



# Pender County

## Agenda

### Budget Retreat Meeting

**Thursday, March 14, 2024 @ 4:00 PM**  
**Hampstead Annex**  
**15060 Highway 17, Hampstead, NC, 28443**

	Presenter	Page
1. CALL TO ORDER		
2. FY 2024-25 THROUGH FY 2028-29 CAPITAL IMPROVEMENT PLAN (CIP) -- GENERAL FUND		
2.1. DHHS Building 4:00PM-4:30PM <a href="#">CIP Summary For Retreat - Pdf</a>	Moser, Stewart, Cass, Bobbitt Construction	3 - 36
2.2. Animal Shelter 4:30PM-5:00PM	Moser	
2.3. LEC / Detention Center 5:00PM-5:30PM	Sheriff Cutler, Cass, Mosley Architects	
2.4. New Hampstead Library 5:30PM-6:00PM**	Phillips-Bell	
2.5. Kiwanis Park Expansion 6:00PM-6:30PM	White, Cass, Stroud Engineering	
2.6. Central Pender Park 6:30PM-7:00PM	White, Cass, Pond Engineering	
2.7. Malpass EMS Facility 7:00PM-7:30PM	Baysden, Pender EMS and Fire	
2.8. K-8 School Site 7:30PM-8:00PM	Superintendent Breedlove, PCS Staff	
3. ADJOURNMENT		

\*\*Working Dinner





## Pender County DHHS Building

---

**TO:** Board of County Commissioners  
**FROM:** Carolyn Moser  
**DATE:** March 14, 2024  
**SUBJECT:** DHHS Building

---

FY24-25

# Pender County CIP



# Major Projects

## General Government: Projects > \$1 million

- DHHS Building
- Animal Shelter
- Law Enforcement Center
- Library
- Kiwanis Park
- Central Pender Park
- Malpass Corner EMS Station (Pender EMS & Fire)
- K-8 School Site (Board of Education)

# DHHS Building- Summary

This 75,000 square foot facility will house both the Health Department and Social Services. It is designed to accommodate for an increase in staff over the next 20 years as well as better accommodate the need for visitation areas for DSS. We are under a Design-Build contract with Bobbitt.



# DHHS Building- Timeline



# DHHS- Project Costs

 Design & Engineering	\$3,111,300
 Construction	\$33,750,000
 Furniture & Fixtures	\$2,000,000
 Other	\$1,722,500
 Total Project Cost Estimate	\$40,646,000

# DHHS Building- Funding & Debt

## Total Project Cost

- \$40,646,000

## Health Department Reserves

- \$5,000,000

## Debt Issuance (USDA 30-year)

- \$35,646,000
- 57.4% DSS use: \$20,460,804
- 50% Reimbursed Debt Service on DSS Use: \$10,230,402

## Estimated Annual Debt Service:

- \$2,193,503

## Total Spent on Project Thus Far

- \$2,753,617

# Animal Shelter- Summary

- This facility would allow more space inside for dogs and cats per NC animal welfare laws.
- 13,000 square feet
  - Projected space needed through 2040



# Animal Shelter- Timeline & Costs

Page 9 of 34

## Timeline

- Design & Permitting
  - 12-18 months
- Construction
  - 18 months

## Project Costs

- Overall Cost Estimate
  - \$7,500,000

# Animal Shelter- Funding & Debt

Total Project Cost

- Estimated \$7,500,000

Cumulative donations estimated at \$10,000

Currently no other funding allocated for this project

# Law Enforcement Center- Summary

- LEC will include
  - Administrative Offices
    - Space for detectives, patrol, training, warehouse storage, etc.
  - Dispatch/911
    - Radio tower & shelter building
  - Detention Center
  - Utilities connections w/ lift station
- This 100,000 square foot facility is under a Design-bid-build contract with Moseley Architects.



# LEC-Timeline



# LEC- Project Costs

 Design & Engineering	\$3,776,891
 Construction	\$56,883,576
 Furniture & Fixtures	\$1,137,671
 Other	\$3,213,922
 Total Project Cost Estimate	\$65,012,060

# LEC- Funding & Debt

Total Project Cost

- \$65,012,060

Eg11 Grant Allocation

- \$2,548,628

Debt Issuance (USDA 30-year)

- \$62,463,432

Possible Federal or State Appropriation

Estimated Annual Debt Service (with no appropriation):

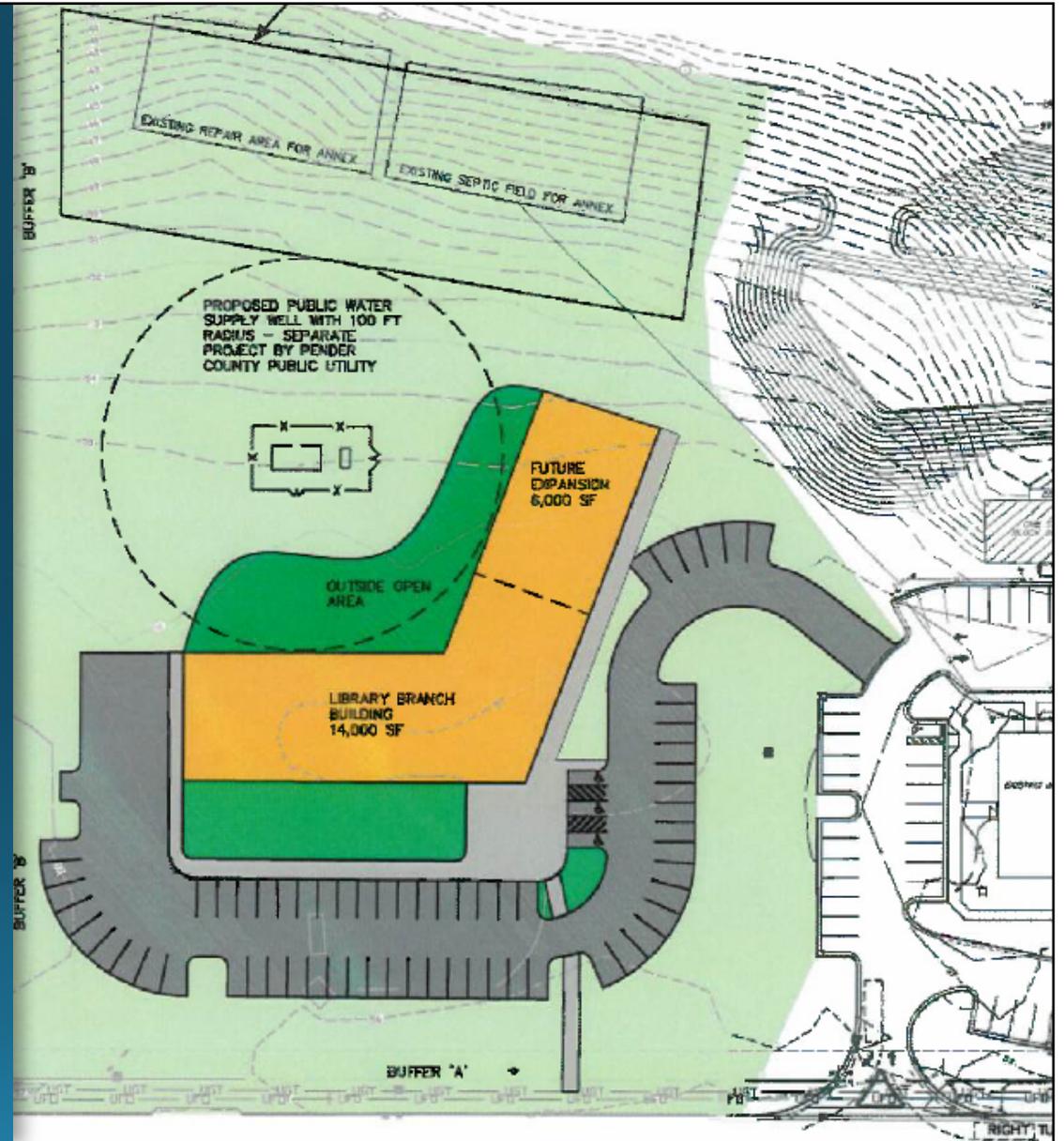
- \$3,392,303

Total Spent on Project Thus Far

- \$2,379,938

# Library- Summary

- The new Hampstead Branch Library will be approximately 20,000 square feet and will be located next to the Hampstead Annex.
- A new Library branch will include:
  - Single story floor plan
  - A large community meeting room and multiple small study rooms
  - Expanded children's area and space for programming to accommodate growing needs for families



# Library- Timeline



# Library- Project Costs

 Design & Engineering	\$1,129,000
 Construction	\$11,781,000
 Furniture & Fixtures	\$760,000
 Other	\$1,638,000
 Total Project Cost Estimate	\$15,308,000

# Library- Funding & Debt

## Total Project Cost

- \$15,308,000

## State Aid to Public Libraries Grant

- \$62,484

## Capital Reserves

- \$186,484

## Friends of the Library Donation

- \$500,000

## Proceeds from the sale of the library

- \$1,393,000

## Remaining from General Fund Balance:

- \$13,166,032

# Kiwanis Park- Summary

Page 19 of 34

This project covers Phase IV of Kiwanis Park and will add 26 acres to the existing 54-acre park. This expansion will provide (2) multipurpose fields, (6) tennis courts, (4) pickleball courts, (2) basketball courts, a multi-use path, playground, lawn game area, picnic shelter/restroom facility and parking. The County is under contract with Stroud Engineering for this project.



# Kiwanis Park- Timeline



# Kiwanis Park- Project Costs

 Design & Engineering	\$78,000
 Construction	\$3,688,062
 Total Project Cost Estimate	\$3,766,062

# Kiwanis Park- Funding & Debt

## Total Project Cost

- \$3,766,062

## In Kind Land

- \$102,093

## PARTF Grant

- \$500,000

## Completed General Fund Transfer and remaining CIP Funds

- \$1,429,036 + \$70,964

## Additional General Fund Transfer

- \$1,663,969

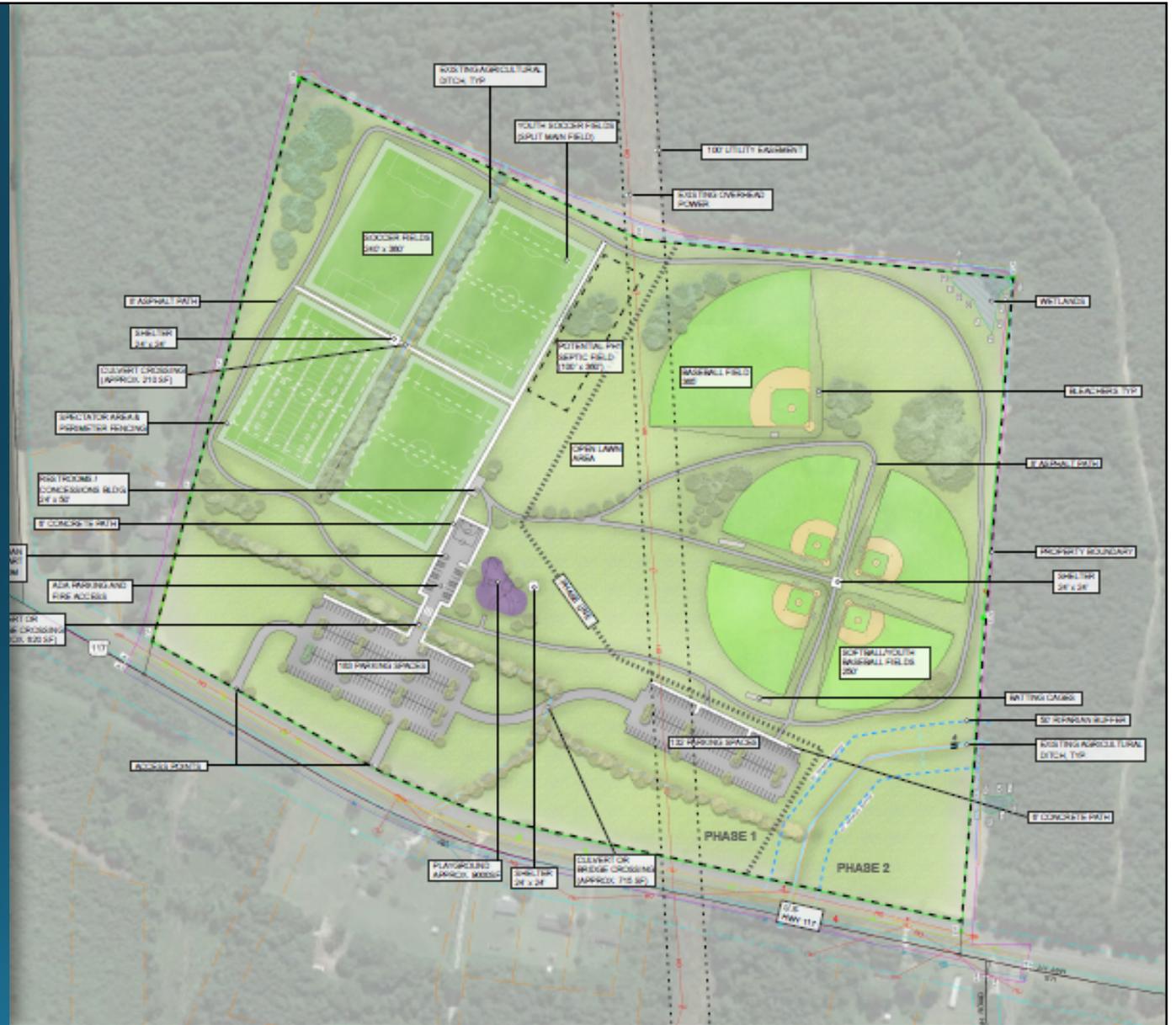
## Total Project Spent thus far

- \$12,000

# Central Pender Park- Summary

Page 23 of 34

- This project covers Phase I of the creation of a new park on Hwy 117 just outside of Burgaw.
- The initial phase of development for the park will include construction of site utilities, restroom/concession stand, picnic shelter, playground, (4) multipurpose fields with lights, a multi-use path and parking lot.
- The County is under contract with Pond & Company for this project.



# Central Pender Park- Timeline



# Central Pender Park- Project Costs

 Land	\$333,500
 Design & Engineering	\$295,120
 Construction	\$5,005,105
 Total Project Cost Estimate	\$5,633,725

# Central Pender Park- Funding & Debt

## Total Project Cost

- \$5,633,725

## PARTF Grant

- \$500,000

## Land

- \$500,000

## Completed General Fund Transfer

- \$2,705,000

## Additional General Fund Transfer:

- \$1,928,725



# Malpass EMS Station- Summary

- A new station will improve EMS response times on the west side of the county, which has been growing.
  - 6,000 square feet
  - Single story
  - 3 bays & sleeping quarters
  - Unsure of final design, but will match Malpass Corner Elementary finishes

# Malpass EMS Station- Timeline



# Malpass EMS Station- Project Costs

- Land- \$0
  - Donated by Pender County Schools
- Total Cost Estimate: \$1.35 million
  - Based on comps with similar design
  - More detailed costs after bidding

# Malpass EMS Station- Funding & Debt

Total Project Cost

- \$1,350,000

Direct Grant received from NC General Assembly

- \$1,350,000



## K-8 School- Summary

- Site will serve 2,000 K-8 students
- Elementary School
  - 800 students
- Middle School
  - 1200 students
  - Will replace current Topsail Middle with room for growth

# K-8 School- Timeline



# K-8 School Site Project Costs

	Land	\$6,000,000
	Design & Engineering	\$5,003,800
	Construction	\$116,795,726
	Furniture & Fixtures	\$2,572,542
	Other	\$5,175,457
	Total Project Cost Estimate	\$135,547,525

# K-8 School- Funding & Debt

Total Project Cost

- \$135,547,525

Land purchased by Pender County

- \$6,000,000

Up front by Pender County to be recouped from bond proceeds

- \$5,003,800

Remaining from bond proceeds

- \$124,543,725

Estimated Annual Debt Service:

- \$8,052,324