

JOINT CAPITAL AND FACILITIES COMMITTEE QUARTERLY BOND UPDATE

July 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 FMI Q2 Outlook 2024, Gordian Q2 2024, AGC 2024 Construction Outlook, ConstructConnect, Building Design + Construction Network



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

Material costs estimated to fluctuate yet remain on the high side



Equipment lead times / supply chain improving
Switchgear & emergency generators maintain long lead times

Concrete costs expected to rise due to production



Estimated 18% increase in project demand
4.5% estimated increase in construction starts

Contractor confidence low
Skilled trades hiring remains difficult

Bond Program Update as of July 5, 2024

PROJECT	BOND	PHASE	PHASE COMPLETION %	CURRENT ORDINANCE	COMMITTED In \$ and %		ACTUALS	% SPENT	OVERALL PROJECT ESTIMATE
Claxton ES	2020	Construction	71%	\$ 50,377,100	\$ 50,377,100	100%	\$ 38,369,775	76%	\$ 50,377,100
Foust ES	2020	Construction	47%	\$ 59,101,641	\$ 54,606,208	92%	\$ 31,050,605	53%	\$ 59,101,641
Brooks Global ES	2020	Construction	39%	\$ 42,639,190	\$ 39,139,653	92%	\$ 24,078,796	56%	\$ 42,639,190
Kiser MS	2020	Construction	42%	\$ 81,667,391	\$ 74,325,526	91%	\$ 36,363,051	45%	\$ 81,667,391
Peck K-8	2020	Construction	67%	\$ 78,737,396	\$ 76,253,764	97%	\$ 58,282,894	74%	\$ 78,737,396
Visual & Performing Arts ES	2020	Construction	10%	\$ 69,375,621	\$ 61,311,167	88%	\$ 11,927,523	17%	\$ 69,375,621
Katherine G. Johnson K-8	2020	Pre-Design	14%	\$ 59,336,545	\$ 5,002,438	8%	\$ 4,425,157	7%	\$ 59,336,545
Montessori @ Archer ES	2020	Programming	4%	\$ 8,372,058	\$ 1,621,589	19%	\$ 225,485	3%	\$ 36,705,890
Sternberger ES	2020	Pre-Design	1%	\$ 3,818,849	\$ 3,182,917	83%	\$ 351,385	9%	\$ 65,500,000
Allen Jay ES	2020	Pre-Design	1%	\$ 5,207,070	\$ 4,042,828	78%	\$ 347,433	7%	\$ 77,250,000
Land Acquisition	2020	In Progress	N/A	\$ 8,116,900	\$ -	0%	\$ 119,905	1%	\$ 8,116,900
Deferred Maintenance	2022	In Progress	N/A	\$ 48,000,000	\$ 15,762,958	33%	\$ 7,945,800	17%	\$ 500,000,000
Sumner ES	2022	Pre-Design	2%	\$ 4,500,000	\$ 4,058,272	90%	\$ 1,455,351	32%	\$ 69,215,755
Swann 6-12	2022	Programming	1%	\$ 5,000,000	\$ 1,561,665	31%	\$ 952,973	19%	\$ 78,401,043
Lindley K-8	2022	Programming	1%	\$ 7,500,000	\$ 5,355,732	71%	\$ 1,360,738	18%	\$ 69,215,752
Northwood ES	2022	Planning	N/A	\$ 4,500,000	\$ 1,353,672	30%	\$ 267,778	6%	\$ 75,417,622
Shadybrook ES	2022	Planning	N/A	\$ 1,500,000	\$ 451,224	30%	\$ 113,869	8%	\$ 79,741,644
Northwest MS (New Site)	2022	Land Acquisition	N/A	\$ 7,500,000	\$ 2,256,120	30%	\$ 422,080	6%	\$ 112,261,947
Joyner ES	2022	Planning	N/A	\$ 4,500,000	\$ 1,353,672	30%	\$ 267,778	6%	\$ 80,074,955
Vandalia ES	2022	Planning	N/A	\$ 4,500,000	\$ 1,353,672	30%	\$ 267,778	6%	\$ 83,194,104
Bessemer ES	2022	Planning	N/A	\$ 4,500,000	\$ 1,353,672	30%	\$ 267,778	6%	\$ 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	\$ 404,723,849	72%	\$ 218,863,932	39%	\$ 2,000,000,000

Proposed Project Ordinance Revisions

PROJECT	BOND	CURRENT ORDINANCE	Ordinance Increase Amount	Revised Project Ordinance Amount
Sternberger ES	2020	\$ 3,818,849	\$ 2,500,000	\$ 6,318,849
Allen Jay ES	2020	\$ 5,207,070	\$ 2,000,000	\$ 7,207,070
Sumner ES	2022	\$ 4,500,000	\$ 2,000,000	\$ 6,500,000
Swann 6-12	2022	\$ 5,000,000	\$ 2,000,000	\$ 7,000,000
		\$ 18,525,919	\$ 8,500,000	\$ 27,025,919

*Approved during the July 18, 2024 Board of County Commissioners Meeting

PROJECT	BOND	CURRENT ORDINANCE	Ordinance Increase Amount	Revised Project Ordinance Amount
Claxton ES	2020	\$ 50,377,090	\$ 888,098	\$ 51,265,188
Kiser MS	2020	\$ 81,667,391	\$ 2,349,332	\$ 84,016,723
		\$ 132,044,481	\$ 3,237,430	\$ 135,281,911

* Proposed to be included on the August 15, 2024 Board of County Commissioners Meeting Agenda

Claxton Elementary

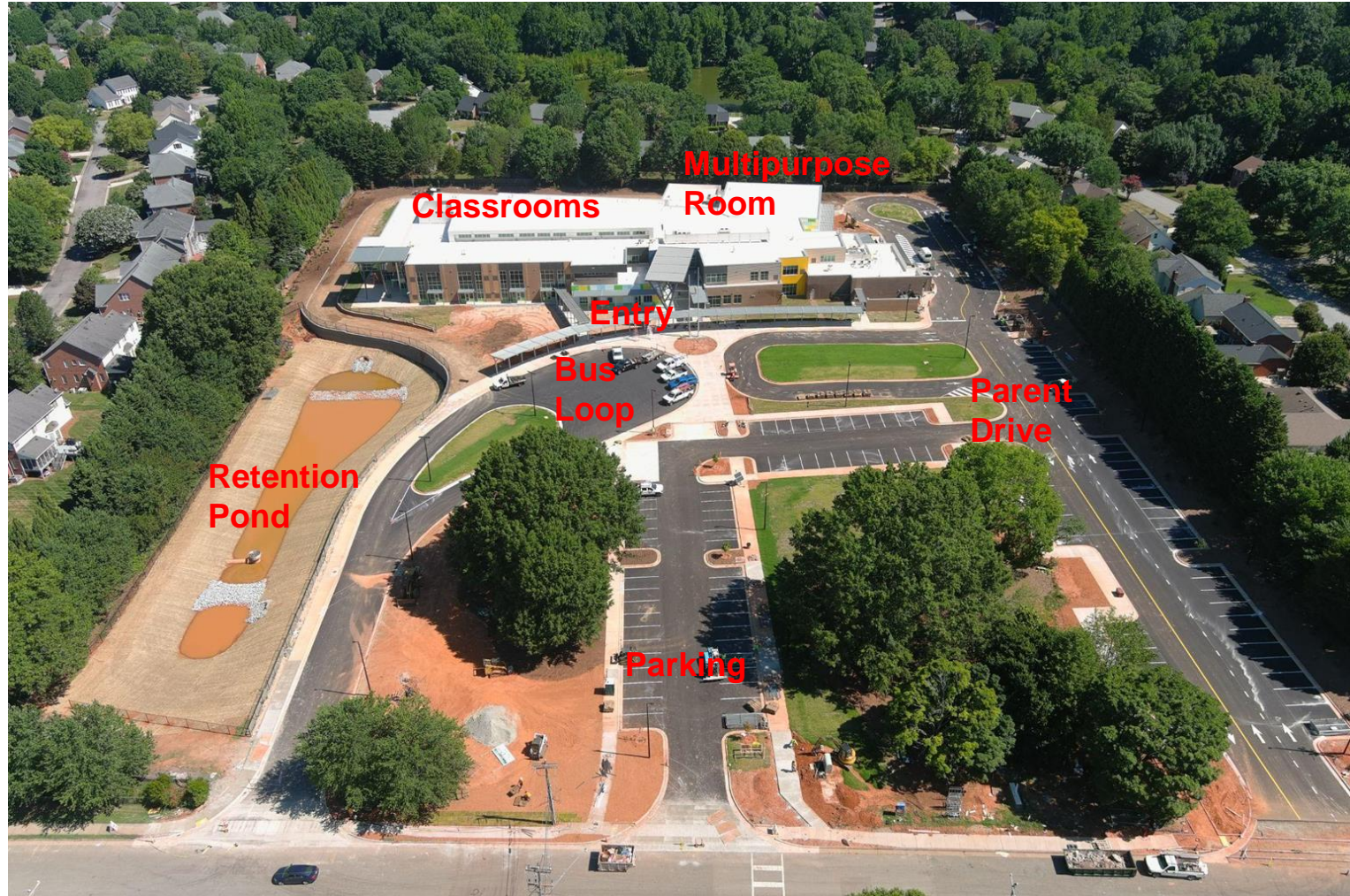
Occupancy Date: August 2024

Current Activity

- Interior finish touch-ups
- Final cleaning
- Equipment start-ups
- Final punch lists
- Final inspections
- Final Landscaping
- FF&E preparations for delivery

3 Month Lookahead

- Building occupancy
- Ribbon cutting
- Dedication plaque installation



Foust Robotics & Gaming ES

Occupancy Date: January 2025

Current Activity

- Prime coat & painting applications
- Cable tray installation
- Storefront framing installation
- Lighting installation
- Exterior finishes
- Sitework - grading
- MEP Overhead

3 Month Lookahead

- 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 Date: January 2025

Current Activity

- Drywall installation & paint preparations
- Primer application
- Playground preparation
- MEP installations continue
- Ceiling grid installation
- Interior storefront installations
- Casework installation

3 Month Lookahead

- Sitework & grading will continue
- Exterior finish material installation
- Final power hook-up
- Final HVAC equipment installations
- Ceiling tile installations
- Final finish installations to begin



Kiser Middle School

Occupancy Date: January 2025

Current Activity

- Roofing & accessories installation
- Sitework & grading
- Interior framing
- Exterior window frames & glazing installation
- Exterior waterproofing
- MEP overhead
- Sprinkler installation

3 Month Lookahead

- 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 Date: January 2025

Current Activity

- Parking & route paving in progress
- Primer & paint applications
- Final MEP overhead
- Grading & landscaping
- Exterior fencing & metal gates
- Overhead door installation

3 Month Lookahead

- Final paint applications
- Punch list reviews
- Final paving & striping
- Casework installation to be complete
- Ceiling tile installation



New Visual Performing Arts School

Occupancy Date: August 2025

Current Activity

- Underground stormwater system installation in progress
- Foundation footings and cmu stem walls in progress.
- Underground utilities in progress
- CMU installation at stairwells & large spaces in progress
- Preparations for slab-on-grade installations in progress.

3 Month Lookahead

- Slab-on-grade installations will begin
- 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
- Structural steel deliveries & installation



Katherine G. Johnson K-8

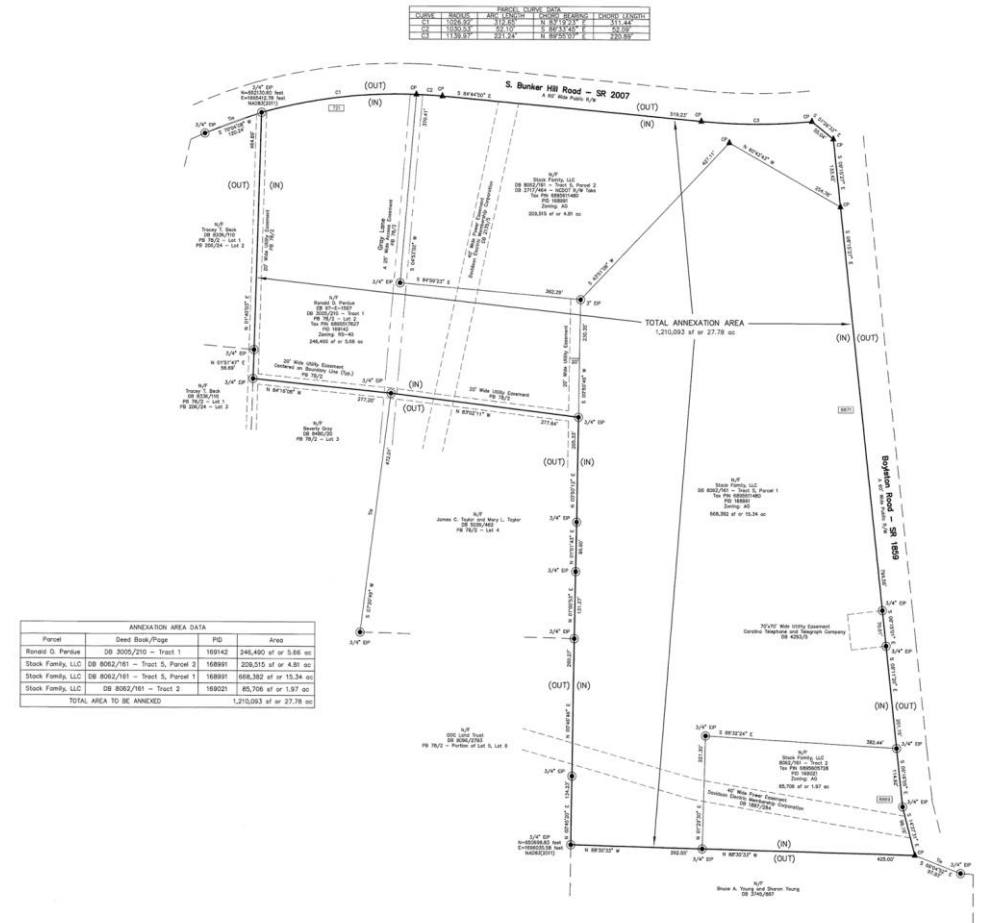
Occupancy Date: TBD

Current Activity

- Schematic design and programming are being finalized for final review and approval
- Due diligence complete
- Sewer easements are in progress with neighboring properties

3 Month Lookahead

- Final site layouts to be complete for submission to AHJs for review and comment
- Design development phase to be in progress
- Community update meetings



Activity Summary for Remaining Bond Projects

BOND PROJECTS		
Project	Current Activity	3 Month Lookahead
Montessori @ Archer ES	A presentation providing options and recommendations for a renovation/ addition or complete rebuild was presented to the BoE	Receive BoE approval for renovate/ replacement approach. Establish programming and begin schematic design
Sternberger Elementary	Programming and conceptual design in progress	Schematic design to be complete. Community engagement meetings to be held for informational purposes on project status.
Allen Jay Elementary	Programming and conceptual design in progress	Schematic design to be complete. Community engagement meetings to be held for informational purposes on project status.
Sumner Elementary	Schematic design in progress and near completion. Final modifications from programming impacts in progress. Community meeting held for notice of annexation into the City of Greensboro to allow for water tie-in.	Design development phase to be in progress
Swann 6-12	Due diligence activities in progress. Community engagement meetings are in progress of being scheduled.	Programming and curriculum to be reviewed and finalized. Community engagement meetings to be complete
Lindley K-8	Property condition assessment report finalized and issued to the BoE for review. A presentation to the BoE for informational purposes regarding the 1928 building was completed.	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

Deferred Capital Replacement Update



2022 GCS BOND - DEFERRED CAPITAL REPLACEMENT ENCUMBRANCE SCHEDULE - \$48M*

A	B	C	D	E	F			
No	Project Name	Budget as of 6/30/24	No. of Projects	Encumbered as of 06/30/24	Balance as of 06/30/24 (C - E)	July	August	September
1	Safe Schools Upgrades	\$ 20,000,000	217	\$ 4,090,613	\$ 15,909,387			
	Safe School Entry Upgrades	\$ 5,375,205	28	\$ 730,000	\$ 4,645,205			
	Fire Alarm System Replacements	\$ 1,244,158	6	\$ 509,817	\$ 734,341			
	Interior Door Lock Replacements	\$ 2,518,450	11	\$ 679,608	\$ 1,838,842			
	Parking Lot Cameras/Lights Installations	\$ 3,310,355	15	\$ -	\$ 3,310,355			
	Air Quality Sensor Installations	\$ 1,667,776	41	\$ 1,094,713	\$ 573,063			
	Access control and Alarm Replacements	\$ 4,807,581	116	\$ -	\$ 4,807,581			
	Program Management	\$ 1,076,475	NA	\$ 1,076,475	\$ -			
2	Building and Site Improvements	\$ 20,000,000	28	\$ 19,695,809	\$ 304,191			
	Roof Replacements	\$ 244,083	4	\$ 244,083	\$ -			
	Plumbing Replacements	\$ 537,231	2	\$ 247,230	\$ 290,001			
	HVAC Replacements	\$ 16,664,697	12	\$ 16,650,507	\$ 14,190			
	Elevator Upgrades	\$ 239,138	2	\$ 239,138	\$ -			
	Above Ground Fuel Storage Installation	\$ 476,714	1	\$ 476,714	\$ -			
	Playground Equipment Installation	\$ 526,129	7	\$ 526,129	\$ -			
	Program Management	\$ 1,312,008	NA	\$ 1,312,008	\$ -			
4	Technology Modernizations	\$ 8,000,000	22	\$ 7,935,726	\$ 64,274			
	Paging/Communication Upgrades	\$ 2,237,509	5	\$ 2,207,372	\$ 30,137			
	Purchase and Install Audio Video Learning Aids	\$ 5,423,349	16	\$ 5,389,212	\$ 34,137			
	Infrastructure Analysis	\$ 164,000	1	\$ 164,000	\$ -			
	Program Management	\$ 175,142	NA	\$ 175,142	\$ -			
TOTAL 2022 BONDS		\$ 48,000,000	267	\$ 31,722,148	\$ 16,277,852			

* SCHEDULED TO BE ENCUMBERED BY AUGUST 31, 2024

Key

	Design
	Bid
	Encumbered

Deferred Capital Replacement *Proposed Project Ordinance*

School/Location	Sum of Total Estimated Cost
Academy at Lincoln	\$2,348,512.80
Alamance ES	\$393,175.88
Alderman ES	\$373,467.00
Allen Jay Preparatory Academy	\$147,964.38
Allen MS	\$4,338,999.00
Andrews HS	\$3,310,990.54
Bluford STEM Academy	\$89,628.38
Brightwood ES	\$744,263.70
Brown Summit MS	\$474,210.00
Colfax ES	\$664,043.40
Cone ES	\$5,875,443.38
District Wide	\$21,758,256.00
Doris Henderson Newcomers School	\$214,002.00
Dudley HS	\$331,702.00
Eastern Guilford HS	\$1,156,223.30
Eastern Guilford MS	\$474,145.00
Fairview ES	\$156,638.00
Falkner ES	\$440,436.08
Ferndale MS	\$13,191,605.00
Florence ES	\$1,260,236.65
Frazier ES	\$1,132,424.99
Gateway Education Center	\$242,474.00
General Greene ES	\$2,161,232.69
Gibsonville ES	\$62,655.00
Gillespie Park ES	\$156,638.00
Greene Education Center	\$99,560.38
Grimsley HS	\$16,606,409.25
Guilford ES	\$457,864.48
Hairston MS	\$152,284.38
Haynes-Inman Education Center	\$285,876.38
Herbin-Metz Education Center	\$261,272.00
High Point Central HS	\$687,866.00
Hunter ES	\$353,571.58
Irving Park ES	\$4,927,183.38
Jackson MS	\$7,459,548.85
Jamestown ES	\$1,790,203.50
Jamestown MS	\$440,076.18
Jefferson ES	\$1,349,067.85

School/Location	Sum of Total Estimated Cost
Jesse Wharton ES	\$1,094,109.65
Johnson Street Global Studies	\$2,883,208.37
Johnson Street Global Studies	\$27,368.00
Jones ES	\$3,584,322.95
Kernodle MS	\$913,363.90
Kirkman Park ES	\$1,102,369.50
Madison ES	\$74,344.00
McLeansville ES	\$347,434.47
McNair ES	\$408,859.57
Mendenhall MS	\$2,775,029.38
Millis Road ES	\$15,752.00
Monticello- Brown Summit ES	\$1,084,248.45
Monticello-Brown Summit ES	\$301,104.99
Montlieu ES	\$786,102.50
Morehead ES	\$563,357.38
Nathanael Greene ES	\$278,529.95
Northeast Guilford HS	\$16,826,470.78
Northeast Guilford MS	\$1,999,598.00
Northern Guilford ES	\$346,370.98
Northern Guilford HS	\$1,287,575.00
Northern Guilford MS	\$397,334.70
Northwest Guilford HS	\$4,302,398.80
Northwest Guilford HS	\$237,668.00
Northwest Guilford MS	\$96,286.00
Northwood ES	\$89,628.38
Oak Ridge ES	\$355,930.88
Oak View ES	\$391,865.18
Page HS	\$10,086,160.00
Parkview Village ES	\$751,615.61
Penn Griffin School of the Arts	\$1,141,865.00
Penn-Griffin School for the Arts	\$89,374.38
Pilot ES	\$540,873.28
Pleasant Garden ES	\$1,841,319.80
Pruette Scale Academy	\$306,142.00
Ragsdale HS	\$3,485,128.53
Rankin ES	\$924,745.70
Reedy Fork ES	\$137,025.38
Scale Greensboro at McIver	\$4,517,942.25

School/Location	Sum of Total Estimated Cost
Sedalia ES	\$246,074.20
Sedgefield ES	\$656,145.30
Shadybrook ES	\$310,742.10
Simkins ES	\$1,634,269.68
Smith HS	\$21,538,866.00
Southeast Guilford HS	\$630,493.00
Southeast Guilford MS	\$89,628.38
Southern Guilford ES	\$239,791.55
Southern Guilford HS	\$3,486,839.06
Southern Guilford MS	\$394,414.88
Southwest Guilford ES	\$943,849.70
Southwest Guilford HS	\$776,774.72
Southwest Guilford MS	\$927,708.93
Stokesdale ES	\$4,013,788.38
Summerfield ES	\$741,835.88
Swing Space at Kiser MS	\$6,369,921.00
Swing Space at Murphey Academy	\$2,698,071.10
Swing Space at Wiley ES	\$5,441,578.00
Sylvia Mendez Newcomers	\$393,427.00
The Academy at Smith	\$317,740.00
Triangle Lake Montessori ES	\$362,758.38
Union Hill ES	\$354,937.28
Vandalia ES	\$408,068.00
Washington ES	\$4,947,927.78
Weaver Academy	\$1,375,802.25
Welborn MS/The Kearns Academy	\$6,977,941.09
Western Guilford HS	\$8,388,416.38
Western Guilford MS	\$452,268.08
Grand Total	\$237,883,053.24

* Proposed to be included on August 15th, 2024 Board of County Commissioners Meeting

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

