

Guilford County Board of Education Quarterly Bond Update

January 24, 2024 | Joint Capital/Facilities Committee Meeting

WHITNEY OAKLEY, ED.D. | SUPERINTENDENT



GCS SCHOOL CONSTRUCTION BONDS

BETTER BUILDINGS, STRONGER COMMUNITIES



Comprehensive Projects

Project Signage Update

The QR Code has been added to the project signs that link to the Guilford County School Bond Dashboard for current and updated information related to the bond projects.



Current Economic Impacts & Challenges

References:

- JLL US and Canada Construction Outlook 2023,
- Gordian Q4 2023,
- FMI Consulting,
- ConstructConnect,
- Turner Construction Cost Index, and
- Building Design + Construction Network



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



Equipment lead times/supply chain



Labor shortages still being experienced despite low overall unemployment rate

Bond Program Update as of January 16, 2024

| PROJECT | BOND | PHASE | PHASE COMPLETION % | CURRENT ORDINANCE | COMMITTED In \$ and % | | ACTUALS | % SPENT | OVERALL PROJECT ESTIMATE |
|--------------------------------------|------|------------------|--------------------------|----------------------|--------------------------|-----|----------------|------------|-----------------------------|
| Claxton ES | 2020 | Construction | 37% | \$ 50,377,100 | \$ 44,510,746 | 88% | \$ 26,929,689 | 53% | \$ 50,377,100 |
| Foust ES | 2020 | Construction | 16% | \$ 59,101,641 | \$ 53,892,350 | 91% | \$ 12,751,819 | 22% | \$ 59,101,641 |
| Brooks Global ES | 2020 | Construction | 16% | \$ 42,639,190 | \$ 38,621,007 | 91% | \$ 12,620,453 | 30% | \$ 42,639,190 |
| Kiser MS | 2020 | Construction | 11% | \$ 81,667,391 | \$ 73,455,012 | 90% | \$ 21,556,506 | 26% | \$ 81,667,391 |
| Peck K-8 | 2020 | Construction | 27% | \$ 78,737,396 | \$ 72,337,380 | 92% | \$ 37,561,263 | 48% | \$ 78,737,396 |
| Visual & Performing Arts ES | 2020 | Pre-Construction | 4% | \$ 33,505,256 | \$ 14,305,961 | 43% | \$ 6,929,702 | 21% | \$ 69,375,621 |
| Katherine Johnson K-8 | 2020 | Land Acquisition | 100% | \$ 59,336,545 | \$ 7,072,035 | 12% | \$ 808,424 | 1% | \$ 59,518,820 |
| Montessori @ Archer ES | 2020 | Programming | 4% | \$ 8,372,058 | \$ 1,621,589 | 19% | \$ 205,952 | 2% | \$ 36,705,890 |
| Sternberger ES | 2020 | Programming | 27% | \$ 3,818,849 | \$ 1,773,488 | 46% | \$ 252,578 | 7% | \$ 65,500,000 |
| Allen Jay ES | 2020 | Programming | 27% | \$ 5,207,070 | \$ 2,093,503 | 40% | \$ 299,758 | 6% | \$ 77,250,000 |
| Land Acquisition | 2020 | In Progress | N/A | \$ 7,934,625 | \$ - | 0% | \$ - | 0% | \$ 7,934,625 |
| Deferred Maintenance | 2022 | In Progress | N/A | \$ 48,000,000 | \$ 3,372,053 | 7% | \$ 3,372,053 | 7% | \$ 500,000,000 |
| Sumner ES | 2022 | Programming | N/A | \$ 4,500,000 | \$ 3,906,572 | 87% | \$ 460,107 | 10% | \$ 69,215,755 |
| Swann 6-12 | 2022 | Planning | N/A | \$ 5,000,000 | \$ 1,504,080 | 30% | \$ 511,230 | 10% | \$ 78,401,043 |
| Lindley K-8 | 2022 | Programming | N/A | \$ 7,500,000 | \$ 2,285,495 | 30% | \$ 766,846 | 10% | \$ 69,215,752 |
| Northwood ES | 2022 | Planning | N/A | \$ 4,500,000 | \$ 1,353,672 | 30% | \$ 161,163 | 4% | \$ 75,417,622 |
| Shadybrook ES | 2022 | Planning | N/A | \$ 1,500,000 | \$ 451,224 | 30% | \$ 53,721 | 4% | \$ 79,741,644 |
| Northwest MS (New Site) | 2022 | Land Acquisition | N/A | \$ 7,500,000 | \$ 2,256,120 | 30% | \$ 269,061 | 4% | \$ 112,261,947 |
| Joyner ES | 2022 | Planning | N/A | \$ 4,500,000 | \$ 1,353,672 | 30% | \$ 161,164 | 4% | \$ 80,074,955 |
| Vandalia ES | 2022 | Planning | N/A | \$ 4,500,000 | \$ 1,353,672 | 30% | \$ 161,164 | 4% | \$ 83,194,104 |
| Bessemer ES | 2022 | Planning | N/A | \$ 4,500,000 | \$ 1,353,672 | 30% | \$ 161,164 | 4% | \$ 84,064,487 |
| Millis Road ES | 2022 | Planning | N/A | | | | | | \$ 80,270,356 |
| Maintenance/ Transportation Facility | 2022 | Planning | N/A | | | | | | \$ 59,334,661 |
| | | | | \$ 522,697,121 | \$ 328,873,303 | 63% | \$ 125,993,817 | 24% | \$ 2,000,000,000 |

Claxton Elementary

Occupancy Date: August 2024

Current Activity

- Roofing is in progress.
- Installation continues for the following:
 - Exterior finish material
 - MEP interior rough-ins
 - Sheetrock/gypsum board
 - HVAC duct insulation
 - Window frames & glazing
 - Sprinkler system
- Transformers delivered in November.
Permanent power hook-up is in progress.

3 Month Lookahead

- Installation of remaining curb & gutter with paving binder at parking & parent drives
- Exterior finish installation to continue
- Glazing installation to be completed
- Permanent power installation complete
- Building canopies to be completed



Foust Robotics & Gaming ES

Occupancy Date: January 2025

Current Activity

- Metal decking installation continues
- MEP rough-ins continue
- Load-bearing CMU walls continue
- Roof bar joist installation continues
- Utility overhead power lines complete
- Transformer installation complete

3 Month Lookahead

- Retaining wall installation to begin
- Site work that includes paving prep & curb/gutter
- HVAC installation
- Prep for exterior finish material installation
- Window frame installation
- Sprinkler installation
- Roof finish installation
- MEP rough-ins to continue
- Drywall installation



Brooks Global Studies

Occupancy Date: January 2025

Current Activity

- Topping out ceremony November 7
- Structural steel installation
- Metal floor & roof deck installation
- 2nd floor concrete slab installation
- Site preparations to include underground plumbing & stormwater utilities
- CMU wall installation
- Retaining wall construction in final stages
- Metal wall framing

3 Month Lookahead

- Metal wall framing to continue
- Start roof installation
- HVAC unit installation
- Start exterior wall finish installation
- Start MEP & fire sprinkler rough-ins



Kiser Middle School

Occupancy Date: January 2025

Current Activity

- Site preparations continue
- Footing, steel reinforcement, & slab-on-grade preparations are nearing completion
- CMU wall installation is in progress at all areas
- Underground and under-slab utility installations continue
- Structural steel deliveries are being received
- Metal decking installation in progress

3 Month Lookahead

- Installation will continue for:
 - Structural steel
 - CMU walls
 - Metal decking
- Water, sanitary sewer & site utility infrastructure will continue
- Paving preparations will be in progress



Peck K-8 Expeditionary School

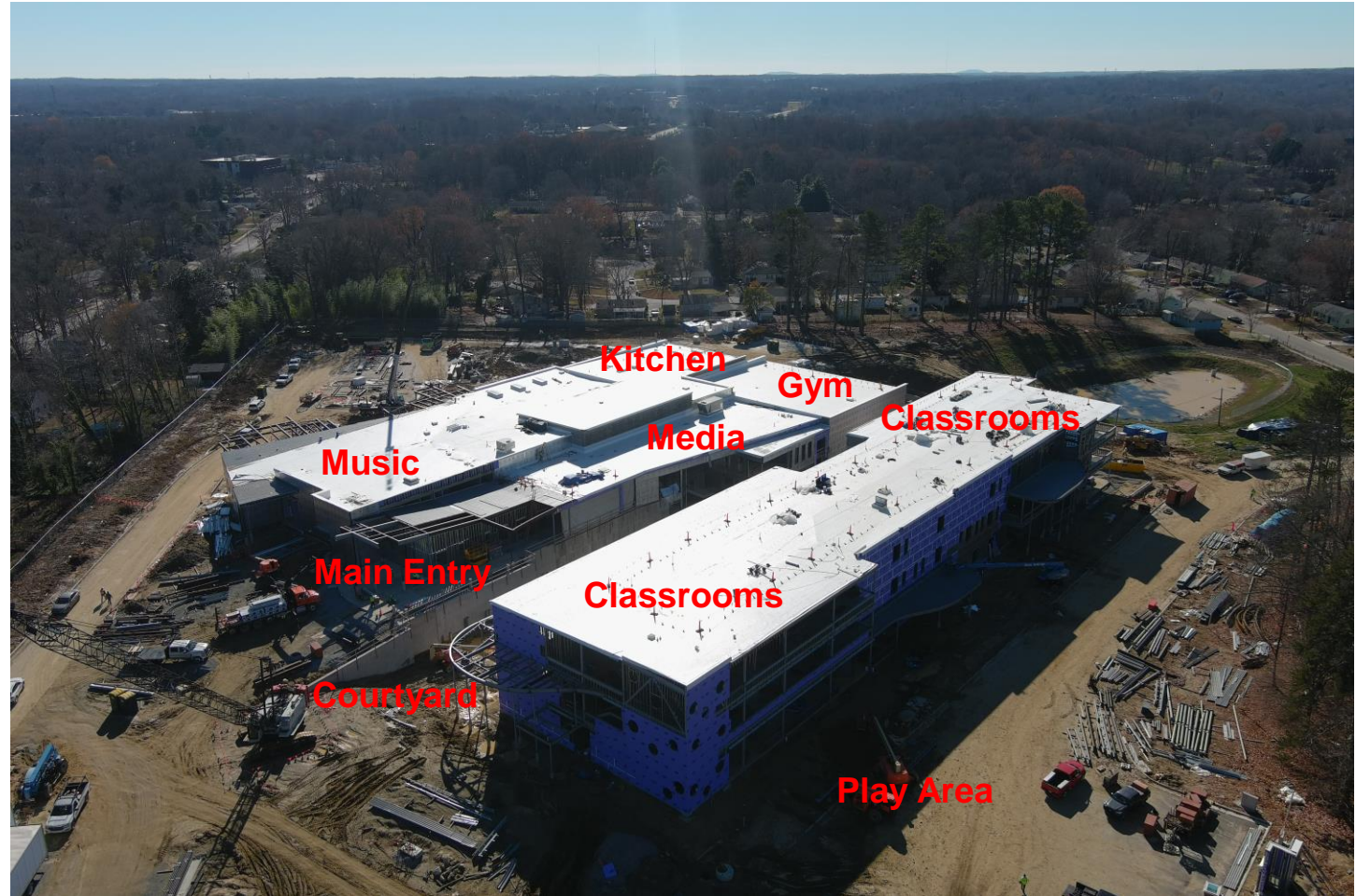
Occupancy Date: January 2025

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

- Complete roof installation including accessories
- Prep exterior walls for finish material installation
- Prep openings for window frame installation
- HVAC duct insulation installation
- Complete interior wall framing



New Visual Performing Arts School

Occupancy Date: August 2025

Current Activity

- NCDEQ & Certificate of Coverages obtained
- Foundation and shell permit approvals received
- Utility permit received
- Final GMP was approved by the Guilford County Board of Education on 12/12/23 for a total project GMP of \$56,115,363
- General contractor has mobilized on site

3 Month Lookahead

- Site grading preparations to start
- Grade testing for slab installation to be complete
- Submittals to be issued for review & approval for large & long lead delivery equipment
- Installation of sediment & erosion control measures



CONCEPT SITE PLAN



Katherine G. Johnson K-8

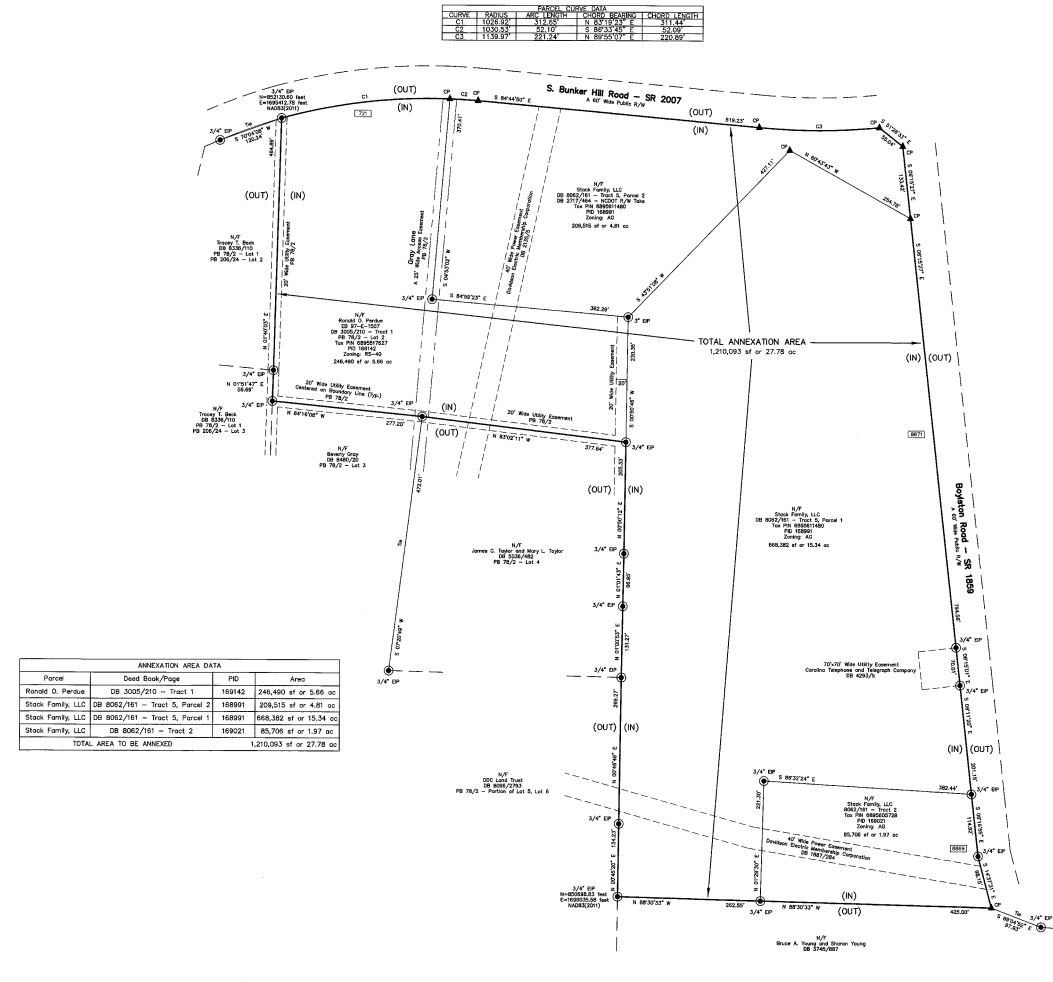
Occupancy Date: TBD

Current Activity

- Land purchase completed
- Programming for the campus is in progress
- Design meetings are in progress specific to the following:
 - Site development
 - Water & sewer easements
 - Building area & occupancy
 - Project budget

3 Month Lookahead

- Schematic Design Review
- Community update meetings
- AHJ courtesy technical reviews on schematic design



Activity Summary for Remaining Bond Projects

| BOND PROJECTS | | |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Project | Current Activity | 3 Month Lookahead |
| Montessori @ Archer ES | Programming verification in progress including design approach for new facility | Pre-design phase will be complete and schematic design phase in progress |
| Sternberger Elementary | AE selection to be determined | Planning, programming, and pre-design phases to be complete. Schematic design in progress. |
| Allen Jay Elementary | AE selection to be determined | Planning, programming, and pre-design phases to be complete. Schematic design in progress. |
| Sumner Elementary | AE design services have been approved. Design kick-off meeting complete. Community and district meetings being scheduled. Programming and concept design is in progress. | Programming, pre-design, and schematic design phases to be complete. |
| Swann 6-12 | Proposal for AE design services under review. | Planning, programming, and pre-design phases to be complete. Schematic design in progress. |
| Lindley K-8 | AE design services contract has been approved. Community and district staff meetings specific to project options in progress of being scheduled | Planning, programming, and pre-design phases to be complete. Schematic design in progress. |
| Northwood Elementary | Proposal for AE design services under review | Planning, programming, and pre-design phases to be in process. |
| Shadybrook Elementary | Proposal for AE design services under review | Planning, programming, and pre-design phases to be in process. |
| Northwest Middle (New Site) | Proposal for AE design services under review | Planning, programming, and pre-design phases to be in process. |
| Joyner Elementary | Proposal for AE design services under review | Planning, programming, and pre-design phases to be in process. |
| Vandalia Elementary | Proposal for AE design services under review | Planning, programming, and pre-design phases to be in process. |
| Bessemer Elementary | Proposal for AE design services under review | Planning, programming, and pre-design phases to be in process. |
| Millis Road Elementary | Programming and budget verification in progress | AE proposal to be reviewed and approved. Design to be in progress |
| Maintenance/ Transportation Facility | Programming and budget verification in progress | AE proposal to be reviewed and approved. Design to be in progress |

District Consolidation Update

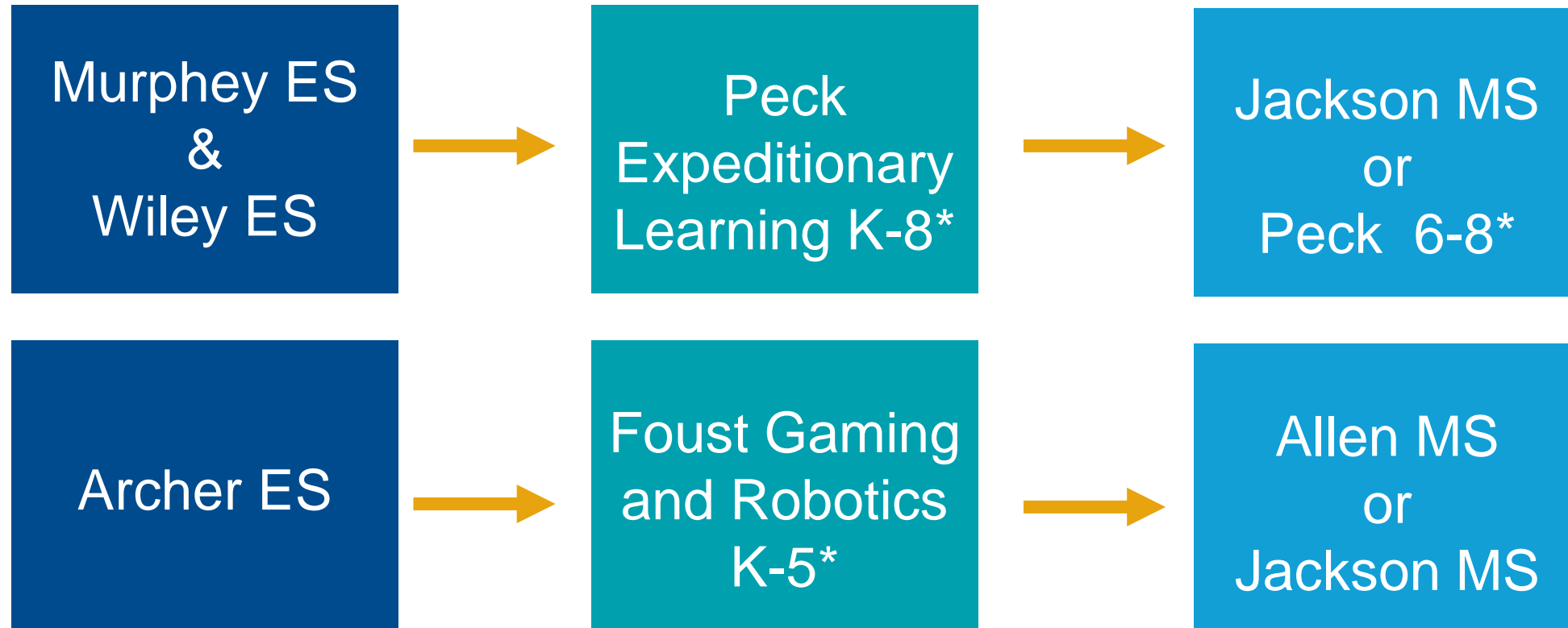
Closing 13 school buildings and 11 administrative buildings

| | | | | | |
|-----------------------|--------------------------------------|-----------------------------------------|---------------------------|------------------------------|-------------------------------------------|
| Brown Summit MS | Cone ES | Doris Henderson Newcomers School | Erwin Montessori | Hampton ES | Madison ES |
| Murphey ES | Oak Hill ES | Peeler ES | SCALE Greensboro/Twilight | Southern ES | Sumner ES |
| Wiley ES | Merritt Drive Annex (admin) | Prescott Street Tech Department (admin) | Lees Chapel (admin) | Franklin Blvd (admin) | Franklin Blvd/Moen Transportation (admin) |
| Eugene Street (admin) | Laughlin Professional Center (admin) | Psychological Services (admin) | Market Street (admin) | Grimes Ave Warehouse (admin) | Naco Road maintenance (admin) |

*From 2019 Facilities Master Plan

Attendance Boundary Changes

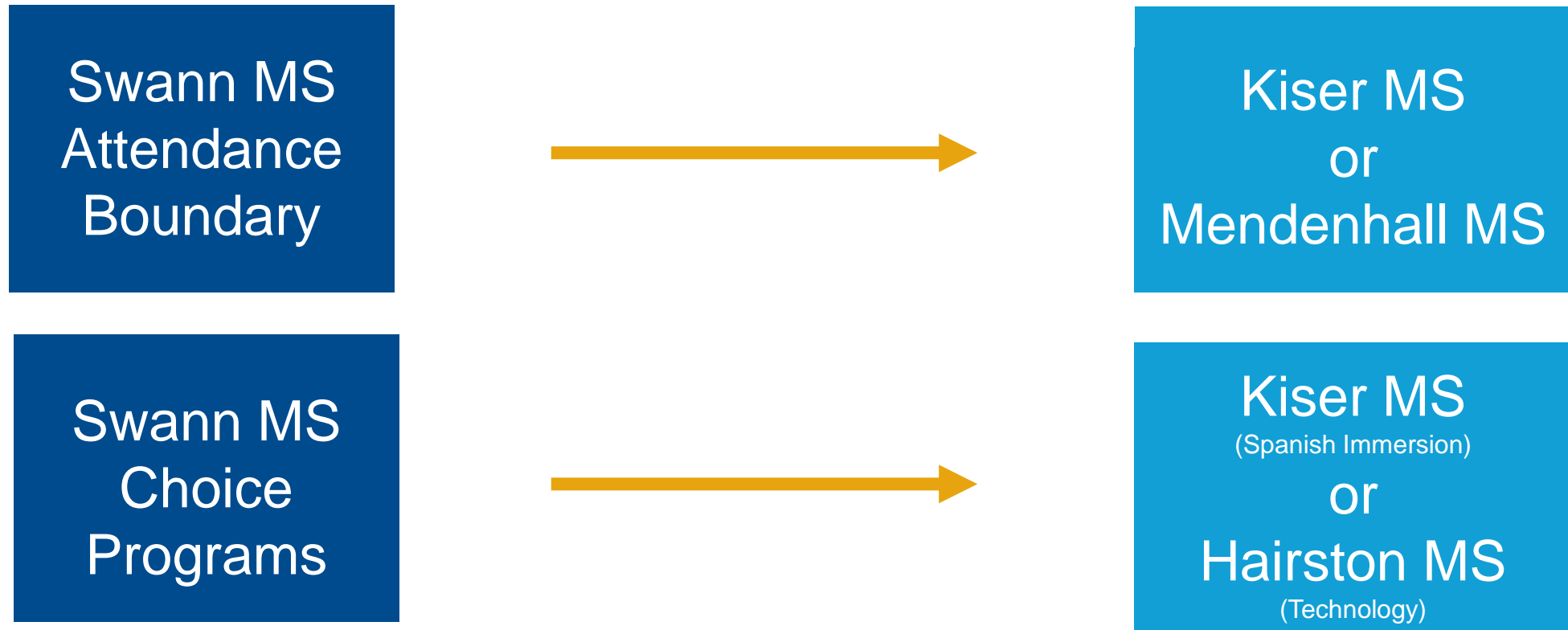
Wiley, Murphey, Archer, Peck and Foust



* Students attending the Smith High Attendance Zone will be given admission preference.

Attendance Boundary & Program Location Changes

Swann, Kiser, Mendenhall and Hairston



* Students attending the Smith High Attendance Zone will be given admission preference.

Capital Improvement Program Update

Deferred Maintenance

Deferred Maintenance Projects

Completed Projects

- Madison ES – Installed new HVAC system for gymnasium
- Grimsley HS – Replaced HVAC system serving the main office

Current Activities

- Design Phase
 - Northeast Guilford HS HVAC project
 - Four (4) roofing projects: Kirkman Park ES, Montlieu Academy ES, Cone ES and Jamestown ES
- Bid Phase
 - Three (3) HVAC projects: Southwest Guilford HS, Ragsdale HS and Oak View ES
 - Three (3) Fire alarm replacement projects: Bessemer ES, Dudley HS and Morehead ES
 - Contract awarded for HVAC renovations at the Academy at Lincoln MS
- Construction/Installation Phase
 - Equipment delivery for three (3) HVAC system controls projects: Grimsley HS, Falkener ES and Oak Ridge ES
 - Equipment delivered for audio-visual teaching aides at 10 high schools: Dudley, Grimsley, High Point Andrews, High Point Central, Northwest Guilford, Page, Ragsdale, Smith, Southwest Guilford and Western Guilford



Deferred Maintenance Projects

3 Month Lookahead

- Complete contract negotiations for security vestibules at ten (10) elementary schools: Bessemer, Cone, Fairview, Gibsonville, Gillespie Park, Joyner, Murphey Swing Campus, Nathanael Greene, Northwood and Erwin at former Wiley Campus
- Begin design to replace paging/emergency communication systems at five (5) schools: Academy at Smith, Colfax ES, Doris Henderson Newcomers, Eastern Guilford MS and Fairview ES
- Complete design and begin bid phase for four (4) roofing projects: Kirkman Park ES, Montlieu Academy ES, Cone ES and Jamestown ES
- Complete bid phase for three (3) fire alarm replacements: Bessemer ES, Dudley HS, and Morehead ES and begin bid phase for four (4) more: Alamance ES, Alderman ES, Murphey Swing Campus and Erwin at former Wiley Campus
- Complete bid phase for three (3) HVAC projects: Southwest Guilford HS, Ragsdale HS and Oak View ES
- Continue installation of audio-visual learning aides at ten (10) high schools: Dudley, Grimsley, High Point Andrews, High Point Central, Northwest Guilford, Page, Ragsdale, Smith, Southwest Guilford and Western Guilford

In Progress



Bond Cashflow

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



Student Enrollment

update projections
for next 10 years
to inform decision
related to the
Facilities Master
Plan



Academic Program 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

