



# Guilford County Schools

Executive Council Facility Master Plan Project Update

October 11, 2018

MGT of America Consulting, LLC



- Overview of the Facility Master Planning process and project update
- Explanation and review of the preliminary facility assessment data –
  - Review of Demographic Data and Enrollment Projections
  - FCA Scores
  - Suitability Scores
  - Technology Infrastructure Scores
  - Site Scores
  - Combined Score – Cut Points (District Comparison to Peer MGT Clients)
  - Review of Capacity and Utilization Data – Utilization Threshold Models

- Capital Re-Investment Plan
  - Identified need
  - Capacity to address need
  - Resources to address need
  - Non-Capital solutions
- Facility Master Plan
  - Strategies, Options and Timelines



# Project Collaboration and Level of Effort

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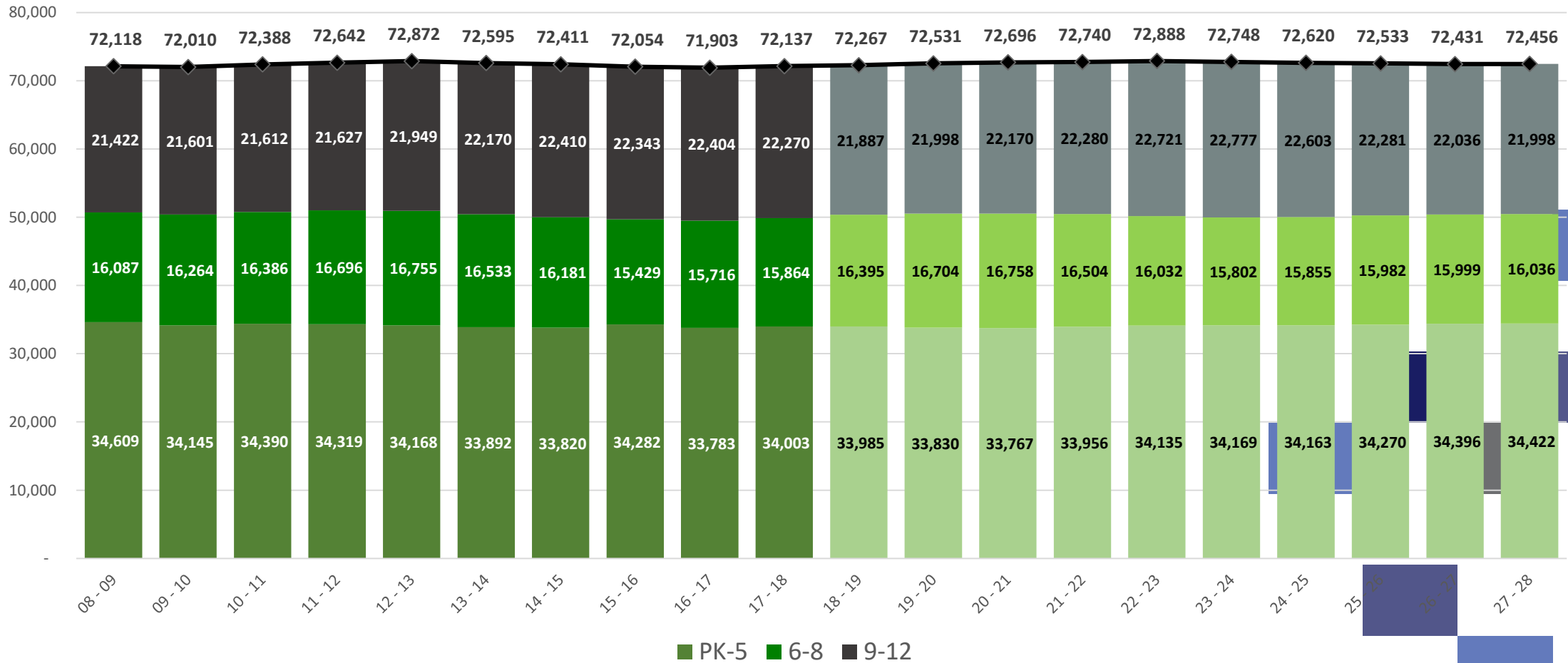
- On-going, on-site and virtual meetings
- Assessment Standards and Suitability Guide
- Building Assessments
- Data quality control
- Project deliverables to date
- Remaining Project tasks
  - School Optimization
  - Capital Re-Investment
  - Facility Master Plan
- Timeline



# PK-12 Historical and Projected Enrollment

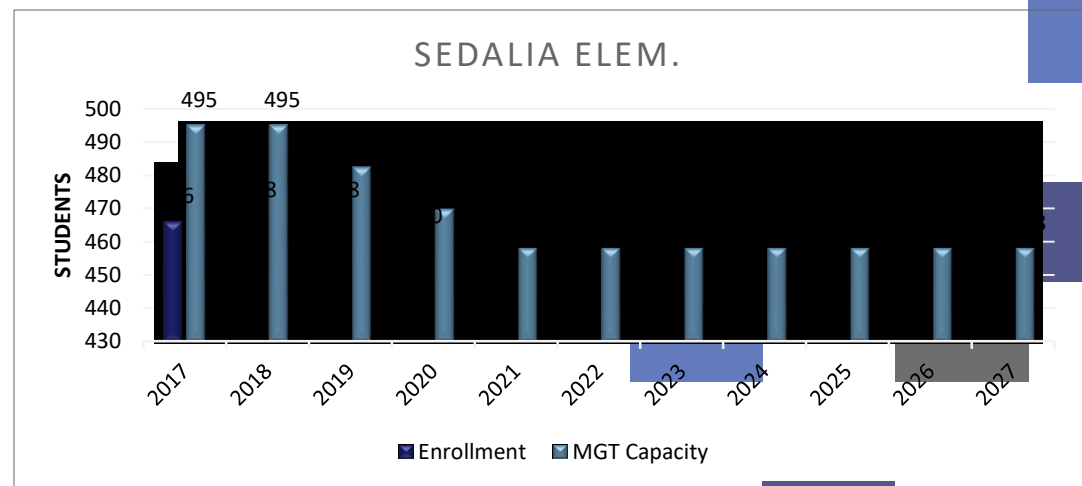
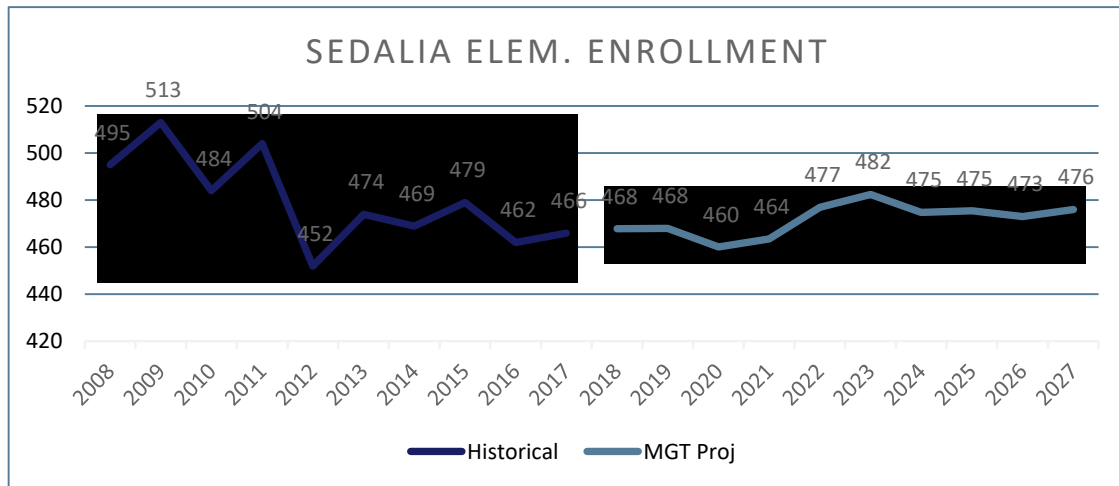
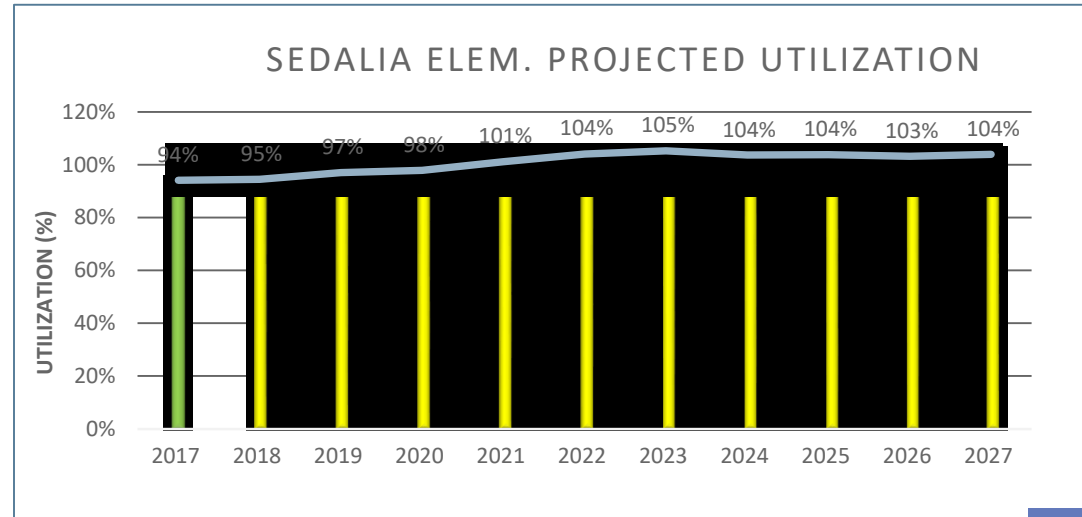
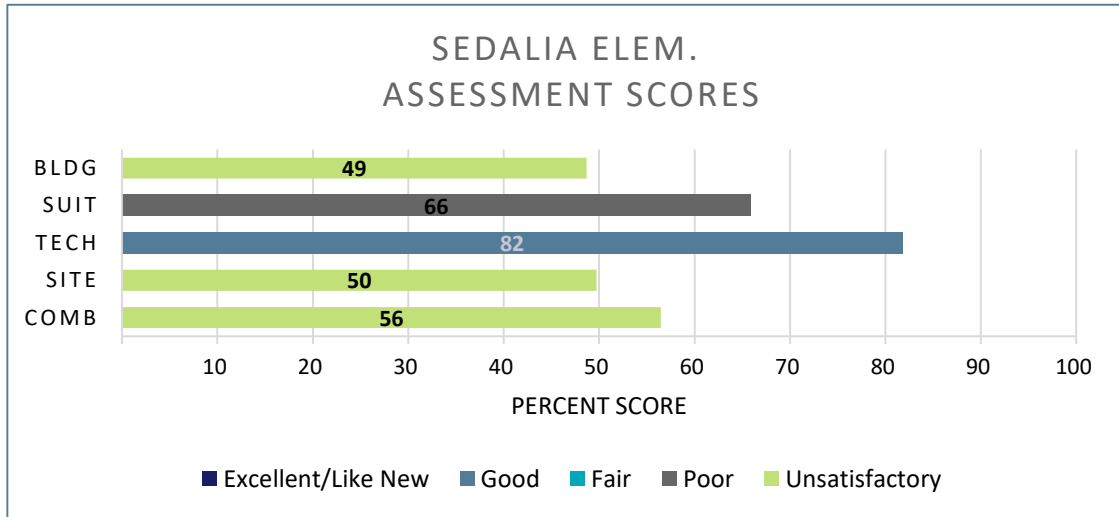
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Guilford County Schools  
Historical and Projected PK-12 Enrollment by Grade Band



# School Dashboard

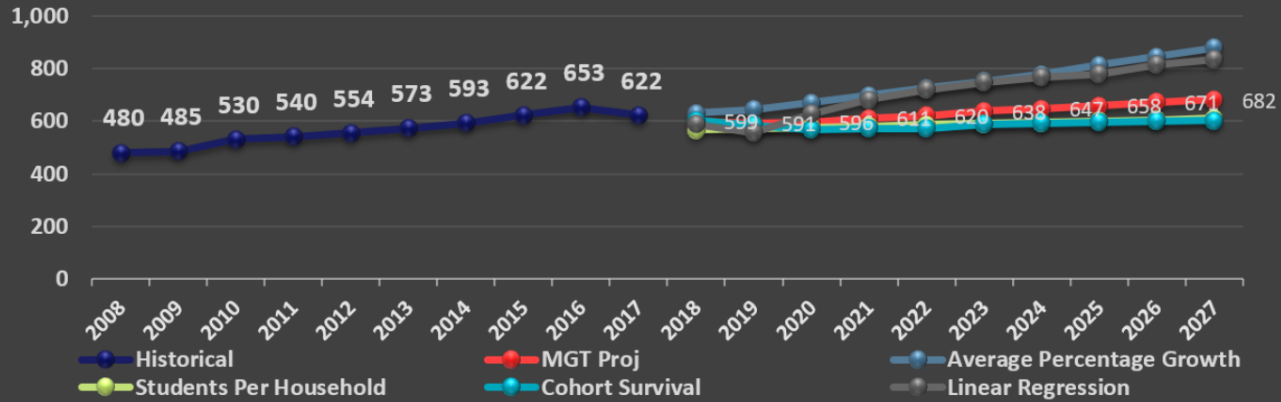
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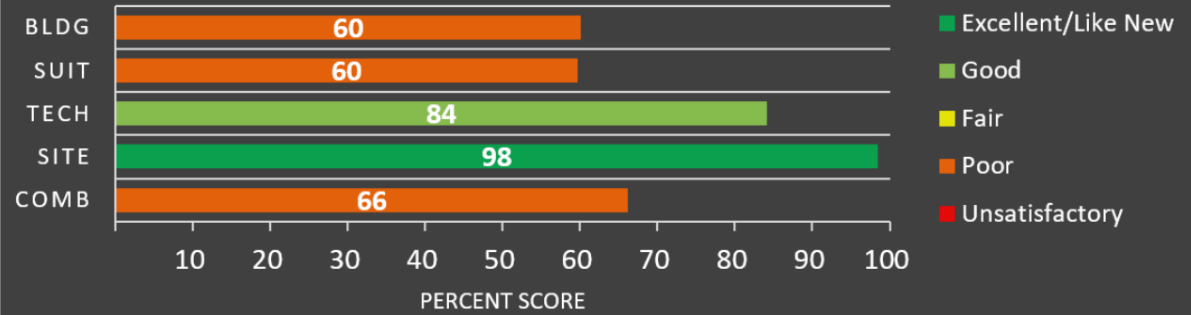
# Morehead Elementary School – Dashboard

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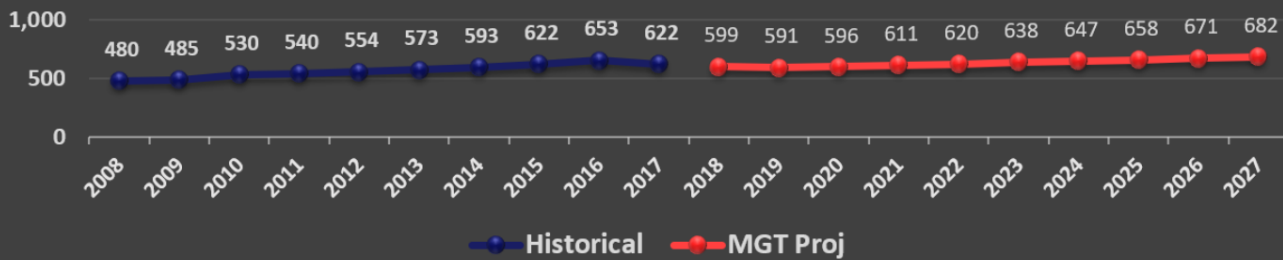
## Morehead Elem.



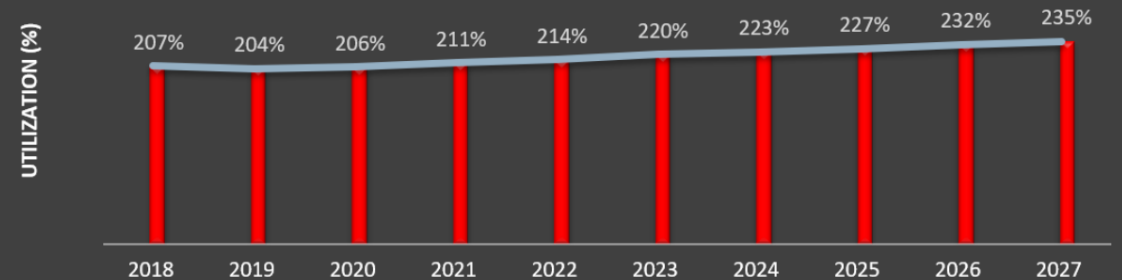
## MOREHEAD ELEM. ASSESSMENT SCORES



## Morehead Elem.



## Morehead Elem. Projected Utilization



# Building Assessment Score Ranges

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## FACILITY CONDITION

SITE TYPE	BUILDING FCA SCORE RANGE		AVERAGE
	LOW	HIGH	
	Elementary Schools	20	
Middle Schools	23	100	70
High Schools	40	99	71
Special	40	100	70
Admin	17	89	46

## SITE CONDITION

SITE TYPE	SITE FCA SCORE RANGE		AVERAGE
	LOW	HIGH	
	Elementary Schools	18	
Middle Schools	56	100	90
High Schools	48	100	82
Special	40	100	87
Admin	-1	100	46

## EDUCATIONAL SUITABILITY

SITE TYPE	SUITABILITY SCORE RANGE		AVERAGE
	LOW	HIGH	
	Elementary Schools	48	
Middle Schools	58	89	72
High Schools	62	83	69
Special	31	86	58

## TECHNOLOGY INFRASTRUCTURE

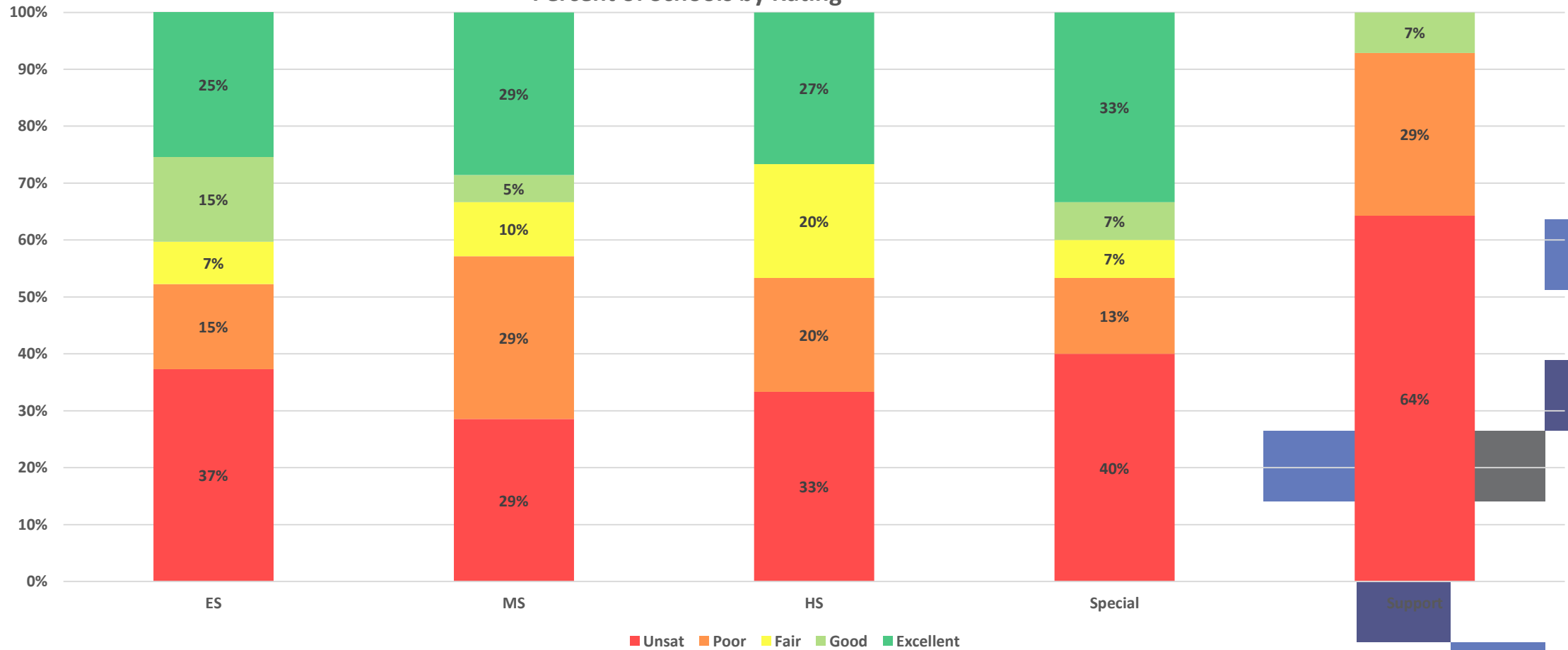
SITE TYPE	TECHNOLOGY SCORE RANGE		AVERAGE
	LOW	HIGH	
	Elementary Schools	63	
Middle Schools	56	100	88
High Schools	72	100	83
Special	50	100	82



# Scoring Data –Building Condition

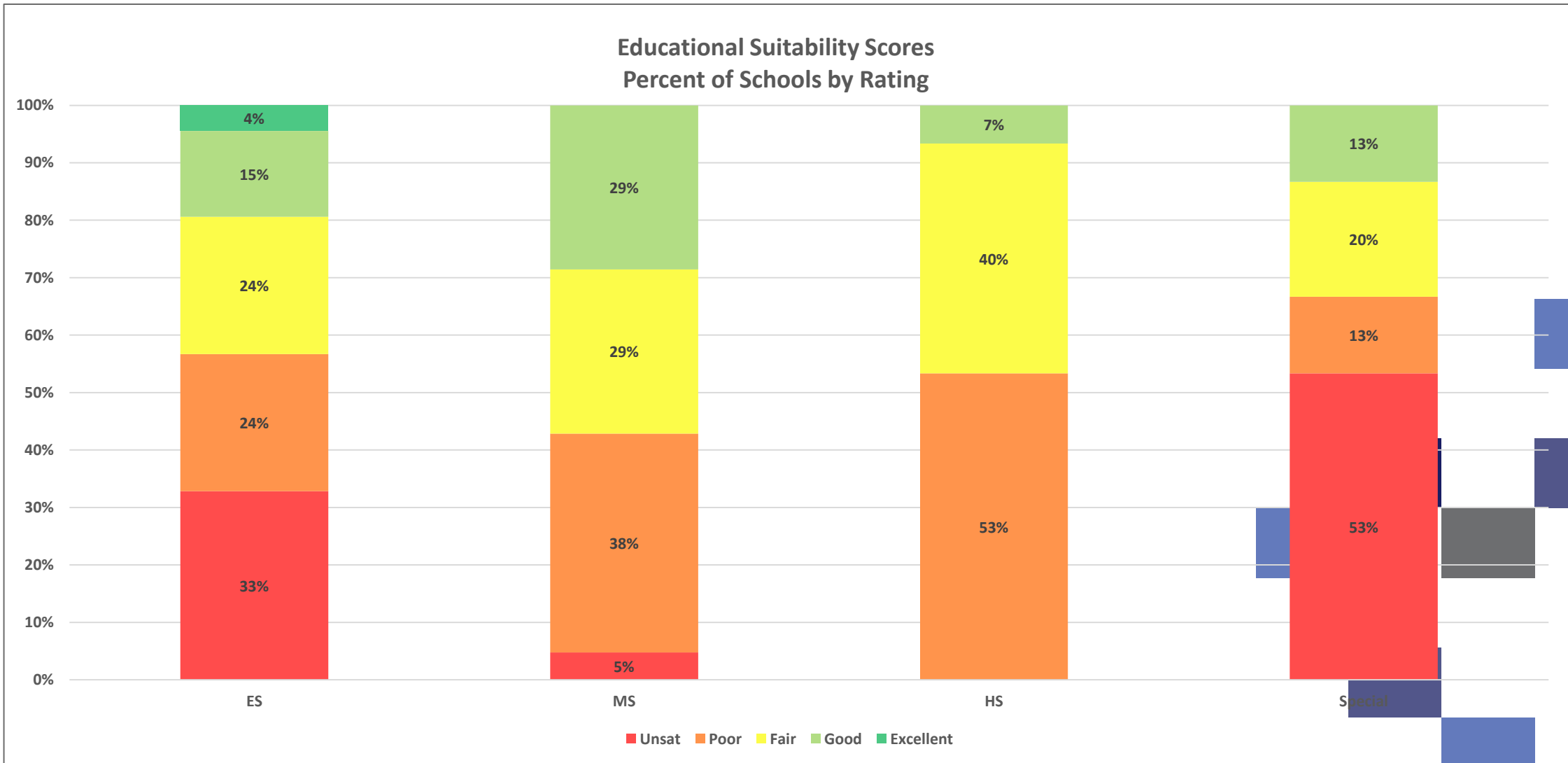
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Building Condition Scores  
Percent of Schools by Rating



# Scoring Data –Education Suitability

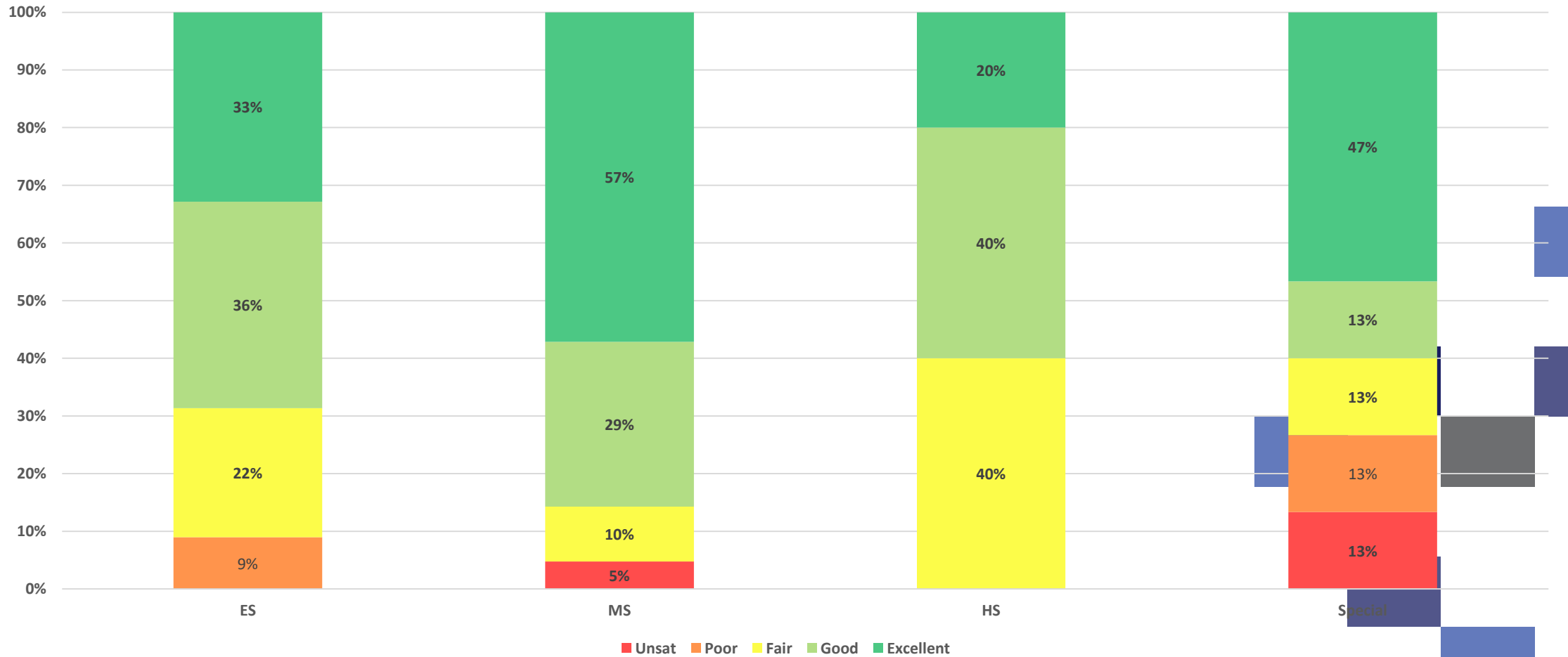
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# Scoring Data –Technology Infrastructure

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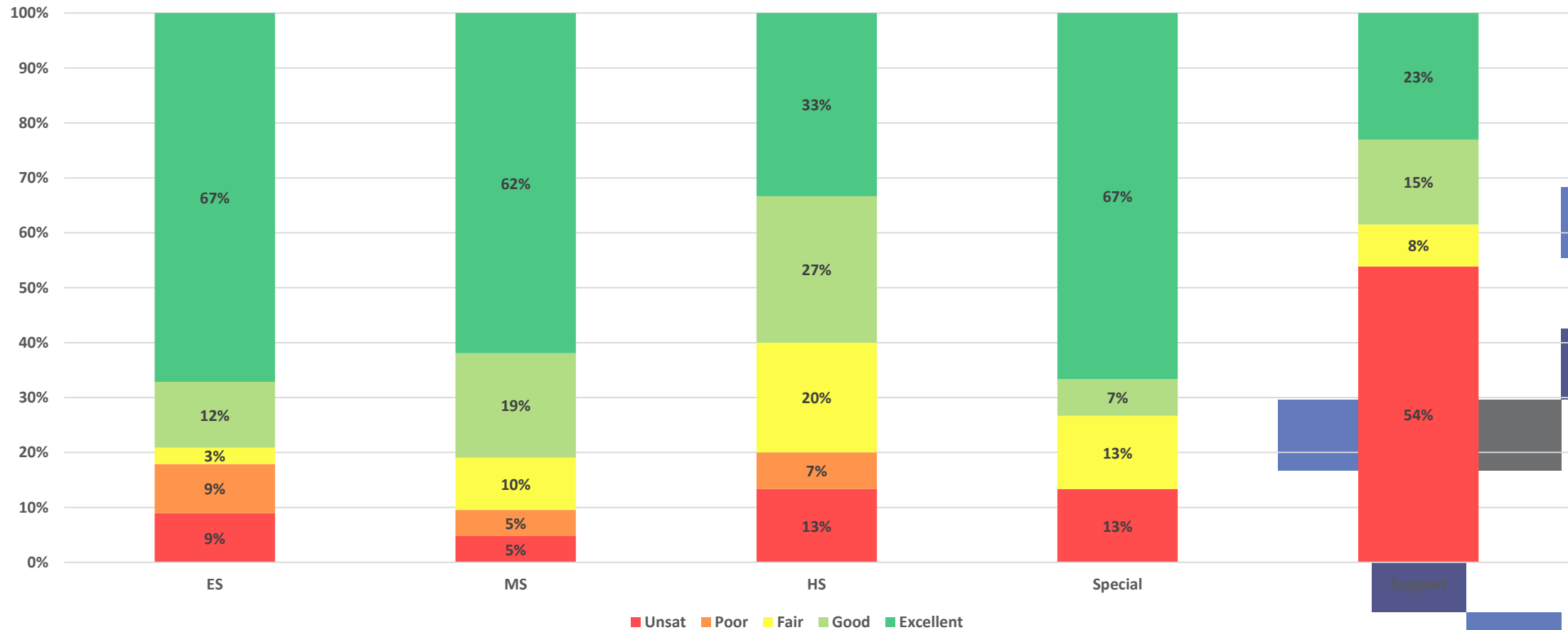
Technology Infrastructure Scores  
Percent of Schools by Rating



# Scoring Data –Site Condition

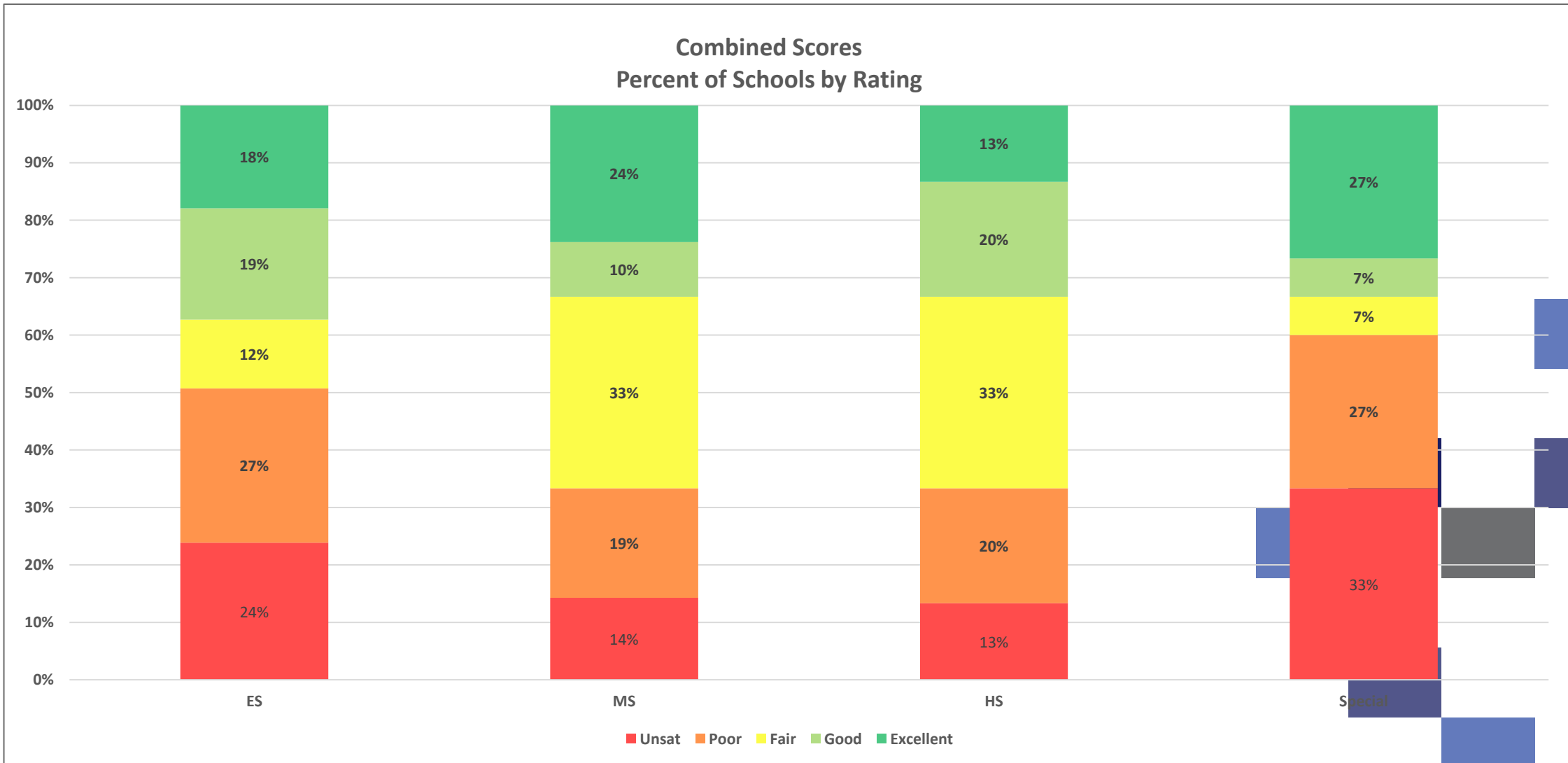
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Site Condition Scores  
Percent of Schools by Rating



# Scoring Data –Combination Scores

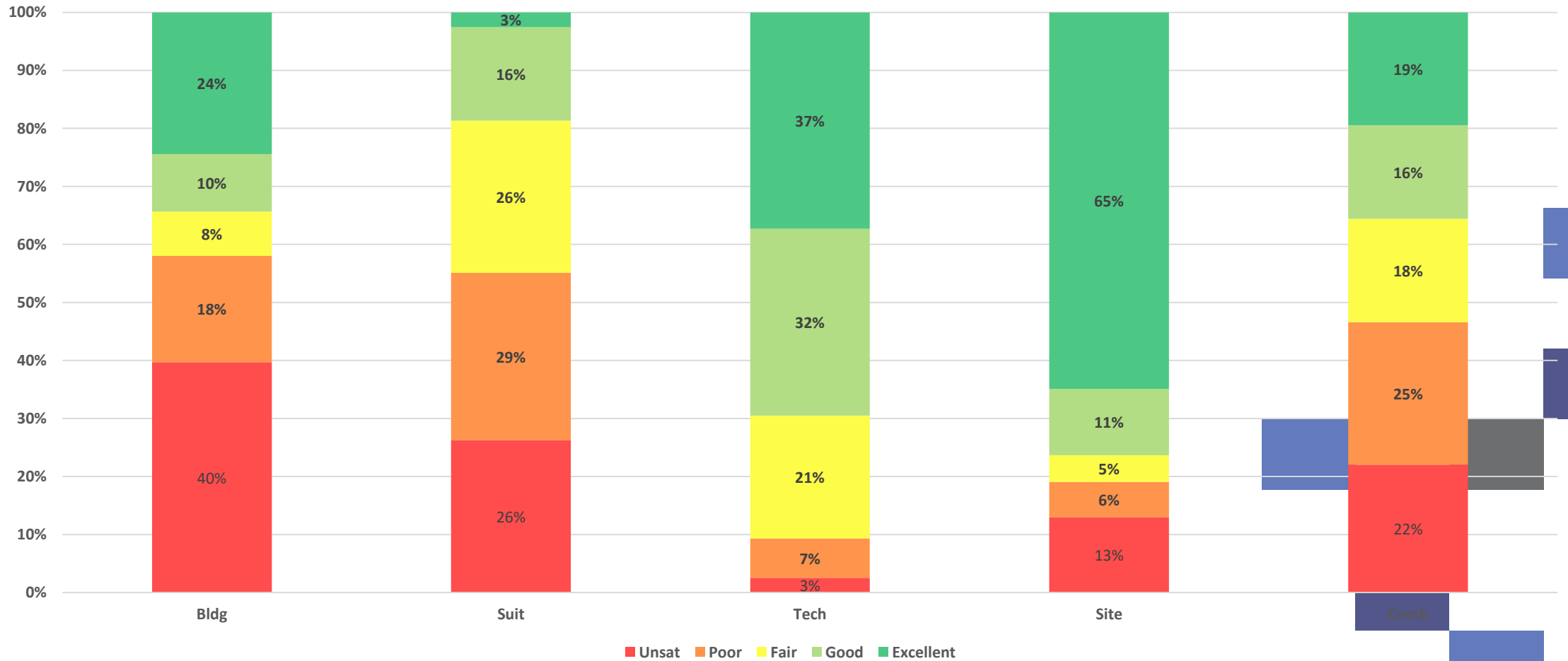
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# Scoring Data –District Summary

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District Summary  
Percent of Schools by Assessment Type



# Facility Assessments – Scoring Cut Points

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## GUILFORD COUNTY SCHOOLS

COMBINED SCORES	DESCRIPTION
> 90%	Excellent/Like New
80 - 89	Good
70 - 79	Fair
60 - 69	Poor
< 60	Unsatisfactory

## JEFFERSON PARISH PUBLIC SCHOOLS

COMBINED SCORES	DESCRIPTION
> 90%	Excellent/Like New
80 - 90	Good
70 - 79	Fair
60 - 69	Poor
< 60	Unsatisfactory

## MILWAUKEE PUBLIC SCHOOLS

COMBINED SCORES	DESCRIPTION
> 90%	Excellent/Like New
80 - 89	Good
70 - 79	Fair
60 - 69	Poor
< 60	Unsatisfactory

## METRO NASHVILLE PUBLIC SCHOOLS

COMBINED SCORES	DESCRIPTION
> 90%	Excellent/Like New
80 - 90	Good
70 - 79	Fair
60 - 69	Poor
< 60	Unsatisfactory

# Utilization Thresholds

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## GUILFORD COUNTY SCHOOLS

UTILIZATION	DESCRIPTION
> 110	Inadequate Space
95 - 110	Approaching Inadequate Space
80 - 95	Adequate Space
70 - 80	Approaching Inefficient Use of Space
< 70	Inefficient Use of Space

## JEFFERSON PARISH PUBLIC SCHOOLS

UTILIZATION	DESCRIPTION
> 110	Inadequate Space
95 - 110	Approaching Inadequate Space
80 - 95	Adequate Space
70 - 80	Approaching Inefficient Use of Space
< 70	Inefficient Use of Space

## MILWAUKEE PUBLIC SCHOOLS

UTILIZATION	DESCRIPTION
> 110	Inadequate Space
95 - 110	Approaching Inadequate Space
80 - 95	Adequate Space
70 - 80	Approaching Inefficient Use of Space
< 70	Inefficient Use of Space

## METRO NASHVILLE PUBLIC SCHOOLS

UTILIZATION	DESCRIPTION
> 110	Inadequate Space
95 - 110	Approaching Inadequate Space
80 - 95	Adequate Space
70 - 80	Approaching Inefficient Use of Space
< 70	Inefficient Use of Space



# Combined Score Weighting Criteria

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## GUILFORD COUNTY SCHOOLS

0.50	0.45	0.00	0.05	(50/30/10/10)
Building FCA Score	Suitability Score	Technology Score	Site FCA Score	Combined Score (50/30/10/10)

## MILWAUKEE PUBLIC SCHOOLS

0.30	0.45	0.05	0.20	(30/45/5/20)
Building Condition Score	Suitability Score	Technology Score	Site Score	Combined Score (30/45/5/20)

## JEFFERSON PARISH PUBLIC SCHOOL SYSTEM

0.40	0.50	0.10	0.00	(40/50/10)
Overall Condition Score	Suitability Score	Technology Score	Site Score	Combined Score (40/50/10)

## METRO NASHVILLE PUBLIC SCHOOLS

0.50	0.20	0.20	0.10	(50/20/20/10)
Building Condition Score	Suitability Score	Technology Score	Site Score	Combined Score (50/20/20/10)

# Elementary School Scores – FCA/Suitability/Tech/ Site - Sample GCS

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Site Name	Grade Configuration	GSF	Building FCA Score	Suitability Score	Technology Score	Site FCA Score	Combined Score (50/45/0/5)	MGT 2017 Utilization	MGT 2018 Projected Utilization	MGT 2027 Projected Utilization
Foust Elem.	PK-5	50,246	20	52	80	18	34	96%	97%	116%
Southern Elem.	PK-5	39,052	26	57	100	74	42	99%	100%	121%
Claxton Elem.	PK-5	51,949	37	47	87	67	43	115%	118%	133%
Sternberger Elem.	PK-5	50,690	36	51	71	52	44	94%	97%	110%
Sumner Elem.	PK-5	84,776	27	63	98	60	45	98%	98%	117%
Joyner Elem.	PK-5	44,320	42	50	71	63	46	84%	85%	87%
Brooks Global Studies	PK-5	48,148	43	50	68	52	47	91%	90%	103%
Vandalia Elem.	PK-5	34,820	46	49	88	37	47	85%	84%	97%
Bessemer Elem.	PK-5	68,893	39	59	79	32	48	79%	76%	90%
Wiley Elem.	PK-5	60,198	46	51	83	48	48	86%	84%	97%
Millis Road Elem.	PK-5	59,009	50	48	63	84	51	129%	135%	149%
Murphey Elem.	PK-5	53,028	47	57	86	31	51	76%	73%	77%
Northwood Elem.	PK-5	68,588	46	60	100	37	52	109%	105%	120%
Peck Elem.	PK-5	62,220	56	50	73	35	52	89%	81%	66%
Hampton Elem.	PK-5	48,448	54	54	72	29	52	78%	77%	87%
Shadybrook Elem.	PK-5	62,210	41	61	87	90	53	91%	88%	74%
Allen Jay Elem.	PK-5	43,043	57	50	78	60	54	123%	127%	124%
Kirkman Park Elem.	PK-5	42,589	54	59	88	18	54	85%	86%	103%
Montlieu Elem.	PK-5	65,741	54	52	83	85	55	90%	85%	100%
Sedgefield Elem.	PK-5	52,592	49	66	82	50	56	112%	113%	128%
Cone Elem.	PK-5	66,277	63	53	90	37	57	104%	104%	119%
Archer Elem.	PK-5	47,056	59	58	65	34	57	94%	92%	101%
Irving Park Elem.	PK-5	62,743	52	63	81	67	58	100%	98%	101%
General Greene Elem.	PK-5	41,242	60	59	79	41	59	90%	92%	107%
Morehead Elem.	PK-5	49,210	59	59	84	51	59	215%	206%	265%

# Elementary School Scores – FCA/Suitability/Tech/ Site - Sample GCS

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Site Name	Grade Configuration	GSF	Building FCA Score	Suitability Score	Technology Score	Site FCA Score	Combined Score (50/45/0/5)	MGT 2017 Utilization	MGT 2018 Projected Utilization	MGT 2027 Projected Utilization
Peeler Elem.	PK-5	49,376	55	64	77	60	60	87%	82%	81%
Alderman Elem.	PK-5	55,692	65	57	93	54	61	95%	95%	120%
Lindley Elem.	PK-5	69,693	56	67	81	67	61	113%	110%	132%
Washington Elem.	PK-5	49,723	72	53	74	32	62	79%	77%	94%
Erwin Montessori	PK-5	52,738	66	62	85	26	63	81%	79%	90%
Nathanael Greene Elem.	PK-5	55,523	60	65	80	63	63	95%	98%	100%
Madison Elem.	PK-5	44,794	63	59	69	99	63	83%	88%	94%
Frazier Elem.	PK-5	52,084	69	55	84	85	63	102%	107%	117%
Oak Hill Elem.	PK-5	60,820	64	67	100	53	65	109%	109%	129%
Oak View Elem.	PK-5	68,554	57	72	83	85	65	76%	78%	81%
Jamestown Elem.	PK-5	68,702	65	66	75	85	66	94%	96%	100%
Jones Elem.	PK-5	73,555	82	55	80	54	68	109%	109%	118%
Pleasant Garden Elem.	PK-5	115,288	75	72	68	59	73	86%	84%	86%
Pilot Elem.	PK-5	88,500	68	79	83	81	74	85%	82%	65%
Florence Elem.	PK-5	78,712	74	73	76	91	74	93%	95%	91%
Sedalia Elem.	PK-5	65,451	74	74	93	84	74	94%	95%	104%
Rankin Elem.	PK-5	91,968	90	56	86	88	75	126%	124%	147%
Stokesdale Elem.	PK-5	75,190	81	68	68	75	75	113%	117%	132%
Jesse Wharton Elem.	PK-5	88,500	72	79	88	79	75	89%	92%	102%
McLeansville Elem.	PK-5	68,409	92	61	88	52	76	93%	91%	117%
Parkview Elem.	PK-5	80,512	81	71	95	86	77	80%	76%	75%
Fairview Elem.	PK-5	76,058	83	71	82	84	78	89%	93%	85%
Southwest Elem.	PK-5	98,523	92	66	83	97	80	108%	111%	135%
Falkener Elem.	PK-5	85,277	85	76	97	92	81	97%	99%	110%

# Elementary School Scores – FCA/Suitability/Tech/ Site - Sample GCS

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Site Name	Grade Configuration	GSF	Building FCA Score	Suitability Score	Technology Score	Site FCA Score	Combined Score (50/45/0/5)	MGT 2017 Utilization	MGT 2018 Projected Utilization	MGT 2027 Projected Utilization
Summerfield Elem.	PK-5	96,616	87	76	84	91	83	99%	102%	105%
Colfax Elem.	PK-5	102,480	89	78	73	94	84	98%	99%	110%
Jefferson Elem.	PK-5	88,500	88	79	84	99	85	102%	104%	98%
Gillespie Park Elem.	PK-5	75,744	87	81	90	100	85	78%	78%	91%
Gibsonville Elem.	PK-5	98,133	89	80	90	95	85	96%	98%	121%
Brightwood Elem.	PK-5	85,277	90	79	86	100	85	83%	82%	92%
Triangle Lake Montessori	PK-5	85,277	93	78	93	93	86	83%	81.5%	97%
Monticello-Brown Summit Elem.	PK-5	88,500	94	79	81	85	87	70%	70%	75%
Alamance Elem.	PK-5	93,113	96	77	95	98	87	73%	75%	92%
Pearce Elem.	PK-5	89,207	98	76	100	100	88	100%	103%	115%
Bluford Elem.	PK-5	59,451	98	79	95	76	89	68%	67%	67%
Oak Ridge Elem.	PK-5	103,891	94	86	95	93	90	100%	101%	114%
Guilford Elem.	PK-5	89,639	98	82	82	100	91	82%	81%	96%
Union Hill Elem.	PK-5	92,931	99	84	84	99	93	99%	99%	121%
Reedy Fork Elem.	PK-5	86,847	99	87	93	100	93	63%	65%	76%
Northern Elem.	PK-5	79,633	99	88	81	100	94	100%	103%	118%
Simkins Elem.	PK-5	92,812	100	92	92	100	96	89%	91%	108%
Hunter Elem.	PK-5	88,635	100	93	100	100	97	92%	93%	112%
McNair Elem.	PK-5	92,039	100	94	100	100	97	88%	88%	101%
<b>Elementary Total/Average</b>		<b>4,759,455</b>	<b>69</b>	<b>67</b>	<b>84</b>	<b>71</b>	<b>68</b>	<b>94%</b>	<b>94%</b>	<b>105%</b>

# Middle School Scores – FCA/Suitability/Tech/ Site - Sample GCS

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Site Name	Grade Configuration	GSF	Building FCA Score	Suitability Score	Technology Score	Site FCA Score	Combined Score (50/45/0/5)	MGT 2017 Utilization	MGT 2018 Projected Utilization	MGT 2027 Projected Utilization
Kiser Middle	6-8	137,935	23	63	98	29	42	86%	87%	92%
Northwest Middle	6-8	144,210	31	64	89	81	48	119%	119%	128%
Jackson Middle	6-8	112,459	45	61	83	44	52	69%	70%	77%
Swann Middle	6-8	133,348	53	60	93	35	55	65%	67%	67%
Allen Middle	6-8	129,319	52	67	93	56	59	93%	99%	101%
Johnson Street Elem. (K-8)	PK-8	72,120	62	57	90	71	61	97%	100%	120%
Mendenhall Middle	6-8	122,250	52	70	56	77	61	82%	83%	66%
Brown Summit Middle	6-8	33,937	76	55	90	8	63	74%	75%	79%
Welborn Middle	6-8	139,188	60	69	100	48	63	48%	47%	42%
Northeast Middle	6-8	131,184	66	63	78	83	65	80%	80%	74%
Lincoln Academy (4-8)	4-8	95,409	67	66	88	49	66	66%	66%	67%
Southeast Middle	6-8	133,693	65	72	98	100	70	105%	106%	101%
Ferndale Middle	6-8	149,372	69	71	93	83	71	78%	79%	78%
Penn Griffin Schl for the Arts	6-12	168,696	79	71	88	80	75	61%	63%	73%
Eastern Middle	6-8	137,550	76	79	93	85	78	87%	89%	84%
Southwest Middle	6-8	138,143	86	73	84	96	81	111%	112%	116%
Hairston Middle	6-8	142,872	90	78	78	93	85	69%	68%	74%
Kernodle Middle	6-8	141,332	92	79	81	100	86	72%	73%	62%
Southern Middle	6-8	143,877	99	79	88	100	90	78%	80%	76%
Allen Jay Middle - Prep Academy	5-8	90,064	98	81	100	99	90	86%	86%	84%
Northern Middle	6-8	142,474	98	81	90	100	90	96%	100%	102%
Western Guilford Middle School	6-8	157,889	100	80	95	100	91	60%	61%	57%
Jamestown Middle	6-8	162,154	100	88	91	100	95	95%	98%	96%
<b>Middle Total/Average</b>		<b>2,959,475</b>	<b>71</b>	<b>71</b>	<b>88</b>	<b>75</b>	<b>71</b>	<b>82%</b>	<b>83%</b>	<b>83%</b>

# High School Scores – FCA/Suitability/Tech/ Site - Sample GCS

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Site Name	Grade Configuration	GSF	Building FCA Score	Suitability Score	Technology Score	Site FCA Score	Combined Score (50/45/0/5)	MGT 2017 Utilization	MGT 2018 Projected Utilization	MGT 2027 Projected Utilization
Southern High	9-12	204,074	40	69	88	91	56	90%	89%	93%
Grimsley High	9-12	343,151	46	65	72	80	56	94%	95%	92%
Smith High	9-12	276,492	57	62	81	49	59	77%	76%	82%
Northeast High	9-12	185,359	56	61	83	61	59	105%	104%	93%
Western High	9-12	258,860	52	70	73	78	61	87%	85%	84%
Page High	9-12	230,174	66	66	84	49	65	112%	110%	107%
High Point Central High	9-12	311,554	65	63	86	89	65	87%	86%	91%
Northwest High	9-12	249,264	78	61	81	79	70	129%	129%	138%
Southwest High	9-12	280,614	66	72	78	100	70	90%	91%	101%
Southeast High	9-12	264,328	77	69	74	89	74	84%	83%	84%
Andrews High	9-12	230,224	79	71	92	88	76	66%	64%	69%
Ragsdale High	9-12	367,837	91	73	100	88	83	88%	87%	90%
Dudley High	9-12	281,894	95	73	78	96	85	79%	79%	76%
Eastern High	9-12	288,769	97	79	76	100	89	94%	98%	91%
Northern High	9-12	270,000	99	79	100	100	90	93%	92%	100%
<b>High School Total/Average</b>		<b>4,042,594</b>	<b>71</b>	<b>69</b>	<b>83</b>	<b>83</b>	<b>71</b>	<b>92%</b>	<b>91%</b>	<b>93%</b>

# Other School Scores – FCA/Suitability/Tech/ Site - Sample GCS

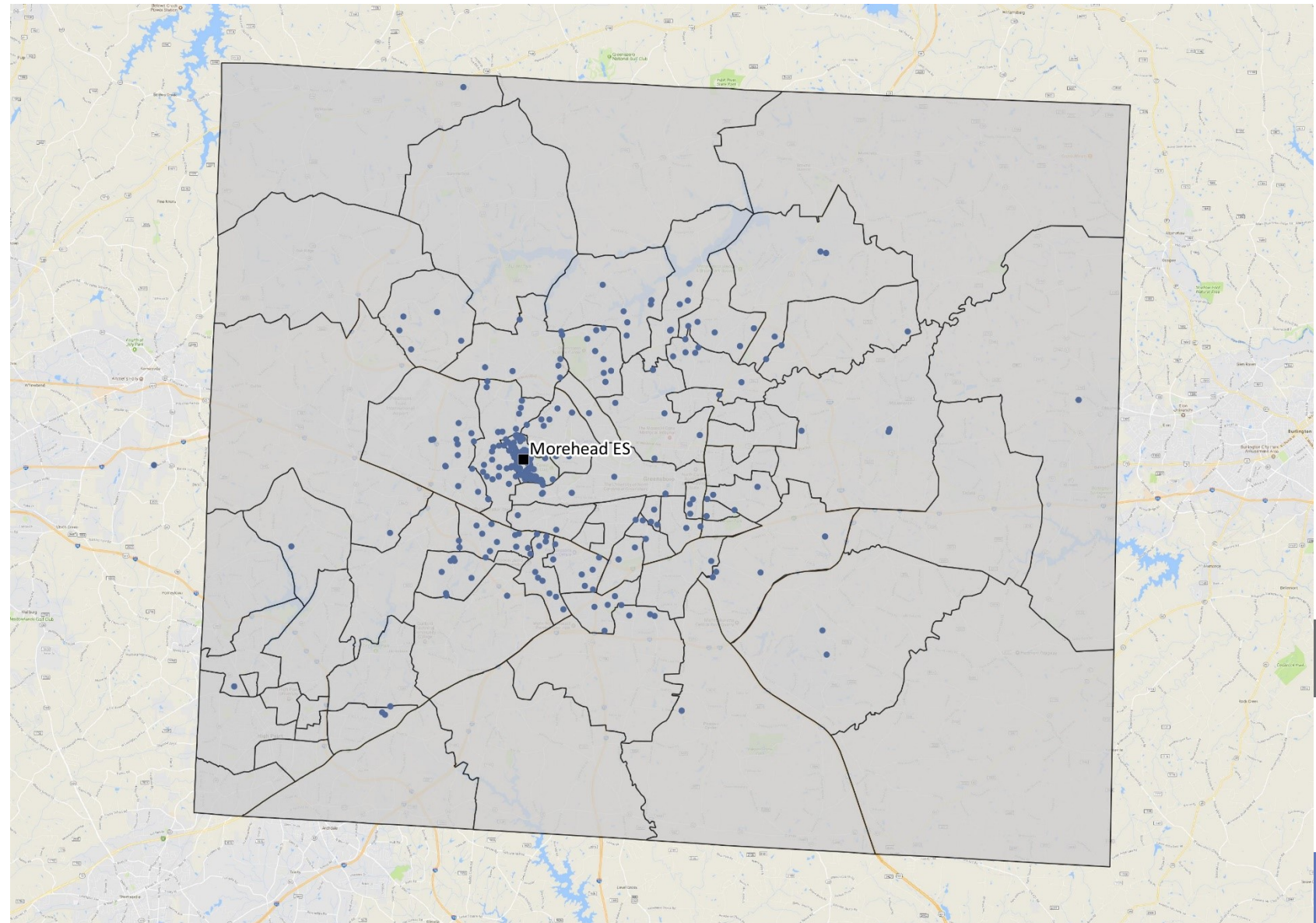
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Site Name	Grade Configuration	GSF	Building FCA Score	Suitability Score	Technology Score	Site FCA Score	Combined Score (50/45/0/5)	MGT 2017 Utilization	MGT 2018 Projected Utilization	MGT 2027 Projected Utilization
Guilford Newcomers School	3-11	29,654	47	34	60	40	41	87%	78%	110%
Twilight High School	9-12	8,309	40	45	66	16	41	N/A	N/A	N/A
Weaver Ed. Center	12th	110,970	40	42	90	71	42	56%	56%	58%
Greensboro SCALE School	Admin	18,668	40	49	58	16	43	13%	13%	17%
Old McIver School	9-12	81,630	55	47	50	28	50	N/A	N/A	N/A
Kearns Academy	9-12	45,000	60	55	100	48	57	53%	51%	58%
Gateway Ed. Center	6 mo. - 22 years	98,782	54	80	88	64	67	54%	53%	51%
Smith Academy	6-12	39,248	90	63	78	99	78	60%	59%	64%
Dean B. Pruette SCALE School	6-12	27,475	89	66	100	89	79	5%	4%	5%
Herbin-Metz Education Center	K-8	51,385	100	82	98	100	92	77%	76%	83%
Joyner-Greene Education Center	9th grade -22 years	57,266	100	87	78	100	94	52%	49%	62%
Haynes Inman Education Center	3 years - 22 years	62,495	100	91	92	100	96	64%	62%	64%
<b>Special Total/Average</b>		<b>7,495,016</b>	<b>71</b>	<b>68</b>	<b>84</b>	<b>75</b>	<b>70</b>	<b>85%</b>	<b>85%</b>	<b>86%</b>

# GIS Data – Programmatic Impacts– Morehead

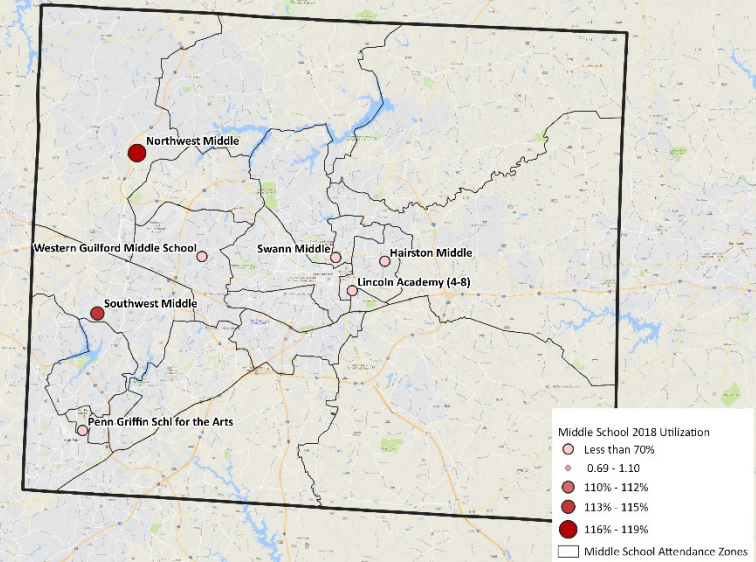
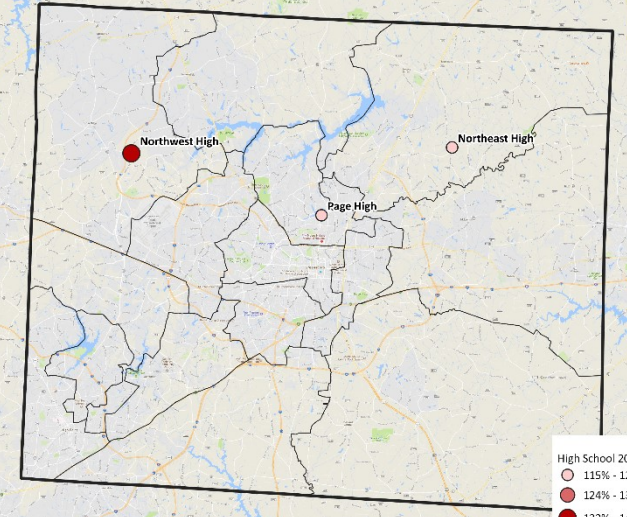
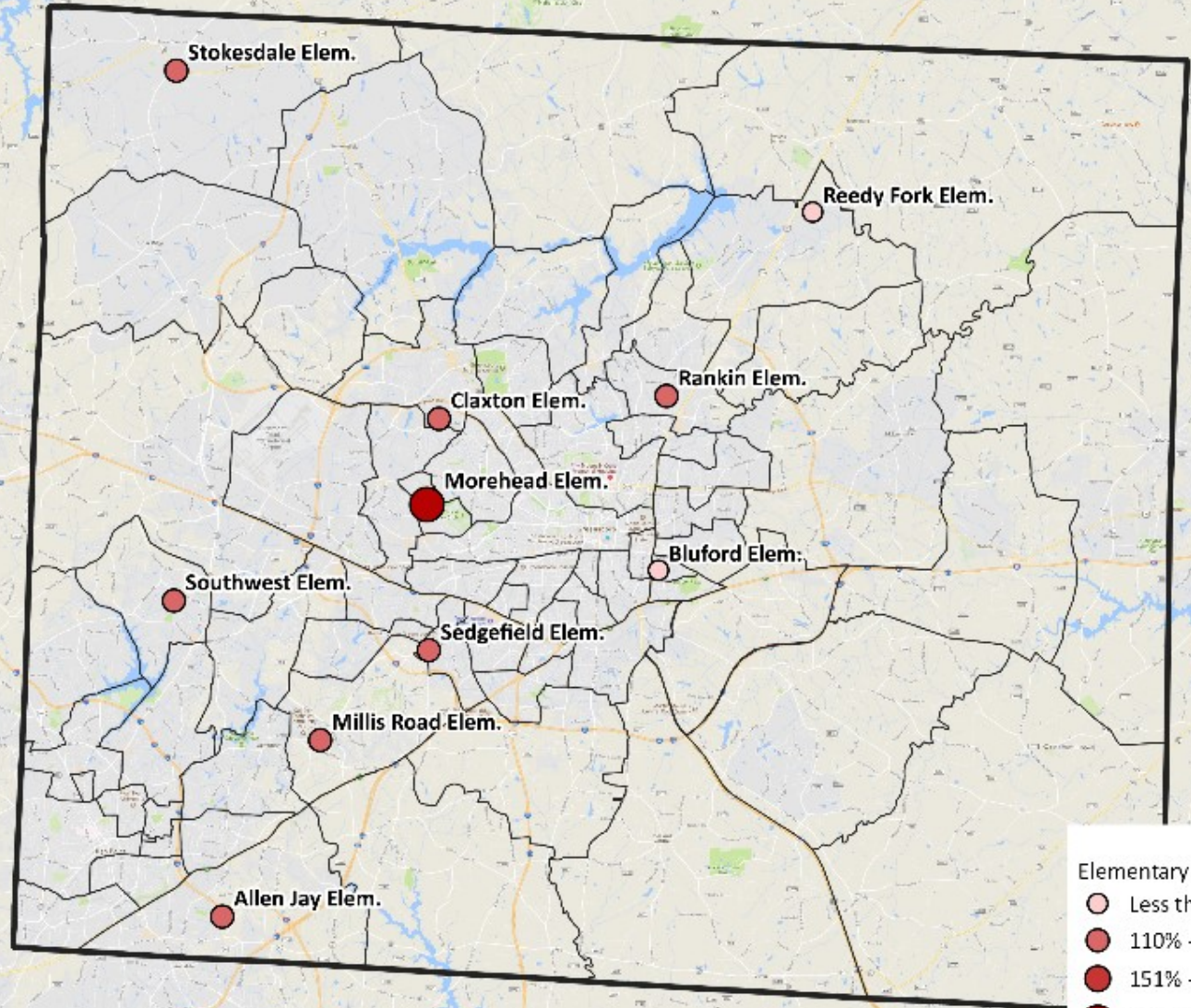
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Morehead Elementary	
Attend & Reside	401
Choice In	235
Total Enrollment	636
% Choice In	36.89
Total Reside	437
Choice Out	57
% Choice Out	13.04

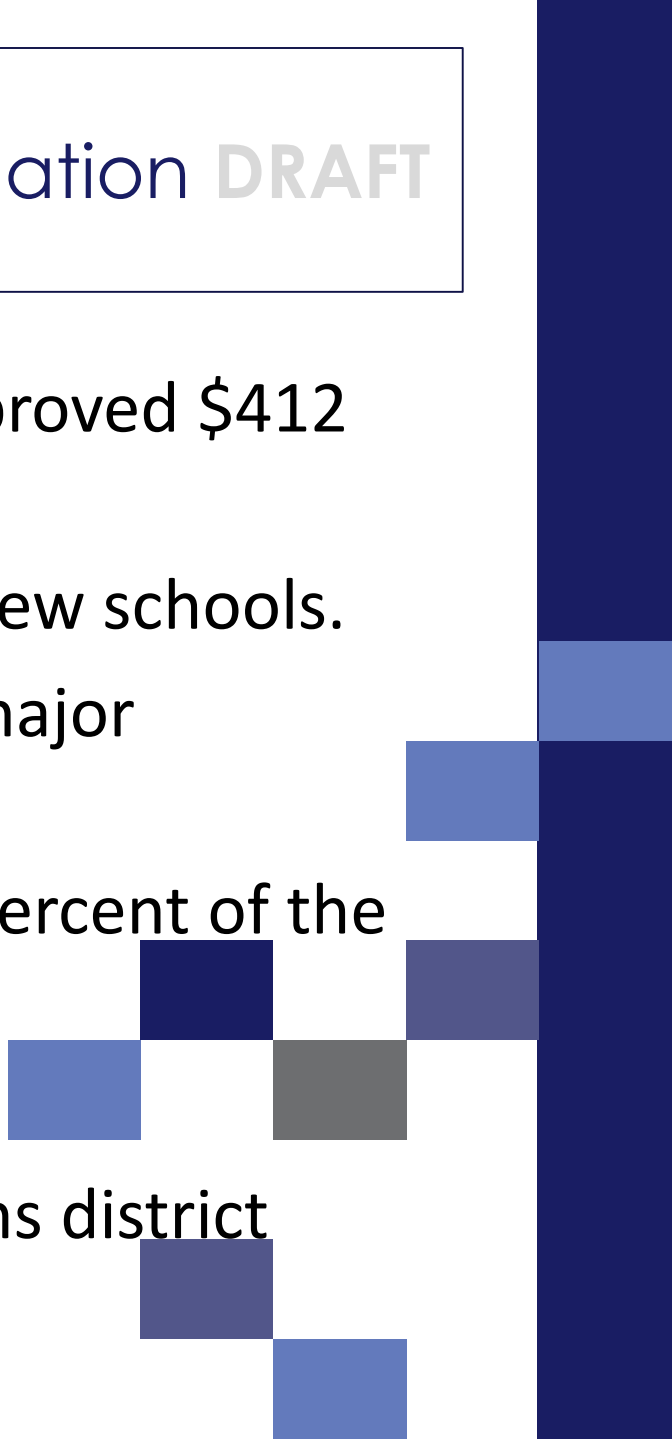




# GIS Utilization Visualization Models DRAFT



## Previous District / County Facility Financial Information **DRAFT**

- On May 6, 2008, Guilford County (County) residents approved \$412 million in school bonds.
  - The package contained 27 projects, which include five new schools.
  - 6,571 new student seats. Thirteen schools will receive major renovations and additions.
  - Projects included in the bond are prioritized with 93.5 percent of the request relieving overcrowding.
  - 3.5 percent targeting repairs and renovations.
  - 3 percent improving heating and air conditioning systems district wide.
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# Facility Master Plan Strategies

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- Program Strategies
  - Assignment Student vs Building
  - Program Equity and Access
- Non-Capital Strategies
  - Balancing Utilization
  - School Consolidation
  - School Repurposing
  - Policy
- Capital Outlay Strategies
  - School Replacements, Renovations and Upgrades
  - Build new vs Renovate
  - Equitable improvement across District





Thank you!

