

# JOINT CAPITAL FACILITIES COMMITTEE

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July 26, 2023 | Joint Committee Meeting

WHITNEY OAKLEY, ED.D. | SUPERINTENDENT



# Capital Improvement Program Update

Deferred Maintenance  
Comprehensive Projects

GCS SCHOOL CONSTRUCTION BONDS

# **BETTER BUILDINGS, STRONGER COMMUNITIES**



# What is deferred maintenance?

## FACILITIES MASTER PLAN | SUMMARY



### Priority Repairs



Schools not being fully renovated, rebuilt or replaced to receive priority repairs.

Alamance ES	Alderman ES	Allen Jay Prep Academy	Bluford STEM Academy	Brightwood ES	Colfax ES	Dudley HS	Eastern HS	Eastern MS	Fairview ES
Falkener ES	Ferndale MS	Florence ES	Gateway Education Center	Gibsonville ES	Gillespie Park ES	Guilford ES	Hairston MS	Haynes Inman Education Center	Herbin Metz Education Center
Jamestown ES	Jamestown MS	Jefferson ES	Jesse Wharton ES	Johnson Street ES	Joyner Greene Education Center	Kernodle MS	McNair ES	Mendenhall MS	Monticello Brown Summit ES
Nathanael Greene ES	Northeast MS	Northern ES	Northern HS	Northern MS	Northwest HS	Oak Ridge ES	Oak View ES	Pearce ES	Pilot ES
Pleasant Garden ES	Ragsdale HS	Rankin ES	Reedy Fork ES	Sedalia ES	Simkins ES	Southeast HS	Southeast MS	Southern MS	Southwest ES
		Southwest HS	Southwest MS	Stokesdale ES	Summerfield ES	Triangle Lake ES	Union Hill ES		





Enhancements to all schools not being rebuilt

## What is deferred maintenance? (continued)

All schools will have...

- Safe school upgrades
- Technology infrastructure upgrades

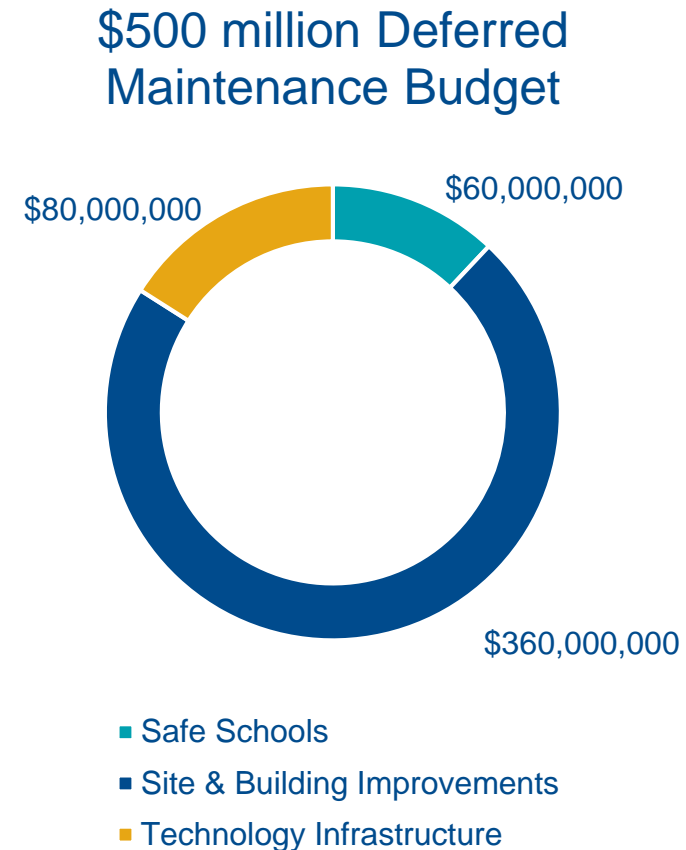
Middle School track  
resurfacing

High School Athletics  
renovations  
and upgrades






# District-Wide Capital Improvements

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- Safe School Upgrades
- Building Systems Repairs and Replacements
- Modernization of Technology Infrastructure
- Renovations to Athletic Facilities
  - Middle School Track Resurfacing
  - High School Athletic Renovations and Upgrades



# Projected Annual Expenditures

		    <i>in association with</i>		
2022 BOND DEFERRED MAINTENANCE PROJECTS - SAFE SCHOOLS, SITE & BUILDING IMPROVEMENTS, TECHONOLOGY INFRASTRUCTURE - \$500M				
YEAR	SAFE SCHOOLS	SITE & BUILDING	TECHNOLOGY	TOTAL
FY 2023-24	\$ 20,000,000	\$ 20,000,000	\$ 8,000,000	\$ 48,000,000
FY 2024-25	\$ 14,872,226	\$ 60,038,383	\$ 24,416,587	\$ 99,327,196
FY 2025-26	\$ 4,938,792	\$ 75,281,576	\$ 19,577,411	\$ 99,797,779
FY 2026-27	\$ 7,852,641	\$ 75,403,999	\$ 16,477,605	\$ 99,734,245
FY 2027-28	\$ 6,940,872	\$ 71,866,406	\$ 8,179,408	\$ 86,986,686
FY 2028-29	\$ 5,395,469	\$ 57,409,636	\$ 3,348,989	\$ 66,154,094
SUBTOTALS	\$ 60,000,000	\$ 360,000,000	\$ 80,000,000	
TOTAL DEFERRED MAINTENANCE				\$ 500,000,000

\*Note: Middle and high school athletics are included with building system repairs/replacements under Site & Building category



# Comprehensive Projects



# Comprehensive Projects

## GUILFORD COUNTY SCHOOLS 2019 FACILITIES MASTER PLAN

LINE	SITE NAME	LAND	MAGNET/ THEME	DISTRICT	PLANNING AREA	COST ESTIMATE	Cumulative Total w/ Proj Mgmt*	Cumulative Total w/ Proj Mgmt & Inflation *	MGT BUILDING FCA SCORE	MGT COMBINED SCORE	TOTAL FCI	ACTION	CAPITAL EXPENDITURES 7/1/99-6/30/19	% F&R @12/02/19	% White	% Students of Color
1	Land acquisition				LAND	\$9,200,000	\$9,476,000	\$10,660,500					\$0			
2	Hampton/Peeler K-5 VPA		REGIONAL MAGNET	7	13	\$28,915,000	\$39,258,450	\$44,165,756				NEW CONSTRUCTION	\$0			
3	Erwin Montessori (@former Archer ES)		REGIONAL MAGNET	8	14	\$7,225,068	\$46,700,270	\$52,537,804	59.00	57.00	44.96%	FULL RENOVATION	\$641,866	67.95%	3.17%	96.83%
4	Peeler Elementary			7	13	\$0	\$46,700,270	\$52,537,804	55.00	60.00	44.00%	CLOSE	\$1,688,719	75.00%		
5	Peck K-8 Expeditionary Learning		REGIONAL MAGNET	8	14	\$35,662,250	\$83,432,388	\$93,861,436	56.00	52.00	43.32%	REBUILD	\$3,295,218	72.05%	3.81%	96.19%
6	Erwin Montessori			8	13	\$0	\$83,432,388	\$93,861,436	66.00	63.00	39.20%	CLOSE	\$68,465	62.18%	7.14%	92.86%
7	Hampton Elementary			7	13	\$0	\$83,432,388	\$93,861,436	54.00	52.00		CLOSE	\$0		2.34%	97.66%
8	Foust Elementary			8	14	\$27,040,750	\$111,284,360	\$125,194,905	20.00	34.00	80.05%	REBUILD	\$0	77.11%	4.72%	95.28%
9	Brooks Global Studies		REGIONAL MAGNET	3	DW	\$19,136,250	\$130,994,698	\$147,369,035	43.00	47.00	55.97%	REPLACE/RELOCATE	\$0	39.47%	27.32%	72.68%
10	Southwest Area K-8 School w/ STEM Center	Y		6	10	\$49,012,250	\$181,477,315	\$204,161,980				NEW CONSTRUCTION	\$0			
11	Claxton Elementary			5	11	\$27,040,750	\$209,329,288	\$235,495,449	37.00	43.00	55.47%	REBUILD	\$0	32.70%	46.71%	53.29%
12	Sternberger Elementary			3	15	\$19,386,250	\$229,297,125	\$257,959,266	36.00	44.00	61.56%	REBUILD	\$0	12.68%	82.61%	17.39%
13	Kiser Middle			3	15	\$47,878,000	\$278,611,465	\$313,437,898	23.00	42.00	66.52%	REBUILD	\$8,940,335	54.27%	39.74%	60.26%
14	Sumner Elementary School			2	6	\$27,040,750	\$306,463,438	\$344,771,367	27.00	45.00	68.10%	REBUILD	\$0			
15	Allen Jay Elementary			2	6	\$26,790,750	\$334,057,910	\$375,815,149	57.00	54.00	42.24%	REBUILD	\$2,146,899	83.12%	17.23%	82.77%
16	Southern Elementary			2	6	\$250,000	\$334,315,410	\$376,104,837	26.00	42.00	66.10%	CLOSE	\$0	67.49%	44.29%	55.71%
17	Swann Center 6-12 ECHS @ Bennett, 6-12 ECHS @ NC A&T, Leadership, Artificial Intelligence		DISTRICT-WIDE MAGNET	8	15	\$30,033,303	\$365,249,712	\$410,905,926	53.00	55.00	49.51%	FULL RENOVATION	\$388,161	58.23%	7.88%	92.12%
18	Lindley Elementary K-8 w/ STEM Center			3	15	\$49,512,250	\$416,247,330	\$468,278,246	56.00	61.00	42.77%	PRIORITY REPAIR/ ADDITION	\$2,507,068	53.33%	51.42%	48.58%
19	Northwood Elementary IB Primary Years		DISTRICT-WIDE MAGNET	6	7	\$28,915,000	\$446,029,780	\$501,783,502	46.00	52.00	50.55%	REBUILD	\$2,788,894	62.35%	16.37%	83.63%
20	Shadybrook Elementary			2	7	\$9,099,071	\$455,401,823	\$512,327,051	41.00	53.00	52.29%	FULL RENOVATION	\$0	60.10%	32.20%	67.80%
21	Northwest Middle School Replacement	Y		5	1	\$47,628,000	\$504,458,663	\$567,515,996				REPLACE/RELOCATE	\$0			
22	Joyner Elementary			5	12	\$27,040,750	\$532,310,635	\$598,849,465	42.00	46.00	55.27%	REBUILD	\$0	62.77%	23.02%	76.98%
23	Vandalia Elementary			7	13	\$27,040,750	\$560,162,608	\$630,182,934	46.00	47.00	55.12%	REBUILD	\$0	65.02%	3.98%	96.02%
24	Bessemer Elementary			7	13	\$27,040,750	\$588,014,580	\$661,516,403	39.00	48.00	61.87%	REBUILD	\$2,693,834	70.63%	3.17%	96.83%
25	Millis Road Elementary			1	9	\$23,213,500	\$611,924,485	\$688,415,046	50.00	51.00	45.66%	REBUILD	\$2,473,510	41.15%	44.47%	55.53%
26	Maintenance- Main/Transportation			n	ADM	\$12,750,000	\$625,056,985	\$703,189,109		70.00	44.27%	CONSOLIDATE	\$0			

PHASE I

# 2020 Bond Program Update

PROJECT	PHASE	CURRENT ORDINANCE	COMMITTED In \$ and %	CONSTRUCTION % COMP	PROJECTED OCCUPANCY
Claxton ES	Construction	\$50,377,100	\$45,713,329 (91%)	30%	August 2024
Foust ES	Construction	\$59,101,641	\$53,870,189 (91%)	5%	January 2025
Brooks ES	Construction	\$42,639,190	\$38,341,583 (90%)	5%	January 2025
Kiser MS	Construction	\$81,667,391	\$73,528,613 (90%)	10%	January 2025
Peck K-8	Construction	\$78,737,396	\$72,143,771 (92%)	21%	January 2025
Visual & Performing Arts ES*	Pre-Construction	\$33,505,256	\$14,242,034 (43%)	4%	TBD
Kathryn G Johnson K-8	Land Acquisition	\$56,792,945	\$4,404,989 (8%)	N/A	TBD
Erwin ES	Programming	\$8,372,048	\$847,743 (10%)	N/A	TBD
Sternberger ES	Programming	\$3,818,849	\$270,632 (7%)	N/A	TBD
Allen Jay ES	Programming	\$5,207,070	\$324,128 (6%)	N/A	TBD
Land	In-progress	\$10,660,500	\$377,557 (4%)		
<b>TOTAL</b>		<b>\$430,879,386</b>	<b>\$304,064,568 (71%)</b>		

\*Approved Guilford County ordinance.

# 2019 Facility Master Plan Project Budgets VS 2023 Estimated Project Budgets

PROJECT	November 2019	July 2023	Project Variance
Claxton ES	\$28,123,357	\$50,377,100	\$22,253,743
Foust ES	\$28,123,357	\$59,101,641	\$30,978,284
Brooks ES	\$20,468,857	\$42,639,190	\$22,170,333
Kiser MS	\$48,960,607	\$81,667,391	\$32,706,784
Peck K-8	\$36,744,857	\$78,737,396	\$41,992,539
Visual & Performing Arts ES*	\$29,997,607	\$69,375,621	\$39,378,014
Kathryn G Johnson K-8*	\$39,730,857	\$56,792,945	\$17,062,088
Archer ES*	\$8,557,675	\$36,705,890	\$28,148,215
Sternberger ES*	\$20,468,857	\$65,500,000	\$45,031,143
Allen Jay ES*	\$28,291,357	\$77,250,000	\$48,958,643
Land	\$10,532,607	\$10,660,500	\$127,893
<b>TOTAL</b>	<b>\$300,000,000</b>	<b>\$628,807,674</b>	<b>\$328,807,674</b>

\*GCS does not have final GMPs.



# January 4, 2023 Joint Facilities Committee Meeting Discussion

## 2020 School Bond Projects Ordinance Revisions

### Supply Chain Challenges

- Longer lead times leading to longer construction durations and higher costs
- Uncertainty of material and equipment availability
- Manufacturers not honoring fixed price contracts

### Economic Growth & Construction Activity in North Carolina:

- School Bond Projects
- Municipal
- Multi-unit Residential
- Large Private Non-Residential Developments

# January 4, 2023 Joint Facilities Committee Meeting Discussion

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## 2020 School Bond Projects Ordinance Revisions (continued)



**Increase fresh  
air flow**



**Materials for finishes (epoxy  
flooring and wall coverings,  
lamine vinyl tile, etc.)**



**Outdoor  
classrooms**



**Weapons detection  
systems at entrances**



**Security  
vestibules**



**Interior/exterior  
camera systems**





# Future Cost Escalation Projections

# 2022 Bond Program Update

PROJECT	Phase	November 2019 Project Estimate	July 2023 Project Estimate	Project Variance
Sumner ES	Planning	\$28,306,688	\$69,215,755	\$40,909,067
Swann 6-12	Planning	\$31,534,968	\$78,401,043	\$46,866,075
Lindley K-8	Planning	\$51,987,863	\$69,215,752	\$17,227,889
Northwood ES	Planning	\$30,098,250	\$75,417,622	\$45,319,372
Shadybrook ES	Planning	\$9,554,025	\$79,741,644	\$70,187,619
Northwest MS New Site	Land Acquisition/Planning	\$52,633,350	\$112,261,947	\$59,628,597
Joyner ES	Planning	\$28,130,288	\$80,074,955	\$51,944,667
Vandalia ES	Planning	\$28,130,288	\$83,194,104	\$55,063,816
Bessemer ES	Planning	\$28,130,288	\$84,064,487	\$55,934,199
Millis Road ES	Planning	\$24,374,175	\$80,270,356	\$55,896,181
Maintenance/Transportation Facility	Planning	\$13,755,000	\$59,334,661	\$45,579,661
<b>TOTAL</b>		<b>\$326,635,183</b>	<b>\$871,192,326</b>	<b>\$544,557,143</b>

# Next Steps

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## **Bond Cashflow**

update 2020 and  
develop cashflows  
for 2022 Bond  
deferred  
maintenance and  
comprehensive  
projects



## **Student Enrollment**

update projections  
for next 10 years



## **Academic Programs Alignment**

for all three school  
levels to provide  
families with continuous  
and consistent  
pathways from  
Kindergarten through  
12<sup>th</sup> grade



## **Integrate Academic Pathways**

for programs into  
capital improvement  
projects, so we are  
productive in the design  
and construction of  
appropriate learning  
environments

# Questions & Dialogue

