




Joint Capital Facilities Committee

April 25, 2023

GCS SCHOOL CONSTRUCTION BONDS

BETTER BUILDINGS, STRONGER COMMUNITIES



The background image shows a group of people in a meeting. A woman in the foreground is looking at a document. In the background, a man is also looking at a document. On the wall, there are several project management charts, including a 'KANBAN BOARD' with columns for 'READY', 'DOING', 'TESTING', and 'DEPLOY', and a 'PROJECT TRIANGLE' diagram. A circular logo with a stylized sunburst or starburst design is overlaid on the right side of the image.

School Bond Project Updates

Revised Project Ordinance Amounts

PROJECT/SITE NAME	ORIGINAL PROJECT ORDINANCE AMOUNT (MARCH 9, 2021)	BOE REVISED PROJECT ORDINANCE AMOUNT (APRIL 20, 2023)
Kiser Middle School	\$55,478,632	\$81,183,471
Claxton Elementary School	\$31,333,469	\$50,354,396
Peck Expeditionary Learning School	\$41,323,632	\$78,737,396
Brooks Global Studies	\$22,174,130	\$42,639,189
Foust Gaming & Robotics School	\$31,333,469	\$59,101,641

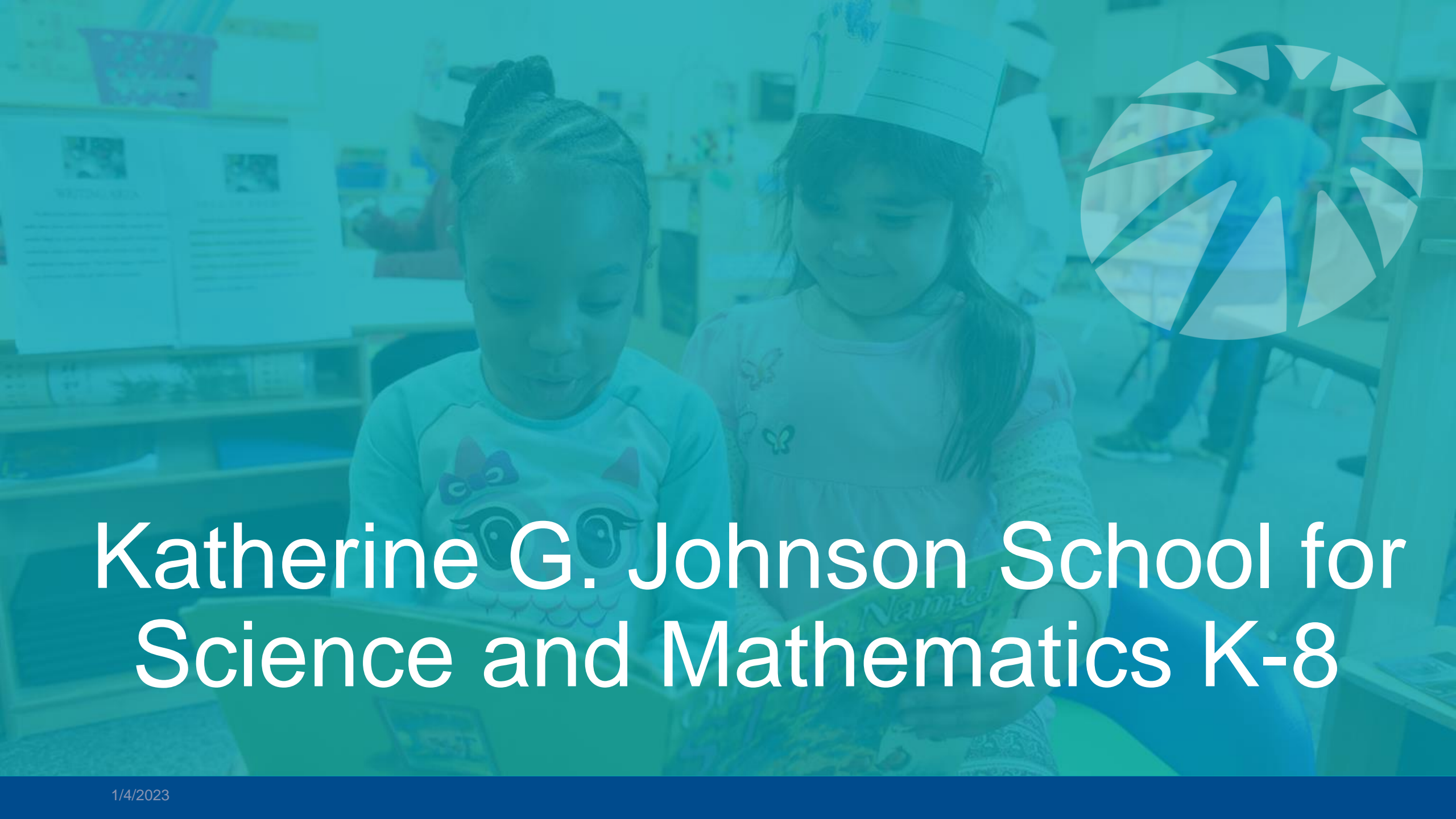
PROJECT/SITE NAME	ORIGINAL PROJECT ORDINANCE AMOUNT (MARCH 9, 2021)	BOE REVISED PROJECT ORDINANCE AMOUNT (NOVEMBER 15, 2022)
New Visual & Performing Arts School	\$33,505,256	\$69,375,621

Pending 2020 School Bond Projects

PROJECT/SITE NAME	CURRENT PROJECT ORDINANCE AMOUNT (MARCH 9, 2021)	PURPOSE
Land Acquisition	\$10,660,500	Land purchase
Katherine G. Johnson School for Science and Mathematics K-8	\$56,792,945	New construction
GCS Montessori Elementary School	\$8,372,048	Close neighborhood school and fully renovate as Montessori magnet, replacing Erwin Montessori
Sternberger Elementary School	\$3,818,849	Design and initial phase of work
Allen Jay Elementary School	\$5,207,070	Design and initial phase of work

First Slate of 2022 School Bond Projects

PROJECT/SITE NAME	PROJECT ORDINANCE AMOUNT	PURPOSE
Sumner Elementary School	\$4,500,000	Project management and design
Swann Center 6-12	\$5,000,000	Project management and design
Lindley K-8	\$7,500,000	Project management and design
Northwood Elementary	\$4,500,000	Project management and design
Shadybrook Elementary	\$1,500,000	Project management and design
Northwest Middle School Replacement	\$7,500,000	Project management and design
Joyner Elementary	\$4,500,000	Project management and design
Vandalia Elementary	\$4,500,000	Project management and design
Bessemer Elementary	\$4,500,000	Project management and design
Deferred maintenance, technology, safe schools, educational adequacy & athletics	\$48,000,000	Project management and design
TOTAL	\$92,000,000	



Katherine G. Johnson School for Science and Mathematics K-8

Background

When Guilford County Schools (GCS) unveiled the \$2 billion facilities master plan on November 26, 2019, it included the construction of seven new schools and recommendations to alleviate overcrowding in growing areas of the county and accommodate student enrollment.

One of the seven new schools included in the master plan includes the construction of a K-8 school in the southwestern part of the county. Land for this project has not been purchased but GCS is in the beginning phases of doing its due diligence to secure a property.

This school is expected to be a STEM school, which includes STEM labs as planned and was named in honor of the NASA mathematician Katherine G. Johnson by the Guilford County Board of Education.

Additionally, the 2019 facilities master plan slated this school site to house one of the four proposed regional STEM hubs for other students in the county to use for learning opportunities and field trips. As the district enters the design phase and navigates increases in construction costs, plans are continually evaluated.

Background (continued)

GCS Average Number of Students by Elementary Schools: 420 students

Average Number of Students for the State of NC Elementary Schools: 439 students

GCS Average Number of Students by Middle Schools: 698 students

Average Number of Students for the State of NC Middle Schools: 629 students

Source: NC School Report Cards

School Site	Year Built	2022 – 2023 Enrollment	2023 – 2024 Projected Enrollment	2024 – 2025 Projected Enrollment
Colfax Elementary	1955	563	549	559
Southwest Elementary	1979	812	825	853
Southwest Middle School	1992	1107	1024	1112

Proposed Site for Katherine G. Johnson K-8

Address: 8869 & 8871 Boylston Road and 721 S. Bunker Hill Road



The proposed site is approximately 11 miles from the airport

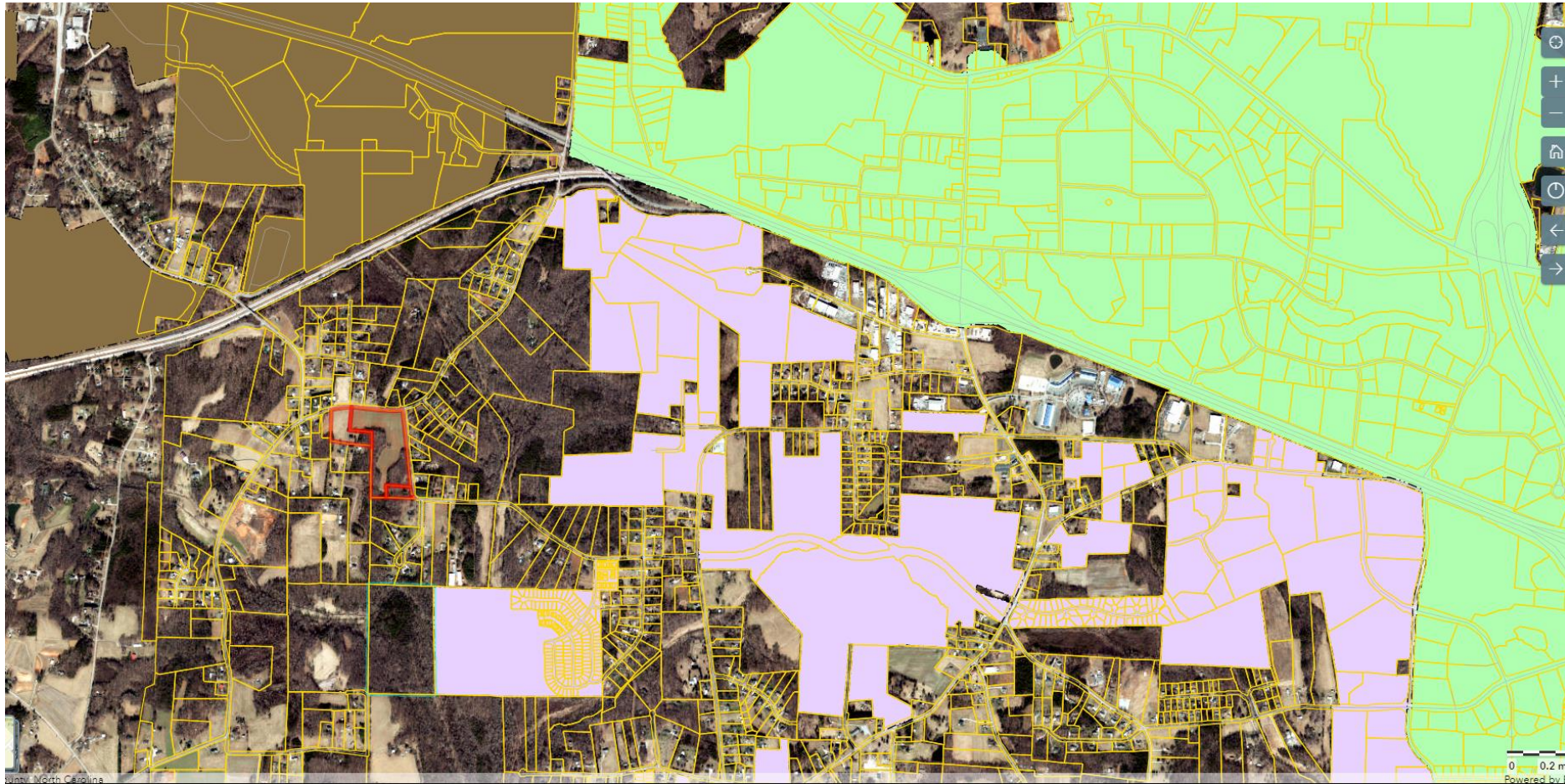
Site Considerations

- The geographic search area was located between Southwest Elementary and Colfax Elementary.
- Access to public utilities, such as water and sewer
- Need to stay out of airport overlay restrictions
- Below or at market rate price
- Utilized multiple research sources and listing services to compile sites, including but not limited to MLS, CoStar, LoopNet, Catylist and Guilford County Geographic Information Systems
- Considered 14 potentially viable sites. The most frequent reason for sites being eliminated was because of property owners not being willing to sell. Other reasons for the elimination of sites include but are not limited to, site constraints such as topographical & wetlands issues and access to public utilities and unrealistic pricing expectations from current owners.

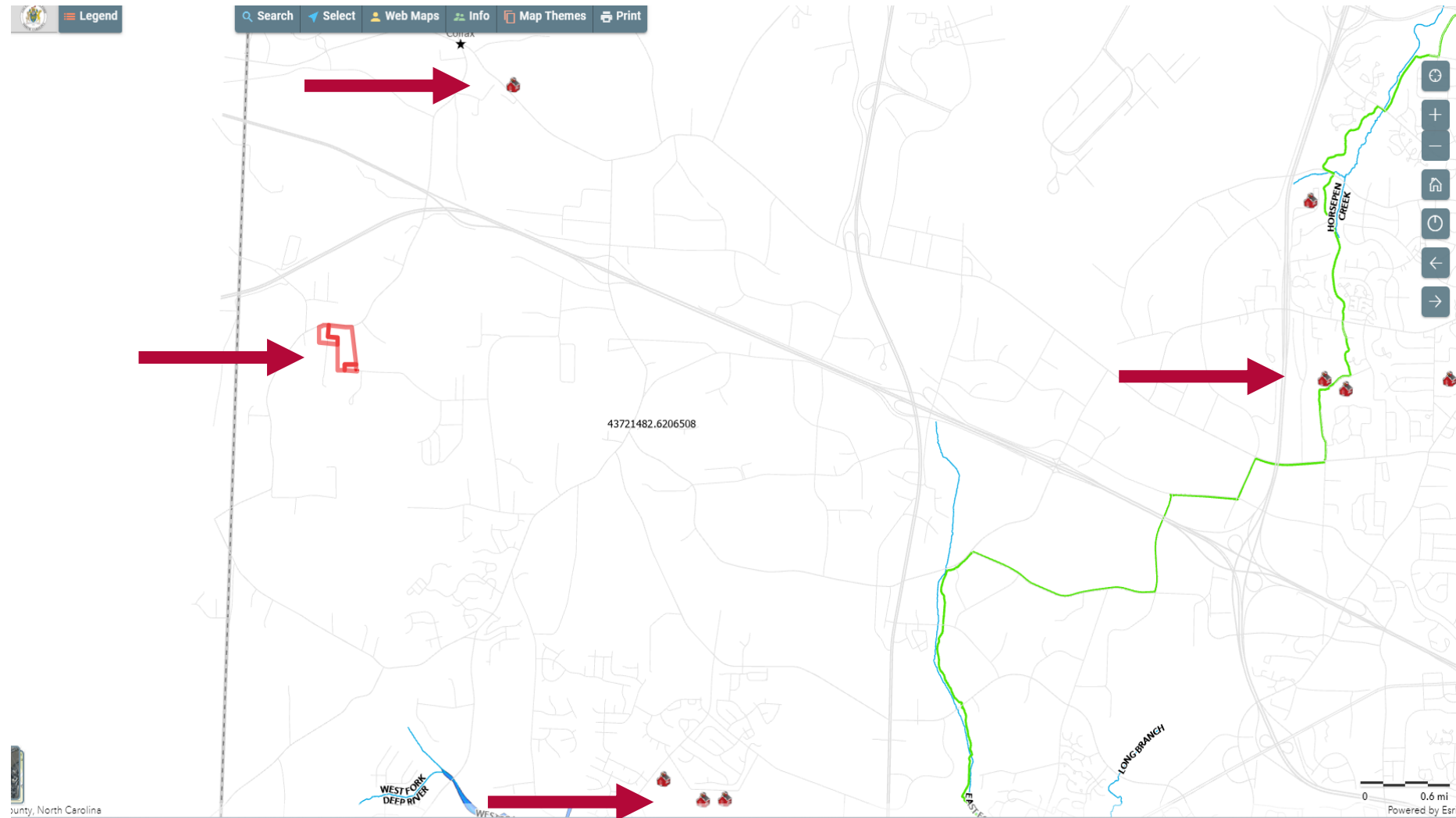
Wide View Vicinity Map



Subject Property as Related to Municipal City Limits

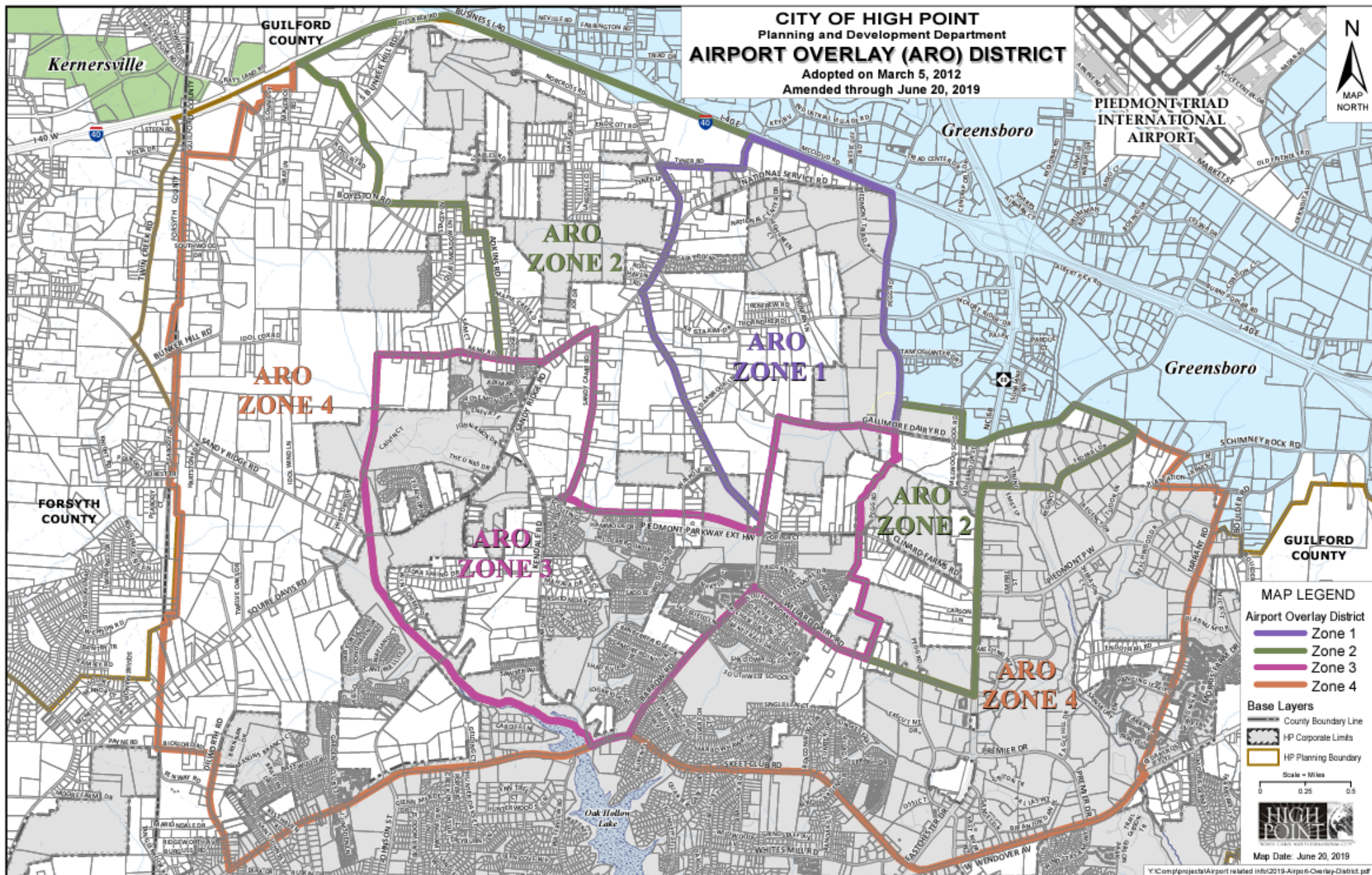


Subject Property as Related to Existing Public Schools

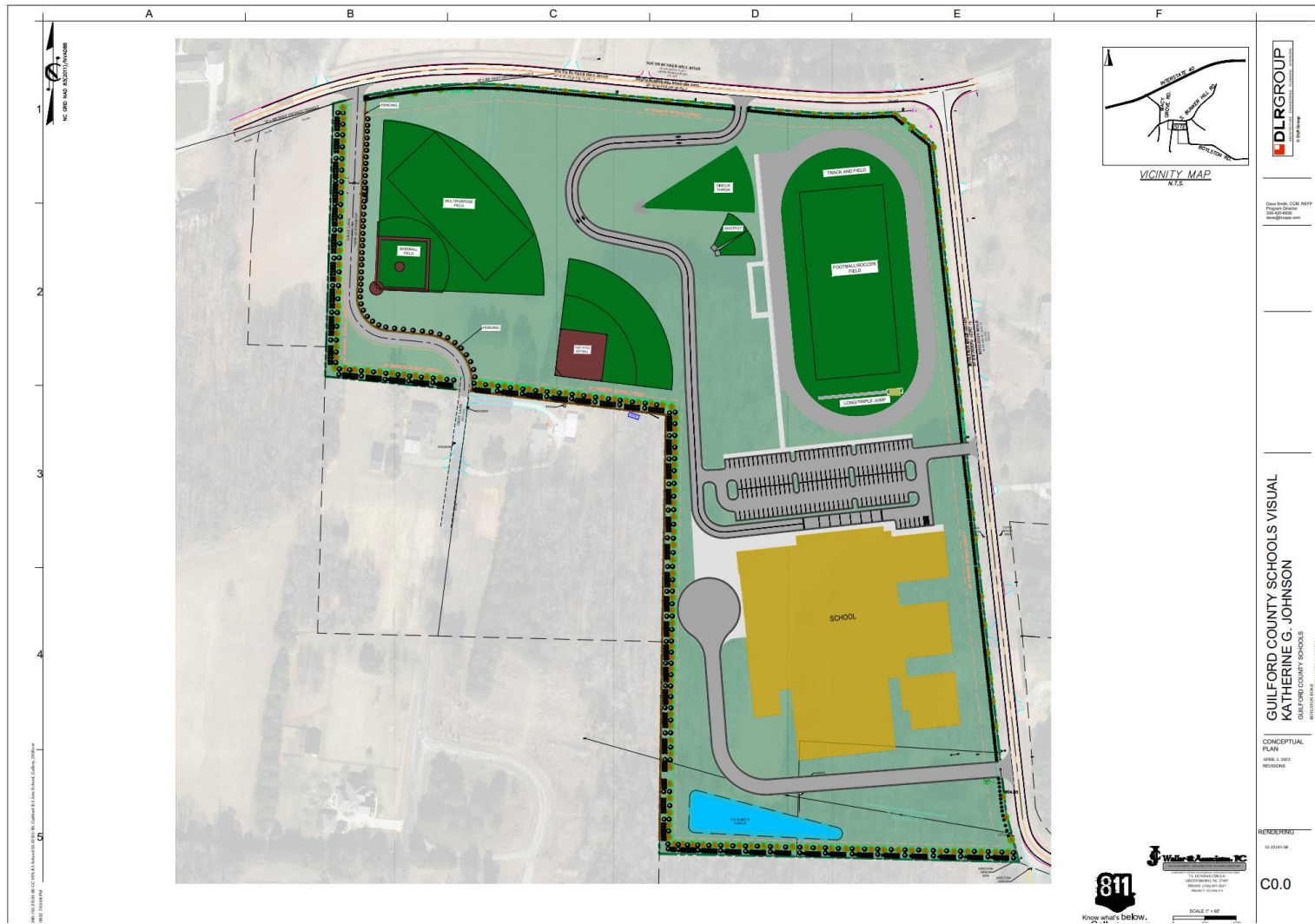


Airport Overlay Zones (High Point)

ZONE	DESCRIPTION
Zone 1	The intent of Zone 1 is to prevent the development of land uses sensitive to objectionable noise resulting from daytime and nighttime aircraft flights and those land uses that could pose safety hazards to aircraft. No new residences are allowed, new daytime noise sensitive uses like schools are prohibited, and certain uses presenting safety concerns are barred. Notification of potential aircraft over-flight noise is required.
Zone 2	The intent of Zone 2 is to prevent the development of land uses sensitive to objectionable noise resulting from nighttime aircraft flights. No new residences are allowed. Notification of potential aircraft over-flight noise is required.
Zone 3	The intent of Zone 3 is to protect residents by reducing the interior level of objectionable noise resulting from nighttime aircraft flights. New residences in new subdivisions are required to meet design standards that reduce interior sound levels by 30 dB. Notification of potential aircraft over-flight noise is required.
Zone 4	The intent of Zone 4, along with the other zones, is to provide public notification of potential nighttime aircraft noise impacts.



Conceptual Building Plan



City of High Point Project Entitlement Timeline

Proposed Use: Elementary and Middle Schools

Necessary Entitlements: Annexation with Rezoning

The estimated timeline is based upon applying jointly for both Annexation and Rezoning to the Institutional District in which a school of this type and size is a by-right permitted use. This path would include legislative hearings at both the Planning and Zoning Commission (recommending body) and the City Council (final action).

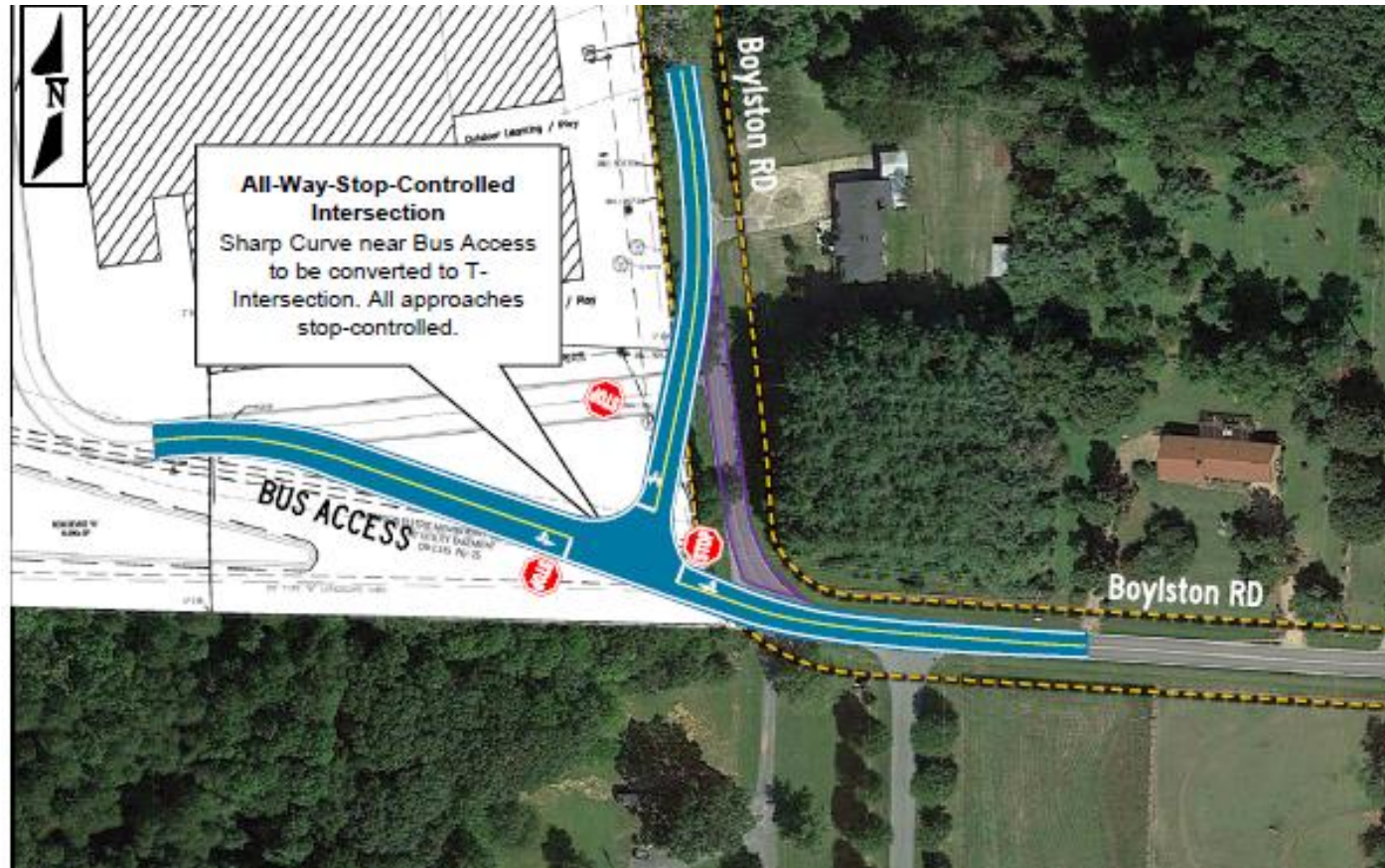
Timeline

DATE	TASK
March 1, 2023	Hand Delivery of Meeting Invite to Gray Lane Owners
March 9, 2023	Pre-application Conference for Annexation and Rezoning held with High Point Staff Under Confidentiality Protections
March 13, 2023	First Meeting with Gray Lane Owners
March 15, 2023	Submit Sketch Plan layout and Draft Traffic Impact Analysis to City Technical Review Committee for Review
March 29, 2023	1 st Technical Review Committee Meeting to Receive Comments on Sketch Plan
April 5, 2023	Second Meeting with Gray Lane Owners
April 10, 2023	Submit Official Rezoning and Annexation Application
April 18, 2023	Neighborhood Meeting for Rezoning Request
May 23, 2023	Planning and Zoning Commission Hearing
June 20, 2023	City Council Hearing

DRAFT Recommended Transportation Improvements

INTERSECTION	RECOMMENDATIONS
Bunker Hill Road at Macy Grove Road	<ul style="list-style-type: none">• No improvements are recommended
Bunker Hill Road at Boylston Road	<ul style="list-style-type: none">• Provide a westbound left turn lane with 100 feet of storage and appropriate taper along Bunker Hill Road• Provide a northbound right turn lane with 150 feet of storage and appropriate taper along Boylston Road
Boylston Road at Adkins Road and Gallimore Dairy Road Extension	<ul style="list-style-type: none">• Provide an eastbound left turn lane with 100 feet of storage and appropriate taper along Boylston Road• Provide a northbound left turn lane with 100 feet of storage and appropriate taper along Adkins Road• Convert the intersection to all-way-stop controlled
Bunker Hill Road at Western School Access	<ul style="list-style-type: none">• Provide an eastbound right turn lane with 100 feet of storage and appropriate taper along Bunker Hill Road• Provide a westbound left turn lane with 150 feet of storage and appropriate taper along Bunker Hill Road• Construct access to NCDOT / HPDPT standards
Boylston Road at Eastern School Access	<ul style="list-style-type: none">• Provide an eastbound right turn lane with 100 feet of storage and appropriate taper along the Eastern School Access• Provide a southbound right turn lane with 100 feet of storage and appropriate taper along Boylston Road• Construct access to NCDOT / HPDPT standards
Boylston Road at Staff – School Bus Access	<ul style="list-style-type: none">• Provide a northbound left turn lane with 100 feet of storage and appropriate taper along Boylston Road• Provide a southbound right turn lane with 100 feet of storage and appropriate taper along Boylston Road• Construct access to NCDOT / HPDPT standards

DRAFT Recommended Transportation Improvements (Continued)



Next Steps

- Finalize contracts with architects for new projects
- Host stakeholder meetings for the next slate of school bond projects to inform school designs
- Ongoing construction on six projects
- Secure land for the Katherine G. Johnson School for Science and Mathematics K-8

Questions & Dialogue

