



COOPERATIVE STRATEGIES

ASSESS • PLAN • FUND • BUILD

Guilford County Public Schools
Preliminary Bond Program Phasing Discussions

February 27, 2021

BOARD WORKSHOP | AGENDA

- **Getting started**
 - Land acquisition and site preparations
 - Demolish and abate Hampton school/site
 - Planning for procurement
 - Predesign work
- **Swing space and fall 2021 student assignment**
 - Archer→ area elementary schools
 - Foust→ area elementary schools (choice); consider eminent domain
 - Claxton→ McIver (K-3) & Kernodle (4-5)
 - Grimsley athletics during Kiser construction
- **Identify properties for surplus/sale**
- **Timeline & the next bond**
 - Nov '22, Nov '23: challenges and opportunities

A modern chemistry classroom with a grid of hexagonal wall decorations, each containing a chemical formula or structure. The room is filled with rows of lab benches and white perforated chairs. A large whiteboard is visible at the front, and a yellow safety barrier is on the right. The ceiling has recessed fluorescent lights.

Getting the program started

WHERE WE'VE BEEN | RECAP

- Parents, community members, staff members and students identify facility quality as major concern during **Superintendent's "Listen & Learn" Tour**
- **Transition Team** identifies facilities as major concern
- Reimagining excellent schools and address facility-related equity issues part of **2022 Strategic Plan**
- **Blue Ribbon Task Force** identifies capital needs to align with workforce and economic development needs
- **Joint BOE/BOCC Capital/Facilities Planning Committee** formed
- BOE and BOCC pay for **Facility Condition Assessment Study**
- **East Greensboro tornado** causes extensive damage at 3 schools; mobile units on site destroyed
- Study rates more than **50%** of GCS school facilities as **unsatisfactory or poor**; dozens of district mobile units **more than 30 years old**
- GCS partners with Cooperative Strategies to develop **Facilities Master Plan**

WHERE WE'VE BEEN | RECAP

- **Facilities Master Plan Report and Recommendations** shared with joint committee and community – More than \$2 billion in capital needs identified
- **BOE adopts resolution on priority projects**
 - Adopted March 10, 2020
 - Included projects totaling **\$1.6 billion** for first phase, including land purchases for all phases and construction of three new schools
- **BOCC votes to place \$300 million in bond projects and ¼-cent tax levy on Nov. 4 ballot**
- **BOE and BOCC ask state legislature** to change ballot language requirements; effort not successful
- Community leaders form "**Vote Yes**" **committee** for school bonds
- **Voters approve \$300 million in school bonds** Nov. 4; voters do not approve ¼-cent sales tax
- GCS starts process to procure project manager for school bonds

GETTING STARTED

LAND. PROCUREMENT. PRE-DESIGN.

New land for SW K-8

- ID potential parcels
- Acquire (title, zoning, permitting)
- ALTA, topography survey
- Road & traffic studies, planning
- Water & power
- Environmental testing
- Soil testing
- Public communications

All sites

- Validate swing space strategy assumptions; will be impacted by priorities of time, money, & disruption.
- Traffic studies, environmental testing and soil testing
- Budget validations
- Abatement studies
- Public communications

Timeline

Variable depending on availability and procurement of land and the permitting, zoning, testing, & studies process.

Swing space strategy assumptions can be validated in the upcoming weeks with GCS staff and partners.

Start these studies & processes asap.

GETTING STARTED

LAND. **PROCUREMENT.** PRE-DESIGN.

Planning for Procurement

- Procurement strategies to address timeline & cost
- Pre-qualify multiple firms, separate bids, single firm?

Timeline

Step 1. Discuss with your PM pro/con of these different strategies given the particulars of your market right now.

GETTING STARTED

LAND. PROCUREMENT. PRE-DESIGN.

Review/update ed specs

- Recommend a parallel track to land acquisition, permitting, testing and procurement so one doesn't slow down the other
- Build foundational educational specifications to promote educational adequacy and equity.
- Create site-specific educational specification for all magnet schools.

Timeline

Asap → 4 months

Cabinet meeting

Teacher/staff interviews

Planning labs

Spec review/update

GETTING STARTED

LAND. PROCUREMENT. PRE-DESIGN.

Begin Sternberger & Allen Jay ES Design

- After substantial progress on Phase 1 projects for the \$300M budget, prepare design for next projects in Phase 2 in preparation for additional funding.



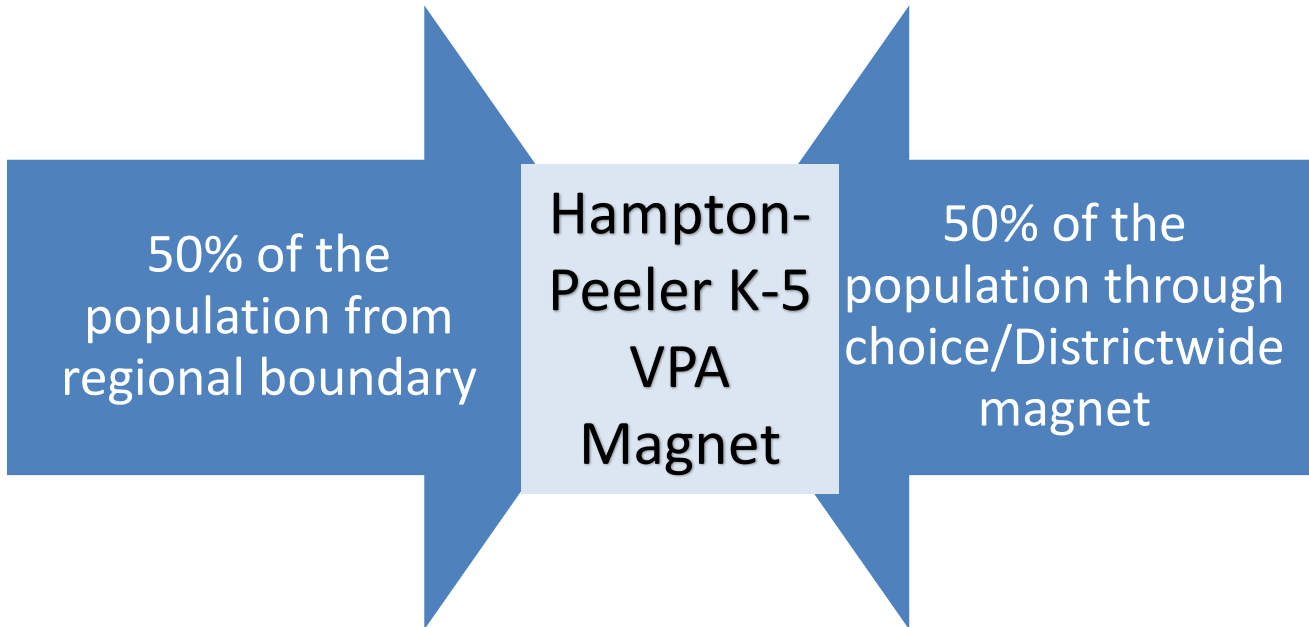
Within 6-9 months of Phase 1 completion

A photograph of a classroom scene. A male teacher with glasses, wearing a light blue shirt and a patterned tie, stands at the front of the room. He is pointing towards the students with his right hand and holding a tablet in his left. Several students are seated at their desks, and many of them have their hands raised in the air, indicating an interactive lesson. The classroom has a whiteboard in the background with some writing on it, and colorful letters (M, A) are visible on the wall to the right. The overall atmosphere is bright and engaged.

Fall 2021 Student Assignments & Swing Space

FALL 2021 STUDENT ASSIGNMENTS & SWING SPACE

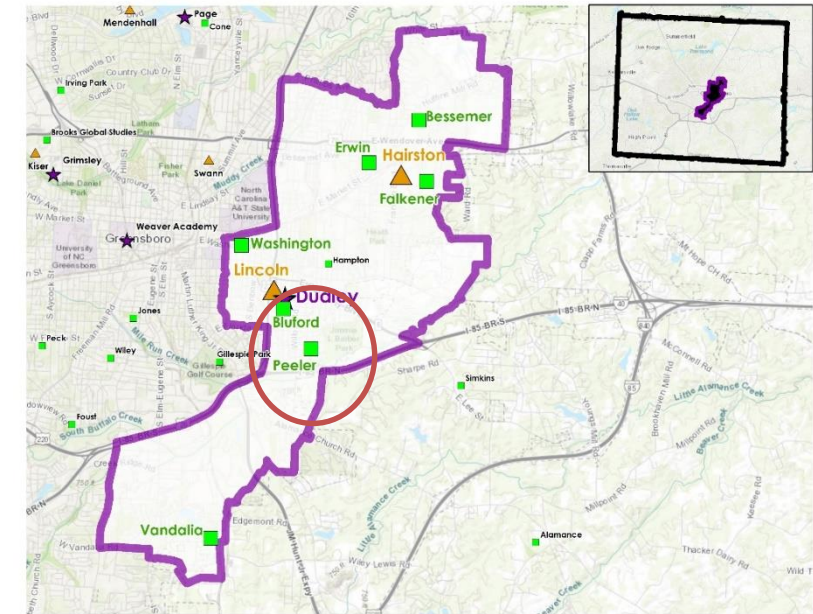
HAMPTON/PEELER. ARCHER. FOUST. CLAXTON. GRIMSLEY ATHLETICS.



No students on-site. Proceed immediately with site prep.

Right now

Demolition & Abatement.
Soils & Environment testing.

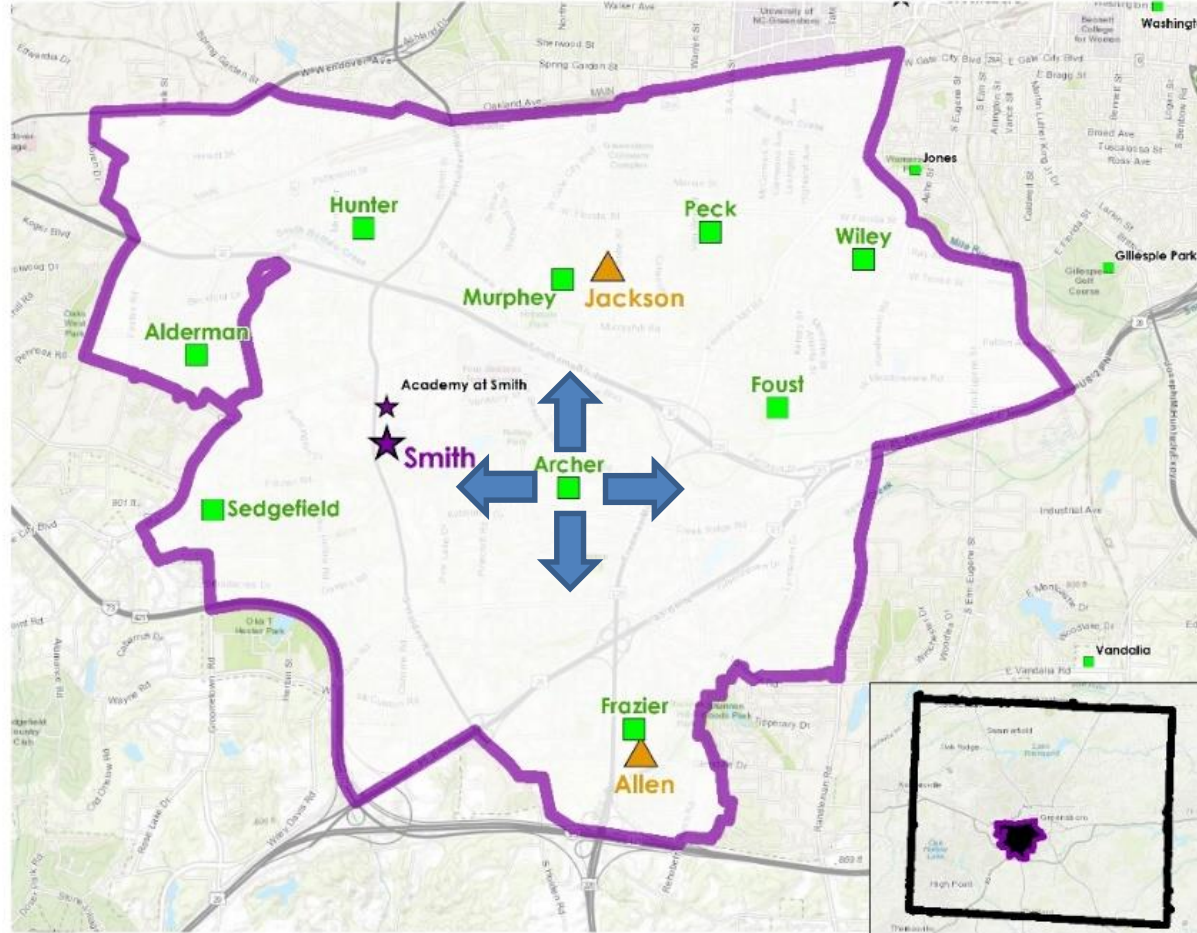


FALL 2021 STUDENT ASSIGNMENTS & SWING SPACE

HAMPTON/PEELER. **ARCHER**. FOUST. CLAXTON. GRIMSLEY ATHLETICS.

Archer ES (Montessori)

- Cap: 415
- Current Enroll: 361
- Archer will reopen as a Montessori Magnet



Strategies

1. Send parents offer to choice in Archer to area elementary schools.
 - 1.a. Move incoming Kindergartners to Murphey Traditional Academy.

FALL 2021 STUDENT ASSIGNMENTS & SWING SPACE

HAMPTON/PEELER. ARCHER. **FOUST**. CLAXTON. GRIMSLEY ATHLETICS.

Schools - Planning Area 14	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Alderman ES	55,692	1968	440		431	9	98%	\$ 12,644,263	\$ 4,578,328	36.21%
Archer ES	47,056	1962	415		427	-12	103%	\$ 10,947,072	\$ 4,921,640	44.96%
Calvin Wiley ES	60,198	1954	356		321	35	90%	\$ 12,946,709	\$ 6,961,302	53.77%
Clara J Peck ES	62,220	1929	306		285	21	93%	\$ 13,087,538	\$ 5,669,975	43.32%
Foust ES	50,246	1965	363		361	2	99%	\$ 11,990,389	\$ 9,597,920	80.05%
Frazier ES	52,084	1971	315		359	-44	114%	\$ 11,905,870	\$ 3,472,468	29.17%
Hunter ES	88,000	2018	581		566	15	97%	-	-	0.00%
Murphey Traditional Academy	53,028	1956	351		275	76	78%	\$ 12,039,846	\$ 6,629,544	55.06%
Sedgefield ES	52,595	1953	441		537	-96	122%	\$ 11,888,673	\$ 6,083,057	51.17%
ES Total	521,119	1964	3,568		3,562	6	100%	\$ 97,450,360	\$ 47,914,234	49.17%
Allen MS	129,319	1968	741		745	-4	101%	\$ 33,808,224	\$ 15,937,444	47.14%
Jackson MS	112,459	1959	722		474	248	66%	\$ 26,709,134	\$ 14,786,976	55.36%
MS Total	241,778	1964	1,463		1,219	244	83%	\$ 60,517,358	\$ 30,724,420	50.77%
Ben L Smith HS	276,492	1963	1,608		1311	297	82%	\$ 62,750,582	\$ 27,883,672	44.44%

*Little room for adjacent ES swing space.
Jackson MS now a virtual hub; no room.*

Strategies

1. Swing some/all into area schools while offering Kindergarten families choice – they can return upon completion.
2. Pursue site expansion through eminent domain if you want operations to continue during construction. Sitework would include community use enhancements.



FALL 2021 STUDENT ASSIGNMENTS & SWING SPACE

HAMPTON/PEELER. ARCHER. FOUST. **CLAXTON**. GRIMSLEY ATHLETICS.

Schools - Planning Area 11	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Claxton ES	51,949	1960	468		602	-134	129%	\$ 11,243,953	\$ 6,621,613	58.89%
Guilford ES	89,639	2007	627		577	50	92%	\$ 19,052,404	\$ 300,111	1.58%
Jefferson ES	88,500	1999	634		734	-100	116%	\$ 19,302,845	\$ 1,993,788	10.33%
ES Total	230,088	1989	1,729		1,913	-184	111%	\$ 49,599,202	\$ 8,915,512	17.98%
Kernodle MS	141,332	2000	1,106		737	369	67%	\$ 31,730,214	\$ 2,330,646	7.35%
Western Guilford MS	157,889	2018	1,083		715	368	66%	-	-	0.00%
MS Total	299,221	2009	2,189		1,452	737	66%	\$ 31,730,214	\$ 2,330,646	7.35%
Western Guilford HS	258,860	1968	1,397		1192	205	85%	\$ 55,924,190	\$ 21,326,792	38.14%

Strategies

No room for adjacent ES swing space. There is room in the two MS.



Claxton ES

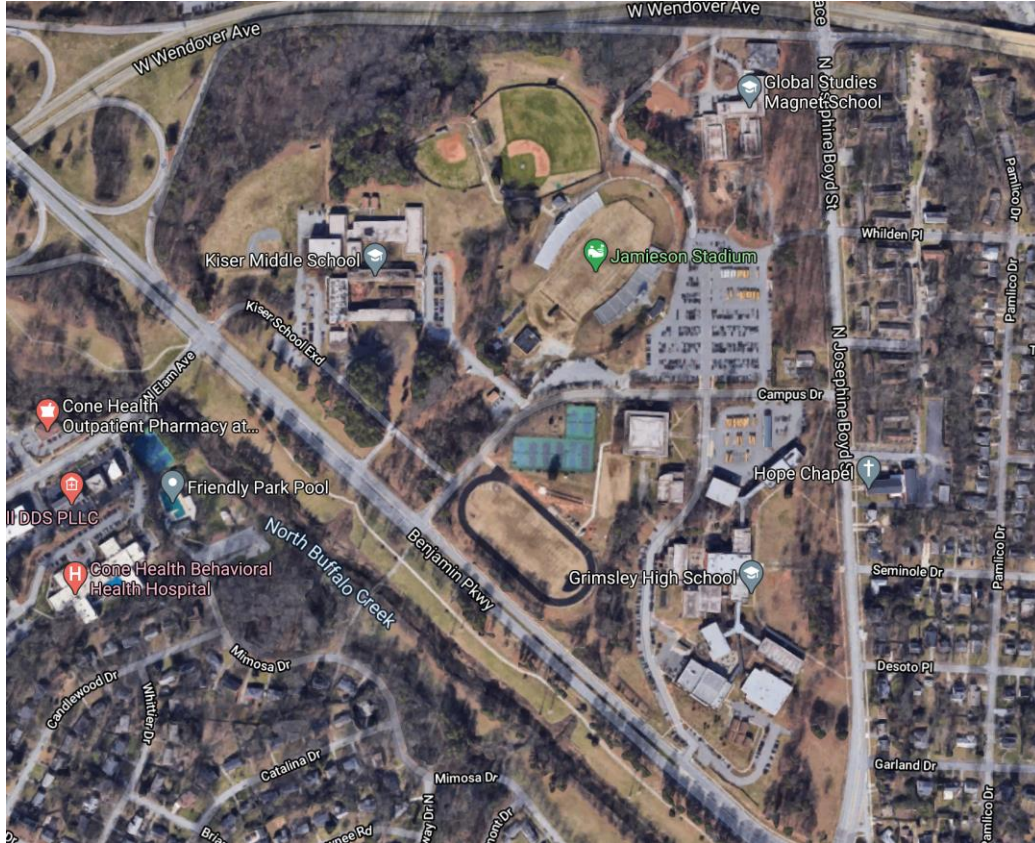
- Cap: 468
- Current Enroll: 523

Very tight site to accommodate construction & school operations. Likely cannot accommodate construction and occupancy.

1. Move 4-5th grade to Kernodle MS, move K-3 to McIver.
- 1.a. Demolish and rebuild.

FALL 2021 STUDENT ASSIGNMENTS

HAMPTON/PEELER. ARCHER. FOUST. CLAXTON. GRIMSLEY ATHLETICS.



W/N GCS

- Page HS (3.4 miles)
- Smith HS (5.5 miles)
- Dudley HS (5.3 miles)
- Other?

Potential Partnerships?

- UNC Greensboro? (1.5 miles)
- Greensboro Coliseum? (2.7 miles)
- Other?

A group of five diverse school children are running joyfully across a grassy field. From left to right: a boy in a grey shirt and blue jeans, a boy in a white polo shirt and blue jeans, a girl in a pink shirt and blue shorts, a boy in a blue shirt and blue jeans, and a girl in a pink shirt and blue jeans. All are wearing backpacks. In the background, a yellow school building with white-framed windows is visible. The text "Round two: timing the next phase & funding request" is overlaid in the center in a white serif font.

Round two: timing the next phase & funding request

TIMING THE NEXT PHASE

Standard estimate ~4 years for a phase of projects. Supporting firms staff to meet project scale; increasing speed on the same size program can save on inflationary costs but will likely increase management cost.

Normally, completing by 2024 (3 years) would be aggressive, but substantial completion on most projects possible with some potentially complete.

Calling an election in 2022 will likely mean visible progress on some projects but none complete.

2021

2022

2023

2024

Step 1.

- Successfully complete nine Phase 1 projects & land acquisition for all phases.
- Traditional ES (3) Foust. Claxton. Sternberger.
- Specialty ES (3) Brooks. Hampton-Peeler. Archer.
- K-8 (2) Peck. Southwest.
- MS (1) Kiser.



NEXT STEPS | RECAP

- **Board of Education**
 - Determine final projects for \$300 million and send request for project ordinance to BOCC
 - Select project management firm
 - Declare properties identified for sale as surplus
- **Board of County Commissioners**
 - Approve project ordinance
 - Release funds to GCS to begin work
- **Administration**
 - Abate and demolish old Hampton school
 - Negotiate project management contract