

**GUILFORD COUNTY BOARD OF COMMISSIONERS  
JOINT CAPITAL AND FACILITIES PLANNING COMMITTEE  
201 W. Market Street, BB&T 3<sup>rd</sup> Floor Conference Room  
November 26, 2019  
9:00AM.**

**PRESENT:** Committee Co-Chairs Deena Hayes and Alan Branson, Commissioners Jeff Phillips, Carolyn Q. Coleman, County Manager Marty Lawing, Board of Education Members H. Winston McGregor, Anita Sharpe, Superintendent Dr. Sharon Contreras.

**ABSENT:** None.

**ALSO PRESENT:** School Board Attorney Jill Wilson ,County Attorney Mark Payne , Guilford County Schools Chief Operations Officer Scott McCully, Guilford County Schools Chief Operations Officer, Donna Bailey Guilford County Schools Facilities Planning Director, Guilford County Facilities Director Daniel Durham, Budget Director Michael Halford, Guilford County Schools CFO Angie Henry, Clerk to the Board Robin Keller, Guilford County School Board Clerk Lisa Nolen, members of the School Board, members of the County Commission, members of the community and media.

**I. Welcome and Call to Order**

Guilford County Board of Commissioners, Chairman Alan Branson called the meeting to order at 9:13am and welcomed those present.

Branson recognized those elected officials in attendance that are not on the committee. Chairman Branson began introductions of the committee members

David Sturtz, Partner with Consultant Cooperative Strategies, introduced himself to the committee and his role and scope to utilize MGT data collected to further narrow down recommendations.

Dr. Contreras reviewed the history of the MGT study. She reviewed the purpose of the of the secondary assessment. She shared that there will be a second meeting of the subcommittee on December 19, 2019 where they will present the plan for implementation and will discuss prioritization and phased models for funding.

Mr. Sturtz shared that his firm is a k-12 strategic planning company. He stated that the MGT study provided a wealth of data on the school facilities and the needs based on the replacement value and focused on repairing 800 Million in construction needs. The new study takes into consideration other factors such as the County's average school age of fifty years old and community school size needs. He noted that every school that is not being rebuilt will need technology and safety upgrades.

Sturtz provided an overview of the terms and study presentation materials including definitions of full renovations versus new construction and how the study addresses residential growth and economic development, investing in technology modernization and safe schools

He reviewed the recommendations of consolidation the school administration and updates in technology. He shared that the proposal addresses modernization as well as athletic investments.

He shared that the new study has 2 Billion dollars in recommendations which is higher than the initial MGT study recommendations.

He shared that this study focuses on rebuilding school on site and those associated costs. The second highest cost for implementation would be full school renovations, followed by new school construction. Sturtz pointed out that the fourth largest funding expense in the proposal is to add and update athletic needs; fifth would be educational adequacy enhancements followed by safe schools and consolidation of administration facilities.

Mr. Stultz continued with facilities master plan definitions and the methodology used in identifying zones. He noted that the majority of schools would be kept under this recommendation and recommendations for repairs.

He noted that there are several schools that are not needed if all of the recommendations are made. He recommended various numbers of closings and program consolidations.

He shared that the recommended program closures and consolidation focus on prioritizing advanced academies, computer science, career technical education, early college, STEM/TEAM, Early College High Schools, Global Studies, Montessori, Language Immersion, College Prep and Visual Performing Arts.

Mr. Stultz provided a broad overview of security and technology needs. He noted that schools built since 1990 are on average 1 and a half times more efficient to operate than schools built before then. He shared that their firm completed another 10-year enrolment study for each high school.

Mr. Stultz began reviewing the first identified planning area: Northwest High School and associated feeder schools. He noted that they are short 280 seats at the elementary school, short 202 seats at the middle school and short 546 seats at the high school. He shared that this area is

120% over capacity and will require redistricting. He explained that if the “FCI” number in the materials provided is high in a middle school or a high school reflecting into the 40s and up, there is a significant need for renovation. He stated that some states do not reimburse schools for repair if their FCI is over 55; instead requiring replacements. He shared recommendations of building a new middle school in another area to allow expansion of the high school on existing Northwest Middle School property.

He shared that all boundary shifts would be recommended after construction of the schools.

For planning area 2– Northern High School and feeder schools He recommended building a new elementary school, to add students from the Stokesdale elementary. But not changing the middle and high schools. He shared a recommendation to redistrict all area elementary schools to balance utilization.

Planning Area 3 – Northeast High School and feeder schools.

Contreas out at 9:56PM

He noted that all area elementary schools are under capacity, He recommended closing Madison and renovating North East High School.

Contreas back in at 9:58

He shared that the inspection included what was broken and what was beyond usable life. He noted that they did not do a destructive analysis as to the needs behind the walls which could increase the costs of renovation. Sturtz shared that the study recommends Brown Summit Middle School students being moved into Lincoln middle school and the closure of Madison Elementary and redistricting the boundary’s after construction completion.

Planning Area 4 – Eastern High School and Feeder Schools.

He noted very little changes for Eastern High School, recommending an addition at McLeansville Elementary School to add an additional 200 seat capacity and redistricting Rankin and Sedalia Elementary Schools.

He shared that they do not consider temporary capacity such as portables in space study needs. The plan does not include reliance on portables.

Planning Area 5 – Southeast High School and feeder schools

Very little change is recommended in this area, but recommendations for redistricting portions of Simkins boundary to eliminate the middle and high school feeder split.

Planning Area 6 – Southern High School and feeder Schools

He noted the FCI's for Southern ES and Sumner ES is too high for renovation and those are recommended for demolition. Southern High School is also at a 50% FCI. He noted that as new elementary schools are built to close the older ones.

Allen Jay is at high capacity need but has renovation and expansion due to site location is recommended. New elementary school to be added and rebuilds of Southern High School and redistricting of all area elementary schools.

#### Planning Area 7 – High Point Central HS and Feeder Schools

He noted that Oak Hill is at 119% capacity, but Johnson Street is only at 66% capacity in the same area. This is an area that is identified as a High Choice School zone. The study recommends the demolition of Northwood and Oak Hill Elementary, and renovations of Shadybrook Elementary and High Point Central.

#### Planning Area 8 – Andrews HS and Feeder School

He noted that there are high condition needs at the elementary school. He stated that if you can't beat them join them. If you have a demand for choice schools, then rebuild the choice schools in the same community. He recommended coupling choice and language arts programs. He recommended rebuilding Kirkman park on site; rebuilding Montlieu on site with a technology theme and a full renovation of Andrews High School for a Public Health and medical sciences magnet school.

He recommended demolishing of existing Kirkman park and Montlieu facilities.

Dr. Contreas stated that the Andrews feeder pattern would not have a home seat, and they would choose between four middle schools. She shared that this is similar with Andrews and Smith High Schools with more than 50% of the students asking to go to other schools.

He shared that rather than creating new boundaries and hoping it works, to create a choice district to allow the choice options in that area.

#### Planning Area 9 – Ragsdale High School and Feeder Schools

Sturtz noted that this area starts getting into the older and smaller schools with the worst condition needs.

He stated that Mills Road is 147% over utilized and that the boundary lines and redistricting for this school should be revised. He noted that while it has 500 children the school is very small. Enrollment in this area across the board is fairly flat. He recommended repairing assets at these schools.

#### Planning Area 10 – Southwest HS and Feeder Schools

He recommended building of a k-8 School to relieve Southwest ES, Colfax ES and Southwest Middle school. Making Triangle Lake a boundary school. He recommended renovating Parkview and making it the new choice program school.

#### Planning Area 11 – Wester High School and Feeder Schools

He shared that enrollment is very flat and even declining in this area. There is surplus capacity in this area, but it is not in a choice zone therefore he does not recommend placing choice schools in this area. He noted that there are needs a Claxton and recommending a rebuild. And a Renovation at Jefferson to meet needs of the area.

#### Planning Area 12 – Page High School and Feeder Schools

He noted that as we get closer to the middle of the county, we have larger issues. He noted that Page falls in the choice zone area. Adding that Page is not a school we would want to maintain in the current design. He recommended closing and demolishing Cone Elementary School, but they will need space to rebuild Page. He recommended rebuilding Joyner and Irving and redistrict in order to close Cone, and start construction on the Cone site. The rebuild to include bio-medical and health sciences.

#### Planning Area 13 – Dudley High School and Feeder Schools

Sturtz noted that there is low capacity in the choice zone creating opportunity. He recommends rebuilding Hampton and peeler as a K-5 Magnet school. He recommended the closure of Erwin Montessori and moving the Brown Summit program to a newly renovated Lincoln Academy. He recommends Rebuilding Vandalia and Bessemer.

#### Planning Area 14 - Smith High School and Feeder Schools

Sturz shared that this area has lots of very small school including Hunter Elementary with the average age of the facilities being 50 years. While the utilization is decent it has very high FCI, where repair of some of these schools such as Foust is not feasible.

He shared that the recommendation is to provide a full renovation of Smith High School to include two CTE programs (Computer science and advanced manufacturing); full renovation of Allen Middle School, Rebuilding Jackson MS on-site as a 6-12 preparatory magnet at 900 capacity.

He noted the recommended closure of Murphy ES, closing of Wiley Elementary. He emphasized newer and fewer schools should be the mantra for setting up Guilford County's future school portfolio.

#### Planning Area 15 – Grimsley High School and Feeder Schools

He noted the need to get out of some of the elementary schools. Stating all area elementary schools are over-utilized, except Gillespie Park. He recommended rebuilding Morehead on site,

as well as Sternberger; addition at Lindley,. He shared that Kiser was recommended for repairs, and full renovation of Swann to become a grades 6-12 girls and boys Academy.

Stultz provided a district wide review.

He recommended full renovation of Academy at Smith for Doris Henderson Newcomers School; New Construction for the Academy at Smith Specialized Health Care program at Page ISH; Rebuild McIver for the Weaver Academy VPA HS Magnet. Full renovation of the Weaver Academy site for alternative programs. He stated the recommendation of building a new grade 6-12 preparatory academy school meeting the demand for Alan Jay Prep; closure of Doris Henderson Newcomers Facility which would move to the Academy at Smith and Closure of Brown Summit MS.

In regard to the specialty schools; gateway is currently undergoing a roof and window repair.

Administration needs.

Sturtz stated that the FCI are the highest in the area of Administration needs, which are an operation expense and challenge. He stated these facilities are rotting on the vine. He shared fully renovating the Washington Street Annex for Professional Development and Technology. He recommended selling or get out of existing administrative facilities, to build new facility for school administration and new consolidated office for a transportation and maintenance facility in Greensboro and in High Point.

Dr. Contreras clarified some of the programmatic areas and specialty schools.

She noted that Andrews would become a 50% magnet and 50% public school with health biomedical, EMT and law enforcement programs; Grimsley would house a culinary program and industrial engineering; High Point Central would maintain IB, Furniture Design and NE High School would have computer and information sciences signature academies that would focus on cyber security; the new Northwest High School would specialize in aviation; Smith High School would have advanced manufacturing and green manufacturing, as well as gaming design; Southern High School would have AG, BIO and Veterinary Tech studies; Swan Center would house middle college for A&T and middle College for A&T and a leadership academy for robotics. Western High will focus on Heavy vehicle and transportation training; Dudley, would include engineering and urban education; Eastern would offer sustainable energy training; Lincoln middle school would house the very gifted program currently held at brown Summit.

She shared there are three additional schools they are working with the community as to their goals and will provide an update on them December 19.

Angie Henry shared that at that meeting we will be looking at funding prioritization. The public presentation will take place during the month of January for the proposals made to the sub-committee.

Board of Education Member Sharpe questioned if we took into account at all what we have spent on schools using the other bond funds.

Stultz, shared those funds spend are accounted for indirectly based on the condition of the facilities.

Sharpe questioned the student considerations.

Stultz that they factor into student consideration as well as site constraints and overall population growth.

Sharpe stated that on page 66, the Allen Jay Academy enrollment projections are not correct.

Stultz shared that then enrollment data was pulled from the MGT data.

Donna Bell, shared that the number on the slide is the elementary enrollment capacity, but because that school has no boundary they are looking at the current size of the facility rather than actual enrollment.

Sharpe asked for that to be added as a footnote. She questioned the concerns from staff reactions regarding renovation recommendations at Page.

Stultz stated that he did not speak directly with staff at Page, but with district leadership.

Sharpe questioned the complete rebuild for Southern High School.

Stultz shared that Southern High School as a 50 FCI. The 1970 bones of that facility would not be something that would last another 50 years.

Sharpe expressed concerns for recently spending 20M on that facility and now a recommendation for a full renovation.

Winston McGregor questioned the 2 to 1 versus 1 to 1 technology needs recommendations.

Stultz shared that device procurement and replacement was considered in this study. He shared that it is not necessary to procure a device for every student with the long-term bond package funds.

Commissioner Coleman shared that the newer schools are expected to have 50-year life span. She asked what the length of time for the new construction would be if all approved.

Stultz, shared that new construction required better construction with 80 to 100 plus year life cycles. The typical time for construction of schools is 1.5 to three years depending on the size of

the construction. He stated that what we will present in the phasing structure on December 19<sup>th</sup> would be a phasing structure of three to 5 years in length pockets of the projects. He stated that they recommend 10 to 15 years to complete all of these projects recommended in the study.

Commissioner Phillips thanked the speaker for his presentation and the recommendations. He shared that this would be a long-range facilities master plan. He questioned the consideration of long range for a Master Plan only being 10-15 years.

Phillips noted additional consideration of use of voter approved bond funds on current renovations, and that those monies were not necessarily considered in the master plan.

Stultz stated that is correct. The costs were only looked at indirectly based on the facilities' status.

Phillips questioned what the schools have spent on those facilities with the cumulative 2 Billion dollars ask as it relates to the ultimate recommendations for the priorities.

Dr. Contreras offered to provide also how those funds were spent on each school, as to where there was an investment of 20M would still have an unsatisfactory facilities score.

Phillips shared that it would be deeply concerning to him if we spent 20M on the facility, but that the recommendation would be then to scrape that building.

Branson questioned the 10-15-year plan. He questioned what is typically seen with a 2B project as a bond commitment and in those type of communities what the ratio of students on free and reduced lunches is, making those homes not able to contribute to funding.

Stultz shared that the age of the portfolio his recommendation would be 1.5B for the Bond. He shared that large districts like Guilford, have been trying to maintain with renovations but have cascaded to the level to rethink or rebuild the schools.

Hayes stated that the prior funding was as result of not having a county wide plan. That now that they have a strategic plan, the board of education will be better able to make sound decisions rather than spot decisions per school. Hayes noted that there are needs for larger district wide upgrades for the future. This plan should help us to guide decisions in the future, in order to not waste money.

## **APPROVAL OF MINUTES**

Deena Hayes asked the committee members to review the minutes from the January meeting.



Winston McGregor offered her thanks to the team for preparing the information.

**Branson made a motion to approve the minutes as submitted; seconded by McGregor. The Committee approved the minutes by unanimous consent.**

Branson thanked the consultant for his work. He shared that he looked forward to seeing the priorities and what dollar amount they recommended for phasing in construction.

He noted that the meeting time for the December 19<sup>th</sup> with the site to be determined.

Contreras stated that this information has been posted on the School website and will be provided to the county.

**ADJOURN**

**Anita Sharpe made a motion to adjourn; seconded by Winston McGregor. There being no further business the committee adjourned by unanimous consent at 11:11AM.**

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Committee Co-Chair

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Committee Co-Chair

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Recorder, Robin Keller  
Guilford County Clerk to Board