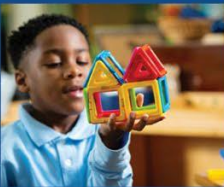


Guilford County Board of Education Quarterly Bond Update

April 24, 2024

WHITNEY OAKLEY, ED.D. | SUPERINTENDENT



GCS SCHOOL CONSTRUCTION BONDS

BETTER BUILDINGS, STRONGER COMMUNITIES



Comprehensive Projects

Current Economic Impacts & Challenges

References: NC Dept. of Commerce, JLL US and Canada Construction Outlook 2023, Gordian Q1 2024, FMI Consulting, ConstructConnect, Building Design + Construction Network



Construction market is showing signs of stability even though material costs remain high



Equipment lead times/ supply chain



Labor shortages persist despite low overall unemployment rate

Bond Program Update as of March 31, 2024

PROJECT	BOND	PHASE	PHASE COMPLETION %	CURRENT ORDINANCE	COMMITTED In \$ and %		ACTUALS	% SPENT	OVERALL PROJECT ESTIMATE
Claxton ES	2020	Construction	71%	\$ 50,377,100	\$ 48,614,724	97%	\$ 32,415,278	64%	\$ 50,377,100
Foust ES	2020	Construction	47%	\$ 59,101,641	\$ 54,531,249	92%	\$ 23,667,338	40%	\$ 59,101,641
Brooks Global ES	2020	Construction	39%	\$ 42,639,190	\$ 39,139,653	92%	\$ 16,123,833	38%	\$ 42,639,190
Kiser MS	2020	Construction	42%	\$ 81,667,391	\$ 74,323,026	91%	\$ 32,843,680	40%	\$ 81,667,391
Peck K-8	2020	Construction	67%	\$ 78,737,396	\$ 73,379,355	93%	\$ 45,186,234	57%	\$ 78,737,396
Visual & Performing Arts ES	2020	Construction	10%	\$ 69,375,621	\$ 61,311,167	88%	\$ 8,514,376	12%	\$ 69,375,621
Katherine G. Johnson K-8	2020	Pre-Design	14%	\$ 59,336,545	\$ 5,002,438	8%	\$ 3,515,799	6%	\$ 59,336,545
Montessori @ Archer ES	2020	Programming	4%	\$ 8,372,058	\$ 1,621,589	19%	\$ 205,952	2%	\$ 36,705,890
Sternberger ES	2020	Pre-Design	1%	\$ 3,818,849	\$ 1,859,038	49%	\$ 252,578	7%	\$ 65,500,000
Allen Jay ES	2020	Pre-Design	1%	\$ 5,207,070	\$ 2,168,453	42%	\$ 299,758	6%	\$ 77,250,000
Land Acquisition	2020	In Progress	N/A	\$ 8,116,900	\$ 3,103,432	38%	\$ 116,455	1%	\$ 8,116,900
Deferred Maintenance	2022	In Progress	N/A	\$ 48,000,000	\$ 15,762,958	33%	\$ 866,258	2%	\$ 500,000,000
Sumner ES	2022	Pre-Design	2%	\$ 4,500,000	\$ 4,018,272	89%	\$ 1,067,646	24%	\$ 69,215,755
Swann 6-12	2022	Programming	1%	\$ 5,000,000	\$ 1,504,080	30%	\$ 663,224	13%	\$ 78,401,043
Lindley K-8	2022	Programming	1%	\$ 7,500,000	\$ 5,355,732	71%	\$ 1,016,336	14%	\$ 69,215,752
Northwood ES	2022	Planning	N/A	\$ 4,500,000	\$ 1,353,672	30%	\$ 230,863	5%	\$ 75,417,622
Shadybrook ES	2022	Planning	N/A	\$ 1,500,000	\$ 451,224	30%	\$ 76,954	5%	\$ 79,741,644
Northwest MS (New Site)	2022	Land Acquisition	N/A	\$ 7,500,000	\$ 2,256,120	30%	\$ 384,772	5%	\$ 112,261,947
Joyner ES	2022	Planning	N/A	\$ 4,500,000	\$ 1,353,672	30%	\$ 230,863	5%	\$ 80,074,955
Vandalia ES	2022	Planning	N/A	\$ 4,500,000	\$ 1,353,672	30%	\$ 230,863	5%	\$ 83,194,104
Bessemer ES	2022	Planning	N/A	\$ 4,500,000	\$ 1,353,672	30%	\$ 230,963	5%	\$ 84,064,487
Millis Road ES	2022	Planning	N/A						\$ 80,270,356
Maintenance/ Transportation Facility	2022	Planning	N/A						\$ 59,334,661
				\$ 558,749,761	\$ 399,817,198	72%	\$ 168,140,023	30%	\$ 2,000,000,000

Claxton Elementary – Occupancy August 2024

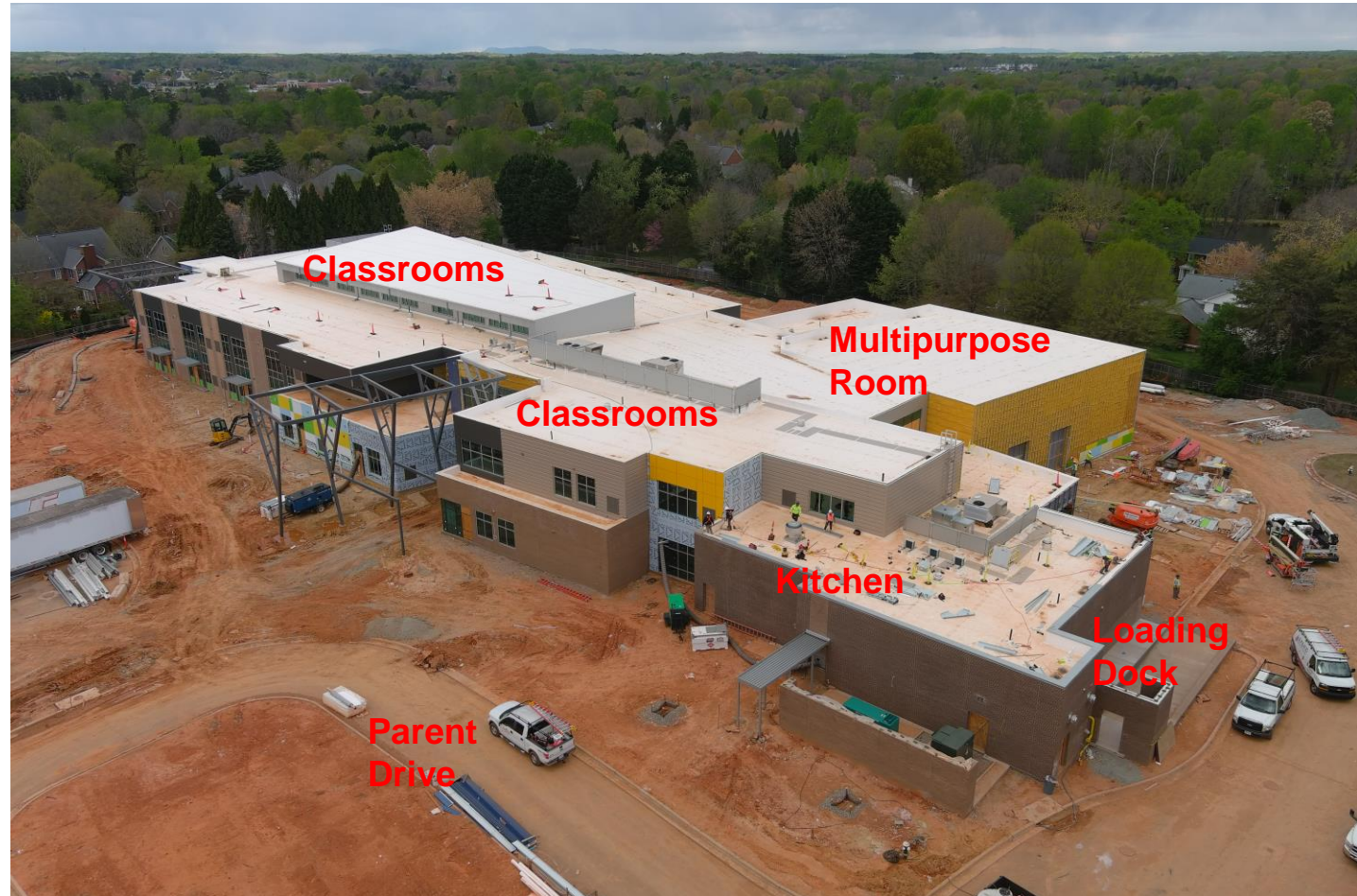
Current Activity

Installation continues for the following:

- Exterior finish material
- MEP interior rough-ins
- Sheetrock/ gypsum board
- HVAC duct insulation
- Window frames & glazing
- Sprinkler system
- Ceiling & lighting systems

3 Month Lookahead

- Building canopies to be complete
- Paving & drives to obtain final layer
- Final building inspections to be in progress
- HVAC Testing & Balance to begin
- Final commissioning to begin
- Landscaping installation near completion



Foust Robotics & Gaming ES – Occupancy January 2025

Current Activity

- Topping out ceremony held March 4, 2024
- Exterior finish material installation
- Roofing insulation installation
- Window framing & glazing installation
- Metal decking installation in progress
- Hard ceiling framing in progress

3 Month Lookahead

Installation to continue for the following:

- Window frames & glazing
- Roofing insulation & finish material
- Exterior finish materials
- MEP infrastructure
- Suspended ceiling system
- Site storm sewer
- Site sanitary sewer



Brooks Global Studies – Occupancy January 2025

Current Activity

- Construction in progress
- Exterior/ interior framing
- Exterior finish materials
- MEP rough-ins
- Fire sprinkler rough-ins
- Drywall installation
- HVAC ductwork
- Window frame & glazing

3 Month Lookahead

- Exterior/ interior framing to be complete
- Drywall installation continuing
- MEP installation continuing
- Fire sprinkler installation
- Window installation complete
- Door installation to be in progress
- Sitework in progress with curb & gutter installation



Kiser Middle School – Occupancy January 2025

Current Activity

- Topping out ceremony on February 22, 2024
- Exterior sheathing installation
- Overhead chilled water piping
- MEP rough-ins continue
- HVAC ductwork installation
- Sprinkler system installation
- Roof material installation

3 Month Lookahead

- Installation continues for:
 - Roof material installation
 - MEP rough-ins
 - Interior wall framing
 - Exterior finish material
 - Exterior wall insulation
- Water, sanitary sewer & site utility infrastructure will continue
- Paving preparations will be in progress



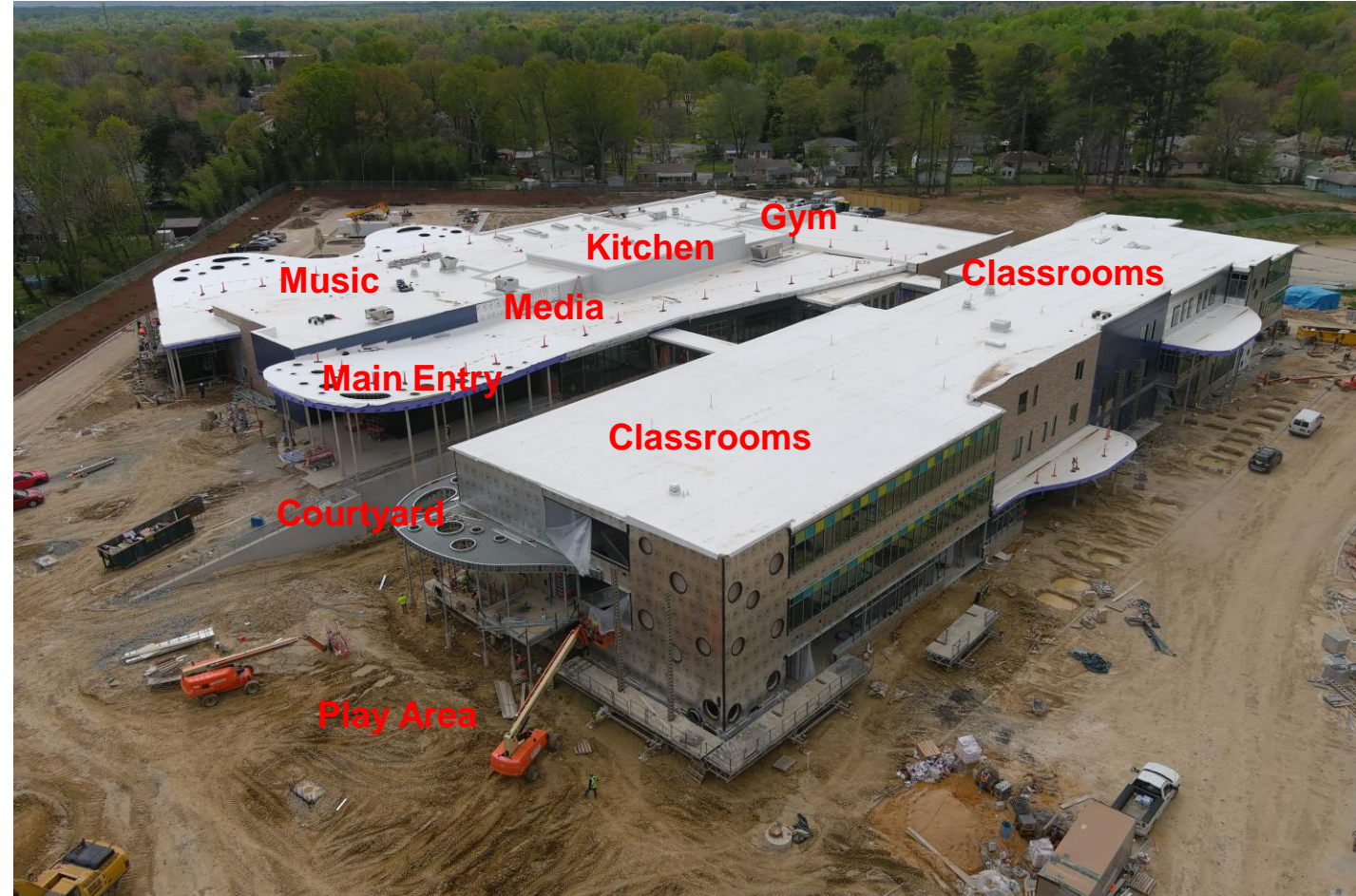
Peck K-8 Expeditionary School – Occupancy January 2025

Current Activity

- Steel erection complete
- Slab on metal decks complete
- MEP overhead rough-ins in progress
- Fireproofing installation
- Site utilities complete
- Interior/exterior metal framing in progress
- Gypsum board installation

3 Month Lookahead

- Finish exterior material install
- Apply final paving coat to parking & drives
- Begin preparations for landscaping
- Final interior finish installations



New Visual Performing Arts School – Occupancy August 2025

Current Activity

- Underground stormwater system installation in progress
- Improvements to erosion & sediment control measures
- Foundation footings and cmu stem walls in progress.
- Underground utilities in progress

3 Month Lookahead

- Site preparations will continue
- Footing & cmu stem wall installation will continue
- Stormwater system installation & underground utility installations will continue
- Shop drawing submittal review and approvals for several trades & disciplines



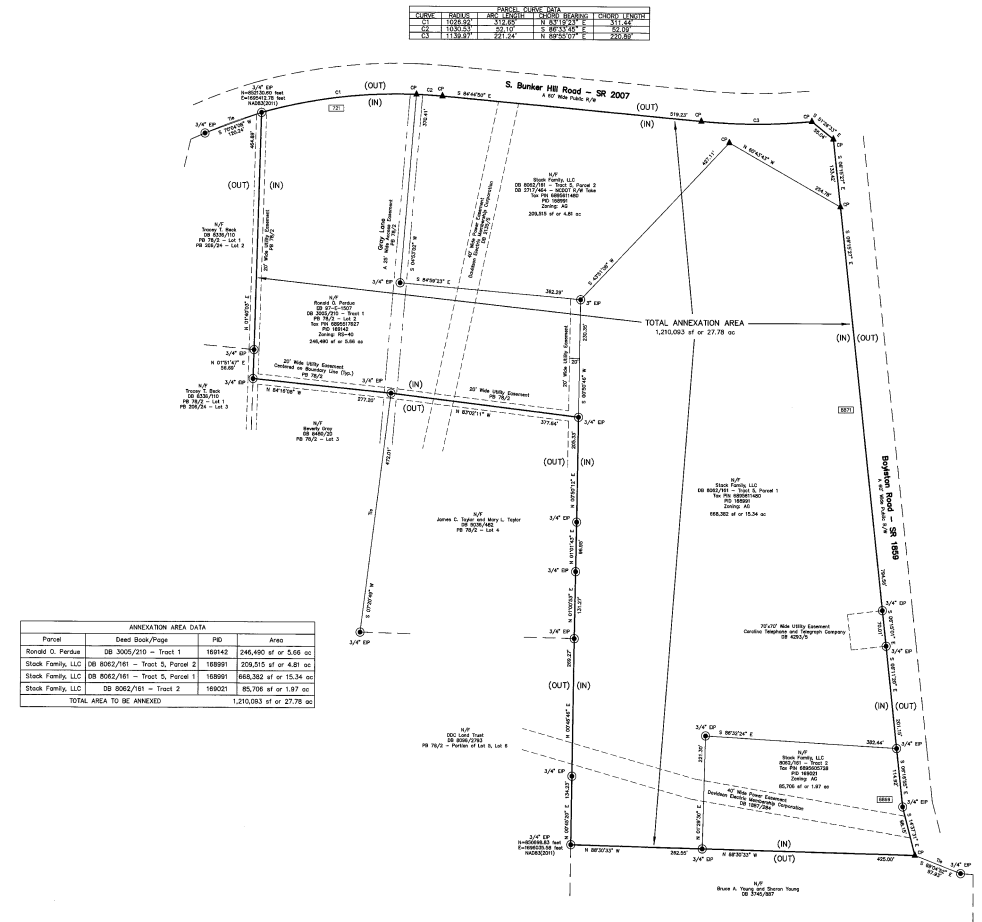
Katherine G. Johnson K-8 – Occupancy August 2026

Current Activity

- Schematic design and programming are in progress
- Due diligence is in progress that includes surveys and sewer easements
- Existing electrical utility relocation is in due process to relocate overhead powerlines

3 Month Lookahead

- Schematic design to be finalized for internal district reviews
- Preparations for community meetings will be in process
- Preliminary reviews with local and state AHJs for preliminary comments specific to site and traffic analysis



Activity Summary for Remaining Bond Projects

BOND PROJECTS		
Project	Current Activity	3 Month Lookahead
Montessori @ Archer ES	Programming and project scope under review specific to renovation or demolish and rebuild	Receive BoE approval for renovate/ replacement approach. Establish programming and begin schematic design
Sternberger Elementary	Clark-Nexsen were approved for AE services on 02/20/2024	Due diligence to be complete. Programming to be complete. Schematic design to be in progress
Allen Jay Elementary	Moseley Architects were approved for AE services on 02/20/2024	Due diligence to be complete. Programming to be complete. Schematic design to be in progress
Sumner Elementary	Design focus meeting was held January 12, 2024. Concept floor plans established from meeting. Programming comparison with NCDPI in progress. Community engagement meeting scheduled for April	Community Engagement/ Update meeting scheduled for April 30, 2024. Programming and schematic design to be finalized for final schematic design documents. Internal district review of schematic design for comments.
Swann 6-12	EVOKE Architects were approved for AE Services on 02/20/2024	Programming and curriculum to be reviewed and finalized. Community engagement meetings to be scheduled. Schematic Design phase to begin
Lindley K-8	Due diligence is in progress. Building envelope assessment of the 1928 building is in progress. A community information meeting was held specific to the 1928 building assessment on updates and current status	Recommendation on project scope related to renovation/ adaptive reuse and demolish/ rebuild will be determined. The schematic design process will begin and programming verified.
Northwood Elementary	Program & Budget Review	Planning, programming, and pre-design phases to be in process.
Shadybrook Elementary	Program & Budget Review	Planning, programming, and pre-design phases to be in process.
Northwest Middle (New Site)	Program & Budget Review	Planning, programming, and pre-design phases to be in process.
Joyner Elementary	Program & Budget Review	Planning, programming, and pre-design phases to be in process.
Vandalia Elementary	Program & Budget Review	Planning, programming, and pre-design phases to be in process.
Bessemer Elementary	Program & Budget Review	Planning, programming, and pre-design phases to be in process.
Millis Road Elementary	Program & Budget Review	AE proposal to be reviewed and approved. Design to be in progress
Maintenance/ Transportation Facility	Program & Budget Review	AE proposal to be reviewed and approved. Design to be in progress

Capital Improvement Program Update

Deferred Maintenance

BOND DEFERRED MAINTENANCE ENCUMBRANCE SCHEDULE - \$48M*

A	B	C	D	E	F			
No	Project Name	Budget as of 7/1/2023	No. of Projects	Encumbered as of 03/31/24	Balance as of 03/31/24 (C - E)	April	May	June
1	Safe Schools Upgrades	\$ 20,000,000	217	\$ 1,795,521	\$ 18,204,479			
	Safe School Entry Upgrades	\$ 5,375,205	28	\$ 480,000	\$ 4,895,205			
	Fire Alarm System Replacements	\$ 1,244,158	6	\$ 413,700	\$ 830,458			
	Interior Door Lock Replacements	\$ 2,518,450	11	\$ -	\$ 2,518,450			
	Parking Lot Cameras/Lights Installations	\$ 3,310,355	15	\$ -	\$ 3,310,355			
	Air Quality Sensor Installations	\$ 1,667,776	41	\$ -	\$ 1,667,776			
	Access Control and Alarm Replacements	\$ 4,807,581	116	\$ -	\$ 4,807,581			
	Program Management	\$ 1,076,475	NA	\$ 901,821	\$ 174,654			
2	Building and Site Improvements	\$ 20,000,000	25	\$ 9,837,068	\$ 10,162,932			
	Roof Replacements	\$ 2,998,116	4	\$ 244,083	\$ 2,754,033			
	Plumbing Replacements	\$ 222,230	1	\$ 222,230	\$ -			
	HVAC Replacements	\$ 13,781,890	10	\$ 7,819,609	\$ 5,962,281			
	Elevator Upgrades	\$ 239,138	2	\$ 239,138	\$ -			
	Above Ground Fuel Storage Installation	\$ 1,050,948	1	\$ -	\$ 1,050,948			
	Playground Equipment Installation	\$ 395,670	7	\$ -	\$ 395,670			
	Program Management	\$ 1,312,008	NA	\$ 1,312,008	\$ -			
3	Technology Modernizations	\$ 8,000,000	28	\$ 4,130,369	\$ 3,869,631			
	Paging/Communication Upgrades	\$ 2,262,372	5	\$ -	\$ 2,262,372			
	Purchase and Install Audio Video Learning Aids	\$ 5,322,486	10	\$ 3,715,227	\$ 1,607,259			
	Infrastructure Analysis	\$ 240,000	13	\$ 240,000	\$ -			
	Program Management	\$ 175,142	NA	\$ 175,142	\$ -			
TOTAL BONDS		\$ 48,000,000	270	\$ 15,762,958	\$ 32,237,042			

* SCHEDULED TO BE ENCUMBERED BY JUNE 30, 2024

Key

	Design Phase
	Bid Phase
	Contract Execution



Next Steps



Bond Cashflow

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



Academic Programs Alignment

for all three school
levels to provide
families with continuous
and consistent
pathways from
Kindergarten through
12th 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

