,175,000	\$4,633,000	\$0	\$0	\$0	\$0	\$0	\$0	\$26,042,000
General Fund Transfer												
Bond Proceeds (LOBS)		\$4,841,000	\$8,393,000	\$8,175,000	\$4,633,000	\$0	\$0	\$0	\$0	\$0	\$0	\$26,042,000
<b>Total Revenue</b>		<b>\$4,841,000</b>	<b>\$8,393,000</b>	<b>\$8,175,000</b>	<b>\$4,633,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,042,000</b>

# Greensboro Courthouse



The Guilford County Courthouse in Greensboro is a six-story building containing approximately 213,000 square feet. The building was constructed in 1973 and serves as the Superior and District Courthouse for the City of Greensboro/Guilford County.

Facility needs identified in the facility assessment include extensive interior upfit and renovation, furniture replacement, exterior envelope repairs, HVAC modernization/replacement, and roof replacement.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$949,000	\$3,815,000	\$1,004,000	\$3,390,000	\$13,306,000	\$2,380,000	\$210,000	\$2,540,000	\$221,000	\$2,680,000	\$30,495,000
General Fund Transfer												
Bond Proceeds		\$949,000	\$3,815,000	\$1,004,000	\$3,390,000	\$13,306,000	\$2,380,000	\$210,000	\$2,540,000	\$221,000	\$2,680,000	\$30,495,000
<b>Total Revenue</b>		<b>\$949,000</b>	<b>\$3,815,000</b>	<b>\$1,004,000</b>	<b>\$3,390,000</b>	<b>\$13,306,000</b>	<b>\$2,380,000</b>	<b>\$210,000</b>	<b>\$2,540,000</b>	<b>\$221,000</b>	<b>\$2,680,000</b>	<b>\$30,495,000</b>

# High Point Courthouse



The Guilford County Courthouse in High Point is a four-story building containing approximately 100,000 square feet. The building was constructed in 1988 and serves as the Superior and District Courthouse for the City of High Point/Guilford County.

Facility needs include waterproofing, HVAC, ADA, general renovations, courtroom AV maintenance and upgrades, Courtroom furnishings/FFE full replacement.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$495,000	\$1,090,000	\$1,178,000	\$2,486,000	\$93,000	\$1,428,000	\$2,313,000	\$1,270,000	\$104,000	\$1,340,000	\$11,797,000
General Fund Transfer												
Bond Proceeds		\$495,000	\$1,090,000	\$1,178,000	\$2,486,000	\$93,000	\$1,428,000	\$2,313,000	\$1,270,000	\$104,000	\$1,340,000	\$11,797,000
<b>Total Revenue</b>		<b>\$495,000</b>	<b>\$1,090,000</b>	<b>\$1,178,000</b>	<b>\$2,486,000</b>	<b>\$93,000</b>	<b>\$1,428,000</b>	<b>\$2,313,000</b>	<b>\$1,270,000</b>	<b>\$104,000</b>	<b>\$1,340,000</b>	<b>\$11,797,000</b>



# Parks Deferred Capital (Master Plan)



The Parks, Open Space, and Trails Master plan was presented to the Board of County Commissioners on October 16, 2025. As part of the Master Plan, repairs were identified at existing parks locations including:

- Bur-Mil Park (\$2.6M)
- County Farm Park (\$1.2M)
- Gibson Park (\$1.1M)
- Hagan Stone Park (\$1.6M)
- Northeast Park (\$2.0M)
- Rich Fork Preserve (\$0.1M)
- Southwest Park (\$1.5M)

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$2,302,000	\$1,536,000	\$1,191,000	\$820,000	\$2,227,000	\$598,000	\$149,000	\$871,000	\$0	\$429,000	\$10,123,000
General Fund Transfer												
Bond Proceeds		\$2,302,000	\$1,536,000	\$1,191,000	\$820,000	\$2,227,000	\$598,000	\$149,000	\$871,000	\$0	\$429,000	\$10,123,000
<b>Total Revenue</b>		<b>\$2,302,000</b>	<b>\$1,536,000</b>	<b>\$1,191,000</b>	<b>\$820,000</b>	<b>\$2,227,000</b>	<b>\$598,000</b>	<b>\$149,000</b>	<b>\$871,000</b>	<b>\$0</b>	<b>\$429,000</b>	<b>\$10,123,000</b>



# High Point DSS Russell Building



The Russell St. Building in High Point is a three-story building containing approximately 70,000 square feet. The building was constructed in 1916 and houses Board of Elections, Child Support, Register of Deeds, Security, Social Services, Tax, and Veteran's Services.

Facility needs identified in the facility assessment include interior upfit, envelope repairs, structural repairs.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$1,056,000	\$981,000	\$872,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,909,000
General Fund Transfer												
Bond Proceeds		\$1,056,000	\$981,000	\$872,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,909,000
<b>Total Revenue</b>		<b>\$1,056,000</b>	<b>\$981,000</b>	<b>\$872,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,909,000</b>

# High Point - Public Health Building



The Public Health Building in High Point is a two-story building containing approximately 35,000 square feet. The building was constructed in 1988 and serves as the primary Public Health operations center for High Point.

Facility needs identified in the facility assessment include interior renovation on the currently vacant portion of the building, elevator, roof, and general renovations.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$927,000	\$2,943,000	\$763,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,633,000
General Fund Transfer												
Bond Proceeds		\$927,000	\$2,943,000	\$763,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,633,000
<b>Total Revenue</b>		<b>\$927,000</b>	<b>\$2,943,000</b>	<b>\$763,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,633,000</b>

# Public Health – Chandler Dental



The Chandler Dental Clinic in Greensboro is a single-story building containing approximately 4,500 square feet. The building was constructed in 1961 and serves as the community dental clinic for Guilford County.

Facility needs identified in the facility assessment include system replacements.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$155,000	\$218,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$373,000
General Fund Transfer												
Bond Proceeds		\$155,000	\$218,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$373,000
<b>Total Revenue</b>		<b>\$155,000</b>	<b>\$218,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$373,000</b>

# EMS Base 3 Meadowood



The EMS Base 3 on Meadowood in High Greensboro is a two-story building containing approximately 30,000 square feet. A portion of the building was constructed in 1981 with an addition in 1990 and serves as an administration and support site for Guilford County Emergency Services.

Facility needs identified in the facility assessment include ADA, elevator, HVAC, and general renovations.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$721,000	\$872,000	\$748,000	\$452,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,793,000
General Fund Transfer												
Bond Proceeds		\$721,000	\$872,000	\$748,000	\$452,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,793,000
<b>Total Revenue</b>		<b>\$721,000</b>	<b>\$872,000</b>	<b>\$748,000</b>	<b>\$452,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,793,000</b>

# EMS Concord Base 6



The EMS Base 6 on Concord is a single-story building containing approximately 3,500 square feet. The building was constructed in 1999 and serves as a satellite EMS base and ambulance partner site for Guilford County Emergency Services.

Facility needs identified in the facility assessment include roof replacement.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$503,000	\$503,000
General Fund Transfer												
Bond Proceeds		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$503,000	\$503,000
<b>Total Revenue</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$503,000</b>	<b>\$503,000</b>

# Cooperative Extension



The Cooperative Extension in Greensboro is a single-story building containing approximately 18,000 square feet. The building was constructed in 1968 and serves as the agriculture center and state partner space for Guilford County.

Facility needs identified in the facility assessment include ADA and general renovations.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$0	\$0	\$545,000	\$1,605,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,150,000
General Fund Transfer												
Bond Proceeds		\$0	\$0	\$545,000	\$1,605,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,150,000
<b>Total Revenue</b>		<b>\$0</b>	<b>\$0</b>	<b>\$545,000</b>	<b>\$1,605,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,150,000</b>

# High Point Mental Health



The Mental Health building in High Point is a two-story building containing approximately 23,000 square feet. The building was constructed in 1988 and serves as the NCDPS Probation & Parole and RHA tenant space in High Point for Guilford County.

Facility needs identified in the facility assessment include ADA, flooring, general renovations and elevator.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$155,000	\$436,000	\$1,090,000	\$283,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,964,000
General Fund Transfer												
Bond Proceeds		\$155,000	\$436,000	\$1,090,000	\$283,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,964,000
<b>Total Revenue</b>		<b>\$155,000</b>	<b>\$436,000</b>	<b>\$1,090,000</b>	<b>\$283,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,964,000</b>



# Juvenile Detention



The Guilford County Juvenile Detention Center in Greensboro is a single-story building containing approximately 28,000 square feet. The building was constructed in 1998 and serves as the primary juvenile detention center for Guilford County.

Facility needs identified in the facility assessment include roof replacement.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$721,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$721,000
General Fund Transfer												
Bond Proceeds		\$721,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$721,000
<b>Total Revenue</b>		<b>\$721,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$721,000</b>



# Animal Shelter



The Guilford County Animal Shelter in Greensboro is a single-story building containing approximately 42,000 square feet. The building was constructed in 2020 and serves as the primary animal shelter center for Guilford County.

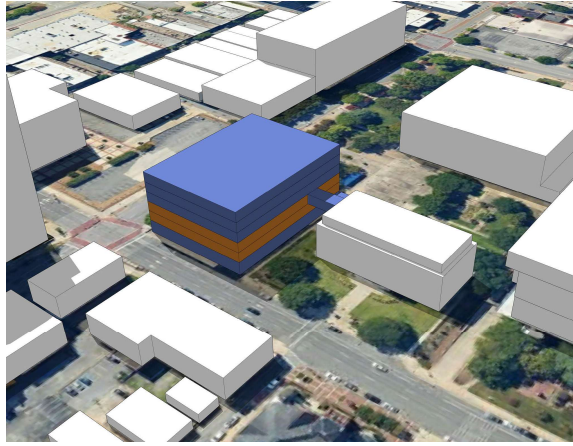
Facility needs identified in the facility assessment include floor repairs.

## Program Summary: Programmed & Identified Needs

	Current Year	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Programmed Repairs												
Identified Need		\$21,000	\$22,000	\$22,000	\$23,000	\$24,000	\$24,000	\$25,000	\$26,000	\$26,000	\$27,000	\$240,000
General Fund Transfer												
Bond Proceeds		\$21,000	\$22,000	\$22,000	\$23,000	\$24,000	\$24,000	\$25,000	\$26,000	\$26,000	\$27,000	\$240,000
<b>Total Revenue</b>		<b>\$21,000</b>	<b>\$22,000</b>	<b>\$22,000</b>	<b>\$23,000</b>	<b>\$24,000</b>	<b>\$24,000</b>	<b>\$25,000</b>	<b>\$26,000</b>	<b>\$26,000</b>	<b>\$27,000</b>	<b>\$240,000</b>

# Expansion Requests

# Central Government Complex



Project eliminates \$22.9 million of identified capital repairs:

1. Truist Building (\$7.9 million)
2. Edgeworth (\$15 million)

Project would involve demolishing the Truist Building and constructing a new central administrative campus, including a connection bridge to the Old County Courthouse.

## Building Area:

- 118,325 SF Total.
- 4 Levels at about 29,600 SF
- Estimate construction costs of \$700 per square foot in a downtown core with limited staging space.
- Involves relocation of information technology data servers at estimated cost of \$7 million.

## Parking:

- 3 Levels of Parking deck with about 279 parking spaces

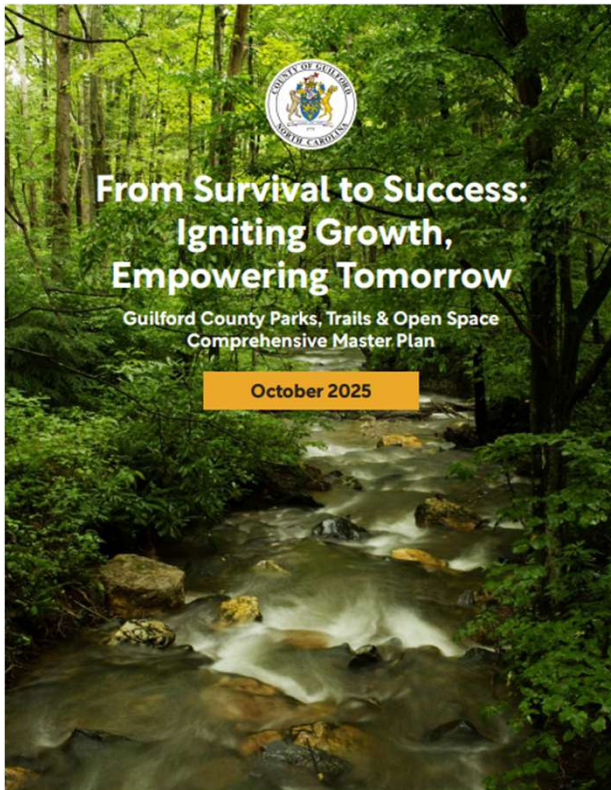
# EMS Substations



Based on future population growth and demand requirements, co-location and expansion opportunities are planned to station EMS resources. This allows for a potential of shared use facilities with local FD's and increases geographic coverage

- Co-Location (Greensboro)
- Co-Location (Pinecroft)
- South High Point
- Church/150
- NW Guilford County (Oak Ridge, Summerfield, Stokesdale)

# Parks Master Plan



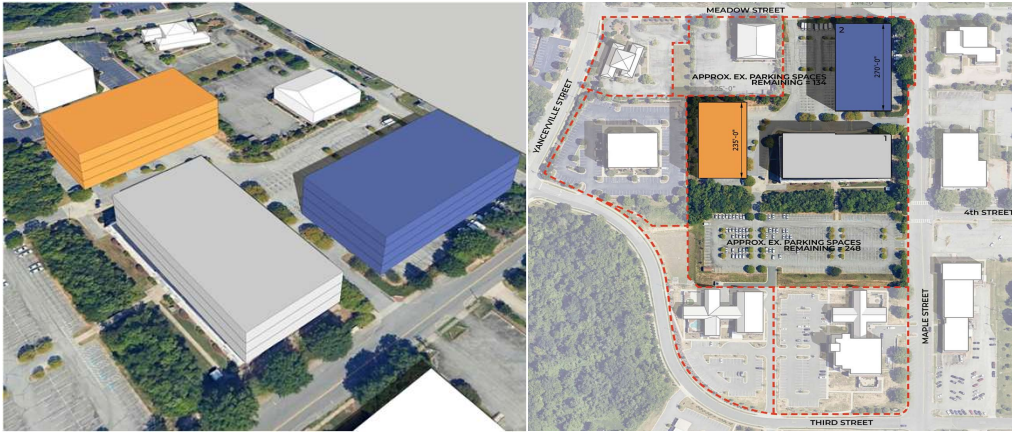
Parks, Open Space, and Trails Master Plan identified \$12.3 million in expansion projects, including:

- 10' Paved Greenway Trails
- 10' Compacted Stone Surface Trail
- Trail Head
- Outdoor Amphitheatre & Band Shell
- Challenge Adventure Course
- Outdoor recreation facility

Master Plan does not include other needs that may be identified at Triad Park, Bryan Park, or Guilford Mackintosh



# HHS Consolidated Campus – GSO



Project would involve building a new Public Health Building in the front parking lot of the Maple Street complex, resulting in closing the Wendover Public Health Facility and the Chandler Dental Clinic. A parking deck would be constructed on the east employee parking lot. Campus would house Social Services, Public Health, and Child Support Services.

Campus Building Area: 275,350 SF

- New Building: 163,350 SF with 4 Levels at about 40,850 SF per level. Estimate new construction at \$650 per square foot.

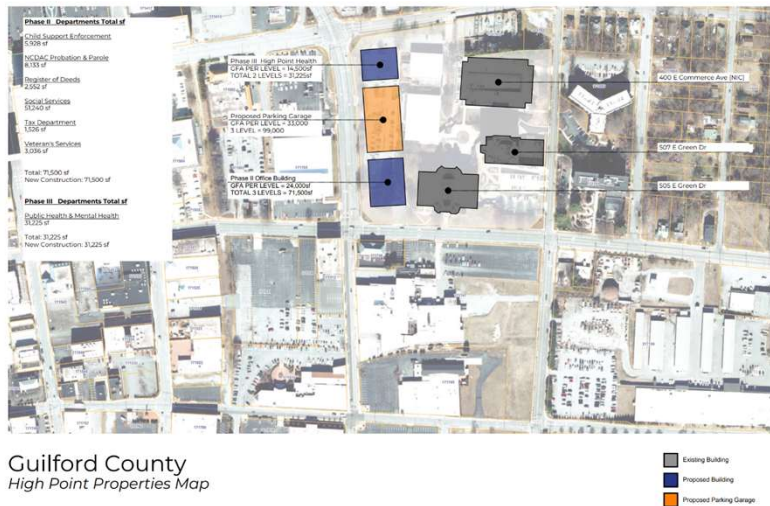
Parking:

- Existing Surface-Level Parking: 616 total; 119 spaces removed by Building, 115 Spaces removed by Parking Deck; 382 spaces remaining.
- Parking Deck: 337 spaces.

Project eliminates \$11.8 million of identified capital repairs:

1. ~~Maple Street DSS Renovation (\$11.4 million)~~
2. ~~Public Health – Chandler Dental (\$0.4 million)~~

# Consolidated High Point Campus



Evaluating opportunities to identify a vacant shopping center to centralize facilities in High Point, including Social Services, Public Health, Register of Deeds, Child Support, Veteran's Services, Tax, Elections, and Probation and Parole.

Estimate a need for 100,000 - 120,000 square feet at an estimate of \$700 per square foot.

Project eliminates \$9.5 million of identified capital needs:

1. ~~RHA/HP Probation (\$2.0 million)~~
2. ~~High Point DSS Russell Building (\$2.9 million)~~
3. ~~Public Health High Point (\$4.6 million)~~

# Pepperstone Phase II



Project eliminates \$2.8 million of identified capital needs:  
1. — EMS Base 3 Meadowood (\$2.8 million)

The expansion of Pepperstone would allow for:

- a multidisciplinary emergency services facility that would include an emergency operation center
- training and simulation space
- administrative headquarters for all divisions
- The current EOC is undersized and does not allow space for all community partners during disasters. Education needs have evolved significantly since initial construction of Meadowood in 1980, and staff space is beyond capacity.



# Gibson Park

## Women & Children Residential Recovery



Project involves upfit and reconfiguration of the facility to meet code, state health regulation, and programmatic standards to provide residential substance use treatment and wrap around supports for up to 28 pregnant and parenting women and their children.

### Building Area:

- Approximately 26,500 SF
- Estimated construction cost at \$10-\$12M

# Library System

The County supports library systems in Greensboro, High Point, Gibsonville, and Jamestown.

Part of the contract with the City of Greensboro provides an opportunity for GSO to submit capital requests by December 1 for consideration during the next fiscal year.

It is anticipated that Greensboro will submit requests for roof replacement, carpet, or other facility repairs over the next ten years.

The contracts with High Point, Gibsonville, and Jamestown do not include a capital component.

