

Onslow County Schools

Long Range Facility Needs Assessment 2021

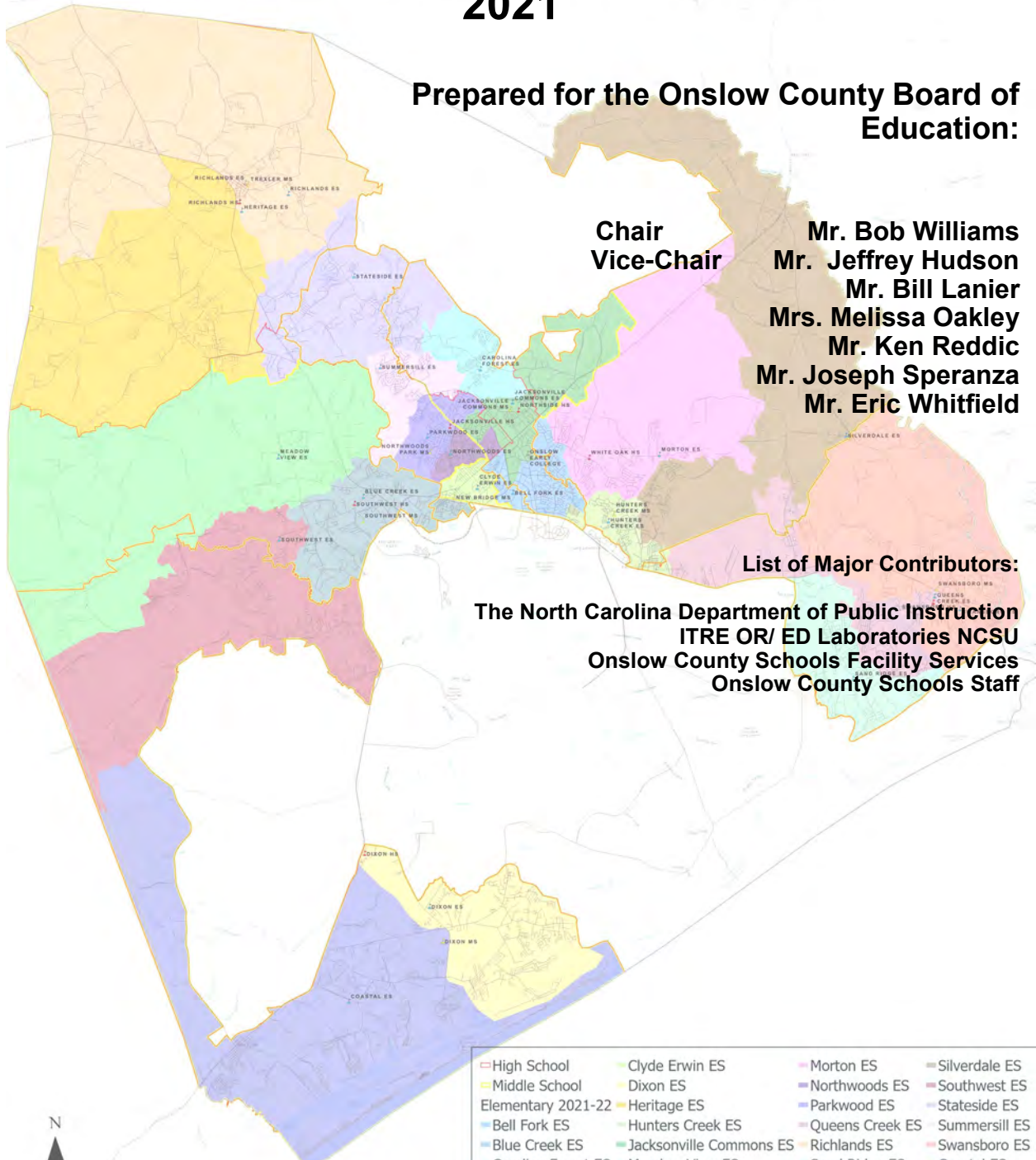
Prepared for the Onslow County Board of Education:

Chair
Vice-Chair

Mr. Bob Williams
Mr. Jeffrey Hudson
Mr. Bill Lanier
Mrs. Melissa Oakley
Mr. Ken Reddic
Mr. Joseph Speranza
Mr. Eric Whitfield

List of Major Contributors:

The North Carolina Department of Public Instruction
ITRE OR/ ED Laboratories NCSU
Onslow County Schools Facility Services
Onslow County Schools Staff



Onslow County Schools

Smith Sinnett Architecture, P.A.

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Onslow County Schools

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Onslow County Schools

Introduction

Onslow County Schools

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Introduction

Every year on the first day of school, new kindergarteners appear in school doorways with parents in tow wanting the best for their children. These families are filled with expectations, aspirations and optimism for the future and how an education will impact it. Each group of students is unique and comes with different abilities, needs, and passions that must be supported, developed, and grown in our public school system.

Principals, teachers, and staff have all made their life's work helping each child, and eventually, each graduate, realize their dreams. Onslow County Schools can, do, and will continue to bring our community's vision for public education to fruition. However, there are numerous challenges. The work contained herein is intended as documentation of the strengths, weaknesses, and challenges faced by the school system with respect to the facilities within which instruction is delivered by our dedicated professionals to ensure the learning and ultimate success of all of our students. It is important to understand each asset individually and determine its individual potential along with defining any limitations each facility has to serve the community.

Onslow County Schools (OCS) seeks to provide transparency and welcomes accountability for the state of the facilities operated by the school system. This document is intended to identify portions of the schools physical environment that need improvement or modification with the expressed purpose to serve an effective tool to support education. While there are many things working well and are numerous good points that could and potentially should be noted, they are not identified or listed herein. By highlighting potential improvements, OCS will be able to focus limited

funding to the most critical issues. In doing this, OCS can shoulder the responsibility of maintaining the investments the community has already made in the buildings and grounds that serve both our students and the entire community.

This is not the first time Onslow County Schools has engaged Smith Sinnett Architecture to provide an assessment of the existing facilities and create options for consideration. These studies have been done about every 5 years since the late 80's with the last one completed in 2016.

This document describes the existing conditions of each campus and building within the system, as of the 2020-2021 school year. It includes measurable physical data for each school in the system relating to items such as campus acreage, building age and square footage. Furthermore, it includes data on the current student population as well as a population forecast for the next ten (10) years. These are aligned with the existing capacities at each campus along with each facility's capacity to expand and support additional students.

As with the last iteration of this document, we are relying on ORED, from NC State, for our population projections. In creating the forecast, ORED geocodes every student and tracks where each attends school. Additionally ORED talks with local developers and planners to understand the number and type of home in order to understand the speed of growth and Create the Student Generation Ratios for each development or section of the county. Armed with this knowledge along with the birth and migration rates, they run algorithms to determine the most probable growth at each campus in the system for the next ten years.

This report addresses several main concerns directly related to public education facilities. The first is to ensure the appropriate number of students are assigned to each facility in order to maximize efficiency while avoiding overcrowding. The second is to ensure equity for all students to have a quality learning environment.

A large portion of this report is a comparative analysis in which each school is evaluated against a set of standards to determine potential need. These standards are based on a combination of The North Carolina Department of Public Instruction (NCDPI) Minimum Facility Standards and local decisions based on local curriculum and workforce needs in Onslow County.

To avoid confusion this is not the NCDPI Report that was approved by the Onslow County Board of Education during the board workshop on January 26th, 2020. The two are similar in nature, but the DPI version is an averaging of costs and needs across the state. That Report happens every five (5) years, and is a contributing factor to how often the LRFNA is produced. The report identified nearly \$160 million worth of need in the first 5 years with another \$176 million required over the next 6 to 10. The Long Range Facility Assessment has greater resolution and detail than the NCDPI report and is designed to meet the needs of Onslow specifically.

This document does not constitute a plan or determine a direction for addressing capacity overages or aged facilities, nor does it indicate the investments that must be made to each facility. **It is a collection of data based on the North Carolina Department of Public Instruction's Minimum Facility Standards as applied**

to Onslow County Schools. It constitutes the base data on which a responsible plan can be developed. Although total dollar figures are calculated here, they do not represent a request for funding, nor is this a Capital Improvement Plan (CIP). It is simply data that should be used to determine what, if any, additions, renovations, and investments should be made to individual facilities.

Students change on a daily basis, education philosophies and goals change over time based on workforce demands and best practices, but school facilities last a lifetime.

This document depicts the state of facilities along with probable growth and potential solutions. In the end, a plan for addressing these issues will be developed, but must be a local decision. The final solution must be flexible, align with need, and be appropriately funded. This requires parent, local community leaders, and governmental agencies to work together to ensure the solution is appropriate for the county.

Executive Summary

EXECUTIVE SUMMARY

The Onslow County School System

Onslow County Schools (OCS) is now the eleventh largest local education authority (LEA) within the State of North Carolina, up from thirteenth several years ago. OCS currently operates thirty-nine schools, all of which are fully accredited by the Southern Association of Colleges and Schools. With the start of the 2022 school year, that number will increase to 41 facilities and sites when including Coastal and Clear View Elementary Schools.

OCS is governed by a seven person Board of Education, which is elected at-large. The school system's district boundaries match the county boundaries of Onslow, exclusive of Marine Corps Base Camp Lejeune, Marine Corps Air Station, New River and Hoffman Forest.

Aging School Infrastructure

The rapid aging of America's school infrastructure has long been documented. In 1995, the Governmental Accounting Office put the cost of repairing or upgrading the nation's schools into "good overall condition" at \$112 billion. In 1999, a report entitled Condition of America's Public School Facilities stated that "seventy-five percent of schools needed to spend some money on repairs, renovations and modernizations to put their buildings into good overall condition".

Onslow County Schools forty instructional facilities were built between 1942 (New Bridge Middle) and 2021 (Coastal Elementary). Instruction also occurs at the Early College High and at the three virtual schools for elementary, middle, and high schools. Currently under construction are two new facilities, (Coastal, fall 2021 and Clear View 2022)

will be added to the list of schools.

When the two new schools and Administration, Transportation, and Maintenance areas are included, the school system maintains over 4 Million square feet of buildings and 1,500 acres of land. When the virtual school and the new schools are included, instruction occurs at a total of 46 different locations around the county.

The Onslow County School System has prided itself on the responsible manner in which it has sought to maintain these facilities within the resource available to the system.

State and Federal Mandates

The age and condition of school facilities in America are not often taken into consideration by State and Federal public policy and funding makers. Mandates from state and federal lawmakers, often unfunded, are regularly given to local school boards, which have no choice but to implement them. Funding which could otherwise go to renovations, winds up addressing capacity or other program related issues.

On March 16, 2018, HB 90 was signed into law. This statute changed the teacher-student ratio, effectively changing the number of students in a classroom. This unfunded mandate reduced the number of students in Kindergarten thru third grade classrooms, thereby requiring additional K-3 classrooms for the same number of students. The pressure created by reducing capacity in these classrooms was alleviated by removing all restrictions on how many students can be in 4th-12th grade classrooms. Although it is well intended and supports best practices of increasing the teacher-student ratio for our youngest students, this bill has the potential to create overcrowding and a reduced teacher to student ratio in 4th and 5th grade classrooms, thereby jeopardizing each school's ability to provide a complete program.

Onslow's Unique Community

While compliance with Federal and State mandates frame Onslow as similar to other school districts in the state, numerous characteristics make it unique. Onslow is the home of Marine Corps Base Camp Lejeune, the largest amphibious Marine Corps training base in the world.

Such a large contingent of federal, military and civilian personnel has provided a strong economic engine for Onslow County. Few other communities in Eastern North Carolina rival Jacksonville's economy. Beyond the military, Onslow offers an excellent tourism destination with attractions ranging from Topsail Island to Hammocks Beach State Park and the historic towns of Swansboro and Richlands. Even Onslow's smallest municipality, Holly Ridge, can boast of being home to Camp Davis during World War II.

Purpose of the Long-Range Facility Needs Assessment

Simply put, the purpose of this planning document is to detail statistically valid third-party research on student population, to complete an exhaustive inventory of existing facilities, and to compare these two pieces of independent research to determine:

1. Student population sizes for each school for each of the next ten years
2. When, specifically, individual school facilities will reach their maximum student capacity
3. What possible building renovations or campus expansions are possible at each of the existing school locations
4. What deferred maintenance items exist for each school

This document is not meant to provide the Onslow County Board of Education with a specific plan for meeting the needs identified. It is the responsibility of the school system and the local community to determine the appropriate manner and schedule for accomplishing that. This document provides the informational foundation for such local planning efforts. It is the responsibility of the school district and the community to create a plan which meets Onslow's unique needs.

Planning for new facilities is not new to the school district. Onslow County Schools published Long Range Facility Needs Assessments (LRFNA) in 1996, 2000, 2005, 2009, 2012, and again in 2016. The 2005 LRFNA is the base document that supported the \$115M dollar bond and COPS of that same year which impacted every school in the system.

Methodology

This Assessment may be termed a "compilation study" and was completed using the final work products from two independently contracted sources as well as numerous contributors, including the State of North Carolina. Numerous works sessions with the OCS Administrative Staff and the Maintenance Department were conducted.

Comprehensive Facility Appraisals

District-Wide Site Appraisals

Site appraisals were conducted for every campus within the system. The purpose of this report was to compare NCDPI standards for campus acreage to the actual campus acreages of each school site. Generally, Onslow County School campuses were found to have sufficient acreage to undertake necessary school improvements. Exceptions include: New Bridge Middle School, Northwoods Park Middle School and the Thompson Early Childhood Center.

Facility Appraisals

As previously mentioned, a complete inventory was taken of every school facility within the system. Facility appraisals were conducted on a campus by campus basis using the standards established by Onslow County Schools and the North Carolina Department of Public Instruction. Current campus capacities were computed. In addition, renovations or expansions necessary to maintain or protect existing assets and provide necessary instructional and support spaces and systems were identified.

Existing Facilities

Items of deferred maintenance or larger necessary repairs to existing campuses are defined within the Long Range Facility Needs Assessment. Such repairs might include replacement of a gymnasium floor or re-roofing a classroom wing.

Potential Facility Improvements

Possible improvements to each campus are covered in detail, with aerial photos and drawings of existing campuses coupled with conceptual drawings of areas of possible renovation and/or expansion. The types of necessary spaces are broken down for each school (science rooms, media centers, multi-purpose rooms, etc.) and cost estimates are given for each necessary improvement. All cost estimates are based on current 2021 dollar amounts, but do not include cost increases due to Covid 19 which are significant. They take a longer view of costs based on an economy not hampered by the pandemic.

Facility Appraisal Summary Sheet

Identified improvements to every campus within the system are covered within one summary sheet. **This sheet depicts all significant improvement opportunities that should be considered over the next ten years and should not be misinterpreted to mean all improvements are immediately necessary.**

A detailed analysis of the facility appraisals should be carefully reviewed to gain an understanding into the nature of this important spreadsheet. See Facility Appraisal Summary Sheet.

Regional Demographics

District-Wide Site Appraisals

Onslow County is projected to continue growing and understanding that growth is important when it can take three to eight years to see a project come to fruition. The North Carolina State Office of Budget and Management (OSBM) provides demographic information on a variety of population information. These numbers have proven themselves over the years and forecasts made 10 years ago have been relatively accurate. They use Census data and run it through a series of SAS algorithms to predict overall county populations and age distributions in that group.

The US Census Bureau has published the 2020 Census Data, but the OSBM has not produced an update based on those numbers. Since this report is a snapshot of this moment in time, when an update occurs, this section can be updated as an appendix.

Below is one table in the Demographics Section of this document that describes the population growth over the next eight years. Other Counties are included here because the state is broken into sections depending on geography and Onslow County falls under the North Carolina Eastern Regional Partnership (NCERP). Pender County is not within that geographic area, but since it is adjacent to Onslow County, it is included here.

The data suggests that Onslow County will grow by nearly 20,000 individuals over the next ten years. Other tables in the Demographics Analysis section explain Onslow County will grow by almost 10% by the year 2030. Pender shows slightly higher growth at just under 12% and sets up the potential for the area around Holly Ridge to become a bedroom community.

County	July 2020	July 2021	July 2022	July 2023	July 2024	July 2025	July 2026	July 2027	July 2028	July 2029
Carteret	71,352	71,536	72,060	72,571	73,083	73,594	74,106	74,620	75,131	75,644
Craven	103,016	102,663	102,454	102,448	102,439	102,434	102,425	102,419	102,418	102,413
Duplin	60,177	60,146	60,235	60,409	60,564	60,720	60,864	61,004	61,136	61,262
Edgecombe	52,024	51,475	50,963	50,575	50,186	49,798	49,410	49,020	48,633	48,244
Greene	20,951	20,874	20,840	20,843	20,844	20,844	20,841	20,842	20,844	20,842
Jones	10,067	10,031	10,018	10,020	10,015	10,012	10,014	10,011	10,011	10,007
Lenoir	56,876	56,602	56,427	56,345	56,258	56,175	56,091	56,003	55,921	55,834
Nash	96,669	96,907	97,393	97,870	98,283	98,652	98,973	99,257	99,509	99,732
Onslow	210,056	211,881	213,776	216,009	218,229	220,451	222,671	224,891	227,115	229,336
Pamlico	13,277	13,239	13,254	13,271	13,286	13,302	13,322	13,340	13,357	13,375
Pitt	183,285	184,842	187,111	189,427	191,730	194,033	196,339	198,642	200,946	203,250
Wayne	126,339	126,396	126,732	127,239	127,742	128,239	128,738	129,238	129,737	130,237
Wilson	83,495	83,893	84,537	85,170	85,777	86,366	86,940	87,506	88,066	88,624
ER Partnership	1,087,584	1,090,485	1,095,800	1,102,197	1,108,436	1,114,620	1,120,734	1,126,793	1,132,824	1,138,800
Pender	63,949	64,524	65,405	66,251	67,092	67,936	68,780	69,625	70,468	71,311
STATE	10,587,440	10,658,717	10,770,474	10,883,654	10,995,885	11,108,479	11,222,595	11,336,714	11,450,807	11,563,974

Source: NC OSBM March, 2021

North Carolina State University Demographic Research

Demographic research is included in the Long-Range Facility Needs Assessment in order to understand how many students will be at any given attendance boundary in a given year. This research is based solely on the numbers and does not take race, economics, or any other demographic component into consideration.

This research is completed by North Carolina State University, ITRE's Operations Research in Education (OR/ED) Laboratories. OR/ED has been forecasting student population for Onslow County Schools since 2005 and knows the county well.

Population forecasts are given by campus, by year, for each of the next ten years. This information is coupled with the capacity of the school to determine how full the school is for any given year. It should not be confused with a projection which is a simple extension of a line on a graph. Their method includes data on subdivision growth, permit histories, births, and cohort survival ratios that result in an accurate predictor of the student population for the next several years.

The result are the "Out-of-Capacity" Worksheets. These tables, shown on the following two pages, provide graphic images of when each school will surpass its permanent structure capacity. The Out-of-Capacity worksheets comprise the summary work product of the lab.

The capacities shown are the school's Operational Capacities. They represent the highest number of students that should be assigned to a particular facility for redistricting and operational purposes. The Operational Capacity is a percentage of the Maximum Building Capacity and is different for each type and size of school. The different percentages are:

- 75% Elementary Schools
- 97% Middle Schools
- 100% High Schools

On the following pages you will find worksheets describing the individual school's capacity and population projections. The first shows the population and projections against the current brick and mortar "Operational Capacity," while the second describes the "Campus Capacity," which includes all portables occupied by students, plus the Operational Capacity.

Operational Capacity—2016

In the following chart, the Operational Capacities are used in conjunction with the population forecast for each school. The color coding is intuitive with green being under capacity, red being over capacity and the yellow and orange somewhere in between. In each case the elementary schools are held at 95% of their full ADM Capacity, while middle schools use 97%. High Schools use their full ADM Capacity. The data takes the new Coastal and Clear View elementary schools into consideration. Mobile Units are not considered here.

Onslow County Schools						Out-of-Capacity Table (Operational Capacity with no Mobile Classrooms)									
1. 2019-20 and 2020-21 Month-2 ADM provided by NC-DPI. 2. CSR projection uses 1-2-3-4 weighting with adjustments. Mean annual growth: 1.10%. 3. 2020-21 Planning Segment level AOG based on 2020 Land Use Study. 4. Elementary School Capacity based on SS classroom projection tables and existing mobile classroom utilization.															
Facilities	Capacities					Forecasted Month-2 ADM									
	2020-21	2021-22	2022-23	2023-24	2024-25	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	
Elementary Schools															
Bell Fork Elementary	574	544	544	544	544	561	572	582	577	590	588	591	593	597	
Blue Creek Elementary	542	521	521	521	521	427	473	485	488	481	481	481	497	495	
Carolina Forest Elementary	610	588	588	588	588	815	849	831	825	815	852	860	865	934	
Clyde Erwin Elementary	407	376	376	376	376	312	318	314	316	326	325	327	328	330	
Dixon Elementary	644	619	619	619	619	636	643	650	657	664	671	679	686	694	
Hunters Creek Elementary	627	604	604	604	604	557	543	544	540	541	538	541	542	546	
Jacksonville Commons Elementary	593	563	563	563	563	584	587	576	590	593	589	593	594	598	
Meadow View Elementary	694	652	652	652	652	720	565	563	559	560	589	556	597	624	
Morton Elementary	610	588	588	588	588	733	758	763	743	747	742	746	746	752	
Northwoods Elementary	431	416	416	416	416	386	388	387	383	392	391	393	394	397	
Parkwood Elementary	500	481	481	481	481	539	556	566	566	566	563	566	567	571	
Queens Creek Elementary	593	563	563	563	563	602	590	574	568	576	574	578	579	583	
Heritage Elementary School	610	588	588	588	588	817	461	499	501	515	535	561	571	538	
Richlands Elementary	931	897	897	897	897	761	622	653	674	688	711	739	751	756	
Sand Ridge Elementary	602	573	573	573	573	639	666	658	653	650	646	649	650	655	
Silverdale Elementary	483	465	465	465	465	548	575	609	605	605	601	604	604	609	
Southwest Elementary	576	546	546	546	546	813	748	747	758	759	753	756	775	777	
Stateside Elementary	669	636	636	636	636	605	461	440	488	509	539	518	541	518	
Summersill Elementary	644	619	619	619	619	533	537	529	523	524	521	524	525	528	
Swansboro Elementary	566	537	537	537	537	682	703	702	721	715	710	713	714	719	
Coastal Elementary (2021-22)		840	840	840	840	680	701	717	735	758	769	786	810	842	
Clear View Elementary (2022-23)			840	840	840		823	828	837	828	843	848	853	858	
Onslow Virtual School (K-5)	2400	600	600	600	600	600	600	600	600	600	600	600	600	600	
Totals	14306	12816	13656	13656	13656	13548	13739	13817	13908	14004	14132	14208	14380	14520	
Middle Schools															
Dixon Middle	1003	1003	1003	1003	1003	873	931	948	1014	1057	1038	1074	1106	1159	
Hunters Creek Middle	826	826	826	826	826	803	828	888	987	1040	1112	1083	1115	1115	
Jacksonville Commons Middle	852	852	852	852	852	1062	1033	1023	1014	1011	1025	1031	1054	1041	
New Bridge Middle	504	504	504	504	504	441	463	469	482	468	474	470	473	465	
Northwoods Park Middle	720	720	720	720	720	652	650	622	615	598	606	601	604	594	
Southwest Middle	518	518	518	518	518	573	608	624	662	675	675	680	561	578	
Swansboro Middle	912	912	912	912	912	835	831	863	906	939	935	941	943	924	
Trexler Middle	786	786	786	786	786	854	846	815	833	858	861	842	846	897	
Onslow Virtual School (6-8)	1333	345	345	345	345	300	300	300	300	300	300	300	300	300	
Totals	7454	6466	6466	6466	6466	6394	6490	6552	6813	6946	7027	7023	7002	7074	
High Schools															
Dixon High	877	877	877	877	877	903	937	919	908	954	1011	1054	1068	1062	
Jacksonville High	1476	1476	1476	1476	1476	1201	1204	1218	1196	1189	1192	1182	1162	1170	
Northside High	1177	1177	1177	1177	1177	1043	1057	1038	1072	1118	1143	1175	1154	1175	
Richlands High	928	928	928	928	928	881	913	932	948	938	929	923	944	943	
Southwest High	1016	1016	1016	1016	1016	650	667	667	691	724	736	777	814	792	
Swansboro High	1240	1240	1240	1240	1240	935	942	915	907	895	935	941	982	1016	
White Oak High	1303	1303	1303	1303	1303	977	1000	986	1019	1027	1009	1103	1099	1110	
Onslow Early College High	200	200	200	200	200	200	200	200	200	200	200	200	200	200	
Onslow Virtual School (9-12)	872	600	600	600	600	400	400	400	400	400	400	400	400	400	
Totals	8217	8817	8817	8817	8817	7188	7319	7275	7342	7446	7556	7756	7823	7868	
System Total	29977	28099	28939	28939	28939	27130	27548	27645	28063	28396	28714	28987	29205	29462	
Capacity Legend															
95% - 100% 100% - 105% > 105%															
Operations Research and Education Laboratory Institute for Transportation Research and Education North Carolina State University															

May 7, 2021

Campus Capacity = Operational + 20 per Temporary Unit

This table is similar to the last but in this case considers the existing temporary units currently located at each site. It does not take into consideration the opportunity to move modulars from one site to another which will help some of the schools shown in red. Although it is not ideal to use mobile units, it will continue to be a part of any growing school system.

Onslow County Schools						Out-of-Capacity Table (Campus Capacity with Mobile Classrooms)									
1. 2019-20 and 2020-21 Month-2 ADM provided by NC-DPI. 2. CSR projection uses 1-2-3-4 weighting with adjustments. Mean annual growth: 1.10%. 3. 2020-21 Planning Segment level AOG based on 2020 Land Use Study. 4. Elementary School Capacity based on SS classroom projection tables and existing mobile classroom utilization.															
Facility	Capacities					Forecasted Month-2 ADM									
	2020-21	2021-22	2022-23	2023-24	2024-25	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	
Elementary Schools															
Bell Fork Elementary	654	624	624	624	624	561	572	582	577	590	588	591	593	597	
Blue Creek Elementary	642	621	621	621	621	427	473	485	488	481	481	481	497	495	
Carolina Forest Elementary	750	728	728	728	728	815	849	831	825	815	852	860	865	934	
Clyde Erwin Elementary	467	436	436	436	436	312	318	314	316	326	325	327	328	330	
Dixon Elementary	1044	1019	1019	1019	1019	698	711	717	727	744	747	756	769	792	
Hunters Creek Elementary	727	704	704	704	704	557	543	544	540	541	538	541	542	546	
Jacksonville Commons Elementary	773	743	743	743	743	584	587	576	590	593	589	593	594	598	
Meadow View Elementary	714	672	672	672	672	720	565	563	559	560	589	556	597	624	
Morton Elementary	770	748	748	748	748	733	758	763	743	747	742	746	746	752	
Northwoods Elementary	511	496	496	496	496	386	388	387	383	392	391	393	394	397	
Parkwood Elementary	640	621	621	621	621	539	556	566	566	566	563	566	567	571	
Queens Creek Elementary	673	643	643	643	643	602	590	574	568	576	574	578	579	583	
Heritage Elementary School	830	808	808	808	808	817	461	499	501	515	535	561	571	538	
Richlands Elementary	931	897	897	897	897	761	622	653	674	688	711	739	751	756	
Sand Ridge Elementary	602	573	573	573	573	639	666	658	653	650	646	649	650	655	
Silverdale Elementary	483	465	465	465	465	548	575	609	605	605	601	604	604	609	
Southwest Elementary	816	786	786	786	786	813	748	747	758	759	753	756	775	777	
Stateside Elementary	669	636	636	636	636	605	461	440	488	509	539	518	541	518	
Summersill Elementary	804	779	779	779	779	533	537	529	523	524	521	524	525	528	
Swansboro Elementary	626	597	597	597	597	682	703	702	721	715	710	713	714	719	
Coastal Elementary (2021-22)		840	840	840	840	680	701	717	735	758	769	786	810	842	
Clear View Elementary (2022-23)			840	840	840		823	828	837	828	843	848	853	858	
Onslow Virtual School (K-5)	2400	600	600	600	600	600	600	600	600	600	600	600	600	600	
Totals	16526	15036	15876	15876	15876	13611	13807	13884	13978	14084	14208	14285	14462	14618	
Middle Schools															
Dixon Middle	1003	1003	1003	1003	1003	873	931	948	1014	1057	1038	1074	1106	1159	
Hunters Creek Middle	826	826	826	826	826	803	828	888	987	1040	1112	1083	1115	1115	
Jacksonville Commons Middle	852	852	852	852	852	1062	1033	1023	1014	1011	1025	1031	1054	1041	
New Bridge Middle	504	504	504	504	504	441	463	469	482	468	474	470	473	465	
Northwoods Park Middle	720	720	720	720	720	652	650	622	615	598	606	601	604	594	
Southwest Middle	558	558	558	558	558	573	608	624	662	675	675	680	561	578	
Swansboro Middle	912	912	912	912	912	835	831	863	906	939	935	941	943	924	
Trexler Middle	786	786	786	786	786	854	846	815	833	858	861	842	846	897	
Onslow Virtual School (6-8)	1333	345	345	345	345	300	300	300	300	300	300	300	300	300	
Totals	7494	6506	6506	6506	6506	6394	6490	6552	6813	6946	7027	7023	7002	7074	
High Schools															
Dixon High	897	897	897	897	897	903	937	919	908	954	1011	1054	1068	1062	
Jacksonville High	1496	1496	1496	1496	1496	1201	1204	1218	1196	1189	1192	1182	1162	1170	
Northside High	1177	1177	1177	1177	1177	1043	1057	1038	1072	1118	1143	1175	1154	1175	
Richlands High	1048	1048	1048	1048	1048	881	913	932	948	938	929	923	944	943	
Southwest High	1016	1016	1016	1016	1016	650	667	667	691	724	736	777	814	792	
Swansboro High	1300	1300	1300	1300	1300	935	942	915	907	895	935	941	982	1016	
White Oak High	1383	1383	1383	1383	1383	977	1000	986	1019	1027	1009	1103	1099	1110	
Onslow Early College High	200	200	200	200	200	200	200	200	200	200	200	200	200	200	
Onslow Virtual School (9-12)	872	600	600	600	600	400	400	400	400	400	400	400	400	400	
Totals	8517	8517	8517	8517	8517	7188	7319	7275	7342	7446	7556	7756	7823	7868	
System Total	32537	30059	30899	30899	30899	27192	27616	27712	28133	28476	28790	29064	29288	29560	
Capacity Legend															
95% - 100% 100% - 105% > 105%															
Operations Research and Education Laboratory Institute for Transportation Research and Education North Carolina State University															

May 7, 2021

Student Capacities

Each school can only hold a certain number of students before it is out of capacity. Once out of capacity, temporary structures are placed to support the overage. The **ADM Capacity** noted for each school is an accounting of every seat in the building.

Since it is highly improbable that every seat in every grade level in every classroom will match the number of students in any given grade level, the **Operational Capacity** was developed. Based on historical information we know that certain schools will need additional mobiles once they exceed the Operational Capacity. This number is used when redistricting occurs.

Mobile units will continue to be a part of any school district, simply to deal with variations in class size and community growth. When a temporary unit is used, it effectively increases the number of students that can be served on that campus. Some municipalities are restricting the use of mobile units.

¹ Clear View opens 2022-23 (funded)

³ ENCRSC and OCLC have zero capacity for planning

Operational Capacity does not include PK
Virtual School is not included
Other summaries do not include PK

Onslow County Schools				
School Capacity 2021		Operational		Campus
	No PK	Capacity	Mobiles	Capacity
8/30/2021	Full ADM	2021	As CR	2021
Elementary Schools		95.00%		
Bell Fork	573	544	4	624
Blue Creek	548	521	5	621
Carolina Forest	619	588	7	728
Clear View ¹	884	840		840
Clyde Erwin	396	376	3	436
Coastal	884	840		840
Dixon	652	619	20	1,019
Heritage	619	897	11	1,117
Hunters Creek E	636	604	5	704
Jacsonville Commons	593	563	9	743
Meadow View	686	652	1	672
Morton	619	588	8	748
Northwoods	438	416	4	496
Parkwood	506	481	7	621
Queens Creek	593	563	4	643
Richlands E	944	588		588
Sandridge	603	573		573
Silverdale	489	465		465
Southwest E	575	546	12	786
Stateside	669	636		636
Summersill	652	619	8	779
Swansboro	565	537	3	597
Thompson	0	0	1	20
Elementary Total	13,743	13,056	112	15,296
Middle Schools		97.00%		
Dixon M	1,034	1,003		
Hunters Creek M	852	826		
Jacksonville Commons M	878	852	2	
New Bridge	520	504		
Northwoods Park	742	720		
Southwest M	534	518	2	
Swansboro M	940	912		
Trexler ²	810	786		
Middle Total	6,310	6,121	4	6,201
High Schools		100.00%		
Dixon H	877	877	1	
Jacksonville H	1,476	1,476	1	
Northside	1,177	1,177		
Richlands H	928	928	6	
Southwest H	1,016	1,016		
Swansboro H	1,240	1,240	3	
White Oak	1,303	1,303	4	
County Early College High	200	200		
ENCR Skills Center ²	200	0		
County Learning Center ²	115	0		
High Total	8,532	8,217	15	8,517
System Total	28,585	27,394	131	30,014

Capacity per Classroom

Over the past several years each elementary school has been losing capacity based on House Bill-90. This bill ceases with the start of the 2021-22 school year and reverts back to NC GS 115C-301c. At that point, no further reduction in capacity is anticipated.

This loss only effects the elementary schools and only in grades Kindergarten through third grade.

From NC GS 115C-301c: *“In grades four through 12, local school administrative units shall have the maximum flexibility to use allotted teacher positions to maximize student achievement.”*

The interpretation is that school systems can put as many students in a 4th-12th grade classroom as needed.

In the table, the dark and light grey areas indicated they are unlimited. The dark grey is the number OCS is using for planning purposes and calculating the capacity of the schools.

The red area shows the loss of capacity per classrooms. Losing five seats in every 1st grade is a significant drop in capacity.

NCDPI Capacity Changes based on HB-90						
Grade Level / Program	Traditional	Start of 2018	Start of 2019	Start of 2020	Start of 2021	Loss / Classroom
Elementary						
PK	16	16	16	16	16	0
Kindergarten	21	20	19	18	18	-3
First	21	20	19	18	16	-5
Second	21	20	19	18	17	-4
Third	21	20	19	18	17	-4
Fourth	26	UL	UL	UL	26	0
Fifth	26	UL	UL	UL	26	0
Middle						
Sixth	26	UL	UL	UL	26	0
Seventh	26	UL	UL	UL	26	0
Eighth	26	UL	UL	UL	26	0
High						
LA/SS/MA	22	UL	UL	UL	22	0
SCI	22	UL	UL	UL	22	0
EC	10	UL	UL	UL	10	0
Art	20	UL	UL	UL	20	0
DD	20	UL	UL	UL	20	0
Band	22	UL	UL	UL	22	0
Chorus	20	UL	UL	UL	20	0
Typing	20	UL	UL	UL	20	0
Comp App	20	UL	UL	UL	20	0
Bus/Office	20	UL	UL	UL	20	0
Cons/Home Ec	15	UL	UL	UL	15	0
Mrktg	15	UL	UL	UL	15	0
Health	15	UL	UL	UL	15	0
Tech	15	UL	UL	UL	15	0
Comm	15	UL	UL	UL	15	0
Agri	15	UL	UL	UL	15	0
Trade	15	UL	UL	UL	15	0
Gym	50	UL	UL	UL	50	0
Aux Gym	25	UL	UL	UL	25	0
Health	20	UL	UL	UL	20	0

Core Capacity

This measurement relates to the size of the Media Center and the Cafeteria. There are other core facilities such as the Administrative, Staff Support, and Storage, but the critical measurement only includes the Media and Cafeteria. In this case the capacity is based on the square footage divided by four square feet per student. The lower of the Media Center and the Cafeteria constitutes the Core Capacity.

Exceeding either one impacts students, but in different ways. If the Cafeteria has more students than it was designed for it can be resolved by extending lunch periods. Overdriving a cafeteria causes lunch to start earlier and end later.

Issues relating to not having enough square footage in the Media Center varies due to the age group and the access students have to one-to-one programs. At the elementary level it is important to provide the full DPI square footage in order to support learning at this level. As students age, they are more adept at media and square footage can be reduced below the 1980's Basic Education Plan. Most of the schools, be they elementary, middle, or high, are limited by the square footage of their Media Center.

Onslow County Schools	Media Center Square Footage	Media Capacity	Cafeteria Square Footage	Cafeteria Capacity	Core Capacity
Core Capacity 2021					
2/13/2021					
Elementary Schools		4		4	
Bell Fork	2,312.1	578.0	3,421.0	855.0	578.0
Blue Creek	2,856.8	714.0	3,895.8	974.0	714.0
Carolina Forest	3,144.0	786.0	3,368.5	842.0	786.0
Clear View	3,148.1	787.0	4,196.5	1,049.0	787.0
Clyde Erwin	2,784.6	696.0	2,586.7	647.0	647.0
Coastal	3,148.1	787.0	4,196.5	1,049.0	787.0
Dixon E	3,996.8	999.0	4,617.9	1,154.0	999.0
Heritage	3,736.3	934.0	3,279.8	820.0	820.0
Hunters Creek E	3,087.4	772.0	3,416.4	854.0	772.0
Jacsonville Commons E	3,088.6	772.0	3,412.1	853.0	772.0
Meadow View	3,778.4	945.0	4,158.7	1,040.0	945.0
Morton	3,481.9	870.0	4,469.6	1,117.0	870.0
Northwoods	2,610.8	653.0	3,392.5	848.0	653.0
Parkwood	3,362.5	841.0	2,457.5	614.0	614.0
Queens Creek	3,083.4	771.0	3,280.1	820.0	771.0
Richlands E	2,899.8	725.0	4,308.9	1,077.0	725.0
Sandridge	3,743.0	936.0	3,294.7	824.0	824.0
Silverdale	2,345.4	586.0	1,815.3	454.0	454.0
Southwest E	3,103.2	776.0	3,412.1	853.0	776.0
Stateside	3,780.0	945.0	4,209.1	1,052.0	945.0
Summersill	2,816.9	704.0	4,477.6	1,119.0	704.0
Swansboro E	3,167.0	792.0	3,161.4	790.0	790.0
Thompson	2,483.2	621.0	2,137.0	534.0	534.0
Elementary Total	71,958.3	17,990.0	80,965.7	20,243.0	17,267.0
Middle Schools					
Dixon M	3,002.0	751.0	4,706.1	1,177.0	751.0
Hunters Creek M	3,555.2	889.0	3,196.9	799.0	799.0
Jacksonville Commons M	3,747.2	937.0	4,573.2	1,143.0	937.0
New Bridge	2,603.3	651.0	3,530.8	883.0	651.0
Northwoods Park	2,383.1	596.0	3,600.0	900.0	596.0
Southwest M	2,682.3	671.0	2,464.3	616.0	616.0
Swansboro M	2,519.7	630.0	3,581.9	895.0	630.0
Trexler	2,335.4	584.0	3,233.4	808.0	584.0
Middle Total	22,828.2	5,709.0	28,886.6	7,221.0	5,564.0
High Schools					
Dixon H	2,941.2	735.0	3,450.1	863.0	735.0
Jacksonville H	4,119.9	1,030.0	11,656.7	2,914.0	1,030.0
Northside	5,334.0	1,334.0	5,748.5	1,437.0	1,334.0
Richlands H	3,897.4	974.0	3,307.2	4,886.2	974.0
Southwest H	4,714.2	1,179.0	5,235.6	1,309.0	1,179.0
Swansboro H	3,140.2	785.0	5,135.5	1,284.0	785.0
White Oak	4,999.9	1,250.0	6,897.6	1,724.0	1,250.0
OC Early College High	0.0	0.0	0.0	0.0	0.0
ENCR Skills Center	0.0	0.0	0.0	0.0	0.0
County Learning Center	0.0	0.0	0.0	0.0	0.0
High Total	29,146.8	7,287.0	41,431.2	14,417.2	7,287.0
System Total	123,933.3	30,986.0	151,283.5	41,881.2	30,118.0

Capacity Diagrams

In order to fully understand the capacity of each school a Capacity Diagram is created that allows for a quick count of the capacity generating spaces. Along with that comes an understanding of the distribution of resource and administrative areas.

The diagrams show the 2021-22 school year capacity at its ADM Maximum. All classroom sized spaces are counted as a classroom. Every school also needs to have Art and Music, but at the elementary and middle schools, these spaces do not count toward capacity. It's only when we get to the high school level that these are counted. In all cases a number of resource rooms are needed that relate directly to the size of the school. Resource Rooms are not counted as capacity space and if a school does not have sufficient Resource Rooms, a classroom is considered as resource and the capacity of the school is reduced, but in all cases provides a complete program.

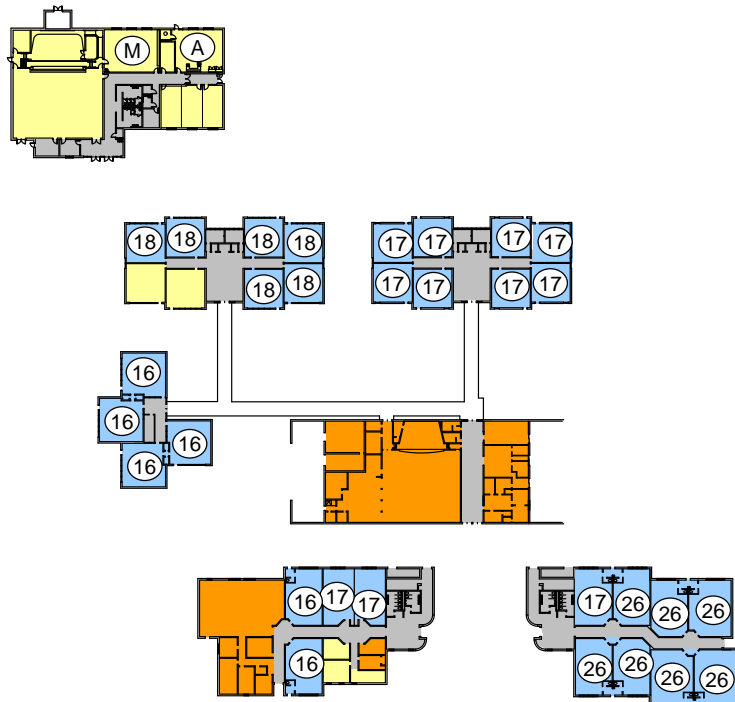
Under no circumstance is this an organization map indicating what grade level should be in what area or wing of the school. It approximates the existing organization, but each Principal must organize their school based on what works for the teachers and staff. Spaces like a Science Classroom are designed for a specific program and can be used by other instruction, but this is typically not the case. Over the years some reorganization is reasonable especially when dealing with a very large second grade population one year, then becoming a large third grade the next.

Every school is depicted in the Capacity Diagram area where schools can quickly be compared to one another and with the individual school.

The full ADM and Operational Capacities are depicted. In the case of the elementary schools is the HB-90 Capacity based on the new classroom maximums in the K-3rd grades.

Bell Fork Elementary

Capacity 2021-22		
K	(18)6	=108
1	(16)6	= 96
2	(17)6	=102
3	(17)5	= 85
4	(26)4	=104
5	(26)3	= 78
EC	(10)0	= 0
ADM	30	=573
Operational	544	
HB-90 = 81.68% 468		



Onslow Curriculum Requirements for Facilities

State and Federal

While the Federal Government and the State of North Carolina enforce a variety of rules and regulations regarding the provision of instructional services, most decisions remain within the discretion of the Local Education Authority (LEA). Although several changes to facilities and programs have occurred since the development of the NCDPI/OCS standards were first developed in 2005, for the most part, they remain unchanged.

School Size

In 2012, Onslow County Schools’ Board of Education accepted the recommendations of staff and determined what the target populations for the district’s schools should be. Since that time, the decision has been to use the numbers as a guideline and base the size of each school individually to ensure it is appropriate for the population and time. The result has been an increased capacity of the most recently constructed schools. This was due in part to two of the buildings being direct replacements of existing facilities and additional capacity was still required to meet the existing attendance boundaries. The two newest elementary schools were also oversized at the time they were conceived and would have supported an ADM capacity of 1,025. Changes to 115C-301c reduce that capacity to an ADM of 884. The numbers from 2021 and general guidance are as follows:

Elementary:	600— 800	Core @	920
Middle:	800— 1,000	Core @	1,220
High:	1,000 – 1,200	Core @	1,400

Furthermore the decision to incorporate flexibility in determining the size of future schools, takes into account the relatively transient nature of the population of Onslow County.

Technology

Technology is another area of local decision. Onslow County Schools has already made the transition to a one-to-one system for all students. The staff has been consistently improving wireless and other systems throughout the county, reaching the point where each school is capable of handling one-to-one network access capable of supporting all students simultaneously.

Other local decisions included:

- The determination of how long to make lunch periods for a particular grade level and how many square feet to provide for each student.
- The construction of science classroom preparation rooms at grade levels lower than high school (where resources allow).
- Maintaining Federal and State guidelines for Pre-Kindergarten classrooms.
- Providing appropriate spaces for the flexibility to add or remove programs.
- Ensuring that all schools, within a given level (elementary, middle, or high), have access to the type of specialized instructional areas specified as necessitated by the State. Depending on the school level, such spaces might include: media centers, auditoriums, multipurpose rooms, play areas, and athletic facilities. However, in completing this objective, special consideration must be given to promote equity throughout the different schools at each grade level.

Classroom Area

Program Square Footage

The North Carolina Department of Public Instruction has developed a set of “Minimum Facility Standards” which constitute the smallest square footage for typical instructional spaces and still provide enough area for the program to function properly. Onslow County Schools has been using these standards for the past 20 or so years with only slight modifications. The combined standard is very close to the NCDPI/OCS Minimum Standard.

Onslow County Schools			
Square Foot per Program Space			
Program	Elementary	Middle	High
Academic Classrooms			
Pre-K classrooms	1,200		
Kindergarten	1,200		
Grade 1 Classrooms	1,000		
Grade 2 Classrooms	1,000		
Grade 3 Classrooms	1,000		
Grade 4-5 Classrooms	950		
Grade 4 Classrooms	950		
Grade 5 Classrooms	950		
Grades 6-8 LA/SS/Math Clrms		950	
Grades 6-8 Math/Science Classrooms		1,000	
Grades 6-8 Science Classrooms		1,100	
Grades 6-8 Science Classrooms		1,100	
Grades 6-8 Science Prep/Stor		200	
(9-12) Eng. / F-Lang. / SS / Math			850
Exceptional (self contained)	1,200	1,200	1,200
Instructional Kitchen	450	450	450
Resource	450	450	450
Computer	850	850	850
ISS	450	450	450
High School Science Classrooms			
Physical Science			1,200
Biology			1,200
Chemistry			1,500
Physics			1,200
Other Science			1,200
Prep Rooms			250
Math/Sci Computer Lab			850

Program Square Footage - Continued

In some cases the square footage of the space needs to vary to align with the school’s capacity. The square footages shown are the average square footage for various spaces. As the schools get larger, spaces like the Band room and Gymnasium need to increase to support that population.

Not every school will get every program. For example, a very small high school would not need an Auxiliary Gym, where a larger population will.

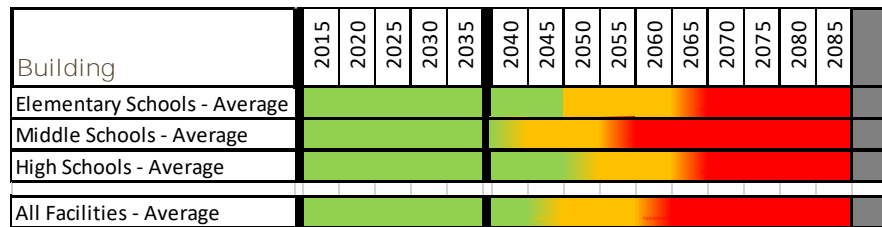
Slight variations can also occur based on other factors such as how the school itself functions. In some cases, a classroom square footage can be reduced if additional square footage is apportioned to dedicated resource or other spaces. This requires a wholistic approach to the school itself. Even in these cases the spaces are not significantly reduced from what is shown here.

Program	Elementary	Middle	High
Arts Education			
Visual Arts	1,200	1,400	1,400
Art Project	1,000		
Art Sto. Kiln	150	200	150
General Music	1,200	1,200	
Instrumental Music (Band)		1,400	1,800
Ensemble / Practice			150
Band Uniform Sto.			400
Instrument Sto.			400
String inst stor			150
Band/choral off/wkrm			250
Band stor/library			150
Vocal Music (Chorus) + Sto.		1,200	1,400
Vocal Music Sto.			200
Office / Library			150
Dance/Drama	1,800	1,800	1,800
Props / Costume Sto			500
Vocational			
Keyboarding Labs		1,000	1,200
Exploratory Labs		1,400	
Computer Applications			1,200
Business/Office Ed.			1,000
Cons/Occ Home Economics			1,400
Service/Marketing			1,200
Health Occupations			1,400
Agri/Trade & Industry (Heavy)			3,000
Trade & Industry (Medium)			2,500
Technology (Light)			2,000
Communications/Misc			1,500
Vocational Classrooms			750
Physical Education Etc.			
Multi/Main Gymnasium	4,000	10,000	12,000
Stage	600		
Boys/Girls Locker		inc. above	800
Boys/Girls Showers		inc. above	500
Coaches off./ Showers			300
Training			400
Laundry			150
Storage / Office	450	600	1,200
Officials/showers			200
Lobby/Concessions/commons			2,000
Auxillary Gym		5,395	6,500
Weight Room			1,600
Wrestling			2,000
Health/P.E. Classrooms		750	750

Building Life Cycle

We typically think of buildings as permanent. However, buildings do not last forever and in the United States, are typically razed at about seventy to eighty years of age. These buildings were built in the 1930's to 1940's with many of them being well constructed. Buildings built during the baby boom however were not built to the same standards and they consequently do not last seventy years before demolition is anticipated. Many of the facilities operated by Onslow County Schools are in excellent shape and are relatively youthful buildings. Regardless, it is reasonable to re-view each building as it relates to its expected overall life.

The graphic below indicates the relative youthfulness of the buildings used by Onslow County Schools. The green is youthful and will require some maintenance to maintain good operational condition. The orange indicates when the building is moving into a state where maintenance will become more critical, and the red section requires a higher level of maintenance needed and building replacement should start being contemplated.



Building Square Footage by age

The adjacent table indicates the age and relative square footage of the buildings in use by Onslow County Schools. As you can see, more than sixty percent of the facilities are younger than forty years old. This suggests that major systems should be useful for many years to come. It also means that many systems are aging out at this time. Mechanical systems, roofing, and windows may all need replacing to keep the facility in an overall youthful state. The number is somewhat skewed because Clear View Elementary is included in the square footage and will not be online for another year.

Onslow County Schools

Age of Building Square Footage
6/1/2021

Year Range	Approximate Age	Square Footage	Percentage
1921-1931	90 to 100 yrs		
1931-1941	80 to 90 yrs		
1941-1951	70 to 80 yrs	105,147	2.45%
1951-1961	60 to 70 yrs	351,439	8.20%
1961-1971	50 to 60 yrs	465,618	10.86%
1971-1981	40 to 50 yrs	251,512	5.87%
1981-1991	30 to 40 yrs	557,936	13.01%
1991-2001	20 to 30 yrs	1,081,943	25.23%
2001-2011	10 to 20 yrs	864,095	20.15%
2011-2021	Less than 10	609,939	14.23%
Unopen			
Total		4,287,629	

The following page has greater detail on the first construction data and overall square footage of the building

Gross Building Square Footage

This table is a quick view of the overall square footage of each building along with the first construction date. The data is from NCDPI and measured drawings. It is up to date as of 11/11/21 and includes funded projects to date including Clear View Elementary scheduled to open in the fall of 2022.

The total instructional area exceeds 4,000,000 million square feet with approximately another 100,000 sf of support or temporary spaces.

Facility	First Built	BLDG SQFT
Elementary		
Bell Fork Elementary	1/1/1961	70,340
Blue Creek Elementary	1/1/1956	72,150
Carolina Forest Elementary	7/1/2004	82,507
Clear View Elementary	8/1/2022	116,804
Clyde Erwin Elementary	1/1/1953	58,936
Coastal Elementary	8/1/2021	116,804
Dixon Elementary School	7/18/1990	88,403
Heritage Elementary	7/24/2001	87,762
Hunters Creek Elementary	8/4/1997	82,323
Jacksonville Commons Elementary	8/1/1996	80,794
Meadow View	6/5/2008	97,267
Morton Elementary	1/1/1968	76,327
Northwoods Elementary	1/1/1955	53,409
Parkwood Elementary	1/1/1969	60,792
Queens Creek Elementary	7/31/1998	97,629
Richlands Elementary	8/1/2018	118,449
Sand Ridge Elementary	12/15/1998	85,863
Silverdale Elementary	1/1/1954	59,127
Southwest Elementary	7/1/1994	84,814
Stateside Elementary	5/8/2009	96,644
Summersill Elementary	1/1/1967	66,596
Swansboro Elementary	1/1/1970	67,338
Subtotal		1,821,078
Middle		
Dixon Middle	8/1/2017	155,187
Hunters Creek Middle	8/1/1990	104,943
Jacksonville Commons Middle	8/4/1997	115,170
New Bridge Middle	1/1/1942	72,987
Northwoods Park Middle	1/1/1964	88,863
Southwest Middle	12/3/1990	75,437
Swansboro Middle	1/1/1954	127,265
Trexler Middle	1/1/1952	109,050
Subtotal		848,902
High		
Dixon High	1/1/1954	152,350
Jacksonville High School	1/1/1960	190,775
Northside High School	6/28/2001	215,454
Richlands High	1/1/1951	130,340
Southwest High	1/1/1976	155,781
Swansboro High	6/19/1991	176,435
White Oak High	1/1/1970	177,590
Subtotal		1,198,725
Other		
Thompson Early Childhood Center	1/1/1943	42,366
OCLC	1/1/1984	8,930
NC Eastern Regional Skills Center	8/1/2019	100,875
Subtotal		152,171
Total Educational		4,020,876
BOE (All Non-Instructional)	1/1/1950	99,325
Mobile Units	1/1/1959	202,560
Grand Total		4,120,201

Roof Life Cycle

Because the roof is such a critical part of any building, an entire section of this document is devoted to it. The section includes information on every roof in the school system including the date it was placed and the roof type. Each roof has an anticipated lifespan allowing us to predict when a total roof replacement will be needed. This is just a guide and before any replacement occurs there are typically leaks and inspections by the Maintenance Department. Environmental impacts also alter the anticipated life span.

As the roofs near the end of their life they begin to leak. In the early stages of that failure, the Maintenance Department patches the damage in an effort to get the maximum life out of it. At some point, patching and repairing is no longer an option and an entire roof will be needed.

This information is reviewed and updated annually based on inspections and any roof replacements that have occurred in the past year.

Replace Date / School	Roof Identification	Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Bell Fork Elementary														
2028	Multipurpose Building	\$145,227								20	20	20	20	20
2028	Building #1	\$145,099								20	20	20	20	20
2035	Building #2	\$103,427											20	20
2035	Building #3	\$103,317											20	20
2035	Building #4	\$57,894											20	20
2058	Metal Roof Right	\$202,323												
2058	Metal Roof Left	\$206,465												

Deferred Maintenance

The adjacent chart is a summary of the potential improvements that have been evaluated at each campus. They do not include the anticipated costs for the next 10 years, but is only a list of items that have already been deferred. Typically these projects have been deferred from year to year due to insufficient funding to fix everything in any given year and decisions had to be made prioritizing certain items over others.

A prime example of this involves roofing. Each roof has an estimated life span. For example, shingle roofs typically last between fifteen and twenty years. Typically, roofs don't fail all at once but rather individual shingles may become brittle or are no longer effective. In these cases, the maintenance department replaces or repairs the section and fixes the immediate issue, but cannot afford to replace the entire roof. Eventually, sufficient failures require the entire roof be replaced. The adjacent chart depicts that sort of deferred maintenance, not typical yearly maintenance items.

Incidentally, over the past several years the school system has had the opportunity to replace a large number of roofing needs, using insurance dollars due in part to Hurricane Florence.

A similar sheet is included with each individual school that includes all deferred maintenance costs and anticipated failures over the next 10 years.

Other Facilities	
Central Offices	\$1,803,618
Child Nutrition	\$0
Bus Garage	\$293,649
Facility Support	\$0
Subtotal	\$2,097,267
Total	\$138,348,715

Onslow County Schools	Deferred
Deferred Maintenance 10-years	Maintenance
11/22/2021	+ Contingency
	+ Inflation
Facility	+ Soft Costs
Elementary Schools	
Bell Fork Elementary	\$3,715,295
Blue Creek Elementary	\$4,143,860
Carolina Forest Elementary	\$2,143,970
Clear View Elementary	\$0
Clyde Erwin Elementary	\$4,019,277
Coastal Elementary	\$0
Dixon Elementary School	\$2,323,308
Herritage Elementary	\$2,717,046
Hunters Creek Elementary	\$2,522,501
Jacksonville Commons Elementary	\$2,306,906
Meadow View Elementary	\$1,843,324
Morton Elementary	\$2,944,654
Northwoods Elementary	\$1,788,731
Parkwood Elementary	\$3,017,832
Queens Creek Elementary	\$2,400,677
Richlands Elementary	\$0
Sand Ridge Elementary	\$1,965,040
Silverdale Elementary	\$2,661,962
Southwest Elementary	\$3,254,854
Stateside Elementary	\$1,598,943
Summersill Elementary	\$3,585,037
Swansboro Elementary	\$2,077,047
Subtotal	\$51,030,263
Middle Schools	
Dixon Middle	\$200,640
Hunters Creek Middle	\$3,407,310
Jacksonville Commons Middle	\$3,429,963
New Bridge Middle	\$4,965,591
Northwoods Park Middle	\$3,306,490
Southwest Middle	\$2,309,793
Swansboro Middle	\$7,703,503
Trexler Middle	\$6,525,805
Subtotal	\$31,849,095
High Schools	
Dixon High	\$9,152,592
Jacksonville High School	\$11,356,839
Northside High School	\$4,293,858
Richlands High	\$6,551,510
Southwest High	\$6,148,133
Swansboro High	\$3,665,159
White Oak High	\$5,122,280
Subtotal	\$46,290,371
Other Instructional Facilities	
OC Early College High	\$0
ERNC Skills Center	\$0
Thompson Early Childhood Center	\$6,750,726
Onslow County Learning Center	\$330,992
Subtotal	\$7,081,719

Facilities Condition Index (NCDPI)

In this case, the identified Deferred Maintenance Values are compared to the value of the building itself. Just like an insurance company looks at a car after an accident, at some point the repairs outweigh the investment.

This is best described as a comparative analysis allowing us to measure one school to another. Some school systems have strict policies and when a building reaches an FCI of .5 or 50% repairs vs new, the building is replaced.

Two FCI's were created to validate one another. In the first case, shown here, the Deferred Maintenance number is divided by the value for which the building is insured. To make it easier to understand that number, it is turned into a percentage. An FCI of 50% means that if all of the noted repairs were made, that investment would be worth 50% of a new building.

The second FCI uses the ADM capacity and calculates the square footage needed for a school of that size and multiplies that by the current cost per square foot of an average elementary school. Just as a new chiller cost does not depend on the building type, the elementary cost / sf was applied to all schools so a true comparison could be made.

The values for Concession Stands, Canopies, and other non-instructional spaces have been removed from these numbers.

Facility	DOI Valuation	Deferred Maintenance	Facility Condition Index
Elementary			
Bell Fork Elementary	\$11,012,463	\$3,715,295	33.74%
Blue Creek Elementary	\$11,502,675	\$4,143,860	36.03%
Carolina Forest Elementary	\$13,487,010	\$2,143,970	15.90%
Clear View Elementary	\$27,895,000	\$0	NA
Clyde Erwin Elementary	\$9,383,554	\$4,019,277	42.83%
Coastal Elementary	NA	\$0	NA
Dixon Elementary	\$14,068,011	\$2,323,308	16.51%
Heritage Elementary	\$14,120,527	\$2,717,046	19.24%
Hunters Creek Elementary	\$13,098,720	\$2,522,501	19.26%
Jacksonville Commons Elementary	\$13,714,297	\$2,306,906	16.82%
Meadow View Elementary	\$18,058,348	\$1,843,324	10.21%
Morton Elementary	\$14,352,229	\$2,944,654	20.52%
Northwoods Elementary	\$8,596,632	\$1,788,731	20.81%
Parkwood Elementary	\$9,686,710	\$3,017,832	31.15%
Queens Creek Elementary	\$15,077,086	\$2,400,677	15.92%
Richlands Elementary	\$19,693,487	\$0	0.00%
Sand Ridge Elementary	\$13,669,856	\$1,965,040	14.37%
Silverdale Elementary	\$9,401,062	\$2,661,962	28.32%
Southwest Elementary	\$13,496,876	\$3,254,854	24.12%
Stateside Elementary	\$17,405,391	\$1,598,943	9.19%
Summersill Elementary	\$10,889,291	\$3,585,037	32.92%
Swansboro Elementary	\$10,867,489	\$2,077,047	19.11%
Subtotal	\$289,476,714	\$51,030,263	17.63%
Middle			
Dixon Middle	\$27,707,000	\$200,640	0.72%
Hunters Creek Middle	\$16,763,456	\$3,407,310	20.33%
Jacksonville Commons Middle	\$18,938,498	\$3,429,963	18.11%
New Bridge Middle	\$11,860,210	\$4,965,591	41.87%
Northwoods Park Middle	\$14,736,624	\$3,306,490	22.44%
Southwest Middle	\$12,404,823	\$2,309,793	18.62%
Swansboro Middle	\$20,756,903	\$7,703,503	37.11%
Trexler Middle	\$17,556,224	\$6,525,805	37.17%
Subtotal	\$140,723,738	\$31,849,095	22.63%
High			
Dixon High	\$26,105,386	\$9,152,592	35.06%
Jacksonville High	\$32,408,035	\$11,356,839	35.04%
Northside High	\$39,781,018	\$4,293,858	10.79%
Richlands High	\$22,271,316	\$6,551,510	29.42%
Southwest High	\$24,153,723	\$6,148,133	25.45%
Swansboro High	\$30,933,340	\$3,665,159	11.85%
White Oak High	\$31,099,223	\$5,122,280	16.47%
Subtotal	\$206,752,041	\$46,290,371	22.39%
Other			
Thompson Early Childhood Center	\$6,558,909	\$6,750,726	102.92%
OCLC	\$1,421,076	\$330,992	23.29%
NC Eastern Regional Skills Center	\$9,290,648	\$0	0.00%
Subtotal	\$17,270,633	\$7,081,719	41.00%
Total			
Total	\$654,223,126	\$136,251,448	20.83%
BOE (All Non-Instructional)			
BOE (All Non-Instructional)	\$13,201,337	\$2,097,267	15.89%

District-Wide Site Appraisals

Site assessments were conducted for every campus within the system. The purpose of this table is to compare NCDPI standards for campus acreage to the actual campus acreages of each school site.

The various colors indicate a ratio of existing acres to recommended acres. The recommendations are based on a one story building in a rural environment. Multi story buildings and those within the city limits may have reduced acreage and still function properly.

Nearly all of the sites have the appropriate acreage, but unlike other areas throughout the state, Onslow County has a large amount of wetlands, poorly draining soils or other areas of the site that are not conducive to construction or fields.

Thompson and Northwoods Park Middle are 60% and 75% of the DPI acreage calculation. New Bridge is only 35%, but it is a two story building and this skews the calculations, but New Bridge is a very small site without a sufficient queue and athletic fields.

Onslow County Schools 2021						
Acreage Comparison to NCDPI Recomm		NCDPI Standard for Rural Sites				
		k-6	10	1/100		
		7-9	20	1/100		
		9-12	30	1/100		
The appropriate acreage for a school depends on many factors. Issues range from multistory configurations to restrictions within a watershed and site conditions. Some sites have unusable acreage. The following comparison is used only as a general reference.		Existing			Proposed	
		Existing Acres	Existing Building Capacity	NCDPI Sugg. Acres	Potential Student Capacity	NCDPI Sugg. Acres
Elementary						
Bell Fork	23.17	573	15.73	700	17	
Blue Creek	25.6	548	15.48	700	17	
Carolina Forest	30	619	16.19	700	17	
Clear View	30.02	884	18.84	884	18.84	
Clyde Erwin	12.8	396	13.96	396	13.96	
Coastal E	100.23	884	18.84	884	18.84	
Dixon E	26.16	700	17	720	17.2	
Heritage *	50	619	16.19	720	17.2	
Hunters Creek E	40.49	636	16.36	720	17.2	
Jacksonville Commons E	71.12	593	15.93	650	16.5	
Meadowview *	115.32	686	16.86	720	17.2	
Morton Elementary *	32.96	651	16.51	700	17	
Northwoods	14.02	438	14.38	438	14.38	
Parkwood	18.4	506	15.06	700	17	
Queens Creek	84.7	657	16.57	657	16.57	
Richlands E	30	944	19.44	944	19.44	
Sand Ridge	53.97	603	16.03	720	17.2	
Silverdale	28.92	505	15.05	505	15.05	
Southwest E	48.82	623	16.23	670	16.7	
Stateside	30	669	16.69	720	17.2	
Summersill *	21.14	652	16.52	700	17	
Swansboro E	20	565	15.65	600	16	
Thompson	7.6	252	12.52	252	12.52	
Total Elementary Schools	915.44	14,203	372	15,400	384	
Middle						
Dixon Middle	40	1,034	30.34	1,200	32	
Hunters Creek M	35	852	28.52	852	28.52	
Jacksonville Commons M	above	878	28.78	940	29.4	
New Bridge	8.95	520	25.2	520	25.2	
Northwoods Park	20.17	720	27.2	900	29	
Southwest M	35	534	25.34	852	28.52	
Swansboro M *	31.45	940	29.4	940	29.4	
Trexler	32.07	786	27.86	914	29.14	
Total Middle Schools	202.64	6,264	223	7,118	231	
High						
OCLC Alternative Learning Center	77.23					
Dixon H	54.05	877	38.77	1,200	42	
NCERSC	28.82		30		30	
Jacksonville H *	44.52	1,476	44.76	1,476	44.76	
Northside	57.05	1,177	41.77	1,200	42	
Richlands H*	52.28	928	39.28	1,100	41	
Southwest H	60	1,016	40.16	1,086	40.86	
Swansboro H	above	1,240	42.4	1,240	42.4	
White Oak *	62.59	1,303	43.03	1,328	43.28	
Total High Schools	436.54	8,017	320	8,630	326	
Other Parcels						
Board of Education Offices	12.38					
Annex	1.88					
Parcel @ County Line / Comfort Rd	2.15					
Bus Garage	13.77					
Land Banked						
System Totals	1584.8	28,484	915	31,148	941	

Building Potential

The next two pages depict potential improvements and expansions at each of the existing facilities. This is not a proposed solution to resolving capacity issues or a recommendation, it is simply a list of options that should be considered in conjunction with new facilities, mobile units, and the proposed expansions.

The estimates are based on current construction costs per square foot and include the traditional four percent inflation for three years. A contingency is also included in the final numbers along with furniture, professional and legal fees. This section was created to reduce confusion about what is routine upkeep on the buildings and grounds, versus options for expanding the facility to increase capacity or otherwise create an equitable situation across the school system.

The following page lists potential additions and renovations to the existing schools. These options are not aligned with population growth or creating equity. They are simply the largest expansions that would be reasonable to consider at this time based on current recommendations, acreage, programs, and utilities. The cost per square foot of many of these are elevated due to the type and relatively small scope of work. In all cases the proposal is designed to create a complete program and total project budget.

The page after next shows several estimates for new facilities. These are based on recent bids without including the recent highly inflated bids due to Covid 19 shutdowns and other issues related to the pandemic. They take a long view of anticipated costs and not the current market fluctuations. The costs include inflation, contingency, furniture and fees, but do not include land purchases. If land purchases are anticipated, those costs needs to be added to the figures.

Onslow County Schools		Potential Additions and Renovations		
Expansion Potential Summary	Potential ADM	Proposed Core Capacity	Addition	Total Project Budget
5/17/2021				
Elementary Schools				
Bell Fork	700	800	6-8 Classrooms, Media, Kitchen, Staff	\$8,711,683
Blue Creek	700	800	6-8 Classrooms, Admin, Sto., Staff	\$6,145,493
Carolina Forest	700	786	4-6 Classrooms, Admin, Staff	\$3,720,083
Clear View	884	900	Dance, Media, Sto.	\$2,208,226
Clyde Erwin	396	647	Media, Kitchen, Sto., Staff	\$2,336,623
Coastal	884	900	Dance, Media, Sto.	\$2,208,226
Dixon E	720	850	2-4 Classrooms	\$2,786,363
Richlands Heritage	720	820	6-8 Classrooms, Sto., Staff	\$5,564,731
Hunters Creek E	720	772	2-3 Classrooms	\$1,661,000
Jaconsoville Commons E	650	722	4-6 Classrooms, Staff	\$4,024,817
Meadow View	720	945	2-3 Classrooms, Sto.	\$2,810,392
Morton	700	870	6-8 classrooms, Sto., Staff	\$5,917,893
Northwoods	438	653	Administration, Sto., Staff	\$3,350,185
Parkwood	700	800	12-14 Classrooms, Kitchen, Administration, Sto., Staff	\$13,323,151
Queens Creek	657	771	No Addition / No Renovation	\$0
Richlands E	944	1,000	Media, Sto.	\$1,889,351
Sandridge	720	824	5-7 Classrooms, Sto.	\$4,849,051
Silverdale	505	550	2-3 Classrooms, Kitchen, Sto.	\$3,122,699
Southwest E	670	776	2-4 Classrooms	\$2,948,084
Stateside	720	945	4-6 Classrooms, Sto.	\$4,456,038
Summersill	700	800	2-4 Classrooms, Administration, Sto., Staff	\$5,524,246
Swansboro E	600	790	2-4 Classrooms, Administration, Sto., Staff	\$5,249,893
Thompson	252	534	No Addition / No Renovation	\$208,331
Elementary Total	15,400	18,255		\$93,016,559
Middle Schools				
Dixon M	1,200	751	5-7 Classrooms, Auditorium	\$10,265,574
Hunters Creek M	852	852	Dance, Kitchen, Admin, Sto., Staff	\$5,813,265
Jacksonville Commons M	940	940	2-4 Classrooms, Auditorium	\$9,472,916
New Bridge	520	611	Circulation, Staff	\$2,999,878
Northwoods Park	900	900	2-3 Classrooms, Gymnasium, Dining, Staff	\$14,597,878
Southwest M	852	852	14-16 Classrooms, Kitchen, Admin, Sto., Staff	\$14,279,585
Swansboro M	940	940	New Kitchen/Cafeteria, Enclosed Courtyard	\$9,689,438
Trexler	914	914	new Kitchen, small	\$6,639,282
Middle Total	7,118	6,760		\$73,757,817
High Schools				
Dixon H	1,200	1,200	21-23 Classrooms, Media, Kitchen/Cafeteria, Admin, Staff, Auditorium	\$31,854,943
Jacksonville H	1,476	1,476	Renn only	\$3,292,628
Northside	1,200	1,334	3-5 Classrooms, Main Gym, Natatorium, Wrestling, Admin, Sto., Staff	\$22,068,660
Richlands H	1,100	1,200	10-12 Classrooms and CTE, Aux. Gym, Media, Kitchen, Admin, Staff	\$26,615,255
Southwest H	1,086	1,179	3-5 Classrooms, Aux. Gym, Auditorium, Sto., Staff	\$12,957,925
Swansboro H	1,240	1,240	2-4 Classrooms, Media, Kitchen, Sto., Staff	\$6,407,469
White Oak	1,328	1,328	3-5 Classrooms, Aux. Gym, Kitchen, Admin, Sto., Staff	\$15,449,463
OC Early College High	200	0	CCCC owned	\$0
ENCR Skills Center	0	0	Renovations upstairs 15,000 sf	\$2,294,500
OC Learning Center	0	0	No Expansion No Renovations	\$0
High Total	8,830	8,957		\$120,940,845
System Total	31,348	33,972		\$287,715,221

Potential New / Other Facilities

The following table shows a general cost for new facilities with values based on current building and site costs per square foot and inflation at 4% for 3 years, or 12% total. Additional detail about the estimates can be found in that section.

The school sizes shown are based on conversations the Board of Education had during a work session to discuss long range planning. The intent here is to show some variety in the size of the school and what small changes can do to the costs. The first number is the ADM Capacity followed by the Core Capacity.

Elementary Schools

The average ADM of all elementary schools in Onslow County is 726 students. The largest being Richlands Elementary at 944 and the smallest being Clyde Erwin at 396 students. The schools below show a range slightly below and slightly above the average school size.

Middle Schools

Here the average is only slightly higher with an average ADM Capacity of 789. The two schools below show the recent trend toward larger middle schools. Dixon is the largest at 1,034 and the smallest is New Bridge at 520 students followed closely by Southwest at 534.

High Schools

At the high school level the average ADM Capacity is 1,157. Jacksonville at 1,476 is the largest with Richlands High being the smallest at 928 students. The other schools are unique and not included in these numbers.

Central Office

A new Central Office is offered for consideration. This is based on the existing square footage, a new Board Room and some additional square footage for storage that can be renovated to offices as the school system needs.

Bus Garage

Replacing the bus garage has been discussed for many years. The square footage and cost is based on a design that was done for OCS several years ago and the costs were recalculated.

Food Warehouse

Two options are noted here. One would be to renovate the existing building while the other would be a total replacement on the same site.

New Construction

8/26/2021

Elementary	SF	Estimate
600/920	92,997	\$36,512,995
800/920	110,601	\$42,602,183
Middle		
600/1,200	111,132	\$44,894,458
800/1,200	127,407	\$50,510,127
1,000/1,200	155,187	\$59,293,631
1,200/1,200	180,944	\$67,865,092
High		
1,200/1,400	216,900	\$84,433,253
Central Office	50,000	\$19,851,325
Bus Garage	35,914	\$24,784,032
Food Warehouse		
Renovation	14,266	\$2,486,633
Replacement	14,266	\$5,168,822

Steps Following Completion of Long Range Facility Needs Assessment

In the past, Onslow County Schools completed comprehensive facility assessments and then proceeded with the next logical steps to secure funding for the planned improvements.

The first step is to ensure that all key stakeholders are made fully aware of the information contained within this assessment. Although commissioned by the board of education, an entire community must often recognize and plan for the needs of a school system.

Following careful individual review of the document, the local board of education typically schedules a series of workshops to review the document with staff and consultants. The special session workshop(s) of the board of education usually result in the prioritization of needs.

As boards of education within North Carolina do not typically have any taxation authority, funding the facility needs of the school district typically falls to local county government. Therefore, close coordination with Onslow County Government will be necessary to identify funding opportunities or borrowing capacities. A variety of funding sources have been successfully used by OCS in the past and it is anticipated one or more of those will be needed to make improvements to all of the schools in Onslow County.

At present the Board of Education and the County Commissioners have implemented a funding formula that follows the county growth patterns. That pattern suggests a new school will be needed approximately every two years over the course of the next 10 years. The plan is to review that formula eve-

ry one to two years to ensure it aligns with the existing growth patterns.

In an effort to increase the speed of construction, prototype schools have been repeatedly employed. For example: Hunters Creek Elementary, Queens Creek Elementary, Southwest Elementary, Carolina Forest Elementary, and Jacksonville Commons Elementary all follow the same design layout. In addition, Richlands Primary and Sand Ridge Elementary follow a second prototypical model, and a third prototype was employed at both Meadow View and Stateside Elementary. With the construction of Richlands Elementary, Coastal Elementary, and the Catherine Lake Area Elementary, the school system is once again using known plans.

Another method for funding of school construction exists that does not depend on local funding sources. In 1996, North Carolina voters approved a state-wide bond referendum for public school construction. At that time, Onslow County received \$56 million and due to planning, such as this document, were able to have all construction projects under contract within thirteen months of the bond's passage. It should be noted that no state-wide public school facility referendum is slated for a ballot as of the date of this writing. Neither are there any definitive plans for a state-wide referendum at this time.

Executive Summary Conclusion

The Long-Range Facility Needs Assessment relies on data collected and organized over the course of the past thirty years. The data is objective and statistically sound. It is up to the Onslow County Board of Education and the greater community of Onslow to determine what steps, if any, will be taken to address the needs documented herein. Smith Sinnett Architecture and North Carolina State University's OR/ED Laboratories are prepared to provide clarification on the document and assist the community as we all work together to create a solution supporting the vision of Onslow County.

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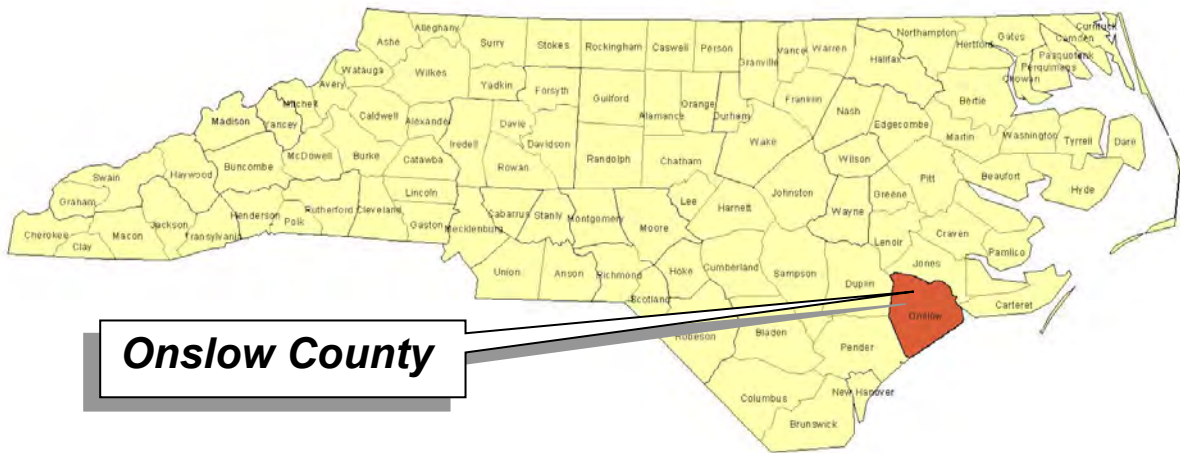
Demographics Analysis

Regional and Local

Overview

Onslow County was established in 1734 from a portion of what was then New Hanover County. It is located within the Eastern Regional Partnership of North Carolina, one hundred thirty miles from Raleigh Durham International Airport and fifty miles from downtown Wilmington.

The county seat of Onslow County is Jacksonville, and the municipalities are Holly Ridge, North Topsail Beach, Richlands, a portion of Surf City, and Swansboro. Onslow County covers approximately seven hundred fifty-six square miles, with its highest point at sixty-three ft. above sea level.

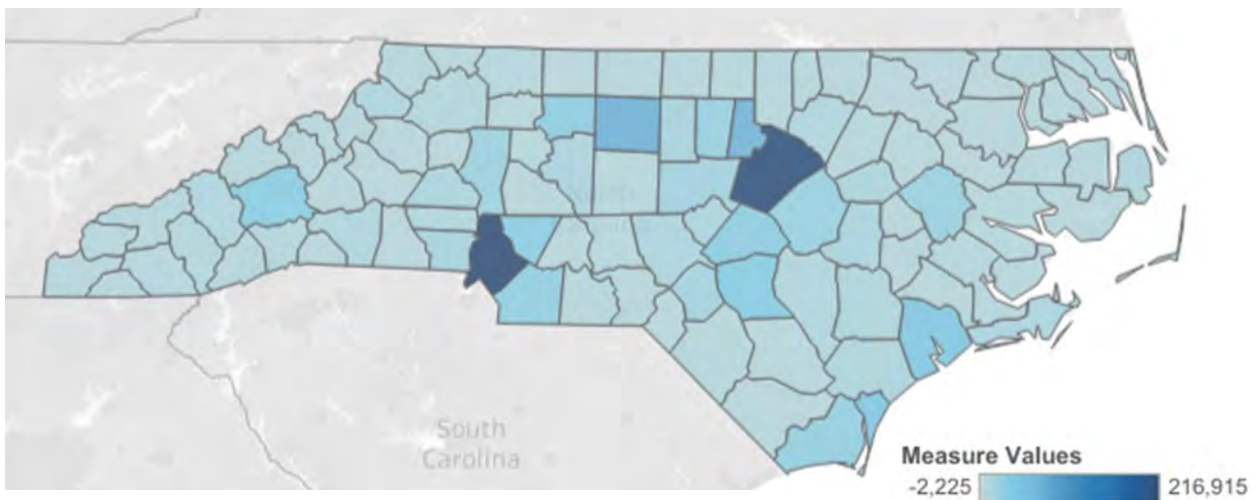


Growth Map

The map below indicates projected growth for the next 10 years. Most of the growth in the state is located around the larger metropolitan areas with a few exceptions, one of which is Onslow County. The map indicates the

county will continue to grow at the same rate as the counties around Wake and Mecklenburg. Unlike those areas, Onslow County will be generating growth for the surrounding area.

Projected Population Change 2020 - 2030



Source: Carolina Demography

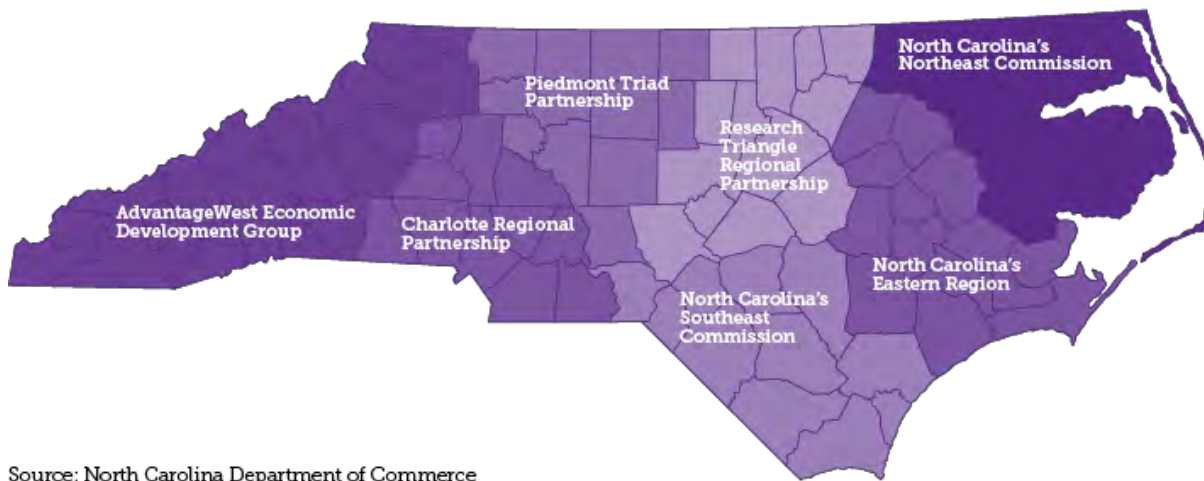
Eastern Region

It is important to understand growth in the community and surrounding counties. Onslow is a part of the NC Eastern Regional Economic Development Region. The map below defines those counties that are grouped together to form the Region. The data shown on the following pages includes those counties plus Pender County due to the shared border.

The table below shows the projected growth of these counties for the next ten years. It suggests that the county will grow by more than 20,000 individuals over the next ten years, with a lot of that growth coming from within the county itself.

It is currently the 13th most populous county in North Carolina.

MAP 3-1.
Seven Economic Development Regions in North Carolina



Source: North Carolina Department of Commerce

2020 - 2030 Regional County Population Growth

County	Total Population		Population		Components of Change				
	July 2020 Projection	July 2030 Projection	Numeric	Percent	Births	Deaths	Natural Increase	Net Migration	% Net Migration
Carteret	71,352	76,159	4,807	6.7	5,823	10,158	-4,335	9,142	12.81
Craven	103,016	102,411	-605	-0.6	13,423	11,394	2,029	-2,634	-2.56
Duplin	60,177	61,384	1,207	2	7,495	6,305	1,190	17	0.03
Edgecombe	52,024	47,855	-4,169	-8	5,446	7,143	-1,697	-2,472	-4.75
Greene	20,951	20,844	-107	-0.5	2,161	2,391	-230	123	0.59
Jones	10,067	10,006	-61	-0.6	950	1,411	-461	400	3.97
Lenoir	56,876	55,751	-1,125	-2	6,714	7,716	-1,002	-123	-0.22
Nash	96,669	99,926	3,257	3.4	11,585	12,528	-943	4,200	4.34
Onslow	210,056	231,558	21,502	10.2	38,031	14,321	23,710	-2,208	-1.05
Pamlico	13,277	13,392	115	0.9	948	2,119	-1,171	1,286	9.69
Pitt	183,285	205,556	22,271	12.2	23,063	15,983	7,080	15,191	8.29
Wayne	126,339	130,737	4,398	3.5	16,083	13,840	2,243	2,155	1.71
Wilson	83,495	89,175	5,680	6.8	10,223	10,199	24	5,656	6.77
ER Partnership	1,087,584	1,144,754	57,170	5.3	141,945	115,508	26,437	30,733	2.83
Pender	63,949	72,153	8,204	12.8	7,297	7,377	-80	8,284	12.95
State	10,587,440	11,677,603	1,090,163	10.3	1,281,773	1,114,416	167,357	922,806	8.72

Changing Rates of Growth

The previous growth table from 2010 (shown at the end of this section) suggests that by the year 2020, Onslow would have a population of 202,230 . The previous table sets 2020 at 210,056 suggesting the old table underestimated growth in Onslow. When the 2020 Census data is released by the NC OSBM, we will have a better understanding of where we are at this time, and be better equipped to predict what will come.

2030-2040

The following decade is also included to emphasize the continued population growth in Onslow County. Here, the total number of people added to the population has risen just a bit to something over 22,000 during the decade. The major change here comes with the total births. Here, that number has increased by nearly 10,000 individuals in the decade up from the 38,031 to 48,548 predicted in the 2030's.

2030 - 2040 Regional County Population Growth

County	Total Population		Population		Components of Change				
	July 2020 Projection	July 2030 Projection	Numeric	Percent	Births	Deaths	Natural Increase	Net Migration	% Net Migration
Carteret	76,159	81,302	5,143	6.8	6,070	12,207	-6,137	11,280	14.81
Craven	102,411	102,396	-15	0	15,176	11,428	3,748	-3,763	-3.67
Duplin	61,384	62,319	935	1.5	7,926	7,011	915	20	0.03
Edgecombe	47,855	43,968	-3,887	-8.1	5,127	7,486	-2,359	-1,528	-3.19
Greene	20,844	20,844	0	0	2,197	2,754	-557	557	2.67
Jones	10,006	9,986	-20	-0.2	898	1,535	-637	617	6.17
Lenoir	55,751	54,901	-850	-1.5	6,659	8,133	-1,474	624	1.12
Nash	99,926	100,977	1,051	1.1	11,385	14,601	-3,216	4,267	4.27
Onslow	231,558	253,774	22,216	9.6	48,548	17,161	31,387	-9,171	-3.96
Pamlico	13,392	13,559	167	1.2	914	2,422	-1,508	1,675	12.51
Pitt	205,556	228,596	23,040	11.2	27,106	20,218	6,888	16,152	7.86
Wayne	130,737	135,727	4,990	3.8	17,013	15,589	1,424	3,566	2.73
Wilson	89,175	94,638	5,463	6.1	10,501	12,225	-1,724	7,187	8.06
ER Partnership	1,204,205	1,264,984	60,779	5.05	165,779	141,506	24,273	36,506	3.03
Pender	72,153	80,591	8,438	11.7	8,324	9,260	-936	9,374	12.99
State	11,677,603	12,821,708	1,144,105	9.8	1,404,793	1,382,911	21,882	1,122,223	9.61

The median age of Onslow County’s population is currently 25.7.

Census data includes military personnel on and around Camp Lejeune. This contributes to the County’s youthful median age. The high proportion of individuals in their child-bearing years contributes to the high birth rate within the county, further lowering the average age. This birth rate has been and will continue to impact the school system, once these newborns reach school age.

The chart below has been highlighted to emphasize the general age ranges of students in public education. Please note that these numbers include those living and attending school on base and any private or charter schools.

Over the course of the past several years this number has fluctuated. For reference; the median age was 26.1 in 2010 and 26.3 in 2015. Although nothing statistically significant can be determined based on this change alone, it is anticipated that Camp Lejeune will continue to contribute to Onslow’s youthful population.

2021 Projected County in the Eastern Region Partnership	Age								Total	Median Age
	0-5	6-13	14-19	20-24	25-44	45-64	65-99	100+		
Carteret	3,282	5,366	4,520	3,774	16,107	19,790	18,670	27	71,536	48.6
Craven	8,098	12,789	8,335	9,515	23,359	22,508	18,007	52	102,663	36.4
Duplin	4,120	6,267	5,037	4,061	14,718	14,626	11,268	49	60,146	39.3
Edgecombe	3,410	5,262	4,189	2,912	11,252	13,429	10,982	39	51,475	42.8
Greene	1,230	1,899	1,578	1,382	5,337	5,735	3,702	11	20,874	41.6
Jones	567	885	646	490	2,670	2,440	2,328	5	10,031	42.6
Lenoir	3,714	5,313	4,444	3,458	13,365	14,464	11,818	26	56,602	41.6
Nash	6,406	8,674	7,285	5,889	22,837	26,495	19,297	24	96,907	42.5
Onslow	23,558	31,907	16,872	30,718	53,380	34,305	21,103	38	211,881	25.7
Pamlico	524	847	756	624	3,070	3,438	3,975	5	13,239	50.7
Pitt	12,335	17,942	18,614	23,749	46,062	40,108	25,952	80	184,842	32.7
Wayne	9,577	13,715	10,397	8,932	32,073	30,232	21,416	54	126,396	37.6
Wilson	5,766	8,346	6,592	5,055	21,086	21,177	15,823	48	83,893	40.0
ER Partnership	82,587	119,212	89,265	100,559	265,316	248,747	184,341	458	1,090,485	40.2
Pender	3,875	5,733	4,842	4,019	16,041	17,511	12,472	31	64,524	42.1
North Carolina	241,460	340,744	283,860	260,409	926,765	972,428	650,253	565	3,676,484	40.4

NC OSBM March, 2021

Births

The previous charts noted the total births, population, and average age of the population over the course of the next ten years alone. Onslow County is predicted to have a total of 38,031 during the 2020’s. Breaking that down per year, you have an average that suggests just under 4,000 babies will be born in any given year in Onslow County. Five years later, those babies are going to start school and it is important to have sufficient capacity to deal with this growth.

Much of this growth in birth comes from the very youthful median age of Onslow County at only 25.7 years of age. The Births per Population table shown here is a simple ratio of the number of births divided by the anticipated population over the course of the next ten years.

At 16.42%, Onslow County has the highest ratio of births to population in the region and is higher than anywhere in North Carolina. There are four other counties in the Eastern Regional Partnership that are also in the top 20 across the state. Much of the youthful age of the community can be attributed to the Military presence in several of these counties.

Median

Age	County	Base
25.7	Onslow	Lejeune
36.4	Craven	Cherry Point
37.6	Wayne	Seymour Johnson

Births per Population

County	July 2030 Projection	Births	Births per Population
Onslow	231,558	38,031	16.42%
Craven	102,411	13,423	13.11%
Wayne	130,737	16,083	12.30%
Duplin	61,384	7,495	12.21%
Lenoir	55,751	6,714	12.04%
Nash	99,926	11,585	11.59%
Wilson	89,175	10,223	11.46%
Edgecombe	47,855	5,446	11.38%
Pitt	205,556	23,063	11.22%
Greene	20,844	2,161	10.37%
Jones	10,006	950	9.49%
Carteret	76,159	5,823	7.65%
Pamlico	13,392	948	7.08%
ER Partnership	1,148,145	121,315	10.57%
Pender	68,078	7,297	10.72%
State	11,677,603	1,281,773	10.98%

Statewide

Rank	County	July 2030 Projection	Births	Births per Population
1	Onslow	231,558	38,031	16.42%
2	Cumberland	334,709	46,813	13.99%
3	Hoke	57,946	8,073	13.93%
4	Sampson	64,058	8,675	13.54%
5	Craven	102,411	13,423	13.11%
6	Robeson	129,627	16,706	12.89%
7	Scotland	35,389	4,554	12.87%
8	Vance	45,431	5,820	12.81%
9	Lee	66,893	8,499	12.71%
10	Harnett	154,930	19,495	12.58%
11	Washington	11,194	1,405	12.55%
12	Richmond	43,921	5,502	12.53%
13	Wayne	130,737	16,083	12.30%
14	Duplin	61,384	7,495	12.21%
15	Durham	365,859	44,406	12.14%
16	Lenoir	55,751	6,714	12.04%
17	Cabarrus	257,692	30,896	11.99%
18	Martin	21,511	2,579	11.99%
19	Pasquotank	39,729	4,725	11.89%
20	Halifax	47,093	5,583	11.86%

Overall Size of School Systems

Due to the pandemic, information from last year can make it difficult to understand how many students were present. Data taken before the shutdown however should be stable and a good indicator of how the schools are doing. This table uses information from the first month of school 2019-2020, or well before Covid-19 was an issue.

The start of school in 2019 shows Onslow as the 11th largest school system in the state. The table below is from a previous study where Onslow was once again at number 11.

The only significant change comes with Cabarrus County Schools that jumped from 10th place to 8th place last year. This is likely due to sprawl from Charlotte. Onslow County is generating it's own growth, not from a neighboring city.

Alloted ADM 2019-2020 Month 1		
Rank	School System	ADM
1	Wake County Schools	163,243
2	Charlotte-Mecklenburg Schools	149,341
3	Guilford County Schools	71,883
4	Winston Salem/Forsyth County Schools	54,474
5	Cumberland County Schools	50,788
6	Union County Public Schools	41,606
7	Johnston County Schools	37,201
8	Cabarrus County Schools	33,773
9	Durham Public Schools	33,315
10	Gaston County Schools	31,189
11	Onslow County Schools	27,096
12	New Hanover County Schools	25,999
13	Buncombe County Schools	23,877
14	Pitt County Schools	23,785
15	Alamance-Burlington Schools	23,060
16	Public Schools of Robeson County	21,620
17	Iredell-Statesville Schools	20,545
18	Harnett County Schools	20,398
19	Rowan-Salisbury Schools	18,921
20	Davidson County Schools	18,681

Alloted ADM FY 2015-16		
Rank	School System	ADM
1	Wake County Schools	160,926
2	Charlotte-Mecklenburg Schools	150,910
3	Guilford County Schools	73,310
4	Winston Salem/Forsyth County Schools	55,610
5	Cumberland County Schools	52,402
6	Union County Public Schools	42,552
7	Johnston County Schools	35,293
8	Durham Public Schools	34,521
9	Gaston County Schools	32,452
10	Cabarrus County Schools	31,836
11	Onslow County Schools	26,769
12	New Hanover County Schools	26,637
13	Buncombe County Schools	25,133
14	Public Schools of Robeson County	24,138
15	Pitt County Schools	24,101
16	Alamance-Burlington Schools	23,318
17	Iredell-Statesville Schools	21,202
18	Harnett County Schools	21,068
19	Rowan-Salisbury Schools	20,190
20	Davidson County Schools	19,711

Yearly Growth

This is a year by year breakdown of growth during the 2020's. The most recent numbers from the North Carolina Office of State Budget and Management (NCOSBM) indicates Onslow will continue to grow and add just under 20,000 people by 2029.

County	July 2020	July 2021	July 2022	July 2023	July 2024	July 2025	July 2026	July 2027	July 2028	July 2029
Carteret	71,352	71,536	72,060	72,571	73,083	73,594	74,106	74,620	75,131	75,644
Craven	103,016	102,663	102,454	102,448	102,439	102,434	102,425	102,419	102,418	102,413
Duplin	60,177	60,146	60,235	60,409	60,564	60,720	60,864	61,004	61,136	61,262
Edgecombe	52,024	51,475	50,963	50,575	50,186	49,798	49,410	49,020	48,633	48,244
Greene	20,951	20,874	20,840	20,843	20,844	20,844	20,841	20,842	20,844	20,842
Jones	10,067	10,031	10,018	10,020	10,015	10,012	10,014	10,011	10,011	10,007
Lenoir	56,876	56,602	56,427	56,345	56,258	56,175	56,091	56,003	55,921	55,834
Nash	96,669	96,907	97,393	97,870	98,283	98,652	98,973	99,257	99,509	99,732
Onslow	210,056	211,881	213,776	216,009	218,229	220,451	222,671	224,891	227,115	229,336
Pamlico	13,277	13,239	13,254	13,271	13,286	13,302	13,322	13,340	13,357	13,375
Pitt	183,285	184,842	187,111	189,427	191,730	194,033	196,339	198,642	200,946	203,250
Wayne	126,339	126,396	126,732	127,239	127,742	128,239	128,738	129,238	129,737	130,237
Wilson	83,495	83,893	84,537	85,170	85,777	86,366	86,940	87,506	88,066	88,624
ER Partnership	1,087,584	1,090,485	1,095,800	1,102,197	1,108,436	1,114,620	1,120,734	1,126,793	1,132,824	1,138,800
Pender	63,949	64,524	65,405	66,251	67,092	67,936	68,780	69,625	70,468	71,311
STATE	10,587,440	10,658,717	10,770,474	10,883,654	10,995,885	11,108,479	11,222,595	11,336,714	11,450,807	11,563,974

2010-2020 Growth Chart

This is the OSBM growth table to be used as a comparison.

Regional County Population Growth 2010 - 2020

Eastern Region Partnership	July 2020 Projection	April 2010 Estimate Base	Growth Total	Growth Percent	Total Births, A2010 - J2020	Total Deaths, A2010 - J2020	Natural Growth, A2010 - J2020	Net Migration Estimate	Net Migration Percent
Carteret	70,413	66,469	3,944	5.9	6,300	8,471	-2,171	6,115	9.2
Craven	109,277	103,505	5,772	5.6	15,852	10,997	4,855	917	0.9
Duplin	62,035	58,505	3,530	6	7,853	5,866	1,987	1,543	2.6
Edgecombe	54,937	56,551	-1,614	-2.9	6,384	6,627	-243	-1,371	-2.4
Greene	21,310	21,362	-52	-0.2	2,239	2,047	192	-244	-1.1
Jones	10,615	10,153	462	4.6	1,119	1,365	-246	708	7
Lenoir	58,533	59,495	-962	-1.6	6,905	7,618	-713	-249	-0.4
Nash	93,380	95,837	-2,457	-2.6	11,017	10,714	303	-2,760	-2.9
Onslow	202,230	177,772	24,458	13.8	40,988	10,614	30,374	-5,916	-3.3
Pamlico	13,293	13,144	149	1.1	1,043	1,689	-646	795	6
Pitt	179,778	168,148	11,630	6.9	20,755	13,200	7,555	4,075	2.4
Wayne	128,931	122,623	6,308	5.1	16,980	12,751	4,229	2,079	1.7
Wilson	84,198	81,234	2,964	3.6	9,781	9,026	755	2,209	2.7
ER Partnership	1,088,930	1,034,798	54,132	3	147,216	100,985	46,231	7,901	2
Pender	63,363	52,201	11,162	21.4	6,389	5,517	872	10,290	19.7
STATE	10,574,718	9,535,691	1,039,027	10.9	1,236,317	914,177	322,140	716,887	7.5

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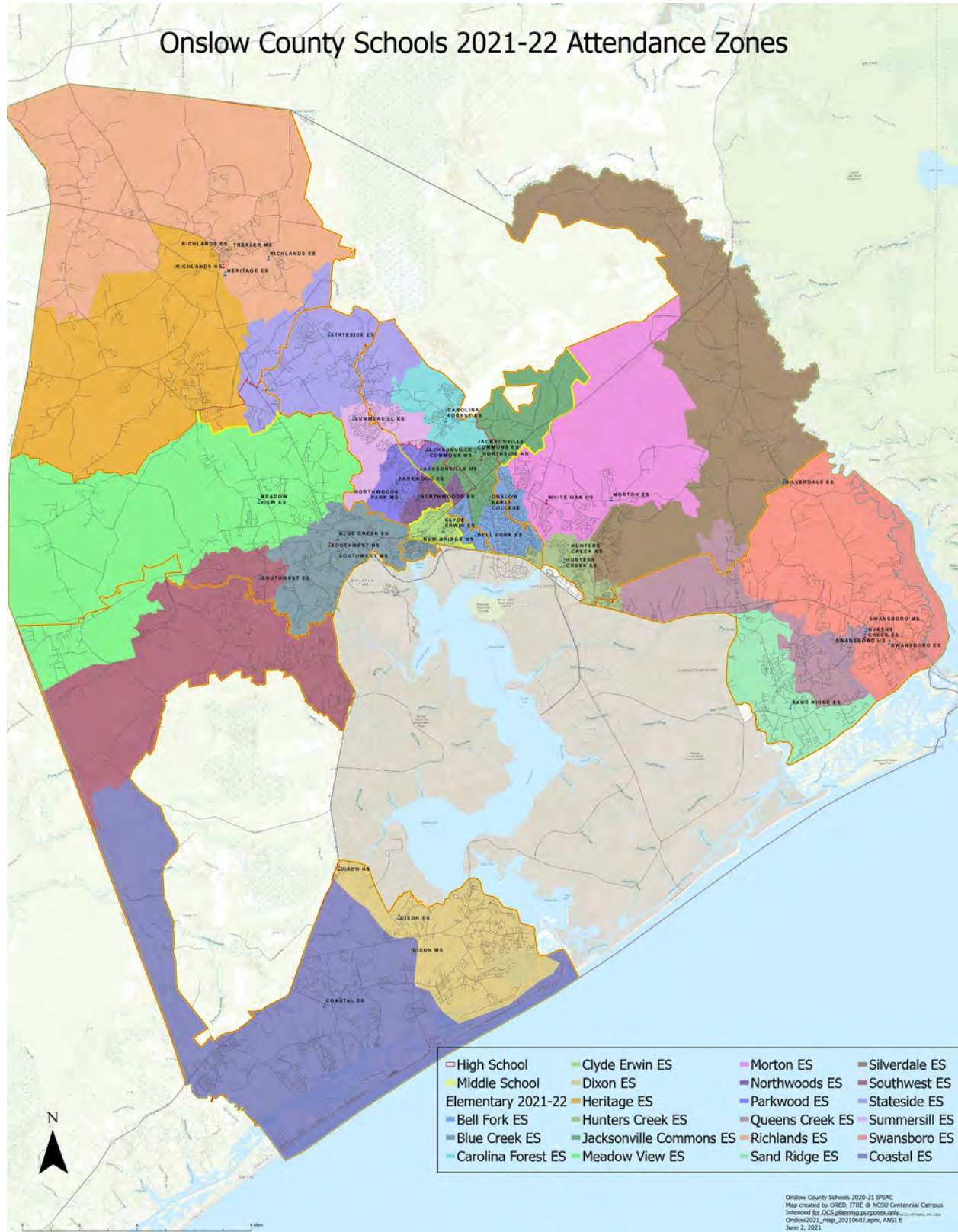
Student Population

Attendance Boundaries

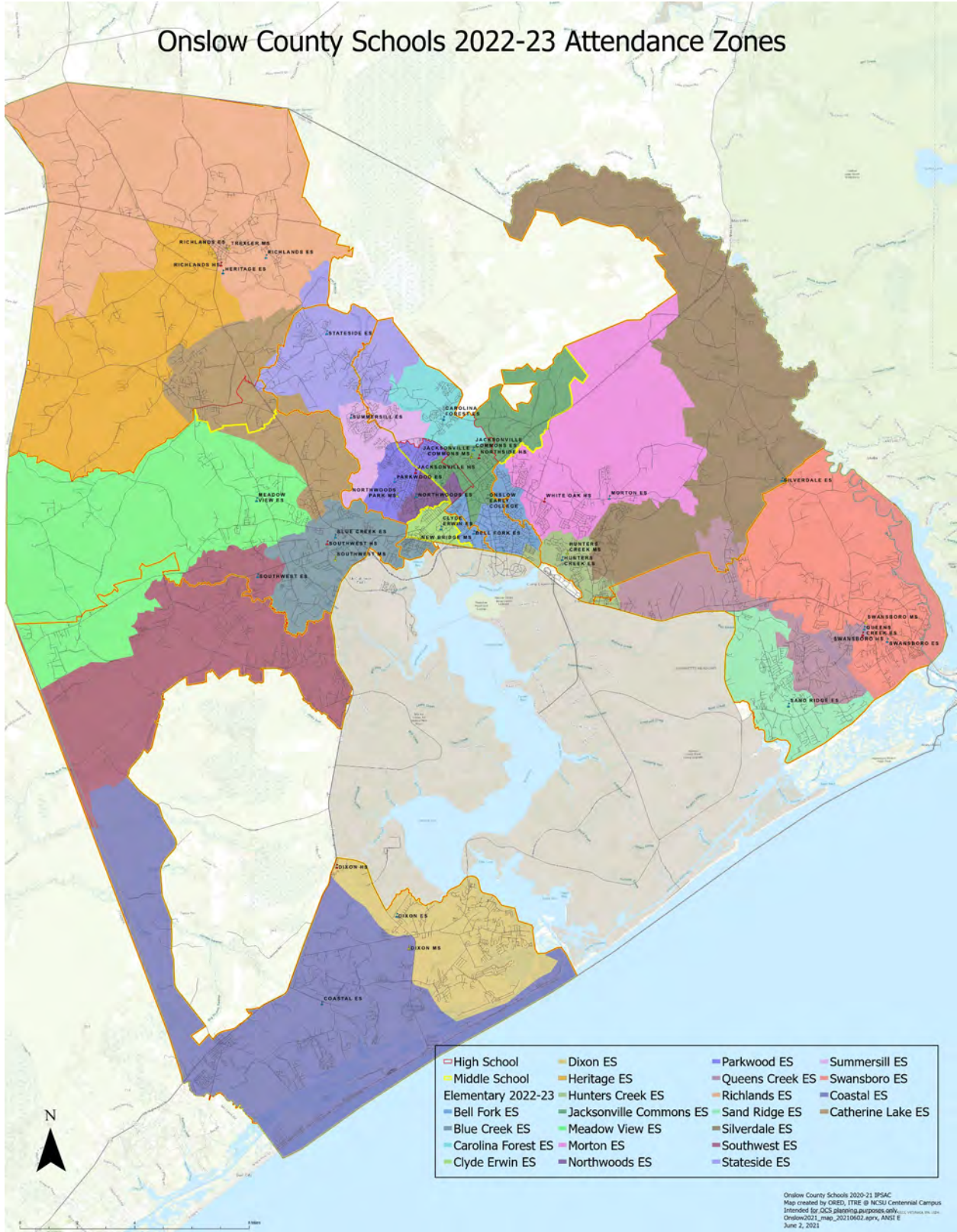
The student populations are set by attendance boundaries. The lines are created using a variety of different tools including GIS information, population generation rates for particular communities, transportation information calculations, clean feeder patterns, as well as physically driving the routes to test out the various options for consideration. They all use geodata to code the location of each student. From that information, the number of students can be tabulated within each boundary. That number is then compared to the Operational Capacity of the school within that area to see how the two compare. Adjustments are made based on keeping communities together, natural boundaries, and bus routes and the time a student will be on a bus.

The following pages show the attendance boundaries for every school in the district for the 2021-22 school year, as well as the 2022-23. The elementary schools are color coded in an effort to make it easy to understand the edges of their areas. The boundaries for the middle schools are yellow and the high school edges are shown in red. Where the two align, the line appears orange.

The change is due to Clear View coming online for the 2022-23 school year. The map for that year shows the attendance boundary in brown and takes some load off of Heritage, Stateside, and Meadow View Elementary Schools.



Onslow County Schools 2022-23 Attendance Zones



Student Population

As one of the two key documents developed for the Long Range Facility Needs Assessment, an Out of Capacity Chart (OOC) was created by the Operations Research in Education (OR/Ed) Labs at North Carolina State University. In short, this report is a forecast of the student population for the next ten years. The document is based on local, state, and federal information and along with student matriculation and is a good predictor of how many students to expect at the various schools for any given year. In Onslow County the OOC charts are updated annually in an effort to verify the validity of the process, as well as to keep an eye on changes within this very mobile, or transient community.

To develop this information, the County was divided into Planning Segments where growth could be analyzed and related to each school by its attendance boundary. The data was overlaid with each grade's cohort survival ratios based on historical data and cross compared with city and county growth data. OR/ED Labs has been providing this independent service to Onslow County for nearly 20 years with the first iteration starting in 2003. They are known across the state for providing accurate student population forecasts.

The following tables represents the same data in two different formats. The first is grouped by type of school and lists the schools in alphabetical order based on the grade level served. The second set of tables indicates the relative overcrowding at individual schools.

Both of the charts are based on the **Operational Capacity**. See Capacity Calculations for a description of how that number is calculated and its value to long range planning.

Onslow County Schools Out-of-Capacity Worksheet (OOC) (Following Pages)

The table on the following page indicates the forecast population that is expected at each of the schools in the system. On the left is the school's Student Capacity for the given year, it is then followed by the number of students expected on campus for a given year. The color coding shows how close the school is / will be to the Operational Capacity of the building for a given year. As one might expect, green is good, yellow is caution, orange is over 100% and red indicates a significant overcrowding.

The capacity of several schools will change over the next several years due to projects that have already bid and are, or soon will be, under contract. These schools are highlighted in light orange, and the year they will come online and their new capacity is listed at the appropriate time.

The table on the second page takes mobile or other non-bricks and mortar classrooms into consideration. Again, it uses the **Operational Capacity** of the school, but for each usable mobile classroom, twenty students are added to the capacity of the campus.

Covid 19

The data for this report includes information about the Onslow Virtual School both during the 2020-2021 school year, along with some capacity at the varying grade levels for this program to continue. The desire for this type of program is unknown at this time and will be monitored and adjusted if appropriate.

Students leaving the Virtual School would go back to their respective schools and will change the numbers shown here.

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Out-Of-Capacity Chart (Bricks and Mortar—Only) Elementary Schools

The Adjacent table is the Out of Capacity Chart. The capacity indicated is the Operational Capacity which should be used when redistricting and reduces the ADM for the elementary schools to 95% of the full ADM capacity.

At this time, and over the course of the next 10 years, the cumulative elementary population exceeds the cumulative capacity. This means the continued use of mobile units to provide the legislated number of seats per classroom.

The chart is somewhat deceptive for the 2020-2021 school year with the addition of the Virtual School. As previously noted, predicting the level of desire for a virtual program at any level is unsure at this time. If the program were halted, approximately 600 students will need to be added back to the individual school forecast. That distribution cannot be predicted at this time.

The table includes two projects that are currently incomplete but will open during the next couple of years.

Legend

< 95%
95% - 100%
100% - 105%
> 105%

Facilities	Capacities					Forecasted Month-2 ADM								
	2020-21	2021-22	2022-23	2023-24	2024-25	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Elementary Schools														
Bell Fork Elementary	574	544	544	544	544	561	572	582	577	590	588	591	593	597
Blue Creek Elementary	542	521	521	521	521	427	473	485	488	481	481	481	497	495
Carolina Forest Elementary	610	588	588	588	588	815	849	831	825	815	852	860	865	934
Clyde Erwin Elementary	407	376	376	376	376	312	318	314	316	326	325	327	328	330
Dixon Elementary	644	619	619	619	619	636	643	650	657	664	671	679	686	694
Hunters Creek Elementary	627	604	604	604	604	557	543	544	540	541	538	541	542	546
Jacksonville Commons Elementary	593	563	563	563	563	584	587	576	590	593	589	593	594	598
Meadow View Elementary	694	652	652	652	652	720	565	563	559	560	589	556	597	624
Morton Elementary	610	588	588	588	588	733	758	763	743	747	742	746	746	752
Northwoods Elementary	431	416	416	416	416	386	388	387	383	392	391	393	394	397
Parkwood Elementary	500	481	481	481	481	539	556	566	566	566	563	566	567	571
Queens Creek Elementary	593	563	563	563	563	602	590	574	568	576	574	578	579	583
Heritage Elementary School	610	588	588	588	588	817	461	499	501	515	535	561	571	538
Richlands Elementary	931	897	897	897	897	761	622	653	674	688	711	739	751	756
Sand Ridge Elementary	602	573	573	573	573	639	666	658	653	650	646	649	650	655
Silverdale Elementary	483	465	465	465	465	548	575	609	605	605	601	604	604	609
Southwest Elementary	576	546	546	546	546	813	748	747	758	759	753	756	775	777
Stateside Elementary	669	636	636	636	636	605	461	440	488	509	539	518	541	518
Summersill Elementary	644	619	619	619	619	533	537	529	523	524	521	524	525	528
Swansboro Elementary	566	537	537	537	537	682	703	702	721	715	710	713	714	719
Coastal Elementary (2021-22)						690	701	717	735	758	769	786	810	842
Clear View Elementary (2022-23)						840	823	828	837	828	843	848	853	858
Onslow Virtual School (K-5)	2400	600	600	600	600	600	600	600	600	600	600	600	600	600
Totals	14306	12816	13656	13656	13656	13548	13739	13817	13908	14004	14132	14208	14380	14520

Out-Of-Capacity Chart (Bricks and Mortar + Mobiles) Elementary Schools

Here, the table includes the current mobile or temporary units at each campus. With their continued use, the system itself stays under 95% of the Operational Capacity, however individual schools will need support.

The current distribution of mobile units will need to be reworked in order to keep several schools from going out of capacity.

Additionally, the numbers used for capacity are the Operational Capacities which work well for redistricting, but do not take into account the individual school’s ability to achieve that capacity.

Due to many of the schools Operational First Out capacities, additional temporary units may be appropriate.

Legend

< 95%
95% - 100%
100% - 105%
> 105%

Facility	Capacities					Forecasted Month-2 ADM								
	2020-21	2021-22	2022-23	2023-24	2024-25	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30		
Elementary Schools														
Bell Fork Elementary	654	624	624	624	624	561	572	582	577	590	588	591	593	597
Blue Creek Elementary	642	621	621	621	621	427	473	485	488	481	481	481	497	495
Carolina Forest Elementary	750	728	728	728	728	815	849	831	825	815	852	860	865	934
Clyde Erwin Elementary	467	436	436	436	436	312	318	314	316	326	325	327	328	330
Dixon Elementary	1044	1019	1019	1019	1019	698	711	717	727	744	745	756	769	792
Hunters Creek Elementary	727	704	704	704	704	557	543	544	540	541	538	541	542	546
Jacksonville Commons Elementary	773	743	743	743	743	584	587	576	590	593	589	593	594	598
Meadow View Elementary	714	672	672	672	672	720	565	563	559	560	589	556	597	624
Morton Elementary	770	748	748	748	748	733	758	763	743	747	742	746	746	752
Northwoods Elementary	511	496	496	496	496	386	388	387	383	392	391	393	394	397
Parkwood Elementary	640	621	621	621	621	539	556	566	566	566	563	566	567	571
Queens Creek Elementary	673	643	643	643	643	602	590	574	568	576	574	578	579	583
Heritage Elementary School	830	808	808	808	808	817	461	499	501	515	535	561	571	538
Richlands Elementary	931	897	897	897	897	761	622	653	674	688	711	739	751	756
Sand Ridge Elementary	602	573	573	573	573	639	666	658	653	650	646	649	650	655
Silverdale Elementary	483	465	465	465	465	548	575	609	605	605	601	604	604	609
Southwest Elementary	816	786	786	786	786	813	748	747	758	759	753	756	775	777
Stateside Elementary	669	636	636	636	636	605	461	440	488	509	539	518	541	518
Summersill Elementary	804	779	779	779	779	533	537	529	523	524	521	524	525	528
Swansboro Elementary	626	597	597	597	597	682	703	702	721	715	710	713	714	719
Coastal Elementary (2021-22)		840	840	840	840	680	701	717	735	758	769	786	810	842
Clear View Elementary (2022-23)			840	840	840	823	823	828	837	828	843	848	853	858
Onslow Virtual School (K-5)	2400	600	600	600	600	600	600	600	600	600	600	600	600	600
Totals	16526	15036	15876	15876	15876	13611	13807	13884	13978	14084	14208	14285	14462	14618

Out-Of-Capacity Chart (Bricks and Mortar—Only) Middle and High Schools

The following table is the Out of Capacity Chart for the Middle and High Schools. For these grade levels the capacity remains unchanged unless an addition is included. The capacity indicated is the Operational Capacity which should be used when redistricting and reduces the ADM for the middle schools to 97% of the full ADM, with no reduction at the high schools.

The data suggests that in 2024 the total middle school population will exceed the total middle school capacity and by 2029-30, there will be approximately 300 more students than the system can currently accommodate.

Overall the high schools will not exceed their cumulative capacity over the course of the next ten years.

The cumulative effect is that the number of students will exceed the number of seats available starting with the 2022-2023 school year.

Legend

< 95%
95% - 100%
100% - 105%
> 105%

Facilities	Forecasted Month-2 ADM									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Middle Schools										
Dixon Middle	1003	1003	1003	1003	1014	1057	1038	1074	1106	1159
Hunters Creek Middle	826	826	826	826	897	1040	1112	1083	1115	1115
Jacksonville Commons Middle	852	852	852	852	1014	1011	1025	1031	1054	1041
New Bridge Middle	504	504	504	504	482	468	474	470	473	465
Northwoods Park Middle	720	720	720	720	615	598	606	601	604	594
Southwest Middle	518	518	518	518	662	675	675	680	561	578
Swansboro Middle	912	912	912	912	906	939	935	941	943	924
Trexler Middle	786	786	786	786	833	858	861	842	846	897
Onslow Virtual School (6-8)	1333	345	345	345	300	300	300	300	300	300
Totals	7454	6466	6466	6466	6813	6946	7027	7023	7002	7074
High Schools										
Dixon High	877	877	877	877	908	954	1011	1054	1068	1062
Jacksonville High	1476	1476	1476	1476	1196	1189	1192	1182	1162	1170
Northside High	1177	1177	1177	1177	1072	1118	1143	1175	1154	1175
Richlands High	928	928	928	928	948	938	929	923	944	943
Southwest High	1016	1016	1016	1016	691	724	736	777	814	792
Swansboro High	1240	1240	1240	1240	907	895	935	941	982	1016
White Oak High	1303	1303	1303	1303	1019	1027	1009	1103	1099	1110
Onslow Early College High	200	200	200	200	200	200	200	200	200	200
Onslow Virtual School (9-12)	872	600	600	600	400	400	400	400	400	400
Totals	8217	8817	8817	8817	7342	7446	7556	7756	7823	7868
System Total	29977	28099	28939	28939	28063	28396	28714	28987	29205	29462

Out-Of-Capacity Chart (Bricks and Mortar + Mobiles) Middle and High Schools

The following table is the Out of Capacity Chart for 2021. The capacity numbers used are based on 2021-2022 NC GS 105C-301c. The capacity indicated is the Operational Capacity which should be used when redistricting and reduces the ADM for the middle schools to 97% of the full ADM, and no reduction at the high schools.

The data forecasts that in 2024-25 the total middle school population will exceed the total middle school capacity and by 2029-30 the system will be around 250 seats short overall. Of the three, that will be more than 105% of their capacity and they will average more than 200 excess students at each school.

Legend

< 95%
95% - 100%
100% - 105%
> 105%

Facility	Capacities					Forecasted Month-2 ADM									
	2020-21	2021-22	2022-23	2023-24	2024-25	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	
Middle Schools															
Dixon Middle	1003	1003	1003	1003	1003	873	931	948	1014	1057	1038	1074	1106	1159	
Hunters Creek Middle	826	826	826	826	826	803	828	888	987	1040	1112	1083	1115	1115	
Jacksonville Commons Middle	852	852	852	852	852	1062	1033	1023	1014	1011	1025	1031	1054	1041	
New Bridge Middle	504	504	504	504	504	441	463	469	482	468	474	470	473	465	
Northwoods Park Middle	720	720	720	720	720	652	650	622	615	598	606	601	604	594	
Southwest Middle	558	558	558	558	558	573	608	624	662	675	675	680	561	578	
Swansboro Middle	912	912	912	912	912	835	831	863	906	939	935	941	943	924	
Trexler Middle	786	786	786	786	786	854	846	815	833	858	861	842	846	897	
Onslow Virtual School (6-8)	1333	345	345	345	345	300	300	300	300	300	300	300	300	300	
Totals	7494	6506	6506	6506	6506	6394	6490	6552	6813	6946	7027	7023	7002	7074	
High Schools															
Dixon High	897	897	897	897	897	903	937	919	908	954	1011	1054	1068	1062	
Jacksonville High	1496	1496	1496	1496	1496	1201	1204	1218	1196	1189	1192	1182	1162	1170	
Northside High	1177	1177	1177	1177	1177	1043	1057	1038	1072	1118	1143	1175	1154	1175	
Richlands High	1048	1048	1048	1048	1048	881	913	932	948	938	929	923	944	943	
Southwest High	1016	1016	1016	1016	1016	650	667	667	691	724	736	777	814	792	
Swansboro High	1300	1300	1300	1300	1300	935	942	915	907	895	935	941	982	1016	
White Oak High	1383	1383	1383	1383	1383	977	1000	986	1019	1027	1009	1103	1099	1110	
Onslow Early College High	200	200	200	200	200	200	200	200	200	200	200	200	200	200	
Onslow Virtual School (9-12)	872	600	600	600	600	400	400	400	400	400	400	400	400	400	
Totals	8517	8517	8517	8517	8517	7188	7319	7275	7342	7446	7556	7756	7823	7868	
System Total	32537	30059	30899	30899	30899	27192	27616	27712	28133	28476	28790	29064	29288	29560	

Percent Over / Under Most to Least Crowded

The following two pages describe the school system as a whole, using percentage of out of capacity and ranks them by the most overcrowded to the schools that are underutilized. It again looks at the schools based on its Bricks and Mortar capacity along with the following page, the Campus Capacity, which includes mobile units.

Comparing these are helpful in understanding the overall system and how overcrowded it is, or is not. Several years are called out, ranging from the start of next year, 2025-2026, and one that is all the way out to 2029-2030. All are ranked based on the coming school year.

Bricks and Mortar

These will remain consistent and can only be changed by adding classrooms to the school or a new building, which will cause redistricting.

Bricks and Mortar + Mobile

The numbers are based on the capacity of the school building plus all of the mobile units that are being used as classrooms at this time, on that campus. Locations like Dixon Elementary will lose population when Coastal Elementary opens for the start of the 2022-23 school year. At that point, the mobiles will no longer be needed at DES and can be moved to schools that are over capacity.

There are issues with this. Some of the mobile units have been in use for more than just a couple of years. The buildings themselves have a relatively short life expectancy and in many cases it is more practical and fiscally responsible to demolish an existing unit and buy an entirely new building.

The colors have been changed slightly for clarity when using percentages. The red, orange, yellow, and green all represent the same brackets.

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Percent Over/Under Capacity					
Population as a % of Capacity					Bricks and Mortar Only
8/30/2021		Capacity			
Facilities	2022-23	2025-2030	2022-23	2025-26	2029-30
Carolina Forest Elementary	588	588	144.4%	138.7%	158.8%
Southwest Elementary	546	546	136.9%	139.0%	142.3%
Swansboro Elementary	537	537	130.8%	133.1%	133.9%
Morton Elementary	588	588	128.9%	127.1%	127.8%
Silverdale Elementary	465	465	123.8%	130.2%	130.9%
Jacksonville Commons Middle	852	852	121.2%	118.6%	122.1%
Southwest Middle	518	518	117.5%	130.3%	111.7%
Sand Ridge Elementary	573	573	116.3%	113.5%	114.2%
Parkwood Elementary	481	481	115.5%	117.8%	118.7%
Dixon Elementary	619	619	114.8%	120.2%	127.9%
Trexler Middle	786	786	107.6%	109.1%	114.2%
Dixon High	877	877	106.8%	108.8%	121.1%
Bell Fork Elementary	544	544	105.2%	108.5%	109.7%
Queens Creek Elementary	563	563	104.8%	102.4%	103.5%
Jacksonville Commons Elem	563	563	104.2%	105.3%	106.2%
Hunters Creek Middle	826	826	100.2%	125.9%	134.9%
Richlands High	928	928	98.4%	101.1%	101.7%
Clear View Elementary (2022-23)	840	840	97.9%	98.6%	102.2%
Northwoods Elementary	416	416	93.3%	94.3%	95.3%
Dixon Middle	1,003	1,003	92.9%	105.4%	115.6%
New Bridge Middle	504	504	91.8%	92.8%	92.3%
Swansboro Middle	912	912	91.1%	103.0%	101.3%
Blue Creek Elementary	521	521	90.7%	92.4%	95.1%
Northwoods Park Middle	720	720	90.3%	83.0%	82.6%
Hunters Creek Elementary	604	604	89.9%	89.5%	90.4%
Northside High	1,177	1,177	89.8%	95.0%	99.8%
Summersill Elementary	619	619	86.8%	84.7%	85.3%
Meadow View Elementary	652	652	86.7%	85.8%	95.6%
Clyde Erwin Elementary	376	376	84.5%	86.7%	87.9%
Coastal Elementary (2021-22)	840	840	83.5%	90.3%	100.3%
Jacksonville High	1,476	1,476	81.6%	80.6%	79.3%
Heritage Elementary School	588	588	78.5%	87.6%	91.5%
White Oak High	1,303	1,303	76.8%	78.8%	85.2%
Swansboro High	1,240	1,240	76.0%	72.2%	81.9%
Stateside Elementary	636	636	72.5%	80.1%	81.4%
Richlands Elementary	897	897	69.4%	76.7%	84.3%
Southwest High	1,016	1,016	65.6%	71.2%	77.9%
Average	735	735	99.1%	102.1%	105.5%

Percent Over / Under Capacity					
Population as a % of Capacity including Temporaries				Includes Mobiles	
8/30/2021	Capacity	Capacity			
Facility	2022-23	2025-2030	2022-23	2025-26	2029-30
Silverdale Elementary	465	465	123.8%	130.2%	130.9%
Jacksonville Commons Middle	852	852	121.2%	118.6%	122.1%
Swansboro Elementary	597	597	117.7%	119.7%	120.4%
Carolina Forest Elementary	728	728	116.6%	112.0%	128.3%
Sand Ridge Elementary	573	573	116.3%	113.5%	114.2%
Southwest Middle	558	558	109.0%	121.0%	103.6%
Trexler Middle	786	786	107.6%	109.1%	114.2%
Dixon High	897	897	104.4%	106.4%	118.4%
Morton Elementary	748	748	101.3%	99.9%	100.5%
Hunters Creek Middle	826	826	100.2%	125.9%	134.9%
Clear View Elementary (2022-23)	840	840	97.9%	98.6%	102.2%
Southwest Elementary	786	786	95.1%	96.5%	98.9%
Dixon Middle	1,003	1,003	92.9%	105.4%	115.6%
New Bridge Middle	504	504	91.8%	92.8%	92.3%
Queens Creek Elementary	643	643	91.8%	89.6%	90.6%
Bell Fork Elementary	624	624	91.7%	94.6%	95.6%
Swansboro Middle	912	912	91.1%	103.0%	101.3%
Northwoods Park Middle	720	720	90.3%	83.0%	82.6%
Northside High	1,177	1,177	89.8%	95.0%	99.8%
Parkwood Elementary	621	621	89.5%	91.2%	91.9%
Richlands High	1,048	1,048	87.1%	89.5%	90.0%
Meadow View Elementary	672	672	84.1%	83.3%	92.8%
Coastal Elementary (2021-22)	840	840	83.5%	90.3%	100.3%
Jacksonville High	1,496	1,496	80.5%	79.5%	78.2%
Jacksonville Commons Elem	743	743	79.0%	79.8%	80.5%
Northwoods Elementary	496	496	78.3%	79.1%	79.9%
Hunters Creek Elementary	704	704	77.2%	76.8%	77.6%
Blue Creek Elementary	621	621	76.1%	77.5%	79.8%
Clyde Erwin Elementary	436	436	72.9%	74.7%	75.8%
Stateside Elementary	636	636	72.5%	80.1%	81.4%
Swansboro High	1,300	1,300	72.5%	68.9%	78.1%
White Oak High	1,383	1,383	72.3%	74.2%	80.3%
Dixon Elementary	1,019	1,019	69.7%	73.0%	77.7%
Richlands Elementary	897	897	69.4%	76.7%	84.3%
Summersill Elementary	779	779	69.0%	67.3%	67.8%
Southwest High	1,016	1,016	65.6%	71.2%	77.9%
Heritage Elementary School	808	808	57.1%	63.7%	66.6%
Average	804	804	89.4%	92.2%	95.3%

Elementary—Bricks and Mortar
Percent Breakdown by type of School

The previous pages showed the breakdown of all schools in the system. It is equally important to group the types of schools so that need at a particular grade level can be understood and additions, mobile units, or even new facilities can be determined.

With the start of the 2022-23 school year, exactly half of them will be at or above 100% of their Operational Capacity. This is 97% of the ADM, not how each school can perform under the new 115C-301c which lowers the efficiency below the 97%. The difference will be made up in mobile units.

No Mobiles	2021-22	2025-26	2029-30
> 105%	9	10	10
100%-105%	2	1	3
95%-100%	1	1	3
< 95%	10	10	6

Percent Over/Under Capacity					
Population as a % of Capacity					Bricks and Mortar Only
6/23/2021		Capacity			
Facilities	2022-23	2025-2030	2022-23	2025-26	2029-30
Carolina Forest Elementary	588	588	144.4%	138.7%	158.8%
Southwest Elementary	546	546	136.9%	139.0%	142.3%
Swansboro Elementary	537	537	130.8%	133.1%	133.9%
Morton Elementary	588	588	128.9%	127.1%	127.8%
Silverdale Elementary	465	465	123.8%	130.2%	130.9%
Sand Ridge Elementary	573	573	116.3%	113.5%	114.2%
Parkwood Elementary	481	481	115.5%	117.8%	118.7%
Dixon Elementary	619	619	114.8%	120.2%	127.9%
Bell Fork Elementary	544	544	105.2%	108.5%	109.7%
Queens Creek Elementary	563	563	104.8%	102.4%	103.5%
Jacksonville Commons Elem	563	563	104.2%	105.3%	106.2%
Catherine Lake Elementary (2022-23)	840	840	97.9%	98.6%	102.2%
Northwoods Elementary	416	416	93.3%	94.3%	95.3%
Blue Creek Elementary	521	521	90.7%	92.4%	95.1%
Hunters Creek Elementary	604	604	89.9%	89.5%	90.4%
Summersill Elementary	619	619	86.8%	84.7%	85.3%
Meadow View Elementary	652	652	86.7%	85.8%	95.6%
Clyde Erwin Elementary	376	376	84.5%	86.7%	87.9%
Coastal Elementary (2021-22)	840	840	83.5%	90.3%	100.3%
Heritage Elementary School	588	588	78.5%	87.6%	91.5%
Stateside Elementary	636	636	72.5%	80.1%	81.4%
Richlands Elementary	897	897	69.4%	76.7%	84.3%
Average	593	593	102.7%	104.6%	108.3%

Elementary—Bricks and Mortar

+ Mobile Units

Percent Breakdown by type of School

The table below is somewhat deceptive in that it is based on where mobiles are currently located in each year. To clarify, that means the 11 mobile units at Heritage remain at Heritage Elementary even in the 2029-30 column. If the mobiles are not needed, they may be moved to another school reducing overcrowding there. Again, not all units can be moved and some replacement will be necessary.

The average at the bottom tells the story for the 2029-30 school year, when including mobiles, the elementary schools will be at 93% of their Operational Capacity. When the First-Out capacity is taken into consideration some additional units will likely be needed.

With Mobiles	2021-22	2025-26	2029-30
> 105%	4	4	4
100%-105%	1	0	3
95%-100%	2	4	2
< 95%	15	14	13

Percent Over / Under Capacity					
Population as a % of Capacity including Temporaries					Includes Mobiles
6/23/2021	Capacity	Capacity			
Elementary	2022-23	2025-2030	2022-23	2025-26	2029-30
Silverdale Elementary	465	465	123.8%	130.2%	130.9%
Swansboro Elementary	597	597	117.7%	119.7%	120.4%
Carolina Forest Elementary	728	728	116.6%	112.0%	128.3%
Sand Ridge Elementary	573	573	116.3%	113.5%	114.2%
Morton Elementary	748	748	101.3%	99.9%	100.5%
Catherine Lake Elementary (2022-23)	840	840	97.9%	98.6%	102.2%
Southwest Elementary	786	786	95.1%	96.5%	98.9%
Queens Creek Elementary	643	643	91.8%	89.6%	90.6%
Bell Fork Elementary	624	624	91.7%	94.6%	95.6%
Parkwood Elementary	621	621	89.5%	91.2%	91.9%
Meadow View Elementary	672	672	84.1%	83.3%	92.8%
Coastal Elementary (2021-22)	840	840	83.5%	90.3%	100.3%
Jacksonville Commons Elem	743	743	79.0%	79.8%	80.5%
Northwoods Elementary	496	496	78.3%	79.1%	79.9%
Hunters Creek Elementary	704	704	77.2%	76.8%	77.6%
Blue Creek Elementary	621	621	76.1%	77.5%	79.8%
Clyde Erwin Elementary	436	436	72.9%	74.7%	75.8%
Stateside Elementary	636	636	72.5%	80.1%	81.4%
Dixon Elementary	1,019	1,019	69.7%	73.0%	77.7%
Richlands Elementary	897	897	69.4%	76.7%	84.3%
Summersill Elementary	779	779	69.0%	67.3%	67.8%
Heritage Elementary School	808	808	57.1%	63.7%	66.6%
Average	694	694	87.7%	89.5%	92.6%

Middle-High—Bricks and Mortar Percent Breakdown by type of School

Middle

Like the elementary schools, the middle schools will have about half of the building over the Operational Capacity. And by the 2029-30 school year the cumulative coverage is just over 105%. Once again, mobile units will be needed to support the population coverage. Here, about 300 students are planned for the Virtual School and interest in that program will have some impact on these numbers.

No Mobiles	2021-22	2025-26	2029-30
> 105%	3	5	5
100%-105%	1	1	1
95%-100%	0	0	0
< 95%	4	2	2

High

The High Schools are more flexible than the other two levels when it comes to overcrowding. Richlands and Dixon may need some additional support, but even when a high school reaches 100% of its capacity, it does not always trigger the need for mobile units.

No Mobiles	2021-22	2025-26	2029-30
> 105%	1	1	1
100%-105%	0	1	1
95%-100%	1	1	1
< 95%	5	4	4

Middle	2022-23	2025-2030	2022-23	2025-26	2029-30
Jacksonville Commons Middle	852	852	121.2%	118.6%	122.1%
Southwest Middle	518	518	117.5%	130.3%	111.7%
Trexler Middle	786	786	107.6%	109.1%	114.2%
Hunters Creek Middle	826	826	100.2%	125.9%	134.9%
Dixon Middle	1,003	1,003	92.9%	105.4%	115.6%
New Bridge Middle	504	504	91.8%	92.8%	92.3%
Swansboro Middle	912	912	91.1%	103.0%	101.3%
Northwoods Park Middle	720	720	90.3%	83.0%	82.6%
Average	765	765	101.6%	108.5%	109.3%
High	2022-23	2025-2030	2022-23	2025-26	2029-30
Dixon High	877	877	106.8%	108.8%	121.1%
Richlands High	928	928	98.4%	101.1%	101.7%
Northside High	1,177	1,177	89.8%	95.0%	99.8%
Jacksonville High	1,476	1,476	81.6%	80.6%	79.3%
White Oak High	1,303	1,303	76.8%	78.8%	85.2%
Swansboro High	1,240	1,240	76.0%	72.2%	81.9%
Southwest High	1,016	1,016	65.6%	71.2%	77.9%
Average	1,190	1,190	81.6%	83.2%	87.6%

**Middle-High—Bricks and Mortar
+ Mobile Units
Percent Breakdown by type of School**

Middle

Even with the help of the existing mobiles at the various sites, the middle schools will need some additional space. This can be accomplished through mobile units, additions, or an entirely new school. Though not shown, 2024-25 is the year the middle schools exceed 100% of their campus capacity.

With Mobiles	2021-22	2025-26	2029-30
> 105%	3	5	4
100%-105%	1	1	2
95%-100%	0	0	0
< 95%	4	2	2

High

Overall there is enough campus capacity for all high schools. The noted exception is at Dixon High where some additional space will likely be needed. Moving modulars from a school like White Oak which will be at 80% capacity could help with overcrowding at Dixon and increase White Oak’s percentage.

With Mobiles	2021-22	2025-26	2029-30
> 105%	1	1	1
100%-105%	0	0	0
95%-100%	0	1	1
< 95%	6	5	5

Middle	2022-23	2025-2030	2022-23	2025-26	2029-30
Jacksonville Commons Middle	852	852	121.2%	118.6%	122.1%
Southwest Middle	558	558	109.0%	121.0%	103.6%
Trexler Middle	786	786	107.6%	109.1%	114.2%
Hunters Creek Middle	826	826	100.2%	125.9%	134.9%
Dixon Middle	1,003	1,003	92.9%	105.4%	115.6%
New Bridge Middle	504	504	91.8%	92.8%	92.3%
Swansboro Middle	912	912	91.1%	103.0%	101.3%
Northwoods Park Middle	720	720	90.3%	83.0%	82.6%
Average	770	770	100.5%	107.4%	108.3%
High	2022-23	2025-2030	2022-23	2025-26	2029-30
Dixon High	897	897	104.4%	106.4%	118.4%
Northside High	1,177	1,177	89.8%	95.0%	99.8%
Richlands High	1,048	1,048	87.1%	89.5%	90.0%
Jacksonville High	1,496	1,496	80.5%	79.5%	78.2%
Swansboro High	1,300	1,300	72.5%	68.9%	78.1%
White Oak High	1,383	1,383	72.3%	74.2%	80.3%
Southwest High	1,016	1,016	65.6%	71.2%	77.9%
Average	1,188	1,188	81.7%	83.5%	89.0%

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Capacity Calculations

Capacity Calculations

Overview

It is the responsibility of the school system to provide a quality education for every student in the district. In addition, taxpayers expect this goal will be achieved in the most financially responsible manner possible. Schools must be run efficiently; therefore, the need to understand how many students a building or campus can support while still providing a quality program is imperative.

Over capacity or underutilized schools are inefficient and do not create equity for all students. When a school is overcrowded, student performance is affected and schedules must be adjusted to allow students time to eat or simply move about the building. Facilities are pushed to accommodate the population, which often results in mobile units or other temporary facilities. On the other hand, schools which are underpopulated give those students a more beneficial teacher to student ratio, often resulting in greater student performance. When there are empty rooms, teachers spread out and storage expands into the otherwise unused space. Program expansion into otherwise unused spaces gives the appearance the school is fully utilized.

This section describes how the student capacity for each school was derived and defines the various numbers used to understand each school's ability to support students. The numbers are then used to determine the overall potential of the site and if additions are reasonable. It should be used as a guide for determining any new attendance boundaries and as an indicator of when a facility is overcrowded or underutilized.

Schools cannot operate at 100% of their capacity. For example, for any given year, the number of second grade students will vary from the previous year. The building, however, has a given number of second grade classrooms and a mandated maximum number of students in each space. Once the total number of students, in any grade level, exceeds that grade level's capacity, a new classroom is needed. Once that new classroom is open, the total second grade population is redistributed to all second grade classrooms and reduces the overall efficiency of the building.

When planning, it is important to understand how the overall size of the school contributes to the efficiency and towards determining what level of "full" is appropriate. The capacity of each school is described in a number of ways in order to fully understand the ability of each school to support the student population. When this is used system wide, as it is in Onslow County, it creates equity in the student teacher ratio and staff needed at each facility.

It should also be noted that school capacity fluctuates every year when a new batch of students arrive. The numbers included here are based on an even distribution of students which will occur over time, but does not address the juggling principals must do every year in order to get all of the students into the proper classrooms.

Capacity

Executive Summary

The adjacent table shows the different capacities at each of the schools for the start of the 2021-2022 school year.

Using Bell Fork as an example, the total number of seats at the school is 573 and can be achieved only if a very precise number of students are in each grade level. This capacity is never realized, but is the traditional way to describe the maximum capacity of the school.

The planning operational numbers are the same numbers that have been used in Onslow for a number of years. This reduces the capacity of the school and is primarily used during the creation of the attendance boundaries. This reduces the Bell Fork capacity to 544 students.

The Operational First Out describes the size of the student population when one of the grade levels will likely be out of space and will require modular units. This number was also reviewed during the creation of attendance boundaries and is a good indicator of when the school will need temporaries.

The Core Capacity at Bell Fork is 578 which nearly matches the ADM Capacity, suggesting the addition of temporaries may over crowd the Media Center.

Onslow County Schools	ADM Capacity	Planning Operational Capacity	Operational First Out Capacity	Core Capacity
Capacity 2021				
5/17/2021				
Elementary Schools		95.00%		
Bell Fork	573	544	468	578
Blue Creek	548	521	468	714
Carolina Forest	619	588	510	786
Clear View	884	840	780	787
Clyde Erwin	396	376	312	647
Coastal	884	840	780	787
Dixon E	700	665	612	999
Richlands Heritage	619	588	510	820
Hunters Creek E	636	604	576	772
Jacsonville Commons E	593	563	468	772
Meadow View	686	652	624	945
Morton	651	618	510	870
Northwoods	438	416	384	653
Parkwood	506	481	468	614
Queens Creek	657	624	468	771
Richlands E	944	897	864	725
Sandridge	603	573	468	824
Silverdale	505	480	408	454
Southwest E	623	592	468	776
Stateside	669	636	612	945
Summersill	652	619	612	704
Swansboro E	565	537	468	790
Thompson	252	252	252	534
Elementary Total	14,203	13,505	12,090	17,267
Middle Schools		97.00%		
Dixon M	1,034	1,003	1,003	751
Hunters Creek M	852	826	826	799
Jacksonville Commons M	878	852	852	937
New Bridge	520	504	504	651
Northwoods Park	742	720	720	596
Southwest M	534	518	518	616
Swansboro M	940	912	912	630
Trexler	810	786	786	584
Middle Total	6,310	6,121	6,121	5,564
High Schools		100.00%		
Dixon H	877	877	877	735
Jacksonville H	1,476	1,476	1,476	1,030
Northside	1,177	1,177	1,177	1,334
Richlands H	928	928	928	974
Southwest H	1,016	1,016	1,016	1,179
Swansboro H	1,240	1,240	1,240	785
White Oak	1,303	1,303	1,303	1,250
OC Early College High	200	200	200	0
ENCR Skills Center	0	0	0	0
OC Learning Center	0	0	0	0
High Total	8,217	8,217	8,217	7,287
System Total	28,730	27,843	26,428	30,118

Terminology

When discussing capacity, it is helpful to define the different terms used to describe the different portions and abilities of the school.

There are two primary numbers used to describe how many students can be housed at a school, while still providing a complete program. The first is generically deemed the Student Capacity, which is an accounting of the number of instructional classroom spaces and the number of students permitted in each type of space. The second is the Core Capacity, which is a measure of shared spaces such as the Media Center and Cafeteria and is directly related to the square footage of the most restrictive space.

To fully understand the student capacity, it is broken into several different categories. The Building, ADM, Operational, and Campus Capacities are all used to describe a particular type of space and its instructional program.

Building Capacity— This number accounts for all of the rooms within the building, including those used for any PK students. This is calculated by multiplying the LEA Average Ratio of a particular grade by the number of classrooms of that level. This number is typically less stable than the ADM capacity because the PK programs are often federally funded and occasionally move off campus entirely.

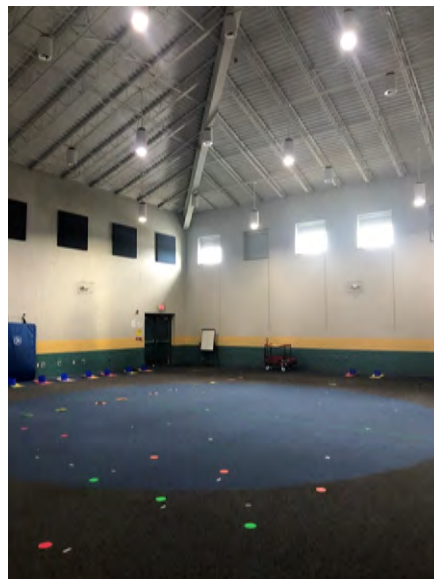
ADM Capacity— This represents the number of students that can be supported within existing classrooms, while still providing a complete program. It is a simple sum of the number of rooms multiplied by the number of students permitted in each type of room. The Average Daily Membership (ADM) includes only K - 12th grade. The number is again

based on the LEA Average Ratio. This number is regulated by NCDPI and the state legislature. This number represents 100% of the seats being utilized at all times of the day and throughout the year.

Operational Capacity— This number represents the maximum number of students that a school can house before you would expect to see temporary units on the campus. It is a percentage of the Student Capacity with the PK program removed. This number should be used as the basis for determining any redistricting or for planning purposes. It incorporates a consideration for inconsistent grade sizes, special programs that come and go, as well as some level of assurance that parents can predict what school the students will attend for the next several years. These numbers vary based on the school type as noted below.

Elementary	95%
Middle	97%
High	100%

Additional detail about the different schools can be found on the following pages.



HB-90 Capacity**Elementary Schools Only**

This is a new student capacity starting in the 2021-2022 school year and only applies to elementary schools. It is based on the legislated changes in 501C-301c rolled out via HB-90. It takes into account the reduced number of students permitted in the K-3 programs where individual classrooms have different capacities. In some cases HB-90 has significantly changed the number of students a school can support before additional space is required. Typically the smaller the school the greater the impact, for example Clyde Erwin will only be able to reach about 76% of its ADM capacity before one of the grade levels needs additional classroom space.

Since these restrictions will not be fully deployed until the start of the 2021-22 school year, they should be considered theoretical. Over the course of the next several years data will be collected to see if the theory matches the reality.

The HB-90 Capacity was reviewed during re-districting, but the 95% Operational Capacity was used to define the maximum size of any elementary attendance boundary. Should the theory be proven accurate over time, it may be appropriate to replace the Operational Capacity with the HB-90 numbers.

Operational - Middle Schools

Middle Schools are more stable and have a consistent number of students per classroom at each grade level, with 26 students per classroom. Per current statutes, the 26 can be exceeded to accommodate as many students as needed. At this time, the calculations are based on 26 students per classroom with a 97% utilization to determine the Operational Capacity.

Operational - High Schools

Here we use the full ADM Capacity which includes all program spaces. In this case, the ADM is calculated using a Coefficient of Utilization which is specific to each type of space. Reductions in classroom size for critical programs, such as wood working or science, provide much needed increased supervision. Often there are specialized courses with little student interest. Add in the block schedule and the ADM numbers typically work without any further reduction.

Campus Capacity

When the number of students in an individual school exceeds the Operational or HB-90 Capacity, the school system is faced with two options, find additional classroom space or redistrict. The easiest method for increasing capacity without compromising program spaces is by placing temporary structures on campus. When these are placed, the overall capacity of the school is increased.

This number combines the Operational Capacity plus 20 students for every temporary classroom on campus.

In some municipalities adding a temporary building is not permitted. In those circumstances overcrowding will occur once the Operational or HB-90 Capacities are reached. This will require compromise in the number of students per classroom, programs, redrawing attendance boundaries, or a combination of several approaches. This is a concern for at least 12 schools in the system at this time.

Core Capacity

This represents the number of students that can be supported in the non-instructional spaces. These spaces include the Media Center, Cafeteria, Administration, and other supporting non-instructional spaces. NCDPI capacity only considers the size of the Cafeteria and the Media Center when establishing the Core Capacity. Both are based on four square feet per student, and the lesser of the two numbers is considered the maximum. This is a simplified calculation methodology and is used for the purpose of consistency.

The more accurate method, and the one used for this study, measures the core facilities on a sliding scale that is dependent upon the student capacity and the square footage. It may produce square footage needs as high as six square feet per student, but this is the standard method for programming per NCDPI. The capacity was also calculated using this second method and was compared to the four square feet per student numbers to determine the severity of any overcrowding. When these two methods are used in conjunction, they establish a bracket that can be used to determine the level of appropriate square footage for each school. It should be noted that these spaces cost considerably more to construct than classrooms and may be the limiting factor in a school's overall maximum capacity.

The capacity of the cafeteria is judged against a minimum standard of twelve square feet per student in the dining area. NCDPI recommends between twelve to fourteen square feet per student, for planning purposes this study uses 14 sf/student vs 12. However, twelve is used to calculate capacity, since it produces a higher number and establishes a true maximum. This is based on three seatings per day or (12 sq. ft. per student / 3 seatings = 4), thus the dining capacity equals the dining area size divided by four square feet per student.

The Media Center is assessed at the maximum of four to six square feet per student on a sliding scale per NCDPI calculation methods.



Calculation Process

In many cases it is difficult to determine the actual capacity of a school. All students within a given area or attendance boundary will attend a particular school. Principals cannot turn students away and must find space on campus for all students within that geographic area. The result is that students are placed in spaces never intended to serve as classrooms or schools give up programs due to a lack of viable options. Alternatively, the school is under populated and the teachers have spread into unused spaces for instruction or storage. As a result, a school can contain more or less students than it can actually handle, thus making it difficult to determine what the appropriate number of students should be.

In reality, this evaluation should be done every year so that a recorded history of how the building is being used and its resulting capacities can be documented. The result of this yearly analysis is that the capacity changes every year based on the grade level assignments at the time of the investigation. For example, the process involves counting the number of 4th grade classrooms that are being used at the time the assessment is taken. Quite often there will be a larger than normal 2nd or 3rd grade class, which requires additional classrooms. This variation causes the capacity of the school to bounce around from year to year making it difficult to determine how many students should be assigned to that school.

In order to establish a capacity that can be used for planning purposes, short term fluctuations must be understood and addressed. The method employed within this study takes an average distribution of students and spreads them over the grade levels. For example, a six hundred student elementary

school will have one hundred students in each K-5 grade. The number of classrooms are then compared to what the average distribution of students requires. This method produces a student capacity that defines the appropriate number of students that should be assigned to the school and does not change from year to year.

The process begins with evaluating every space within the building. Every room, in every building, on every campus was labeled based on how the space is being used. Special programs and student needs were taken into consideration when offered on a particular campus. The varying capacities of each program (elementary, middle, and high) were then multiplied by the number of available spaces for that program, and the Student Capacities were tabulated.

This capacity was compared to the NCDPI / Onslow County Minimum Standards to ensure all programs including Art, Music, and Resource Rooms were present, along with Administrative areas. Any empty or otherwise underused spaces were included to reach a "Maximum ADM Capacity". Several iterations are required to ensure this is a maximum that includes all program spaces.

Core facilities are based on total square footage of the particular space. Each were measured based on existing or computer generated floor plans.

North Carolina Department of Public Instruction - School Planning Information on Capacity Calculations

The following section defines the student numbers that were assigned to each classroom. This is based on the LEA Average Ratio as defined by HB-90 and NG GS 501C-301c. For the Kindergarten through third grade classrooms, the number of students is being reduced. This is offset by the ability of a school to put as many students as needed into any grade level above fourth grade. This study holds the capacity of the 4th grade and higher as they were prior to the implementation of HB-90.

Elementary School capacity is calculated as follows:

- (Pre-K classrooms) x 16 students
- (Kindergarten classrooms) x 18 students
- (1st grade classrooms) x 16 students
- (2-3 classrooms) x 17 students
- (4-5 classrooms) x 26 students
- (EC self-contained) x 10 students

Traditional capacity as a reference

- (Pre-K classrooms) x 21 students
- (Kindergarten classrooms) x 21students
- (1st grade classrooms) x 21 students
- (2-3 classrooms) x 21 students
- (4-5 classrooms) x 26 students
- (EC self-contained) x 10 students

Specialized areas, such as art, music, computer labs, gymnasiums / multipurpose rooms and auditoriums are not added in the capacity formula for elementary schools, as these spaces are supplementary (used for pull-outs from the regular classrooms) and not primary teaching stations. Deductions of one classroom’s worth of capacity is made for each missing program space for Art, Music, or other

non-capacity space. This is done to ensure every school has a complete program.

Middle School capacity is calculated as follows:

- (Language Arts, Social Studies, Math, and Science classrooms) x 26 students
- (Exceptional Children self-contained classrooms) x 10 students

This formula considers middle school scheduling, whereby students in an entire team often leave their core classrooms during the same one or two periods of the day for special programs. As at the elementary level, specialized areas are not added in the capacity calculations. Deductions for missing spaces also occurs here to ensure a complete program.

High School capacity is calculated as follows:

- (Regular, Science, and Business classrooms) x 22 students
- (Arts Education classrooms) x 20 students
- (Service Marketing / Workforce classrooms) x 15 students
- (Gymnasiums x (2 teaching stations per Gym)) x 25 students

Number of Exceptional Children Self-Contained classrooms) x 10 students

Temporary Structures

Mobile units are excluded from the Student Capacity calculations for long-range planning, as they are considered temporary facilities. Mobile units are assessed at twenty (20) students per unit regardless of program and type of school. Municipal restrictions may not permit temporary structures and alternative means of creating capacity will be needed where the population exceeds the capacity.

HB-90 Capacity

Only the Kindergarten, first, second, and third grade classrooms have a maximum number of students allowed in it under the modified 115C-301c. The table below shows the reductions that have and will occur along with the total loss of students in each classroom. When that is multiplied by 20 to 30 classrooms, the reduction in capacity is significant.

As the law now stands there are no restricts the number of students that can be in the 4th through 12th grades. It is possible to legally exceed the noted capacities but requires additional classrooms that, in the case of an elementary school, comes from the fourth and fifth grades. In that case the first or second grade level receives an extra classroom and

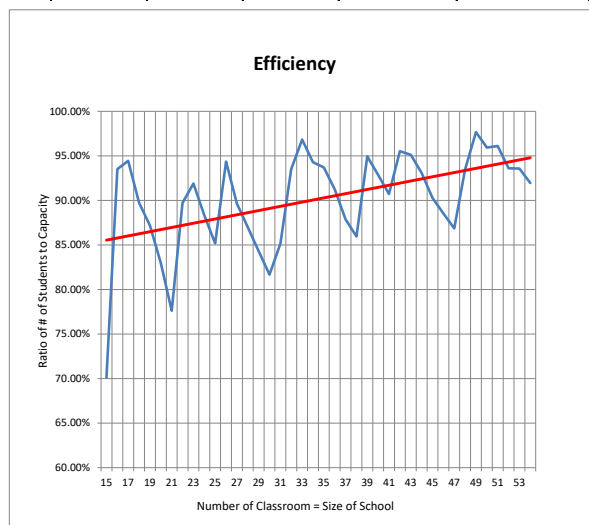
the 4th and 5th grade students are spread around the other 4th and 5th grade classrooms. In the case of Clyde Erwin that would be taking away one of the two 4th / 5th grade classrooms and putting the 20-26 students in with the other 20-26 students that were originally there. This is unreasonable and Principals will need to figure out ways to adjust as needed based on the population at the school in the moment.

Since we do not have data on how this will play out in Onslow County we are not modifying the Operational Capacity at this time. Over the course of the next several years the methods Principals, teachers, and staff use in dealing the population and the capacity of each school will inform what happens.

NCDPI Capacity Changes based on HB-90						
Grade Level / Program	Traditional	Start of 2018	Start of 2019	Start of 2020	Start of 2021	Loss / Classroom
Elementary						
PK	16	16	16	16	16	0
Kindergarten	21	20	19	18	18	-3
First	21	20	19	18	16	-5
Second	21	20	19	18	17	-4
Third	21	20	19	18	17	-4
Fourth	26	UL	UL	UL	26	0
Fifth	26	UL	UL	UL	26	0

HB-90 (School Size Efficiency)

The very small chart to the right tracks the efficiency of a school that has between 15 classrooms on the left and 54 classroom on the right side of the chart. The efficiency or probability of having the right number of seats in the correct grade level varies greatly as the school size increases. This has always been the case but HB-90 exacerbates the issue and with it now in place, only a few schools ever reach the 95% that had worked relatively well in the past. The actual probabilities can be seen with the individual school over each of the years noted.



Elementary Capacity Loss

The educational value of HB 90 and the revised 115C-301c is not being debated here but without overcrowding the 4th and 5th grade classrooms, elementary schools will see a significant loss of student capacity. The changes are depicted over the next several pages.

Within any given attendance boundary we have a set number of students and seats. If that attendance boundary contained 600 elementary age students we can assume the same number of students in each of the 6 grades, or 100 students in each grade level. If you put 20 students in each classroom, you need five per grade level and a total of 30 for the entire school. The issue now is that we have different capacities for each room that range from 16 students in the first grade to 26 students in the fourth and fifth grades. If we are now going to serve the same number of students, we need more spaces and / or we need to redistribute the spaces we had for 4th and 5th grade down to the K-3rd grade. The result is a loss of students capacity.

To understand this quickly Bell Fork will be used as an example. It has 30 classrooms just like the theoretical model above did. The table below has the traditional at the top along with the 2021 organization at the bottom. Wedged in between the two is a scenario where the room use has not been modified. The gray is the number of students allowed per classroom.

In the traditional layout we could achieve a maximum ADM capacity of 670. If we don't rearrange the classrooms the maximum capacity would now only be 582 students. The issue here is that we only have capacity for 85 second and third grade students and 104 in the 4th and fifth grades. By taking one fifth grade classroom and using it as a second grade classroom we get a better distribution and a final maximum ADM capacity of 573. We can take a fourth grade classroom and move it to third grade and improve the lower grade level distribution better, but capacity is reduced to 564 and in the end will not make a difference as will be shown later.

The capacity loss here is 97 students.

Bell Fork Elementary								
Best Distribution	K	1	2	3	4	5	EC	ADM Capacity
Traditional Capacity / Classroom	21	21	21	21	26	26	10	
Number of Classrooms	6	6	5	5	4	4	0	30
Capacity per Grade	126	126	105	105	104	104	0	670
Percent of Population per Grade	18.81%	18.81%	15.67%	15.67%	15.52%	15.52%	0.00%	100.00%
2021 Cap- Not Adjusted	18	16	17	17	26	26	10	
Number of Classrooms	6	6	5	5	4	4	0	30
Capacity per Grade	108	96	85	85	104	104	0	582
Percent of Population per Grade	18.56%	16.49%	14.60%	14.60%	17.87%	17.87%	0.00%	100.00%
2021 Cap - Adjusted / Used	18	16	17	17	26	26	10	
Number of Classrooms	6	6	6	5	4	3	0	30
Capacity per Grade	108	96	102	85	104	78	0	573
Percent of Population per Grade	18.85%	16.75%	17.80%	14.83%	18.15%	13.61%	0.00%	100.00%
Bell Fork Capacity Loss	-18	-30	-3	-20	0	-26	0	-97

Elementary Capacity Loss—cont.

Bell Fork is not alone in this capacity loss and the loss differs at the various schools. Larger schools have a greater loss simply because they are larger, but the smaller schools lose capacity at a greater proportion than the larger ones. In some cases the loss at a smaller school is nearly equal to one of the larger facilities.

In the end, including the theoretical losses at Clear View, Coastal, and Richlands, Onslow County Schools has lost a little over 2,200 seats. The only reason this will not significantly impact the school system is because of the three new schools that were added to deal with growth in the county. When you consider the loss of old Richlands Elementary, these three school added a total of 2,075 seats to the schools system, but does nothing to deal with growth, putting OCS back where it was before these schools were added.

Onslow County Schools

Class Size Reduction

Elementary Capacity Changes

2021 Configuration using ADM Only

Facility	Traditional	2018	2019	2020	2021	Total Loss
Bell Fork	670	648	626	604	573	-97
Blue Creek	638	618	591	570	548	-90
Carolina Forest	716	688	665	642	619	-97
Clear View	1,025	992	959	926	884	-141
Clyde Erwin	470	456	442	428	396	-74
Coastal	1,025	992	959	926	884	-141
Dixon	758	734	703	678	652	-106
Hunters Creek E	737	708	684	660	636	-101
Jacsonville Commons	690	668	646	624	593	-97
Meadow View	805	780	755	730	686	-119
Morton	716	688	665	642	619	-97
Northwoods	502	486	470	454	438	-64
Parkwood	586	566	546	526	506	-80
Queens Creek	690	668	646	624	593	-97
Richlands E (Steed)	1,098	1,052	1,016	980	944	-154
Richlands Heritage	711	688	665	642	619	-92
Sandridge	700	678	656	634	603	-97
Silverdale	565	546	527	508	489	-76
Southwest E	669	648	627	606	575	-94
Stateside	784	760	729	704	669	-115
Summersill	758	734	703	678	652	-106
Swansboro	659	638	617	596	565	-94
Elementary Total	15,972	15,436	14,897	14,382	13,743	-2,229

Capacity Limitations—HB-90

2021-22 School Year

With the new capacities at various grade levels, it is impossible to have the same number of students in each grade level and maximize each classroom. If you consider the 600 student attendance boundary and 100 students per grade level, one of the grades will be full before all of them are. It is important to understand the grade level and at what point the first classroom goes out of capacity and mobile units need to be brought onto campus.

Looking back at Bell Fork, we see that it has a Maximum 2021 ADM capacity of 573 students. Based on the number of rooms for each grade level we see that the 5th grade has a lower capacity than any of the other grade levels. Here we can only have 78 fifth graders before we exceed the capacity of one of the classrooms. Add another student to the school and there is a 1 in 5 chance it will happen in the fifth grade.

Average Class Size

Based on the maximum ADM Capacity we can assume that even distribution will occur, especially over time. When we take that 573 and divide it by our six grade levels we can antici-

pate about 95 students per grade level before we have a problem.

Efficiency

In this instance we are looking at the point where the first grade level reaches its maximum capacity. In the case of Bell Fork that is the fifth grade at 78 students. By dividing the 78 by the anticipated average class size we can see that this particular scenario of 30 teaching spaces will result in an efficiency of around 82%.

HB-90 Capacity

At this point we multiply the efficiency by the Maximum ADM Capacity to determine the school population when we will likely have one of the grade levels above their capacity. In the case of Bell Fork that number is 468 students before we expect to over fill a classroom. The first practical application of this will occur with the start of the 2021-22 school year.

Two scenarios are shown below. The first is based on protecting all grades, K-5 and is used in the book. The second table packs both the 4th and 5th grades since they are not restricted by 115C-301c.

Bell Fork Elementary												
Best Distribution	K	1	2	3	4	5	EC	ADM Capacity		Average Class size	Efficiency	First Out
2021 Cap - Adjusted / Used	18	16	17	17	26	26	10					
Number of Classrooms	6	6	6	5	4	3	0	30				
Capacity per Grade	108	96	102	85	104	78	0	573	95.5	0.816754	468	
Percent of Population per Grade	18.85%	16.75%	17.80%	14.83%	18.15%	13.61%	0.00%	100.00%				

Bell Fork Elementary												
Best Distribution	K	1	2	3	4	5	EC	ADM Capacity		Average Class size	Efficiency	First Out
2021 Cap - Adjusted / Used	18	16	17	17	26	26	10					
Number of Classrooms	6	6	6	5	4	3	0	30				
Capacity per Grade	108	96	102	85	104	78	0	573	95.5	0.890052	510	
Percent of Population per Grade	18.85%	16.75%	17.80%	14.83%	18.15%	13.61%	0.00%	100.00%				

Classrooms Per School - Full ADM and HB-90 Capacity

This table shows the capacity of schools starting with a 6 classroom elementary up through a 54 classroom school. EC-SC is not counted in the Capacity, it is only an indicator of when and how many EC-SC classrooms would be appropriate for the given size.

2021																					
Capacity - Quick Look-Up 2021																					
Capacity per Number of Classrooms																		smithsinnett ARCHITECTURE			
2021-2022 School Year Using LEA Average Ratio																					
Start Here ¹	Start Here	Classroom Distribution and Capacity ²										Capacity Old / Change ⁴		First Waiver and First Out of Capacity ³							
# of K-5	# Pk-5 + EC	PK	K	1	2	3	4	5	EC	Res	Capacity	Capacity	Capacity	Average Per	% When	Capacity	Grade				
CR	Classrooms	21	18	16	17	17	26	26	10	0		Old	Loss	Grade Level	First Out ⁵	First Out ⁶	First Out				
6	6	0	1	1	1	1	1	1	0	1	120	136	16	20	80.00%	96	1				
6	7	0	1	1	1	1	1	1	1	1	120	157	37	20	80.00%	96	1				
7	8	0	1	2	1	1	1	1	1	2	136	178	42	23	75.00%	102	2-3				
8	9	0	1	2	2	2	1	1	1	2	153	199	46	26	66.67%	102	3				
9	10	0	1	2	2	2	1	1	1	2	170	220	50	28	63.53%	108	K				
10	11	0	2	2	2	2	1	1	1	2	188	246	58	31	82.98%	156	4-5				
11	12	0	2	2	2	2	2	2	1	2	214	272	58	36	72.90%	156	5				
12	13	0	2	2	2	2	2	2	2	2	240	293	53	40	80.00%	192	1				
13	14	0	2	3	2	2	2	2	2	3	256	314	58	43	79.69%	204	2-3				
14	15	0	2	3	3	2	2	2	2	3	273	335	62	46	74.73%	204	3				
15	16	0	3	3	3	2	2	2	2	3	291	356	65	49	70.10%	204	3				
16	17	0	3	3	3	3	2	2	2	3	308	382	74	51	93.51%	288	1				
17	18	0	3	4	3	3	2	2	2	3	324	403	79	54	94.44%	306	2-3				
18	19	0	3	4	4	4	3	2	2	3	341	429	88	57	89.74%	306	3				
19	20	0	3	4	4	4	4	2	2	3	358	450	92	60	87.15%	312	4-5				
20	21	0	4	4	4	4	4	2	2	4	376	471	95	63	82.98%	312	4-5				
21	22	0	4	4	4	4	4	3	2	4	402	492	90	67	77.61%	312	5				
22	23	0	4	4	4	4	4	3	3	4	428	513	85	71	89.72%	384	1				
23	24	0	4	5	4	4	4	3	3	4	444	534	90	74	91.89%	408	2-3				
24	25	0	5	5	4	4	4	3	3	4	462	560	98	77	88.31%	408	3				
25	26	0	5	5	5	4	3	3	3	4	479	586	107	80	85.18%	408	3				
26	27	0	5	5	5	5	3	3	3	5	496	607	111	83	94.35%	468	4-5				
27	28	0	5	5	5	5	4	3	3	5	522	628	106	87	89.66%	468	5				
28	29	0	5	6	5	5	4	3	3	5	538	649	111	90	86.99%	468	5				
29	30	0	5	6	6	5	4	3	3	5	555	670	115	93	84.32%	468	5				
30	31	0	6	6	6	5	4	3	3	5	573	696	123	96	81.68%	468	5				
31	33	0	6	6	6	5	4	4	2	5	599	717	118	100	85.14%	510	3				
32	34	0	6	6	6	6	4	4	2	6	616	738	122	103	93.51%	576	1				
33	35	0	6	7	6	6	4	4	2	6	632	764	132	105	96.84%	612	2-3				
34	36	0	6	7	7	6	4	4	2	6	649	785	136	108	94.30%	612	3				
35	37	0	6	7	7	7	4	4	2	6	666	806	140	111	93.69%	624	4-5				
36	38	0	7	7	7	7	4	4	2	6	684	827	143	114	91.23%	624	4-5				
37	39	0	7	7	7	7	5	4	2	6	710	853	143	118	87.89%	624	5				
38	40	0	7	8	7	7	5	4	2	7	726	874	148	121	85.95%	624	5				
39	41	0	7	8	7	7	5	5	2	7	752	895	143	125	94.95%	714	2-3				
40	42	0	7	8	8	7	5	5	2	7	769	921	152	128	92.85%	714	3				
41	43	0	8	8	8	7	5	5	2	7	787	942	155	131	90.72%	714	3				
42	44	0	8	8	8	8	5	5	2	7	804	963	159	134	95.52%	768	4-5				
43	45	0	8	9	8	8	5	5	2	7	820	963	143	137	95.12%	780	4-5				
44	46	0	9	9	8	8	5	5	2	7	838	989	151	140	93.08%	780	4-5				
45	47	0	9	9	8	8	6	5	2	8	864	1,010	146	144	90.28%	780	5				
46	49	0	9	9	9	8	6	5	3	8	881	1,036	155	147	88.54%	780	5				
47	50	0	9	9	9	9	6	5	3	8	898	1,057	159	150	86.86%	780	5				
48	51	0	9	9	9	9	6	6	3	8	924	1,078	154	154	93.51%	864	1				
49	52	0	9	10	9	9	6	6	3	8	940	1,099	159	157	97.66%	918	2				
50	53	0	9	10	10	9	6	6	3	8	957	1,120	163	160	95.92%	918	4-5				
51	54	0	9	10	10	10	6	6	3	9	974	1,146	172	162	96.10%	936	4-5				
52	55	0	9	10	10	10	7	6	3	9	1,000	1,172	172	167	93.60%	936	5				
53	56	0	9	10	10	10	7	7	3	9	1,026	1,193	167	171	93.57%	960	1				
54	57	0	10	10	10	10	7	7	3	9	1,044	1,214	170	174	91.95%	960	1				

Reading the Capacity Tables on the following pages (year at the top)

The top of the table indicates the grade level followed by the Students / Cr. The Students / Cr changes over the years and is followed by the “Previous Students / Cr” which is based on the traditional number of students permitted in each classroom.

Individual schools are listed along the left hand side with two subcategories in each. One is the capacity and the other is the number of rooms per grade level. In each case, an even distribution of students is assumed and maximized based on the population.

Moving to the right, there is a **“K-12 Total”** column which is the Maximum ADM capacity where the school still provides a complete program within the bricks and mortar portion of the campus (yellow). This means every seat in every classroom is used. No accommodations are made here for students moving into or within the district. It is a valid metric to use and understand but is not a number that can be used for long range planning.

“Students per Grade Even Distribution”. This number takes the sum of the Maximum ADM and divides it by the number of grade levels served, thus producing an average number that should be anticipated in each grade level. Because we have different capacities per room and different numbers of rooms in each grade, one of the grade levels will reach capacity before the others.

The **“Efficiency as Configured”** column is the point at which the smallest grade level goes out of capacity. It is the ratio of the smallest capacity for a given grade divided by the anticipated average or the “Students per grade level even distribution”.

The **HB-90** column is the number of students when the school will likely need additional spaces which typically means mobile units. If another student is added, there is a one in six chance that it will be in the critical grade level and may require additional space per statute or an overcrowded 4th or 5th grade classroom.

For the 2021-2022 school year only, this number is also highlighted in yellow. These two yellow numbers are significant because when the student population is between these numbers, additional space will need to be found.

Following the 2021-22 school year for all schools is additional information on the elementary transition of HB-90. This depicts the gradual reduction of the elementary school population during those years. Again, HB-90 only affected the elementary schools.



Onslow County Schools

2021 Capacity

Optimal Capacity based on complete program

PK is shown but not included in ADM Numbers

PK is counted in the total number of classrooms

8/30/2021

2021

Schools	2021-22	K-5 Capacity Building											Building	Students	Efficiency	HB-90
Grade Level	PK	K	1	2	3	4	5	6-8	9-12	EC	K-12	Capacity	per	as	First Out	
Students / Cr	16	18	16	17	17	26	26	26	Varies	10	Total	W/ PK	Grade	Configured	2021-2022	
Previous Students / CR	16	21	21	21	21	26	26			10			Even		No	
													Dist.		PK	
Elementary Schools																
Bell Fork	Classrooms	0	6	6	6	5	4	3	0	0	0	30	30			
	Capacity	0	108	96	102	85	104	78				573	573	95.50	81.68%	468
Blue Creek	Classrooms	0	5	6	5	5	4	3			1	29	29			
	Capacity	0	90	96	85	85	104	78			10	548	548	91.33	85.40%	468
Carolina Forest	Classrooms	0	6	6	6	5	4	4			2	33	33			
	Capacity	0	108	96	102	85	104	104			20	619	619	103.17	82.39%	510
Clear View	Classrooms	0	9	9	8	8	6	5	0	0	2	47	47			
	Capacity	0	162	144	136	136	156	130			20	884	884	147.33	88.24%	780
Clyde Erwin	Classrooms	0	4	4	4	4	2	2			2	22	22			
	Capacity	0	72	64	68	68	52	52			20	396	396	66.00	78.79%	312
Coastal	Classrooms	0	9	9	8	8	6	5	0	0	2	47	47			
	Capacity	0	162	144	136	136	156	130			20	884	884	147.33	88.24%	780
Dixon	Classrooms	3	6	7	6	6	4	4			2	35	38			
	Capacity	48	108	112	102	102	104	104			20	652	700	108.67	93.87%	612
Heritage	Classrooms	0	6	6	6	5	4	4			2	33	33			
	Capacity	0	108	96	102	85	104	104			20	619	619	103.17	82.39%	510
Hunters Creek E	Classrooms	0	6	6	6	6	4	4			2	34	34			
	Capacity	0	108	96	102	102	104	104			20	636	636	106.00	90.57%	576
Jaconsville Commons	Classrooms	0	6	6	6	5	4	3	0	0	2	32	32			
	Capacity	0	108	96	102	85	104	78			20	593	593	98.83	78.92%	468
Meadow View	Classrooms	0	6	7	7	7	4	4			2	37	37			
	Capacity	0	108	112	119	119	104	104			20	686	686	114.33	90.96%	624
Morton	Classrooms	2	6	6	6	5	4	4			2	33	35			
	Capacity	32	108	96	102	85	104	104			20	619	651	103.17	82.39%	510
Northwoods	Classrooms	0	4	4	4	4	3	3	0	0	1	23	23			
	Capacity	0	72	64	68	68	78	78			10	438	438	73.00	87.67%	384
Parkwood	Classrooms	0	5	5	5	5	3	3			1	27	27			
	Capacity	0	90	80	85	85	78	78			10	506	506	84.33	92.49%	468
Queens Creek	Classrooms	4	6	6	6	5	4	3			2	32	36			
	Capacity	64	108	96	102	85	104	78			20	593	657	98.83	78.92%	468
Richlands E	Classrooms	0	9	9	9	9	6	6	0	0	2	50	50			
	Capacity	0	162	144	153	153	156	156			20	944	944	157.33	91.53%	864
Sandridge	Classrooms	0	6	6	6	5	4	3	0	0	3	33	33			
	Capacity	0	108	96	102	85	104	78			30	603	603	100.50	77.61%	468
Silverdale	Classrooms	1	5	5	5	4	3	3	0	0	1	26	27			
	Capacity	16	90	80	85	68	78	78			10	489	505	81.50	83.44%	408
Southwest E	Classrooms	3	5	6	6	5	4	3	0	0	2	31	34			
	Capacity	48	90	96	102	85	104	78			20	575	623	95.83	81.39%	468
Stateside	Classrooms	0	6	7	7	6	4	4	0	0	2	36	36			
	Capacity	0	108	112	119	102	104	104			20	669	669	111.50	91.48%	612
Summersill	Classrooms	0	6	7	6	6	4	4	0	0	2	35	35			
	Capacity	0	108	112	102	102	104	104			20	652	652	108.67	93.87%	612
Swansboro	Classrooms	0	5	6	6	5	4	3	0	0	1	30	30			
	Capacity	0	90	96	102	85	104	78			10	565	565	94.17	82.83%	468
Thompson	Classrooms	22							0	0	1	1	23			
	Capacity	242									10		252	0.00	100.00%	
Elementary Total	Classrooms	35	132	139	134	123	89	80	0	0	39	736	771			
	Capacity	450	2,376	2,224	2,278	2,091	2,314	2,080	0	0	390	13,743	14,203	2,291	85.68%	11,838

Onslow County Schools

2020 Capacity

Capacity as currently configured

PK is shown but not included in ADM Numbers

PK is counted in the total number of classrooms

8/30/2021

2020

Schools	2016	K-5 Capacity Building											Building	Students	Efficiency	HB-90
Grade Level	PK	K	1	2	3	4	5	6-8	9-12	EC	K-12	Capacity	per	as	First Out	
Students / Cr	16	18	18	18	18	26	26	26	Varies	10	Total	W/ PK	Grade	Configured	2021-2022	
Previous Students / CR	16	21	21	21	21	26	26			10			Even		No	
													Dist.		PK	
Elementary Schools																
Bell Fork	Classrooms	0	6	6	5	5	4	4	0	0	0	30	30			
	Capacity	0	108	108	90	90	104	104				604	604	100.67	89.40%	540
Blue Creek	Classrooms	0	6	5	5	5	4	3	0	0	1	29	29			
	Capacity	0	108	90	90	90	104	78			10	570	570	95.00	82.11%	468
Carolina Forest	Classrooms	0	6	6	6	5	4	4	0	0	2	33	33			
	Capacity	0	108	108	108	90	104	104			20	642	642	107.00	84.11%	540
Clear View	Classrooms	0	9	8	8	8	6	6	0	0	2	47	47			
	Capacity	0	162	144	144	144	156	156			20	926	926	154.33	93.30%	864
Clyde Erwin	Classrooms	0	4	4	3	3	3	3	0	0	2	22	22			
	Capacity	0	72	72	54	54	78	78			20	428	428	71.33	75.70%	324
Coastal	Classrooms	0	9	8	8	8	6	6	0	0	2	47	47			
	Capacity	0	162	144	144	144	156	156			20	926	926	154.33	93.30%	864
Dixon	Classrooms	3	7	6	6	6	4	4	0	0	2	35	38			
	Capacity	48	126	108	108	108	104	104			20	678	726	113.00	92.04%	668
Heritage	Classrooms	0	6	6	6	5	4	4			2	33	33			
	Capacity	0	108	108	108	90	104	104			20	642	642	107.00	84.11%	540
Hunters Creek E	Classrooms	0	6	6	6	6	4	4	0	0	2	34	34			
	Capacity	0	108	108	108	108	104	104			20	660	660	110.00	94.55%	624
Jaconsville Commons	Classrooms	0	6	6	5	5	4	4	0	0	2	32	32			
	Capacity	0	108	108	90	90	104	104			20	624	624	104.00	86.54%	540
Meadow View	Classrooms	0	7	6	6	6	5	5	0	0	2	37	37			
	Capacity	0	126	108	108	108	130	130			20	730	730	121.67	88.77%	648
Morton	Classrooms	2	6	6	6	5	4	4	0	0	2	33	35			
	Capacity	32	108	108	108	90	104	104			20	642	674	107.00	84.11%	567
Northwoods	Classrooms	0	4	4	4	4	3	3	0	0	1	23	23			
	Capacity	0	72	72	72	72	78	78			10	454	454	75.67	95.15%	432
Parkwood	Classrooms	0	5	5	5	5	3	3	0	0	1	27	27			
	Capacity	0	90	90	90	90	78	78			10	526	526	87.67	88.97%	468
Queens Creek	Classrooms	4	6	6	5	5	4	4	0	0	2	32	36			
	Capacity	64	108	108	90	90	104	104			20	624	688	104.00	86.54%	595
Richlands E	Classrooms	0	9	9	9	9	6	6	0	0	2	50	50			
	Capacity	0	162	162	162	162	156	156			20	980	980	163.33	95.51%	936
Sandridge	Classrooms	0	6	6	5	5	4	4	0	0	3	33	33			
	Capacity	0	108	108	90	90	104	104			30	634	634	105.67	85.17%	540
Silverdale	Classrooms	1	5	5	5	4	3	3	0	0	1	26	27			
	Capacity	16	90	90	90	72	78	78			10	508	524	84.67	85.04%	446
Southwest E	Classrooms	3	6	5	5	5	4	4	0	0	2	31	34			
	Capacity	48	108	90	90	90	104	104			20	606	654	101.00	89.11%	583
Stateside	Classrooms	0	7	6	6	6	5	4	0	0	2	36	36			
	Capacity	0	126	108	108	108	130	104			20	704	704	117.33	88.64%	624
Summersill	Classrooms	0	7	6	6	6	4	4	0	0	2	35	35			
	Capacity	0	126	108	108	108	104	104			20	678	678	113.00	92.04%	624
Swansboro	Classrooms	0	6	5	5	5	4	4	0	0	1	30	30			
	Capacity	0	108	90	90	90	104	104			10	596	596	99.33	90.60%	540
Thompson	Classrooms	22	0	0	0	0	0	0	0	0	1	1	23			
	Capacity	242									10		252	0.00	100.00%	
Elementary Total	Classrooms	35	139	130	125	121	92	90	0	0	39	736	771			
	Capacity	450	2,502	2,340	2,250	2,178	2,392	2,340	0	0	390	14,382	14,842	2,397	88.40%	12,975

Onslow County Schools

2019 Capacity

Capacity as currently configured

PK is shown but not included in ADM Numbers

PK is counted in the total number of classrooms

8/30/2021

2019

Schools	2016	K-5 Capacity Building											Building	Students	Efficiency	HB-90	
		PK	K	1	2	3	4	5	6-8	9-12	EC	K-12					Capacity
Students / Cr		16	19	19	19	19	26	26	26	26	Varies	10	Total	W/ PK	Grade	Configured	2021-2022
Previous Students / CR		16	21	21	21	21	26	26	26			10			Even	No	
															Dist.	PK	
Elementary Schools																	
Bell Fork	Classrooms	0	6	6	5	5	4	4	0	0	0	30	30				
	Capacity	0	114	114	95	95	104	104				626	626	104.33	91.05%	570	
Blue Creek	Classrooms	0	6	5	5	5	4	3	0	0	1	29	29				
	Capacity	0	114	95	95	95	104	78			10	591	591	98.50	79.19%	468	
Carolina Forest	Classrooms	0	6	6	6	5	4	4	0	0	2	33	33				
	Capacity	0	114	114	114	95	104	104			20	665	665	110.83	85.71%	570	
Clear View	Classrooms	0	9	8	8	8	6	6	0	0	2	47	47				
	Capacity	0	171	152	152	152	156	156			20	959	959	159.83	95.10%	912	
Clyde Erwin	Classrooms	0	4	4	3	3	3	3	0	0	2	22	22				
	Capacity	0	76	76	57	57	78	78			20	442	442	73.67	77.38%	342	
Coastal	Classrooms	0	9	8	8	8	6	6	0	0	2	47	47				
	Capacity	0	171	152	152	152	156	156			20	959	959	159.83	95.10%	912	
Dixon	Classrooms	3	6	7	6	6	4	4	0	0	2	35	38				
	Capacity	48	114	133	114	114	104	104			20	703	751	117.17	88.76%	667	
Heritage	Classrooms	0	6	6	6	5	4	4			2	33	33				
	Capacity	0	114	114	114	95	104	104			20	665	665	110.83	85.71%	570	
Hunters Creek E	Classrooms	0	6	6	6	6	4	4	0	0	2	34	34				
	Capacity	0	114	114	114	114	104	104			20	684	684	114.00	91.23%	624	
Jaconsville Commons	Classrooms	0	6	6	5	5	4	4	0	0	2	32	32				
	Capacity	0	114	114	95	95	104	104			20	646	646	107.67	88.24%	570	
Meadow View	Classrooms	0	7	6	6	6	5	5	0	0	2	37	37				
	Capacity	0	133	114	114	114	130	130			20	755	755	125.83	90.60%	684	
Morton	Classrooms	2	6	6	6	5	4	4	0	0	2	33	35				
	Capacity	32	114	114	114	95	104	104			20	665	697	110.83	85.71%	597	
Northwoods	Classrooms	0	4	4	4	4	3	3	0	0	1	23	23				
	Capacity	0	76	76	76	76	78	78			10	470	470	78.33	97.02%	456	
Parkwood	Classrooms	0	5	5	5	5	3	3	0	0	1	27	27				
	Capacity	0	95	95	95	95	78	78			10	546	546	91.00	85.71%	468	
Queens Creek	Classrooms	4	6	6	5	5	4	4	0	0	2	32	36				
	Capacity	64	114	114	95	95	104	104			20	646	710	107.67	88.24%	626	
Richlands E	Classrooms	0	9	9	9	9	6	6	0	0	2	50	50				
	Capacity	0	171	171	171	171	156	156			20	1,016	1,016	169.33	92.13%	936	
Sandridge	Classrooms	0	6	6	5	5	4	4	0	0	3	33	33				
	Capacity	0	114	114	95	95	104	104			30	656	656	109.33	86.89%	570	
Silverdale	Classrooms	1	5	5	5	4	3	3	0	0	1	26	27				
	Capacity	16	95	95	95	76	78	78			10	527	543	87.83	86.53%	470	
Southwest E	Classrooms	3	6	5	5	5	4	4	0	0	2	31	34				
	Capacity	48	114	95	95	95	104	104			20	627	675	104.50	90.91%	614	
Stateside	Classrooms	0	7	6	6	6	5	4	0	0	2	36	36				
	Capacity	0	133	114	114	114	130	104			20	729	729	121.50	85.60%	624	
Summersill	Classrooms	0	7	6	6	6	4	4	0	0	2	35	35				
	Capacity	0	133	114	114	114	104	104			20	703	703	117.17	88.76%	624	
Swansboro	Classrooms	0	6	5	5	5	4	4	0	0	1	30	30				
	Capacity	0	114	95	95	95	104	104			10	617	617	102.83	92.38%	570	
Thompson	Classrooms	22	0	0	0	0	0	0	0	0	1	1	23				
	Capacity	242									10		252	0.00	100.00%		
Elementary Total	Classrooms	35	138	131	125	121	92	90	0	0	39	736	771				
	Capacity	450	2,622	2,489	2,375	2,299	2,392	2,340	0	0	390	14,897	15,357	2,483	88.54%	13,444	

Onslow County Schools

2018 Capacity

Capacity as currently configured

PK is shown but not included in ADM Numbers

PK is counted in the total number of classrooms

8/30/2021

2018

Schools	2016	K-5 Capacity Building											Building	Students	Efficiency	HB-90
Grade Level	PK	K	1	2	3	4	5	6-8	9-12	EC	K-12	Capacity	per	as	First Out	
Students / Cr											Total	W/ PK	Grade	Configured	2021-2022	
Previous Students / CR	16	21	21	21	21	26	26	26	Varies	10			Even		No	
													Dist.		PK	
Elementary Schools																
Bell Fork	Classrooms	0	6	6	5	5	4	4	0	0	0	30	30			
	Capacity	0	120	120	100	100	104	104				648	648	108.00	92.59%	600
Blue Creek	Classrooms	0	5	5	5	5	4	4	0	0	1	29	29			
	Capacity	0	100	100	100	100	104	104			10	618	618	103.00	97.09%	600
Carolina Forest	Classrooms	0	6	6	6	5	4	4	0	0	2	33	33			
	Capacity	0	120	120	120	100	104	104			20	688	688	114.67	87.21%	600
Clear View	Classrooms	0	9	8	8	8	6	6	0	0	2	47	47			
	Capacity	0	180	160	160	160	156	156			20	992	992	165.33	94.35%	936
Clyde Erwin	Classrooms	0	4	4	3	3	3	3	0	0	2	22	22			
	Capacity	0	80	80	60	60	78	78			20	456	456	76.00	78.95%	360
Coastal	Classrooms	0	9	8	8	8	6	6	0	0	2	47	47			
	Capacity	0	180	160	160	160	156	156			20	992	992	165.33	94.35%	936
Dixon	Classrooms	3	6	6	6	6	5	4	0	0	2	35	38			
	Capacity	48	120	120	120	120	130	104			20	734	782	122.33	85.01%	665
Heritage	Classrooms	0	6	6	6	5	4	4			2	33	33			
	Capacity	0	120	120	120	100	104	104			20	688	688	114.67	87.21%	600
Hunters Creek E	Classrooms	0	6	6	6	6	4	4	0	0	2	34	34			
	Capacity	0	120	120	120	120	104	104			20	708	708	118.00	88.14%	624
Jaconsville Commons	Classrooms	0	6	6	5	5	4	4	0	0	2	32	32			
	Capacity	0	120	120	100	100	104	104			20	668	668	111.33	89.82%	600
Meadow View	Classrooms	0	7	6	6	6	5	5	0	0	2	37	37			
	Capacity	0	140	120	120	120	130	130			20	780	780	130.00	92.31%	720
Morton	Classrooms	2	6	6	6	5	4	4	0	0	2	33	35			
	Capacity	32	120	120	120	100	104	104			20	688	720	114.67	87.21%	628
Northwoods	Classrooms	0	4	4	4	4	3	3	0	0	1	23	23			
	Capacity	0	80	80	80	80	78	78			10	486	486	81.00	96.30%	468
Parkwood	Classrooms	0	5	5	5	5	3	3	0	0	1	27	27			
	Capacity	0	100	100	100	100	78	78			10	566	566	94.33	82.69%	468
Queens Creek	Classrooms	4	6	6	5	5	4	4	0	0	2	32	36			
	Capacity	64	120	120	100	100	104	104			20	668	732	111.33	89.82%	657
Richlands E	Classrooms	0	9	9	9	9	6	6	0	0	2	50	50			
	Capacity	0	180	180	180	180	156	156			20	1,052	1,052	175.33	88.97%	936
Sandridge	Classrooms	0	6	6	5	5	4	4	0	0	3	33	33			
	Capacity	0	120	120	100	100	104	104			30	678	678	113.00	88.50%	600
Silverdale	Classrooms	1	5	5	5	4	3	3	0	0	1	26	27			
	Capacity	16	100	100	100	80	78	78			10	546	562	91.00	85.71%	482
Southwest E	Classrooms	3	6	5	5	5	4	4	0	0	2	31	34			
	Capacity	48	120	100	100	100	104	104			20	648	696	108.00	92.59%	644
Stateside	Classrooms	0	6	6	6	6	5	5	0	0	2	36	36			
	Capacity	0	120	120	120	120	130	130			20	760	760	126.67	94.74%	720
Summersill	Classrooms	0	6	6	6	6	5	4	0	0	2	35	35			
	Capacity	0	120	120	120	120	130	104			20	734	734	122.33	85.01%	624
Swansboro	Classrooms	0	6	5	5	5	4	4	0	0	1	30	30			
	Capacity	0	120	100	100	100	104	104			10	638	638	106.33	94.04%	600
Thompson	Classrooms	22	0	0	0	0	0	0	0	0	1	1	23			
	Capacity	242									10		252	0.00	100.00%	
Elementary Total	Classrooms	35	135	130	125	121	94	92	0	0	39	736	771			
	Capacity	450	2,700	2,600	2,500	2,420	2,444	2,392	0	0	390	15,436	15,896	2,573	89.66%	14,068

Onslow County Schools

Traditional Capacity

Capacity based on STD Profile

PK is shown but not included in ADM Numbers

PK is counted in the total number of classrooms

8/30/2021

Traditional

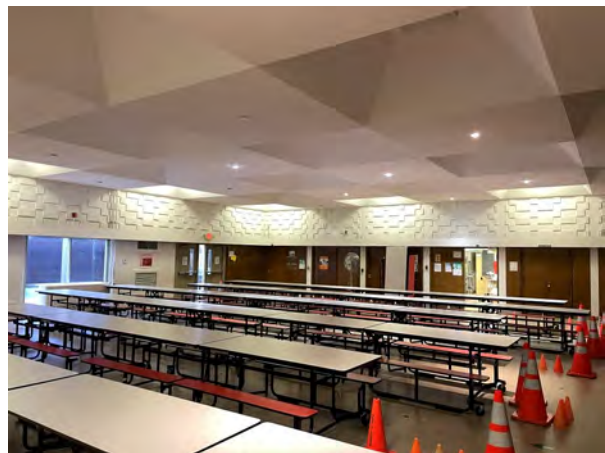
Schools	2018	K-5 Capacity Building												Building	Students	Efficiency	HB-90
Grade Level	PK	K	1	2	3	4	5	6-8	9-12	EC	K-12	Capacity	per	as	First Out		
Students / Cr													Grade	Configured	2021-2022		
Previous Students / CR	16	21	21	21	21	26	26	26	Varies	10	10		Even		No		
													Dist.		PK		
Elementary Schools																	
Bell Fork	Classrooms	0	6	6	5	5	4	4	0	0	0	30	30				
	Capacity	0	126	126	105	105	104	104				670	670	111.67	93.13%	624	
Blue Creek	Classrooms	0	5	5	5	5	4	4	0	0	1	29	29				
	Capacity	0	105	105	105	105	104	104			10	638	638	106.33	97.81%	624	
Carolina Forest	Classrooms	0	6	6	5	5	5	4	0	0	2	33	33				
	Capacity	0	126	126	105	105	130	104			20	716	716	119.33	87.15%	624	
Clear View	Classrooms	0	9	8	8	8	6	6	0	0	2	47	47				
	Capacity	0	189	168	168	168	156	156			20	1,025	1,025	170.83	91.32%	936	
Clyde Erwin	Classrooms	0	4	4	3	3	3	3	0	0	2	22	22				
	Capacity	0	84	84	63	63	78	78			20	470	470	78.33	80.43%	378	
Coastal	Classrooms	0	9	8	8	8	6	6	0	0	2	47	47				
	Capacity	0	189	168	168	168	156	156			20	1,025	1,025	170.83	91.32%	936	
Dixon	Classrooms	3	6	6	6	6	5	4	0	0	2	35	38				
	Capacity	48	126	126	126	126	130	104			20	758	806	126.33	82.32%	664	
Heritage	Classrooms	0	6	6	6	5	4	4			2	33	33				
	Capacity	0	126	126	126	105	104	104			20	711	711	118.50	87.76%	624	
Hunters Creek E	Classrooms	0	6	6	6	5	5	4	0	0	2	34	34				
	Capacity	0	126	126	126	105	130	104			20	737	737	122.83	84.67%	624	
Jaconsville Commons	Classrooms	0	6	6	5	5	4	4	0	0	2	32	32				
	Capacity	0	126	126	105	105	104	104			20	690	690	115.00	90.43%	624	
Meadow View	Classrooms	0	7	6	6	6	5	5	0	0	2	37	37				
	Capacity	0	147	126	126	126	130	130			20	805	805	134.17	93.91%	756	
Morton	Classrooms	2	6	6	5	5	5	4	0	0	2	33	35				
	Capacity	32	126	126	105	105	130	104			20	716	748	119.33	87.15%	652	
Northwoods	Classrooms	0	4	4	4	4	3	3	0	0	1	23	23				
	Capacity	0	84	84	84	84	78	78			10	502	502	83.67	93.23%	468	
Parkwood	Classrooms	0	5	5	5	5	3	3	0	0	1	27	27				
	Capacity	0	105	105	105	105	78	78			10	586	586	97.67	79.86%	468	
Queens Creek	Classrooms	4	6	6	5	5	4	4	0	0	2	32	36				
	Capacity	64	126	126	105	105	104	104			20	690	754	115.00	90.43%	682	
Richlands E	Classrooms	0	9	9	8	8	7	7	0	0	2	50	50				
	Capacity	0	189	189	168	168	182	182			20	1,098	1,098	183.00	91.80%	1,008	
Sandridge	Classrooms	0	6	6	5	5	4	4	0	0	3	33	33				
	Capacity	0	126	126	105	105	104	104			30	700	700	116.67	89.14%	624	
Silverdale	Classrooms	1	5	5	5	4	3	3	0	0	1	26	27				
	Capacity	16	105	105	105	84	78	78			10	565	581	94.17	82.83%	481	
Southwest E	Classrooms	3	6	5	5	5	4	4	0	0	2	31	34				
	Capacity	48	126	105	105	105	104	104			20	669	717	111.50	93.27%	669	
Stateside	Classrooms	0	6	6	6	6	5	5	0	0	2	36	36				
	Capacity	0	126	126	126	126	130	130			20	784	784	130.67	96.43%	756	
Summersill	Classrooms	0	6	6	6	6	5	4	0	0	2	35	35				
	Capacity	0	126	126	126	126	130	104			20	758	758	126.33	82.32%	624	
Swansboro	Classrooms	0	6	5	5	5	4	4	0	0	1	30	30				
	Capacity	0	126	105	105	105	104	104			10	659	659	109.83	94.69%	624	
Thompson	Classrooms	22	0	0	0	0	0	0	0	0	1	1	23				
	Capacity	242									10		252	0.00	100.00%		
Elementary Total	Classrooms	35	135	130	122	119	98	93	0	0	39	736	771				
	Capacity	450	2,835	2,730	2,562	2,499	2,548	2,418	0	0	390	15,972	16,432	2,662	89.16%	14,469	

Core Capacity—Traditional Method

As mentioned before, the Core Capacity is a result of measuring the square footage of the spaces and dividing by 4 sf/student. This method is used throughout the state and is a relatively good indication of the adequacy of these spaces. Typically, the lower Core Capacity needs to be between 100 to 200 students higher than the ADM Capacity. This allows for some flexibility to temporarily increase the student capacity should a quick population growth occur.



Implications of having an undersized cafeteria is that lunch starts earlier and ends later, while a limited Media Center has the potential to limit instruction.



The following table shows where the critical square footage occurs. The first column shows the measured square footage of every Media Center followed by the Core Capacity of that space. If it is yellow, that is the limiting factor and constitutes the “Core Capacity”. If it is not highlighted, as in the case of Clyde Erwin, the Cafeteria will be highlighted and that capacity will be the buildings overall Core Capacity.

In the end the buildings Core Capacity is shown in light blue with the ADM and Operational First Out Capacity shown for convenience.

Onslow County Schools

Capacity Calculations

Onslow County Schools Core Capacity 2021 2/13/2021	Media Center Square Footage	Media Capacity	Cafeteria Square Footage	Cafeteria Capacity	Core Capacity	ADM Capacity	Operational Capacity "First Out"
Elementary Schools		4		4			
Bell Fork	2,312.1	578.0	3,421.0	855.0	578.0	573	468
Blue Creek	2,856.8	714.0	3,895.8	974.0	714.0	548	468
Carolina Forest	3,144.0	786.0	3,368.5	842.0	786.0	619	510
Clear View	3,148.1	787.0	4,196.5	1,049.0	787.0	884	780
Clyde Erwin	2,784.6	696.0	2,586.7	647.0	647.0	396	312
Coastal	3,148.1	787.0	4,196.5	1,049.0	787.0	884	780
Dixon E	3,996.8	999.0	4,617.9	1,154.0	999.0	700	612
Heritage	3,736.3	934.0	3,279.8	820.0	820.0	619	510
Hunters Creek E	3,087.4	772.0	3416.4	854.0	772.0	636	576
Jaconsoville Commons E	3,088.6	772.0	3,412.1	853.0	772.0	593	468
Meadow View	3,778.4	945.0	4,158.7	1,040.0	945.0	686	624
Morton	3,481.9	870.0	4,469.6	1,117.0	870.0	651	510
Northwoods	2,610.8	653.0	3,392.5	848.0	653.0	438	384
Parkwood	3,362.5	841.0	2,457.5	614.0	614.0	506	468
Queens Creek	3,083.4	771.0	3,280.1	820.0	771.0	657	468
Richlands E	2,899.8	725.0	4,308.9	1,077.0	725.0	944	864
Sandridge	3,743.0	936.0	3,294.7	824.0	824.0	603	468
Silverdale	2,345.4	586.0	1,815.3	454.0	454.0	505	408
Southwest E	3,103.2	776.0	3,412.1	853.0	776.0	623	468
Stateside	3,780.0	945.0	4,209.1	1,052.0	945.0	669	612
Summersill	2,816.9	704.0	4,477.6	1,119.0	704.0	652	612
Swansboro E	3,167.0	792.0	3,161.4	790.0	790.0	565	468
Thompson	2,483.2	621.0	2,137.0	534.0	534.0	0	252
Elementary Total	71,958.3	17,990.0	80,965.7	20,243.0	17,267.0	13,951.0	12,090.0
Middle Schools							
Dixon M	3,002.0	751.0	4,706.1	1,177.0	751.0	1034	1003
Hunters Creek M	3,555.2	889.0	3,196.9	799.0	799.0	852	826
Jacksonville Commons M	3,747.2	937.0	4,573.2	1,143.0	937.0	878	852
New Bridge	2,603.3	651.0	3,530.8	883.0	651.0	520	504
Northwoods Park	2,383.1	596.0	3,600.0	900.0	596.0	742	720
Southwest M	2,682.3	671.0	2,464.3	616.0	616.0	534	518
Swansboro M	2,519.7	630.0	3,581.9	895.0	630.0	940	912
Trexler	2,335.4	584.0	3,233.4	808.0	584.0	810	786
Middle Total	22,828.2	5,709.0	28,886.6	7,221.0	5,564.0	6,310.0	6,120.7
High Schools							
Dixon H	2,941.2	735.0	3,450.1	863.0	735.0	877	877
Jacksonville H	4,119.9	1,030.0	11,656.7	2,914.0	1,030.0	1476	1476
Northside	5,334.0	1,334.0	5,748.5	1,437.0	1,334.0	1177	1177
Richlands H	3,897.4	974.0	3,307.2	4,886.2	974.0	928	928
Southwest H	4,714.2	1,179.0	5,235.6	1,309.0	1,179.0	1016	1016
Swansboro H	3,140.2	785.0	5,135.5	1,284.0	785.0	1240	1240
White Oak	4,999.9	1,250.0	6,897.6	1,724.0	1,250.0	1303	1303
OC Early College High	0.0	0.0	0.0	0.0	0.0	200	200
ENCR Skills Center	0.0	0.0	0.0	0.0	0.0	200	200
County Learning Center	0.0	0.0	0.0	0.0	0.0	115	115
High Total	29,146.8	7,287.0	41,431.2	14,417.2	7,287.0	8,532.0	8,532.0
System Total	123,933.3	30,986.0	151,283.5	41,881.2	30,118.0	28,793.0	26,742.7

Capacity Diagrams

Capacity Diagrams

It is difficult to keep track of what spaces constitute capacity and which ones don't. Simply looking at numbers does not paint a complete picture and does not provide an opportunity to double check room counts. The following diagrams serve several purposes. First is a visual proof that the room counts are correct. Secondly, it allows for a quick understanding of what support spaces are needed. Finally, it provides a picture of how the school is organized. All schools are shown in this section and again in miniature with the section of this document that deals with each particular school.

Elementary Schools

This is relatively simple. Students stay in their rooms unless they have a special program such as Art, Music or other programs. In this case those special spaces do not count toward the capacity, but function as resources to the entire school. Here it is also very helpful to see the distribution of the administrative areas and core facilities that are used by all building occupants.

On the following pages are the breakdowns for the number of classrooms at each school and the capacity of that room. These are all based on the highest capacity for the 2021-22 school year. The two underlined capacities are the ADM, counting every single seat, and the Operational which is 95% of the ADM to deal with class size differential. In orange is the HB-90 Capacity which only applies to elementary schools.

Middle Schools

These are similar to the elementary in that the support spaces are not counted as capacity. During this transition from child to young adult, students begin to move between a series of three to four main spaces, then on to the special programs. This arrangement is termed de-compartmentalization where departments are now scattered across the entire campus. At the middle schools the ADM and Operational Capacity of 97% is underlined for clarity.

High Schools

It's at this level that we begin to count nearly every space for capacity. Roll call can be taken in the gymnasium or automotive classroom and students then move about the school from program to program based on where the program type is located. Here, the departments are centralized and the sciences are in a particular area of the school in the same way the CTE programs are in another area. In this case, the ADM and the Operational Capacity are the same.

Key

On each page is a color coded key for quick reference on the category of space. For this there are only the Capacity, Non-Capacity, and Core spaces shown.

Bell Fork Elementary

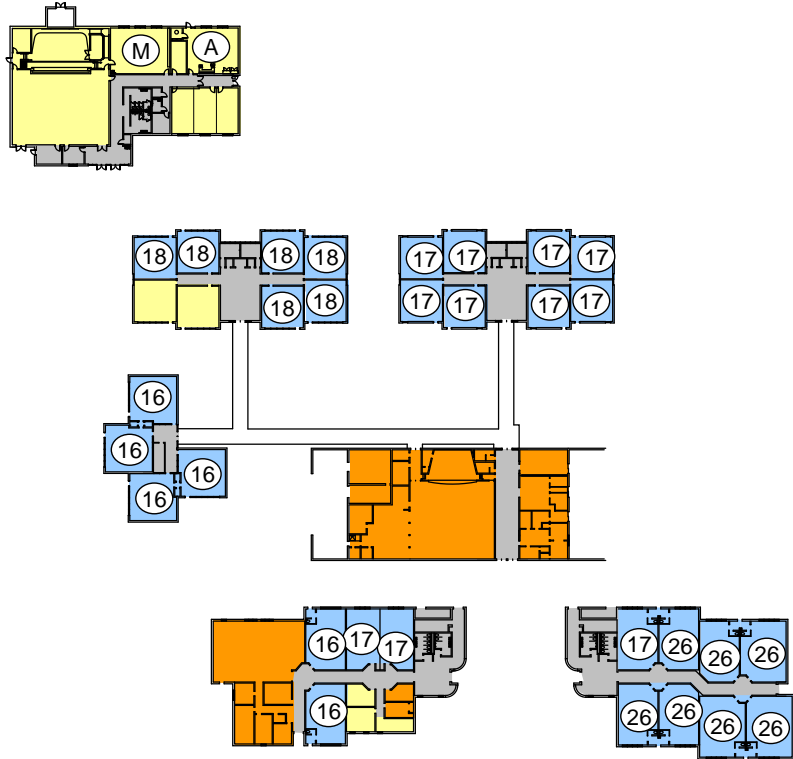
Capacity 2021-22		
K	(18)6	=108
1	(16)6	= 96
2	(17)6	=102
3	(17)5	= 85
4	(26)4	=104
5	(26)3	= 78
EC	(10)0	= 0
<u>ADM</u>	30	=573
<u>Operational</u>		544
HB-90 = 81.68% 468		

Key

■	Capacity Spaces
■	Non-Capacity Spaces
■	Core Facilities

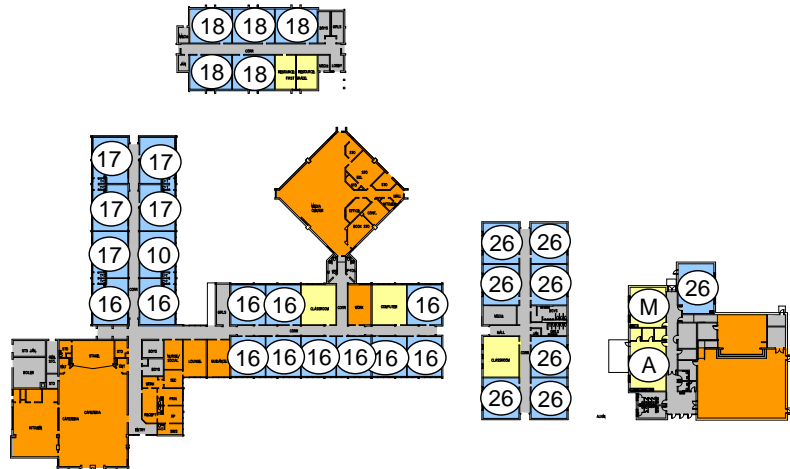
Bell Fork Elementary

Capacity 2021-22		
K	(18)6	=108
1	(16)6	= 96
2	(17)6	=102
3	(17)5	= 85
4	(26)4	=104
5	(26)3	= 78
EC	(10)0	= 0
ADM	30	=573
Operational 544		
HB-90 = 81.68% 468		



Blue Creek Elementary

Capacity 2021-22		
K	(18)5	=108
1	(16)6	= 96
2	(16)5	=102
3	(17)5	= 85
4	(26)4	=104
5	(26)3	= 78
EC	(10)1	= 0
ADM	29	=548
Operational 521		
HB-90 = 85.4% 468		

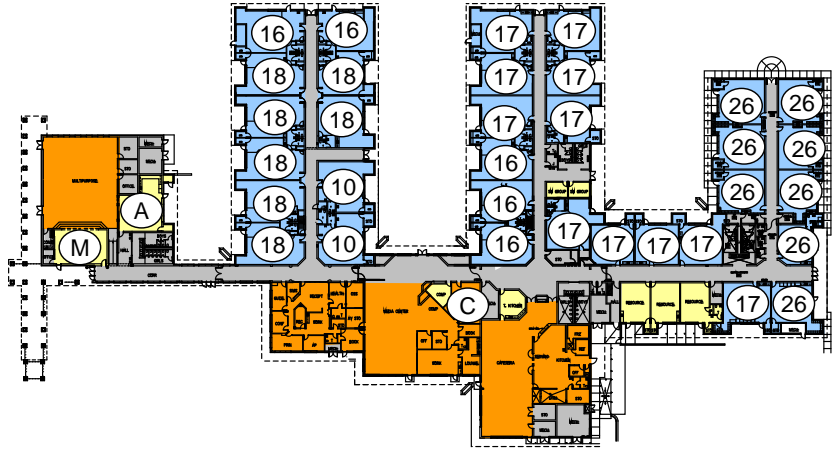


Key

	Capacity Spaces
	Non-Capacity Spaces
	Core Facilities

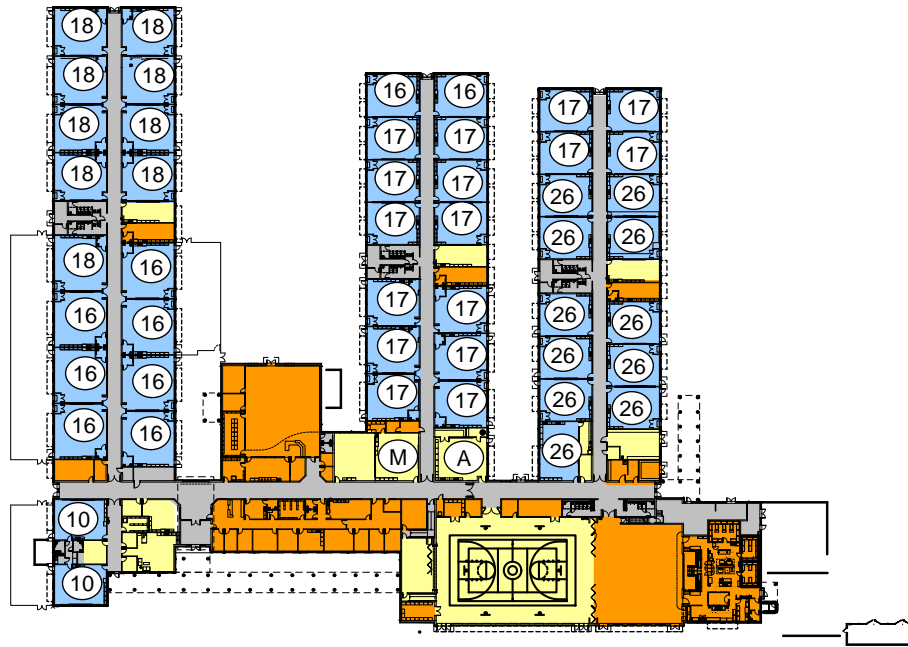
Carolina Forest

Capacity 2021-22		
K	(18)6	=108
1	(16)6	= 96
2	(17)6	=102
3	(17)5	= 85
4	(26)4	=104
5	(26)4	= 104
EC	(10)2	= 20
ADM	33	=619
<u>Operational</u>		= 588
HB-90 = 82.39% 510		



Clear View

Capacity 2021-22		
K	(18)9	=162
1	(16)9	=144
2	(17)8	=136
3	(17)8	=136
4	(26)6	=156
5	(26)5	=130
EC	(10)2	=20
ADM	47	=884
<u>Operational</u>		840
HB-90 = 88.24% 780		

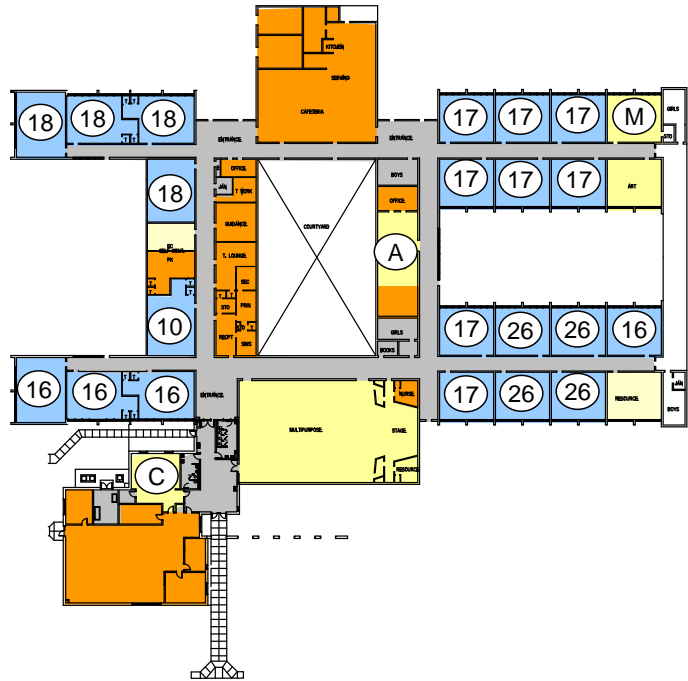


Key

	Capacity Spaces
	Non-Capacity Spaces
	Core Facilities

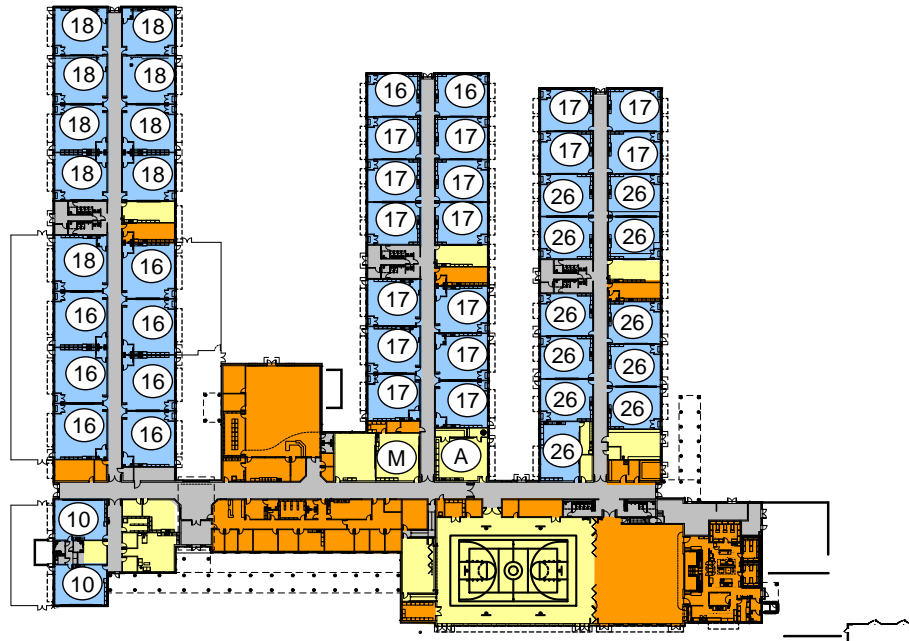
Clyde Erwin Elementary

Capacity 2021-22		
K	(18)4	=108
1	(16)4	= 96
2	(17)4	=102
3	(17)4	= 85
4	(26)2	=104
5	(26)2	= 78
EC	(10)2	= 0
ADM	22	=396
Operational 376		
HB-90 = 78.97% 312		



Coastal Elementary

Capacity 2021-22		
K	(18)9	=162
1	(16)9	=144
2	(17)8	=136
3	(17)8	=136
4	(26)6	=156
5	(26)5	=130
EC	(10)2	=20
ADM	47	=884
Operational 840		
HB-90 = 88.24% 780		

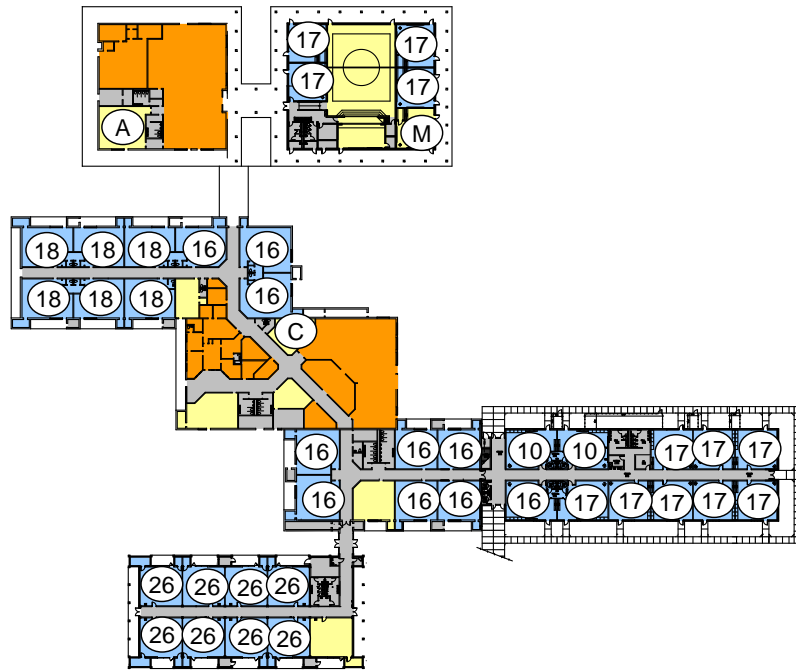


Key

	Capacity Spaces
	Non-Capacity Spaces
	Core Facilities

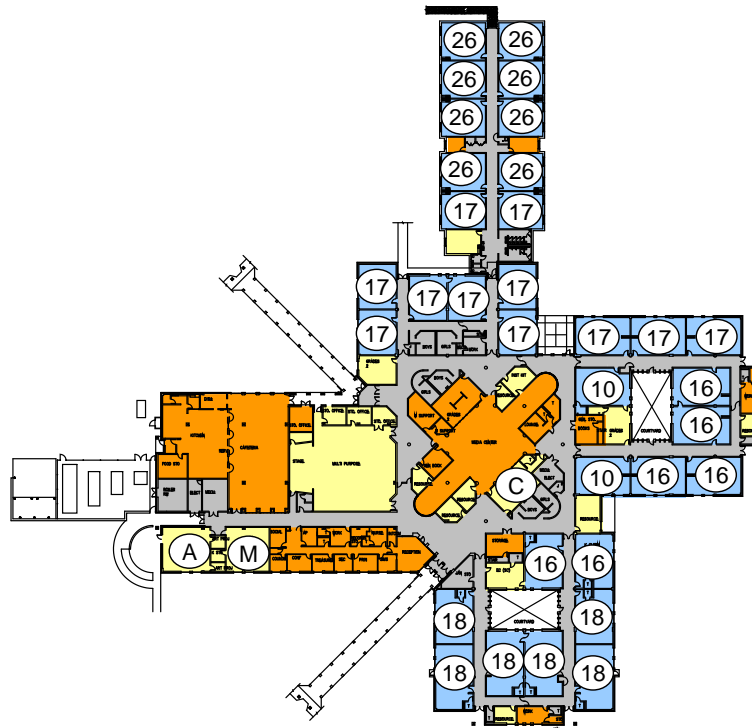
Dixon Elementary

Capacity 2021-22		
K	(18)6	=108
1	(16)7	= 112
2	(17)6	=102
3	(17)6	=102
4	(26)4	=104
5	(26)4	=104
EC	(10)2	= 20
ADM	35	=652
PK	(16)3	= 48
Total incl. PK=700		
<u>Operational</u>		= 619
HB-90 = 93.87% 612		



Heritage Elementary

Capacity 2021-22		
K	(18)6	=108
1	(16)6	=96
2	(17)6	=102
3	(17)5	=85
4	(26)4	=104
5	(26)4	=104
EC	(10)2	= 20
ADM	33	=619
<u>Operational</u>		588
HB-90 = 82.39% 510		

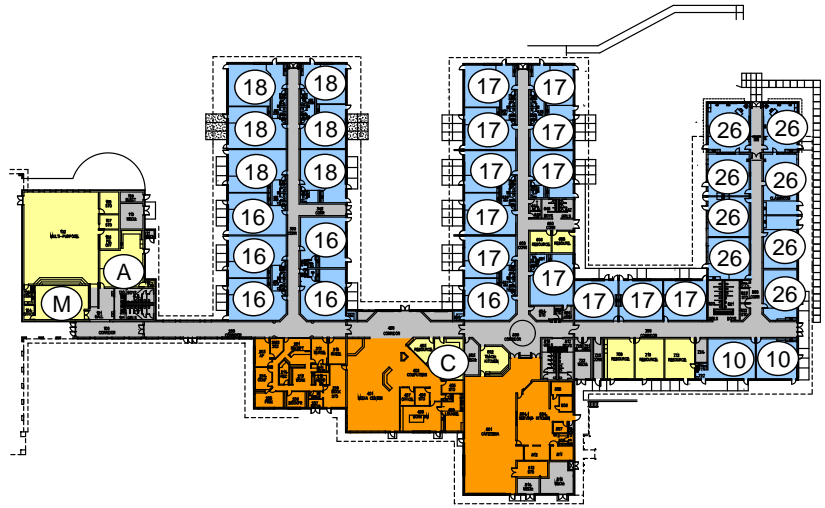


Key

	Capacity Spaces
	Non-Capacity Spaces
	Core Facilities

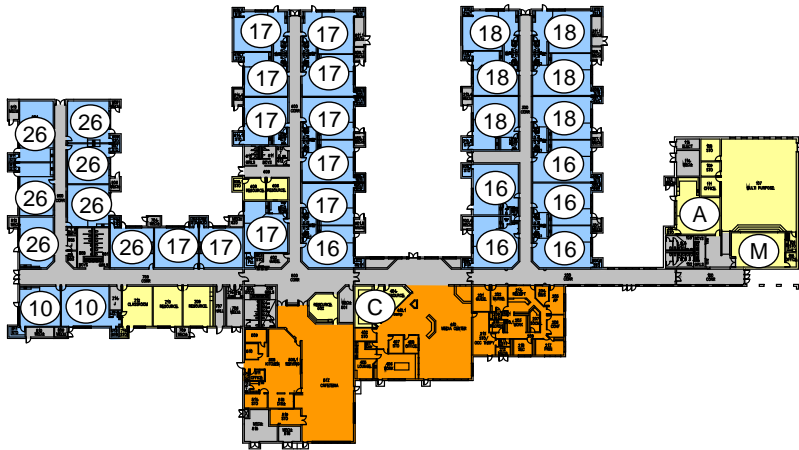
Hunters Creek Elementary

Capacity 2021-22		
K	(18)6	=108
1	(16)6	= 96
2	(17)6	=102
3	(17)6	=102
4	(26)4	=104
5	(26)4	=104
EC	(10)2	= 20
<u>ADM</u>	34	=636
<u>Operational</u>	604	
HB-90 = 90.57% 576		



Jacksonville Commons Elementary

Capacity 2021-22		
K	(18)6	=108
1	(16)6	=112
2	(17)6	=119
3	(17)5	=119
4	(26)4	=104
5	(26)3	=104
EC	(10)2	= 20
<u>ADM</u>	32	=593
<u>Operational</u>	563	
HB-90 = 78.92% 468		



Key

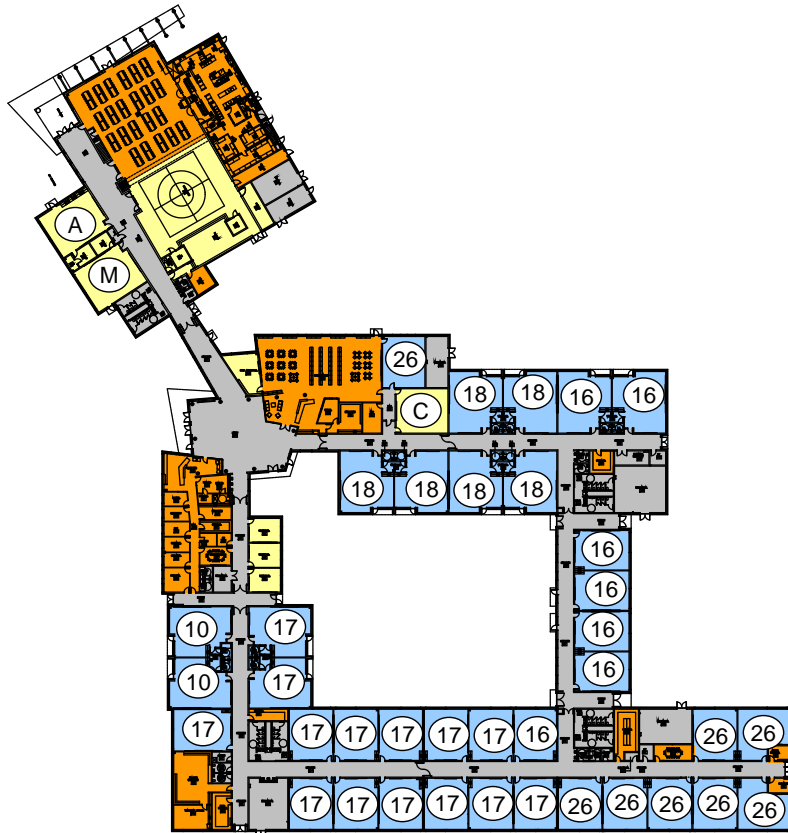
	Capacity Spaces
	Non-Capacity Spaces
	Core Facilities

Meadow View Elementary

Capacity 2021-22

K	(18)6	=108
1	(16)7	=112
2	(17)7	=119
3	(17)7	=119
4	(26)4	=104
5	(26)4	=104
EC	(10)2	= 20
<u>ADM</u>	37	=686
<u>Operational</u>		652

HB-90 = 90.96% **624**



Morton Elementary

Capacity 2021-22

K	(18)6	=108
1	(16)6	=96
2	(17)6	=102
3	(17)5	=85
4	(26)4	=104
5	(26)4	=104
EC	(10)2	= 20
<u>ADM</u>	33	=619
PK	(16)2	=32
Total Incl. PK		= 651
<u>Operational</u>		588

HB-90 = 82.39% **510**



Key

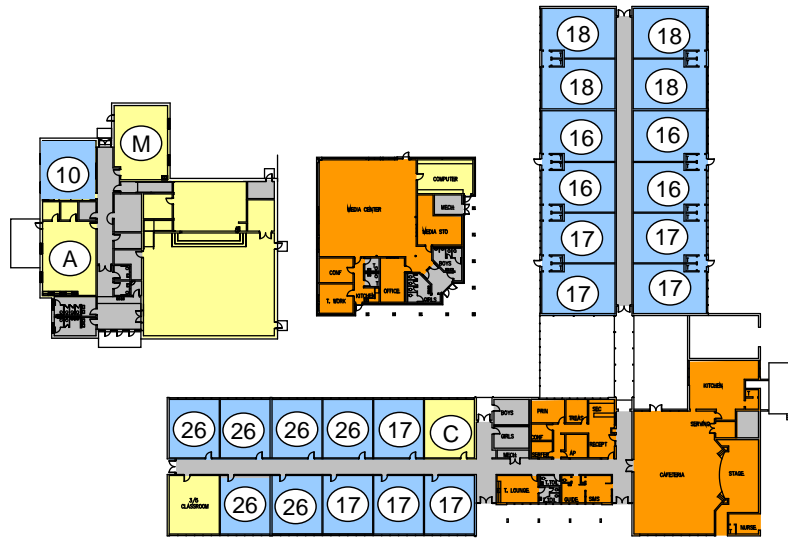
 Capacity Spaces
 Non-Capacity Spaces
 Core Facilities

Northwoods Elementary

Capacity 2021-22

K	(18)4	=72
1	(16)4	=64
2	(17)4	=68
3	(17)4	=68
4	(26)3	=78
5	(26)3	=104
EC	(10)1	= 10
<u>ADM</u>	23	=438
<u>Operational</u>		416

HB-90 = 87.67% **384**



Parkwood Elementary

Capacity 2021-22

K	(18)5	=90
1	(16)5	=80
2	(17)5	=85
3	(17)5	=85
4	(26)3	=78
5	(26)3	=78
EC	(10)1	=10
<u>ADM</u>	27	=506
<u>Operational</u>		481

HB-90 = 92.49% **468**



Key

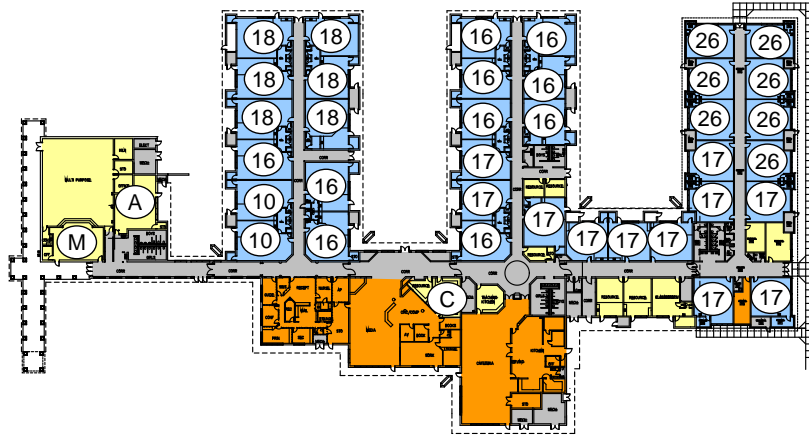
	Capacity Spaces
	Non-Capacity Spaces
	Core Facilities

Queens Creek Elementary

Capacity 2021-22

K	(18)6	=108
1	(16)6	=112
2	(17)6	=119
3	(17)5	=119
4	(26)4	=104
5	(26)3	=104
EC	(10)2	= 20
<u>ADM</u>	32	=593
PK	(16)4	= 64
Total incl. PK=		657
<u>Operational</u>		= 563

HB-90 = 78.92% 468

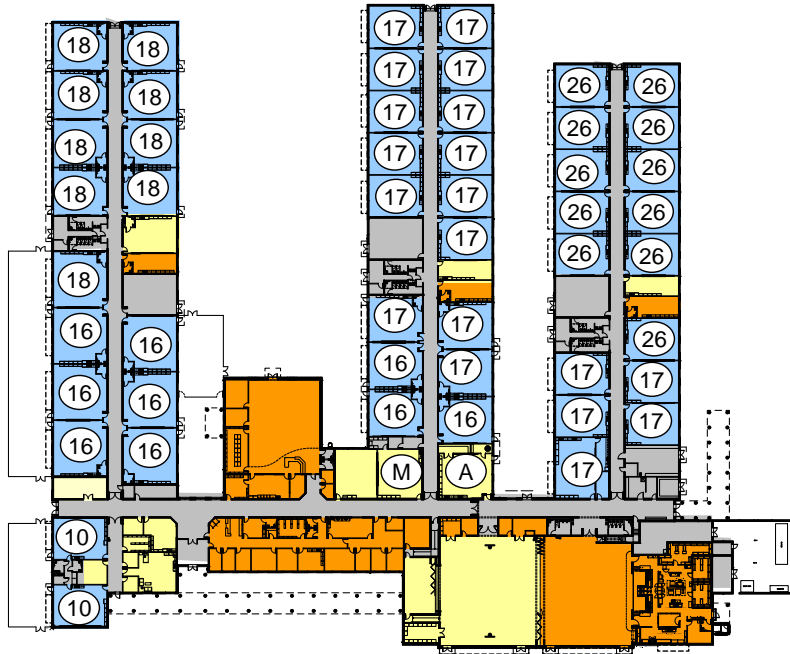


Richlands Elementary

Capacity 2021-22

K	(18)9	=162
1	(16)9	=144
2	(17)9	=153
3	(17)9	=153
4	(26)6	=156
5	(26)6	=156
EC	(10)2	= 20
<u>ADM</u>	50	=944
<u>Operational</u>		897

HB-90 = 91.53% 864



Key

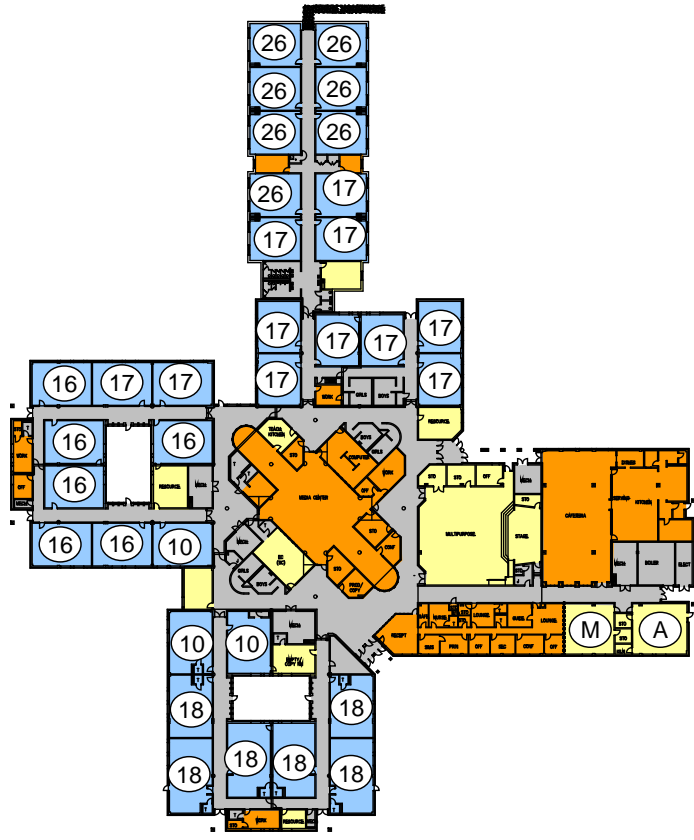
■	Capacity Spaces
■	Non-Capacity Spaces
■	Core Facilities

Sand Ridge Elementary

Capacity 2021-22

K	(18)6	=108
1	(16)6	= 96
2	(17)6	=102
3	(17)5	= 85
4	(26)4	=104
5	(26)3	= 78
EC	(10)3	= 30
ADM	33	=603
<u>Operational</u>		573

HB-90 = 77.61% 468

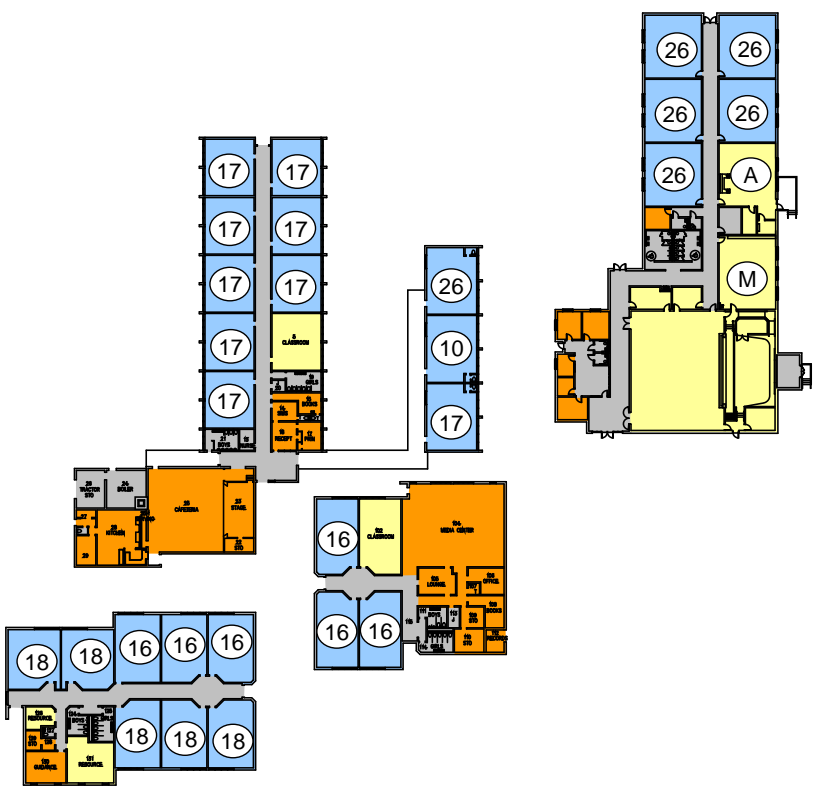


Silverdale Elementary

Capacity 2021-22

K	(18)5	=90
1	(16)5	=80
2	(17)5	=68
3	(17)4	=68
4	(26)3	=78
5	(26)3	=78
EC	(10)1	=10
ADM	26	=489
PK (16)1	= 16	
Total incl. PK		=505
<u>Operational</u>		465

HB-90 = 83.44% 408



Key

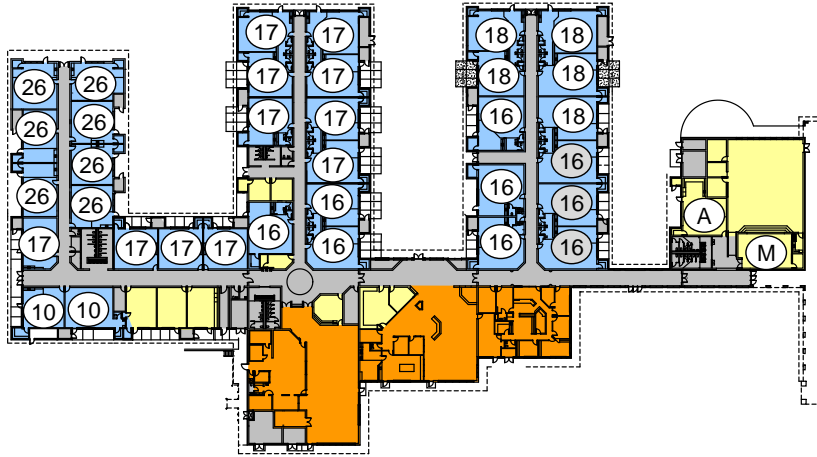
- Capacity Spaces
- Non-Capacity Spaces
- Core Facilities

Southwest Elementary

Capacity 2021-22

K	(18)5	=90
1	(16)6	=96
2	(17)6	=102
3	(17)5	=85
4	(26)4	=104
5	(26)3	=78
EC	(10)2	=20
ADM	31	=575
PK	(16)3	= 48
Total Incl. PK=623		
Operational 546		

OC = 81.39% 468

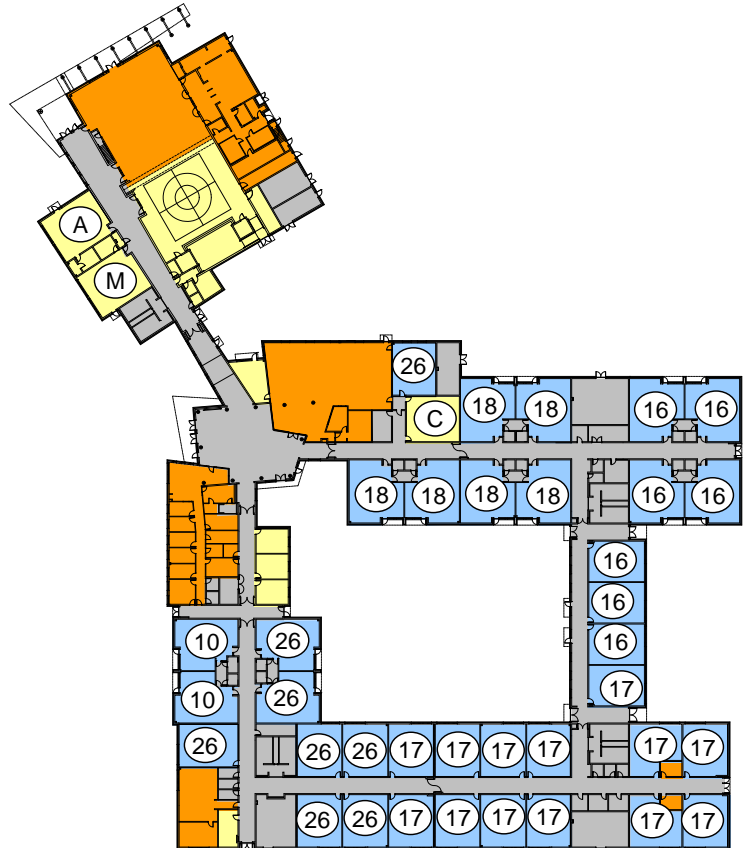


Stateside Elementary

Capacity 2021-22

K	(18)6	=108
1	(16)7	=112
2	(17)7	=119
3	(17)6	=102
4	(26)4	=104
5	(26)4	=104
EC	(10)2	=20
ADM	35	=669
Operational 636		

HB-90 = 91.48% 612



Key

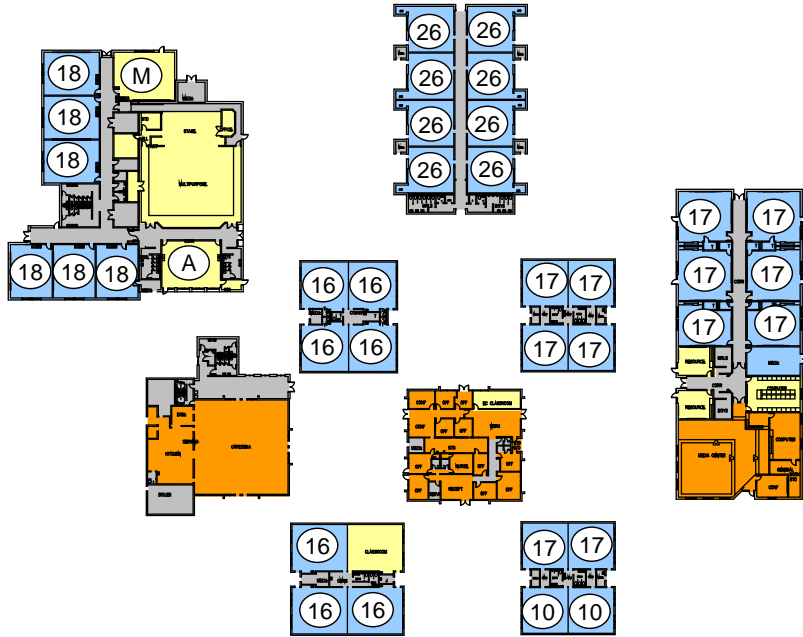
- Capacity Spaces
- Non-Capacity Spaces
- Core Facilities

Summersill Elementary

Capacity 2021-22

K	(18)6	=108
1	(16)7	=96
2	(17)6	=102
3	(17)6	=102
4	(26)4	=104
5	(26)4	=104
EC	(10)2	= 20
<u>ADM</u>	35	=652
<u>Operational</u>		619

HB-90 = 93.87% **612**

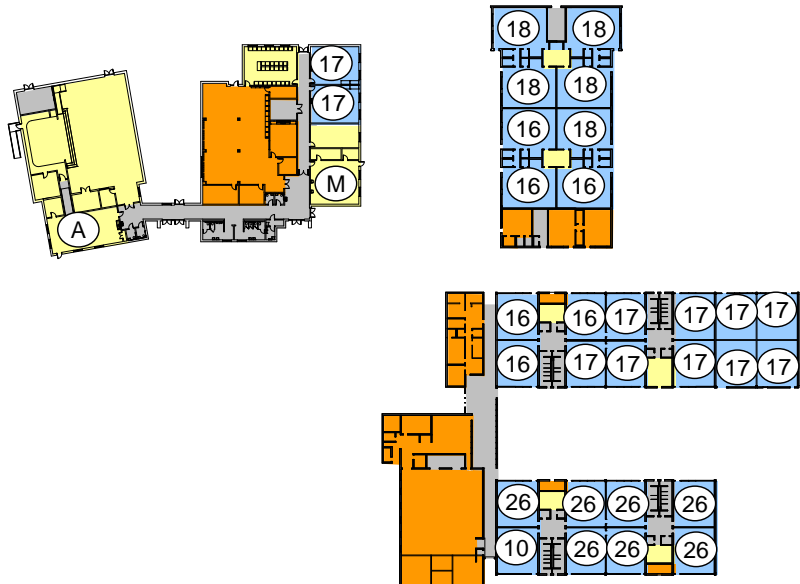


Swansboro Elementary

Capacity 2021-22

K	(18)5	=90
1	(16)6	=96
2	(17)6	=102
3	(17)5	=85
4	(26)4	=104
5	(26)3	=78
EC	(10)1	=10
<u>ADM</u>	28	=565
<u>Operational</u>		537

HB-90 = 82.83% **468**

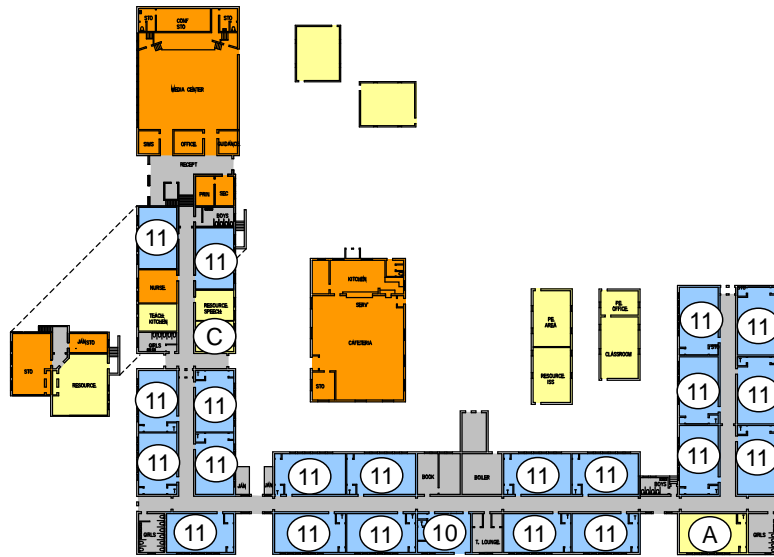


Key

Light Blue Box	Capacity Spaces
Yellow Box	Non-Capacity Spaces
Orange Box	Core Facilities

Thompson Early Childhood Center

Capacity 2021-22
PK (11)22 = 242
EC (10)1 = 10
PK Total 23 = **252**



Key

- Capacity Spaces
- Non-Capacity Spaces
- Core Facilities

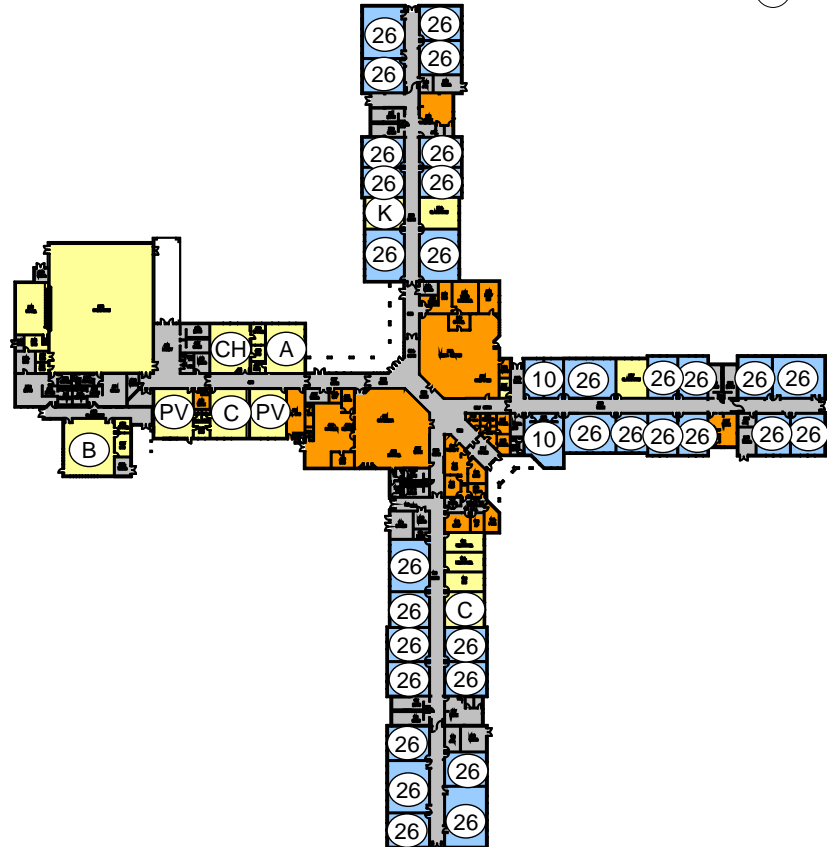
Dixon Middle

Capacity 2021-22		
6-8 (26)	39 =	1,014
EC (10)	2 =	20
Comp	0 =	0
Art	1 =	0
Band	1 =	0
Chorus	1 =	0
Keyboard	1 =	0
Prevocat	3 =	0
Health(26)	3 =	78
<u>ADM</u>	41 =	1,034
<u>Operational</u>		1,003



Hunters Creek Middle

Capacity 2021-22		
6-8 (26)	32 =	832
EC (10)	2 =	20
Comp	2 =	0
Art	1 =	0
Band	1 =	0
Chorus	1 =	0
Keyboard	1 =	0
Prevocat	2 =	0
Health (26)	0 =	0
<u>ADM</u>	34 =	852
<u>Operational</u>		826

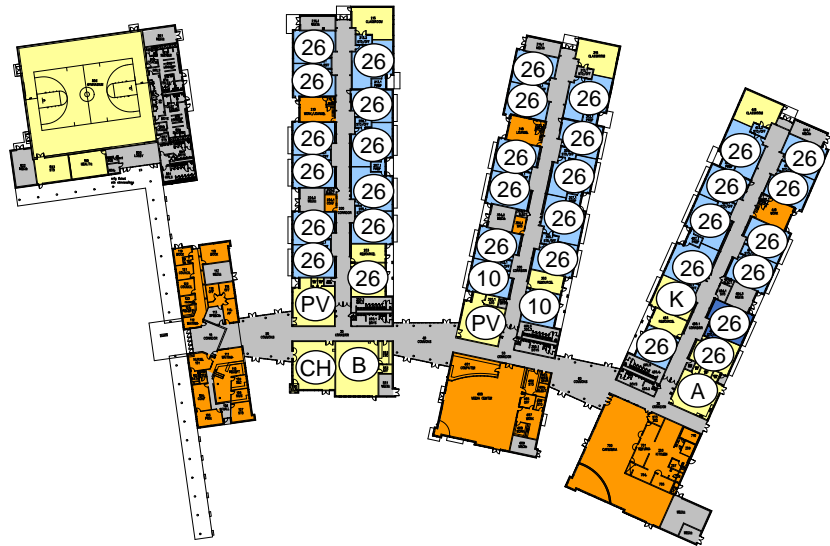


Key

	Capacity Spaces
	Non-Capacity Spaces
	Core Facilities

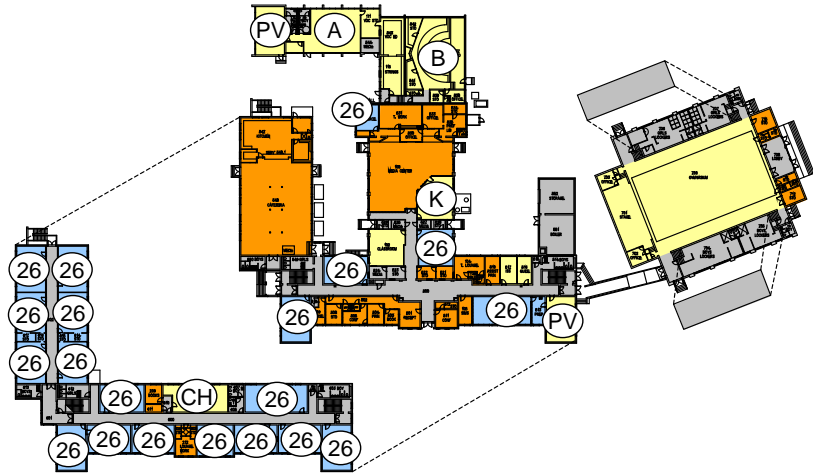
Jacksonville Commons M.

Capacity 2021-22	
6-8 (26)33	= 832
EC (10)2	= 20
Comp 2	= 0
Art 1	= 0
Band 1	= 0
Chorus 1	= 0
Keyboard 1	= 0
Prevocat 2	= 0
Health (26)0	= 0
<u>ADM</u> 34	= 878
<u>Operational</u>	852



New Bridge Middle

Capacity 2021-22	
6-8 (26)20	= 520
EC (10)0	= 0
Comp 1	= 0
Art 1	= 0
Band 1	= 0
Chorus 1	= 0
Keyboard 1	= 0
Prevocat 2	= 0
Health(26)0	= 0
<u>ADM</u> 20	= 520
<u>Operational</u>	504

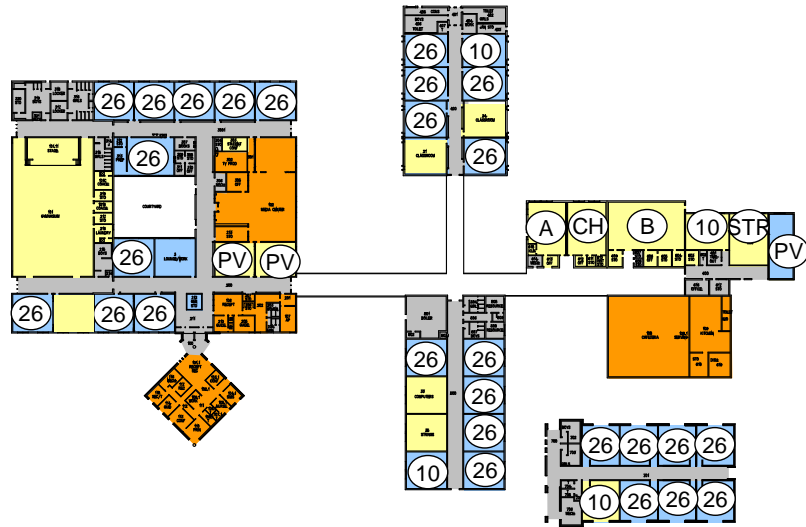


Key

 Capacity Spaces
 Non-Capacity Spaces
 Core Facilities

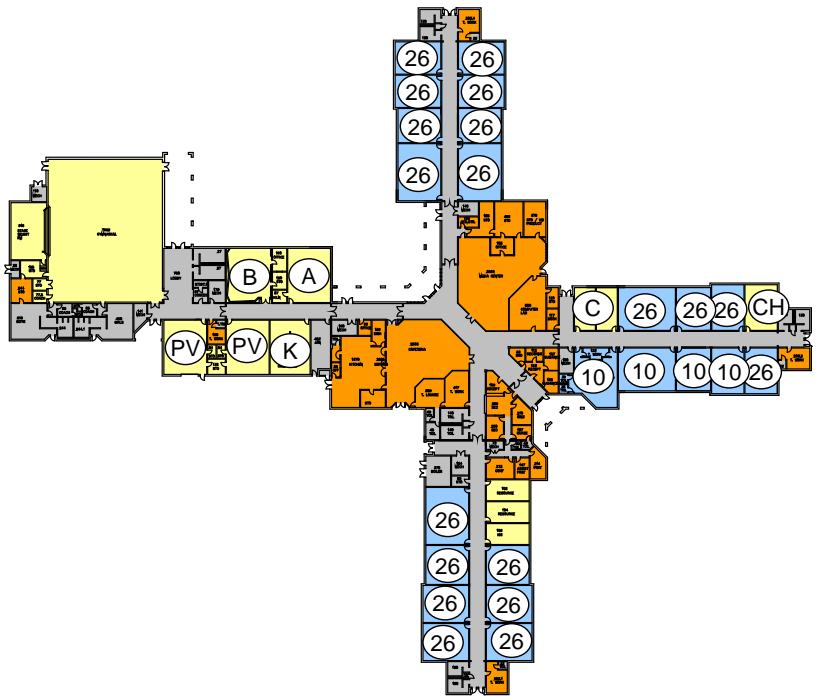
Northwoods Park Middle

Capacity 2021-22	
6-8 (26)27	= 702
EC (10)4	= 40
Comp	2 = 0
Art	1 = 0
Band	2 = 0
Chorus	1 = 0
Dance	1 = 0
Keyboard	1 = 0
Prevocat	3 = 0
Health (26)0	= 0
<u>ADM</u>	31 = 742
<u>Operational</u>	720



Southwest Middle

Capacity 2021-22	
6-8 (26)19	= 494
EC (10)4	= 40
Comp	1 = 0
Art	1 = 0
Band	1 = 0
Chorus	1 = 0
Keyboard	1 = 0
Prevocat	2 = 0
Health (26)0	= 0
<u>ADM</u>	23 = 534
<u>Operational</u>	518

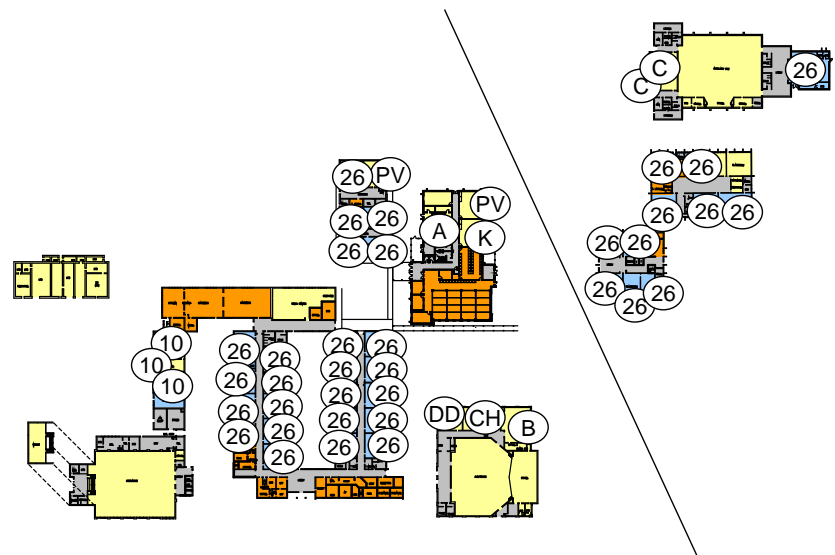


Key

■	Capacity Spaces
■	Non-Capacity Spaces
■	Core Facilities

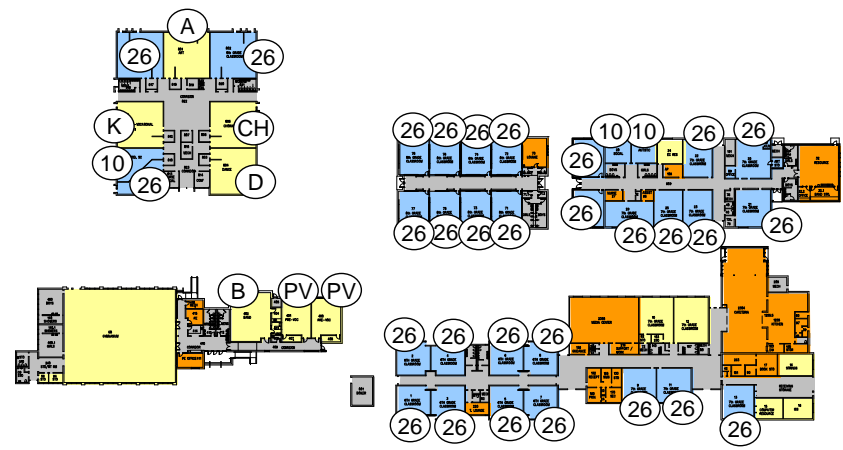
Swansboro Middle

Capacity 2021-22	
6-8 (26)35	= 858
EC (10)3	= 30
Comp 2	= 0
Art 1	= 0
Band 1	= 0
Chorus 1	= 0
D/D 1	= 0
Keyboard 1	= 0
Prevocat 2	= 0
Health(26)0	= 0
<u>ADM</u> 38	= 940
<u>Operational</u>	912



Trexler Middle

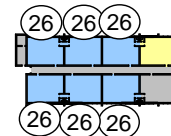
Capacity 2021-22	
6-8 (26) 30	= 780
EC (10) 3	= 30
Comp 1	= 0
Art 1	= 0
Band 1	= 0
Chorus 1	= 0
Keyboard 1	= 0
Prevocat 2	= 0
Health(26)0	= 0
<u>ADM</u> 33	= 810
<u>Operational</u>	786



Key

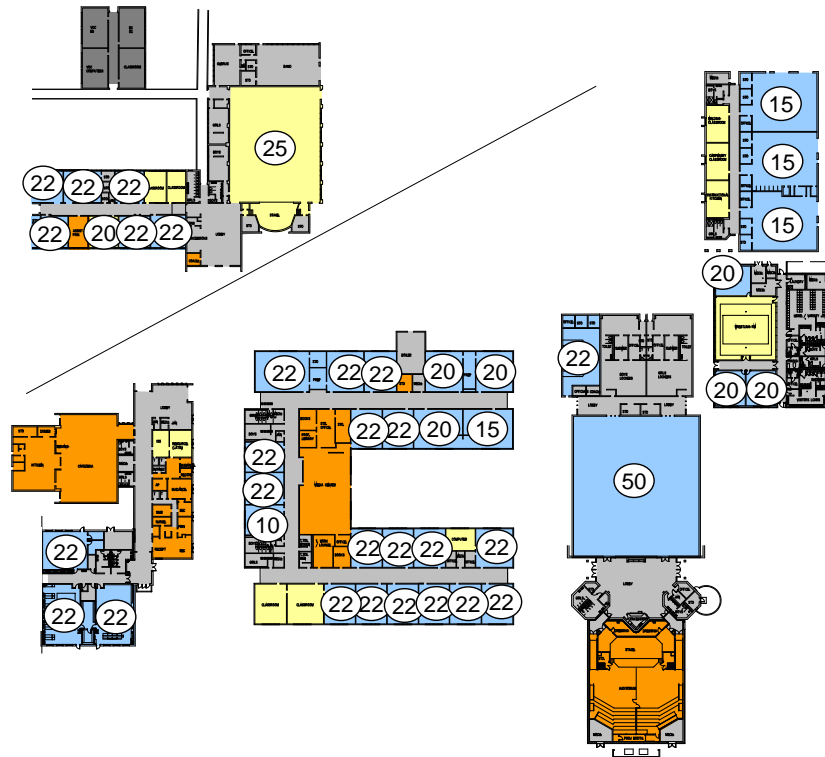
	Capacity Spaces
	Non-Capacity Spaces
	Core Facilities

Once the old six classroom building know as the old Pre-K eight classroom building is renovated and opened for the start of the 2022-23 school year, the ADM capacity will be 940 and the Operational will be 912 students.



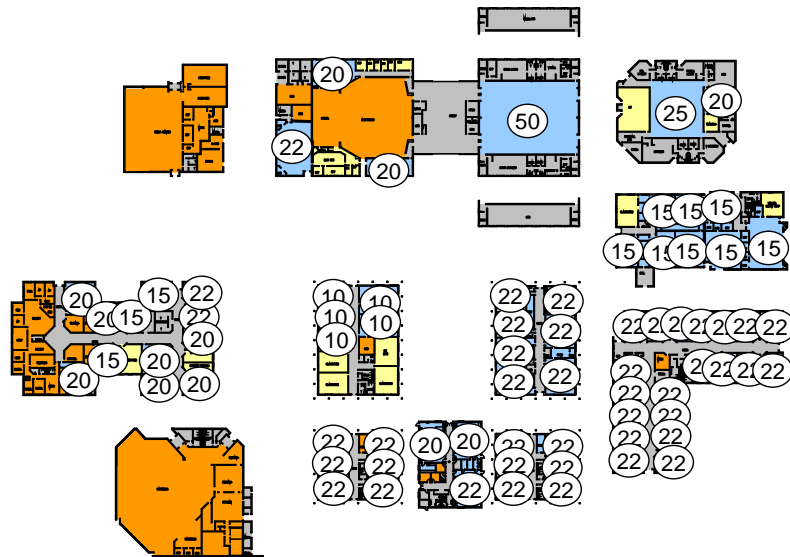
Dixon High w/ part DMS

Capacity 2021-22		
9-12	(22)20 =	440
Sci	(22) 5 =	110
EC	(10)1 =	10
Art	(20) 1 =	20
D/D	(20)1 =	20
Band	(22) 1 =	22
Chorus	(20)1 =	20
Typing	(20)1 =	20
Comp Ap	(20)1 =	20
Bus/ Ed	(20)1 =	20
Cons/ho	(15)1 =	15
Mrktg	(15)0 =	0
Health	(15)0 =	0
Tech	(15)0 =	0
Comm	(15)1 =	15
Agri	(15)1 =	15
Trade	(15)1 =	15
Gym	(50)1 =	50
Aux Gym	(25)1 =	25
Health	(20)2 =	40
ADM	45 =	877



Jacksonville High

Capacity 2021-22		
9-12	(22)32=	704
Sci	(22)10 =	220
EC	(10)5 =	50
Art	(20)2 =	40
D/D	(20)2 =	40
Band	(22)1 =	22
Chorus	(20)1 =	20
Typing	(20)2 =	40
Comp Ap	(20)1 =	20
Bus/ Ed	(20)1 =	20
Cons/ho	(15)2 =	30
Mrktg	(15)1 =	15
Health	(15)1 =	15
Tech	(15)1 =	15
Comm	(15)2 =	30
Agri	(15)2 =	30
Trade	(15)2 =	30
Gym	(50)1 =	50
Aux Gym	(25)1 =	25
Health	(20)3 =	60
ADM	73 =	1,476

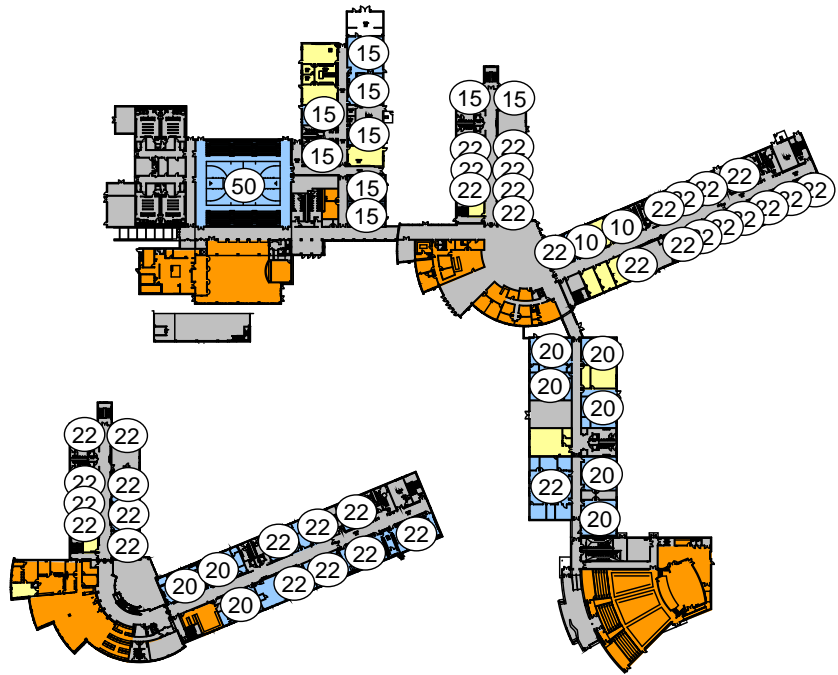


Key

	Capacity Spaces
	Non-Capacity Spaces
	Core Facilities

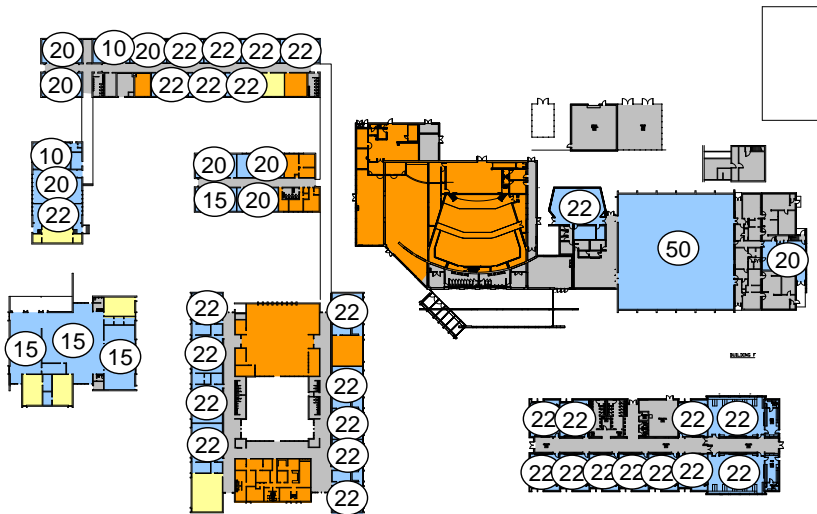
Northside High

Capacity 2021-22		
9-12	(22)27=	594
Sci	(22)8 =	176
EC	(10)2 =	20
Art	(20)1 =	20
D/D	(20)2 =	40
Band	(22)1 =	22
Chorus	(20)1 =	20
Typing	(20)1 =	20
Comp Ap	(20)1 =	20
Bus/ Ed	(20)1 =	20
Cons/ho	(15)1 =	15
Mrktg	(15)1 =	15
Health	(15)1 =	15
Tech	(15)1 =	15
Comm	(15)2 =	30
Agri	(15)1 =	15
Trade	(15)2 =	30
Gym	(50)1 =	50
Aux Gym	(25)0 =	0
Health	(20)2 =	40
ADM	57 =	1,177



Richlands High

Capacity 2021-22		
9-12	(22)22=	484
Sci	(22)6 =	132
EC	(10)2 =	20
Art	(20)1 =	20
D/D	(20)1 =	20
Band	(22)1 =	22
Chorus	(20)1 =	20
Typing	(20)1 =	20
Comp Ap	(20)1 =	20
Bus/ Ed	(20)1 =	20
Cons/ho	(15)1 =	15
Mrktg	(15)0 =	0
Health	(15)0 =	0
Tech	(15)0 =	0
Comm	(15)1 =	15
Agri	(15)1 =	15
Trade	(15)1 =	15
Gym	(50)1 =	50
Aux Gym	(25)0 =	0
Health	(20)2 =	40
ADM	44 =	928

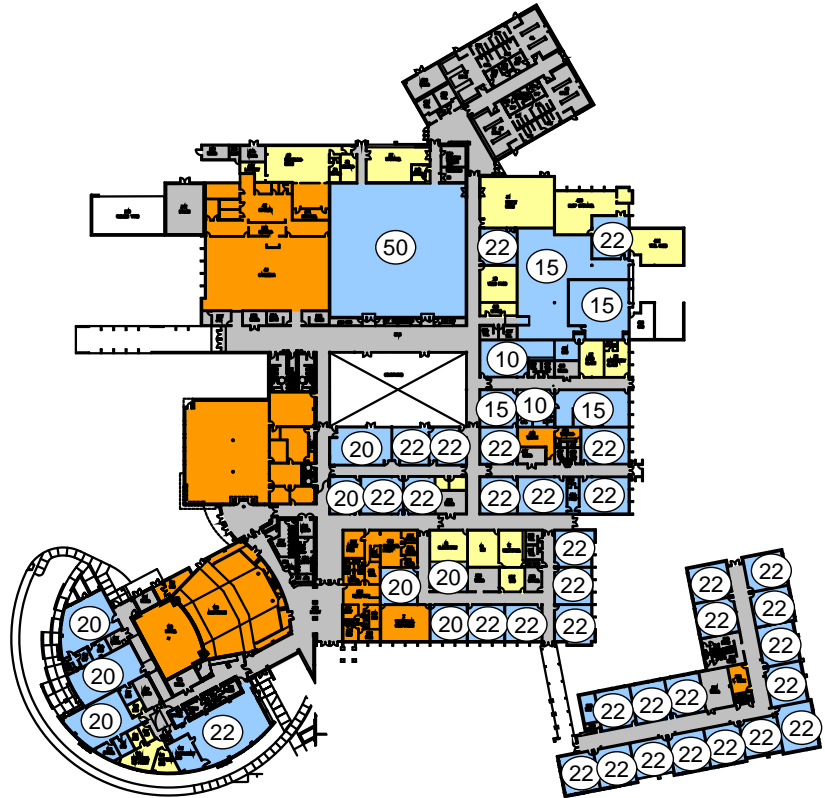


Key

	Capacity Spaces
	Non-Capacity Spaces
	Core Facilities

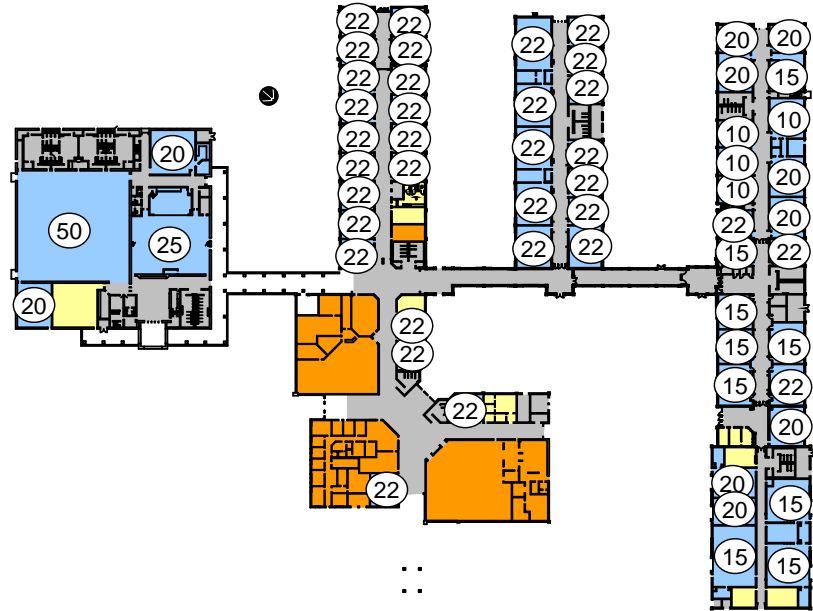
Southwest High

Capacity 2021-22		
9-12	(22)26 =	572
Sci	(22)6 =	132
EC	(10)2 =	20
Art	(20)1 =	20
D/D	(20)1 =	20
Band	(22)1 =	22
Chorus	(20)1 =	20
Typing	(20)1 =	20
Comp Ap	(20)1 =	20
Bus/ Ed	(20)1 =	20
Cons/ho	(15)1 =	15
Mrktg	(15)0 =	0
Health	(15)0 =	0
Tech	(15)0 =	0
Comm	(15)1 =	15
Agri	(15)1 =	15
Trade	(15)1 =	15
Gym	(50)1 =	50
Aux Gym	(25)0 =	0
Health	(20)2 =	40
ADM	48 =	1,016



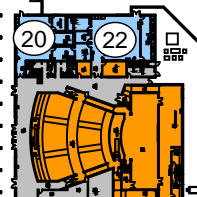
Swansboro High

Capacity 2021-22		
9-12	(22)25=	550
Sci	(22)9 =	198
EC	(10)4 =	40
Art	(20)2 =	40
D/D	(20)2 =	40
Band	(22)1 =	22
Chorus	(20)1 =	20
Typing	(20)1 =	20
Comp Ap	(20)1 =	20
Bus/ Ed	(20)1 =	20
Cons/ho	(15)1 =	15
Mrktg	(15)1 =	15
Health	(15)1 =	15
Tech	(15)1 =	15
Comm	(15)2 =	30
Agri	(15)1 =	15
Trade	(15)2 =	30
Gym	(50)1 =	50
Aux Gym	(25)1 =	25
Health	(20)3 =	60
ADM	61 =	1,240



Key

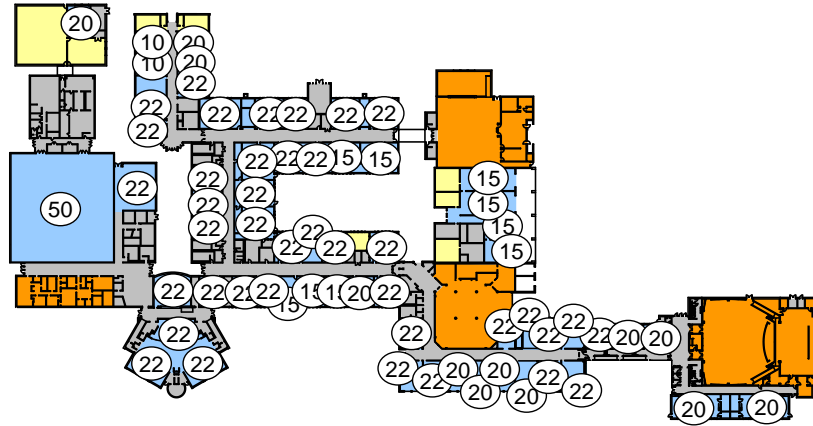
- Capacity Spaces
- Non-Capacity Spaces
- Core Facilities



White Oak High

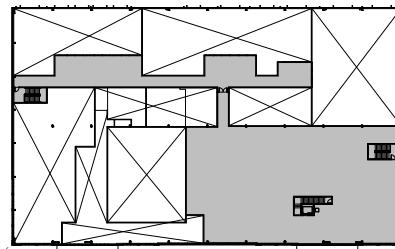
Capacity 2021-22

9-12	(22)29 =	636
Sci	(22)9 =	198
EC	(10)2 =	20
Art	(20)2 =	40
D/D	(20)2 =	40
Band	(22)1 =	22
Chorus	(20)1 =	20
Typing	(20)2 =	40
Comp Ap	(20)1 =	20
Bus/ Ed	(20)1 =	20
Cons/ho	(15)1 =	15
Mrktg	(15)1 =	15
Health	(15)1 =	15
Tech	(15)1 =	15
Comm	(15)2 =	30
Agri	(15)1 =	15
Trade	(15)2 =	30
Gym	(50)1 =	50
Aux Gym	(25)0 =	0
Health	(20)3 =	60
ADM	63 =	1,303



NC Eastern Regional Skills Center

Capacity 2021-22
Program Max = 200



Second Floor



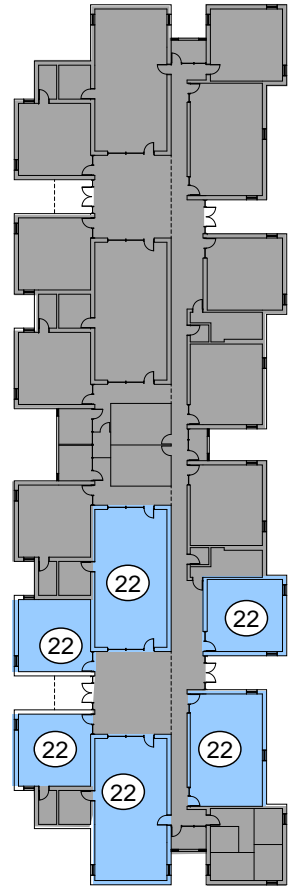
First Floor

Key

	Capacity Spaces
	Non-Capacity Spaces
	Core Facilities

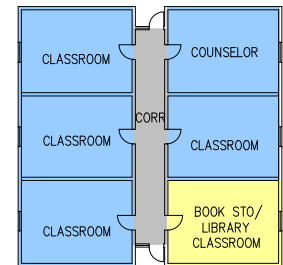
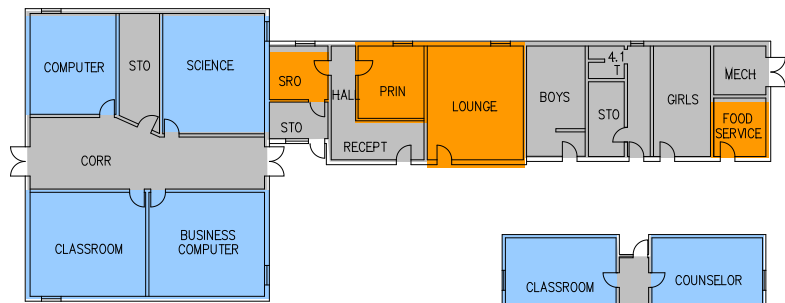
Onslow County Early College High

Capacity 2021-22
Program Max = 200



Onslow County Learning Center

Capacity 2021-22
Program Max 115
Capacity also
required at base
school



Key

- Capacity Spaces
- Non-Capacity Spaces
- Core Facilities

Curriculum Requirements

Curriculum Requirements

Recognizing that the needs of individual school districts vary depending on characteristics of different geographic and demographic concerns, the North Carolina Department of Public Instruction (NCDPI) has created a set of recommendations known as the “North Carolina Public Schools Facility Guidelines”. This document helps school systems and architects understand the minimum requirements for the various programs of public schools in North Carolina. This document is not a checklist; rather, it is a guide to help LEA’s understand minimum facility requirements for the various grade levels.

Accompanying this document are the “Typical Space Profiles,” a series of Excel data files that further define the NCDPI recommended minimum square footages and programs for schools in North Carolina. Again, these are recommendations from NCDPI to the LEA and architect. There are numerous areas where the Facility Guidelines and the Typical Space Profile cannot fully address a particular school systems program needs, and the additional requirements must be defined by the LEA. In order to create a set of facility standards that are appropriate for Onslow County Schools, a number of questions must be answered.

Two major components for developing these standards are required. First, an inventory of existing spaces must be conducted to determine the historical standard. Second, a discussion must occur with current teachers, staff, and/or board members to deliberate the minimum requirements and assess where additional square footage may be required and understand if community needs are addressed.

The following sections define the NCDPI / Onslow Facility Standards. As a general rule, the North Carolina Facility Guidelines and Typical Space Profiles developed by NCDPI are used. It must be understood that these are the minimum standards established by NCDPI. Where additional information is required by the LEA or non-minimum standards have been incorporated, the information is outlined on the following pages.

School Size

What is the ideal size for a school? Answering this question is one of the most important elements in the planning of a school system.

There is much debate about the appropriate size at each of the different grade levels, and each community must come to a consensus of what is appropriate for their school system. The sizes determined for Onslow County are based on existing conditions and discussions of the NCDPI suggestions and incorporates flexibility to adjust, as needed, to address capacity needs as they arise. The sizes variations include the most recently constructed facilities in Onslow County. Core Capacity is also listed here and provides a guide to the largest intended size for the school over the life of the school.

School Size (Cont.)

	Student	Core
Elementary	600-8,00	800
Middle	800-1,000	900
High	1,000-1,200	1,400

These capacities have been increased in the recent past to take advantage of the lower cost per student for larger schools, as well as an effort to address the ever growing population of Onslow County.

Grade Level Configuration

School configuration has changed dramatically in this country since the inception of the one room school house. Current trends favor the PK-5, 6-8, and 9-12 breaks. There are educational advantages and disadvantages to any grouping. With the opening of Richlands Elementary, Onslow County Schools maintains an elementary, middle, high arrangement in all schools.

Schedules

There are two types of schedule to be considered. One refers to the school calendar, while the other refers to the duration of individual classes, or periods, throughout the day. The school calendar is mandated by the state legislature and the BOE relative to the number of days of instruction as well as the calendar days. The variations here are using a Traditional Calendar vs a Year-Round approach. All Onslow County Schools use the traditional calendar where students and teachers begin in the fall and end the school year in the spring. This calendar is historically based on the availability of air conditioning, where prior to cooling equipment, schools would be overly hot in the summers which was not conducive to student's attention spans. It was only when the days became cooler and the harvest was past, that students came back to school.

The second schedule concerns the duration of individual classes. A traditional schedule seats students for approximately one hour sessions (50 minutes with a 10 minute transition). This works out to about seven (7) classes per day. Students in elementary schools do not transition between classes but have "periods" where they move to different locations within the building for specialized instruction such as music, art, physical education, lunch or other programs.

Middle school students have greater mobility and typically move between three and four main classrooms, then onto special programs. This still follows the one hour duration for classes.

It's when we move to the high school where we see a significant change to the time between bells. The traditional program is similar to the 50 minute program, but is not used in Onslow County Schools. The standard schedule used is known as a "block schedule" which allows for uninterrupted instruction for 90 minutes, followed by a short transition time. During the day students now move through four (4) periods with a lunch break at some time during the day.

Classroom Size

Since the industrial revolution, classrooms have been getting larger. A major increase in size came with the Basic Education Plan (BEP) developed by NCDPI in conjunction with the Council of Education Facility Planners International (CEFPI) in the 1980's. With some minor changes over time, these square footages have become known as the "Minimum Facility Standards as published by NCDPI and used as a guideline throughout the state.

The recommended sizes are designed to provide adequate space for the students and the instructor to move around the classroom as needed. In completing the NCDPI / Onslow Standards, the NCDPI minimum square footages will be used, unless otherwise noted.

Although minor reductions in the larger spaces (above 900 sq. ft.) can be tolerated, significant reductions in square footage below 900 sq. ft. decreases the effectiveness of the space. When the spaces are less than eighty percent of the standards, students become crowded beyond a reasonable amount.

Many of the older schools across the country have smaller classrooms while the newest ones are larger, thus providing more flexibility for seating and teaching walls. This is the case in Onslow County where all of Thompson Early Childhood's rooms are below 80% while the Richlands Elementary prototype has spaces that exceed 100%. This creates an inequity that is slowly being addressed as older schools are replaced with new ones.

The average classroom sizes of all Onslow County Schools, along with the recommended NCDPI minimums, and a graphic description of each school can be seen in the "Classroom Square Footage" section of this document

Typical Classroom

This refers to a non-specialized classroom that can be used for instruction on subjects such as English, Social Studies, or Math. Specialized spaces will have similar characteristics, but will be outfitted to support the specific type of instruction required. The existing schools are good examples of appropriate finishes for the classrooms and special spaces based on NCDPI suggestions. Hard surfaced walls, good carpeting or tile, and acoustic ceilings dominate the facilities. Other items important to the success of each classroom are related to: good air quality, low noise transmission, adequate storage and state-of-the-art instructional equipment, good furniture and other miscellaneous equipment.

Technology (850 or 1,000 sq. ft.)

The ever changing world of technology makes it difficult for schools to keep up with current best practices on delivery methods and upgraded infrastructure to support the new hardware and new software is needed every year. The NCDPI standards were developed in the 1980's. These have been modified over the years, but still do not dictate how a school system should implement technology into their curriculum.

Currently OCS is applying some form of one-to-one technology across every campus, which allows for several changes from the DPI standards, but varies with age group. An example of this is the Media Center where every school had an entire section dedicated to computers. In the younger grades it is still important to have some area dedicated for computers in the Media Center, but as the students age and become more familiar with portable devices the need for dedicated computer space within the Media Center is diminished.

Pre Kindergarten Programs (1,200 sq. ft.)

Several schools currently support PK programs. The locations of these centers are based on population density. The most densely populated area, Jacksonville, is served by the Thompson Early Childhood Center. This leaves elementary schools near downtown Jacksonville free to dedicate their spaces and curriculum with ADM students (PK is not considered in the ADM numbers). By creating this center it also allows the PK instructors to focus on one grade level and objectives dedicated to those students. In the more rural areas, there are some schools where it is appropriate to include a PK program at the elementary school. At this time, PK programs will continue to be housed as they are currently configured and offered at the individual schools.

create a suite of rooms. Here the teacher to student ratio can be adjusted as needed to meet the particular student. Within OCS there are several different configurations, with the most recent being to have several smaller rooms near a larger room, all acting like a suite. Within that suite is also support space such as dedicated toilets, changing tables, and in some cases showers.

In the newest schools this suite has also included smaller areas that are dedicated to OT/PT along with Life Skills where students can learn to navigate a kitchen safely.

Exceptional Children (Self-Contained) (1,200 sq. ft.)

There are many types of Exceptional Children's (EC) programs in schools today. This particular category concerns those students that are not able to take full advantage of a school's facilities, due to mental, physical, emotional, or other social barriers. Inclusion programs, where students will attend traditional classrooms for some portion of the day are not included in this category. The students in this type of environment learn in a restricted setting or Self Contained (SC) classroom with a high teacher to student ratio. The diverse abilities of these students makes it impractical to offer support for every exception at every location. To that end, several schools are centralized to provide specific needs to some students with particular learning challenges.

Although 1,200 sf. ft. is noted as a general guideline, it is sometimes more appropriate to

Science Classrooms (850—1,500 sq. ft.)

There are several different programs under this classification and each has its own specific arrangement. The similarity comes with how instruction will be facilitated in each one. NCDPI, through general statute, has approval authority over middle and high school science room plans, equipment, and layout.

Elementary Schools (850 –1,000 sq. ft)

These schools will have a science lab equipped with several instructional aids which support a scientific program geared to elementary students. These are typical classrooms without highly specialized infrastructure. This program will only occur when the student population is sufficiently below the capacity to warrant the space's use. It is classified as a resource room because it is not a "home room" but is shared with the entire school and in some cases does not have a dedicated elementary science instructor. The room can be checked out for a period of the day by one teacher and someone else later in the day.

Middle Schools (1,000—1,200 sq. ft.)

Here science rooms require much more infrastructure and will have a dedicated science teacher for each room and count as capacity spaces. They will have dedicated storage and prep areas meeting NCDPI standards and should have approximately one thousand square feet of lecture/lab space available. All of these spaces are required to have emergency exhaust systems along with emergency eye wash and shower stations and special spark free equipment. Gas and fume hood connections are not necessary at this level, but arrangements should be made for an instructor's desk equipped with a propane burner or other apparatus that can be used if needed for demonstration purposes. These can be portable units which include sinks with reservoirs to collect the liquids as appropriate.

High School Science Classrooms (1,200 — 1,500 sf)

Here there is a greater diversity in the types of Science Programs offered which directly relates to the square footage and general requirements of each. Great detail can be found in the NCDPI School Science Facilities Planner (see NCDPI Prototype website under "Publications and Guides / School Planning"). These programs have very specific requirements based on subject matter and associated safety precautions that must be incorporated into any new design or existing facility. Again, the instruction may be in a lecture only or a lecture/lab configuration. The minimum suggested square footage for all disciplines is 1,200 sf., with Chemistry at 1,500 sf. Prep and Storage rooms should be located adjacent to the Science Classrooms and adjusted to match the program served.

Classrooms will have multiple sinks, appropriate casework and lab tables where needed. Safety features include eye wash and showers along with entire room evacuation systems.

The square footage for each is listed below:

- Physical Science @ 1,200 sf
- Biology @ 1,200 sf
- Chemistry @ 1,500 sf
- Physics @ 1,200 sf
- Other Sciences @ 1,200 sf
- Prep Rooms @ 250 sf

In School Suspension (ISS) (450 to 850 sf)

This program is targeted to support middle and high school students. Its required square footage and the concept of multiple subjects being taught makes this similar to a standard Resource Room. Additionally if not used for ISS, it can become a true resource or pull out room. In a high school situation, it can work as the yearbook or medium sized group project room.

Art Classrooms (Visual) (1,350 or 1,450 or 1,600 sf)

All art classrooms should be outfitted for the development of pottery skills and have an operable kiln in at least one properly vented room at the school. The square footage indicated includes between one hundred-fifty and two hundred square feet of storage and kiln space. As school size increases, additional art classrooms will become appropriate.

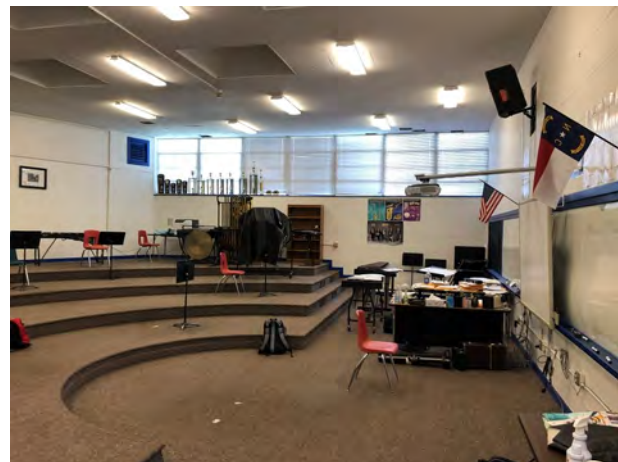
Music / Band (1,000 or 1,750 or 2,000 sq. ft.)

The square footage for these rooms will be per NCDPI recommendations. The suggestions are from between 23-35 square feet per student. Additionally, these spaces require high ceilings to reduce sound pressures that may be capable of damaging hearing over prolonged periods and should be tuned via sound absorption materials on walls and or ceilings, often post construction. Carpet is appropriate in these rooms as a means of deadening the space so instructors can hear the individual student play. The carpet must be replaced on a regular basis.

Elementary School Music Rooms should be approximately one thousand square feet (1,000 sf), with a portion of that square footage (150 sf) dedicated to storage of instruments and equipment.

Middle School Band Rooms for a school of eight hundred fifty students should be approximately seventeen hundred square feet (1,700 sf) based on the NCDPI Space Profile. This space would accommodate between fifty and seventy students, but even at this size, may not have sufficient square footage to support the entire program and additional sessions may be required. Special consideration must also be given to storage of instruments and uniforms.

High School Band Rooms, for 1,400 to 1,600 students maximum population, should be between 2,200 and 2,450 square feet. Based on these numbers, the space could provide for approximately sixty to eighty-five students. Permanent risers are not recommended for this space and other special spaces must be addressed for storage of larger instruments and uniforms. Often the band program is sufficiently large that providing a single room for all band members becomes unreasonable and several sessions will be needed. In many cases the band rooms do not have sufficient volume, sound absorption, and storage space.



Vocal / Choral Music (1,200—1,400 sq. ft.)

This program will be offered at the middle and high school levels. Standard NCDPI suggestions of ten to eighteen square feet per student will be used, based on the Space Profile that results in twelve hundred (1,200 sf) at the middle school program and fourteen hundred (1,400 sf) for the high school program.

Dance/Drama Classroom (1,800 sq. ft.)

This will occur at the high school level and at any school currently providing the program, as well as those middle schools that are of sufficient size to support this program. At the middle and high school levels, schools of 800 students or more will have a dedicated space. For populations near or above 1,200, one space for each program is the recommended minimum. Although these programs can be taught without an Auditorium, performances are impractical without one. A full size Auditorium at the high school level would be necessary to create the appropriate space for the completion of this program.

Career Tech Ed (CTE) Programs (varies per program)

Numerous programs fall under this umbrella, formerly known as Vocational Classes. The programmatic and classroom requirements are diverse and have significant infrastructural requirements. The NCDPI standard square footages will be used as a guide for the CTE Programs. However the number of spaces needed for the “College or Career Ready” concept has not been updated by NCDPI. The standard will be to continue to provide the current programs and add sufficient number of classrooms to meet each school’s population.

Middle School (950—1,400 sq. ft.)

At this level, programs will align primarily with the exploratory nature of vocational programs geared mostly toward computer applications.

Middle Schools		
Program	Capacity	Sq Ft
Business Computers	26	1000
STEM Computers	26	1400
Health Sciences Classroom	26	950
Agriculture Classroom	26	950

High School (1,000—3,000 sq. ft.)

At the high school level, the programs become very diverse and specialized. The square footage for these will align closely with the NCDPI recommendations. Each type of space has its own special requirements and various sizes are practical. In some cases, significant infrastructure is required for particular programs, such as the automotive program which requires exhaust systems, lifts, tool storage, and appropriate safety systems.

Capacity in these rooms is also a consideration where students may be working with power equipment or need special instruction to ensure safety of students and staff. The reductions are based on research and on NCDPI recommended minimums where the numbers shown err on the side of caution.



High School CTE cont.

The table identifies several programs, their associated capacity, along with the recommended square footage for each. As the overall school population increases, the number and diversity of offerings increases. Square footages reflect recommended sizes, not what is currently provided. In many cases, the existing spaces are significantly smaller than the recommended minimums.

North Carolina Eastern Regional Skills Center

Opening in 2019, this long awaited facility centralizes several CTE programs in one place and is accessible to all high school students. For the most part, these are the larger 3,000 sq. ft. spaces that are lacking at many of the students base high school. At this time the second floor is being expanded to house even more school system needs.

High Schools			
Program	Capacity	Sq Ft	
Business / Office Education			
Drafting / Computer App	20	1,000	
Computer Programming	20	1,000	
Engineering	20	1,200	
Business	20	1,000	
Service / Marketing			
Family & Consumer Science	15	1,400	
Cullinary	15	1,400	
Health Sciences 1	15	1,400	
Health Sciences 2	15	1,400	
Public Safety 1	15	1,400	
Public Safety 2	15	1,400	
Workforce Development Lab			
Automotive	15	3,000	
Agriculture 1	15	3,000	
Agriculture 2	15	2,000	
Manufacturing	15	2,500	
Tech Engineering 2 Trade ind	15	2,500	
Tech Engineering 1	15	2,000	
Shop / Carpentry 1	15	3,000	
Shop / Carpentry 2	15	2,500	
Mechatronics	15	2,000	



Smith Sinnott Architecture, P.A.

Multipurpose / Gymnasium

This spaces serves multiple functions at the various grade levels, but in all cases Physical Education is a curriculum program. In the elementary this also doubles as a multipurpose room for large gatherings such as graduation, class performances, or PTO meetings. Above the elementary level this space also serves for after school or other athletic events.

Elementary (600—850 sq. ft.)

Typically, a Multipurpose room is provided for all elementary schools and aligns with the NCDPI minimums. This space is approximately half the size of a basketball court. A stage from between six hundred and eight hundred fifty square feet should be directly connected to the space via an operable wall with a high sound transmission coefficient or other means to reduce sound transfer between the two spaces. Often the stage doubles as a Music Room. With the most recent elementary schools, the size of the space can be downsized.

Middle Schools (10,000—13,270 sq. ft.)

At middle schools, a full size gym outfitted with bleachers and the ability to have two basketball courts in service at one time is typical. Middle school gyms should be equipped with one full size court when the bleachers are fully extended. Based on the NCDPI Minimum Facility Standards the capacity of the gymnasium should be sized close to the student population. The square footage noted above includes the locker rooms and supporting office spaces.

Several of the existing gymnasiums were designed based on what NCDPI calls “minimum for school and community use” and do not have bleachers.

High Schools (10,500—17,500 sq. ft.)

The high school gym should again be based on the overall student capacity and should allow for nearly all students to be present at Pep Rallies or other gatherings such as graduation. Here the noted square footage does not include the locker rooms but is directly related to the size of the main gym floor area. With very large schools this may mean a total of three (3) full size courts can be in play when the bleachers are retracted, but only one when the bleachers are fully extended.

Auxiliary Gym (5,395 sq. ft.)

At the middle school level, a 5,395 sf Auxiliary Gym is recommended once the population exceeds 1,000 students. For a High School, approximately 6,500 sf is appropriate once the population is above 1,200 students. It should also be noted the specific capacity is a numerical break point and due to multiple programs occurring at the same time, it is appropriate to consider an Auxiliary Gym prior to reaching a specific number of students.

Locker Rooms and Showers (10,300 sq. ft. for a 1,200 student capacity High School)

Locker Rooms with showers are suggested for both the middle and high school programs. These must be sized based on programs and as needed for a community shelter upon returning from an evacuation scenario. The square footage will vary depending on the size of the school and the particular site’s value as a shelter.

Weight Rooms (1,600 sq. ft.)

The Facility Guidelines do not recommend a weight room for the middle school program, and as such. A high school weight room should be a minimum of sixteen hundred square feet or greater to provide additional space between machines.

Wrestling Rooms (2,000 sq. ft.)

For the high school program, a wrestling room is appropriate once the school reaches a student capacity of around 1,200 students. This should be a dedicated space for wrestling or other activities during the off season. In several OCS facilities, wrestling occurs in an Auxiliary Gym or mats are rolled out in the Cafeteria or Gymnasium.

For the 2020-2021 school year the high schools are rated either AA or AAA.

- Dixon High AA
- Jacksonville High AAA
- Northside High AAA
- Richlands High AA
- Southwest AA
- Swansboro AAA
- White Oak AAA

Athletics and After School Programs

The NC Department of Public Instruction has standards for athletic facilities and fields at the middle and high school levels. These standards vary from middle to high school. The schedules The combined OCS / NCDPI standard are based on a combination of existing Onslow County facilities and recommendations available from NCDPI. In many cases the facilities support multiple levels of play and various sports during the same fall or spring season. The us of the Gymnasium and Athletic Fields must be carefully scheduled and maintained to support the large number of uses.

Middle School Sports

- Football
- Softball
- Cheerleading
- Soccer
- Wrestling
- Basketball
- Volleyball
- Baseball
- Track

High School Sports

- Football
- Cross Country
- Cheerleading
- Soccer
- Tennis
- Volleyball
- Golf
- Basketball
- Wrestling
- Swimming
- Indoor Track
- Baseball
- Softball
- Outdoor Track
- Lacrosse

Media Centers (Varies—Core Capacity)

With advances in technology, the Media Center has been changing for the past 40 years or so. The old filmstrip projectors and private listening booths were replaced with computer areas that are now in some cases being replaced as group work areas. For our youngest learners the traditional Media Center should continue to operate as it has for many years. It should have space for a full classroom to use the area as a story telling space along with several research stations and of course, books. As we move into the middle and high school programs the Media Center is beginning to transition to something more like a traditional library where books, reading and a small group of students work on group projects. In all cases, the design of the Media Center should complement the rest of the school to ensure sufficient student work areas are present.

The size of the media center is based on a sliding scale relative to the student capacity. The range is between 4 and 6 sq. ft. per student. Smaller schools need to be reviewed carefully. Below is an example of two differently sized elementary schools and the design square footage per student for the two sizes.

300 student elementary = 6 sq. ft. / student
800 student elementary = 4 sq. ft. / student

Middle Schools and high schools need to be reviewed carefully with respect to other resource areas. The NCDPI standards state that a middle school population of 900 students or more should use 4 sq. ft. per student, but below that size, the square footage should be increased. For a high school, that size is 1,400 students.

Elementary Schools

At the elementary level, the Media Center should maintain a fairly traditional ratio of books to computer research areas and align with the NCDPI square footage requirements. It is important for these students to develop their tactile appreciation and understanding of books. Additionally, computer proficiency develops concurrently with reading proficiency and should not be a deterrent to developing good reading habits.

Middle Schools

Students in this age group are transitioning from a child into a young adult. As such it is appropriate to support them in their progress and provide a bit of elementary and a bit of high school concepts into their Media Center experience. With one-to-one technology there is no need to provide a computer section within this space. Here the Media Center begins to function as a library and group work area. If sufficient resource rooms are provided around the school and near the Media Center, the overall square footage of the space can be reduced without impacting the functionality of the program.

High School

These students have developed sufficient proficiency in computer technology that they often do a significant portion of their research and reading online. The development of a cyber-café adjacent to the stacks appears to be a reasonable reaction to the changing relationship between technology and stack space. The current suggestion is to create a café where students can develop research and collaborative skills, while simultaneously changing the traditional Media Center into a more collegiate style library. This further supports a student's transition in continuing education.

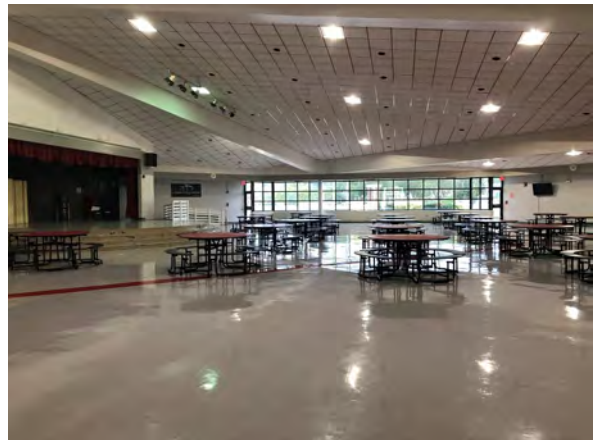
Cafeteria (Varies—Core Capacity)

The capacity of the cafeteria per NCDPI is calculated as 4 sq. ft. per student. The idea here is that each student should have 12 square feet in the space when they are present divided by the number of lunch periods. Twelve square feet per student is very congested and moving between seats without bumping someone becomes a challenge. If a student spills a tray or there are other disruptions it can cripple the entire lunch period. For design purposes Onslow County schools, along with many other school systems, have gone with 14 sq. ft. per person. This larger size at all schools provides a more relaxed and safe experience for everyone. When calculating a school's Core Capacity, 12 sf per person is used by NCDPI and OCS for consistency. Breakfast service should also be considered during planning.



Serving Areas (Varies)

Larger schools will have multiple serving areas and the number and size should be based on NCDPI standards. For all schools the minimum number of serving areas should be not less than two.



Kitchen (Varies)

These will be based on NCDPI recommendations to support the new nutrition standards. Floors, walls, and ceilings will all be durable surfaces which are easily cleaned. Any new facilities will be designed to accommodate the current trends in nutrition and designed with flexibility in mind when the program changes. Additionally, in some locations the kitchens are undersized. They have been used for years. Prior to increasing the size of them, the nutrition specialist and kitchen staff should be interviewed to fully understand deficiencies and hardships based on a particular layout.



Auditorium (size varies)

This space is intended for public performances and any function where an audience should be protected from the elements. It is not sized to allow the entire school population into the Auditorium at one time. As a rule it varies between 40% of the population at the larger schools to 50% at some of the smaller facilities. Although the ability exists to create seating adequate for larger gatherings, the cost to create these spaces increases exponentially. Comparing the construction cost to the amount of use indicates it is impractical to build excessively large auditoriums. Larger ones may be reasonable if they serve as a regional venue that can be used by the entire community. Any future schools will be planned by looking at the individual project with this standard and should be reviewed with a qualified education facility planner to determine the appropriate size based on population.

Elementary Schools

At this level, a Multipurpose Room is appropriate for all of the functions where performances occur or where a stage for large gatherings is required. Placing the cafeteria next to the Multipurpose Room as in several of Onslow County School's buildings, gives the school greater flexibility to address special programs.

Middle School (950 students = 440 seats at 7,460 sq. ft. up to 11,000 students = 480 seats at 9,320 sq. ft.)

Auditoriums are not recommended by NCDPI Minimum Standards until the school population reaches nine hundred fifty students (950). At this time only Swansboro Middle has a proper Auditorium with fixed seats. Dixon Middle School has space designed for large assemblies, but does not have fixed seating.

High School (800 students = 400 seats at 7,100 sq. ft or 2,000 students = 800 seats or 12,400 sq. ft. seating / stage / lobby)

Auditoriums are recommended once the population reaches about eight hundred (800) students. At this time, each high school has a fixed seat Auditorium. Dixon High uses a mix of fixed and temporary seating on the ground to increase the capacity of the space.



Administrative Areas (Varies)

These areas are one of the first places the public sees. Appropriate finishes and layout are needed to ensure safety and good efficiency of the operations of the facility. They should be easily identified and adjacent to the public entryway, as well as provide for security of the school.

Many of the older schools have small administrative areas that are not efficiently organized. These are typically near the main entry and can either be expanded by creating a new addition in front of the area or by taking a classroom or two nearby and renovating the spaces appropriately.



Guidance (Varies)

Similar in finishes to the Administrative suite, these spaces are a secondary focus for parents and students. They should have good sound isolation for private conversations and be located remotely from the Administration Area.



Staff Support (Varies)

Again, similar finishes are appropriate for most of these spaces. This is where instructors come to share ideas on what is working and what is not. The area is used to discuss an individual student's success and what can be done to help each student.

Storage (Varies)

Storage space is often neglected in school design. Without this much needed space, classrooms become cluttered with items that are used infrequently, which reduces the effective size of classrooms. With more and more reliance on technology, book storage requirements have diminished, but primarily only in the upper grades. The square footage that NCDPI suggested for Book Storage is still needed, but is considered under General Storage as appropriate.



Mobile Units

Mobile units are intended for short term housing of students or programs when the population of the school exceeds its capacity. Although their use is a common and practical solution for overcrowding, prolonged or over-use of these facilities is not desirable. Mobile units increase the school's overall Student Capacity but not its Core Capacity. Heavy use of mobile units will require lunch periods to be extended, to serve the additional students. Mobile Unit capacity is not included in the Student Capacity for the schools. Based on NCDPI methodology, a separate number, Campus Capacity, includes a value of twenty students per mobile unit on site. By studying the relationship between student and campus capacities, we understand the impact mobile units are making to the core facilities.

OCS Main Administration Offices

Although this is not a portion of the standards that will be applied to the schools, the design and effectiveness of these offices will impact the entire system. Currently, the main administrative offices are centralized onto one campus. By keeping these offices centrally located, they will continue to facilitate collaboration between the departments and the schools. The use of Blue Creek Elementary School's Multipurpose Room along with numerous modular buildings on this campus suggests that additional permanent square footage is needed.

Maintenance Department

These offices and workshops are, centrally located to provide quick response times to all facilities in the county. The support spaces and warehouse, along with the Nutrition Department, all share a portion of the administrative campus, again permitting collaboration between the different departments.

Bus Garage

The existing bus garage and fleet repair shop are functional, but not ideal. They can support the large buses that are typical of most school systems around the country; however, the facilities are old and should be replaced when possible. The current location is reasonably located within the county.

Green Philosophies / Energy Efficiency

In the past, energy costs have increased and are expected to continue to become a greater proportion of the overall operating budget for schools. The most recent code change in North Carolina has impacted the initial construction costs for most buildings in the state. These changes call for additional energy saving features and increased insulation values for most components on any new building. These changes will increase the "first costs" of buildings, but based on anticipated increases in future energy prices, they will reduce the energy bill over the life of the school. By complying with this new code, the school system will mitigate some of the increases in energy costs.

Energy Efficiency (Cont.)

There are several systems that support the notion of creating more energy efficient facilities. The most notable are the Leadership in Energy and Environmental Design (LEED), Green Globes, the Collaborative for High Performance Schools (CHPS), and Energy Star. These tools help determine an appropriate strategy for conserving energy. Each one has its advantages and may be used in conjunction to create a comprehensive strategy for energy conservation. The recent NC Building Code changes move all buildings closer to achieving some level of LEED or Green Globes with little additional cost.

Energy Savings

The school system has been working to create more energy efficient buildings for the past several years. When existing equipment fails or becomes substantially deficient, it is replaced with new, more energy efficient equipment. This plan can be seen in new air conditioning equipment and new high efficiency lighting throughout the county. This energy saving philosophy is evident in several other design elements of Onslow County Schools. The maintenance department has been replacing old fluorescent lighting with new more energy efficient LED fixtures. The anticipated return on investment is three years or less.

Energy Production

There are a great proliferation of energy related companies and strategies targeted at creating energy that will offset current utility usage and rates. Onslow County has greater potential than most NC counties to take advantage of both solar and wind energy and the growing demand for harvesting this type of resource. Although a large scale grid type tower is not currently appropriate, smaller wind turbines may be more cost effective and

provide greater instructional potential.

Sharing of Facilities

Onslow County Schools and Onslow County already share a great portion of their assets. These policies are expected to continue and to be further developed to the benefit of the citizens of Onslow County.

Continuing Education

The cost and access to higher education has become more difficult in the past several years. Higher entrance exam scores and increased tuition have created an environment where many students will not go directly from high school to a university setting. Many more students are opting for a community college degree or for spending their first two years in a transferable program. The relationship between Onslow County Schools and Coastal Carolina Community College is strong and the cooperation between the two allowed for the creation of Onslow County Early College High School on CCCC's campus.

Classroom Square Footage

Classroom Square Footage

Reading the Square Footage Tables (Following Pages)

There are distinct types of classrooms that match up with particular programs. Each has an optimal size tailored to instruction and the number of students in each class. The sizes that were established in the Curriculum Requirement section are primarily based on NCDPI's Recommended Minimums, with only a few exceptions where it has been found appropriate to modestly enlarge the space, such as cafeterias and certain science classrooms. (Details of specific space can be seen in the Curriculum Requirements section.)

The standards were developed by NCDPI in the mid 1980's and have not changed significantly since then. Buildings built before that time often have rooms that are significantly smaller. Even today, most schools are below these minimums by a small portion, in an effort to save on construction costs. Rooms that are within 5% to 10% of the recommended size often function well; it is when spaces are less than 90% of their suggested size that real instructional issues arise.

The following pages depict the average sf per student for each type of classroom in Onslow County and compares it to the NCDPI / OCS Minimum Recommended Standards for that type of space. They use the maximum ADM Capacity as the basis for their configuration. Where possible, the spaces are depicted as they are being used today.

Along the left hand side of the tables are the various classrooms broken down by program. Along the top are the three letter designation for each school in the system. Under each school is the average square footage of the spaces that are being used for that program.

To the right is a tally of the total square footages, total number of rooms, and the average square footage for all of the same types of spaces throughout the district. The final column is the NCDPI-OCS minimum square footage for each type of space.

The column at the very right has a section stating "Varies by size of school". These spaces should be sized based on the student population and in some cases do not need to include the Self-Contained population.

Thompson Early Childhood Center is a prime example of an older school where classrooms are significantly smaller than current minimum standards. At an average of only 60% of a full size classroom, it represents an inequity in the amount of room each student has available when compared to the newest elementary schools. The result is that teachers are limited in the projects and type of instruction they can engage in every day. Class size has been reduced by OCS here in an effort to provide more square feet to each student.

The reduction in the number of students per classroom under HB-90 in grades kindergarten through the third grade, helps several of the older schools with smaller classrooms by increasing the square footage available to each student.

These tables are followed by a graphic of each school called "Square Foot Diagrams".

Square Footage Diagrams

The previous charts show the average square footage of the various spaces but do not provide sufficient information to determine individual rooms that fall below these standards. The following pages depict the various classrooms. Over the years some rooms will change use. This may be due to a larger than normal second grade or it may be an organizational need directed by a principal or other individual. The layout shown approximates the most common configuration over the years but uses the new HB-90 layout that has not yet been proven. The images show how closely each space comes to achieving the NCDPI Recommended Minimum Standards. In some cases Principals will be able to reconfigure the classrooms and get better results.

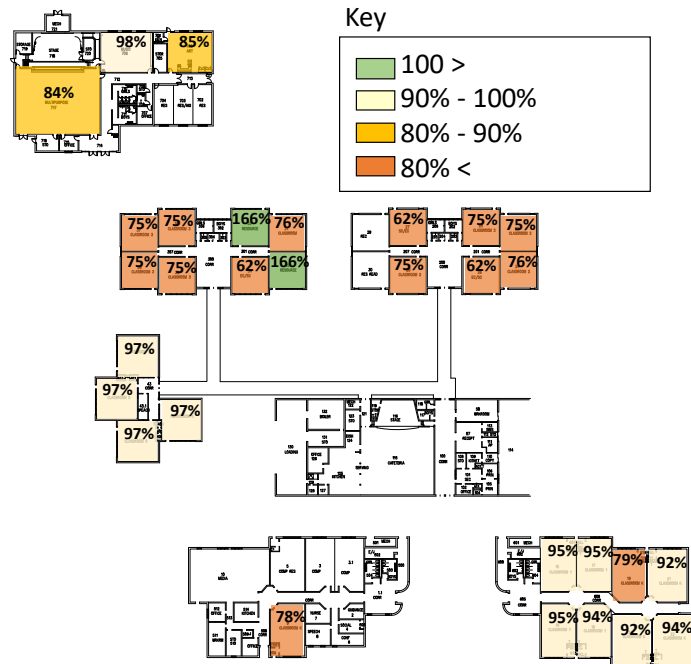
It is often difficult to tell if a classroom is undersized just by looking at it or working in it. Spaces that are 95% of the standard often don't make a significant impact to instruction. As might be expected, the more undersized a space is the more difficult it is on both stu-

dents and instructors. Once a classroom is below 80%, instructors must compromise the way they deliver instruction, which is not to the benefit of the student. These issues are more profound in the science programs, CTE, and the Exceptional - Self Contained classrooms.

In the mid 1980's NCDPI came out with their Basic Education Plan (BEP) which stipulated the square footage of each classroom. Schools built before these standards typically had smaller classrooms, with those built after having more square footage per student. Some schools have a variety of classrooms with different square footages, while others all have the same size classroom. Where some variation exists it may be possible to improve the operation of the classroom by moving it to one of the larger spaces. Any reorganization needs to be considered carefully and should be done by the Principal or someone very familiar with the operation of that particular school. The instructor may need to be a part of that decision and will need to be flexible should the new organization not work out.

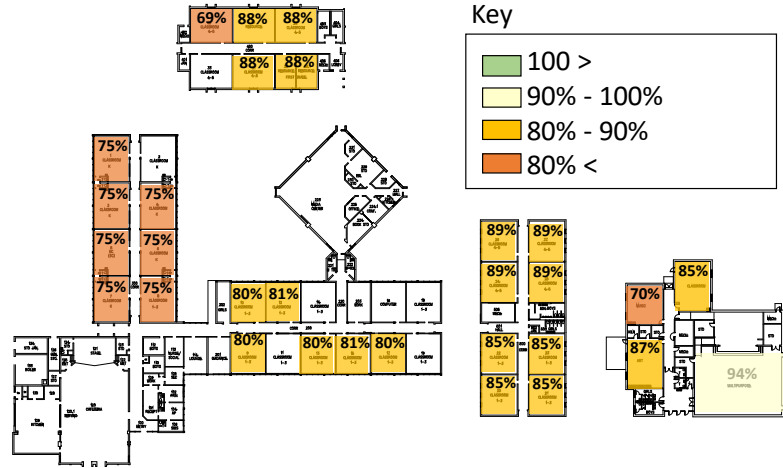
Bell Fork Elem

With first construction here in 1961 you can see the smaller areas in red with some dipping below the 70% range. The newer areas to the front are in the 90% range and were built after the BEP was enacted. Rearranging the grade levels will not change the issue. Without renovating the spaces to create larger rooms, this will continue to have rooms that are below the standard. The construction does not lend itself to an easy renovation.



Blue Creek Elem

Again we have an older school with first construction dating back to 1956. It follows the notion that room sizes are smaller on the buildings built before the mid 1980's. Reconfiguring is not an option but renovations to create larger spaces could occur. The renovation would reduce capacity.



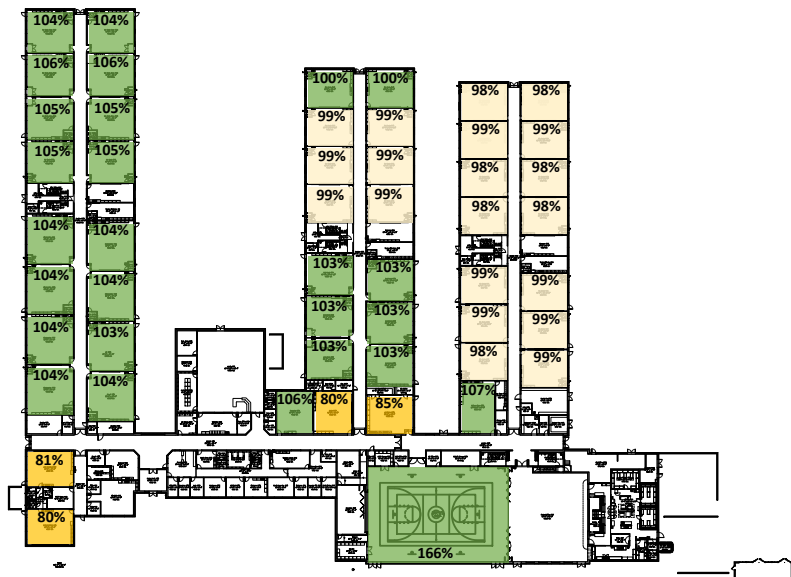
Carolina Forest Elem

Built in 2004 this is a relatively new facility and has a mix of different sized rooms. Reconfiguring the grade levels to different sections of the building is not likely to improve the percentages.



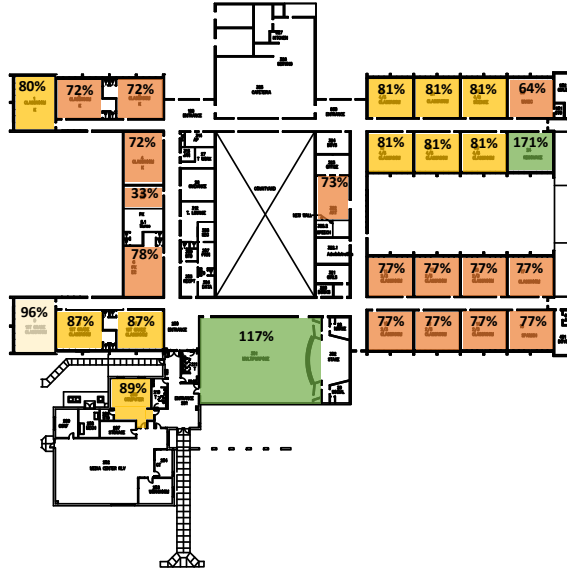
Clear View Elem

Pending completion. This building, like Coastal and Richlands meet or exceeds the standards. The Self-Contained area works as a suite of rooms and should provide a good environment for instructors and students.



Clyde Erwin Elem

The school is older with most of its classrooms around 75%-85% of the standard square footage. No reconfiguration will be beneficial and if a renovation were completed it would greatly reduce the capacity of this school



Coastal Elem

Opening for the start of the 2021-22 school year, this building meets or exceeds the minimum facility standards.

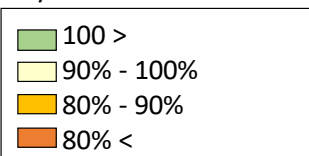


Dixon Elem

Initial construction was in 1990 and has a variety of differently sized spaces. Most of the spaces are at least 90% of the standard and some reconfiguration of spaces may improve the ratio, but not significantly.

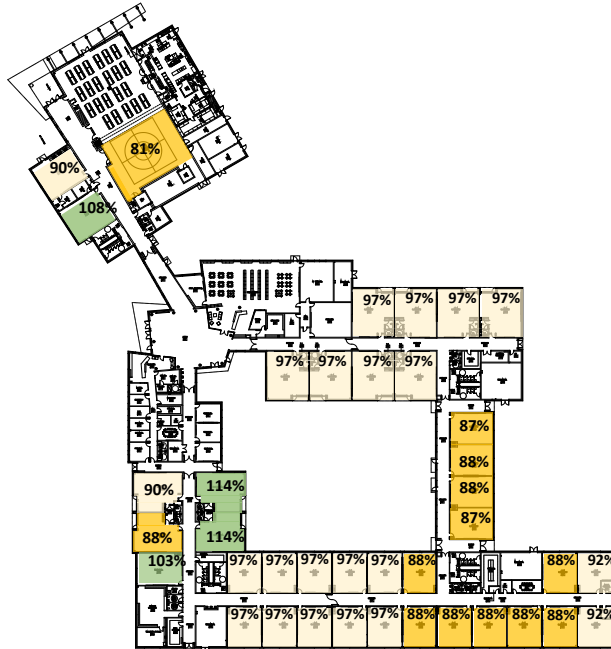


Key



Meadow View Elem

This is the first of two schools of similar design, built in 2008. Some of the smaller spaces are just under 90% with most of the others at 97% of the standard. The differences between the two plans occur at the ends of the hallway wings that are on the right side of this image.



Morton Elem

First construction here was in 1968 with the most recent addition being the Multipurpose, Admin, and Media areas which were done in 2009. Building E was also recently renovated. Just by looking at the colors the older sections stand out. The four classroom building is 71% while most of the orange is around 85% of the standard.



Northwoods Elem

First constructed in 1995 you can see many undersized spaces in the upper 70% area. Reconfiguring might help some, but most classrooms range from 900 to 760 sf and will not accommodate the lowest grade levels where the standard is 1,200 sf.

Key

	100 >
	90% - 100%
	80% - 90%
	80% <



Parkwood Elem

With most of the older spaces being 800 square feet, it will be impossible to achieve the minimum standard square footage at this school. Built in 1969 several of the spaces will ultimately be under 70% of the standard. The newest section from 2009 has spaces that are closer to the standard with most in the 90%+ range.



Queens Creek Elem

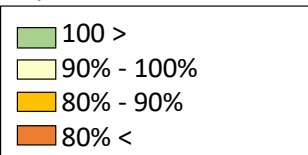
With construction in 1998 it has a mix of differently sized rooms with most spaces in the mid 90 percentile.



Richlands Elem

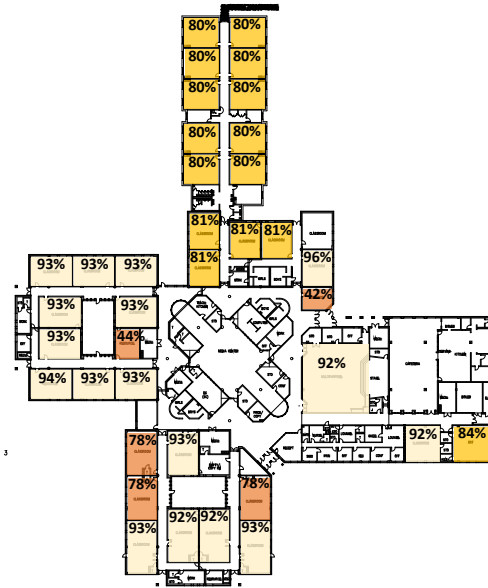
The newest operable school in the system has many rooms that are at or above the standard.

Key



Sand Ridge Elem

Identical to Heritage but built in 1998, just a couple of years earlier, the floor plan has rooms of various sizes with the newest addition meeting only 80% of the standard.



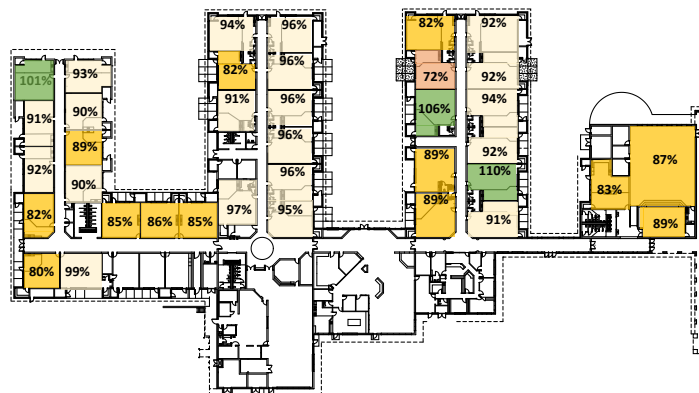
Silverdale Elem

The first construction in 1954 is obvious with several spaces only 65% of the standard. The newest portion with the Multipurpose Room has many rooms that are of the appropriate size

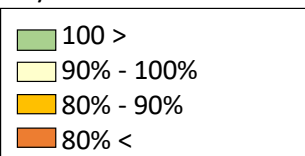


Southwest Elem

Completed in 1994, there are a variety of differently sized spaces. Like others of this design some rearrangement might improve some of the percentages.



Key



Stateside Elem

Completed in 2009, this plan is similar to Meadowview and has a larger and smaller rooms that align with closely to square footage standards. Reorganizing can help several spaces get closer to the standard but may require a first grade classroom very far away from the other first grade students.



Summersill Elem

First construction here is noted in 1967 and it is quickly obvious the number of spaces that are in the 70% and 80% range.

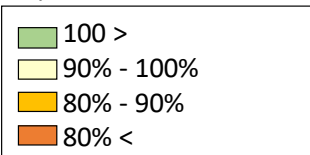


Swansboro Elem

With a variety of construction dates ranging back to 1970, there is a good variety of room sizes. While most of the classrooms are around 85% of the standard square footage, there are several that are a few that are larger where some rearranging might be beneficial.



Key

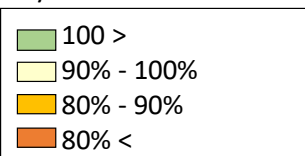


Thompson ECC

First construction here is from 1943 putting this building at 78 years of age. Every room in this building is below the minimum standards with the smallest at only 46% of the standard. As noted elsewhere, Onslow County Schools has lowered the number of students in each room to help ease overcrowding in the individual spaces.



Key



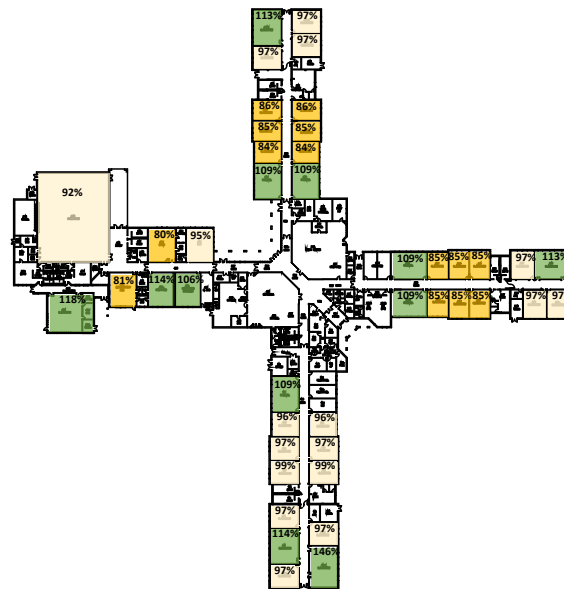
Dixon Mid

Completed in 2017, most of the rooms in this building are at 99% or better of the standard square footage. The lone red at 71% is a part of the EC-SC program and works as a suite of rooms similar to other schools.



Hunters Creek Mid

Built in 1990 the room sizes and variations make it a somewhat flexible when considering reorganizing the building. Several spaces on the wings are only 85% of the minimum standard square footage, with most other being at 97% or better.

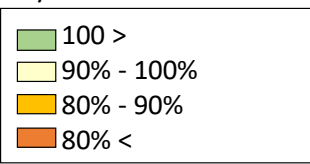


Jacksonville Commons Mid

Completed in 1997 and additions in 2001, this building meets most of the minimum square footages or exceeds them. In the few cases where they are lower, this can be improved by some rearrangement of spaces.



Key



New Bridge Mid

At 79 years of age, this 1942 building has a large number of spaces that are smaller than desirable. The gymnasium itself is 68 years of age and has a balcony area for bleachers if needed.



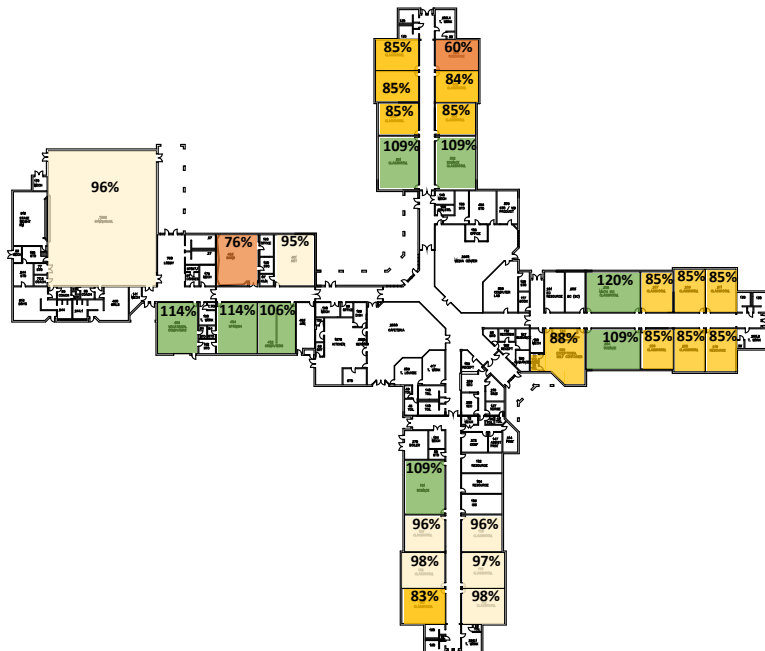
Northwoods Park Mid

Built in 1964 the building has many rooms that are the same size with many being less than 90% of the appropriate size. Reconfiguring this building will not fix the issue. The gym is 58% of the appropriate size and the ceiling is very low.

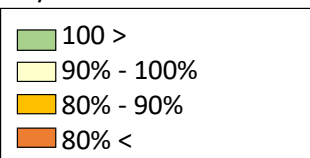


Southwest Mid

Similar to Hunters Creek Middle and built in 1990, this prototype is missing the ends at the hallways and the band room expansion. Because the new additions at HCM are more varied in size, they have more flexibility to reconfigure spaces than SWM has.

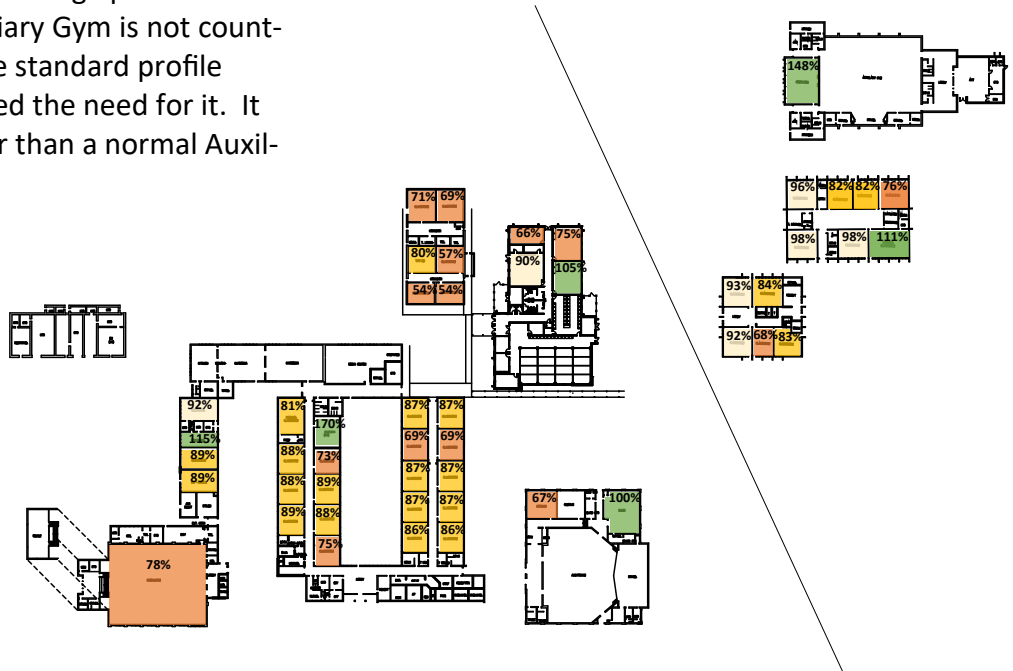


Key



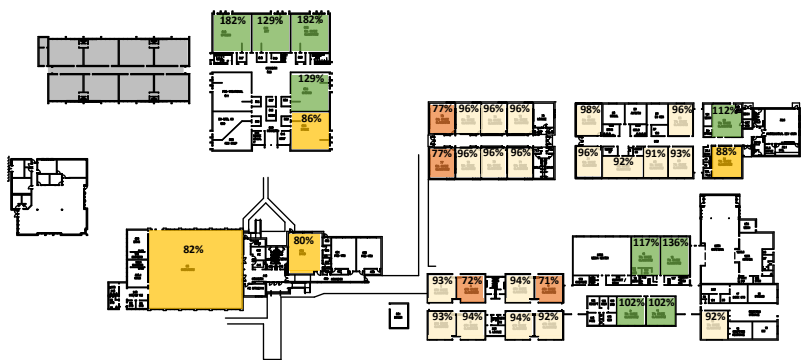
Swansboro Mid

With portions dating back to 1954, it is not surprising the large number of rooms that do not meet the current standard square footage per classroom. The Auxiliary Gym is not counted here since the standard profile does not indicated the need for it. It is however larger than a normal Auxiliary Gym.



Trexler Mid

The oldest portion of Trexler was built in 1934, long before the standards were developed. However there is a large proportion of the classrooms that are in 95% range of the standard.



Key

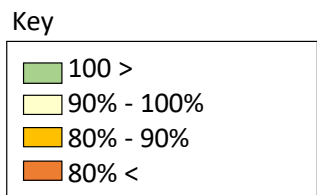
	> 100
	90% - 100%
	80% - 90%
	< 80%

Dixon High

The oldest portion of this campus is the section of the old Dixon Middle that was kept. This and other sections of the campus were completed well before the current standards went into place. Here most of the spaces are at or above the minimums.

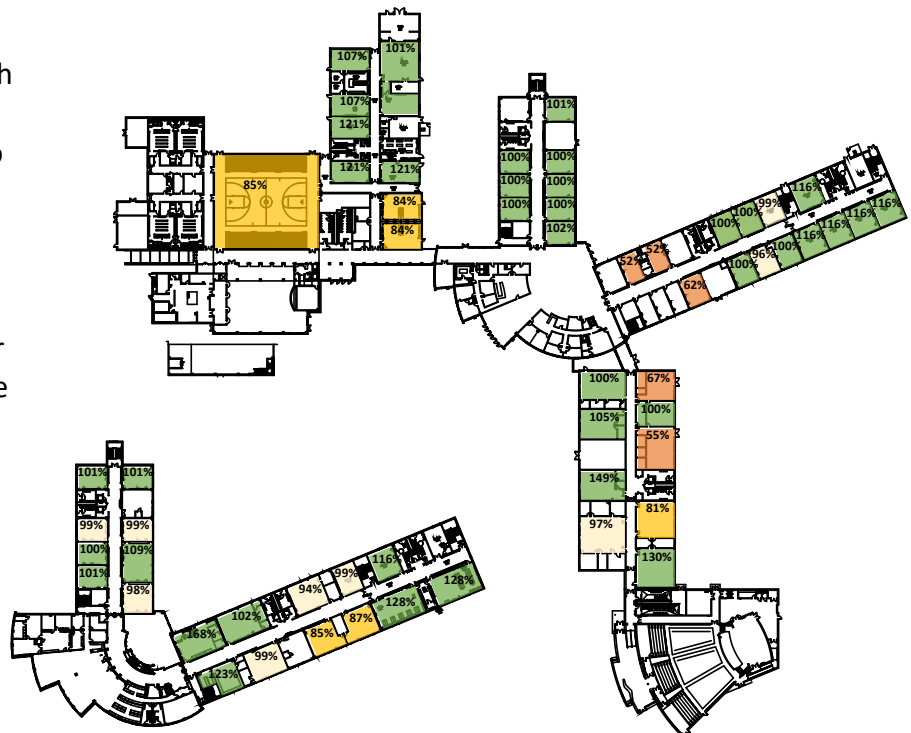
Jacksonville High

The oldest section dates back to 1960 and again most of the rooms are still at or near the standard. The gymnasium is small for this population as is the Auxiliary Gym



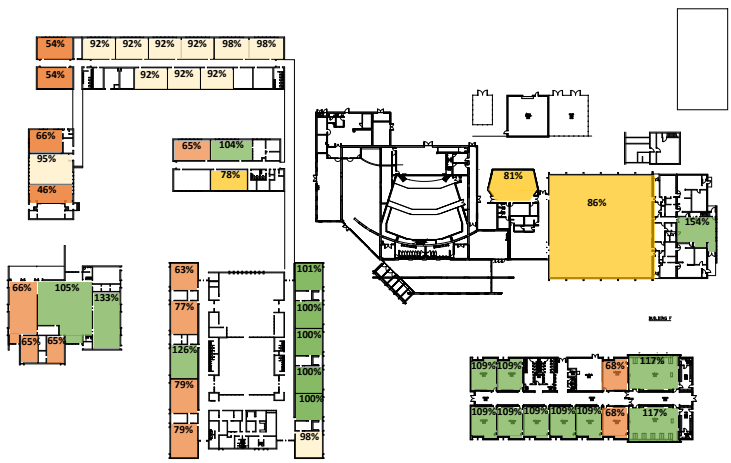
Northside High

First opened in 2001 with an addition in 2008 this building was designed to meet the current standards. Most rooms are at or above the minimums with a few exceptions with some of the smaller spaces working as a suite of rooms.



Richlands High

The older sections built in the 1950s can be seen with numerous smaller spaces. The more recent addition in 2012 has rooms that meet or exceed the minimums.



Key

■	100 >
■	90% - 100%
■	80% - 90%
■	80% <

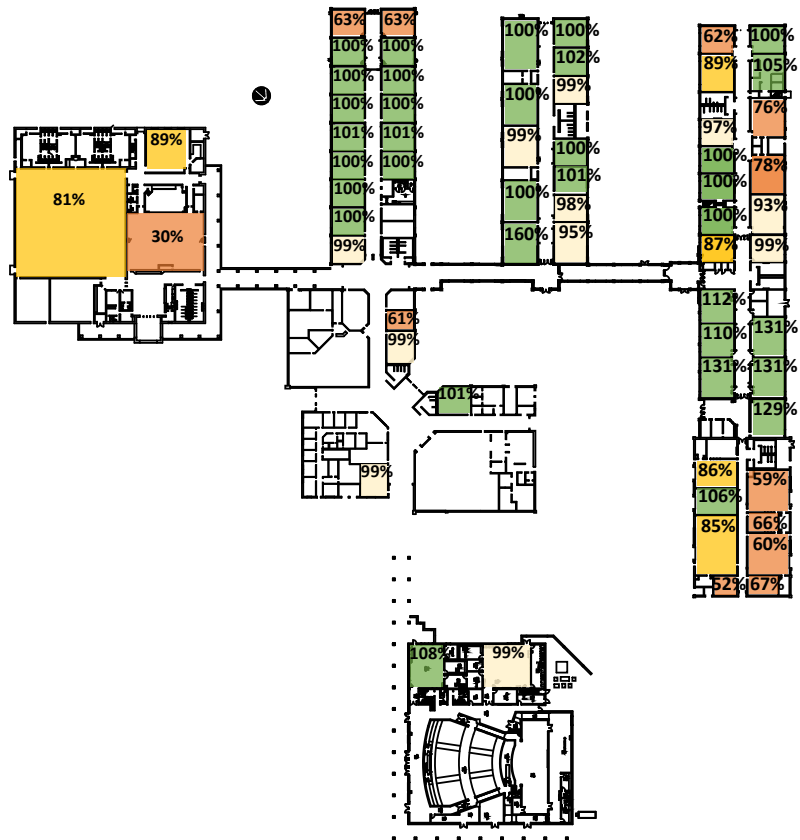
Southwest High

With the earliest construction from 1976 there are a handful of spaces that are smaller than desired. Most spaces are adequately sized and some reconfiguration may improve the percentages.



Swansboro High

With many spaces at the standard, it is not surprising to know that SBH opened in 1991, after the standards were created. The Auxiliary Gym stands out as small and at only 30% of the appropriate size, will restrict some instruction.



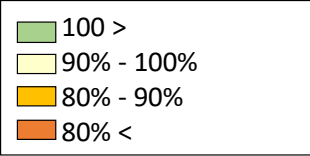
Key

Green	100 >
Light Green	90% - 100%
Yellow	80% - 90%
Orange	80% <

White Oak High

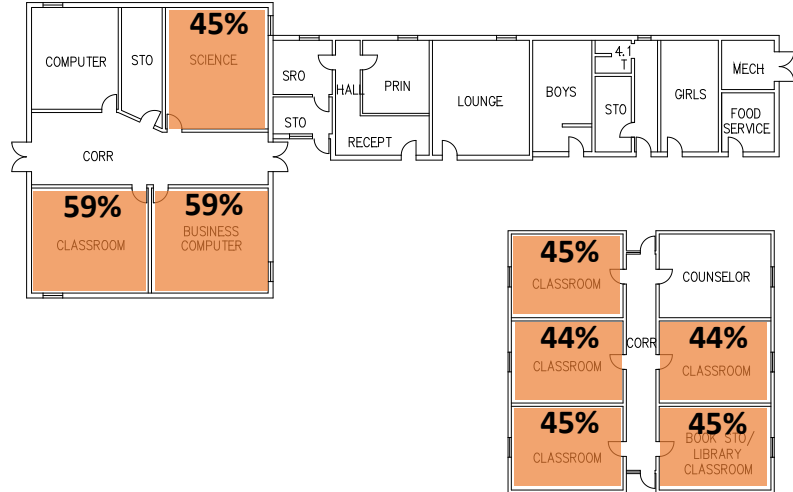
Built before the standards existed and White Oak High still has many spaces at or above the minimum standard.

Key



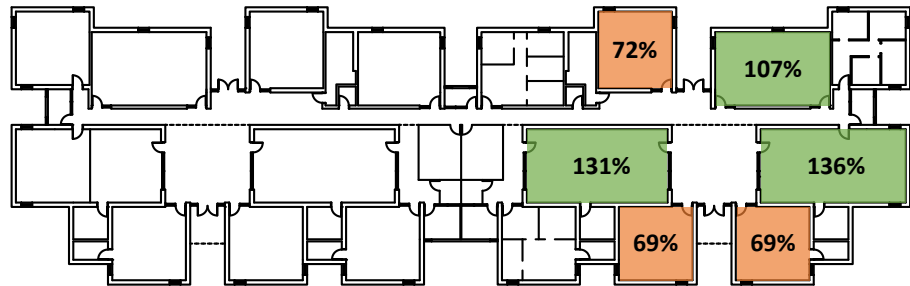
Onslow County Learning Center

This atypical program is shown with spaces as they would be if they were fully occupied. The small class sizes here don't create great issues with sufficient space in the classroom.



Onslow County Early College High

As part of the Community College, these are again non standard spaces, but do not appear to be creating issues.

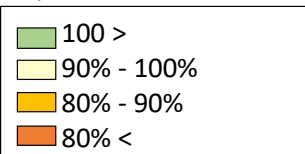


NC Eastern Regional Skill Center

This is a very specialized program with square footages that were designed for a specific reason. The percentages are shown as if the space were at a regular High School.



Key



Life Cycle Analysis (Building)

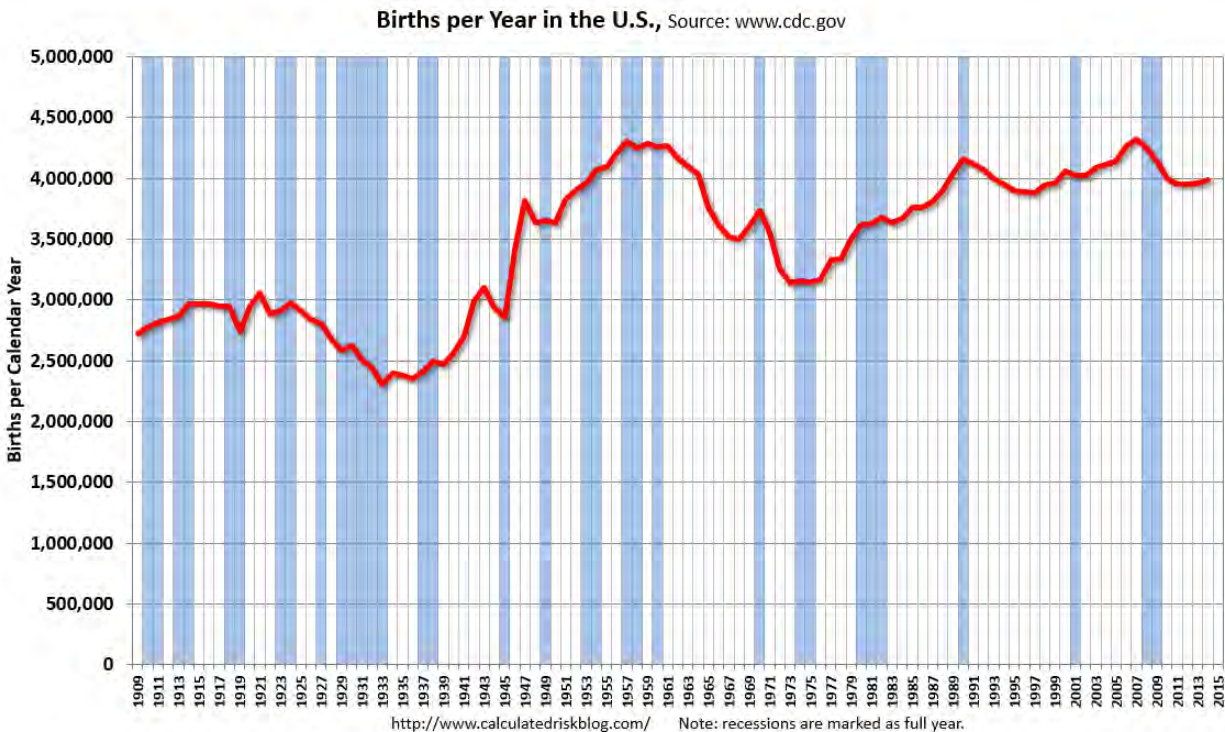
Life Cycle Overview

Buildings don't last forever. Materials wear out, surfaces become more absorbent, and roofing, mechanical and electrical equipment fail. Joints weaken, and eventually even the foundations of buildings will deteriorate to the point that they can no longer support the weight above them. Most buildings in the United States that are demolished are around seventy (70) to eighty (80) years of age.

From 1950-1970, the baby boom created the need for more housing and community infrastructure. In order to build quickly enough, some buildings were not built for the long term; they were constructed as a stop gap measure to get through the next thirty to forty years. Many of the buildings constructed during this period have reached or are nearing the end of their life cycle. Extensive renovations can bring life back to these schools; however, many of these older schools were not

designed to support a twenty-first century educational program, nor were they designed for air conditioning, and have other limitations that may make them undesirable as long term solutions. The question of whether to rebuild or renovate involves consideration of the historical value of a particular structure and renovation costs versus a long term solution for educational space and new construction costs.

This section deals with the projected life cycle of the overall building and not its component parts. Items such as replacement of HVAC units or roofing are addressed as deferred maintenance items located within the individual school and are based on actual observations. When there is a major renovation of a building with respect to its structure, the building life cycle can be partially reset but may require additional renovations to truly extend its useful life.



Building Life Cycle Graphic / Table

The following pages are a graphic representation of the buildings on individual campuses depicting their projected overall life cycle. They use data from NCDPI's insurance division and the actual construction methods and materials of the individual buildings themselves. The graphic and the associated charts do not fit well on a standard 8 1/2 x 11 inch piece of paper, so only the graphic is depicted in this section. The table relating to the dates, age, and expected remaining life are shown with the individual school.

Graphic ← Details found with the individual school

Building	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Elementary Schools																					
Bell Fork Elementary																					
Administration Building - 1962																21	70	60	80	1962	59
Administration Building - 1988																57	80	70	90	1988	33
Elementary Bldg "A" - 1961																20	70	60	80	1961	60
Elementary Bldg "B" - 1961																20	70	60	80	1961	60
Primary Building - 1961																20	70	60	80	1961	60
Covered Walkway - 1961																0	50	40	60	1961	60
Covered Walkway - 1988																27	50	40	60	1988	33
Classroom Building - 1987																56	80	70	90	1987	34
Media Center - 1988																57	80	70	90	1988	33
Multipurpose Building - 2008																77	80	70	90	2008	13



Building Life Cycle Summary															
Onslow County Schools															
Summary - Table															
<ul style="list-style-type: none"> Length of Life Expectancy, in Years Variations in Life Expectancy Exceeds Life Expectancy, in Years Life Cycle may be reduced due to environmental issues. 															
Building	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085
Elementary Schools															
Bell Fork Elementary															
Administration Building - 1962	[Color gradient: Green to Red]														
Administration Building - 1988	[Color gradient: Green to Red]														
Elementary Bldg "A" - 1961	[Color gradient: Green to Red]														
Elementary Bldg "B" - 1961	[Color gradient: Green to Red]														
Primary Building - 1961	[Color gradient: Green to Red]														
Covered Walkway - 1961	[Color gradient: Green to Red]														
Covered Walkway - 1988	[Color gradient: Green to Red]														
Classroom Building - 1987	[Color gradient: Green to Red]														
Media Center - 1988	[Color gradient: Green to Red]														
Multipurpose Building - 2008	[Color gradient: Green to Red]														
Blue Creek Elementary															
Main Building - 1956	[Color gradient: Green to Red]														
Third Grade Bldg. - 1973	[Color gradient: Green to Red]														
Multipurpose Building - 2008	[Color gradient: Green to Red]														
Quonset Building - 1960	[Color gradient: Green to Red]														
Fourth Grade Building - 1988	[Color gradient: Green to Red]														
Carolina Forest Elementary															
Main Building - 2004	[Color gradient: Green to Red]														
Clear View															
Main Building - 2022	[Color gradient: Green to Red]														
Clyde Erwin															
Main Building - 1953	[Color gradient: Green to Red]														
Main Building - 2006	[Color gradient: Green to Red]														
Covered Walk - 1953	[Color gradient: Green to Red]														
Coastal															
Main Building -	[Color gradient: Green to Red]														
Dixon Elementary															
Main Building - 1990	[Color gradient: Green to Red]														
Main Building - 2008	[Color gradient: Green to Red]														
Cafeteria Bldg. - 1990	[Color gradient: Green to Red]														
Pavilion Bldg. - 1992	[Color gradient: Green to Red]														
Multipurpose Bldg. - 1997	[Color gradient: Green to Red]														

Building Life Cycle Summary

Onslow County Schools

Summary - Table

- Length of Life Expectancy, in Years
- Variations in Life Expectancy
- Exceeds Life Expectancy, in Years
- Life Cycle may be reduced due to environmental issues.

Building	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085
Elementary Schools															
Heritage															
Main Building - 2001															
Main Building - 2008															
Hunters Creek Elementary															
Main Building - 1997															
Main Building - 2008															
Jacksonville Commons Elementary															
Main Building - 1996															
Meadowview Elementary															
Main Building A (Office) - 2008															
Main Building B - 2008															
Morton Elementary															
Building "A" - 1968															
Building "B" - 1968															
Building "C" - 1968															
Building "D" - 1969															
Building "E" - 1976															
Multipurpose - 2009															
Building "F" - 1988															
Northwoods Elementary															
Main Building - 1955															
Multipurpose Bldg. - 2008															
Media Center - 1996															
Parkwood Elementary															
Admin & Cafeteria Bldg. - 1969															
Classroom Bldg. "A" - 1969															
Classroom Bldg. "C" - 1969															
Multipurpose Bldg. "E" - 2009															
Classroom Bldg "D" - 1988															
Media Center - 1996															
Covered Walkway 2006															
Queens Creek Elementary															
Main Building - 1998															
Main Building - 2008															

Building Life Cycle Summary

Onslow County Schools

Summary - Table

- Length of Life Expectancy, in Years
- Variations in Life Expectancy
- Exceeds Life Expectancy, in Years
- Life Cycle may be reduced due to environmental issues.

Building	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085
Elementary Schools															
Richlands Elementary															
Main Building															
Sand Ridge Elementary															
Main Building - 1998															
Classroom Building - 2008															
Silverdale Elementary															
Main Building - 1954															
Annex Building - 1954															
Multipurpose Building - 2008															
Covered Walk - 1954															
Covered Walk - 1988															
Media Center - 1987															
1988 Classroom Building - 2004															
Southwest Elementary															
Main Building - 1994															
Main Building - 1998															
Stateside Elementary															
Building "A" (Office) - 2009															
Building "B" - 2009															
Summersill Elementary															
Building "B" Administration - 1967															
Building "A" Cafeteria - 1967															
Building "D" - 1967															
Building "E" - 1967															
Building "C" - 1969															
Building "F" - 1969															
Covered Walk - 1967															
Building "H" - 1988															
Media Center Building - 1998															
Building "J" - 1998															
Building "J" - 2008															
Swansboro Elementary															
Main Building - 1970															
Classroom Building - 2008															
Building 300 - 1989															

Building Life Cycle Summary

Onslow County Schools

Summary - Table

- Length of Life Expectancy, in Years
- Variations in Life Expectancy
- Exceeds Life Expectancy, in Years
- Life Cycle may be reduced due to environmental issues.

Building	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085
Middle Schools															
Dixon Middle															
Main Building															
Old Dixon Middle (Demolished)															
Main Building - 1928															
Industrial Arts Shop - 1935															
Picnic Shelter - 1986															
Hunters Creem Middle															
Main Building - 1990															
Main Building - 2008															
Jacksonville Commons Middle															
Main Building - 1997															
Main Building - 1998															
Main Building - 2001															
New Bridge Middle															
Main Building - 1942															
Physical Ed. Building - 1953															
Band Building - 1953															
Band Building - 1956															
Quonset Hut - 1960															
Covered Walk - 1999															
Northwoods Park Middle															
Main Building - 1966															
Main Building - 1967															
Classroom Building #3 - 1964															
Classroom Building #2 - 1969															
Classroom Building #2 - 1990															
Cafeteria Building - 1964															
Cafeteria Building - 1971															
Cafeteria Building - 1990															
Classroom Building #5 - 1993															
Covered Walkway - 1964															

Building Life Cycle Summary

Onslow County Schools

Summary - Table

- Length of Life Expectancy, in Years
- Variations in Life Expectancy
- Exceeds Life Expectancy, in Years
- Life Cycle may be reduced due to environmental issues.

Building	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085
Middle Schools															
Southwest Middle															
Main Building - 1990															
Main Building - 1991															
Main Building - 1993															
Swansboro Middle															
Main Building - 1954															
Auditorium Building - 1964															
White Classroom Building - 1959															
Tech. Classroom Building - 1969															
Classroom Building - 2008															
PR Box & Storage / Bleachers - 1978															
PR Box & Storage / Bleachers - 1978															
Athletic Field Lights - 2004															
Covered Walk - 1985															
Annex Building 1E Campus - 1975															
Annex Building 2E Campus - 1976															
Annex Gymnasium (EC) - 1985															
Annex Gymnasium (EC) - 1988															
Annex Gymnasium (EC) - 1996															
Annex Covered Walkway (EC) - 1975															
Trexler Middle															
Main Building - 1964															
Main Building - 1986															
Main Building - 1996															
Gymnasium - 1952															
Gymnasium - 2008															
1990 Classroom Building - 1990															
1990 Classroom Building - 1996															
Baseball Lighting System - 1993															
Classroom Building - 2000															
Third Grade Classroom - 1977															
Primary Classroom Annex - 1953															
Media Center - 1997															

Building Life Cycle Summary															
Onslow County Schools															
Summary - Table															
<ul style="list-style-type: none"> Length of Life Expectancy, in Years Variations in Life Expectancy Exceeds Life Expectancy, in Years Life Cycle may be reduced due to environmental issues. 															
Building	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085
High Schools															
Dixon High															
Main Building - 1967	Green					Yellow									
Administration & Cafeteria Building - 1969	Green					Yellow									
Gym / Auditorium / Cultural Arts - 1976	Green					Yellow									
Gym / Auditorium / Cultural Arts - 1984	Green					Yellow									
Gym / Auditorium / Cultural Arts - 1997	Green					Yellow									
Science / Arts Wing - 2008	Green					Yellow									
Press Box / Bleachers - 1978	Green					Yellow									
Press Box / Bleachers - 2004	Green					Yellow									
Athletic Field Lights - 2004	Green					Yellow									
Vocational Shop Building - 1989	Green					Yellow									
Vocational Shop Building - 2004	Green					Yellow									
400 Building - 2000	Green					Yellow									
Football Concessions Building - 1999	Green					Yellow									
Annex Building - 1960	Green					Yellow									
Annex & Gymnasium - 1954	Green					Yellow									
Annex & Gymnasium - 1954	Green					Yellow									

Building Life Cycle Summary

Onslow County Schools

Summary - Table

- Length of Life Expectancy, in Years
- Variations in Life Expectancy
- Exceeds Life Expectancy, in Years
- Life Cycle may be reduced due to environmental issues.

Building	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085
High Schools															
Jacksonville High															
Administration Building - 1989	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Social Studies Building - 1960	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Media Center - 1960	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Media Center - 1988	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Media Center - 2008	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Auditorium & Gym Building - 1963	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Auditorium & Gym Building - 1963	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Auditorium & Gym Building - 1989	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Vocational Building - 1963	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Vocational Building - 1989	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Science Building #3 - 1963	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Math Building #4 - 1967	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
English Building #5 - 1970	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Concessions & Restrooms - 1994	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Science / Art Building - 2008	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Football Concessions & Restrooms - 1977	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Athletic Field Lighting - 1990	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Football Press Box / Bleachers - 1995	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Football Press Box / Bleachers - 1979	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Covered Walk - 1960	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Covered Walk - 1988	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Covered Walk - 1990	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Cafeteria Building - 1987	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Physical Education Building - 1989	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Classroom Building #6 - 1990	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Horticulture Classroom - 1998	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Athletic Field Equipment Storage - 2005	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Northside High															
Main Building - 2001	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
main Building - 2008	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Ftball Press Box / Bleachers - 2002	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Concessions / Restroom Building - 2002	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Athletic Field Lighting - 2002	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green

Building Life Cycle Summary

Onslow County Schools

Summary - Table

- Length of Life Expectancy, in Years
- Variations in Life Expectancy
- Exceeds Life Expectancy, in Years
- Life Cycle may be reduced due to environmental issues.

Building	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085
High Schools															
Richlands High															
Main Building - 1972	[Color gradient: Green to Red]														
300 Building 1951	[Color gradient: Yellow to Red]														
200 Building 1957	[Color gradient: Green to Red]														
500 Building - 1954	[Color gradient: Yellow to Red]														
Gymnasium - 1974	[Color gradient: Green to Red]														
Locker Rooms - 1974	[Color gradient: Green to Red]														
Cafeteria / Auditorium - 1997	[Color gradient: Green to Yellow]														
Shop Building - 1972	[Color gradient: Green to Red]														
Classroom Building - 2008	[Color gradient: Green to Yellow]														
Football Press Box w/ Bleachers - 1977	[Color gradient: Green to Red]														
Football Press Box w/ Bleachers - 1977	[Color gradient: Green to Red]														
Football Press Box w/ Bleachers - 2004	[Color gradient: Green to Yellow]														
Athletic Field Lights - 2004	[Color gradient: Green to Red]														
Covered Walk - 1967	[Color gradient: Yellow to Red]														
Weight Lifting Building -1990	[Color gradient: Green to Yellow]														
Weight Lifting Building -2000	[Color gradient: Green to Yellow]														
Baseball Concessions - 1999	[Color gradient: Green to Red]														
Baseball Concessions - 2005	[Color gradient: Green to Yellow]														
Football Rest Room Building- 1999	[Color gradient: Green to Red]														
Energy Building - 2012	[Color gradient: Green to Yellow]														
Tractor Storage Sshed - 2005	[Color gradient: Green to Yellow]														
Southwest High															
Main Building - 1976	[Color gradient: Green to Red]														
Main Building - 1997	[Color gradient: Green to Yellow]														
Main Building - 2000	[Color gradient: Green to Yellow]														
Football Press Box / Bleachers - 1990	[Color gradient: Green to Red]														
Athletic Field Lighting - 1989	[Color gradient: Yellow to Red]														
Classroom Building - 1997	[Color gradient: Green to Yellow]														
Media Center - 2008	[Color gradient: Green to Yellow]														

Building Life Cycle Summary																	
Onslow County Schools																	
Summary - Table																	
<div style="display: flex; flex-direction: column; gap: 5px;"> <div> Length of Life Expectancy, in Years</div> <div> Variations in Life Expectancy</div> <div> Exceeds Life Expectancy, in Years</div> <div> Life Cycle may be reduced due to environmental issues.</div> </div>		2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085	
Building																	
High Schools																	
Swansboro High																	
Main Building - 1991	[Color-coded life cycle data for Swansboro High Main Building - 1991]																
Main Building - 2004	[Color-coded life cycle data for Swansboro High Main Building - 2004]																
Vocational Building 500 Wing - 1991	[Color-coded life cycle data for Swansboro High Vocational Building 500 Wing - 1991]																
Vocational Building 500 Wing - 1998	[Color-coded life cycle data for Swansboro High Vocational Building 500 Wing - 1998]																
Vocational Building 500 Wing - 2004	[Color-coded life cycle data for Swansboro High Vocational Building 500 Wing - 2004]																
Science Building 600 Wing - 1991	[Color-coded life cycle data for Swansboro High Science Building 600 Wing - 1991]																
Fieldhouse - 1991	[Color-coded life cycle data for Swansboro High Fieldhouse - 1991]																
Equipment Storage Building - 1961	[Color-coded life cycle data for Swansboro High Equipment Storage Building - 1961]																
Auditorium - 2008	[Color-coded life cycle data for Swansboro High Auditorium - 2008]																
Football Concessions & RR Building - 1994	[Color-coded life cycle data for Swansboro High Football Concessions & RR Building - 1994]																
Athletic Field Lighting - 1993	[Color-coded life cycle data for Swansboro High Athletic Field Lighting - 1993]																
Football Bleachers/Restrooms/Press - 1994	[Color-coded life cycle data for Swansboro High Football Bleachers/Restrooms/Press - 1994]																
Football Bleachers/Restrooms/Press - 1995	[Color-coded life cycle data for Swansboro High Football Bleachers/Restrooms/Press - 1995]																
Gymnasium - 1994	[Color-coded life cycle data for Swansboro High Gymnasium - 1994]																
Covered Walk - 1994	[Color-coded life cycle data for Swansboro High Covered Walk - 1994]																
Covered Walk - 1996	[Color-coded life cycle data for Swansboro High Covered Walk - 1996]																
White Oak High																	
Classroom Building - 1970	[Color-coded life cycle data for White Oak High Classroom Building - 1970]																
Gymnasium & Admin. Building - 1970	[Color-coded life cycle data for White Oak High Gymnasium & Admin. Building - 1970]																
Gymnasium & Admin. Building - 1970	[Color-coded life cycle data for White Oak High Gymnasium & Admin. Building - 1970]																
Gymnasium & Admin. Building - 1996	[Color-coded life cycle data for White Oak High Gymnasium & Admin. Building - 1996]																
Cafeteria & Shop Building - 1970	[Color-coded life cycle data for White Oak High Cafeteria & Shop Building - 1970]																
Cafeteria & Shop Building - 1973	[Color-coded life cycle data for White Oak High Cafeteria & Shop Building - 1973]																
Cafeteria & Shop Building - 1997	[Color-coded life cycle data for White Oak High Cafeteria & Shop Building - 1997]																
Classroom Building - 2009	[Color-coded life cycle data for White Oak High Classroom Building - 2009]																
Classroom Media Building 1996	[Color-coded life cycle data for White Oak High Classroom Media Building 1996]																
Fieldhouse - 2009	[Color-coded life cycle data for White Oak High Fieldhouse - 2009]																
Football Bleachers / Storage 4 - 2002	[Color-coded life cycle data for White Oak High Football Bleachers / Storage 4 - 2002]																
Football Bleachers / Storage 4 - 2003	[Color-coded life cycle data for White Oak High Football Bleachers / Storage 4 - 2003]																
Athletic Field Lights - 1987	[Color-coded life cycle data for White Oak High Athletic Field Lights - 1987]																
Covered Walkway - 1973	[Color-coded life cycle data for White Oak High Covered Walkway - 1973]																
Covered Walkway - 1999	[Color-coded life cycle data for White Oak High Covered Walkway - 1999]																
Concessions / Restrooms - 1995	[Color-coded life cycle data for White Oak High Concessions / Restrooms - 1995]																
Ten Classroom Building - 1989	[Color-coded life cycle data for White Oak High Ten Classroom Building - 1989]																
Fine Arts Building - 1989	[Color-coded life cycle data for White Oak High Fine Arts Building - 1989]																
Classroom & Media Center - 1997	[Color-coded life cycle data for White Oak High Classroom & Media Center - 1997]																
Soccer / Football Concessions - 1996	[Color-coded life cycle data for White Oak High Soccer / Football Concessions - 1996]																
Physical Education Building - 1996	[Color-coded life cycle data for White Oak High Physical Education Building - 1996]																

Building Life Cycle Summary

Onslow County Schools

Summary - Table

- Length of Life Expectancy, in Years
- Variations in Life Expectancy
- Exceeds Life Expectancy, in Years
- Life Cycle may be reduced due to environmental issues.

Building	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085
Onslow County Learning Center															
Multipurpose Building - 1984															
Multipurpose Building - 1996															
Classroom Building - 1998															
NC Eastern Regional Skills Center															
Main Building - 2019															
Thompson Early Childhood Center															
Main Building - 1943															
Cafeteria - 1951															
Quonset Building A - 1960															
Quonset Building B - 1960															
Onslow County Administration															
Administration Building - 1963															
Administration Building - 1964															
Administration Building - 1965															
Annex #1 - 1963															
Maint & IT Building - 1980															
Maint & IT Building - 1990															
Food Warehouse & Shop #1 - 1969															
Food Warehouse & Shop #1 - 1992															
Heating / AC Shop #3 - 1965															
Equipment Storage Shop #2 - 1982															
Gas Pump Shet (2) Tank - 1985															
Gas Pump Shet (2) Tank - 1975															
Gas Pump Shet (2) Tank - 1990															
Departmental Storage - 1992															
Distribution Center 2005															
Bus Garage - 1975															
Bus Garage - 1993															
Bus Garage - 1950															
Raleigh Building - 1953															
Bus Wash Rack / Shed - 1993															
Storage Boxes (7) - 2005															

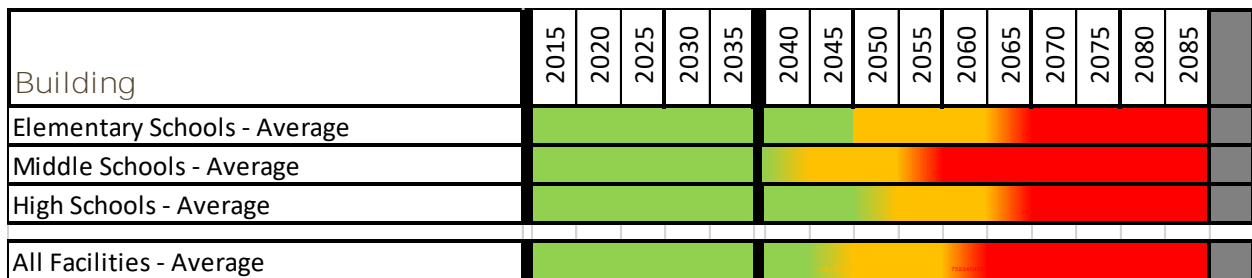
Life Cycle Summary

The tables below show how Onslow County Schools looks as a system. This is the mathematical average of the ages of all facilities operated by the school system, including Administrative and Maintenance. Although there are some buildings that are approaching the end of their useful life, the many additions over the past thirty years have contributed to the youthful profile of the buildings within the school system.

Included below is the table indicating the average remaining life for the system as well as a breakdown of the average elementary, middle, and high schools

These averages include Thompson, OCLC and all administration areas.

The images and table below are somewhat deceptive. There are buildings that have exceeded their anticipated life and are only operational due to the efforts of the Maintenance Department, Board of Education, and funds provided by the community. Adding to this is the very youthful nature of the elementary schools that have just or are not yet online. What can be discerned is the middle schools are, on average, about 20 years older than the elementary, high schools, and overall average of all schools.



Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Elementary Schools - Average	44	69	60	79	1986	35
Middle Schools - Average	36	69	60	79	1978	43
High Schools - Average	45	69	60	79	1987	34
All Facilities - Average	43	69	60	79	1985	36

Onslow County Schools

Life Cycle Analysis

Campus	Building Name	Year Built	Age	BLDG SQFT
> 80 yrs				
Total				
70 - 80 yrs				
NEW BRIDGE	MAIN BUILDING	1/1/1942	79	46,032
THOMPSON EARLY CHILDHOOD CNTR	MAIN BUILDING	1/1/1943	78	36,103
BOARD OF EDUCATION	1950 BUS GARAGE	1/1/1950	71	5,607
THOMPSON EARLY CHILDHOOD CNTR	CAFETERIA	1/1/1951	70	3,963
RICHLANDS HIGH	300 BLDG	1/1/1951	70	13,442
Total				
60 - 70 yrs				
TREXLER	GYMNASIUM	1/1/1952	69	12,288
BOARD OF EDUCATION	RALEIGH BUILDING	1/1/1953	68	1,600
CLYDE ERWIN	MAIN BUILDING	1/1/1953	68	51,988
CLYDE ERWIN	COVERED WALK	1/1/1953	68	
NEW BRIDGE	PHYSICAL ED. BLDG	1/1/1953	68	18,090
NEW BRIDGE	BAND BUILDING	1/1/1953	68	4,315
RICHLANDS ELEMENTARY to TMS	PRIMARY CLRM ANNEX "E"	1/1/1953	68	8,990
DIXON MIDDLE SCHOOL -to hs	MS ANNEX & GYM	1/1/1954	67	13,586
DIXON MIDDLE SCHOOL -to hs	MS ANNEX & GYM	1/1/1954	67	13,263
RICHLANDS HIGH	500 BLDG	1/1/1954	67	4,295
SILVERDALE	1954 MAIN BLDG A	1/1/1954	67	15,899
SILVERDALE	1954 ANNEX BUILDING	1/1/1954	67	3,120
SILVERDALE	COVERED WALK	1/1/1954	67	
SWANSBORO MID	MAIN BUILDING	1/1/1954	67	54,701
NORTHWOODS ELEM	MAIN BUILDING	1/1/1955	66	35,096
BLUE CREEK	MAIN BUILDING	1/1/1956	65	41,742
NEW BRIDGE	BAND BUILDING	1/1/1956	65	2,880
RICHLANDS HIGH	200 BLDG	1/1/1957	64	5,965
SWANSBORO MID	WHITE CLRM BLDG(TM)	1/1/1959	62	5,314
THOMPSON EARLY CHILDHOOD CNTR	QUONSET BUILDING A	1/1/1960	61	1,025
THOMPSON EARLY CHILDHOOD CNTR	QUONSET BUILDING B	1/1/1960	61	1,275
BLUE CREEK	QUONSET BUILDING	1/1/1960	61	1,025
DIXON MIDDLE SCHOOL -to hs	60' MS ANNEX BLDG	1/1/1960	61	3,670
JACKSONVILLE HIGH	1960 SOC STUDIES BLD	1/1/1960	61	11,043
JACKSONVILLE HIGH	MEDIA CENTER	1/1/1960	61	6,768
JACKSONVILLE HIGH	COVERED WALK	1/1/1960	61	
NEW BRIDGE	QUONSET HUT	1/1/1960	61	1,670
BELL FORK	ADMINISTRATION BLDG	1/1/1961	60	10,670
BELL FORK	ELEMENTARY BLDG "A"	1/1/1961	60	8,214
BELL FORK	ELEMENTARY BLDG "B"	1/1/1961	60	8,214
BELL FORK	PRIMARY BUILDING	1/1/1961	60	4,733
BELL FORK	COVERED WALK	1/1/1961	60	
SWANSBORO HIGH	EQUIPMENT STOR BLDG	1/1/1961	60	
Total				

Onslow County Schools

Life Cycle Analysis

Campus	Building Name	Year Built	Age	BLDG SQFT
50-60 yrs				
BOARD OF EDUCATION	ADMINISTRATION BLDG	1/1/1963	58	8,464
BOARD OF EDUCATION	ADMINISTRATION BLDG	1/1/1963	58	6,415
BOARD OF EDUCATION	ANNEX #1	1/1/1963	58	6,503
JACKSONVILLE HIGH	AUD & GYM BUILDING	1/1/1963	58	26,629
JACKSONVILLE HIGH	AUD & GYM BUILDING	1/1/1963	58	8,870
JACKSONVILLE HIGH	VOCATIONAL BLDG	1/1/1963	58	7,860
JACKSONVILLE HIGH	SCIENCE BLDG #3	1/1/1963	58	11,352
BOARD OF EDUCATION	ADMINISTRATION BLDG	1/1/1964	57	3,744
NORTHWOODS PARK MID	CLASSROOM BLDG #3	1/1/1964	57	11,104
NORTHWOODS PARK MID	CAFE BLDG #4	1/1/1964	57	10,250
NORTHWOODS PARK MID	COVERED WALK	1/1/1964	57	
TREXLER	MAIN BUILDING	1/1/1964	57	13,920
SWANSBORO MID	AUDITORIUM BUILDING	1/1/1964	57	15,609
BOARD OF EDUCATION	HEATING/AC SHOP #3	1/1/1965	56	1,976
NORTHWOODS PARK MID	MAIN BUILDING	1/1/1966	55	38,136
DIXON HIGH SCHOOL	MAIN BUILDING	1/1/1967	54	41,084
JACKSONVILLE HIGH	MATH BLDG #4	1/1/1967	54	6,832
RICHLANDS HIGH	COVERED WALK	1/1/1967	54	
SUMMERSILL	BLDG "B" ADMIN	1/1/1967	54	5,118
SUMMERSILL	BLDG "A" CAFETERIA	1/1/1967	54	6,482
SUMMERSILL	BUILDING "D"	1/1/1967	54	5,350
SUMMERSILL	BUILDING "E"	1/1/1967	54	4,690
SUMMERSILL	COVERED WALK	1/1/1967	54	
MORTON	BUILDING "A"	1/1/1968	53	8,432
MORTON	BUILDING "B"	1/1/1968	53	8,382
MORTON	BUILDING "C"	1/1/1968	53	4,116
BOARD OF EDUCATION	FOOD WHSE & SHOP #1	1/1/1969	52	10,964
DIXON HIGH SCHOOL	ADMIN & CAFE BLDG	1/1/1969	52	13,414
MORTON	BUILDING "D"	1/1/1969	52	8,432
NORTHWOODS PARK MID	CLASSROOM BLDG #2	1/1/1969	52	4,149
PARKWOOD ELEM	ADMIN & CAFETERIA BL	1/1/1969	52	8,464
PARKWOOD ELEM	CLRM BLDG "A"	1/1/1969	52	9,261
PARKWOOD ELEM	CLRM BLDG "C"	1/1/1969	52	9,261
SUMMERSILL	BUILDING "C"	1/1/1969	52	4,606
SUMMERSILL	BUILDING "F"	1/1/1969	52	4,606
SWANSBORO MID	TECH CLRM BLDG D	1/1/1969	52	7,462
JACKSONVILLE HIGH	ENGLISH BLDG #5	1/1/1970	51	6,713
SWANSBORO ELEM	MAIN BUILDING	1/1/1970	51	33,108
WHITE OAK HIGH	1970 CLASSROOM BLDG	1/1/1970	51	41,083
WHITE OAK HIGH	1970 GYM & ADMIN BLD	1/1/1970	51	13,185
WHITE OAK HIGH	1970 GYM & ADMIN BLD	1/1/1970	51	17,144
WHITE OAK HIGH	CAFE & SHOP BUILDING	1/1/1970	51	9,545
NORTHWOODS PARK MID	CAFE BLDG #4	1/1/1971	50	2,903
Total				465,618

Campus	Building Name	Year Built	Age	BLDG SQFT
40 - 50 yrs				
RICHLANDS HIGH	MAIN BUILDING	1/1/1972	49	28,452
RICHLANDS HIGH	SHOP BUILDING	1/1/1972	49	9,835
BLUE CREEK	THIRD GRADE BLDG	1/1/1973	48	10,095
WHITE OAK HIGH	CAFE & SHOP BUILDING	1/1/1973	48	8,030
WHITE OAK HIGH	COVERED WALK	1/1/1973	48	
RICHLANDS HIGH	GYMNASIUM	1/1/1974	47	11,236
RICHLANDS HIGH	LOCKER ROOMS	1/1/1974	47	7,797
BOARD OF EDUCATION	GAS PUMPISHED(2)TANK	1/1/1975	46	
BOARD OF EDUCATION	1975 BUS GARAGE	1/1/1975	46	12,010
SWANSBORO MID	ANNEX BLDG I E CAMP	1/1/1975	46	6,123
SWANSBORO MID	ANNEX BLDG 2 E CAMP	1/1/1975	46	8,869
SWANSBORO MID	ANNEX COV WALK (EC)	1/1/1975	46	
DIXON HIGH SCHOOL	GYM/AUD/CULTURAL ART	1/1/1976	45	20,114
MORTON	BUILDING "E"	1/1/1976	45	9,931
SOUTHWEST HIGH	MAIN BUILDING	1/1/1976	45	91,375
JACKSONVILLE HIGH	FTBL CONC & RESTROOM	1/1/1977	44	
TREXLER	THRID GRADE CLSROOM	1/1/1977	44	17,047
RICHLANDS HIGH	FTBL PRESS BXBLEACH	1/1/1977	44	
DIXON HIGH SCHOOL	PRESS BOXBLEACHERS	1/1/1978	43	
SWANSBORO MID	PR BOX & STORIBLEACH	1/1/1978	43	
BOARD OF EDUCATION	MAINT & IT BLDG	1/1/1980	41	10,598
Total				251,512

Campus	Building Name	Year Built	Age	BLDG SQFT
30 - 40 yrs				
BOARD OF EDUCATION	EQUIP STOR & SHOP #2	1/1/1982	39	1,966
ONLOW COUNTY LEARNING CTR	MULTIPURPOSE BLDG	1/1/1984	37	2,930
DIXON HIGH SCHOOL	GYM/AUD/CULTURAL ART	1/1/1984	37	2,255
BOARD OF EDUCATION	GAS PUMPISHED(2)TANK	1/1/1985	36	
SWANSBORO MID	COVERED WALK	1/1/1985	36	
SWANSBORO MID	ANNEX GYMNASIUM (EC)	1/1/1985	36	6,051
TREXLER	MAIN BUILDING	1/1/1986	35	17,199
WHITE OAK HIGH	ATHLETIC FLD LIGHTS	1/1/1987	34	
JACKSONVILLE HIGH	CAFETERIA BUILDING	9/1/1987	34	17,950
BELL FORK	1987 CLASSROOM BLDG	12/3/1987	34	12,500
SILVERDALE	1987 MEDIA CENTER "B"	12/3/1987	34	9,625
BELL FORK	COVERED WALK	1/1/1988	33	
BELL FORK	1988 MEDIA CENTER	1/1/1988	33	12,593
BLUE CREEK	FOURTH GRADE BLDG	1/1/1988	33	7,608
MORTON	CLASSROOM BLDG "F"	1/1/1988	33	7,934
PARKWOOD ELEM	1988 CLRM BLDG "D"	1/1/1988	33	10,015
SUMMERSILL	CLASSROOM BLDG "H"	1/1/1988	33	10,015
SWANSBORO MID	ANNEX GYMNASIUM (EC)	1/1/1988	33	6,496
JACKSONVILLE HIGH	MEDIA CENTER	6/1/1988	33	2,918
JACKSONVILLE HIGH	COVERED WALK	6/1/1988	33	
SILVERDALE	COVERED WALK	7/1/1988	33	
BELL FORK	ADMINISTRATION BLDG	7/10/1988	33	1,005
DIXON HIGH SCHOOL	VOCATIONAL SHOP BLDG	1/1/1989	32	9,664
SOUTHWEST HIGH	ATHLETIC FLD LIGHTS	1/1/1989	32	
JACKSONVILLE HIGH	ADMINISTRATION BLDG,	8/15/1989	32	24,972
JACKSONVILLE HIGH	AUD & GYM BUILDING	8/15/1989	32	5,120
JACKSONVILLE HIGH	VOCATIONAL BLDG	8/15/1989	32	7,914
JACKSONVILLE HIGH	PHYSICAL EDUC. BLDG.	8/15/1989	32	14,117
SWANSBORO ELEM	300 BUILDING	8/15/1989	32	12,621
WHITE OAK HIGH	1989 TEN CLRM BLDG	8/15/1989	32	10,575
WHITE OAK HIGH	FINE ARTS BUILDING	10/26/1989	32	7,770
BOARD OF EDUCATION	GAS PUMPISHED(2)TANK	1/1/1990	31	
JACKSONVILLE HIGH	ATHLETIC FIELD LIGHT	1/1/1990	31	
NORTHWOODS PARK MID	CLASSROOM BLDG #2	1/2/1990	31	5,418
NORTHWOODS PARK MID	CAFE BLDG #4	1/2/1990	31	3,204
TREXLER	1990 CLASSROOM BLDG	1/2/1990	31	12,308
BOARD OF EDUCATION	MAINT & IT BLDG	4/1/1990	31	918
JACKSONVILLE HIGH	COVERED WALK	4/1/1990	31	
SOUTHWEST HIGH	FTBL PRESS BXBLEACH	4/30/1990	31	
JACKSONVILLE HIGH	CLASSROOM BLDG #6	5/21/1990	31	22,396
DIXON ELEMENTARY	MAIN BUILDING	7/18/1990	31	45,930
DIXON ELEMENTARY	CAFETERIA BUILDING	7/18/1990	31	14,070
HUNTERS CREEK MID	MAIN BUILDING	8/1/1990	31	78,103
RICHLANDS HIGH	WEIGHT LIFTING BLDG	10/12/1990	31	1,050
SOUTHWEST MID	MAIN BUILDING	12/3/1990	31	55,486
SWANSBORO HIGH	MAIN BUILDING	6/19/1991	30	47,630
SOUTHWEST MID	MAIN BUILDING	8/9/1991	30	10,502
SWANSBORO HIGH	VOC BLDG 500 WING	8/21/1991	30	13,820
SWANSBORO HIGH	SCIENCE BLDG 600 WNG	8/21/1991	30	21,300
SWANSBORO HIGH	FIELDHOUSE	8/21/1991	30	3,988
Total				557,936

Campus	Building Name	Year Built	Age	BLDG SQFT
20 -30 yrs				
DIXON ELEMENTARY	PAVILION BUILDING	3/24/1992	29	2,160
BOARD OF EDUCATION	FOOD WHSE & SHOP #1	4/1/1992	29	250
BOARD OF EDUCATION	DEPARTMENTAL STORAGE	6/8/1992	29	368
NORTHWOODS PARK MID	CLASSROOM BLDG #5	1/1/1993	28	10,429
BOARD OF EDUCATION	1975 BUS GARAGE	1/1/1993	28	806
BOARD OF EDUCATION	BUS WASH RACK/SHED	3/10/1993	28	
TREXLER	BASEBALL LIGHT SYS	3/24/1993	28	
SOUTHWEST MID	MAIN BUILDING	7/1/1993	28	9,449
SWANSBORO HIGH	ATHLETIC FIELD LIGHT	8/10/1993	28	
SWANSBORO HIGH	GYMNASIUM	3/13/1994	27	32,487
SWANSBORO HIGH	F'BALL CONC & RR BLD	3/14/1994	27	
SWANSBORO HIGH	FTBLEAC-RESSBX	3/14/1994	27	
SWANSBORO HIGH	COVERED WALK	3/17/1994	27	
SOUTHWEST ELEM	MAIN BUILDING	7/1/1994	27	76,650
JACKSONVILLE HIGH	CONC & RESTROOM BLDG	8/19/1994	27	
JACKSONVILLE HIGH	FTBL PRESS BXBLEACH	1/1/1995	26	
WHITE OAK HIGH	CONCESSIONIRESTROOM	5/17/1995	26	
SWANSBORO HIGH	FTBLEAC-RESSBX	7/1/1995	26	
SWANSBORO MID	ANNEX GYMNASIUM (EC)	3/15/1996	25	3,347
NORTHWOODS ELEM	MEDIA CENTER	4/26/1996	25	6,600
PARKWOOD ELEM	MEDIA CENTER	4/26/1996	25	7,390
TREXLER	MAIN BUILDING	6/1/1996	25	1,032
WHITE OAK HIGH	SOCCERISFTBL CONC	7/1/1996	25	
JACKSONVILLE COMMONS ELEM	MAIN BUILDING	8/1/1996	25	80,794
SWANSBORO HIGH	COVERED WALK	9/1/1996	25	
TREXLER	1990 CLASSROOM BLDG	9/1/1996	25	5,056
WHITE OAK HIGH	1996 PHYSICAL ED BLD	11/1/1996	25	6,470
ONSLow COUNTY LEARNING CTR	MULTIPURPOSE BLDG	11/7/1996	25	3,000
WHITE OAK HIGH	1970 GYM & ADMIN BLD	11/27/1996	25	6,960
WHITE OAK HIGH	CLASSROOMIMEDIA BLDG	11/27/1996	25	23,110
SOUTHWEST HIGH	MAIN BUILDING	1/1/1997	24	14,945
RICHLANDS HIGH	CAFETERIA / ADMIN / GYM	2/1/1997	24	26,526
DIXON ELEMENTARY	MULTIPURPOSE BLDG	3/7/1997	24	11,238
DIXON HIGH SCHOOL	GYM/AUD/CULTURAL ART	3/7/1997	24	12,588
SOUTHWEST HIGH	CLASSROOM BUILDING	4/4/1997	24	18,960
NORTHWOODS PARK MID	MAIN BUILDING	6/1/1997	24	3,270
WHITE OAK HIGH	1997 CLRM & MEDIA CT	6/1/1997	24	23,110
HUNTERS CREEK ELEM	MAIN BUILDING	8/4/1997	24	80,000
JACKSONVILLE COMMONS MID	MAIN BUILDING	8/4/1997	24	90,000
RICHLANDS ELEMENTARY to TMS	MEDIA CENTER "H"	8/8/1997	24	6,037
WHITE OAK HIGH	CAFE & SHOP BUILDING	9/1/1997	24	3,360
JACKSONVILLE HIGH	HORTICULTURE CLASS	1/1/1998	23	900
SUMMERSILL	MEDIA CENTER BLDG	1/1/1998	23	8,400
SUMMERSILL	CLASSROOM BLDG J	1/8/1998	23	5,500
ONSLow COUNTY LEARNING CTR	CLASSROOM BUILDING	4/1/1998	23	3,000
JACKSONVILLE COMMONS MID	MAIN BUILDING	7/31/1998	23	10,170
QUEENS CREEK	MAIN BUILDING	7/31/1998	23	80,376

Campus	Building Name	Year Built	Age	BLDG SQFT
20 -30 yrs				
SOUTHWEST ELEM	MAIN BUILDING	7/31/1998	23	8,164
SWANSBORO HIGH	VOC BLDG 500 WING	11/23/1998	23	12,020
SAND RIDGE	MAIN BUILDING	12/15/1998	23	73,734
DIXON HIGH SCHOOL	FOOTBALL CONC BLD	1/1/1999	22	1,320
NEW BRIDGE	COVEREDWALK	9/25/1999	22	
RICHLANDS HIGH	BASEBALL CONCIRESTRM	9/25/1999	22	
RICHLANDS HIGH	FTBL REST ROOM BLDG	9/25/1999	22	
WHITE OAK HIGH	COVERED WALK	9/25/1999	22	
DIXON HIGH SCHOOL	400 BUILDING	1/1/2000	21	10,750
RICHLANDS HIGH	WEIGHT LIFTING BLDG	1/1/2000	21	1,000
SOUTHWEST HIGH	MAIN BUILDING	1/1/2000	21	21,025
TREXLER	2000 CLASSROOM BLD	9/1/2000	21	8,231
NORTHSIDE HIGH	MAIN BUILDING	6/28/2001	20	180,331
HERITAGE ELEMENTARY	MAIN BUILDING	7/24/2001	20	75,630
JACKSONVILLE COMMONS MID	MAIN BUILDING	12/1/2001	20	15,000
Total				1,081,943

Campus	Building Name	Year Built	Age	BLDG SQFT
10 - 20 yrs				
NORTHSIDE HIGH	FTL PRESS BOXBLEACH	1/1/2002	19	
NORTHSIDE HIGH	CONCIRESTRM BLDG	1/1/2002	19	
NORTHSIDE HIGH	ATH. FIELD LIGHTS	1/1/2002	19	
WHITE OAK HIGH	FTBL BLCHRISTORAGE-4	1/1/2002	19	
DIXON HIGH SCHOOL	PRESS BOXBLEACHERS	1/1/2004	17	
DIXON HIGH SCHOOL	ATHLETIC FIELD LGHTS	1/1/2004	17	
DIXON HIGH SCHOOL	VOCATIONAL SHOP BLDG	1/1/2004	17	4,336
RICHLANDS HIGH	FTBL PRESS BXBLEACH	1/1/2004	17	
RICHLANDS HIGH	ATHLETIC FLD LIGHTS	1/1/2004	17	
SILVERDALE	1988 CLRM BLDG "C"	1/1/2004	17	10,913
SWANSBORO MID	ATHLETIC FIELD LGHTS	1/1/2004	17	
CAROLINA FOREST	MAIN BUILDING	7/1/2004	17	74,940
SWANSBORO HIGH	MAIN BUILDING	7/1/2004	17	3,880
SWANSBORO HIGH	VOC BLDG 500 WING	7/1/2004	17	21,360
BOARD OF EDUCATION	STORAGE BOXES (7)	1/1/2005	16	
JACKSONVILLE HIGH	ATH FD EQUIP STORAGE	1/1/2005	16	
RICHLANDS HIGH	TRACTOR STORAGE BLDG	1/1/2005	16	
BOARD OF EDUCATION	DISTRIBUTION CENTER	6/1/2005	16	20,000
RICHLANDS HIGH	BASEBALL CONCIRESTRM	6/1/2005	16	
CLYDE ERWIN	MAIN BUILDING	9/1/2006	15	6,948
PARKWOOD ELEM	COVERED WALK	9/1/2006	15	
CAROLINA FOREST	MAIN BUILDING	3/4/2008	13	7,567
HERITAGE ELEMENTARY	2008 CLASSROM BLDG	3/4/2008	13	12,132
HUNTERS CREEK ELEM	MAIN BUILDING	3/4/2008	13	2,323
HUNTERS CREEK MID	MAIN BUILDING	3/4/2008	13	26,840
QUEENS CREEK	MAIN BUILDING	3/4/2008	13	17,253
SAND RIDGE	2008 CLASSROOM BLDG	3/4/2008	13	12,129
SWANSBORO ELEM	400 CLASSROOM BLDG 2008	3/4/2008	13	21,609
SWANSBORO MID	2008 CLASSROOM BLDG	3/4/2008	13	13,293
TREXLER	GYMNASIUM	3/4/2008	13	6,942

Campus	Building Name	Year Built	Age	BLDG SQFT
10 - 20 yrs				
BELL FORK	MULTI-PURPOSE BLDG	4/28/2008	13	12,411
SILVERDALE	MULTI-PURPOSE BLDG	4/28/2008	13	19,570
BLUE CREEK	MULTI-PURPOSE BLDG	6/5/2008	13	11,680
DIXON ELEMENTARY	MAIN BUILDING	6/5/2008	13	160,667
MEADOW VIEW	BUILDING A (OFFICE)	6/5/2008	13	20,195
MEADOW VIEW	BUILDINGB	6/5/2008	13	77,072
NORTHWOODS ELEM	MULTI-PURPOSE BLDG	6/5/2008	13	11,713
RICHLANDS HIGH	CLASSROOM BUILDING	6/5/2008	13	18,922
SOUTHWEST HIGH	MEDIA CENTER	8/1/2008	13	9,960
SWANSBORO HIGH	AUDITORIUM	8/14/2008	13	23,938
JACKSONVILLE HIGH	MEDIA CENTER	8/15/2008	13	1,891
JACKSONVILLE HIGH	SCIENCE/ART BUILDING	8/15/2008	13	6,530
SUMMERSILL	CLASSROOM BLDG J	8/25/2008	13	11,829
DIXON HIGH SCHOOL	SCIENCE/ART WING	8/26/2008	13	7,626
NORTHSIDE HIGH	MAIN BUILDING	8/29/2008	13	35,123
MORTON	09' M-PURPOSE/CAFE	5/8/2009	12	29,100
STATESIDE	BUILD A-OFFICE	5/8/2009	12	24,182
STATESIDE	BUILDINGB	5/8/2009	12	72,462
WHITE OAK HIGH	2009 CLASSROOM	5/8/2009	12	23,009
WHITE OAK HIGH	FIELDHOUSE	11/1/2009	12	7,349
PARKWOOD ELEM	MULTIPURPOSE BLDG E	7/1/2009	12	16,401
Total				864,095
< 10 yrs				
RICHLANDS HIGH	ENERGY BUILDING	9/1/2012	9	1,820
DIXON MIDDLE SCHOOL	MAIN BUILDING	8/1/2017	4	155,187
Richlands E (Stead)	Main Building	8/1/2018	3	118,449
NC Eastern Regional SC	Main Building	8/1/2019	2	100,875
Coastal	Main Building	8/1/2021	0	116,804
Clear View	Main Building	8/1/2022	-1	116,804
Total				609,939

Square Footage of Buildings Related To Age of Facility

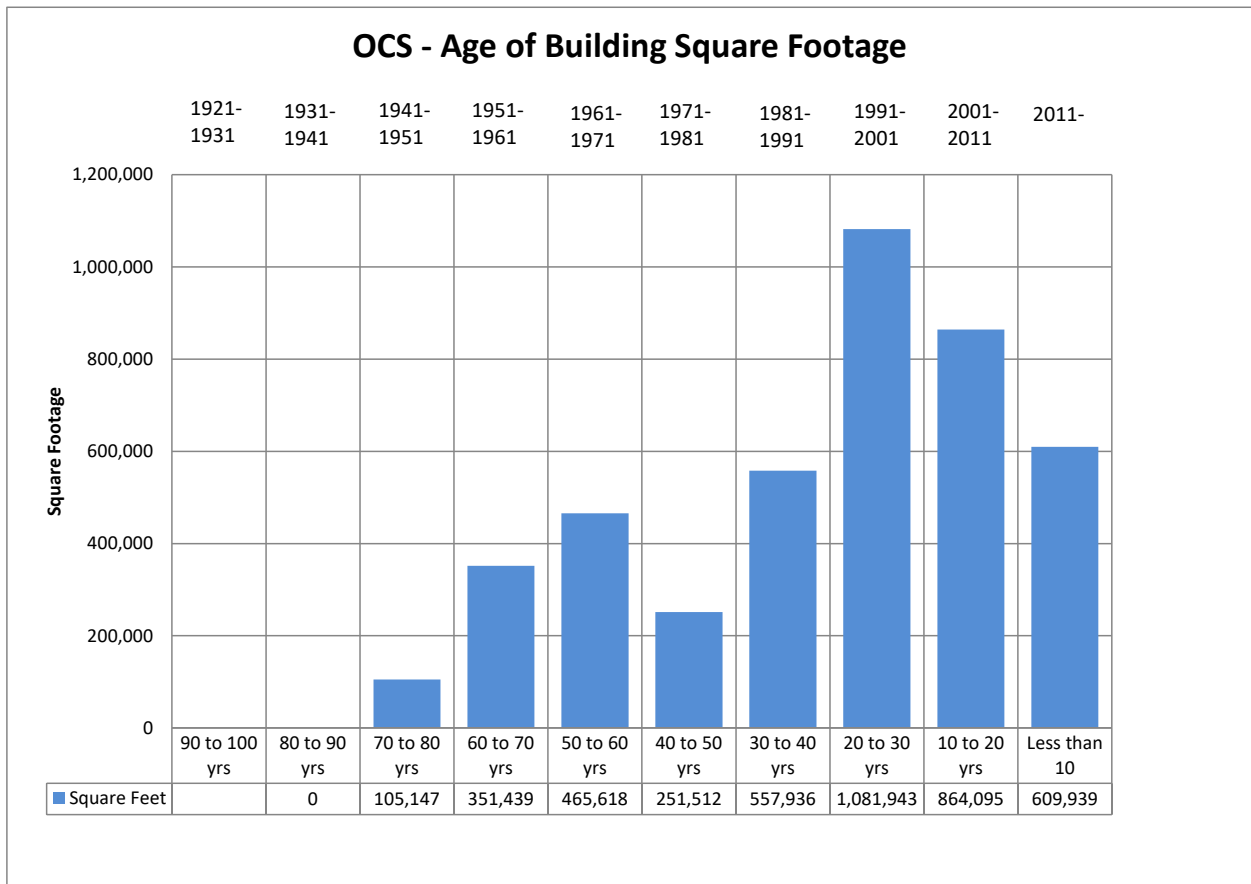
To the right is a table charting out the construction dates for the existing facilities. Currently 60% of the square footage owned and operated by Onslow County Schools is less than 30 years old. Of the other 40%, about half were built during the Baby Boom, with the other half in response to the Baby Boom Echo.

The chart below uses the same data to visually describe the amount of square footage that was built in any given year.

Onslow County Schools

Age of Building Square Footage
11/22/2021

Year Range	Approximate Age	Square Footage	Percentage
1921-1931	90 to 100 yrs		
1931-1941	80 to 90 yrs		
1941-1951	70 to 80 yrs	105,147	2.45%
1951-1961	60 to 70 yrs	351,439	8.20%
1961-1971	50 to 60 yrs	465,618	10.86%
1971-1981	40 to 50 yrs	251,512	5.87%
1981-1991	30 to 40 yrs	557,936	13.01%
1991-2001	20 to 30 yrs	1,081,943	25.23%
2001-2011	10 to 20 yrs	864,095	20.15%
2011-2021	Less than 10	609,939	14.23%
Unopen			
Total		4,287,629	



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Life Cycle Analysis (Roofing)

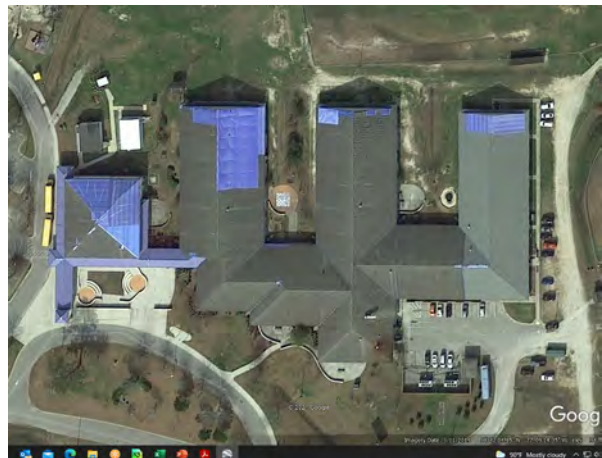
Roofing Life Cycle Overview

Just as buildings don't last forever, nor do their component parts and one of the most important parts is roofing. The importance of ensuring a good quality roof cannot be overstated. If the roof leaks it will cause damage to the other parts of the building and compromise the insulation as well as create the potential for growth of mold and mildew.

Not all roofs are created equal and some have much longer life spans and associated costs. Each type of roof is different and has a unique life span. In some instances the roofing material is relatively inexpensive, but does not last long. Conversely roofing with a higher first cost may not need to be replaced for the life of the school. Understanding the relative life span along with when the particular roof was installed allows us to understand when a full roof replacement will be needed.

Patching and repairing will always be a part of a building, but at some point, the patches upon patches cannot withstand the environment and at a critical point it will leak.

The following pages describe the anticipated life of each school, it's roof type, when it was replaced, when total replacement is anticipated, and a cost, in today's value, to replace that roof. These costs are included in the deferred maintenance section of the document where they include inflation and contingency.



Roof Life Cycle Summary																	
Onslow County Schools																	
Building Designation																	
		<div style="display: flex; justify-content: space-between;"> <div style="width: 20%;"> <p> Length of Life Expectancy, in Years</p> <p> Variations in Life Expectancy</p> <p> Exceeds Life Expectancy, in Years</p> <p> Life Cycle may be reduced due to environmental issues.</p> </div> </div>															
Replace Date / School	Roof Identification	Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Remaining Life	Year Placed Or Replaced	YEARS IN SERVICE
Bell Fork Elementary																	
	2028 Multipurpose Building	\$145,227								20					7	2008	13
	2028 Building #1	\$145,099								20					7	2008	13
	2035 Building #2	\$103,427													14	2015	6
	2035 Building #3	\$103,317													14	2015	6
	2035 Building #4	\$57,894													14	2015	6
	2058 Metal Roof Right	\$202,323													37	1988	33
	2058 Metal Roof Left	\$206,465													37	1988	33
Blue Creek Elementary																	
	2045 CR Building	\$48,167													24	2020	1
	2033 South Hall And Admin Area	\$154,062													15	2010	11
	2035 Kitchen / Boiler	\$38,112													9	2020	1
	2040 Dining Area	\$63,071													19	2020	1
	2017 CR's north Hall	\$160,252													-4	1997	24
	2045 Media Center	\$37,142													24	2020	1
	2015 Building #2	\$115,821													-1	1990	31
	2027 Mulripurpose Building	\$136,674								20					6	2007	14
Carolina Forest Elementary																	
	2074 Main Building	\$1,236,510													53	2004	17
	2078 2008 Addition	\$161,898													57	2008	13
Clear View Elementary																	
	2092 Main Building	\$1,927,266													71	2022	-1
Clyde Erwin																	
	2039 Back South Hall	\$44,981													18	2019	2
	2045 Front South Wing	\$44,115													29	2020	1
	2045 Office Wing	\$77,382													29	2020	1
	2026 Media Center	\$78,306								20					5	2006	15
	2040 North Back Hall	\$102,575													19	2020	1
	2040 Cafeteria	\$82,063													19	2020	1
	2040 Celotex	\$73,895													19	2020	1
	2039 MP Area	\$73,240													18	2019	2
	2040 Front North Wing	\$103,781													19	2020	1
	1973 Canopy	\$10,309													-48	1953	68
Coastal Elementary																	
	2091 Main Building	\$1,927,266													70	2021	0

Roof Life Cycle Summary																	
Onslow County Schools																	
Building Designation																	
	Length of Life Expectancy, in Years																
	Variations in Life Expectancy																
	Exceeds Life Expectancy, in Years																
	Life Cycle may be reduced due to environmental issues.																
Replace Date / School	Roof Identification	Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Remaining Life	Year Placed Or Replaced	YEARS IN SERVICE
Dixon Elementary																	
2090	Multipurpose Building	\$284,906													69	2020	1
2090	Cafeteria	\$273,917													69	2020	1
2090	Front Wing	\$285,879													69	2020	1
2090	Middle Wing	\$226,116													69	2020	1
2090	Back Wing (front)	\$196,119													69	2020	1
2033	2008 Back Wing (back new)	\$104,490													12	2008	13
2090	1999 Addition	\$263,472													69	2020	1
2040	Cricket Roofs	\$32,169													19	2020	1
Dixon High																	
2030	Cafeteria	\$75,194													9	2010	11
2028	CR Addition 2008	\$89,985													7	2008	13
2032	Admin Building	\$86,289													11	2012	9
2039	Storage Building	\$2,529													18	2019	2
2030	Classroom Building	\$496,064													9	2010	11
2038	Vocational Shop	\$168,915													17	2018	3
2020	Athletic building	\$124,633													-1	2000	21
2039	Canopy - Verify Location and Data	\$117,000													18	2019	2
2005	Gym	\$74,452													-21	2000	21
2034	Lockers	\$102,493													8	2019	2
2038	Gym Lobby	\$55,248													17	2018	3
2039	Cultural Arts	\$93,167													18	2019	2
2034	Building B / Gym Lobby / Stage	\$147,252													13	2014	7
2010	Building C / Walks	\$93,333													-11	1990	31
2017	Gymnasium	\$88,229													-4	1997	24
2034	Band / Chorus	\$38,526													13	2014	7
New Dixon Middle																	
2087	Gymnasium	\$256,740													66	2017	4
2037	Band	\$35,378													16	2017	4
2037	West High Corridor @ Gym	\$47,285													16	2017	4
2037	Arts	\$53,447													16	2017	4
2037	Strings / Cafeteria	\$181,202													16	2017	4
2037	Admin	\$72,643													16	2017	4
2037	Kitchen	\$54,635													16	2017	4
2037	Clearstory	\$82,528													16	2017	4
2037	East Main	\$277,585													16	2017	4
2037	North Wing	\$199,540													16	2017	4
2037	South Wing	\$150,822													16	2017	4
Hunters Creek Elementary																	
2090	Original Construction	\$1,367,966													69	2020	1
2090	Gymnasium	\$132,792													69	2020	1
2067	Metal Roof	\$112,794													46	1997	24
2090	Classroom Addition	\$61,826													69	2020	1

Roof Life Cycle Summary																			
Onslow County Schools																			
Building Designation																			
	Length of Life Expectancy, in Years																		
	Variations in Life Expectancy																		
	Exceeds Life Expectancy, in Years																		
	Life Cycle may be reduced due to environmental issues.																		
Replace Date / School	Roof Identification	Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Remaining Life	Year Placed Or Replaced	YEARS IN SERVICE		
Meadowview Elementary																			
2027	Original Building	\$1,139,855	20													6	2007	14	
Morton Elementary																			
2040	Building D	\$152,155													19	2020	1		
2029	Building F	\$139,258	20													8	2009	12	
2039	Building C	\$80,015													18	2019	2		
2031	Building E	\$159,287	20													10	2011	10	
2029	Building B	\$143,582	20													8	2009	12	
2029	Admin / MP building	\$460,000	20													8	2009	12	
New Bridge Middle																			
2038	Shop Building	\$55,480													17	2018	3		
2038	Band Room	\$35,280													17	2018	3		
2040	Media Center	\$88,147													19	2020	1		
2040	Boiler Rom	\$17,798													19	2020	1		
2038	Cafeteria	\$75,019													17	2018	3		
2028	Gym	\$80,801	10													7	2018	3	
2038	Stage at Gym	\$11,702													17	2018	3		
2038	Gym Lobby	\$11,702													17	2018	3		
2038	Main Building	\$460,000													17	2018	3		
2063	Canopy	\$16,500													42	1993	28		
Northside High																			
2039	Original Building 500 Wing	\$152,248													18	2019	2		
2021	Original Building	\$1,095,097	20													0	2001	20	
2021	900 Addition	\$97,696	20													0	2001	20	
2028	2008 Addition	\$306,790	20													7	2008	13	
2071	Gym / Lobby	\$294,674													50	2001	20		
Northwoods Elementary																			
2028	Multipurpose	\$137,867	20													7	2008	13	
2030	Classrooms @ front	\$137,568	20													9	2010	11	
2041	Media Center	\$41,820													20	2016	5		
2024	Admin	\$50,890	20													3	2004	17	
2024	Cafeteria	\$70,993	20													3	2004	17	
2021	Back Classroom Building	\$160,123	20													0	2001	20	
Northwoods Park Middle																			
2039	Main Building	\$459,081													18	2019	2		
2040	Admin Area	\$34,718													19	2020	1		
2039	Locker Room Area	\$45,705													18	2019	2		
2039	Vocational / Band	\$105,081													18	2019	2		
2028	Cafeteria / Kitchen	\$48,221	5		10												7	2018	3
2031	West side of Vocational Building	\$39,874	15		20												10	2011	10
2039	North Section of Back Building	\$80,201													18	2019	2		
2039	South Section of Back Building	\$62,767													18	2019	2		
2035	Front Building (w/ boiler)	\$143,613	15													14	2015	6	
2013	Front Building near Caf. (CR only)	\$133,069													-8	1993	28		
2039	Canopy	\$56,811													18	2019	2		
2040	Canopy	\$12,250													19	2020	1		

Roof Life Cycle Summary																			
Onslow County Schools																			
Building Designation																			
	Length of Life Expectancy, in Years																		
	Variations in Life Expectancy																		
	Exceeds Life Expectancy, in Years																		
	Life Cycle may be reduced due to environmental issues.																		

Replace Date / School	Roof Identification	Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Remaining Life	Year Placed Or Replaced	YEARS IN SERVICE	
Parkwood Elementary																		
2030	Building D	\$139,185													9	2010	11	
2013	Building B	\$120,198													-8	1993	28	
2040	Building A	\$118,092													19	2020	1	
2013	Building C	\$118,080													-8	1993	28	
2039	Media Center	\$77,324													18	2019	2	
2028	Multipurpose Building	\$195,275													7	2008	13	
Queens Creek Elementary																		
2090	Main Building	\$1,143,995													69	2020	1	
2090	Multipurpose Room	\$132,000													69	2020	1	
2069	Metal Roofing	\$105,600													48	1999	22	
2090	Addition	\$307,725													69	2020	1	
Richlands Elementary																		
2088	Main Building	\$1,954,409													67	2018	3	
Richlands Heritage																		
2071	Main Building	\$1,247,895													50	2001	20	
2027	Connector to New	\$16,862													6	2007	14	
2032	New Section 2007	\$67,955													11	2007	14	
Richlands High																		
2033	Building A (w/ boiler) 300 Bldg.	\$164,530													12	2013	8	
2040	Building B (with Stage) 200 Bldg. old café	\$59,943													19	2020	1	
2033	Building C (w/ SRO)	\$74,149													12	2013	8	
2040	Building E Shop	\$120,806													19	2020	1	
2039	Admin Building D 100 + Café Flashing	\$324,360													18	2019	2	
2040	Cafeteria & Toilet / Connector	\$85,421													19	2020	1	
2040	Auditorium	\$151,651													19	2020	1	
2039	Band Area	\$51,756													18	2019	2	
2067	Metal Roof @ Auditorium Lobby	\$63,393													46	1997	24	
2040	Gymnasium	\$126,610													19	2020	1	
2016	Gymnasium Patch	\$9,619													-5	1996	25	
2069	Locker Rooms	\$106,590													48	1999	22	
2028	2008 Addition (Science)	\$225,535													7	2008	13	
2010	Weight Room Building	\$15,173													-11	1990	31	
2028	Energy Building	\$20,641													7	2008	13	
Sand Ridge Elementary																		
2069	Main Building 2008	\$1,239,893													48	1999	22	
2028	Connector to New	\$16,874													7	2008	13	
2033	2008 New Classrooms	\$73,613													12	2008	13	

Roof Life Cycle Summary																	
Onslow County Schools																	
Building Designation																	
	Length of Life Expectancy, in Years																
	Variations in Life Expectancy																
	Exceeds Life Expectancy, in Years																
	Life Cycle may be reduced due to environmental issues.																
Replace Date / School	Roof Identification	Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Remaining Life	Year Placed Or Replaced	YEARS IN SERVICE
Silverdale Elementary																	
2040	Bulding 1	\$194,233													19	2020	1
2040	Building 2	\$39,083													19	2020	1
2058	Front Building	\$177,491													37	1988	33
2058	Central Front Building	\$153,995													37	1988	33
2039	Multipurpose Building	\$165,414													18	2019	2
2028	Multipurpose High Roof	\$63,592							20						7	2008	13
Southwest Elementary																	
2083	Main Building	\$633,419													62	2013	8
2084	Multipurpose	\$143,814													63	2014	7
2091	1998 Addition	\$157,872													70	2021	0
Southwest High																	
2028	Media Center	\$71,528								20					7	2008	13
2070	Stage	\$31,202													49	2000	21
2017	Auditorium	\$138,007													-4	1997	24
2020	Band / Circular Building	\$134,205													-1	2000	21
2040	Main Building	\$422,748													19	2020	1
2040	Main Building Gymnasium + Hall	\$748,377													19	2020	1
2017	Classroom Building	\$227,852													-4	1997	24
2020	Locker Rooms	\$115,763													-1	2000	21
Southwest Middle																	
2045	Main Building	\$405,632													24	2020	1
2045	1993 Addition	\$60,596													24	2020	1
2045	Gymnasium	\$53,459													24	2020	1
Stateside Elementary																	
2029	Main Building	\$1,130,564													8	2009	12
Summersill Elementary																	
2028	Building J	\$132,473													7	2008	13
2018	Building J (Low)	\$93,355													-3	1998	23
2037	Building A	\$82,859													16	2017	4
2037	Building B / Cafeteria	\$66,077													16	2017	4
2017	Building C	\$78,435													-4	1997	24
2017	Building D	\$68,898													-4	1997	24
2017	Canopies	\$11,702													-4	1997	24
2029	Building H	\$136,759				15									8	2009	12
2037	Building E	\$70,315											15		16	2017	4
2037	Building F	\$70,315											15		16	2017	4
2018	Building I	\$185,808													-3	1998	23
Swansboro Elementary																	
2039	Cafeteria	\$82,039													18	2019	2
2023	Administration	\$43,459			20										2	2003	18
2023	Short Classroom Wing	\$138,920			20										2	2003	18
2023	Long Classroom Wing (old Media)	\$190,617			20										2	2003	18
2036	Separate Classroom Building - 300 Bldg.	\$200,337											15		15	2016	5
2028	Multipurpose	\$98,737			15					20					7	2008	13
2028	Media Center	\$154,109			15					20					7	2008	13

Roof Life Cycle Summary																				
Onslow County Schools																				
Building Designation																				

Replace Date / School	Roof Identification	Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Remaining Life	Year Placed Or Replaced	YEARS IN SERVICE
Swansboro High																	
	2074	700 Wing (Metal)	\$259,413												53	2004	17
	2074	500 Addition (Metal)	\$45,903												53	2004	17
	2090	500 North Section (Vocational)(Shingle)	\$223,229												69	2020	1
	2090	500 Addition (Owens)	\$206,366												69	2020	1
	2074	400 Addition (Metal)	\$69,251												53	2004	17
	2090	600 Hall (East side)	\$157,509												69	2020	1
	2090	600 Hall (Grey Section)	\$113,042												69	2020	1
	2090	600 Hall (Owens)	\$36,003												69	2020	1
	2074	Orange Connectin Hall (Metal)	\$40,013												53	2004	17
	2040	Connecting Hall	\$32,340												19	2020	1
	2072	Gymnasium	\$528,594												51	2002	19
	2075	400 Original Main	\$896,627												54	2005	16
	2040	Auditorium	\$145,702												19	2020	1
	2040	Auditorium High Roof	\$31,115												19	2020	1
	2040	Auditorium Dressing	\$27,435												19	2020	1
	2028	Band Chorus	\$85,269												7	2008	13
	2072	Gym Canopy	\$109,284												51	2002	19
	2078	Auditorium Canopy	\$125,194												57	2008	13
	2090	Canopy near Cafeteria to CTE building	\$51,851												69	2020	1
Swansboro Middle																	
	2039	Shop	\$64,897												18	2019	2
	2039	CR	\$58,543												18	2019	2
	2039	Locker Rooms	\$20,875												18	2019	2
	2040	East Gym Lobby	\$11,035												19	2020	1
	2040	Gym (West Side)	\$17,552												19	2020	1
	2040	Gymnasium	\$95,016												19	2020	1
	2019	Cafeteria	\$64,780												-2	1999	22
	2019	Old Media	\$59,245												-2	1999	22
	2039	Canopy to annex	\$23,391												18	2019	2
	2030	Canopy	\$6,322												9	2010	11
	2040	Building D (White Building)	\$83,876												19	2020	1
	2017	Main Builidng / Classrooms	\$147,369												-4	1997	24
	2039	Adiministration	\$57,033												18	2019	2
	2039	Administration Classroom Wing	\$126,961												18	2019	2
	2040	Auditorium (Low)	\$102,985												19	2020	1
	2039	Auditorium (High)	\$79,055												18	2019	2
	2028	Media Center	\$156,168			15		20							7	2008	13
	2040	Annex w/ Office	\$84,695												19	2020	1
	2040	Annex w/ large hallway	\$119,086												19	2020	1
	2039	Auxillary Gym	\$98,990												18	2019	2
	2015	Dining Area (Auxillary Gym)	\$13,396												-6	1995	26
	2039	Press box / concessions	\$13,396												18	2019	2

Roof Life Cycle Summary																	
Onslow County Schools														rubber track			
Building Designation																	
	Length of Life Expectancy, in Years																
	Variations in Life Expectancy																
	Exceeds Life Expectancy, in Years																
	Life Cycle may be reduced due to environmental issues.																
Replace Date / School	Roof Identification	Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Remaining Life	Year Placed Or Replaced	YEARS IN SERVICE
Thompson Elementary																	
2039	Media / MP	\$53,900													18	2019	2
2039	Entry / Admin	\$15,545													18	2019	2
2013	Cafeteria	\$46,350													-8	1993	28
2030	2 Cr Quanset Hut	\$22,506										70			9	1960	61
2030	Classroom Hut w/ Storage	\$17,787										70			9	1960	61
1994	Reading lab	\$10,433													-27	1974	47
2036	Preschool	\$4,666													15	2016	5
2041	North - East Hip	\$5,135													20	2016	5
2041	North -1	\$11,877													20	2016	5
2041	North -2	\$11,877													20	2016	5
2041	North -3	\$7,598													20	2016	5
2044	North -4	\$7,598													23	2019	2
2041	North -5	\$9,534													20	2016	5
2044	North -6	\$7,997													23	2019	2
2041	North - West Hip	\$5,138													20	2016	5
2044	West-1	\$2,519													23	2019	2
2044	West-2	\$2,523													23	2019	2
2041	West-3	\$14,127													20	2016	5
2044	West-4	\$14,127													23	2019	2
2041	West-5	\$8,470													20	2016	5
2044	West-6	\$8,470													23	2019	2
2041	West-7	\$13,459													20	2016	5
2044	West-8	\$13,459													23	2019	2
2044	West-9	\$2,523													23	2019	2
2044	West-10	\$2,523													23	2019	2
2041	South -West Hip	\$5,317													20	2016	5
2041	South -1	\$10,420													20	2016	5
2044	South -2	\$8,901													23	2019	2
2041	South -3	\$11,337													20	2016	5
2044	South -4	\$11,337													23	2019	2
2041	South - East Hip	\$5,317													20	2016	5
1998	Boiler Entry	\$2,643													-23	1983	38
Trexler Middle																	
2040	Building G Pizza Hut	\$226,670													19	2020	1
2039	Gymnasium	\$96,713													18	2019	2
2039	Gym Locker Rooms	\$27,499													18	2019	2
2028	Gym Lobby / Band Addition 2008	\$81,524		15			20								7	2008	13
2039	Cr Addition 2000	\$121,192													18	2019	2
2040	Classroom & Shop	\$117,506													19	2020	1
2039	CR Addition / Band Room	\$59,163													18	2019	2
2039	Building 3 (when built)	\$131,314													18	2019	2
2033	Building 1 (Administration)	\$143,558							15						12	2013	8
2030	Cafeteria	\$12,618					15			20					9	2010	11
2030	Cafeteria-grey	\$58,457					15			20					9	2010	11
2039	Boiler	\$10,437													18	2019	2
2007	Dock / Classroom Area	\$54,295													-14	1987	34
2033	Building C move to trexler primary	\$118,433							15						12	2013	8
2017	Media Center	\$68,957													-4	1997	24

Roof Life Cycle Summary																		
Onslow County Schools																		
Building Designation																		
	Length of Life Expectancy, in Years																	
	Variations in Life Expectancy																	
	Exceeds Life Expectancy, in Years																	
	Life Cycle may be reduced due to environmental issues.																	
Replace Date / School	Roof Identification	Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Remaining Life	Year Placed Or Replaced	YEARS IN SERVICE	
White Oak High																		
2017	Multipurpose Building	\$75,685													-4	1997	24	
2012	Locker Room	\$66,301													-9	1992	29	
2039	Band Room	\$28,714													18	2019	2	
2039	Music Area	\$30,821													18	2019	2	
2029	Gymnasium	\$161,651													8	2009	12	
2023	Administration	\$80,284													2	2003	18	
2018	300 Wing	\$92,633													-3	2008	13	
2030	Arts	\$66,887													9	2020	1	
2039	Main Classroom Building	\$511,129													18	2019	2	
2017	Cafeteria Addition	\$19,553													-4	1997	24	
2039	Cafeteria	\$101,687													18	2019	2	
2040	Shops	\$127,710													19	2020	1	
2017	Media Center Wing	\$292,052													-4	1997	24	
2029	Auditorium Classrooms	\$44,934													8	2009	12	
2029	Auditorium	\$223,616													8	2009	12	
2020	Chorus Room - Grey	\$16,967													-1	2000	21	
Onslow County Learning Center																		
2067	North Classrooms	\$49,500													46	1997	24	
2012	Administration	\$19,257													-9	1992	29	
2012	South Classrooms	\$18,207													-9	1992	29	
Onslow County Schools Administrative Offices																		
2017	Board Room Building	\$41,246													-4	1997	24	
2012	Annex	\$82,109													-9	1992	29	
2012	Main Building	\$231,432													-9	1992	29	
2062	Old Shop	\$76,494													41	1992	29	
2017	Old Maintenance Area	\$90,809													-4	1992	29	
2012	Warehouse -South	\$83,373													-9	1992	29	
2017	Warehouse North	\$27,197													-4	1992	29	
2074	Print Warehouse	\$336,897													53	2004	17	
Transportation																		
2017	Old Front	\$50,773													-4	1997	24	
2012	Old Back	\$18,933													-9	1992	29	
2012	Main Garage	\$136,393													-9	1992	29	

Deferred Maintenance

Deferred Maintenance

Just like a car or home, proper maintenance is needed to protect the investment made. Routine maintenance such as oil changes and tire replacement must occur at the proper time or additional damage is likely. Though you would prefer not put off an oil change or brake repair, it may be necessary to delay it until another paycheck arrives, thereby deferring that payment to another time. School buildings are similar, but due to their size alone the cost to maintain them is significantly greater and without a well developed funding plan, items such as roofing and air handlers are often deferred until a future budget year.

In order to identify items that have been deferred, a building inspection by a small group of people who know the various building components is needed, documenting their repair schedules and anticipated realistic life cycle. This was done by Smith Sinnett Architecture and the Onslow County Schools Maintenance Director and key personnel within the Maintenance Department itself. The group also interviewed the Principal and Custodial Staff at each facility to get an understanding of the day to day issues with mechanical units, doors, or any other issues the occupants might have issue with on a daily basis.

The inspection consisted of an initial interview with the Principal where a standard set of questions were asked, ranging from how the queue works to the condition of the furniture. This was followed by a walk of the building and grounds to visually inspect roofing, windows, or other components for their condition. Items in less than optimal condition were identified and compared to their history and projected life.

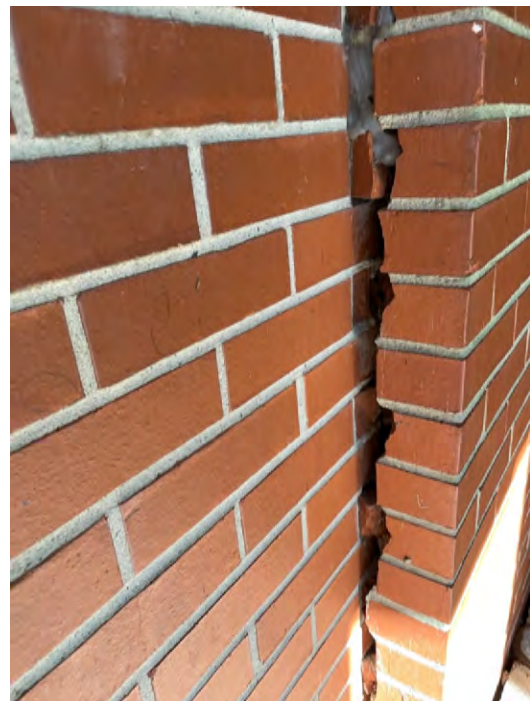


One example of this type of maintenance involves windows. Today, all windows used in schools are made of aluminum and glass that is double insulated and in some cases triple paned. In some of the older schools the old steel single pain, uninsulated windows still remain. Once thermally broken windows became available these windows should have been replaced to improve the overall thermal properties of the buildings. Window replacements are not inexpensive and given a tight fiscal budget, the only option is to defer the replacement and pay the slightly higher utility bills until the appropriate funding can be secured.

All of this information is placed in a database. Square footages of windows and roofing are compiled along with linear footage of drainage swales and queue lengths. After the item is scoped, a cost for the work is attached based on the unit of measure. The matrix has 800 distinct items per school with many of those items having multiple data points that define them.

Using the first item at Bell Fork Elementary as an example, the \$689,091 for parking and drives includes asphalt for the bus parking lot, additional parking, the creation of a fire loop around the building and resurfacing and re-striping the existing asphalt.

The organization of the chart is based on the NCDPI Facility Needs Survey that is done every five years. The most recent iteration of that survey was completed in January of 2021. This data looks at contingency, inflation, and other costs based only on OCS and is not an average across the state. It also does not include new facilities that were a required component of the NCDPI Survey.



Deferred Maintenance refers to entire building systems or significant portions of a building that are antiquated or otherwise beyond the end of their life cycle and must be replaced in their entirety. These systems may still be operational, but over time will become either prohibitively expensive to operate or completely nonfunctional. Often replacement parts are no longer available and a total system replacement is needed. Routine maintenance budgets are not designed to handle these items but have been used in the past to support the added expenses associated with operating older systems.

In an article printed by American School and University magazine in 2002, John Oualline and Carl Rabenaldt looked at the expenses associated with deferred maintenance on fifty million square feet of higher education facilities across the United States. The study found that over a five year period, the average cost of deferred maintenance, plus capital modernization, was \$45 per square foot for the life of the building. This generalization cannot be directly related to individual circumstances and must be taken as a statistical average. However, it does give us a clear indication of what we should expect in maintenance costs to sustain a school system. Based on Onslow County Schools nearly 4,266,000 square feet of space, this formula would result in approximately \$3.8M annually for improvements to facilities, based on a fifty year building life cycle.

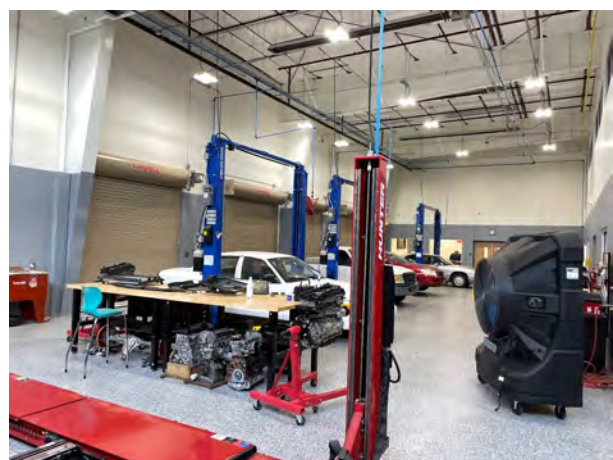
$$(4,100,000 \text{ sf} \times \$45/\text{sf}) = \$185,000,000 \\ / 50\text{yrs} = \underline{\$3,690,000 \text{ annual budget}}$$

That study was completed nearly twenty years ago and adjusting for inflation at about 4% / year, increases the cost to \$95 / sf in 2021.

$$(4,100,000 \text{ sf} \times \$95/\text{sf}) = \$389,500,000 \\ / 50\text{yrs} = \underline{\$7,790,000 \text{ annual budget}}$$

The reality lies somewhere between the two annual budgets and with 60% of the buildings being less than 30 years of age, the number should realistically favor the higher annual budget. Again, this is a recommended minimum, and if historic funding was not maintained at the appropriate levels, future funding amounts will need to be adjusted upwards for any previously missing allotments.

The following pages include summaries for each individual school beginning with a summary of all schools.



It is important to note that when the building exceeds its fifty year life span, maintenance and modernization will cost more with each passing year and with ever diminishing returns. Although the average age of the buildings in Onslow County Schools' care is an average of 36.99 years of age right now, there are 82 buildings or additions that are over 50 years of age. Additional investment in these facilities will be required over the coming years if they are to be preserved.

Improvements

Added to the deferred maintenance category are items such as lighting replacement or other systems that quickly pay for themselves. Many older schools are still operating a fluorescent light system that supports T-8 or T-12 bulbs. These were originally developed in 1939 and were adopted as a cost effective way to light our schools. Today most schools are moving toward LED bulbs.

The cost of LED lighting has only recently come down to make a three year payback a reality. The Maintenance Department has already started to transition to LED fixtures as the older bulbs burn out. Onslow County Schools is currently transitioning from the T-8 to LED. Funding for this has come from the yearly maintenance budget.

Inspections

Smith Sinnett Architecture and the Onslow County Schools Maintenance Department surveyed every school in the district and reviewed each for its suitability, life safety, ADA compliance and ability to be maintained. Building systems were reviewed and deficiencies documented. These, along with significant facility upgrades constitute a large portion of the assessment.



Summary per School

This table is a summary of all realistic investments that should be considered over the course of the next 10 years, based on life cycle models and the existing condition of each facility. This also includes the new schools for items such as painting and asphalt resurfacing which will be required during that time.



Onslow County Schools	Deferred
Deferred Maintenance 10-years	Maintenance
11/22/2021	+ Contingency
	+ Inflation
Facility	+ Soft Costs
Elementary Schools	
Bell Fork Elementary	\$3,715,295
Blue Creek Elementary	\$4,143,860
Carolina Forest Elementary	\$2,143,970
Clear View Elementary	\$0
Clyde Erwin Elementary	\$4,019,277
Coastal Elementary	\$0
Dixon Elementary School	\$2,323,308
Herritage Elementary	\$2,717,046
Hunters Creek Elementary	\$2,522,501
Jacksonville Commons Elementary	\$2,306,906
Meadow View Elementary	\$1,843,324
Morton Elementary	\$2,944,654
Northwoods Elementary	\$1,788,731
Parkwood Elementary	\$3,017,832
Queens Creek Elementary	\$2,400,677
Richlands Elementary	\$0
Sand Ridge Elementary	\$1,965,040
Silverdale Elementary	\$2,661,962
Southwest Elementary	\$3,254,854
Stateside Elementary	\$1,598,943
Summersill Elementary	\$3,585,037
Swansboro Elementary	\$2,077,047
Subtotal	\$51,030,263
Middle Schools	
Dixon Middle	\$200,640
Hunters Creek Middle	\$3,407,310
Jacksonville Commons Middle	\$3,429,963
New Bridge Middle	\$4,965,591
Northwoods Park Middle	\$3,306,490
Southwest Middle	\$2,309,793
Swansboro Middle	\$7,703,503
Trexler Middle	\$6,525,805
Subtotal	\$31,849,095
High Schools	
Dixon High	\$9,152,592
Jacksonville High School	\$11,356,839
Northside High School	\$4,293,858
Richlands High	\$6,551,510
Southwest High	\$6,148,133
Swansboro High	\$3,665,159
White Oak High	\$5,122,280
Subtotal	\$46,290,371
Other Instructional Facilities	
OC Early College High	\$0
ERNC Skills Center	\$0
Thompson Early Childhood Center	\$6,750,726
Onslow County Learning Center	\$330,992
Subtotal	\$7,081,719

Other Facilities	
Central Offices	\$1,803,618
Child Nutrition	\$0
Bus Garage	\$293,649
Facility Support	\$0
Subtotal	\$2,097,267
Total	\$138,348,715

Summary per Trade

This table lists the titles and associated costs for the 40 headings used for this part of the investigation. Each section has 20 distinct subheadings where area or lineal footage is measured and a cost is associated for each.

The table is organized based on the NCDPI Facility Survey with Roadway improvements being first and a miscellaneous catch all noted as other to end the headings. The numbers do not match the NCDPI survey as they use average NC construction costs and tabulate interest and contingency differently.

It tallies up every potential improvement for each school from Bell Fork to White Oak, and includes other facilities such as the Bus Garage.

Below is an expansion of heading number 3 Parking / Drives. Here the heading is broken into more detail where the subheadings are individually tabulated.

3	Parking / Drives	\$14,623,567
a	Road build 24' wide	\$1,377,639
b	Parent Drop and Bus Drop / Parking	\$1,396,208
c	Parking Area	\$1,930,096
d	Alternatate Road Access	\$178,670
e	Asphalt Stripe	\$0
f	Asphalt Seal Coat + Stripe	\$3,999,124
g	Asphalt Slury Coat + Stripe	\$2,196,715
h	Asphalt Top Coat + Stripe	\$893,243
i	Gravel Road 24'wide	\$155,434
j	Road Demo 24' wide	\$0
k	Pave Rear	\$1,074,870
l	Entry topcoat	\$0
m	Directional Signage bus / car	\$0
n	Bolards at Strategic Locations	\$0
o	Queue	\$1,373,124
p	Additional Lights	\$34,195
q	Wheel Stops	\$0
r	Wayfinding / Signage	\$0
s	Curb and Gutter	\$14,248
t		\$0

Onslow County Schools		
Deferred Maintenance		
Summary		
#	Item	Totals
1	Roadway Improvements	\$151,969
2	Site Utilities	\$114,704
3	Parking / Drives	\$14,623,567
4	Sewer System	\$59,842
5	Water System (well)	\$38,470
6	Grading / Drainage	\$7,030,879
7	Canopy (cov. Walks)	\$6,453,423
8	Other Site	\$7,095,631
9	Roofing	\$9,987,025
10	Structural	\$2,118,568
11	Windows	\$13,939,850
12	Walls	\$834,428
13	Other Building Exterior	\$367,412
14	Partition/Wall Const	\$25,988
15	Ceilings	\$4,683,330
16	Flooring	\$8,159,352
17	Painting	\$3,390,865
18	Other Building Interior	\$5,211,300
19	Mechanical	\$14,537,168
20	Electrical	\$1,348,904
21	Lighting	\$726,585
22	Technology	\$91,187
23	Plumbing	\$1,102,693
24	Other PME	\$0
25	Code / Safety	\$1,079,049
26	ADA Ramps	\$2,308,808
27	ADA Toilets	\$12,457,918
28	Fire Alarm	\$3,072,503
29	Sprinkler	\$347,722
30	Other Code / Safety	\$906,964
31	Abatement	\$2,693,084
32	Indoor Air Quality	\$0
33	In Ground Fuel Tanks	\$626,912
34	Radon	\$0
35	Other Environmental	\$0
36	Furniture / Equipment	\$5,414,986
37	Kitchen Equipment	\$421,576
38	Media Center Furniture	\$983,824
39	Off Site	\$256,464
40	Other	\$5,685,767
Total		\$138,348,715

Individual schools

Just as the overall summary has headings and subheadings, so too does each school. Within the subsections are the square footages along with their associated costs. Where possible, additional notes are included so each type of asphalt can be tracked to where it is located and traced back to the CADD file where the dimensions were taken. The next page gives a brief description of the data stored in the digital plan files.

The following pages show each facility owned and operated by Onslow County Schools. Due to the amount of data and reasonable page sizes, only the headings are shown here. When all cells are expanded each facility requires 10 pages to print on 11x17 paper but still needs to be reduced in size to 83% of the original, just to fit on the sheets.

Here, the cost of each unit along with the unit of measure is listed. In some cases the cost per unit needs to be adjusted due to a very small amount of work for that particular trade, in which case the modifier is used.

Onslow County Schools											
Deferred Maintenance											
Bell Fork Elementary											
#	Item	Detail Comments		\$/Unit	Unit	Modifier	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements						\$0	\$0	\$0	\$0	\$0
2	Site Utilities						\$0	\$0	\$0	\$0	\$0
3	Parking / Drives						\$502,986	\$50,299	\$60,358	\$75,448	\$689,091
a	Road build 24' wide			312	Lf						
b	Parent Drop and Bus Drop / Parking	Bus Parking	27822	8.32	Sf		\$231,479	\$23,148	\$27,777	\$34,722	\$317,126
c	Parking Area	Additional Parking	10000	8.32	Sf		\$83,200	\$8,320	\$9,984	\$12,480	\$113,984
d	Alternate Road Access	Fire Loop	250	343.2	Lf		\$85,800	\$8,580	\$10,296	\$12,870	\$117,546
e	Asphalt Stripe			0.364	Sf						
f	Asphalt Seal Coat + Stripe			0.728	Sf						
g	Asphalt Slurry Coat + Stripe			1.768	Sf						
h	Asphalt Top Coat + Stripe	Asphalt topping	34584	2.964	Sf		\$102,507	\$10,251	\$12,301	\$15,376	\$140,435
i	Gravel Road 24'wide			3.12	Sf						
j	Road Demo 24' wide										
k	Pave Rear			8.32	Sf						
l	Entry topcoat										
m	Directional Signage bus / car										
n	Bolards at Strategic Locations			416	Per						
o	Queue			343.2							
p	Additional Lights			6240	Per						
q	Wheel Stops										
r	Wayfinding / Signage			10400	Per						
s	Curb and Gutter			5.2	LF						
t											

CADD files

Each school is drafted into a computer file so exact measurements can be made of each space within the building, and area on the site can be quantified. For some of the schools there is data that reaches back 20 years including how individual rooms have changed use and includes any additions or changes that have occurred since that time.

At Bell Fork and every other facility in the school system, this process is repeated for floors, doors, and any other item listed in the Deferred Maintenance section of this document, as well as any proposed additions or renovations.

Bell Fork is shown below and has 65 distinct layers of data that includes wall locations, window dimensions, bathroom configurations and more. During the site visit, the windows were reviewed and in the older portions found to be single pane or not thermally broken. They should be replaced with modern insulated windows. The newest section has good thermal windows and by knowing the horizontal and vertical dimensions of the windows we can tabulate the square footage of the windows that need to be replaced. This is multiplied by the cost for removal and replacement of new storefront windows to get a total cost for replacing only the windows that need to be replaced.



Old Windows



New Windows



Smith Sinnett Architecture, P.A.

Onslow County Schools

Deferred Maintenance

Bell Fork Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$502,986	\$50,299	\$60,358	\$75,448	\$689,091
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$102,024	\$10,202	\$12,243	\$15,304	\$139,773
7	Canopy (cov. Walks)	\$96,782	\$9,678	\$11,614	\$14,517	\$132,592
8	Other Site	\$86,944	\$8,694	\$10,433	\$13,042	\$119,113
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$306,030	\$30,603	\$36,724	\$45,905	\$419,262
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$339,227	\$33,923	\$40,707	\$50,884	\$464,741
16	Flooring	\$82,700	\$8,270	\$9,924	\$12,405	\$113,299
17	Painting	\$12,480	\$1,248	\$1,498	\$1,872	\$17,098
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$355,680	\$35,568	\$42,682	\$53,352	\$487,282
20	Electrical	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$14,560	\$1,456	\$1,747	\$2,184	\$19,947
27	ADA Toilets	\$218,400	\$21,840	\$26,208	\$32,760	\$299,208
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$150,000	\$15,000	\$18,000	\$22,500	\$205,500
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$178,880	\$17,888	\$21,466	\$26,832	\$245,066
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
Total		2,691,094	269,109	322,931	403,664	3,715,295

Onslow County Schools

Deferred Maintenance

Blue Creek Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$532,694	\$53,269	\$63,923	\$79,904	\$729,790
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$94,827	\$9,483	\$11,379	\$14,224	\$129,913
7	Canopy (cov. Walks)	\$148,200	\$14,820	\$17,784	\$22,230	\$203,034
8	Other Site	\$128,832	\$12,883	\$15,460	\$19,325	\$176,500
9	Roofing	\$262,589	\$26,259	\$31,511	\$39,388	\$359,747
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$476,390	\$47,639	\$57,167	\$71,458	\$652,654
12	Walls	\$33,198	\$3,320	\$3,984	\$4,980	\$45,481
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$254,858	\$25,486	\$30,583	\$38,229	\$349,156
16	Flooring	\$59,226	\$5,923	\$7,107	\$8,884	\$81,139
17	Painting	\$18,494	\$1,849	\$2,219	\$2,774	\$25,337
18	Other Building Interior	\$12,618	\$1,262	\$1,514	\$1,893	\$17,286
19	Mechanical	\$122,053	\$12,205	\$14,646	\$18,308	\$167,213
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$61,560	\$6,156	\$7,387	\$9,234	\$84,337
27	ADA Toilets	\$629,798	\$62,980	\$75,576	\$94,470	\$862,823
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$15,698	\$1,570	\$1,884	\$2,355	\$21,506
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$74,880	\$7,488	\$8,986	\$11,232	\$102,586
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
Total		\$3,003,915	\$300,392	\$360,470	\$450,587	\$4,143,860

Onslow County Schools

Deferred Maintenance

Carolina Forest Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$456,720	\$45,672	\$54,806	\$68,508	\$625,706
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$118,245	\$11,824	\$14,189	\$17,737	\$161,995
7	Canopy (cov. Walks)	\$203,424	\$20,342	\$24,411	\$30,514	\$278,691
8	Other Site	\$89,522	\$8,952	\$10,743	\$13,428	\$122,645
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$223,326	\$22,333	\$26,799	\$33,499	\$305,956
17	Painting	\$179,785	\$17,979	\$21,574	\$26,968	\$246,306
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$140,000	\$14,000	\$16,800	\$21,000	\$191,800
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$49,920	\$4,992	\$5,990	\$7,488	\$68,390
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$67,600	\$6,760	\$8,112	\$10,140	\$92,612
Total		\$1,531,141	\$153,114	\$183,737	\$229,671	\$2,143,970

Onslow County Schools

Deferred Maintenance

Clear View Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$0	\$0	\$0	\$0	\$0
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total						\$0

Onslow County Schools

Deferred Maintenance

Clyde Erwin Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$112,701	\$11,270	\$13,524	\$16,905	\$154,400
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$24,183	\$2,418	\$2,902	\$3,627	\$33,131
7	Canopy (cov. Walks)	\$115,470	\$11,547	\$13,856	\$17,321	\$158,194
8	Other Site	\$32,136	\$3,214	\$3,856	\$4,820	\$44,026
9	Roofing	\$26,624	\$2,662	\$3,195	\$3,994	\$36,475
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$621,379	\$62,138	\$74,566	\$93,207	\$851,290
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$26,000	\$2,600	\$3,120	\$3,900	\$35,620
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$208,172	\$20,817	\$24,981	\$31,226	\$285,195
16	Flooring	\$273,756	\$27,376	\$32,851	\$41,063	\$375,045
17	Painting	\$116,517	\$11,652	\$13,982	\$17,478	\$159,628
18	Other Building Interior	\$340,418	\$34,042	\$40,850	\$51,063	\$466,373
19	Mechanical	\$312,000	\$31,200	\$37,440	\$46,800	\$427,440
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$18,720	\$1,872	\$2,246	\$2,808	\$25,646
27	ADA Toilets	\$462,800	\$46,280	\$55,536	\$69,420	\$634,036
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$158,663	\$15,866	\$19,040	\$23,799	\$217,369
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$16,640	\$1,664	\$1,997	\$2,496	\$22,797
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
Total		\$2,918,179	\$291,818	\$350,181	\$437,727	\$4,019,277

Onslow County Schools

Deferred Maintenance

Coastal Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$0	\$0	\$0	\$0	\$0
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0

Total **\$0**

Onslow County Schools

Deferred Maintenance

Dixon Elementary School

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$18,000	\$1,800	\$2,160	\$2,700	\$24,660
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$230,046	\$23,005	\$27,606	\$34,507	\$315,164
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$127,565	\$12,757	\$15,308	\$19,135	\$174,765
7	Canopy (cov. Walks)	\$109,200	\$10,920	\$13,104	\$16,380	\$149,604
8	Other Site	\$114,318	\$11,432	\$13,718	\$17,148	\$156,615
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$212,816	\$21,282	\$25,538	\$31,922	\$291,558
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$298,140	\$29,814	\$35,777	\$44,721	\$408,451
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
19	Mechanical	\$98,000	\$9,800	\$11,760	\$14,700	\$134,260
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$36,400	\$3,640	\$4,368	\$5,460	\$49,868
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$191,360	\$19,136	\$22,963	\$28,704	\$262,163
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$114,400	\$11,440	\$13,728	\$17,160	\$156,728
Total		\$1,638,646	\$163,865	\$196,637	\$245,797	\$2,323,308

Onslow County Schools

Deferred Maintenance

Herritage Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$681,691	\$68,169	\$81,803	\$102,254	\$933,917
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$174,504	\$17,450	\$20,940	\$26,176	\$239,070
7	Canopy (cov. Walks)	\$212,940	\$21,294	\$25,553	\$31,941	\$291,728
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$344,531	\$34,453	\$41,344	\$51,680	\$472,008
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$98,158	\$9,816	\$11,779	\$14,724	\$134,476
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$136,437	\$13,644	\$16,372	\$20,466	\$186,919
20	Electrical	\$78,000	\$7,800	\$9,360	\$11,700	\$106,860
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$80,080	\$8,008	\$9,610	\$12,012	\$109,710
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$44,200	\$4,420	\$5,304	\$6,630	\$60,554
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$39,104	\$3,910	\$4,692	\$5,866	\$53,572
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$78,000	\$7,800	\$9,360	\$11,700	\$106,860
Total		\$1,944,245	\$194,425	\$233,309	\$291,637	\$2,717,046

Onslow County Schools

Deferred Maintenance

Hunters Creek Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$273,917	\$27,392	\$32,870	\$41,087	\$375,266
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$142,994	\$14,299	\$17,159	\$21,449	\$195,901
7	Canopy (cov. Walks)	\$95,784	\$9,578	\$11,494	\$14,368	\$131,224
8	Other Site	\$41,174	\$4,117	\$4,941	\$6,176	\$56,408
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$348,028	\$34,803	\$41,763	\$52,204	\$476,798
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$200,141	\$20,014	\$24,017	\$30,021	\$274,194
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$24,000	\$2,400	\$2,880	\$3,600	\$32,880
19	Mechanical	\$188,330	\$18,833	\$22,600	\$28,249	\$258,012
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$62,400	\$6,240	\$7,488	\$9,360	\$85,488
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$221,114	\$22,111	\$26,534	\$33,167	\$302,927
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$70,720	\$7,072	\$8,486	\$10,608	\$96,886
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$36,400	\$3,640	\$4,368	\$5,460	\$49,868
Total		\$1,823,041	\$182,304	\$218,765	\$273,456	\$2,522,501

Onslow County Schools

Deferred Maintenance

Jacksonville Commons Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$285,893	\$28,589	\$34,307	\$42,884	\$391,674
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$124,169	\$12,417	\$14,900	\$18,625	\$170,111
7	Canopy (cov. Walks)	\$171,600	\$17,160	\$20,592	\$25,740	\$235,092
8	Other Site	\$72,930	\$7,293	\$8,752	\$10,940	\$99,914
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$345,213	\$34,521	\$41,426	\$51,782	\$472,942
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$153,871	\$15,387	\$18,464	\$23,081	\$210,803
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$184,857	\$18,486	\$22,183	\$27,729	\$253,254
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$207,020	\$20,702	\$24,842	\$31,053	\$283,618
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$33,280	\$3,328	\$3,994	\$4,992	\$45,594
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
Total		\$1,660,473	\$166,047	\$199,257	\$249,071	\$2,306,906

Onslow County Schools

Deferred Maintenance

Meadow View Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$163,425	\$16,342	\$19,611	\$24,514	\$223,892
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$290,525	\$29,052	\$34,863	\$43,579	\$398,019
7	Canopy (cov. Walks)	\$128,987	\$12,899	\$15,478	\$19,348	\$176,712
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$8,320	\$832	\$998	\$1,248	\$11,398
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$31,692	\$3,169	\$3,803	\$4,754	\$43,418
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$28,392	\$2,839	\$3,407	\$4,259	\$38,897
19	Mechanical	\$171,968	\$17,197	\$20,636	\$25,795	\$235,596
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$221,000	\$22,100	\$26,520	\$33,150	\$302,770
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$176,384	\$17,638	\$21,166	\$26,458	\$241,646
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
Total		\$1,337,692	\$133,769	\$160,523	\$200,654	\$1,843,324

Onslow County Schools

Deferred Maintenance

Morton Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$267,887	\$26,789	\$32,146	\$40,183	\$367,005
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$143,841	\$14,384	\$17,261	\$21,576	\$197,063
7	Canopy (cov. Walks)	\$141,648	\$14,165	\$16,998	\$21,247	\$194,058
8	Other Site	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$95,264	\$9,526	\$11,432	\$14,290	\$130,512
12	Walls	\$35,901	\$3,590	\$4,308	\$5,385	\$49,184
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$330,850	\$33,085	\$39,702	\$49,628	\$453,265
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$322,322	\$32,232	\$38,679	\$48,348	\$441,581
19	Mechanical	\$42,791	\$4,279	\$5,135	\$6,419	\$58,624
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$349,518	\$34,952	\$41,942	\$52,428	\$478,840
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$153,920	\$15,392	\$18,470	\$23,088	\$210,870
37	Kitchen Equipment	\$20,000	\$2,000	\$2,400	\$3,000	\$27,400
38	Media Center Furniture	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
Total		\$2,125,982	\$212,598	\$255,118	\$318,897	\$2,944,654

Onslow County Schools

Deferred Maintenance

Northwoods Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$30,212	\$3,021	\$3,625	\$4,532	\$41,390
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$100,167	\$10,017	\$12,020	\$15,025	\$137,229
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$155,501	\$15,550	\$18,660	\$23,325	\$213,036
7	Canopy (cov. Walks)	\$65,208	\$6,521	\$7,825	\$9,781	\$89,335
8	Other Site	\$3,120	\$312	\$374	\$468	\$4,274
9	Roofing	\$137,845	\$13,784	\$16,541	\$20,677	\$188,848
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$205,018	\$20,502	\$24,602	\$30,753	\$280,875
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$68,214	\$6,821	\$8,186	\$10,232	\$93,453
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$47,840	\$4,784	\$5,741	\$7,176	\$65,541
27	ADA Toilets	\$288,678	\$28,868	\$34,641	\$43,302	\$395,489
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$99,840	\$9,984	\$11,981	\$14,976	\$136,781
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$36,400	\$3,640	\$4,368	\$5,460	\$49,868
Total		\$1,287,443	\$128,744	\$154,493	\$193,116	\$1,788,731

Onslow County Schools

Deferred Maintenance

Parkwood Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$112,774	\$11,277	\$13,533	\$16,916	\$154,500
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$107,706	\$10,771	\$12,925	\$16,156	\$147,558
7	Canopy (cov. Walks)	\$107,796	\$10,780	\$12,936	\$16,169	\$147,681
8	Other Site	\$41,080	\$4,108	\$4,930	\$6,162	\$56,280
9	Roofing	\$306,787	\$30,679	\$36,814	\$46,018	\$420,298
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$165,414	\$16,541	\$19,850	\$24,812	\$226,618
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$210,220	\$21,022	\$25,226	\$31,533	\$288,002
17	Painting	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
18	Other Building Interior	\$292,084	\$29,208	\$35,050	\$43,813	\$400,155
19	Mechanical	\$71,136	\$7,114	\$8,536	\$10,670	\$97,456
20	Electrical	\$208,000	\$20,800	\$24,960	\$31,200	\$284,960
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$415,480	\$41,548	\$49,858	\$62,322	\$569,208
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$33,280	\$3,328	\$3,994	\$4,992	\$45,594
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$52,000	\$5,200	\$6,240	\$7,800	\$71,240
Total		\$2,176,797	\$217,680	\$261,216	\$326,520	\$3,017,832

Onslow County Schools

Deferred Maintenance

Queens Creek Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$490,146	\$49,015	\$58,818	\$73,522	\$671,500
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$59,226	\$5,923	\$7,107	\$8,884	\$81,140
7	Canopy (cov. Walks)	\$117,000	\$11,700	\$14,040	\$17,550	\$160,290
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$316,418	\$31,642	\$37,970	\$47,463	\$433,493
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$252,264	\$25,226	\$30,272	\$37,840	\$345,602
17	Painting	\$180,811	\$18,081	\$21,697	\$27,122	\$247,711
18	Other Building Interior	\$24,000	\$2,400	\$2,880	\$3,600	\$32,880
19	Mechanical	\$216,774	\$21,677	\$26,013	\$32,516	\$296,981
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$10,400	\$1,040	\$1,248	\$1,560	\$14,248
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$33,280	\$3,328	\$3,994	\$4,992	\$45,594
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
Total		\$1,736,719	\$173,672	\$208,406	\$260,508	\$2,400,677

Onslow County Schools

Deferred Maintenance

Richlands Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$0	\$0	\$0	\$0	\$0
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total						\$0

Onslow County Schools

Deferred Maintenance

Sand Ridge Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Design	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$227,448	\$22,745	\$27,294	\$34,117	\$311,604
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$124,743	\$12,474	\$14,969	\$18,711	\$170,898
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$32,032	\$3,203	\$3,844	\$4,805	\$43,884
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$344,531	\$34,453	\$41,344	\$51,680	\$472,008
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$149,864	\$14,986	\$17,984	\$22,480	\$205,314
17	Painting	\$169,740	\$16,974	\$20,369	\$25,461	\$232,544
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$151,873	\$15,187	\$18,225	\$22,781	\$208,066
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$44,200	\$4,420	\$5,304	\$6,630	\$60,554
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$101,504	\$10,150	\$12,180	\$15,226	\$139,060
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$5,200	\$520	\$624	\$780	\$7,124
Total						\$1,965,040

Onslow County Schools

Deferred Maintenance

Silverdale Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$160,965	\$16,097	\$19,316	\$24,145	\$220,522
4	Sewer System	\$43,680	\$4,368	\$5,242	\$6,552	\$59,842
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$116,443	\$11,644	\$13,973	\$17,466	\$159,526
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$334,997	\$33,500	\$40,200	\$50,250	\$458,946
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$200,109	\$20,011	\$24,013	\$30,016	\$274,150
16	Flooring	\$201,993	\$20,199	\$24,239	\$30,299	\$276,730
17	Painting	\$166,018	\$16,602	\$19,922	\$24,903	\$227,445
18	Other Building Interior	\$11,482	\$1,148	\$1,378	\$1,722	\$15,730
19	Mechanical	\$108,230	\$10,823	\$12,988	\$16,234	\$148,275
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$384,202	\$38,420	\$46,104	\$57,630	\$526,357
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$30,840	\$3,084	\$3,701	\$4,626	\$42,250
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$66,560	\$6,656	\$7,987	\$9,984	\$91,187
37	Kitchen Equipment	\$29,120	\$2,912	\$3,494	\$4,368	\$39,894
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
Total						\$2,661,962

Onslow County Schools

Deferred Maintenance

Southwest Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$353,600	\$35,360	\$42,432	\$53,040	\$484,432
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$154,284	\$15,428	\$18,514	\$23,143	\$211,369
7	Canopy (cov. Walks)	\$215,124	\$21,512	\$25,815	\$32,269	\$294,720
8	Other Site	\$32,448	\$3,245	\$3,894	\$4,867	\$44,454
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$281,185	\$28,119	\$33,742	\$42,178	\$385,224
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$262,956	\$26,296	\$31,555	\$39,443	\$360,250
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$62,982	\$6,298	\$7,558	\$9,447	\$86,286
19	Mechanical	\$225,254	\$22,525	\$27,031	\$33,788	\$308,599
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$206,403	\$20,640	\$24,768	\$30,961	\$282,773
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$208,000	\$20,800	\$24,960	\$31,200	\$284,960
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$148,928	\$14,893	\$17,871	\$22,339	\$204,031
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$72,800	\$7,280	\$8,736	\$10,920	\$99,736
Total						\$3,254,854

Onslow County Schools

Deferred Maintenance

Stateside Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$275,600	\$27,560	\$33,072	\$41,340	\$377,572
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$154,332	\$15,433	\$18,520	\$23,150	\$211,435
7	Canopy (cov. Walks)	\$149,267	\$14,927	\$17,912	\$22,390	\$204,496
8	Other Site	\$9,984	\$998	\$1,198	\$1,498	\$13,678
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$35,731	\$3,573	\$4,288	\$5,360	\$48,952
17	Painting	\$185,250	\$18,525	\$22,230	\$27,788	\$253,793
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$74,588	\$7,459	\$8,951	\$11,188	\$102,185
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$221,000	\$22,100	\$26,520	\$33,150	\$302,770
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$24,960	\$2,496	\$2,995	\$3,744	\$34,195
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
Total						\$1,598,943

Onslow County Schools

Deferred Maintenance

Summersill Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$312,561	\$31,256	\$37,507	\$46,884	\$428,208
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$98,024	\$9,802	\$11,763	\$14,704	\$134,293
7	Canopy (cov. Walks)	\$116,750	\$11,675	\$14,010	\$17,513	\$159,948
8	Other Site	\$27,518	\$2,752	\$3,302	\$4,128	\$37,700
9	Roofing	\$455,726	\$45,573	\$54,687	\$68,359	\$624,344
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$341,527	\$34,153	\$40,983	\$51,229	\$467,892
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$119,952	\$11,995	\$14,394	\$17,993	\$164,334
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$98,072	\$9,807	\$11,769	\$14,711	\$134,359
19	Mechanical	\$92,875	\$9,288	\$11,145	\$13,931	\$127,239
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$416,780	\$41,678	\$50,014	\$62,517	\$570,989
28	Fire Alarm	\$228,150	\$22,815	\$27,378	\$34,223	\$312,566
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$203,840	\$20,384	\$24,461	\$30,576	\$279,261
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
Total						\$3,585,037

Onslow County Schools

Deferred Maintenance

Swansboro Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$115,586	\$11,559	\$13,870	\$17,338	\$158,352
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$83,840	\$8,384	\$10,061	\$12,576	\$114,860
7	Canopy (cov. Walks)	\$91,915	\$9,192	\$11,030	\$13,787	\$125,924
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$103,010	\$10,301	\$12,361	\$15,451	\$141,124
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$94,279	\$9,428	\$11,313	\$14,142	\$129,162
17	Painting	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
18	Other Building Interior	\$129,116	\$12,912	\$15,494	\$19,367	\$176,889
19	Mechanical	\$726,729	\$72,673	\$87,208	\$109,009	\$995,619
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$14,560	\$1,456	\$1,747	\$2,184	\$19,947
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$10,400	\$1,040	\$1,248	\$1,560	\$14,248
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$18,304	\$1,830	\$2,196	\$2,746	\$25,076
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$36,400	\$3,640	\$4,368	\$5,460	\$49,868
Total						\$2,077,047

Onslow County Schools

Deferred Maintenance

Dixon Middle

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$0	\$0	\$0	\$0	\$0
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$146,453	\$14,645	\$17,574	\$21,968	\$200,640
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total		\$146,453	\$14,645	\$17,574	\$21,968	\$200,640

Onslow County Schools

Deferred Maintenance

Hunters Creek Middle

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$20,750	\$2,075	\$2,490	\$3,113	\$28,428
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$251,983	\$25,198	\$30,238	\$37,798	\$345,217
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$179,448	\$17,945	\$21,534	\$26,917	\$245,844
7	Canopy (cov. Walks)	\$180,960	\$18,096	\$21,715	\$27,144	\$247,915
8	Other Site	\$33,696	\$3,370	\$4,044	\$5,054	\$46,164
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$12,480	\$1,248	\$1,498	\$1,872	\$17,098
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$471,136	\$47,114	\$56,536	\$70,670	\$645,456
16	Flooring	\$295,086	\$29,509	\$35,410	\$44,263	\$404,268
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
19	Mechanical	\$273,148	\$27,315	\$32,778	\$40,972	\$374,213
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$62,400	\$6,240	\$7,488	\$9,360	\$85,488
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$29,120	\$2,912	\$3,494	\$4,368	\$39,894
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$248,088	\$24,809	\$29,771	\$37,213	\$339,881
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$44,200	\$4,420	\$5,304	\$6,630	\$60,554
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$192,192	\$19,219	\$23,063	\$28,829	\$263,303
37	Kitchen Equipment	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
38	Media Center Furniture	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
Total		\$2,466,288	\$246,629	\$295,955	\$369,943	\$3,407,310

Onslow County Schools

Deferred Maintenance

Jacksonville Commons Middle

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$21,164	\$2,116	\$2,540	\$3,175	\$28,995
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$177,362	\$17,736	\$21,283	\$26,604	\$242,986
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$215,519	\$21,552	\$25,862	\$32,328	\$295,261
7	Canopy (cov. Walks)	\$226,668	\$22,667	\$27,200	\$34,000	\$310,535
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$1,121,717	\$112,172	\$134,606	\$168,258	\$1,536,752
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
12	Walls	\$92,520	\$9,252	\$11,102	\$13,878	\$126,752
13	Other Building Exterior	\$22,464	\$2,246	\$2,696	\$3,370	\$30,776
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$151,672	\$15,167	\$18,201	\$22,751	\$207,791
17	Painting	\$263,142	\$26,314	\$31,577	\$39,471	\$360,505
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$132,353	\$13,235	\$15,882	\$19,853	\$181,324
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$16,640	\$1,664	\$1,997	\$2,496	\$22,797
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
Total		\$2,493,222	\$249,322	\$299,187	\$373,983	\$3,429,963

Onslow County Schools

Deferred Maintenance

New Bridge Middle

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$70,010	\$7,001	\$8,401	\$10,501	\$95,913
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$28,080	\$2,808	\$3,370	\$4,212	\$38,470
6	Grading / Drainage	\$14,591	\$1,459	\$1,751	\$2,189	\$19,990
7	Canopy (cov. Walks)	\$74,412	\$7,441	\$8,929	\$11,162	\$101,944
8	Other Site	\$18,034	\$1,803	\$2,164	\$2,705	\$24,706
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$646,890	\$64,689	\$77,627	\$97,033	\$886,239
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$45,000	\$4,500	\$5,400	\$6,750	\$61,650
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$238,954	\$23,895	\$28,674	\$35,843	\$327,366
16	Flooring	\$81,367	\$8,137	\$9,764	\$12,205	\$111,472
17	Painting	\$186,071	\$18,607	\$22,329	\$27,911	\$254,918
18	Other Building Interior	\$80,080	\$8,008	\$9,610	\$12,012	\$109,710
19	Mechanical	\$140,897	\$14,090	\$16,908	\$21,135	\$193,029
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$600,600	\$60,060	\$72,072	\$90,090	\$822,822
27	ADA Toilets	\$1,239,425	\$123,943	\$148,731	\$185,914	\$1,698,013
28	Fire Alarm	\$10,400	\$1,040	\$1,248	\$1,560	\$14,248
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$34,875	\$3,488	\$4,185	\$5,231	\$47,779
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$33,280	\$3,328	\$3,994	\$4,992	\$45,594
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total		\$3,624,519	\$362,452	\$434,942	\$543,678	\$4,965,591

Onslow County Schools

Deferred Maintenance

Northwoods Park Middle

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$132,819	\$13,282	\$15,938	\$19,923	\$181,962
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$97,450	\$9,745	\$11,694	\$14,618	\$133,507
7	Canopy (cov. Walks)	\$143,312	\$14,331	\$17,197	\$21,497	\$196,337
8	Other Site	\$297,553	\$29,755	\$35,706	\$44,633	\$407,647
9	Roofing	\$138,392	\$13,839	\$16,607	\$20,759	\$189,597
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$290,906	\$29,091	\$34,909	\$43,636	\$398,541
12	Walls	\$133,640	\$13,364	\$16,037	\$20,046	\$183,087
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$71,700	\$7,170	\$8,604	\$10,755	\$98,228
17	Painting	\$19,427	\$1,943	\$2,331	\$2,914	\$26,615
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$360,728	\$36,073	\$43,287	\$54,109	\$494,198
20	Electrical	\$147,680	\$14,768	\$17,722	\$22,152	\$202,322
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$513,656	\$51,366	\$61,639	\$77,048	\$703,709
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$16,697	\$1,670	\$2,004	\$2,505	\$22,875
31	Abatement	\$8,353	\$835	\$1,002	\$1,253	\$11,443
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$9,984	\$998	\$1,198	\$1,498	\$13,678
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$10,400	\$1,040	\$1,248	\$1,560	\$14,248
Total		\$2,408,297	\$240,830	\$288,996	\$361,244	\$3,306,490

Onslow County Schools

Deferred Maintenance

Southwest Middle

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$257,743	\$25,774	\$30,929	\$38,661	\$353,108
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$115,051	\$11,505	\$13,806	\$17,258	\$157,620
7	Canopy (cov. Walks)	\$135,564	\$13,556	\$16,268	\$20,335	\$185,723
8	Other Site	\$131,351	\$13,135	\$15,762	\$19,703	\$179,951
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$62,400	\$6,240	\$7,488	\$9,360	\$85,488
11	Windows	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$75,610	\$7,561	\$9,073	\$11,342	\$103,586
16	Flooring	\$38,657	\$3,866	\$4,639	\$5,799	\$52,961
17	Painting	\$224,784	\$22,478	\$26,974	\$33,718	\$307,955
18	Other Building Interior	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
19	Mechanical	\$216,027	\$21,603	\$25,923	\$32,404	\$295,957
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$26,520	\$2,652	\$3,182	\$3,978	\$36,332
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$96,512	\$9,651	\$11,581	\$14,477	\$132,221
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$101,920	\$10,192	\$12,230	\$15,288	\$139,630
Total		\$1,635,020	\$163,502	\$196,202	\$245,253	\$2,309,793

Onslow County Schools

Deferred Maintenance

Swansboro Middle

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$392,527	\$39,253	\$47,103	\$58,879	\$537,762
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$121,011	\$12,101	\$14,521	\$18,152	\$165,785
7	Canopy (cov. Walks)	\$291,375	\$29,137	\$34,965	\$43,706	\$399,183
8	Other Site	\$211,069	\$21,107	\$25,328	\$31,660	\$289,165
9	Roofing	\$296,181	\$29,618	\$35,542	\$44,427	\$405,768
10	Structural	\$322,400	\$32,240	\$38,688	\$48,360	\$441,688
11	Windows	\$478,744	\$47,874	\$57,449	\$71,812	\$655,879
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$195,322	\$19,532	\$23,439	\$29,298	\$267,591
16	Flooring	\$313,434	\$31,343	\$37,612	\$47,015	\$429,405
17	Painting	\$142,568	\$14,257	\$17,108	\$21,385	\$195,318
18	Other Building Interior	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
19	Mechanical	\$225,239	\$22,524	\$27,029	\$33,786	\$308,577
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
26	ADA Ramps	\$91,000	\$9,100	\$10,920	\$13,650	\$124,670
27	ADA Toilets	\$823,446	\$82,345	\$98,814	\$123,517	\$1,128,121
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$280,483	\$28,048	\$33,658	\$42,073	\$384,262
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$474,240	\$47,424	\$56,909	\$71,136	\$649,709
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$859,955	\$85,996	\$103,195	\$128,993	\$1,178,139
Total						\$7,703,503

Onslow County Schools

Deferred Maintenance

Trexler Middle

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$641,006	\$64,101	\$76,921	\$96,151	\$878,178
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$65,788	\$6,579	\$7,895	\$9,868	\$90,130
7	Canopy (cov. Walks)	\$37,440	\$3,744	\$4,493	\$5,616	\$51,293
8	Other Site	\$168,076	\$16,808	\$20,169	\$25,211	\$230,265
9	Roofing	\$128,182	\$12,818	\$15,382	\$19,227	\$175,609
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$572,832	\$57,283	\$68,740	\$85,925	\$784,780
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$55,534	\$5,553	\$6,664	\$8,330	\$76,081
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$39,000	\$3,900	\$4,680	\$5,850	\$53,430
19	Mechanical	\$350,029	\$35,003	\$42,003	\$52,504	\$479,540
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$577,954	\$57,795	\$69,354	\$86,693	\$791,797
28	Fire Alarm	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$8,320	\$832	\$998	\$1,248	\$11,398
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$33,280	\$3,328	\$3,994	\$4,992	\$45,594
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$2,044,320	\$204,432	\$245,318	\$306,648	\$2,800,718
Total						\$6,525,805

Onslow County Schools

Deferred Maintenance

Dixon High

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$619,094	\$61,909	\$74,291	\$92,864	\$848,159
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$250,738	\$25,074	\$30,089	\$37,611	\$343,511
7	Canopy (cov. Walks)	\$27,612	\$2,761	\$3,313	\$4,142	\$37,828
8	Other Site	\$797,966	\$79,797	\$95,756	\$119,695	\$1,093,213
9	Roofing	\$372,009	\$37,201	\$44,641	\$55,801	\$509,652
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$854,070	\$85,407	\$102,488	\$128,111	\$1,170,076
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$66,924	\$6,692	\$8,031	\$10,039	\$91,686
16	Flooring	\$304,919	\$30,492	\$36,590	\$45,738	\$417,739
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$383,074	\$38,307	\$45,969	\$57,461	\$524,811
19	Mechanical	\$698,911	\$69,891	\$83,869	\$104,837	\$957,508
20	Electrical	\$78,000	\$7,800	\$9,360	\$11,700	\$106,860
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$52,416	\$5,242	\$6,290	\$7,862	\$71,810
27	ADA Toilets	\$857,142	\$85,714	\$102,857	\$128,571	\$1,174,285
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$419,744	\$41,974	\$50,369	\$62,962	\$575,050
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$848,186	\$84,819	\$101,782	\$127,228	\$1,162,015
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$18,720	\$1,872	\$2,246	\$2,808	\$25,646
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$10,400	\$1,040	\$1,248	\$1,560	\$14,248
Total						\$9,152,592

Onslow County Schools

Deferred Maintenance

Jacksonville High School

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$343,780	\$34,378	\$41,254	\$51,567	\$470,979
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$253,700	\$25,370	\$30,444	\$38,055	\$347,569
7	Canopy (cov. Walks)	\$756,095	\$75,609	\$90,731	\$113,414	\$1,035,850
8	Other Site	\$656,843	\$65,684	\$78,821	\$98,526	\$899,875
9	Roofing	\$519,427	\$51,943	\$62,331	\$77,914	\$711,615
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$801,466	\$80,147	\$96,176	\$120,220	\$1,098,008
12	Walls	\$12,480	\$1,248	\$1,498	\$1,872	\$17,098
13	Other Building Exterior	\$52,000	\$5,200	\$6,240	\$7,800	\$71,240
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$934,247	\$93,425	\$112,110	\$140,137	\$1,279,919
16	Flooring	\$165,177	\$16,518	\$19,821	\$24,776	\$226,292
17	Painting	\$53,666	\$5,367	\$6,440	\$8,050	\$73,522
18	Other Building Interior	\$1,075,178	\$107,518	\$129,021	\$161,277	\$1,472,994
19	Mechanical	\$656,777	\$65,678	\$78,813	\$98,517	\$899,784
20	Electrical	\$208,000	\$20,800	\$24,960	\$31,200	\$284,960
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$68,900	\$6,890	\$8,268	\$10,335	\$94,393
27	ADA Toilets	\$958,798	\$95,880	\$115,056	\$143,820	\$1,313,553
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$637,930	\$63,793	\$76,552	\$95,690	\$873,965
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$62,400	\$6,240	\$7,488	\$9,360	\$85,488
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$36,400	\$3,640	\$4,368	\$5,460	\$49,868
Total						\$11,356,839

Onslow County Schools

Deferred Maintenance

Northside High School

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$363,104	\$36,310	\$43,572	\$54,466	\$497,453
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$319,452	\$31,945	\$38,334	\$47,918	\$437,649
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$47,320	\$4,732	\$5,678	\$7,098	\$64,828
9	Roofing	\$1,240,504	\$124,050	\$148,860	\$186,076	\$1,699,491
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$42,432	\$4,243	\$5,092	\$6,365	\$58,132
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$196,216	\$19,622	\$23,546	\$29,432	\$268,816
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$189,417	\$18,942	\$22,730	\$28,413	\$259,502
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$469,309	\$46,931	\$56,317	\$70,396	\$642,954
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$219,648	\$21,965	\$26,358	\$32,947	\$300,918
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total						\$4,293,858

Onslow County Schools

Deferred Maintenance

Richlands High

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$83,725	\$8,373	\$10,047	\$12,559	\$114,704
3	Parking / Drives	\$350,270	\$35,027	\$42,032	\$52,540	\$479,870
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$269,052	\$26,905	\$32,286	\$40,358	\$368,601
7	Canopy (cov. Walks)	\$164,237	\$16,424	\$19,708	\$24,636	\$225,004
8	Other Site	\$892,181	\$89,218	\$107,062	\$133,827	\$1,222,287
9	Roofing	\$156,851	\$15,685	\$18,822	\$23,528	\$214,886
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$360,223	\$36,022	\$43,227	\$54,033	\$493,505
12	Walls	\$41,945	\$4,194	\$5,033	\$6,292	\$57,464
13	Other Building Exterior	\$62,400	\$6,240	\$7,488	\$9,360	\$85,488
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$150,502	\$15,050	\$18,060	\$22,575	\$206,188
16	Flooring	\$127,324	\$12,732	\$15,279	\$19,099	\$174,434
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$542,963	\$54,296	\$65,156	\$81,444	\$743,860
19	Mechanical	\$641,161	\$64,116	\$76,939	\$96,174	\$878,391
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$460,354	\$46,035	\$55,242	\$69,053	\$630,685
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$315,094	\$31,509	\$37,811	\$47,264	\$431,679
28	Fire Alarm	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$27,603	\$2,760	\$3,312	\$4,140	\$37,816
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
Total						\$6,551,510

Onslow County Schools

Deferred Maintenance

Southwest High

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$453,617	\$45,362	\$54,434	\$68,043	\$621,456
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$153,519	\$15,352	\$18,422	\$23,028	\$210,320
7	Canopy (cov. Walks)	\$85,800	\$8,580	\$10,296	\$12,870	\$117,546
8	Other Site	\$231,774	\$23,177	\$27,813	\$34,766	\$317,531
9	Roofing	\$530,145	\$53,015	\$63,617	\$79,522	\$726,299
10	Structural	\$1,000,000	\$100,000	\$120,000	\$150,000	\$1,370,000
11	Windows	\$589,094	\$58,909	\$70,691	\$88,364	\$807,058
12	Walls	\$217,788	\$21,779	\$26,135	\$32,668	\$298,370
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$64,550	\$6,455	\$7,746	\$9,682	\$88,433
16	Flooring	\$84,092	\$8,409	\$10,091	\$12,614	\$115,207
17	Painting	\$15,142	\$1,514	\$1,817	\$2,271	\$20,745
18	Other Building Interior	\$120,000	\$12,000	\$14,400	\$18,000	\$164,400
19	Mechanical	\$760,686	\$76,069	\$91,282	\$114,103	\$1,042,140
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$95,680	\$9,568	\$11,482	\$14,352	\$131,082
26	ADA Ramps	\$39,001	\$3,900	\$4,680	\$5,850	\$53,431
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
Total						\$6,148,133

Onslow County Schools

Deferred Maintenance

Swansboro High

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$394,914	\$39,491	\$47,390	\$59,237	\$541,033
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$254,915	\$25,492	\$30,590	\$38,237	\$349,234
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$433,337	\$43,334	\$52,000	\$65,001	\$593,671
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$118,158	\$11,816	\$14,179	\$17,724	\$161,877
16	Flooring	\$249,849	\$24,985	\$29,982	\$37,477	\$342,294
17	Painting	\$341,241	\$34,124	\$40,949	\$51,186	\$467,500
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$778,925	\$77,892	\$93,471	\$116,839	\$1,067,127
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$88,358	\$8,836	\$10,603	\$13,254	\$121,051
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
Total						\$3,665,159

Onslow County Schools

Deferred Maintenance

White Oak High

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$231,659	\$23,166	\$27,799	\$34,749	\$317,373
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$335,456	\$33,546	\$40,255	\$50,318	\$459,575
7	Canopy (cov. Walks)	\$57,408	\$5,741	\$6,889	\$8,611	\$78,649
8	Other Site	\$402,480	\$40,248	\$48,298	\$60,372	\$551,398
9	Roofing	\$794,302	\$79,430	\$95,316	\$119,145	\$1,088,193
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$385,343	\$38,534	\$46,241	\$57,801	\$527,920
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$26,000	\$2,600	\$3,120	\$3,900	\$35,620
16	Flooring	\$248,137	\$24,814	\$29,776	\$37,221	\$339,948
17	Painting	\$46,585	\$4,658	\$5,590	\$6,988	\$63,821
18	Other Building Interior	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
19	Mechanical	\$176,798	\$17,680	\$21,216	\$26,520	\$242,214
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$70,000	\$7,000	\$8,400	\$10,500	\$95,900
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$74,464	\$7,446	\$8,936	\$11,170	\$102,016
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$486,715	\$48,672	\$58,406	\$73,007	\$666,800
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$153,679	\$15,368	\$18,442	\$23,052	\$210,541
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$84,864	\$8,486	\$10,184	\$12,730	\$116,264
37	Kitchen Equipment	\$35,000	\$3,500	\$4,200	\$5,250	\$47,950
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$57,200	\$5,720	\$6,864	\$8,580	\$78,364
Total						\$5,122,280

Onslow County Schools

Deferred Maintenance

Thompson Early Childhood Center

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$203,907	\$20,391	\$24,469	\$30,586	\$279,353
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$52,000	\$5,200	\$6,240	\$7,800	\$71,240
7	Canopy (cov. Walks)	\$96,096	\$9,610	\$11,532	\$14,414	\$131,652
8	Other Site	\$47,607	\$4,761	\$5,713	\$7,141	\$65,222
9	Roofing	\$50,752	\$5,075	\$6,090	\$7,613	\$69,530
10	Structural	\$120,000	\$12,000	\$14,400	\$18,000	\$164,400
11	Windows	\$232,752	\$23,275	\$27,930	\$34,913	\$318,870
12	Walls	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
13	Other Building Exterior	\$8,320	\$832	\$998	\$1,248	\$11,398
14	Partition/Wall Const	\$18,970	\$1,897	\$2,276	\$2,845	\$25,988
15	Ceilings	\$74,719	\$7,472	\$8,966	\$11,208	\$102,365
16	Flooring	\$267,215	\$26,722	\$32,066	\$40,082	\$366,085
17	Painting	\$83,715	\$8,372	\$10,046	\$12,557	\$114,690
18	Other Building Interior	\$93,288	\$9,329	\$11,195	\$13,993	\$127,805
19	Mechanical	\$1,447,392	\$144,739	\$173,687	\$217,109	\$1,982,927
20	Electrical	\$171,321	\$17,132	\$20,559	\$25,698	\$234,710
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$66,560	\$6,656	\$7,987	\$9,984	\$91,187
23	Plumbing	\$352,485	\$35,249	\$42,298	\$52,873	\$482,905
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$281,320	\$28,132	\$33,758	\$42,198	\$385,408
27	ADA Toilets	\$331,240	\$33,124	\$39,749	\$49,686	\$453,799
28	Fire Alarm	\$103,102	\$10,310	\$12,372	\$15,465	\$141,250
29	Sprinkler	\$127,098	\$12,710	\$15,252	\$19,065	\$174,124
30	Other Code / Safety	\$44,200	\$4,420	\$5,304	\$6,630	\$60,554
31	Abatement	\$39,566	\$3,957	\$4,748	\$5,935	\$54,205
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$96,512	\$9,651	\$11,581	\$14,477	\$132,221
37	Kitchen Equipment	\$202,800	\$20,280	\$24,336	\$30,420	\$277,836
38	Media Center Furniture	\$23,400	\$2,340	\$2,808	\$3,510	\$32,058
39	Off Site	\$187,200	\$18,720	\$22,464	\$28,080	\$256,464
40	Other	\$10,400	\$1,040	\$1,248	\$1,560	\$14,248
Total						\$6,750,726

Onslow County Schools

Deferred Maintenance

ERNCS

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Design	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$0	\$0	\$0	\$0	\$0
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total						\$0

Onslow County Schools

Deferred Maintenance

OCECHS

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$0	\$0	\$0	\$0	\$0
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0

Total **\$0**

Onslow County Schools

Deferred Maintenance

Onslow County Learning Center

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Design	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$26,706	\$2,671	\$3,205	\$4,006	\$36,587
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$37,363	\$3,736	\$4,484	\$5,604	\$51,187
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$17,909	\$1,791	\$2,149	\$2,686	\$24,535
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$17,646	\$1,765	\$2,117	\$2,647	\$24,175
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$36,313	\$3,631	\$4,358	\$5,447	\$49,749
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$43,264	\$4,326	\$5,192	\$6,490	\$59,272
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
Total						\$330,992

Onslow County Schools

Deferred Maintenance

Central Offices

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$106,829	\$10,683	\$12,819	\$16,024	\$146,355
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$36,400	\$3,640	\$4,368	\$5,460	\$49,868
9	Roofing	\$505,393	\$50,539	\$60,647	\$75,809	\$692,388
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$130,478	\$13,048	\$15,657	\$19,572	\$178,755
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$21,216	\$2,122	\$2,546	\$3,182	\$29,066
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$38,480	\$3,848	\$4,618	\$5,772	\$52,718
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$40,040	\$4,004	\$4,805	\$6,006	\$54,855
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$310,960	\$31,096	\$37,315	\$46,644	\$426,015
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$126,714	\$12,671	\$15,206	\$19,007	\$173,598
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total		1316509.5	131650.95	157981.1	197476.4	\$1,803,618

Onslow County Schools

Deferred Maintenance

Food Warehouse

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$0	\$0	\$0	\$0	\$0
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total		0	0	0	0	\$0

Onslow County Schools

Deferred Maintenance

Transportation

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$0	\$0	\$0	\$0	\$0
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$214,342	\$21,434	\$25,721	\$32,151	\$293,649
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0

Total	214342.46	21434.246	25721.1	32151.37	\$293,649
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Onslow County Schools

Deferred Maintenance

Facility Support / Maintenance

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$0	\$0	\$0	\$0	\$0
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0

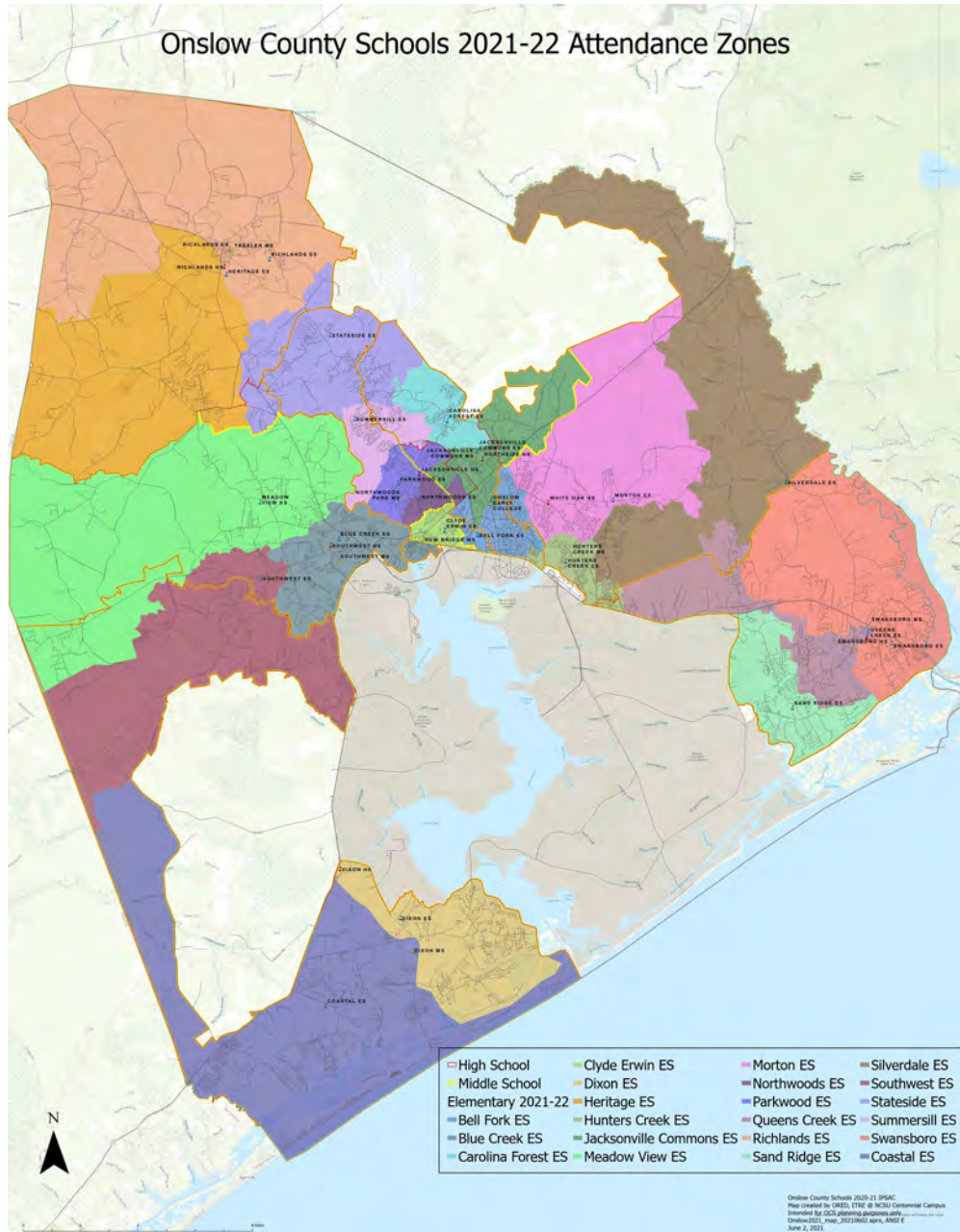
Total	0	0	0	0	\$0
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District Wide Overview

Attendance Boundaries

The following pages describe the different schools in generalities. They cannot be used to determine need at a particular school or across the system. One school may be overcrowded, while another is underutilized. The least expensive method for addressing this issue is to re-district students from one school to another. Leapfrogging of students from attendance boundary number one to attendance boundary two, and consequently, moving some boundary two students into a third area must occur in order to alleviate pressure at the overcrowded school. This method has been used by Onslow County Schools in the past and continues to be cost effective and equitable. However in many cases, the fix is not that simple, as it may not alleviate all concerns.



Construction Costs

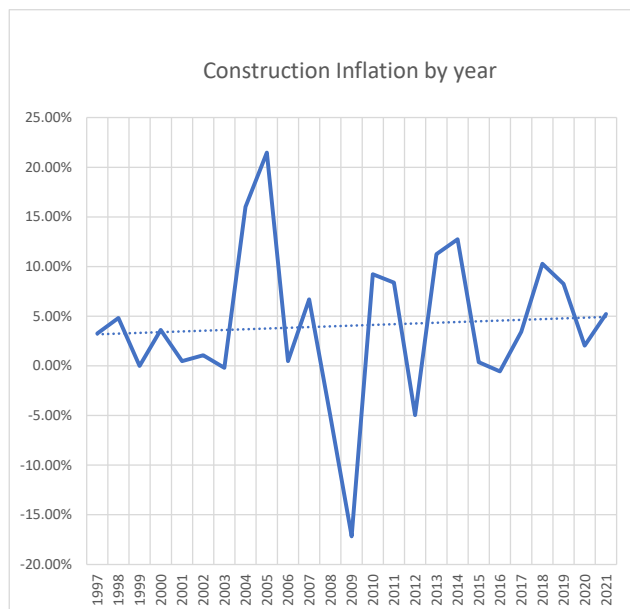
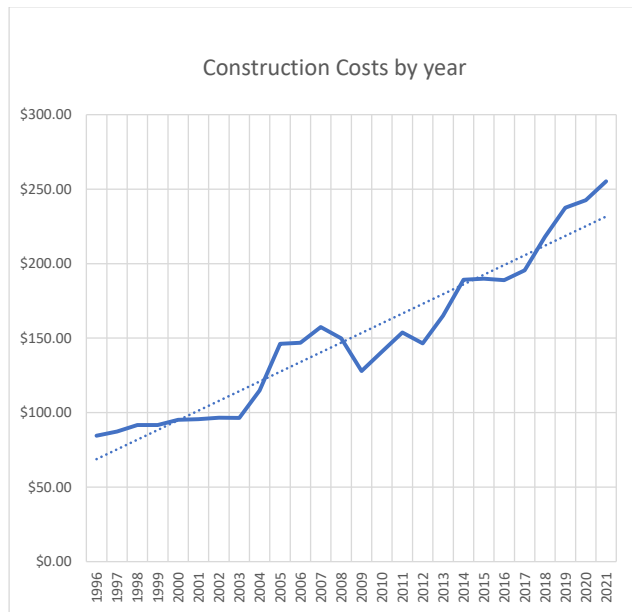
This information is based on the North Carolina Department of Public Instruction. NCDPI tracks the cost of school construction every year. In the table, the Great Recession is shown in Grey. The Yellow section indicates an estimate for this year and is a simple mathematical projection for 2021.

The two graphs show the increased overall construction cost per square foot and below it the relative increase in the inflation rate for that year.

Historical construction inflation rates average around 4% since 1996. Since 2018 that rate has been 6.45%.

Note: 2019 and 2020 rates may change as more construction is reported to NCDPI.

Construction Costs by Year			
Source: NCDPI			
Elementary through High			
Year	Cost / SF	Inflation Per Yr	Tally
1996	\$84.43		
1997	\$87.28	3.27%	3.27%
1998	\$91.70	4.82%	8.09%
1999	\$91.69	-0.01%	8.07%
2000	\$95.14	3.63%	11.70%
2001	\$95.59	0.47%	12.17%
2002	\$96.62	1.07%	13.24%
2003	\$96.42	-0.21%	13.03%
2004	\$114.80	16.01%	29.04%
2005	\$146.18	21.47%	50.51%
2006	\$146.89	0.48%	50.99%
2007	\$157.43	6.70%	57.69%
2008	\$149.90	-5.02%	52.66%
2009	\$127.92	-17.18%	35.48%
2010	\$140.91	9.22%	44.70%
2011	\$153.81	8.39%	53.09%
2012	\$146.52	-4.98%	48.11%
2013	\$165.08	11.24%	59.35%
2014	\$189.21	12.75%	72.11%
2015	\$189.93	0.38%	72.49%
2016	\$188.89	-0.55%	71.93%
2017	\$195.61	3.44%	75.37%
2018	\$218.00	10.27%	85.64%
2019	\$231.00	5.63%	91.27%
2020	\$250.00	7.60%	98.87%



Facility Appraisal

As soon as a building is complete, it begins to deteriorate. Bearings begin to wear out, and the sun starts damaging roofing membranes. Once occupied, the building starts getting scuffed and finishes begin to fade. As the building ages, the maintenance staff routinely lubricates pumps and changes the oil, in order to keep the system operating as it should. There are known items that must be done on a regular basis like replacing filters and lubricating motors and fans. These items are quantified and addressed by the Maintenance Department. Items in this category are not itemized, since they are already being addressed and funds have already been allocated to them. This report looks at items that exceed the budget for a given year due to their cost or difficulty in replacing them.

Capital Renewal items involve systems which have definitive life spans and must eventually be replaced. Examples of these systems include but are not limited to: roofs, painting, and resurfacing of roads. Typically, these are long life cycle systems that cannot fit in a yearly maintenance budget and get pushed off or deferred to a subsequent budget, effectively defining the deferred maintenance list.

Comparative Analysis

Several methods have been developed over the years to help us understand a building's relative health. One very helpful measure is the Facility Condition Index (FCI) which allows schools to be compared to each other using a standard measure. Since all buildings were assessed based on a single standard, and the buildings are insured via another standard metric, each can be compared to the other.

The FCI is a simple division of the Deferred Maintenance costs identified, divided by the current value of the building or its replacement cost. This simple ratio provides a quick comparison of the state of the building against the investment that would be needed to bring the facility up to the minimum standards. A low score represents a building that comes close to the minimum standards and is in overall good condition while a high score suggests the building requires a greater investment to meet the minimums.

The following pages contain the FCI data. This was completed in two different ways in an effort to depict the actual condition. In both cases, the capacity of the school is held to the same number.

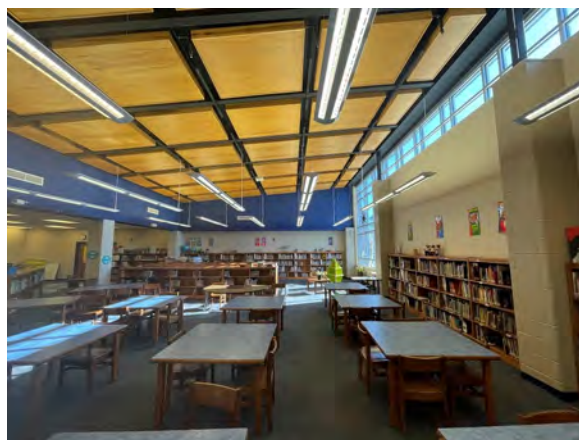
The first compares the Deferred Maintenance values to the NCDOT Valuation from October 12th of 2020. This is the value the building alone is insured for as of the date noted. The value of each campus varies depending on age and other factors as determined by the North Carolina Department of Insurance. The average cost per square foot is \$149.57, which will not allow for a complete replacement.



The second compares the Deferred Maintenance cost to the reconstruction of the entire building and site using only the Building and site cost, not a Total Project Budget as the standard. Again the student capacity is held at the same level, but provides a school with the appropriate square footage in every space based on the standard NCDPI/Onslow County Schools Standards. Although the cost per square foot of an elementary school and a high school are different, they are held to the same \$268.19 / sf in each example. This uses the 2021 NCDPI cost per sf and adds one years worth of inflation.

Again, this is a comparative analysis. The fact that an FCI could exceed 1.00 does not indicate the building should be replaced. It simply indicates that if all of the improvements identified were to be completed it would exceed the current value of the facilities. Implementing some of the improvements should theoretically increase the value of the building, so not all improvements will be necessary to improve the rating at a particular facility.

Additional information on individual schools can be found with that particular school's assessment later in this document.



Comparative Analysis

Several methods have been developed over the years to help us understand a building's relative health. One very helpful measure is the Facility Condition Index (FCI) which allows schools to be compared to each other using a standard measure. Since all buildings were assessed based on a single standard, and the buildings are insured via another standard metric, each can be compared to the other.

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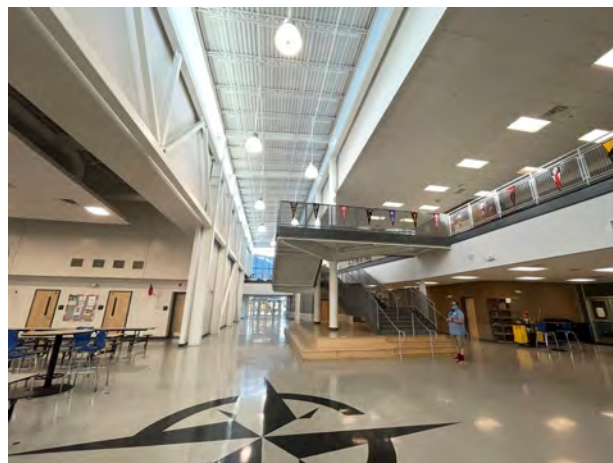
The following pages contain the FCI data. This was completed in two different ways in an effort to depict the actual condition. In both cases, the capacity of the school is held to the same number.

The first compares the Deferred Maintenance values to the NCDPI Valuation from October 12th of 2020. This is the value the building alone is insured for as of the date noted. The value of each campus varies depending on age and other factors as determined by the North Carolina Department of Insurance. The average cost per square foot is \$149.57, which will not allow for a complete replacement.

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Additional information on individual schools can be found with that particular school's assessment later in this document.



Facilities Condition Index (NCDPI)

In this case, the identified Deferred Maintenance values are compared to the North Carolina Department of Public Instruction “Adjusted Building Value”. The values are consistent and appropriate only as a tool for the basis of comparison.

For their estimates, they assess the buildings at an average of around \$155 per square foot. This only considers the construction of the building itself. There is nothing included for furniture, technology, or design and testing services.

The values for Concession Stands, Canopies, and other non-instructional spaces have been removed for clarity.

Facility	DOI Valuation	Deferred Maintenance	Facility Condition Index
Elementary			
Bell Fork Elementary	\$11,012,463	\$3,715,295	33.74%
Blue Creek Elementary	\$11,502,675	\$4,143,860	36.03%
Carolina Forest Elementary	\$13,487,010	\$2,143,970	15.90%
Clear View Elementary	\$27,895,000	\$0	NA
Clyde Erwin Elementary	\$9,383,554	\$4,019,277	42.83%
Coastal Elementary	NA	\$0	NA
Dixon Elementary	\$14,068,011	\$2,323,308	16.51%
Heritage Elementary	\$14,120,527	\$2,717,046	19.24%
Hunters Creek Elementary	\$13,098,720	\$2,522,501	19.26%
Jacksonville Commons Elementary	\$13,714,297	\$2,306,906	16.82%
Meadow View Elementary	\$18,058,348	\$1,843,324	10.21%
Morton Elementary	\$14,352,229	\$2,944,654	20.52%
Northwoods Elementary	\$8,596,632	\$1,788,731	20.81%
Parkwood Elementary	\$9,686,710	\$3,017,832	31.15%
Queens Creek Elementary	\$15,077,086	\$2,400,677	15.92%
Richlands Elementary	\$19,693,487	\$0	0.00%
Sand Ridge Elementary	\$13,669,856	\$1,965,040	14.37%
Silverdale Elementary	\$9,401,062	\$2,661,962	28.32%
Southwest Elementary	\$13,496,876	\$3,254,854	24.12%
Stateside Elementary	\$17,405,391	\$1,598,943	9.19%
Summersill Elementary	\$10,889,291	\$3,585,037	32.92%
Swansboro Elementary	\$10,867,489	\$2,077,047	19.11%
Subtotal	\$289,476,714	\$51,030,263	17.63%
Middle			
Dixon Middle	\$27,707,000	\$200,640	0.72%
Hunters Creek Middle	\$16,763,456	\$3,407,310	20.33%
Jacksonville Commons Middle	\$18,938,498	\$3,429,963	18.11%
New Bridge Middle	\$11,860,210	\$4,965,591	41.87%
Northwoods Park Middle	\$14,736,624	\$3,306,490	22.44%
Southwest Middle	\$12,404,823	\$2,309,793	18.62%
Swansboro Middle	\$20,756,903	\$7,703,503	37.11%
Trexler Middle	\$17,556,224	\$6,525,805	37.17%
Subtotal	\$140,723,738	\$31,849,095	22.63%
High			
Dixon High	\$26,105,386	\$9,152,592	35.06%
Jacksonville High	\$32,408,035	\$11,356,839	35.04%
Northside High	\$39,781,018	\$4,293,858	10.79%
Richlands High	\$22,271,316	\$6,551,510	29.42%
Southwest High	\$24,153,723	\$6,148,133	25.45%
Swansboro High	\$30,933,340	\$3,665,159	11.85%
White Oak High	\$31,099,223	\$5,122,280	16.47%
Subtotal	\$206,752,041	\$46,290,371	22.39%
Other			
Thompson Early Childhood Center	\$6,558,909	\$6,750,726	102.92%
OCLC	\$1,421,076	\$330,992	23.29%
NC Eastern Regional Skills Center	\$9,290,648	\$0	0.00%
Subtotal	\$17,270,633	\$7,081,719	41.00%
Total	\$654,223,126	\$136,251,448	20.83%
BOE (All Non-Instructional)	\$13,201,337	\$2,097,267	15.89%

Facilities Condition Index (Total Project Budget)

Here, each facility is reviewed by comparing the Deferred Maintenance costs to the cost of replacing the entire building. The replacement cost shown is based on building and site alone and is not a total project budget for replacement of all furniture, design fees, surveying and soil borings. The size of the buildings have increased to match what they should be to keep the student capacity the same as the existing facility.

Facility	Building Replacement Cost (DPI \$/sf - 2021)	Deferred Maintenance	Facility Condition Index
Elementary	\$268.19		
Bell Fork Elementary	\$21,622,154	\$3,715,295	17.18%
Blue Creek Elementary	\$21,456,680	\$4,143,860	19.31%
Carolina Forest Elementary	\$23,091,845	\$2,143,970	9.28%
Clear View Elementary	\$31,516,820	\$0	0.00%
Clyde Erwin Elementary	\$16,835,200	\$4,019,277	23.87%
Coastal Elementary	\$31,516,820	\$0	0.00%
Dixon Elementary	\$25,623,038	\$2,323,308	9.07%
Heritage Elementary	\$23,091,845	\$2,717,046	11.77%
Hunters Creek Elementary	\$23,459,267	\$2,522,501	10.75%
Jacksonville Commons Elementary	\$22,063,061	\$2,306,906	10.46%
Meadow View Elementary	\$25,623,038	\$1,843,324	7.19%
Morton Elementary	\$23,826,690	\$2,944,654	12.36%
Northwoods Elementary	\$18,139,684	\$1,788,731	9.86%
Parkwood Elementary	\$19,808,373	\$3,017,832	15.24%
Queens Creek Elementary	\$23,826,690	\$2,400,677	10.08%
Richlands Elementary	\$33,804,763	\$0	0.00%
Sand Ridge Elementary	\$22,779,401	\$1,965,040	8.63%
Silverdale Elementary	\$19,808,373	\$2,661,962	13.44%
Southwest Elementary	\$23,091,845	\$3,254,854	14.10%
Stateside Elementary	\$23,826,690	\$1,598,943	6.71%
Summersill Elementary	\$23,826,690	\$3,585,037	15.05%
Swansboro Elementary	\$24,331,427	\$2,077,047	8.54%
Subtotal	\$522,970,394	\$51,030,263	55.35%
Middle			
Dixon Middle	\$42,755,126	\$200,640	0.47%
Hunters Creek Middle	\$31,090,127	\$3,407,310	10.96%
Jacksonville Commons Middle	\$32,340,705	\$3,429,963	10.61%
New Bridge Middle	\$21,949,616	\$4,965,591	22.62%
Northwoods Park Middle	\$27,784,932	\$3,306,490	11.90%
Southwest Middle	\$21,949,616	\$2,309,793	10.52%
Swansboro Middle	\$37,759,787	\$7,703,503	20.40%
Trexler Middle	\$29,968,012	\$6,525,805	21.78%
Subtotal	\$245,597,921	\$31,849,095	57.30%
High			
Dixon High	\$41,568,378	\$9,152,592	22.02%
Jacksonville High	\$64,958,452	\$11,356,839	17.48%
Northside High	\$54,053,239	\$4,293,858	7.94%
Richlands High	\$41,568,378	\$6,551,510	15.76%
Southwest High	\$44,483,085	\$6,148,133	13.82%
Swansboro High	\$59,455,425	\$3,665,159	6.16%
White Oak High	\$60,173,375	\$5,122,280	8.51%
Subtotal	\$366,260,332	\$46,290,371	56.45%
Other			
Thompson Early Childhood Center	\$13,731,685	\$6,750,726	49.16%
OCLC	\$2,394,952	\$330,992	13.82%
NC Eastern Regional Skills Center	\$27,053,895	\$0	0.00%
Subtotal	\$43,180,532	\$7,081,719	40.00%
Total	\$1,178,009,178	\$136,251,448	55.54%
BOE (All Non-Instructional)	\$32,183,008	\$2,097,267	6.52%

Queue Length

This table uses NCDOT calculations to determine how long the queue needs to be at each school based on their ADM capacity. The calculations are from what the DOT calls the Municipal and School Transportation Assistance (MSTA) Calculator. By inputting the number of students it will determine the length of queue, approximate number of buses and teacher and staff spaces required.

The calculator was based on physical data. After it was implemented the DOT found that on days when it rained, more parents would drive their students to school. On these days the queue would backup onto the street. Some time around 2010 the length of the queue was lengthened by 30%. The numbers shown are the MSTA Rainy Day calculations.

The first MSTA Calculator was created at the end of 1990's and began gaining use by local DOT departments shortly thereafter. This most recent version used by the DOT to calculate queue length produces a longer queue than any in the school system including Clear View which was permitted under the old requirements. The MSTA Rainy Day Queue 2021 version is shown here, highlighted in red. This became effective in March of 2021.

Onslow County Schools	Existing ADM	Existing Core Capacity	Existing Queue	New	Additional Needed
				MSTA Rainy Day Queue	
Queue Length					
5/17/2021					
Elementary Schools				3/1/2021	
Bell Fork	573	578	1,220	1,902	682
Blue Creek	548	714	540	2,350	1,810
Carolina Forest	619	815	360	2,678	2,318
Clear View	884	787	2,770	2,901	131
Clyde Erwin	396	647	500	2,126	1,626
Coastal	884	787	2,770	2,901	131
Dixon E	700	999	890	3,281	2,391
Heritage	619	820	1,070	2,691	1,621
Hunters Creek E	636	772	460	2,533	2,073
Jaconsoville Commons E	593	772	700	2,533	1,833
Meadow View	686	945	1,450	3,111	1,661
Morton	651	870	2,400	2,861	461
Northwoods	438	653	700	2,153	1,453
Parkwood	506	614	1,200	2,021	821
Queens Creek	657	771	980	2,533	1,553
Richlands E	944	725	2,550	3,098	548
Sandridge	603	824	820	2,704	1,884
Silverdale	505	454	400	1,667	1,267
Southwest E	623	776	970	2,546	1,576
Stateside	669	945	1,675	3,111	1,436
Summersill	652	704	300	2,310	2,010
Swansboro E	565	790	375	1,864	1,489
Thompson	252	534	NA	1,759	1,759
Elementary Total	14,203	17,296	25,100	57,633	32,533
Middle Schools					
Dixon M	1,034	651	1,970	2,543	573
Hunters Creek M	852	889	240	2,190	1,950
Jacksonville Commons M	878	937	350	2,298	1,948
New Bridge	520	651	350	1,287	937
Northwoods Park	742	596	NA	1,823	1,823
Southwest M	534	671	400	1,654	1,254
Swansboro M	940	630	1,704	2,313	609
Trexler	810	584	190	1,991	1,801
Middle Total	6,310	5,609	5,204	16,099	10,895
High Schools					
Dixon H	877	735	350	1,804	1,454
Jacksonville H	1,476	1,030	260	2,777	2,517
Northside	1,177	1,334	670	2,512	1,842
Richlands H	928	974	810	1,839	1,029
Southwest H	1,016	1,179	350	1,910	1,560
Swansboro H	1,240	785	790	2,335	1,545
White Oak	1,303	1,250	250	2,458	2,208
OC Early College High	200	0	NA	NA	NA
ENCR Skills Center	0	0	NA	NA	NA
OC Learning Center	0	0	200	NA	NA
High Total	8,217	7,287	3,680	15,635	12,155
System Total	28,730	30,192	33,984	89,366	55,582

District Wide Site Analysis

With all schools, the site is the dominant component of the campus. When looking at school sites, NCDPI has made suggestions for minimum acreage that should be considered. These numbers do not necessarily apply to city schools where site selection is limited and likely expensive. Many of the schools in the system cannot, for various reasons, take advantage of the site savings noted below, but a comparison to these standards is still appropriate at several of the schools in the Onslow County School System.

Below is an excerpt from the NCDPI Facility Guidelines that discusses school sites.

<u>Grade</u>	<u>Developable Acreage</u>
K-6	10+ 1/100 ADM
5-8	15+ 1/100 ADM
7-9	20+ 1/100 ADM
9-12	30+ 1/100 ADM

A high school may need an additional area of ten acres or more if a stadium and spectator parking are anticipated.

The above guidelines assume a rural or suburban area with a one story building, room for expansion, desirable outdoor play areas and all parking, queuing and buses located on site.

Source: NCDPI Facility Guidelines



Dixon Middle
40 Acres



New Bridge Middle
8.59 Acres

Site Analysis

The NCDPI Acreage recommendations are intended as a guideline for rural schools across the state. These generic numbers cannot be used to definitively determine that a school site is too small, but they do support the notion that a deeper investigation is warranted and additional acreage may be needed. Many sites in Onslow County are of an appropriate size but have substantial wetlands on the campus, thus reducing the usable acreage to less than what is recommended. Several of the schools share parcels. Additional parcel data can be found on the following page.

Onslow County Schools 2021						
Acreage Comparison to NCDPI Recomm		NCDPI Standard for Rural Sites				
The appropriate acreage for a school depends on many factors. Issues range from multistory configurations to restrictions within a watershed and site conditions. Some sites have unusable acreage. The following comparison is used only as a general reference.		k-6		10	1/100	
		7-9		20	1/100	
		9-12		30	1/100	
		Existing			Proposed	
Existing Acres	Existing Building Capacity	NCDPI Sugg. Acres	Potential Student Capacity	NCDPI Sugg. Acres		
Elementary						
Bell Fork	23.17	573	15.73	700	17	
Blue Creek	25.6	548	15.48	700	17	
Carolina Forest	30	619	16.19	700	17	
Clear View	30.02	884	18.84	884	18.84	
Clyde Erwin	12.8	396	13.96	396	13.96	
Coastal E	100.23	884	18.84	884	18.84	
Dixon E	26.16	700	17	720	17.2	
Heritage *	50	619	16.19	720	17.2	
Hunters Creek E	40.49	636	16.36	720	17.2	
Jacksonville Commons E	71.12	593	15.93	650	16.5	
Meadowview *	115.32	686	16.86	720	17.2	
Morton Elementary *	32.96	651	16.51	700	17	
Northwoods	14.02	438	14.38	438	14.38	
Parkwood	18.4	506	15.06	700	17	
Queens Creek	84.7	657	16.57	657	16.57	
Richlands E	30	944	19.44	944	19.44	
Sand Ridge	53.97	603	16.03	720	17.2	
Silverdale	28.92	505	15.05	505	15.05	
Southwest E	48.82	623	16.23	670	16.7	
Stateside	30	669	16.69	720	17.2	
Summersill *	21.14	652	16.52	700	17	
Swansboro E	20	565	15.65	600	16	
Thompson	7.6	252	12.52	252	12.52	
Total Elementary Schools	915.44	14,203	372	15,400	384	
Middle						
Dixon Middle	40	1,034	30.34	1,200	32	
Hunters Creek M	35	852	28.52	852	28.52	
Jacksonville Commons M	above	878	28.78	940	29.4	
New Bridge	8.95	520	25.2	520	25.2	
Northwoods Park	20.17	720	27.2	900	29	
Southwest M	35	534	25.34	852	28.52	
Swansboro M *	31.45	940	29.4	940	29.4	
Trexler	32.07	786	27.86	914	29.14	
Total Middle Schools	202.64	6,264	223	7,118	231	
High						
OCLC Alternative Learning Center	77.23					
Dixon H	54.05	877	38.77	1,200	42	
NCERSC	28.82		30		30	
Jacksonville H *	44.52	1,476	44.76	1,476	44.76	
Northside	57.05	1,177	41.77	1,200	42	
Richlands H*	52.28	928	39.28	1,100	41	
Southwest H	60	1,016	40.16	1,086	40.86	
Swansboro H	above	1,240	42.4	1,240	42.4	
White Oak *	62.59	1,303	43.03	1,328	43.28	
Total High Schools	436.54	8,017	320	8,630	326	
Other Parcels						
Board of Education Offices	12.38					
Annex	1.88					
Parcel @ County Line / Comfort Rd	2.15					
Bus Garage	13.77					
Land Banked						
System Totals	1584.8	28,484	915	31,148	941	
* School has additional parcel(s) associated with property.						
Acreage noted is for multiple schools						
Special Conditions apply						
Good						
Between 100 and 75% of appropriate site						
Less than 75% of the appropriate site						

Site Analysis - GIS Data

Onslow County’s GIS website identifies all residential and commercial parcels in the county. This information is accurate to the best ability of GIS equipment and the knowledge of Onslow County. Onslow County Schools owns and maintains over fifteen hundred acres of land.

In the past, Onslow County has “Land Banked” a few parcels for new construction. At this time, there are no properties under contract.

Facility	ALTID	2021 Total Taxable Value	ACRES
Elementary			
Bell Fork	347-15	\$8,022,490	23.17
Blue Creek	332-250	\$5,510,330	25.6
Carolina Forest	338-18.15	\$14,926,580	30
Clear View	321-134.3	\$10,668,740	30.02
Clyde Erwin	426-26.2	\$2,671,430	12.8
Coastal	761-51	\$10,751,460	100.23
Dixon Elem	765-62.4	\$8,944,450	23.14
Dixon Elem (Eastern Parcel)	765-62.3	\$21,750	0.87
Dixon Elem (Wedge @ front)	765-62.5	\$268,750	2.15
Hunters Creek Elem	1115-19.8	\$9,455,100	40.49
Heritage (Main Parcel)	44-17.2	\$12,223,990	40
Heritage (North Parcel)	44-17.1	\$222,250	10
Jacksonville Commons Elem / Middle	345-25.18	\$25,989,390	71.12
Meadow View Elementary	323-50.4	\$13,727,710	27.61
Meadowview (Adjacent Parcel)	323-50.3	\$877,100	87.71
Morton	1114-23.1	\$3,167,800	19.96
Morton (East Site)	1114-23.9	\$52,000	13
Northwoods	416-153	\$4,210,040	14.02
Parkwood	400-146	\$3,054,920	18.4
Queens Creek / Swansboro High	1319-89	\$25,841,500	84.7
Richlands	53-23.2	\$19,021,500	30
Sand Ridge	1309-64.1	\$9,277,780	53.97
Silverdale	1145-96	\$4,089,370	28.92
Southwest	325-66.1	\$8,447,380	48.82
Stateside	62-1.3	\$13,725,430	30
Summersill	328-40	\$2,031,190	19.63
Summersill (Road @ north)	328-43.4	\$100	0.59
Summersill (Road @ South)	328-43.6	\$100	0.86
Summersill (Residential Alley)	328F-106	\$2,178	0.03
Summersill (Alley @ ball field)	328F-74	\$2,178	0.03
Swansboro	1319-32	\$9,442,100	20
Thompson	421-269	\$3,756,620	7.6
Subtotal		\$230,403,706	915.44
Middle			
New Dixon Middle School Site	766-1.3	\$24,402,910	40
Hunters Creek Middle	1115-19.1	\$7,732,800	35
Jacksonville Commons Middle (above)	345-25.18		
New Bridge	420-170	\$5,066,230	8.95
Northwoods Park Middle	406-153	\$2,271,070	20.17
Southwest Middle	332-190	\$8,026,750	35
Swansboro Middle	1319-125	\$6,648,390	31.05
Swansboro Middle (Parcel at front)	1319-125.1	\$182,950	0.4
Trexler	205-6	\$5,281,070	32.07
Subtotal		\$54,331,100	170.57
High			
Dixon High	758-24	\$3,168,610	31
Old Dixon Middle - HS Annex	758-23	\$1,066,170	23.05
Jacksonville High	414-55	\$18,125,230	42.87
Jacksonville High (allyway south)	414-57	\$10,410	1.65
Northside	345-25.22	\$32,553,510	57.05
Northside (wedge at Crescency)	345G-110	\$35,000	0.33
Richlands High	207-13	\$6,534,470	41.64
Richlands High (Practice / Parking)	43-58.1	\$83,680	10.64
Southwest High	332-248	\$13,239,680	60
Swansboro High (above)	1319-89		
White Oak	1106-1	\$6,305,560	48.3
White Oak (Back Parcel)	1106-2.2	\$57,160	14.29
NCERSC	330-12.11	\$10,445,320	28.82
Onslow County Early College High	n/a	n/a	n/a
OCLC	1304-11	\$1,098,750	77.23
Subtotal		\$92,723,550	436.87
Other			
Board of Education / Maintenance	332-44.1	\$3,581,940	12.38
Annex area	332-44.2	\$301,340	1.88
Parcel @ County line / Comfort Rd	50-13	\$25,450	2.15
Bus Garage	332-54	\$2,502,540	13.77
Subtotal		\$6,411,270	30.18
Total		\$383,869,626	1,553.06

Source: Onslow County GIS 2021

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Guide for Utilizing the Space Inventory / Worksheets

Overview of the following Sections

Information specific to each school is listed in the following section. Rather than repeat the same information redundantly, the following is an explanation of what to expect for each sheet.

The first page includes Onslow County Global Information System (GIS) data and an aerial of the campus. It also includes information on the building value from the insurance division at NCDPI. The second page includes information on the building life cycle of each addition, as well as any flood mapping information if the building or site are within a flood zone. This is followed by details about the square footage of the buildings along with how the building is organized, details about the school and several images depicting the campus.

Space Inventory

This table is an accounting of the number of spaces or square footage of the individual spaces in the building. The following pages describe what each section means.

Potential Improvements and Deferred Maintenance

This table uses general headings per the NCDPI five year Facility Needs Survey. Subcategories with greater detail are combined for an individual topic, for example every door is broken into needs, meaning the newest doors only need upgraded locks, while some of the older doors need wholesale replacement.

Inflation and a contingency are included for each category. Traditionally, 15% is recommended for a contingency, but based on our understanding of

the market and our history with estimating, we have reduced that to 10%. Historically, construction inflation increases at about 4% per year and it often takes up to three years to bring a project to market, plus soft costs that would be needed to bring the projects to the market.

Description of Renovations and Additions plus PME information

A brief description of each addition or renovation investigated is presented along with information on the state of the infrastructure. Steve Campbell, President of Progressive Design Collaborative, visited the schools and provided cost estimates, as well as a brief description of the status of each school's systems. Mr. Campbell is a licensed Engineer and has been designing the PME systems on schools throughout the state for more than twenty-five years.

Cost Estimate Worksheet

The costs for any improvements are tabulated in the Cost Estimate Worksheet. This only includes information for additions and renovations and any associated expenses related to bringing the project to market in the next nine years.

Existing / Proposed Site Plans

Each school has an existing and proposed site plan that is provided as a proof of concept.

Guide for Utilizing the Space Inventory / Worksheets

The charts are broken down into three major categories, shown as major columns on the worksheet. The first column deals primarily with the teaching stations, the second column deals with Core Facilities, and the third column deals with the athletic fields at each school. Items at the top of the page describe the school in general.

General Layout

Dixon Middle School		Onslow County Schools	
Space Inventory / Worksheet 2021		03/2021	
Current Student Capacity (NCDPI)	1,034	Current Core Capacity (NCDPI)	751
Proposed Student Capacity	1200	Proposed Core Capacity	751
Number of Spaces		Space Package	

Owner and Year: At the top is the name of the group that has commissioned the study and the year the study was conducted. This is significant when determining the cost of inflation, at the date this information is being used.

School : This section contains the name of the school.

Major Columns

The three major column headings describe the contents. Under each is a series of sub columns that will be discussed later.

Student Capacity: Under this major column heading is a series of sub-columns and rows that describes the current and proposed student capacity, along with how many of what type of instruction space is being considered.

Core Capacity: Under this major column heading is a series of sub-columns and rows that describes how many square feet of each type of "Core Facilities" spaces are under investigation.

Athletics / PE / Facilities: Under this major column heading is a series of sub-columns and rows that describes how many square feet of each type of "Core Facilities" spaces are under investigation.

Implication of Individual Cells

Dixon Middle School	
Current Student Capacity (NCDPI)	1,034
Proposed Student Capacity	1200
Number of Spaces	

Current Student Capacity (NCDPI): This number is the full ADM Capacity or maximum number of students that can be served by the existing facilities. It is based on a complete program and in order to ensure it is accurate, the calculation process is iterative. Once above this number, any additional student in any classroom will put the school over capacity. Individual grade levels will likely be out of capacity prior to reaching this number.

Proposed Student Capacity: This number is the recommended maximum size of the school based on site size, configuration, and policy. This is again the ADM Capacity which counts every seat in every classroom. This is not a suggestion that an increase is warranted, simply it is the highest capacity recommended.

Sub Categories - Student Capacity

Spaces under this category are the primary teaching stations. They are further broken down into general types of instruction (Academic, Arts Education, CTE, etc.). They are further broken down into specific types of instruction for the various grade levels. The number of rooms for a given type of space is listed und the NCDPI Count, followed by an actual count of the rooms in the school.

Dixon Middle School					
Current Student Capacity (NCDPI)					1,034
Proposed Student Capacity					1200
Number of Spaces					
Room Name	NCDPI Count	Existing Count	Renovated	New	
Academic Spaces					
Pre-K Clsrms					
Kindergartens					
Grades 1-3 Clsrms					
Grades 4-5 Clsrms					
4-8 LA/SS/Math	33	27			3

Room Name: Refers to the primary name of the space and the type of instruction conducted there.

Number of Spaces: This column, which is further sub-divided into four sub-categories, is the total number of spaces of that type of instructional space.

NCDPI: This column refers to the number of each type of instructional space each school should have. This is based on the NCDPI / Onslow County Minimum Facility Standards which closely follow the NCDPI minimums.

Dixon Middle School					
Current Student Capacity (NCDPI)					1,034
Proposed Student Capacity					1200
Number of Spaces					
Room Name	NCDPI Count	Existing Count	Renovated	New	
Academic Spaces					
Pre-K Clsrms					
Kindergartens					
Grades 1-3 Clsrms					
Grades 4-5 Clsrms					
4-8 LA/SS/Math	33	27			3

Existing Facilities: This section catalogs the existing facilities as to how many rooms are dedicated to a particular type of instruction.

Renovated: This section allows for the tracking of spaces that change in type and require physical modifications. The cost of changing a classroom from one type to another varies and only the ones that have cost implications are tracked here. Spaces which are simply swapped to another program without cost are tracked but not shown.

New: Any new spaces that are needed to achieve the proposed capacity will be listed here along with the number of that type of space. Costs are tracked on the following pages.

Note: This Facility Planning sheet is utilized to specifically identify need and to convert need to cost. It does not show information on the re-allocation of existing spaces, if there are no costs associated with the re-allocation.

Sub Categories Under Core Capacity

Spaces under this category are required spaces that are not dedicated as teaching stations. They are further broken down into general types of instruction (Media Center, Food Service, Administrative, etc.). Since these are primarily larger spaces, it is important to look at the square footage of the space rather than a single tally of spaces. It is also appropriate to look at Administrative Suites, in this manner.

Current Core Capacity (NCDPI)		650		
Proposed Core Capacity	650			
0	Square Footage			
Room Name	NCDPI SF	Existing SF	Renovated	New SF

Room Name: Refers to the primary name of the space and the type of instruction conducted.

Square Footage: This column is sub-divided into four sub-categories, that are similar in nature to the student capacity calculations.

NCDPI: This column refers to the number of square feet of each type of space that each school should have per NCDPI Minimum Standards to achieve the listed Core Capacity.

Existing Facilities: This section catalogs the existing facilities and shows how many square feet are dedicated to a particular type of space.

Renovated: This section allows for the tracking of spaces that change in type of use and impact cost. If the number in the Renovated column is a positive number, the space is being reallocated from another type of space within the school and has cost implications. If the number is negative, it is being allocated to another use within the school. If costs are associated with a space, a number will show up in the Sub-Total row; if no number is there, there will be only minimal costs associated with the change in function.

New: Any new spaces that must be added to provide appropriately for the type of school and the number of students proposed will appear in this column.

Special Note: Current Core Capacity (NCDPI) is based on standards discussed in the Capacity Calculations section of this book. For this investigation, the four students / sf is used in calculating both the Media Center and Cafeteria areas.

Current Core Capacity (NCDPI)		650		
Proposed Core Capacity	650			
0	Square Footage			
Room Name	NCDPI SF	Existing SF	Renovated	New SF

Sub Categories Under Athletic / PE / Facilities

Spaces under this category are not prescribed by state standards. Each LEA (Local Education Authority) must create a set of standards for each type of school or set standards unique to each school in the system. These requirements are established by your precedents.

Facility Spaces: Refers to the primary name of the space and the type of instruction conducted there.

Standard: This column refers to the number of the particular type of space that is required to meet the county standard.

Existing Facilities: This section catalogs the existing facilities, as to how many of that particular type of space exists on a campus.

Renovated: As the athletic fields age, renovations or changes in code may require substantial work to bring those particular fields or items to the appropriate levels.

New: Any new fields or items that are required to meet the county standard.

Athletic / PE / Facilities	Number of Spaces			
Facility Name	STD	Existing	Renovated	New
Track				
Track				
Pole Vault				
High Jump				

Renovations do not include improvements, such as stadium replacement, if it is to continue serving the same program or function. Items in the renovated list are changing from one type of use to another.

Cost Summary Worksheet

This section delineates the costs of individual pieces of the program that are to be completed. The costs are in current dollars and are based on the type of construction or renovation required.

Onslow County Schools Cost Estimate Worksheet 2021 Dixon Middle School				
Additions / Renovations		Proposed Student Capacity		1,200
Student Capacity		Proposed Core Capacity		751
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	7	6,150	288.07	\$1,771,613
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces (I)	0	0	60.00	\$0
Renovations	0	0	0.00	\$0
Core Capacity				
Media Center	0	0	0.00	\$0
Food Service	0	0	0.00	\$0
Auditorium	8,320	364.60		\$3,398,080
Administration	0	0	296.00	\$0
Storage	0	0	0.00	\$0
Staff Support	0	0	296.00	\$0
Renovations	0	0	0.00	\$0
Athletic / PE Facilities				
Track	0	0	0.00	\$0
Football	1			\$200,000
Soccer Field	0			\$0
Baseball	0			\$0
Softball	0			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New	15,470	3,334.18		\$5,169,693
Circulation/ Mechanical/Toilets/Walls	38,000%	6,879	3334.18	\$1,964,483
Subtotal Renovated	0	0	0.00	\$0
Athletics				\$200,000
Site Improvements				\$90,000
Other (I)				\$0
Sub Total				\$7,424,176
Inflation (3% for 3 years)	12.00%			\$890,901
Contingency (%)	10.00%			\$831,508
Sub Total				\$9,146,585
A-E Fees (%)	10.00%			\$914,658
Financing Charges	1.00%			\$102,656
Other Fees and Services				\$107,675
Site	0			\$0
Owners Contingency (lum. equipment)				\$180,000
Total				\$10,265,574

Space Type: List of the major headings of the types of spaces listed on the previous page. To determine the particular type of space listed under the major heading, such as classroom, resource room, or computer room, the previous page must be consulted.

Number of Spaces: This column is the total number of spaces within that particular major heading. The Space Inventory sheet (previous page) must be consulted to confirm what and how many of the types of spaces are listed.

SF: The number of square feet that are required to complete the projects as noted.

Cost / SF Based on Need: Athletics directly associated with the potential expansion of the school.

Onslow County Schools Cost Estimate Worksheet 2021 Dixon Middle School				
Additions / Renovations		Proposed Student Capacity		1,200
Student Capacity		Proposed Core Capacity		751
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	7	6,150	288.07	\$1,771,613
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces (I)	0	0	60.00	\$0
Renovations	0	0	0.00	\$0
Core Capacity				
Media Center	0	0	0.00	\$0
Food Service	0	0	0.00	\$0
Auditorium	8,320	364.60		\$3,398,080
Administration	0	0	296.00	\$0
Storage	0	0	0.00	\$0
Staff Support	0	0	296.00	\$0
Renovations	0	0	0.00	\$0
Athletic / PE Facilities				
Track	0	0	0.00	\$0
Football	1			\$200,000
Soccer Field	0			\$0
Baseball	0			\$0
Softball	0			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New	15,470	3,334.18		\$5,169,693
Circulation/ Mechanical/Toilets/Walls	38,000%	6,879	3334.18	\$1,964,483
Subtotal Renovated	0	0	0.00	\$0
Athletics				\$200,000
Site Improvements				\$90,000
Other (I)				\$0
Sub Total				\$7,424,176
Inflation (3% for 3 years)	12.00%			\$890,901
Contingency (%)	10.00%			\$831,508
Sub Total				\$9,146,585
A-E Fees (%)	10.00%			\$914,658
Financing Charges	1.00%			\$102,656
Other Fees and Services				\$107,675
Site	0			\$0
Owners Contingency (lum. equipment)				\$180,000
Total				\$10,265,574

Top Section: This shows the teaching stations of the school. They are the same as the first section on the previous page.

Middle Section: This area is dedicated to the Core Facilities and includes any administrative spaces affected.

Bottom: Listing of the major categories under Athletic / PE Facilities.

Circulation / Mechanical / Walls: The work up to this point is only based on net square footage or the size of the classroom. Additional spaces are needed to make a school function properly including corridors, mechanical rooms, and restroom facilities.

Total Cost: This is not an indication that these funds are required. It is a tabulation of the above options and not all may be required for the comprehensive improvement plan.

Elementary Schools

Elementary Schools

Onslow County Schools 2021-22 Attendance Zones

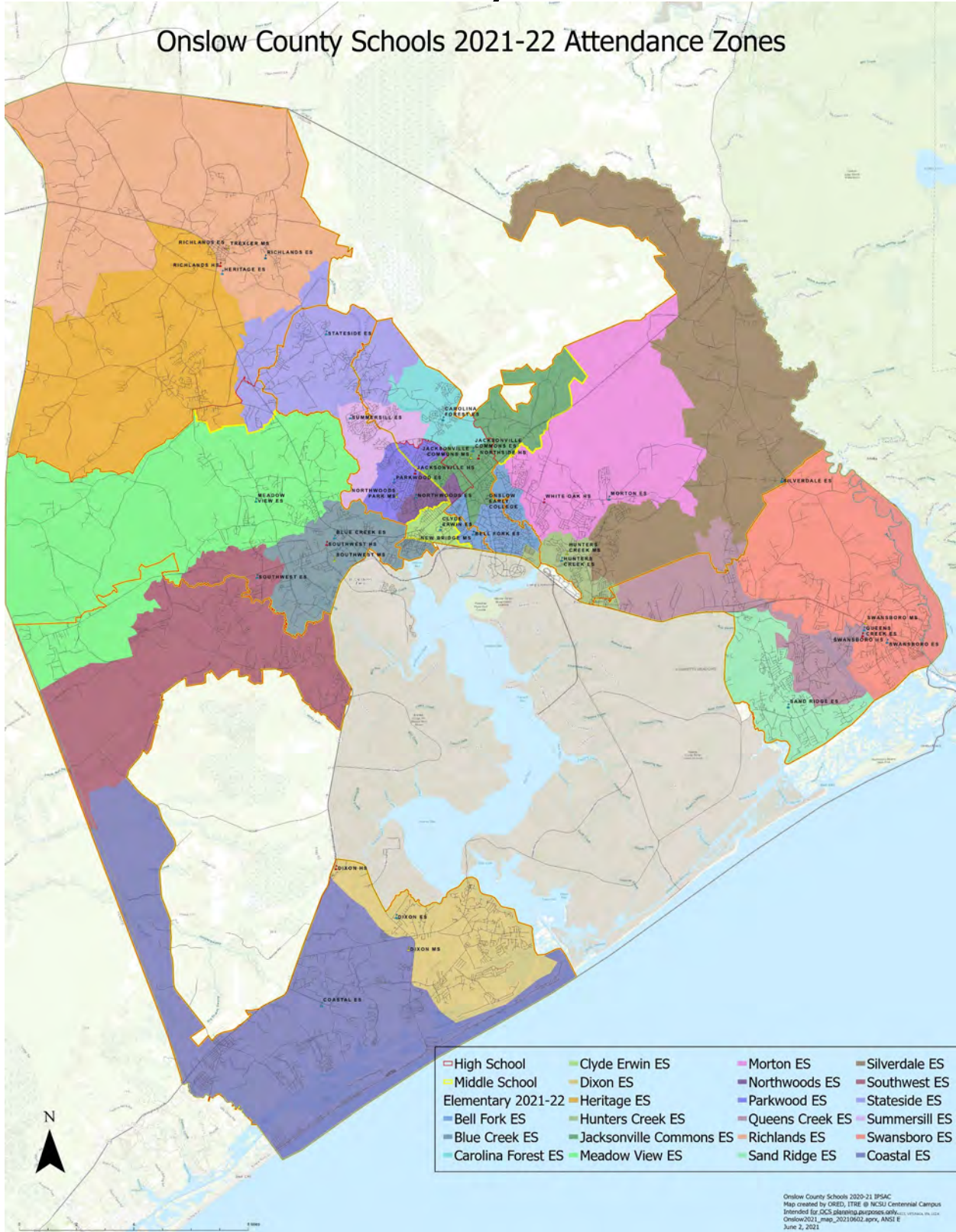


Image courtesy of: OR/ED Laboratory, ITRE-NCSU

Smith Sinnett Architecture, P.A.

Bell Fork

Bell Fork Elementary School



Bell Fork Elementary School

This 23 acre site is located near the Wilson Gate to Camp Lejeune in the center of Onslow County. The queue, completed in 2012 and the new Wilson Gate completed in 2015, greatly improved safety and reduced traffic along Bell Fork Road.

Additional parking near the new Multipurpose building and paving the gravel bus lot are both appropriate improvements that could be made to the site. The addition of a fire loop around the south side of the building is also being investigated.

The blue shaded area indicates the 100 year flood zone and the yellow indicates the 500 year flood.



Main Entry

Utility Providers

- Electrical Progress Energy
- Sewer City of Jacksonville
- Water City of Jacksonville
- Gas NA

Facility	ALTID	2021 Tax Value	ACRES
Bell Fork	347-15	\$8,022,490	23.17

Bell Fork

Building Bio Data

Several buildings were first occupied in 1961. The newest addition is the Multipurpose Building, placed in 2008, which skews the average age of this campus because a majority of the overall square footage of this campus is now 60 years old.

BELL FORK		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-304-001	ADMINISTRATION BLDG	NC2	1/1/1961	10,670	\$1,857,902	\$300,071	\$159
		F1	7/10/1988	1,005			
670-304-002	ELEMENTARY BLDG "A"	NC1	1/1/1961	8,214	\$1,307,135	\$119,660	\$159
670-304-003	ELEMENTARY BLDG "B"	NC1	1/1/1961	8,214	\$1,307,135	\$119,660	\$159
670-304-004	PRIMARY BUILDING	NC1	1/1/1961	4,733	\$753,186	\$68,864	\$159
670-304-006	1987 CLASSROOM BLDG	NC2	12/3/1987	12,500	\$1,989,188	\$198,597	\$159
670-304-007	1988 MEDIA CENTER	NC2	1/1/1988	12,593	\$2,003,988	\$253,120	\$159
670-304-008	MULTI-PURPOSE BLDG	NC1	4/28/2008	12,411	\$1,793,929	\$178,615	\$145
	Totals / Average \$/sf			70,340	\$11,012,463	\$1,238,587	\$157
	Average Construction Date		1976				
	Average Age		45				

Life Cycle Table

As stated elsewhere, when buildings reach 60 to 70 years of age, a big decision needs to be made on whether or not to continue to invest in the building or replace it. Several of these buildings have an anticipated remaining life that exceeds this report, but serious consideration on continued investment into these buildings will need to occur relatively soon. Several sections have already been upgraded to some extent by the Maintenance Department over the years, but more will be needed if these buildings are planned to continue service beyond the next 20 or so years.

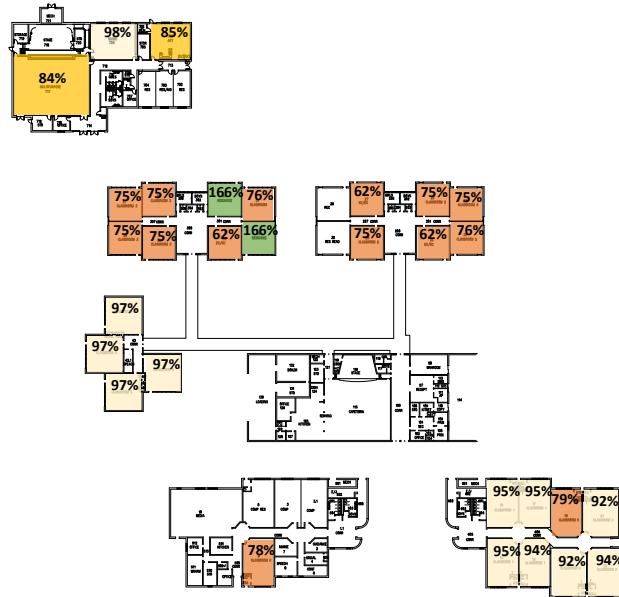
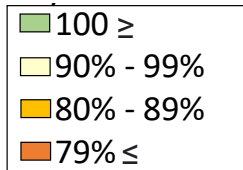
Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Bell Fork Elementary						
Administration Building - 1962	20	70	60	80	1961	60
Administration Building - 1988	57	80	70	90	1988	33
Elementary Bldg "A" - 1961	20	70	60	80	1961	60
Elementary Bldg "B" - 1961	20	70	60	80	1961	60
Primary Building - 1961	20	70	60	80	1961	60
Covered Walkway - 1961	0	50	40	60	1961	60
Covered Walkway - 1988	27	50	40	60	1988	33
Classroom Building - 1987	56	80	70	90	1987	34
Media Center - 1988	57	80	70	90	1988	33
Multipurpose Building - 2008	77	80	70	90	2008	13

Bell Fork

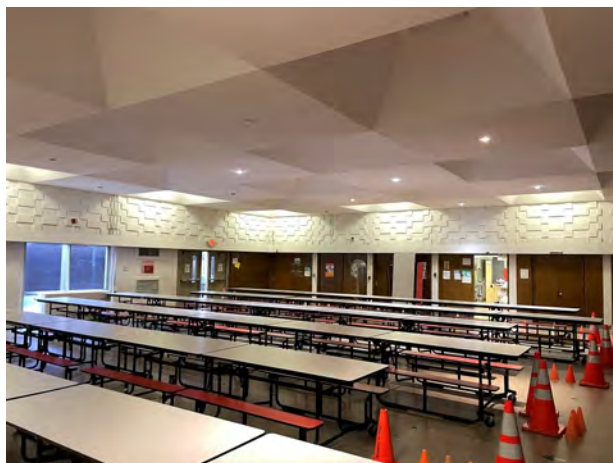
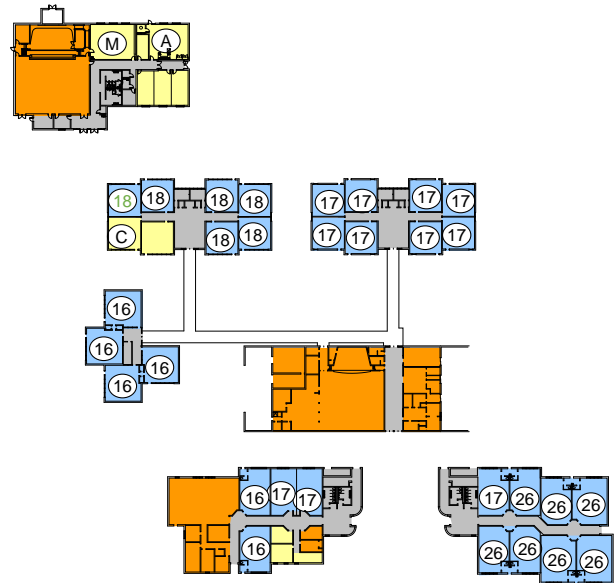
Square Footage % and Capacity Diagram

In the left image it is quickly apparent when the different buildings were built. The undersized spaces are some of the 1961 construction. On the right, the core facilities are obvious and spread out across the campus.

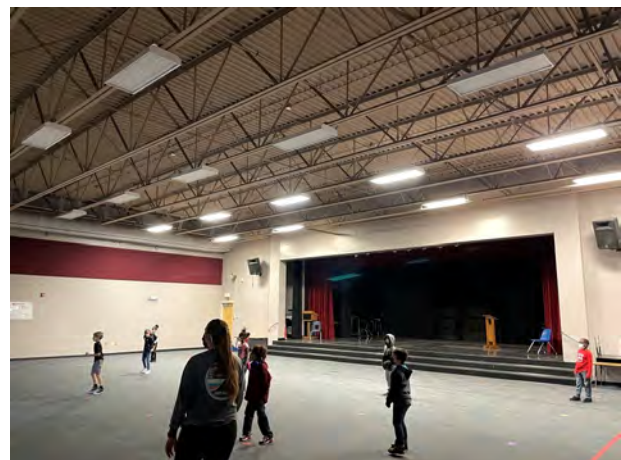
Square Footage %



Capacity Diagram



Cafeteria
Low ceilings with somewhat dated finishes



Multipurpose Room
Recent addition in good overall condition

Bell Fork

Deferred Maintenance

On the following page is a table describing the cost of repairs or improvements identified over the course of several months and years of studying the facility. Over the course of the next 10 years, many of the items listed will be or currently are in failure. When a mechanical pump fails, the air conditioning comes to an abrupt halt and repairs or replacement parts are quickly taken care of. When doors become worn out, but still function, they will remain in place until sufficient funds are dedicated to replace them with new solid doors with upgraded hardware.

This section is designed to depict all potential improvements warranted during that 10 year period. It is broken into 40 categories, each with as many as 10 subcategories, all organized based on the NCDPI Facility Needs Survey, which occurs every 5 years.

The section shows Parking/Drives as a category. Within the sub-categories under that heading is a new parking lot near the Multipurpose Building, paving the bus lot, the creation of a Fire Loop, and re-topping and striping the existing asphalt. Each section has contingency, inflation, and soft costs associated with them to create a plan that can be rolled out over the course of several years.

Space Inventory Worksheet

On the page after the deferred maintenance is the Space Inventory which accounts for all classrooms spaces and core facility square footage. Refer to Guide for Worksheet section of this document for a greater understanding of what is being shown.



Resource Room

- Old surface mounted lighting
- Air Conditioning via window unit is older no-insulated windows.
- Door finish in failure
- Exposed piping



Classroom - south buildings

- Old windows
- Air Conditioning is a window unit
- Ceiling fans to supplement HVAC system
- Hard ceiling with dated light fixtures.

Bell Fork

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Bell Fork Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$502,986	\$50,299	\$60,358	\$75,448	\$689,091
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$102,024	\$10,202	\$12,243	\$15,304	\$139,773
7	Canopy (cov. Walks)	\$96,782	\$9,678	\$11,614	\$14,517	\$132,592
8	Other Site	\$86,944	\$8,694	\$10,433	\$13,042	\$119,113
9	Roofing	\$249,932	\$24,993	\$29,992	\$37,490	\$342,407
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$306,030	\$30,603	\$36,724	\$45,905	\$419,262
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$339,227	\$33,923	\$40,707	\$50,884	\$464,741
16	Flooring	\$82,700	\$8,270	\$9,924	\$12,405	\$113,299
17	Painting	\$161,289	\$16,129	\$19,355	\$24,193	\$220,965
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$355,680	\$35,568	\$42,682	\$53,352	\$487,282
20	Electrical	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
21	Lighting	\$101,437	\$10,144	\$12,172	\$15,216	\$138,969
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$14,560	\$1,456	\$1,747	\$2,184	\$19,947
27	ADA Toilets	\$218,400	\$21,840	\$26,208	\$32,760	\$299,208
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$150,000	\$15,000	\$18,000	\$22,500	\$205,500
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$178,880	\$17,888	\$21,466	\$26,832	\$245,066
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
Total		\$3,236,426	\$323,643	\$388,371	\$485,464	\$4,433,903

Bell Fork



New Classrooms

- Carpet
- Some humidity issues - ACT pillowing
- T-8 Lighting



Window Lintel - front buildings

- The steel plate that holds the brick above the windows is rusting and beginning to push on the block and window frame



Ponding

- Slight / low slope on swales
- Temporary access needs to be made permanent



Water Infiltration

- Caulk joints in failure
- Roof coping and downspout related

Bell Fork

Bell Fork Elementary					Onslow County Schools					Total Cost		\$8,711,683		
Space Inventory / Worksheet 2021					6/23/2021					Cost / Student		\$12,445		
Current Student Capacity (NCDPI)					Current Core Capacity (NCDPI)					Athletic / PE /Facilities		Number of Spaces		
573					578									
Proposed Student Capacity					Proposed Core Capacity									
700					800									
Number of Spaces					Square Footage									
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clrms					Media (RLV)	3,276	2312.1		964	Track				
Kindergartens	7	6		1	Support	1,500	177.3		1,323	Pole Vault				
Grades 1-3 Clrms	20	17		3	Computer					High Jump				
Grades 4-5 Clrms	9	7		2	Sub-Total	4,776	2,489	0	2,287	Long / Triple Jump				
4-8 LA/SS/Math					Food Service				3	Shot Put / Discus				
Grades 6-8 Math/Sci Clrms					Dining	3,200	2831.2	2831		Fencing				
Grades 5-8 Science Clrms					Kitchen	1,938	1242.9	1243	695	Sub-Total	0	0	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	288	332		Football				
Exceptional (self contained)	2			1	Sub-Total	5,758	4,362	4,406	695	Field				
Instructional Kitchen					Auditorium				0	Lighting				
Resource	6	7			Auditorium					Home Stadium				
Computer	1			1	Stage / Dress / Sto.					Press Box				
ISS	1				Lobby					Visitors Seating				
Sub-Total	46	37	0	8	Sub-Total	0	0	0	0	Scoreboard				
High School Science Classrooms					Administration					Soccer Field				
Physical /Bio /Chem /Phy /Other					Administration	3,270	3235.1	35		Field				
Prep Rooms					Sub-Total	3,270	3,235	35	0	Lights				
Math/Sci Computer Lab					Storage					Bleachers				
Sub-Total	0	0	0	0	Book Storage	900				Scoreboard				
Arts Education					Staff Support					Baseball				
Visual Arts	1	1			Staff Support	1,600	767.9		832	Field				
Art Project					Sub-Total	1,600	768	0	832	Dugouts				
Art Sto. Kiln	1	2			<div style="border: 1px solid black; padding: 5px;"> This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation. </div>									
General Music	1	1												
Instrumental Music (Band)														
Vocal Music (Chorus) + Sto.														
Ensemble / Practice														
Band Uniform Sto.														
Instrument Sto.														
Office / Library														
Dance/Drama														
Sub-Total	3	4	0	0										
Vocational					Physical Education Etc.					Softball				
Keyboarding Labs					Multi/Main Gymnasium	1	1			Field				
Exploratory Labs					Stage	1	2			Dugouts				
Computer Applications					Boys/Girls Locker					Lights				
Business/Office Ed.					Boys/Girls Showers					Bleachers				
Cons/Occ Home Economics					Coaches off. / Showers					Scoreboard				
Service/Marketing					Training					Field Irrigation				
Health Occupations					Laundry					Concessions / Toilets				
Agri/Trade & Industry (Heavy)					Storage / Office	1	1			Press Box				
Trade & Industry (Medium)					Officials/showers					Fencing				
Technology (Light)					Lobby/cons./commons					Sub-Total	0	0	0	0
Communications/Misc					Auxiliary Gym					Field House				
Vocational Clrms					Weight Room					Field House				
Sub-Total	0	0	0	0	Wrestling					Sub-Total	0	0	0	0
Physical Education Etc.					Misc. Spaces					Concessions				
Multi/Main Gymnasium	1	1			ROTC					Concessions				
Stage	1	2			Mobile Units					Sub-Total	0	0	0	0
Boys/Girls Locker					Total Renovated Spaces					Play Field				
Boys/Girls Showers								4,441		Field	3	3		
Coaches off. / Showers					Demolition Totaling					Sub-Total				
Training										Sub-Total	3	3	0	0
Laundry														
Storage / Office	1	1												
Officials/showers														
Lobby/cons./commons														
Auxiliary Gym														
Weight Room														
Wrestling														
Health/P.E. Clrms														
Sub-Total	3	4	0	0										
Misc. Spaces					Total					Total				
ROTC					17,304	13,201	4,441	3,814		0	0	0	0	
Mobile Units														
Total	52	45	0	8	Total	17,304	13,201	4,441	3,814	Total	0	0	0	0

Bell Fork

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

Here additions can be created that will take the school from 573 to 700 students. Increasing the Media Center square footage and adding some staff support should be considered.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Bell Fork Elementary				
Additions / Renovations	Proposed Student Capacity		700	
	Proposed Core Capacity		800	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	8	8,150	285.01	\$2,322,866
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		2,287	331.85	\$758,798
Food Service		695	444.00	\$308,624
Auditorium		0	0.00	\$0
Administration		0	296.00	\$0
Storage		0	0.00	\$0
Staff Support		832	296.00	\$246,302
Renovations		4,441	244.85	\$1,087,400
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	0			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		11,964	\$303.97	\$3,636,590
Circulation/ Mechanical/Toilets/Walls	38.00%	4,546	\$303.97	\$1,381,904
Subtotal Renovated		4,441	\$244.85	\$1,087,400
Athletics				\$0
Site Improvements				\$155,000
Other ()				
Sub Total				\$6,260,894
Inflation (3% for 3 years)	12.00%			\$751,307
Contingency (%)	10.00%			\$701,220
Sub Total				\$7,713,421
A-E Fees (%)	10.00%			\$771,342
Financing Charges	1.00%			\$87,117
Other Fees and Services				\$139,803
Site	0			\$0
Owners Contingency (furn., equipment)				\$388,000
Total				\$8,711,683

Bell Fork

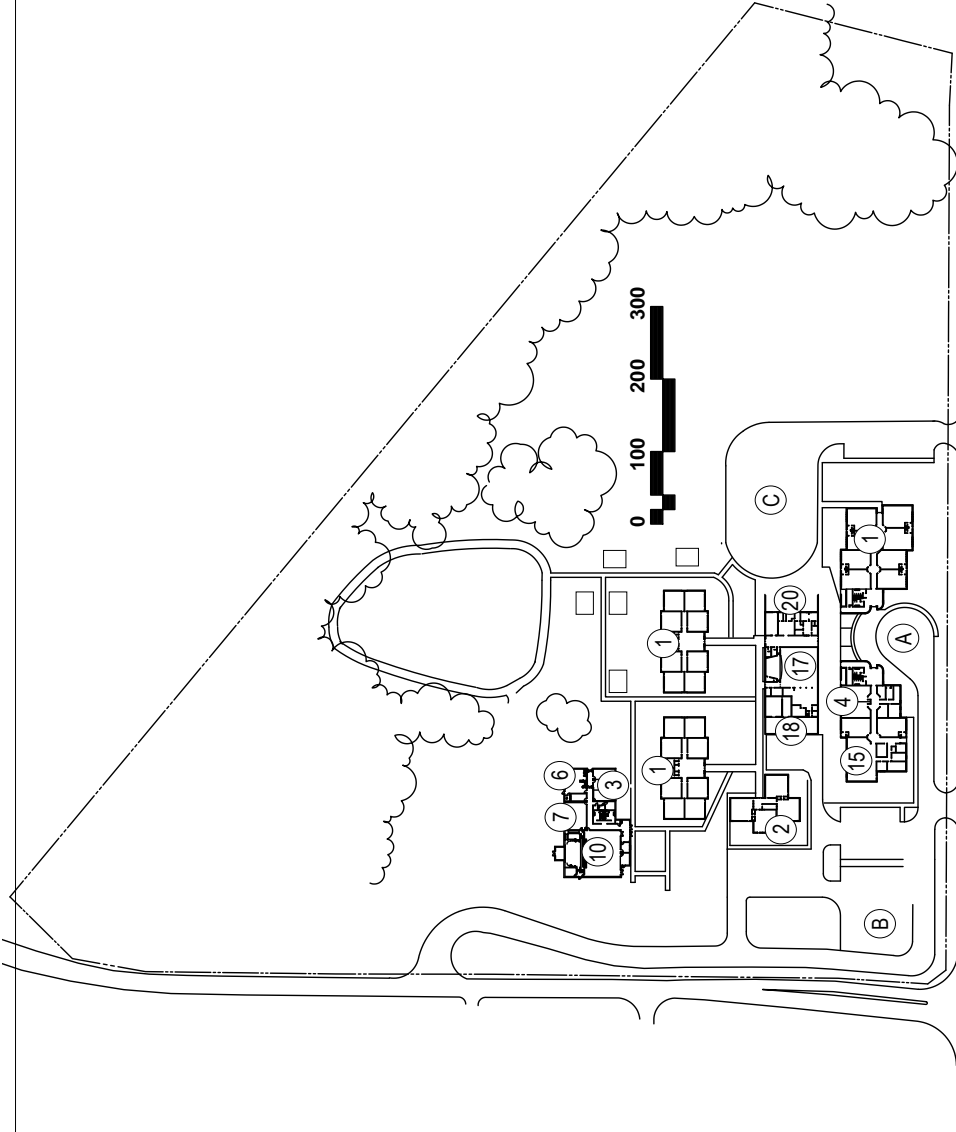
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Bell Fork Elementary School

Existing

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

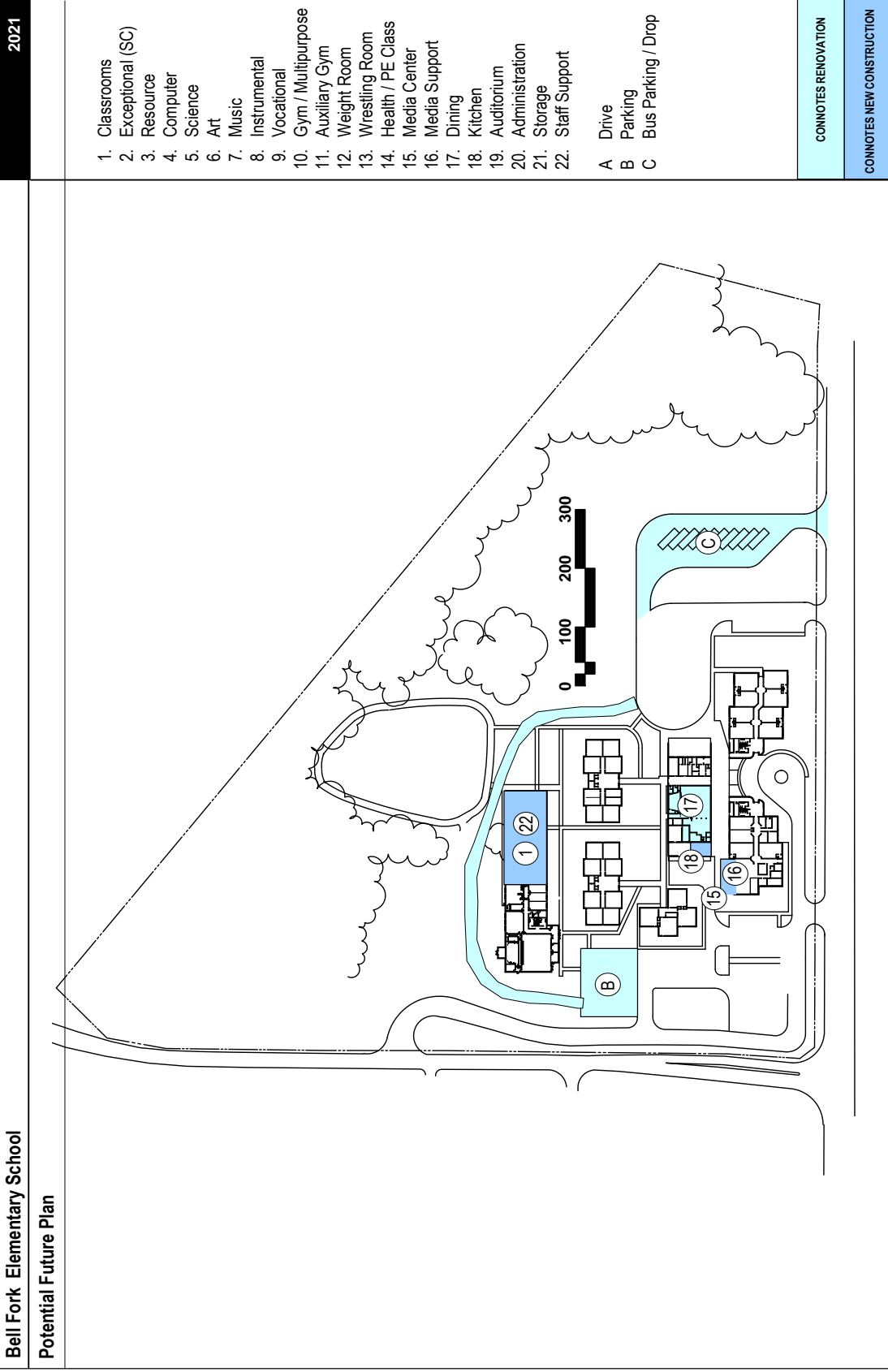
Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

Bell Fork

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Bell Fork Elementary School

Potential Future Plan



Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
T(919) 781.8582

Blue Creek

Blue Creek Elementary School



Blue Creek Elementary School

The 25 acre parcel has some wetlands and floodwater to the northern part of the site. The cleared area is just a little over 14 acres, but still provides enough acreage for nearly all functions.

The queue snakes its way around the parking lot and does not meet the current NCDOT minimum queue. Like many other sites in Onslow County, getting adequate drainage is an issue.



Main Entry

Utility Providers

- Electrical Progress Energy
- Sewer City of Jacksonville
- Water City of Jacksonville
- Gas NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Blue Creek	332-250	\$5,510,330	25.6

Blue Creek

Building Bio Data

With a construction date of 1956, the main building is one of the older facilities operated by Onslow County Schools. Since this portion of the building is the largest, it has the largest building replacement cost. This should be taken into consideration when looking at the somewhat youthful average age of 44 years.

BLUE CREEK		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-308-001	MAIN BUILDING	NC2	1/1/1956	41,742	\$6,642,613	\$703,310	\$159
670-308-002	THIRD GRADE BLDG	NC2	1/1/1973	10,095	\$1,606,468	\$160,386	\$159
670-308-003	MULTI-PURPOSE BLDG	NC1	6/5/2008	11,680	\$1,961,339	\$200,648	\$168
670-308-005	QUONSET BUILDING	F1	1/1/1960	1,025	\$81,556	\$8,440	\$80
670-308-020	FOURTH GRADE BLDG	NC2	1/1/1988	7,608	\$1,210,699	\$120,874	\$159
Totals / Average \$/sf				72,150	\$11,502,675	\$1,193,658	\$145
Average Construction Date			1977				
Average Age			44				

Life Cycle Table

With the main building being built at the height of the baby boom it would be reasonable to assume a shortened overall life cycle. Because the building has been well maintained and was constructed better than most during that time, it still has several years before it hits that 70 year average life expectancy. Walking the halls you can see cinder block, painted brick on the interior, old steel windows and the original wood frames and doors on many of the rooms. Replacement of items such as the transom windows should be considered since they are no longer appropriate as the building is equipped with air conditioning.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Blue Creek Elementary						
Main Building - 1956	15	70	60	80	1956	65
Third Grade Bldg. - 1973	32	70	60	80	1973	48
Multipurpose Building - 2008	77	80	70	90	2008	13
Quonset Building - 1960	9	60	50	70	1960	61
Fourth Grade Building - 1988	57	80	70	90	1988	33



Multipurpose Room

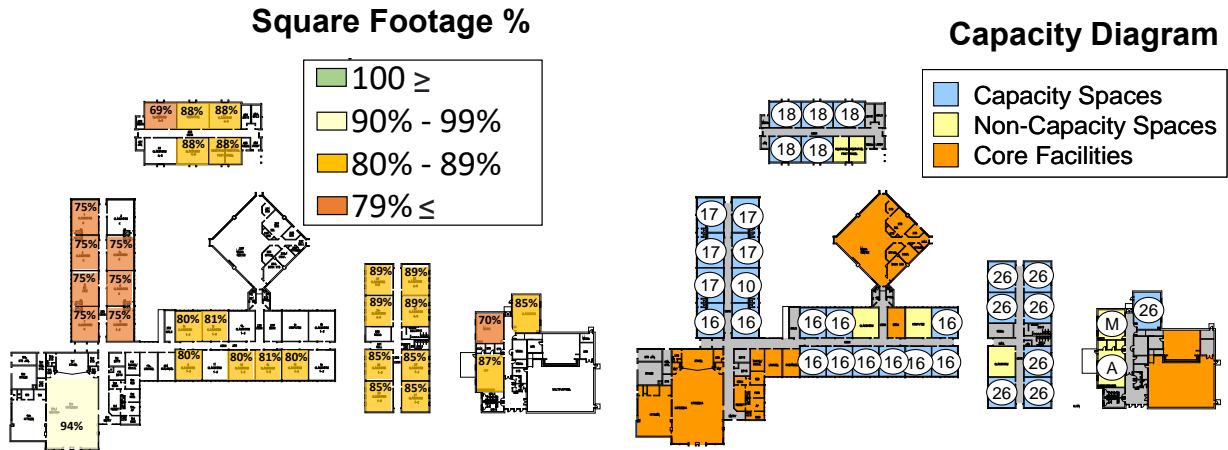


Cafeteria

Blue Creek

Square Footage % and Capacity Diagram

In the left image it is quickly apparent when the different buildings were built. The undersized spaces are some of the 1961 construction. On the right, the core facilities are obvious and spread out across the campus.



Deferred Maintenance

The following page contains the items that would need to be addressed to bring the school up to the current standards. However, not every item can be brought up to standard. Items like the Cinder Block walls cannot reasonably be changed, but doors, door frames, and hardware can be replaced in the areas where it is needed.

Space Inventory Worksheet

On the page after the deferred maintenance is the Space Inventory which accounts for all classrooms spaces and core facility square footage. This section proposes options for consideration such as additional classrooms, appropriate administrative square footage, and potential renovations of existing spaces that are not related to deferred maintenance.



Transom Windows



Uninsulated Windows



Ponding

Blue Creek

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Blue Creek Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$532,694	\$53,269	\$63,923	\$79,904	\$729,790
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$94,827	\$9,483	\$11,379	\$14,224	\$129,913
7	Canopy (cov. Walks)	\$148,200	\$14,820	\$17,784	\$22,230	\$203,034
8	Other Site	\$128,832	\$12,883	\$15,460	\$19,325	\$176,500
9	Roofing	\$380,247	\$38,025	\$45,630	\$57,037	\$520,939
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$476,390	\$47,639	\$57,167	\$71,458	\$652,654
12	Walls	\$33,198	\$3,320	\$3,984	\$4,980	\$45,481
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$254,858	\$25,486	\$30,583	\$38,229	\$349,156
16	Flooring	\$59,226	\$5,923	\$7,107	\$8,884	\$81,139
17	Painting	\$162,337	\$16,234	\$19,480	\$24,351	\$222,402
18	Other Building Interior	\$12,618	\$1,262	\$1,514	\$1,893	\$17,286
19	Mechanical	\$122,053	\$12,205	\$14,646	\$18,308	\$167,213
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$61,560	\$6,156	\$7,387	\$9,234	\$84,337
27	ADA Toilets	\$629,798	\$62,980	\$75,576	\$94,470	\$862,823
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$15,698	\$1,570	\$1,884	\$2,355	\$21,506
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$74,880	\$7,488	\$8,986	\$11,232	\$102,586
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
Total		\$3,310,570	\$331,057	\$397,268	\$496,585	\$4,535,481

Blue Creek

Onslow County Schools																			
Space Inventory / Worksheet 2021																			
6/23/2021																			
Blue Creek Elementary					Total Cost														
Current Student Capacity (NCDPI)		548			Current Core Capacity (NCDPI)		714			\$6,145,493									
Proposed Student Capacity		700			Proposed Core Capacity		800			Cost / Student \$8,779									
		Number of Spaces					Square Footage			Athletic / PE /Facilities									
		0								Number of Spaces									
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New					
Academic Spaces					Media Center					Track									
Pre-K Clsrms					Media (RLV)	3,276	2856.8	419		Track									
Kindergartens	7	5		2	Support	1,500	1922.3			Pole Vault									
Grades 1-3 Clsrms	20	16		4	Computer					High Jump									
Grades 4-5 Clsrms	9	7		2	Sub-Total	4,776	4,779	419	0	Long / Triple Jump									
4-8 LA/SS/Math					Food Service				3	Shot Put / Discus									
Grades 6-8 Math/Sci Clsrms					Dining	3,200	3895.8			Fencing									
Grades 5-8 Science Clsrms					Kitchen	1,938	1650	288		Sub-Total	0	0	0	0					
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	375.4	245		Football									
Exceptional (self contained)	2	1			Sub-Total	5,758	5,921	533	0	Field									
Instructional Kitchen					Auditorium				0	Lighting									
Resource	6	4	2		Auditorium					Home Stadium									
Computer					Stage / Dress / Sto.					Press Box									
ISS					Lobby					Visitors Seating									
Sub-Total	44	33	2	8	Sub-Total	0	0	0	0	Scoreboard									
High School Science Classrooms					Administration					Soccer Field									
Physical /Bio /Chem /Phy /Other					Administration	3,270	2662.2		608	Field									
Prep Rooms					Sub-Total	3,270	2,662	0	608	Lights									
Math/Sci Computer Lab					Storage					Bleachers									
Sub-Total	0	0	0	0	Book Storage	900			900	Scoreboard									
Arts Education					Staff Support					Baseball									
Visual Arts	1	1			General Storage	1,000	222.4	738	900	Field									
Art Project					Sub-Total	1,900	222	738	900	Lights									
Art Sto. Kiln	1	2			Staff Support	1,600	1167.2	102	331	Bleachers									
General Music	1	1			Sub-Total	1,600	1,167	0	331	Scoreboard									
Instrumental Music (Band)					<div style="border: 1px solid black; padding: 5px;"> This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation. </div>					Field Irrigation									
Vocal Music (Chorus) + Sto.										Sub-Total	0	0	0	0	Fencing				
Ensemble / Practice										Softball					Field				
Band Uniform Sto.										Field					Dugouts				
Instrument Sto.										Lights					Bleachers				
Office / Library										Scoreboard					Scoreboard				
Dance/Drama										Field Irrigation					Field Irrigation				
Sub-Total	3	4	0	0						Concessions / Toilets					Concessions / Toilets				
Vocational										Physical Education Etc.					Tennis Courts				
Keyboarding Labs										Multi/Main Gymnasium	1	1			Number of Courts				
Exploratory Labs					Stage	1	2			Lights									
Computer Applications					Boys/Girls Locker					Fencing (as Required)									
Business/Office Ed.					Boys/Girls Showers					Sub-Total	0	0	0	0					
Cons/Occ Home Economics					Coaches off./ Showers					Field House									
Service/Marketing					Training					Field House									
Health Occupations					Laundry					Sub-Total	0	0	0	0					
Agri/Trade & Industry (Heavy)					Storage / Office	1	3			Concessions									
Trade & Industry (Medium)					Officials/showers					Concessions									
Technology (Light)					Lobby/cons./commons					Sub-Total	0	0	0	0					
Communications/Misc					Auxiliary Gym					Play Field									
Vocational Clsrms					Weight Room					Field	3	3							
Sub-Total	0	0	0	0	Wrestling					Sub-Total	3	3	0	0					
Misc. Spaces					Total Renovated Spaces					Demolition Totaling									
ROTC								1,690											
Mobile Units																			
Total	50	43	2	8	Total	17,304	14,752	###	1,839	Total	0	0	0	9					

Blue Creek

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

Here, the student capacity can be increased from 548 up to 700 students. There is room for additional administrative and support spaces.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Blue Creek Elementary				
Additions / Renovations	Proposed Student Capacity		700	
	Proposed Core Capacity		800	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	8	8,300	270.68	\$2,246,678
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	2	3,320	60.00	\$199,194
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		608	296.00	\$179,909
Storage		900	296.00	\$266,400
Staff Support		331	296.00	\$97,917
Renovations		1,690	80.00	\$135,200
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		10,139	\$275.28	\$2,790,904
Circulation/ Mechanical/Toilets/Walls	38.00%	3,853	\$275.28	\$1,060,544
Subtotal Renovated		5,010	\$66.75	\$334,394
Athletics				\$0
Site Improvements				\$200,400
Other ()				
Sub Total				\$4,386,242
Inflation (3% for 3 years)	12.00%			\$526,349
Contingency (%)	10.00%			\$491,259
Sub Total				\$5,403,850
A-E Fees (%)	10.00%			\$540,385
Financing Charges	1.00%			\$61,455
Other Fees and Services				\$139,803
Site	0			\$0
Owners Contingency (furn., equipment)				\$403,000
Total				\$6,145,493

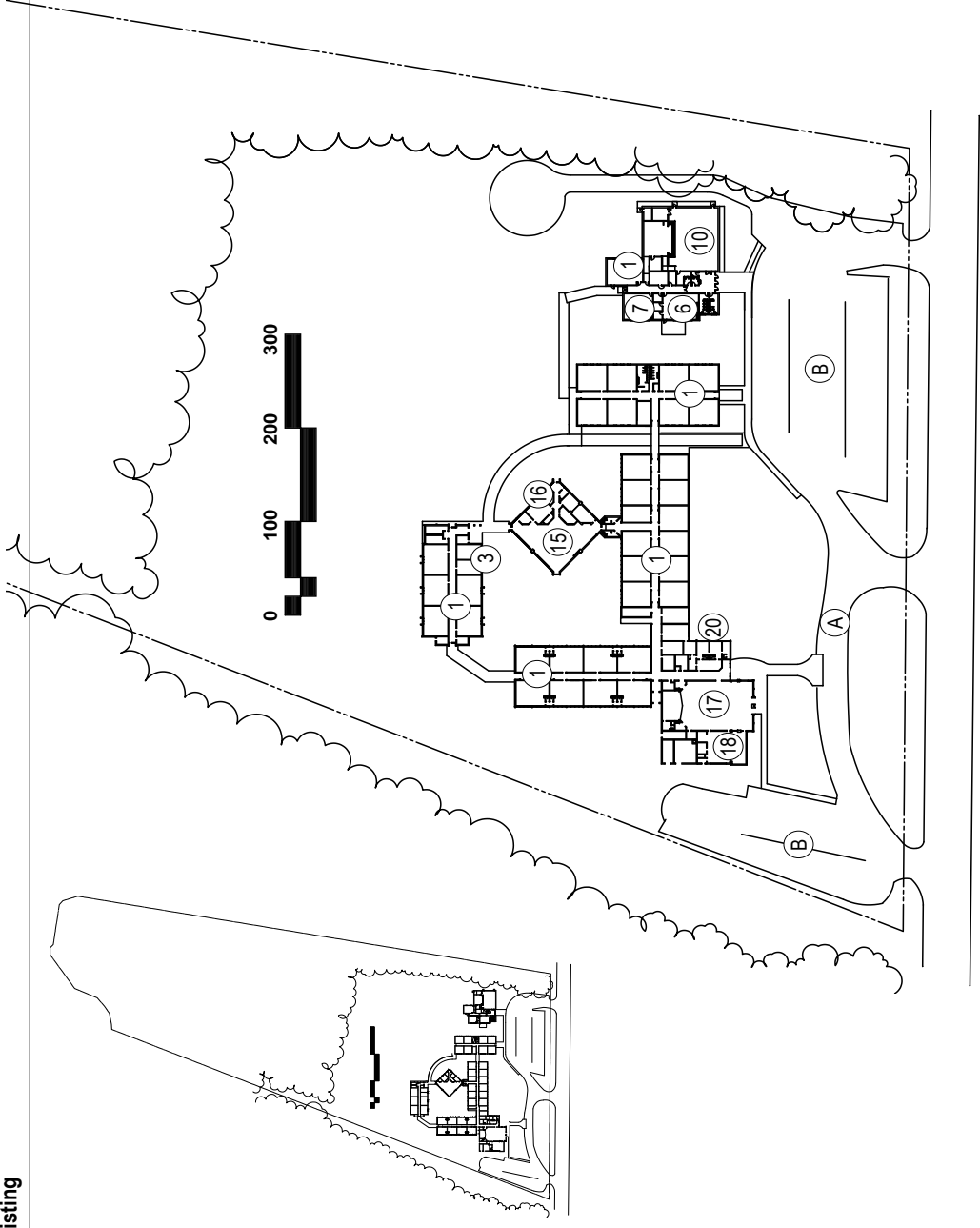
Blue Creek

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Blue Creek Elementary School

Existing

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

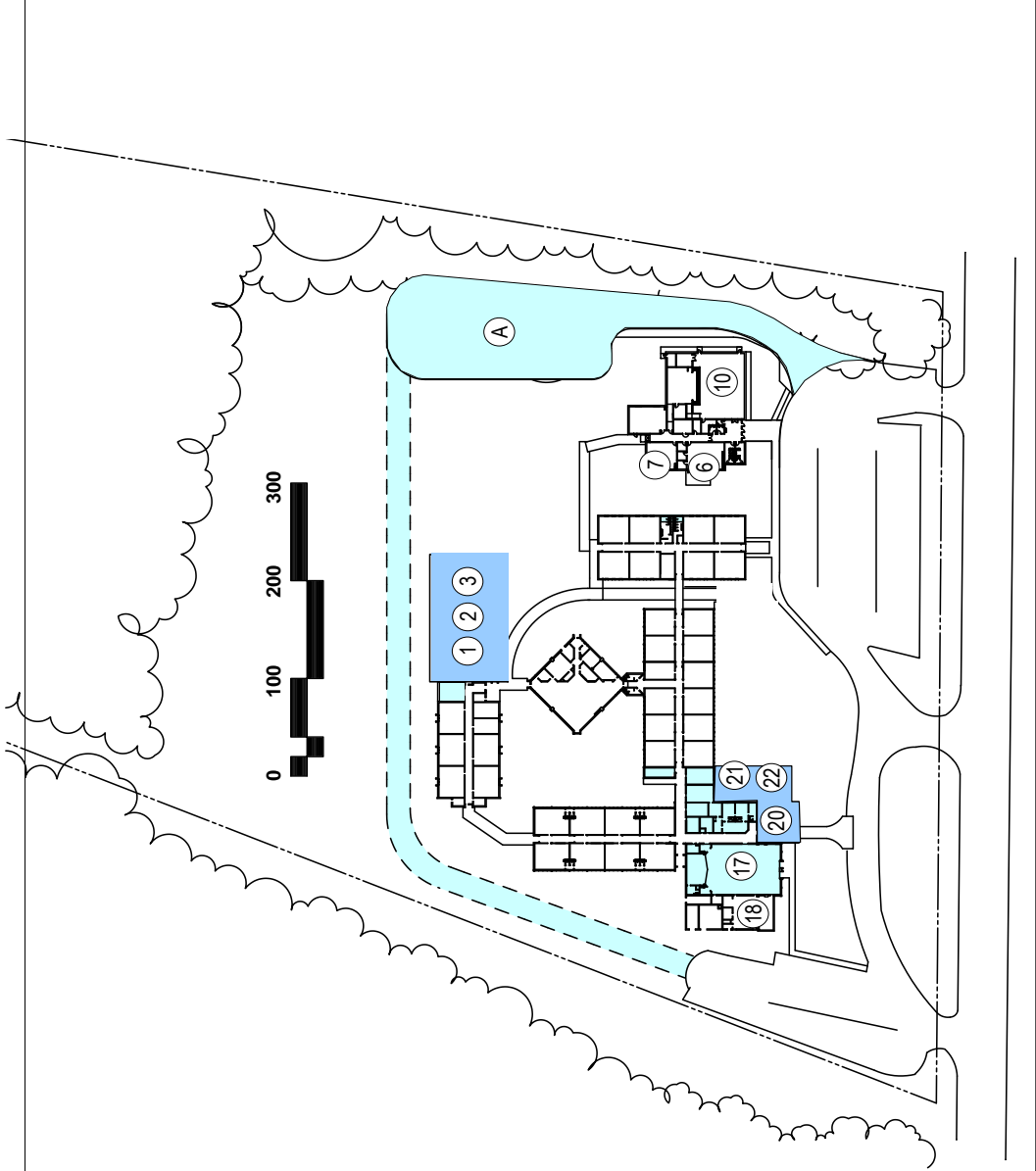
Blue Creek

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Blue Creek Elementary School

Potential Future Plan

2016	<ol style="list-style-type: none"> 1. Classrooms 2. Exceptional (SC) 3. Resource 4. Computer 5. Science 6. Art 7. Music 8. Instrumental 9. Vocational 10. Gym / Multipurpose 11. Auxiliary Gym 12. Weight Room 13. Wrestling Room 14. Health / PE Class 15. Media Center 16. Media Support 17. Dining 18. Kitchen 19. Auditorium 20. Administration 21. Storage 22. Staff Support <p>A Drive B Parking C Bus Parking / Drop</p>
CONNOTES RENOVATION	
CONNOTES NEW CONSTRUCTION	



Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
T(919) 781.8882

Carolina Forest

Carolina Forest Elementary School



Carolina Forest Elementary School

Located at the intersection of Carolina Forest Boulevard and Ramsey Road, this 30 acre parcel has sufficient land for the school to function properly. At this time, approximately 26 of the 30 acres are cleared, much of it required to get the site to drain properly. The treed parcel to the east is owned by The City of Jacksonville.



Front Canopy

Utility Providers

- | | |
|------------|----------------------|
| Electrical | Progress Energy |
| Sewer | City of Jacksonville |
| Water | City of Jacksonville |
| Gas | NCNG |

Facility	ALTID	2021 Total Taxable Value	ACRES
Carolina Forest	338-18.15	\$14,926,580	30

Smith Sinnott Architecture, P.A.

Carolina Forest

Building Bio Data

Built in 2004, this is one of the newest schools in Onslow County. An addition was placed in 2008 giving this school the very youthful average age of only 17 years. Many of the original building components are still in operation.

Carolina Forest		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-310-001	MAIN BUILDING	NC2	7/1/2004	74,940	\$13,487,010	\$1,387,115	\$163
67031003	MAIN BUILDING	NC2	3/4/2008	7,567			
Totals / Average \$/sf				82,507	\$13,487,010	\$1,387,115	\$163
Average Construction Date			2004				
Average Age			17				

Life Cycle Table

With only four years separating the first and second construction, both are essentially the same age since they were built with the same materials and methods. Based on the type of construction and the original metal roof, this building should provide the school system with many more years of operation.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Carolina Forest Elementary						
Main Building - 2004	83	90	80	100	2004	17
Main Building - 2008	87	90	80	100	2008	13



Media Center



Entry Artwork



Wall Muriel



Multipurpose Room



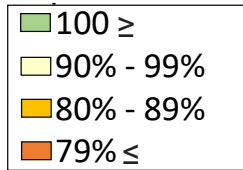
Cafeteria

Carolina Forest

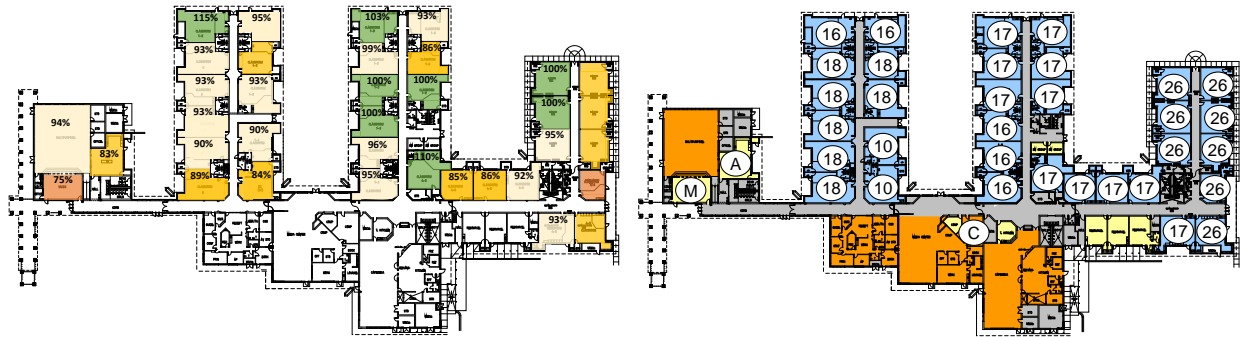
Square Footage % and Capacity Diagram

Most of the classroom spaces in this building are at or near the minimum standard. The core facilities are focused at the front of the school with resource spaces placed for easy access by the teachers and students.

Square Footage %



Capacity Diagram



Deferred Maintenance

As buildings age, certain components will fail before others. Asphalt needs to be replenished with top coatings and re-stripping every five to ten years or it will become rigid, crack, and develop potholes. Window seals last ten years, then begin to leak allowing hot or cold air to enter the building.

It is also important to take care of the students in modular units, providing canopies and ADA compliant access and egress also need to be provided.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. There is potential for a small addition to this campus. Small expansions are typically more expensive per square foot than larger ones.



Broken seals on windows



Drainage / Asphalt

Smith Sinnott Architecture, P.A.

Carolina Forest

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Carolina Forest Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$456,720	\$45,672	\$54,806	\$68,508	\$625,706
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$118,245	\$11,824	\$14,189	\$17,737	\$161,995
7	Canopy (cov. Walks)	\$203,424	\$20,342	\$24,411	\$30,514	\$278,691
8	Other Site	\$89,522	\$8,952	\$10,743	\$13,428	\$122,645
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$223,326	\$22,333	\$26,799	\$33,499	\$305,956
17	Painting	\$289,081	\$28,908	\$34,690	\$43,362	\$396,041
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$452,000	\$45,200	\$54,240	\$67,800	\$619,240
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$57,400	\$5,740	\$6,888	\$8,610	\$78,638
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$49,920	\$4,992	\$5,990	\$7,488	\$68,390
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$67,600	\$6,760	\$8,112	\$10,140	\$92,612
Total		\$2,088,791	\$208,879	\$250,655	\$313,319	\$2,861,644

Carolina Forest

Carolina Forest Elementary					Onslow County Schools					Total Cost				
Current Student Capacity (NCDPI)					8/31/2021					\$3,720,083				
619					Current Core Capacity (NCDPI)					\$5,314				
Proposed Student Capacity					Proposed Core Capacity					Athletic / PE /Facilities				
700					786					Number of Spaces				
Number of Spaces					0					Number of Spaces				
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clsrms					Media (RLV)	3,261	3144.2			Track				
Kindergartens	7	6		1	Support	1,500	1361.1			Pole Vault				
Grades 1-3 Clsrms	20	18		2	Computer					High Jump				
Grades 4-5 Clsrms	9	8		1	Sub-Total	4,761	4,505	0	0	Long / Triple Jump				
4-8 LA/SS/Math					Food Service				3	Shot Put / Discus				
Grades 6-8 Math/Sci Clsrms					Dining	3,144	3368.5			Fencing				
Grades 5-8 Science Clsrms					Kitchen	1,938	2052.1			Sub-Total	0	0	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	320.3			Football				
Exceptional (self contained)	2	1			Sub-Total	5,702	5,741	0	0	Field				
Instructional Kitchen					Auditorium				0	Lighting				
Resource	6	7			Auditorium					Home Stadium				
Computer					Stage / Dress / Sto.					Press Box				
ISS					Lobby					Visitors Seating				
Sub-Total	44	40	0	4	Sub-Total	0	0	0	0	Scoreboard				
High School Science Classrooms					Administration					Soccer Field				
Physical /Bio /Chem /Phy /Other					Administration	3,120	2303.7		816	Field				
Prep Rooms					Sub-Total	3,120	2,304	0	816	Lights				
Math/Sci Computer Lab					Storage					Bleachers				
Sub-Total	0	0	0	0	Book Storage	890		860		Scoreboard				
Arts Education					Staff Support					Baseball				
Visual Arts	1	1			Staff Support	1,600	337.5		1,263	Field				
Art Project					Sub-Total	1,600	338	0	1,263	Dugouts				
Art Sto. Kiln	1	1								Lights				
General Music	1	1								Bleachers				
Instrumental Music (Band)										Scoreboard				
Vocal Music (Chorus) + Sto.										Field Irrigation				
Ensemble / Practice										Fencing				
Band Uniform Sto.										Sub-Total	0	0	0	0
Instrument Sto.										Softball				
Office / Library										Field				
Dance/Drama										Dugouts				
Sub-Total	3	3	0	0						Lights				
Vocational					Physical Education Etc.					Tennis Courts				
Keyboarding Labs					Multi/Main Gymnasium	1	1			Number of Courts				
Exploratory Labs					Stage	1	1			Lights				
Computer Applications					Boys/Girls Locker					Fencing (as Required)				
Business/Office Ed.					Boys/Girls Showers					Sub-Total	0	0	0	0
Cons/Occ Home Economics					Coaches off. / Showers					Field House				
Service/Marketing					Training					Field House				
Health Occupations					Laundry					Sub-Total	0	0	0	0
Agri/Trade & Industry (Heavy)					Storage / Office	1	4			Concessions				
Trade & Industry (Medium)					Officials/showers					Concessions				
Technology (Light)					Lobby/cons./commons					Sub-Total	0	0	0	0
Communications/Misc					Auxiliary Gym					Play Field				
Vocational Clsrms					Weight Room					Field	3	3		
Sub-Total	0	0	0	0	Wrestling					Sub-Total	3	3	0	0
Misc. Spaces					Total Renovated Spaces					Demolition Totaling				
ROTC									0					
Mobile Units														
Total	50	49	0	4	Total	17,063	14,800	0	2,079	Total	0	0	0	9

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Carolina Forest

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

By adding several rooms to the short wing of the school, the student capacity of this school can be increased from 619 to 700.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Carolina Forest Elementary				
Additions / Renovations		Proposed Student Capacity		700
		Proposed Core Capacity		786
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	4	4,150	279.14	\$1,158,444
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		816	305.25	\$249,176
Storage		0	0.00	\$0
Staff Support		1,263	305.25	\$385,378
Renovations		0	0.00	\$0
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		6,229	\$287.86	\$1,792,997
Circulation/ Mechanical/Toilets/Walls	38.00%	2,367	\$287.86	\$681,339
Subtotal Renovated		0		\$0
Athletics				\$0
Site Improvements				\$158,000
Other ()				
Sub Total				\$2,632,336
Inflation (3% for 3 years)	12.00%			\$315,880
Contingency (%)	10.00%			\$294,822
Sub Total				\$3,243,038
A-E Fees (%)	10.00%			\$324,304
Financing Charges	1.00%			\$37,201
Other Fees and Services				\$115,540
Site	0			\$0
Owners Contingency (furn., equipment)				\$340,000
Total				\$3,720,083

Carolina Forest

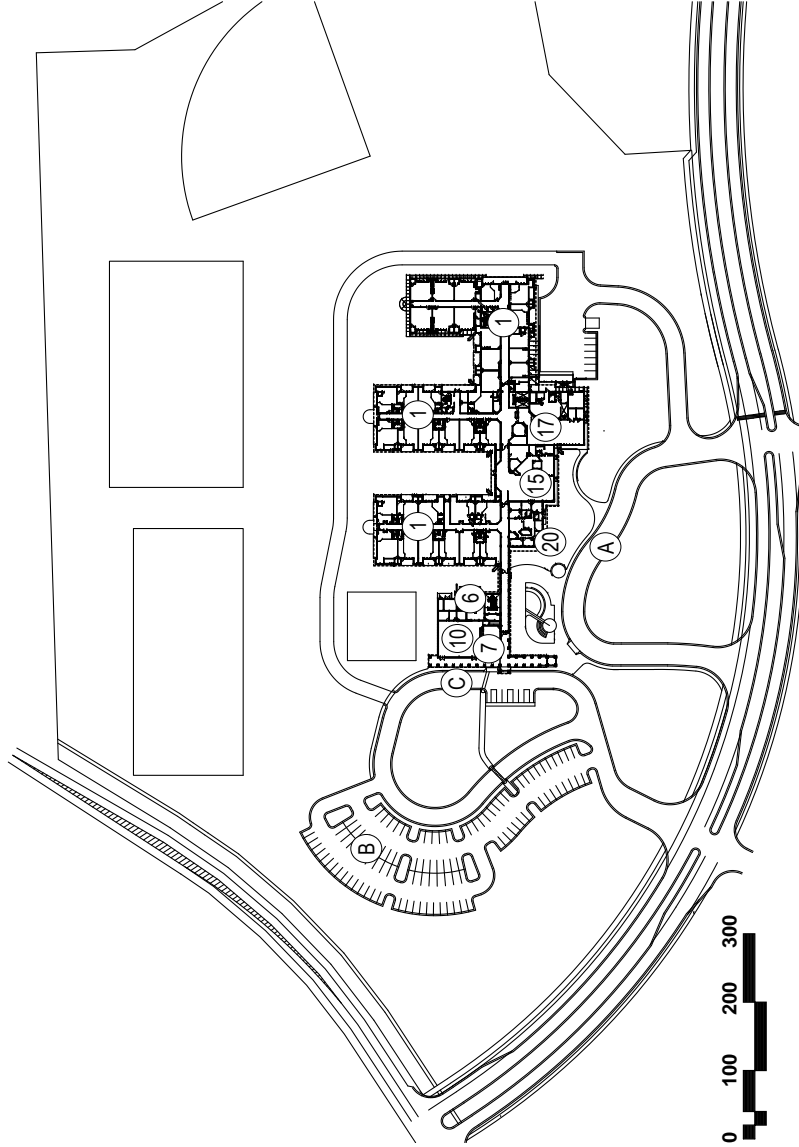
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Carolina Forest Elementary School

Existing

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8882

Carolina Forest

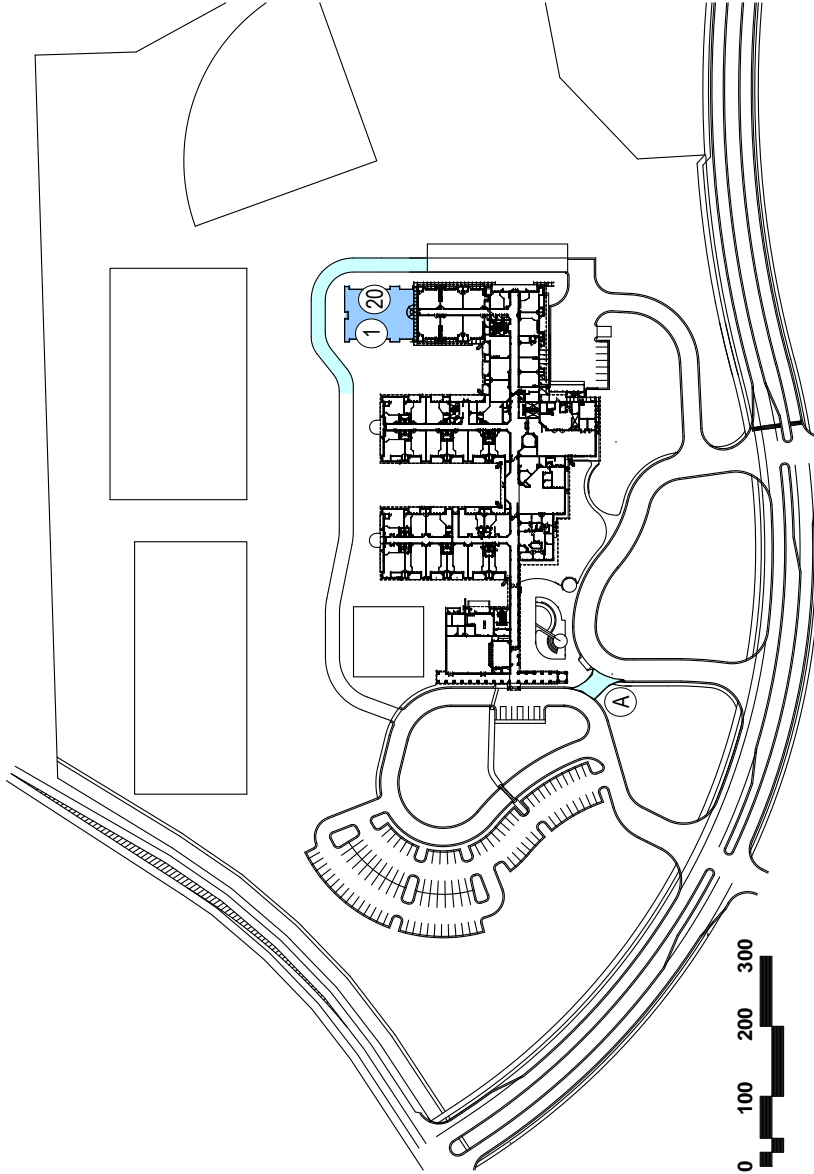
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Carolina Forest Elementary School

Potential Future Plan

2016

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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Clear View

Clear View Elementary



Clear View Elementary

Anticipated for occupation for the 2022-2023 school year the size of the site is sufficient to support the 884 capacity of the school when it becomes operational.



Under Construction

Utility Providers

Electrical
Sewer
Water
Gas

Duke Power
ONWASA
ONWASA
NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Clear View	321-134.3	\$10,668,740	30.02

Smith Sinnett Architecture, P.A.

Clear View

Building Bio Data

Until the building is operational, no insurance data is provided. The only data point know at this time is the square footage of the building, and it's anticipated opening date.

Clear View		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
Pending	Main Building	NC	8/1/2022	116,804	n/a	n/a	n/a
Totals / Average \$/sf				116,804	n/a	n/a	n/a
Average Construction Date			2022				
Average Age			-1				

Life Cycle Table

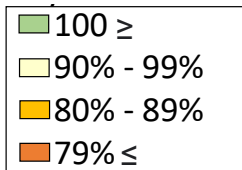
The clock on this school has not yet begin to tick, but it should provide Onslow County Schools many years of service.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Clear View						
Main Building - 2022	71	60	50	70	2022	-1

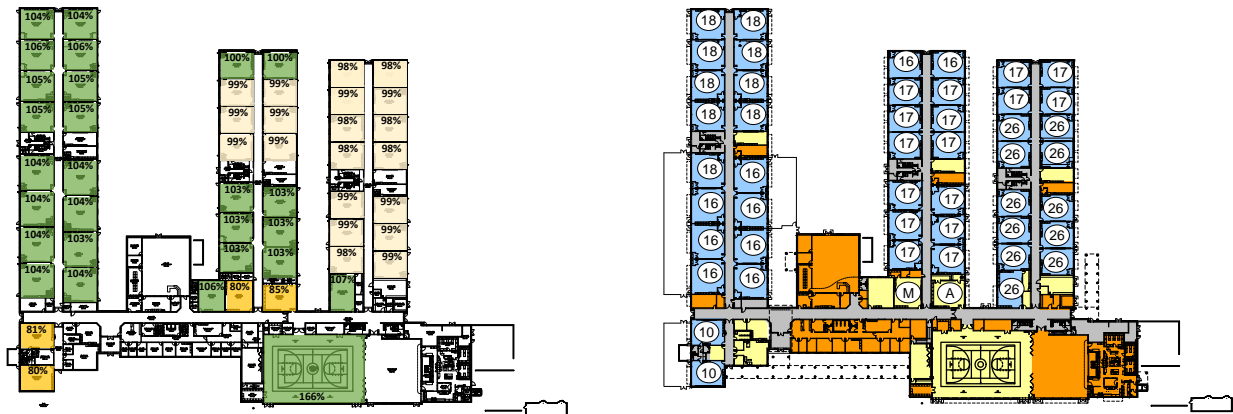
Square Footage % and Capacity Diagram

The classrooms are at or above the minimum standards. The building is organized with core facilities along the main hallway with support and some staff support on each wing.

Square Footage %



Capacity Diagram



Clear View**Deferred Maintenance**

Discussing deferred maintenance before the building is complete may not make sense since nothing is being deferred. However based on past budgets and priorities items like asphalt restriping, painting, and safety and security updates should be anticipated over the course of the next 10 years.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. As one of the largest elementary schools in the system, no capacity producing additions are included.

Noted additions are for the expansion of the Media Center, a Dance / Drama space, and some additional storage.

Clear View

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Clear View Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$127,964	\$12,796	\$15,356	\$19,195	\$175,311
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$230,805	\$23,080	\$27,697	\$34,621	\$316,202
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$24,354	\$2,435	\$2,922	\$3,653	\$33,364
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0

Total	\$383,123	\$38,312	\$45,975	\$57,468	\$524,878
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Clear View

Onslow County Schools					Space Inventory / Worksheet 2021					6/23/2021					Total Cost \$2,208,226				
Clear View Elementary					Current Student Capacity (NCDPI) 884					Current Core Capacity (NCDPI) 787					Cost / Student \$2,498				
Proposed Student Capacity 884					Proposed Core Capacity 900					Athletic / PE /Facilities									
Number of Spaces					0					Square Footage					Number of Spaces				
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New					
Academic Spaces					Media Center					Track									
Pre-K Clrms					Media (RLV)	3,600	3148.1		452	Track									
Kindergartens	9	9			Support	1,500	1808.7			Pole Vault									
Grades 1-3 Clrms	26	26			Computer					High Jump									
Grades 4-5 Clrms	11	11			Sub-Total	5,100	4,957	0	452	Long / Triple Jump									
4-8 LA/SS/Math					Food Service					Shot Put / Discus									
Grades 6-8 Math/Sci Clrms					Dining	3,600	4196.5			Fencing									
Grades 5-8 Science Clrms					Kitchen	2,208	2265.2			Sub-Total	0	0	0	0					
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	783			Football									
Exceptional (self contained)	2	2			Sub-Total	6,428	7,245	0	0	Field									
Instructional Kitchen	1	1			Auditorium					Lighting									
Resource	7	9			Stage / Dress / Sto.					Home Stadium									
Computer					Lobby					Press Box									
ISS					Sub-Total	0	0	0	0	Visitors Seating									
Sub-Total	56	58	0	0	Administration					Scoreboard									
High School Science Classrooms					Administration					Soccer Field									
Physical /Bio /Chem /Phy /Other					Administration	3,300	3328.2			Field									
Prep Rooms					Sub-Total	3,300	3,328	0	0	Lights									
Math/Sci Computer Lab					Storage					Bleachers									
Sub-Total	0	0	0	0	Book Storage	950	238.5		691	Scoreboard									
Arts Education					Staff Support					Baseball									
Visual Arts	1	1			General Storage	1,050	1070.6		691	Field									
Art Project					Sub-Total	2,000	1,309	0	691	Lights									
Art Sto. Kiln	1	2			Staff Support					Bleachers									
General Music	1	1			Staff Support	1,700	1355.8			Scoreboard									
Instrumental Music (Band)					Sub-Total	1,700	1,356	0	0	Field Irrigation									
Vocal Music (Chorus) + Sto.				1						Fencing									
Ensemble / Practice										Sub-Total	0	0	0	0					
Band Uniform Sto.										Softball									
Instrument Sto.										Field									
Office / Library										Dugouts									
Dance/Drama	1			1						Lights									
Sub-Total	4	4	0	2						Bleachers									
Vocational					Physical Education Etc.					Tennis Courts									
Keyboarding Labs					Multi/Main Gymnasium	1	1			Number of Courts									
Exploratory Labs					Stage	1	1			Lights									
Computer Applications					Boys/Girls Locker					Fencing (as Required)									
Business/Office Ed.					Boys/Girls Showers					Sub-Total	0	0	0	0					
Cons/Occ Home Economics					Coaches off./ Showers					Field House									
Service/Marketing					Training					Field House									
Health Occupations					Laundry					Sub-Total	0	0	0	0					
Agri/Trade & Industry (Heavy)					Storage / Office	1	5			Concessions									
Trade & Industry (Medium)					Officials/showers					Concessions									
Technology (Light)					Lobby/cons./commons					Sub-Total	0	0	0	0					
Communications/Misc					Auxiliary Gym					Play Field									
Vocational Clrms					Weight Room					Field	3	3							
Sub-Total	0	0	0	0	Wrestling					Sub-Total	3	3	0	0					
Misc. Spaces					Demolition					Summary									
ROTC					Total Renovated Spaces			0		Total	0	0	0	9					
Mobile Units					Demolition Totaling														
Total	63	69	0	2	Total	18,528	18,195	0	1,142	Total	0	0	0	9					

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Clear View

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

Small additions as noted here are more expensive per square foot than larger ones. Careful consideration should be given prior to adding these small additions.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Clear View Elementary				
Additions / Renovations		Proposed Student Capacity		884
		Proposed Core Capacity		900
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	0	0	0.00	\$0
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	2	1,800	381.56	\$686,813
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		452	398.92	\$180,274
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	346.88	\$0
Storage		691	346.87	\$239,517
Staff Support		0	346.88	\$0
Renovations		0	0.00	\$0
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		2,942	\$376.09	\$1,106,604
Circulation/ Mechanical/Toilets/Walls	38.00%	1,118	\$376.09	\$420,509
Subtotal Renovated		0		\$0
Athletics				\$0
Site Improvements				\$40,000
Other ()				
Sub Total				\$1,567,113
Inflation (3% for 3 years)	12.00%			\$188,054
Contingency (%)	10.00%			\$175,517
Sub Total				\$1,930,684
A-E Fees (%)	10.00%			\$193,068
Financing Charges	1.00%			\$22,082
Other Fees and Services				\$62,392
Site	0			\$0
Owners Contingency (furn., equipment)				\$138,000
Total				\$2,208,226

Clear View

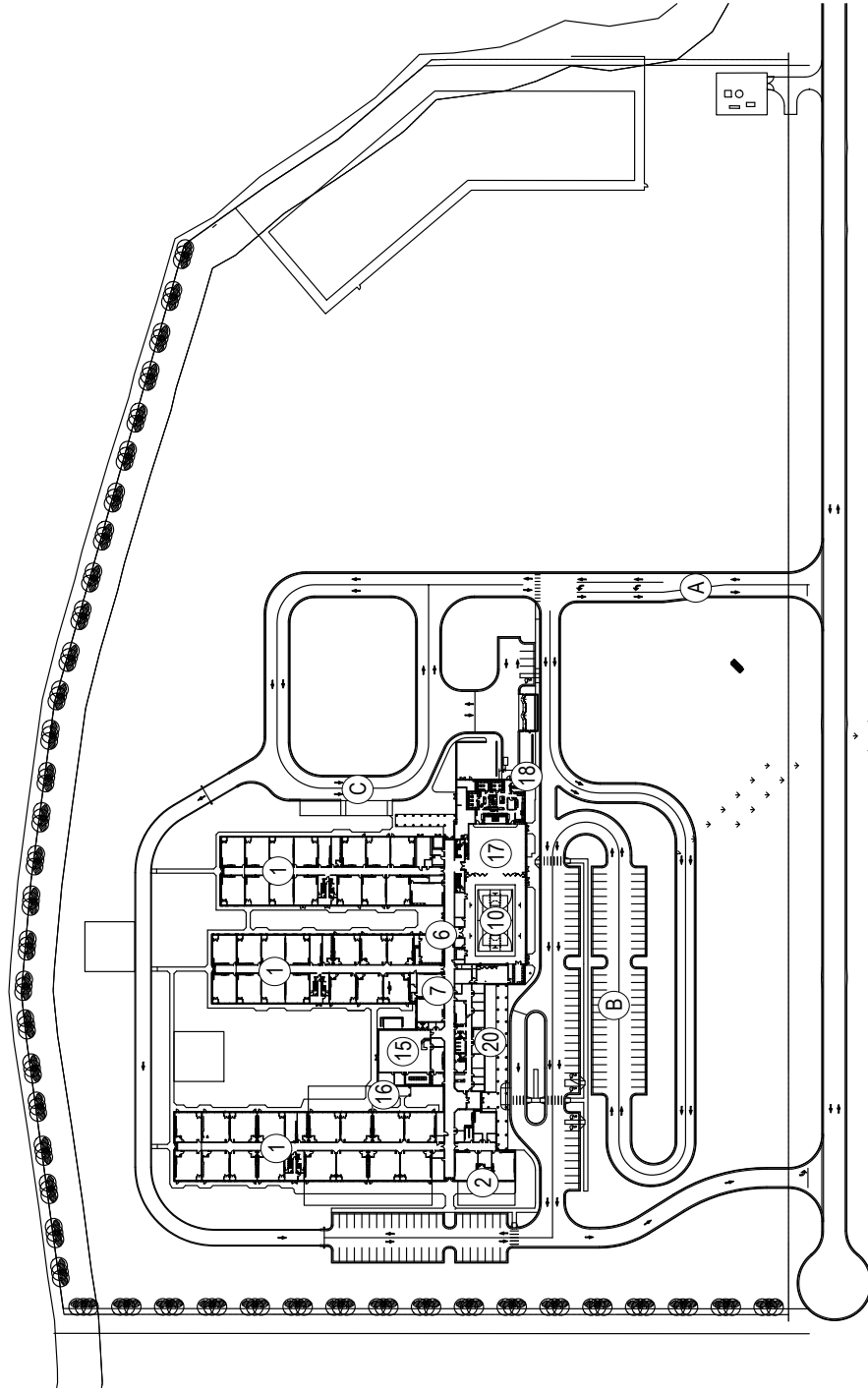
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Clear View Elementary School

Existing

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
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- A Drive
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
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Clear View

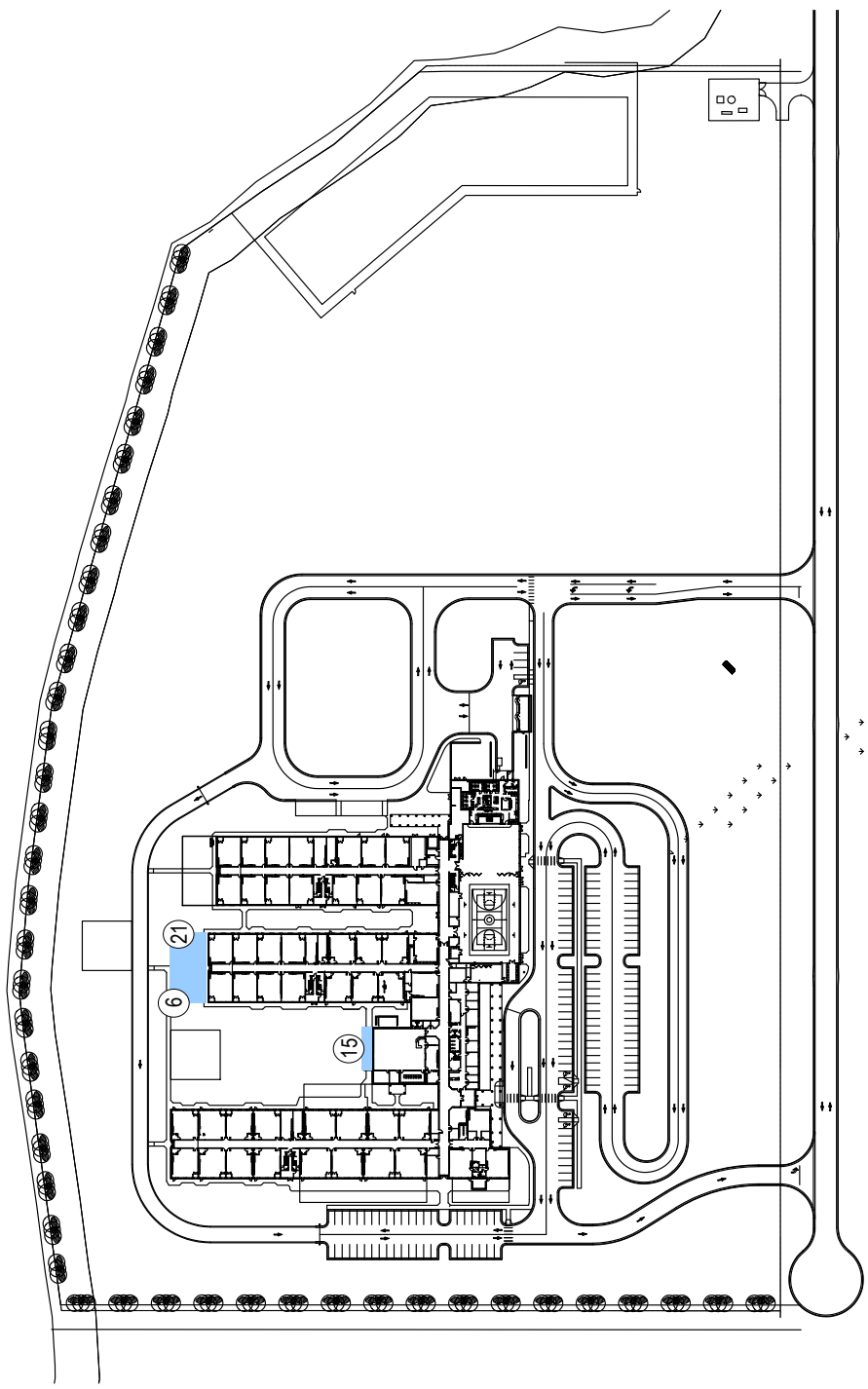
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Clear View Elementary School

Potential Future Plan

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
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Clyde Erwin

Clyde Erwin Elementary



Clyde Erwin Elementary

The site is located in a densely populated community and is adjacent to the Jack Amyette Center. With an ADM Student Capacity of 396, this site is smaller than recommended by NCDPI. The suggested acreage for this student capacity is 13.96 acres. Based on this alone, additions are not proposed. Additionally, the queue does not meet the current NCDOT length and an additional 350 linear feet of queue is needed to meet their standards.



Street Entrance

Utility Providers

Electrical	Progress Energy
Sewer	City of Jacksonville
Water	City of Jacksonville
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Clyde Erwin	426-26.2	\$2,671,430	12.8

Clyde Erwin

Building Bio Data

First Construction here dates back to 1953 with the most recent addition coming in 2006. Even when the Media Center addition is included, this campus is middle aged.

CLYDE ERWIN		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-312-001	MAIN BUILDING	NC2	1/1/1953	51,988	\$9,383,554	\$948,058	\$159
		JM2	9/1/2006	6,948			
670-312-003	COVERED WALK	F1	1/1/1953				n/a
Totals / Average \$/sf				58,936	\$9,383,554	\$948,058	\$159
Average Construction Date			1970				
Average Age			51				

Life Cycle Table

At 68 years of age, this building has exceeded the low range of its anticipated life cycle and is within just over 10 years of the anticipated high end. It was constructed at the peak of the baby boom with less than optimal materials such as cinder blocks, transom windows in the hallways, and single pane windows. A careful review of this building’s value to the community should be conducted to determine if a significant investment should be made to preserving this building or alternative space otherwise provided.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Clyde Erwin						
Main Building - 1953	12	70	60	80	1953	68
Main Building - 2006	75	80	70	90	2006	15
Covered Walk - 1953	-8	50	40	60	1953	68



Multipurpose Room

- ADA Access to stage
- Older non-insulated windows
- Wall mounted units
- Remove carpet



Media Center

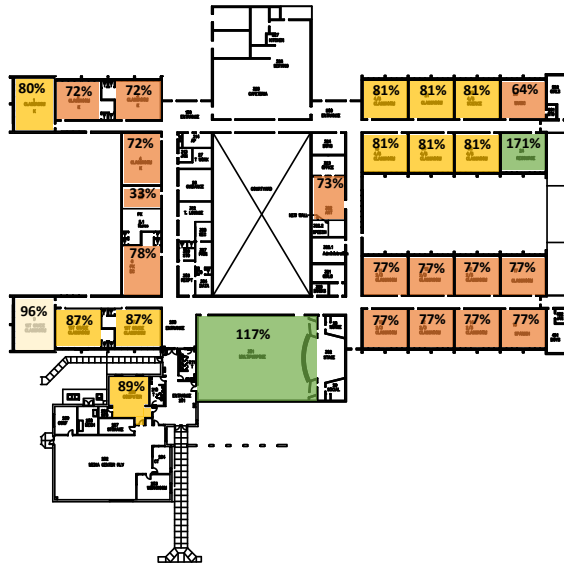
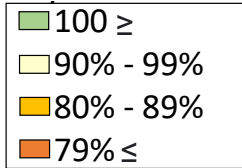
- Newest section
- Good overall condition
- Good natural light
- Replace carpet

Clyde Erwin

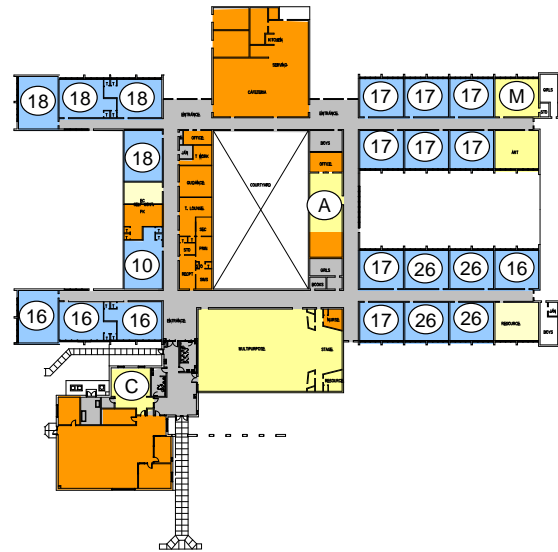
Square Footage % and Capacity Diagram

The classrooms are small with a majority around 80% of the standard. The building is organized with core and support facilities easily accessed by students, teachers, and staff.

Square Footage %



Capacity Diagram



Courtyard

- Wall mounted HVAC system
- Cracks in walking surfaces
- Landscaping
- Trees dropping leaves on roof



Classroom

- T-8 surface mounted lights
- Carpet replacement
- Hydronic piping exposed
- Hard ceilings

Clyde Erwin

Deferred Maintenance

The following page depicts the items and systems that will need to be addressed in the next 10 years. Again, items such as doors that are operational, but beyond their anticipated life, can continue to be deferred to some extent, but at some point in the near future will be beyond saving. A full scale renovation to the infrastructure of this building is not proposed within these numbers as the life cycle indicates only 12 years remain.

Several building components need to be replaced in their entirety including systems like windows and doors. Items such as mechanical controls and wall mounted units are either currently in failure or failure is anticipated within the next 10 years. In some cases there is no way for the Maintenance Department to repair issues such as lime deposits and exposed rebar without a significant investment in replacement in these areas. Patching and pressure washing will not improve the situation.

Space Inventory Worksheet

On the page after the deferred maintenance is the Space Inventory which accounts for all classrooms spaces and core facility square footage. Additions are only proposed to alleviate core capacity issues and no increase in student capacity is offered.



Cafeteria



Individual toilet



Concrete spalling at canopy



Efflorescence



Exposed re-bar canopy



Aged door and hardware

Clyde Erwin

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

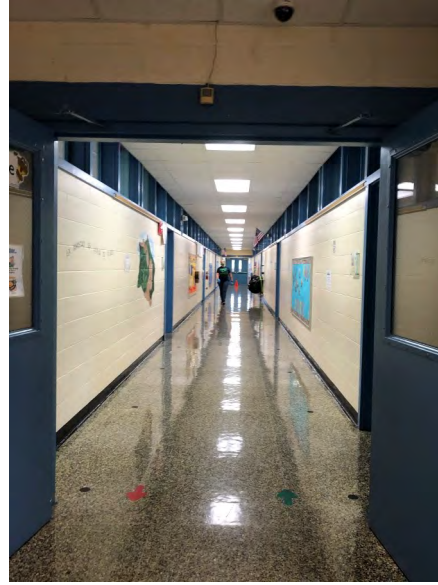
Clyde Erwin Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$112,701	\$11,270	\$13,524	\$16,905	\$154,400
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$24,183	\$2,418	\$2,902	\$3,627	\$33,131
7	Canopy (cov. Walks)	\$115,470	\$11,547	\$13,856	\$17,321	\$158,194
8	Other Site	\$32,136	\$3,214	\$3,856	\$4,820	\$44,026
9	Roofing	\$76,286	\$7,629	\$9,154	\$11,443	\$104,512
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$621,379	\$62,138	\$74,566	\$93,207	\$851,290
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$26,000	\$2,600	\$3,120	\$3,900	\$35,620
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$208,172	\$20,817	\$24,981	\$31,226	\$285,195
16	Flooring	\$273,756	\$27,376	\$32,851	\$41,063	\$375,045
17	Painting	\$192,559	\$19,256	\$23,107	\$28,884	\$263,806
18	Other Building Interior	\$340,418	\$34,042	\$40,850	\$51,063	\$466,373
19	Mechanical	\$312,000	\$31,200	\$37,440	\$46,800	\$427,440
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$101,437	\$10,144	\$12,172	\$15,216	\$138,969
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$18,720	\$1,872	\$2,246	\$2,808	\$25,646
27	ADA Toilets	\$462,800	\$46,280	\$55,536	\$69,420	\$634,036
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$158,663	\$15,866	\$19,040	\$23,799	\$217,369
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$16,640	\$1,664	\$1,997	\$2,496	\$22,797
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
Total		\$3,185,274	\$318,527	\$382,233	\$477,791	\$4,363,826

Clyde Erwin



Hydronic and other exposed piping



Transom Windows



Old non-insulated windows



Supplemental air-conditioning



Utility cover



Concrete Column spalling

Clyde Erwin

Onslow County Schools

Space Inventory / Worksheet 2021

6/23/2021

Clyde Erwin Elementary

Total Cost **\$2,336,623**

Current Student Capacity (NCDPI) **396**

Current Core Capacity (NCDPI) **647**

Cost / Student **\$5,901**

Proposed Student Capacity	396
Built Out	Number of Spaces

Proposed Core Capacity	647
Built Out	Square Footage

Athletic / PE /Facilities	
	Number of Spaces

Room Name	NCDPI Count	Existing Count	Renovated	New
Academic Spaces				
Pre-K Clsrms				
Kindergartens	4	4		
Grades 1-3 Clsrms	12	12		
Grades 4-5 Clsrms	4	4		
4-8 LA/SS/Math				
Grades 6-8 Math/Sci Clsrms				
Grades 5-8 Science Clsrms				
(9-12) Eng. / F-Lang. / SS / Math				
Exceptional (self contained)	1	1		
Instructional Kitchen				
Resource	3	4		
Computer				
ISS	1			
Sub-Total	25	25	0	0
High School Science Classrooms				
Physical /Bio /Chem /Phy /Other				
Prep Rooms				
Math/Sci Computer Lab				
Sub-Total	0	0	0	0
Arts Education				
Visual Arts		1		
Art Project	1			
Art Sto. Kiln				
General Music		1		
Instrumental Music (Band)				
Vocal Music (Chorus) + Sto.				
Ensemble / Practice				
Band Uniform Sto.				
Instrument Sto.				
Office / Library				
Dance/Drama				
Sub-Total	1	2	0	0
Vocational				
Keyboarding Labs				
Exploratory Labs				
Computer Applications				
Business/Office Ed.				
Cons/Occ Home Economics				
Service/Marketing				
Health Occupations				
Agri/Trade & Industry (Heavy)				
Trade & Industry (Medium)				
Technology (Light)				
Communications/Misc				
Vocational Clsrms				
Sub-Total	0	0	0	0
Physical Education Etc.				
Multi/Main Gymnasium	1	1		
Stage	1	1		
Boys/Girls Locker				
Boys/Girls Showers				
Coaches off./ Showers				
Training				
Laundry				
Storage / Office	1	2		
Officials/showers				
Lobby/cons./commons				
Auxiliary Gym				
Weight Room				
Wrestling				
Health/P.E. Clsrms				
Sub-Total	3	4	0	0
Misc. Spaces				
ROTC				
Mobile Units				

Room Name	NCDPI SF	Existing SF	Renovated	New SF
Media Center				
Media (RLV)	3,027	2784.6		242
Support	1,200	1161.7		38
Computer				
Sub-Total	4,227	3,946	0	281
Food Service				
		# of seatings		3
Dining	2,588	2586.7		
Kitchen	1,938	1772.7		468
Serving	620	317.3	303	
Sub-Total	5,146	4,677	303	468
Auditorium				
		# of seats		0
Auditorium				
Stage / Dress / Sto.				
Lobby				
Sub-Total	0	0	0	0
Administration				
Administration	2,660	2820.9		
Sub-Total	2,660	2,821	0	0
Storage				
Book Storage	820	88		732
General Storage	920	95.4		825
Sub-Total	1,740	183	0	1,557
Staff Support				
Staff Support	1,300	643.6		495
Sub-Total	1,300	644	0	495
Other				
Total Renovated Spaces			303	
Demolition Totaling				

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Facility Name	STD	Existing	Renovated	New
Track				
Track				
Pole Vault				
High Jump				
Long / Triple Jump				
Shot Put / Discus				
Fencing				
Sub-Total	0	0	0	0
Football				
Field				
Lighting				
Home Stadium				
Press Box				
Visitors Seating				
Scoreboard				
Irrigation				
Fencing				
Additional Parking				
Sub-Total	0	0	0	0
Soccer Field				
Field				
Lights				
Bleachers				
Scoreboard				
Field Irrigation				
Fencing				
Sub-Total	0	0	0	0
Baseball				
Field				
Dugouts				
Lights				
Bleachers				
Scoreboard				
Field Irrigation				
Concessions / Toilets				
Press Box				
Fencing				
Sub-Total	0	0	0	0
Softball				
Field				
Dugouts				
Lights				
Bleachers				
Scoreboard				
Field Irrigation				
Concessions / Toilets				
Press Box				
Fencing				
Sub-Total	0	0	0	9
Tennis Courts				
Number of Courts				
Lights				
Fencing (as Required)				
Sub-Total	0	0	0	0
Field House				
Field House				
Sub-Total	0	0	0	0
Concessions				
Concessions				
Sub-Total	0	0	0	0
Play Field				
Field	3	3		
Sub-Total	3	3	0	0

Total 29 31 0 0 **Total** 15,073 12,271 303 2,801 **Total** 0 0 0 9

Clyde Erwin

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

Only improvements to the core facilities are proposed due to the size of the site and the age of the main building.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Clyde Erwin Elementary				
Additions / Renovations	Proposed Student Capacity		396	
	Proposed Core Capacity		647	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	0	0	0.00	\$0
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		281	422.99	\$118,734
Food Service		468	555.00	\$259,907
Auditorium		0	0.00	\$0
Administration		0	370.00	\$0
Storage		1,557	370.00	\$575,942
Staff Support		495	370.00	\$183,298
Renovations		303	250.00	\$75,750
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		2,801	\$406.24	\$1,137,881
Circulation/ Mechanical/Toilets/Walls	38.00%	1,064	\$406.24	\$432,395
Subtotal Renovated		303		\$75,750
Athletics				\$0
Site Improvements				\$20,000
Other ()				
Sub Total				\$1,666,025
Inflation (3% for 3 years)	12.00%			\$199,923
Contingency (%)	10.00%			\$186,595
Sub Total				\$2,052,543
A-E Fees (%)	10.00%			\$205,254
Financing Charges	1.00%			\$23,366
Other Fees and Services				\$55,459
Site	0			\$0
Owners Contingency (furn., equipment)				\$142,000
Total				\$2,336,623

Clyde Erwin

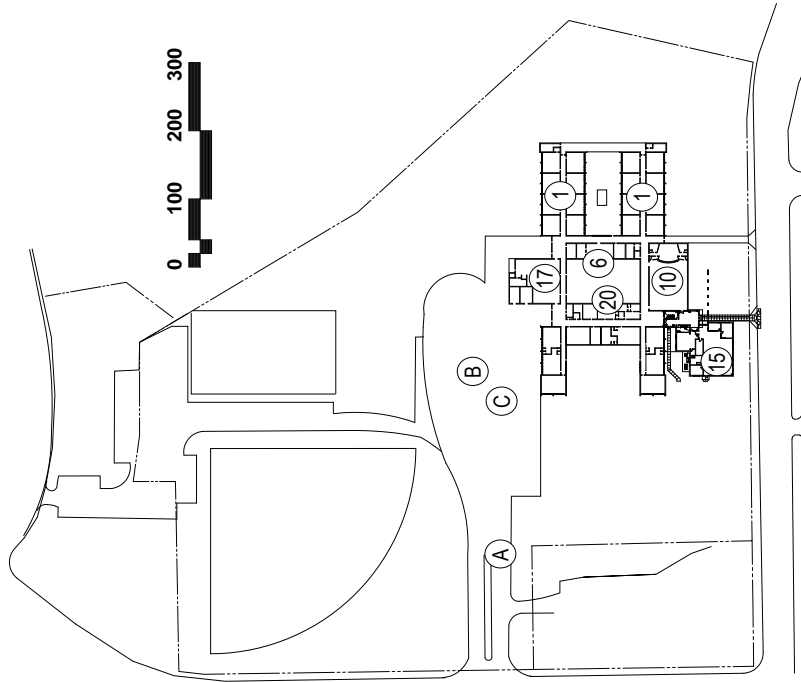
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Clyde Erwin Elementary School

Existing

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

Clyde Erwin

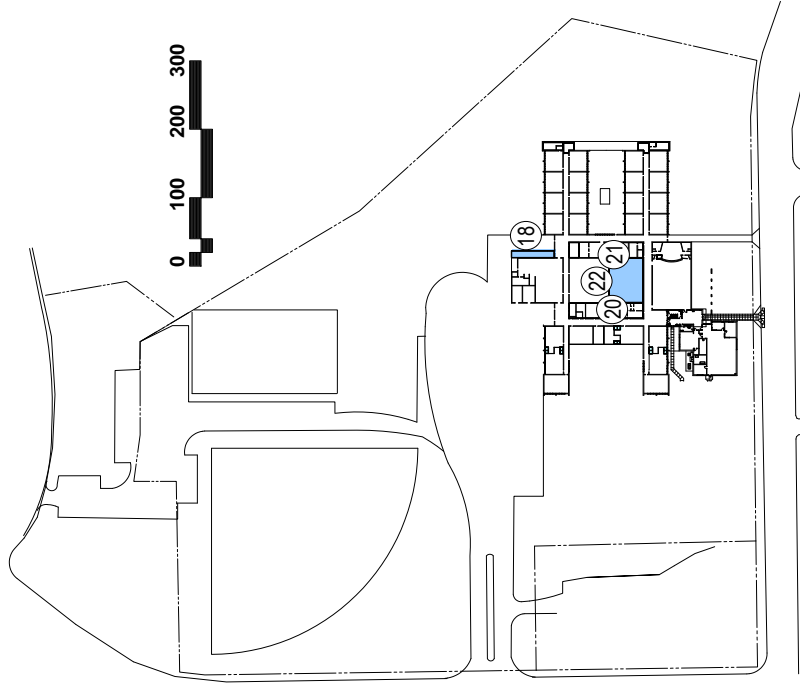
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Clyde Erwin Elementary School

Potential Future Plan

2021

1. Classrooms
 2. Exceptional (SC)
 3. Resource
 4. Computer
 5. Science
 6. Art
 7. Music
 8. Instrumental
 9. Vocational
 10. Gym / Multipurpose
 11. Auxiliary Gym
 12. Weight Room
 13. Wrestling Room
 14. Health / PE Class
 15. Media Center
 16. Media Support
 17. Dining
 18. Kitchen
 19. Auditorium
 20. Administration
 21. Storage
 22. Staff Support
- A Drive
B Parking
C Bus Parking / Drop



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
T(919) 781.8582

Coastal

Coastal Elementary School



Coastal Elementary School

This is a large parcel. There is a section of wetlands to the south with some Pine Flat and Managed Pinelands present. The cleared area of the site will be approximately 26 to 30 acres.

It is 3.2 miles from the open ocean and just over two miles to from Stump Sound.

Utility Providers

Electrical
Sewer
Water
Gas

Jones Onslow
Pluris
ONWASA
NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Coastal	761-51	\$10,751,460	100.23

Smith Sinnott Architecture, P.A.

Coastal

Building Bio Data

Until the building is operational, no insurance data is provided. The only data point know at this time is the square footage of the building, and it's anticipated opening date.

Coastal		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-313-001	MAIN BUILDING	NC	8/1/2021	116,804	\$27,895,000	\$1,262,367	\$239
Totals / Average \$/sf				116,804	\$27,895,000	\$1,262,367	\$239
Average Construction Date			2021				
Average Age			0				

Life Cycle Table

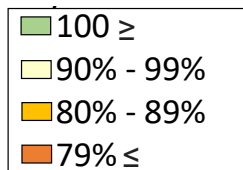
The clock on this school has not yet begin to tick, but it should provide Onslow County Schools many years of service.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Coastal						
Main Building -	70	60	50	70	2021	0

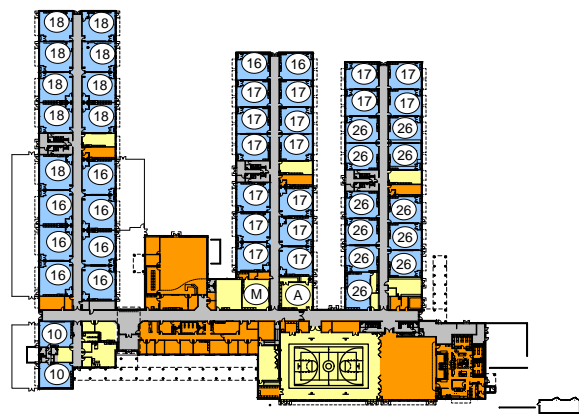
Square Footage % and Capacity Diagram

The classrooms are at or above the minimum standards. The building is organized with core facilities along the main hallway with support and some staff support on each wing.

Square Footage %



Capacity Diagram



Coastal**Deferred Maintenance**

Discussing deferred maintenance before the building is complete may not make sense since nothing is being deferred. However based on past budgets and priorities items like asphalt restriping, painting, and safety and security updates should be anticipated over the course of the next 10 years.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. As one of the largest elementary schools in the system, no capacity producing additions are included.

Noted additions are for the expansion of the Media Center, a Dance / Drama space, and some additional storage.

Coastal

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Coastal Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$130,367	\$13,037	\$15,644	\$19,555	\$178,602
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$230,805	\$23,080	\$27,697	\$34,621	\$316,202
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$24,354	\$2,435	\$2,922	\$3,653	\$33,364
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0

Total	\$385,525	\$38,552	\$46,263	\$57,829	\$528,169
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Coastal

Onslow County Schools														
Space Inventory / Worksheet 2021														
6/23/2021														
Coastal Elementary					Total Cost									
Current Student Capacity (NCDPI)		884			Current Core Capacity (NCDPI)		787			\$2,208,226				
Proposed Student Capacity		884			Proposed Core Capacity		900			Cost / Student				
		Number of Spaces					Square Footage			\$2,498				
		0					0			Athletic / PE /Facilities				
										Number of Spaces				
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clsrms					Media (RLV)	3,600	3148.1		452	Track				
Kindergartens	9	9			Support	1,500	1808.7			Pole Vault				
Grades 1-3 Clsrms	25	25			Computer					High Jump				
Grades 4-5 Clsrms	11	11			Sub-Total	5,100	4,957	0	452	Long / Triple Jump				
4-8 LA/SS/Math					Food Service				3	Shot Put / Discus				
Grades 6-8 Math/Sci Clsrms					Dining	3,600	4196.5			Fencing				
Grades 5-8 Science Clsrms					Kitchen	2,208	2265.2			Sub-Total	0	0	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	783			Football				
Exceptional (self contained)	2	2			Sub-Total	6,428	7,245	0	0	Field				
Instructional Kitchen		1			Auditorium				0	Lighting				
Resource	7	9			Auditorium					Home Stadium				
Computer					Stage / Dress / Sto.					Press Box				
ISS					Lobby					Visitors Seating				
Sub-Total	54	57	0	0	Sub-Total	0	0	0	0	Scoreboard				
High School Science Classrooms					Administration					Soccer Field				
Physical /Bio /Chem /Phy /Other					Administration	3,300	3328.2			Field				
Prep Rooms					Sub-Total	3,300	3,328	0	0	Lights				
Math/Sci Computer Lab					Storage					Bleachers				
Sub-Total	0	0	0	0	Book Storage	950	238.5		691	Scoreboard				
Arts Education					Staff Support					Baseball				
Visual Arts	1	1			Staff Support	1,700	1355.8			Field				
Art Project					Sub-Total	1,700	1,356	0	0	Dugouts				
Art Sto. Kiln	1	2			General Storage	1,050	1070.6		691	Lights				
General Music	1	1			Sub-Total	2,000	1,309	0	691	Bleachers				
Instrumental Music (Band)					Staff Support	1,700	1355.8			Scoreboard				
Vocal Music (Chorus) + Sto.				1	Sub-Total	1,700	1,356	0	0	Field Irrigation				
Ensemble / Practice					Storage					Fencing				
Band Uniform Sto.					Book Storage	950	238.5		691	Sub-Total	0	0	0	0
Instrument Sto.					General Storage	1,050	1070.6		691	Baseball				
Office / Library					Sub-Total	2,000	1,309	0	691	Field				
Dance/Drama	1			1	Staff Support	1,700	1355.8			Dugouts				
Sub-Total	4	4	0	2	Sub-Total	1,700	1,356	0	0	Lights				
Vocational					Physical Education Etc.					Softball				
Keyboarding Labs					Multi/Main Gymnasium	1	1			Field				
Exploratory Labs					Stage	1	1			Dugouts				
Computer Applications					Boys/Girls Locker					Lights				
Business/Office Ed.					Boys/Girls Showers					Fencing (as Required)				
Cons/Occ Home Economics					Coaches off./ Showers					Sub-Total	0	0	0	0
Service/Marketing					Training					Field House				
Health Occupations					Laundry					Field House				
Agri/Trade & Industry (Heavy)					Storage / Office	1	5			Sub-Total	0	0	0	0
Trade & Industry (Medium)					Officials/showers					Concessions				
Technology (Light)					Lobby/cons./commons					Concessions				
Communications/Misc					Auxiliary Gym					Sub-Total	0	0	0	0
Vocational Clsrms					Weight Room					Play Field				
Sub-Total	0	0	0	0	Wrestling					Field	3	3		
Physical Education Etc.					Misc. Spaces					Concessions				
Multi/Main Gymnasium	1	1			ROTC					Sub-Total	0	0	0	0
Stage	1	1			Mobile Units					Play Field				
Boys/Girls Locker										Field	3	3		
Boys/Girls Showers										Sub-Total	3	3	0	0
Coaches off./ Showers														
Training														
Laundry														
Storage / Office	1	5												
Officials/showers														
Lobby/cons./commons														
Auxiliary Gym														
Weight Room														
Wrestling														
Health/P.E. Clsrms														
Sub-Total	3	7	0	0										
Misc. Spaces					Total Renovated Spaces					Demolition Totalling				
ROTC									0					
Mobile Units														
Total	61	68	0	2	Total	18,528	18,195	0	1,142	Total	0	0	0	9

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Coastal

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

Small additions as noted here are more expensive per square foot than larger ones. Careful consideration should be given prior to adding these small additions.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Coastal Elementary				
Additions / Renovations	Proposed Student Capacity		884	
	Proposed Core Capacity		900	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	0	0	0.00	\$0
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	2	1,800	381.56	\$686,813
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		452	398.92	\$180,274
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	346.88	\$0
Storage		691	346.87	\$239,517
Staff Support		0	346.88	\$0
Renovations		0	0.00	\$0
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		2,942	\$376.09	\$1,106,604
Circulation/ Mechanical/Toilets/Walls	38.00%	1,118	\$376.09	\$420,509
Subtotal Renovated		0		\$0
Athletics				\$0
Site Improvements				\$40,000
Other ()				
Sub Total				\$1,567,113
Inflation (3% for 3 years)	12.00%			\$188,054
Contingency (%)	10.00%			\$175,517
Sub Total				\$1,930,684
A-E Fees (%)	10.00%			\$193,068
Financing Charges	1.00%			\$22,082
Other Fees and Services				\$62,392
Site	0			\$0
Owners Contingency (furn., equipment)				\$138,000
Total				\$2,208,226

Coastal

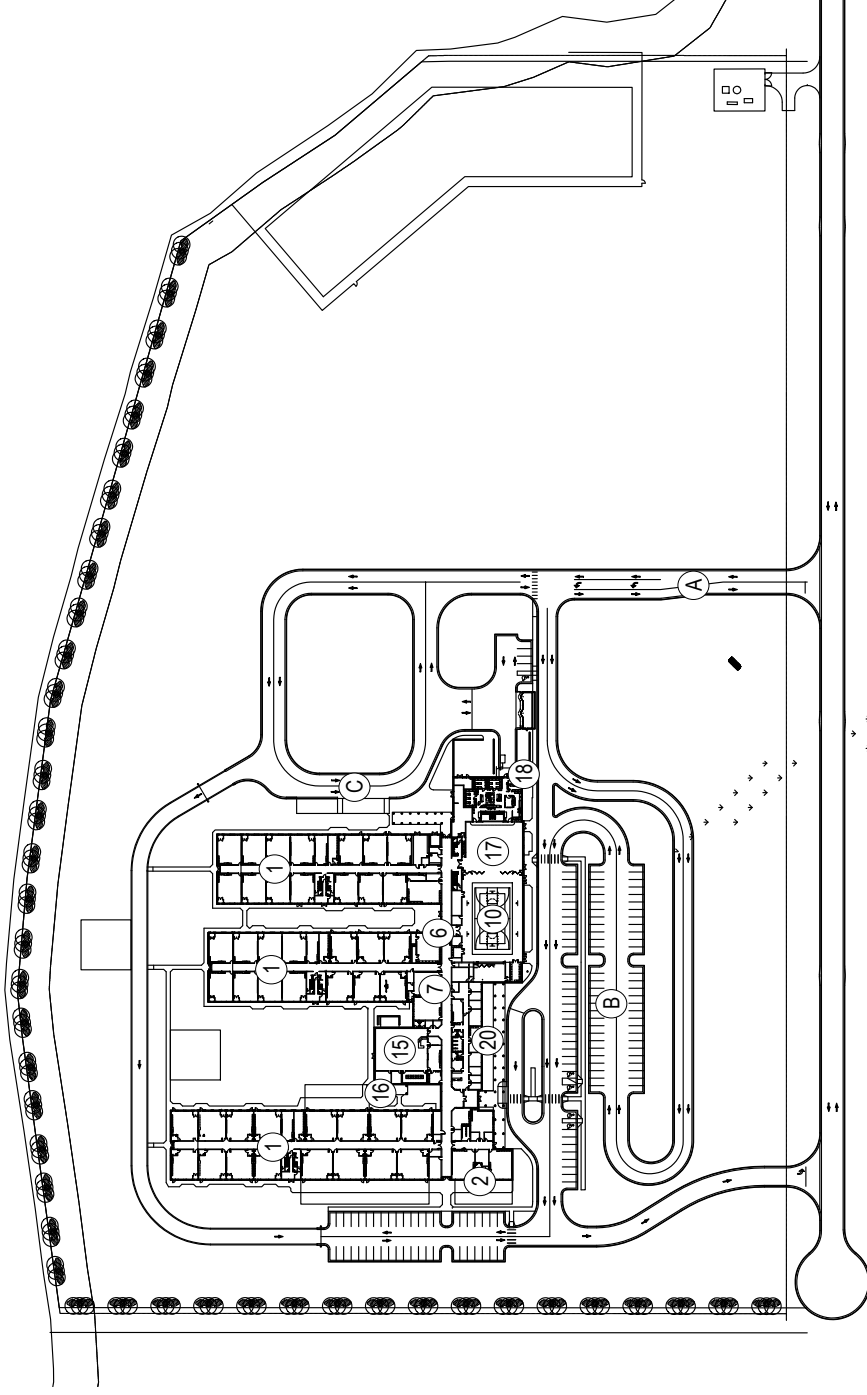
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Coastal Elementary School

Existing

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
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Coastal

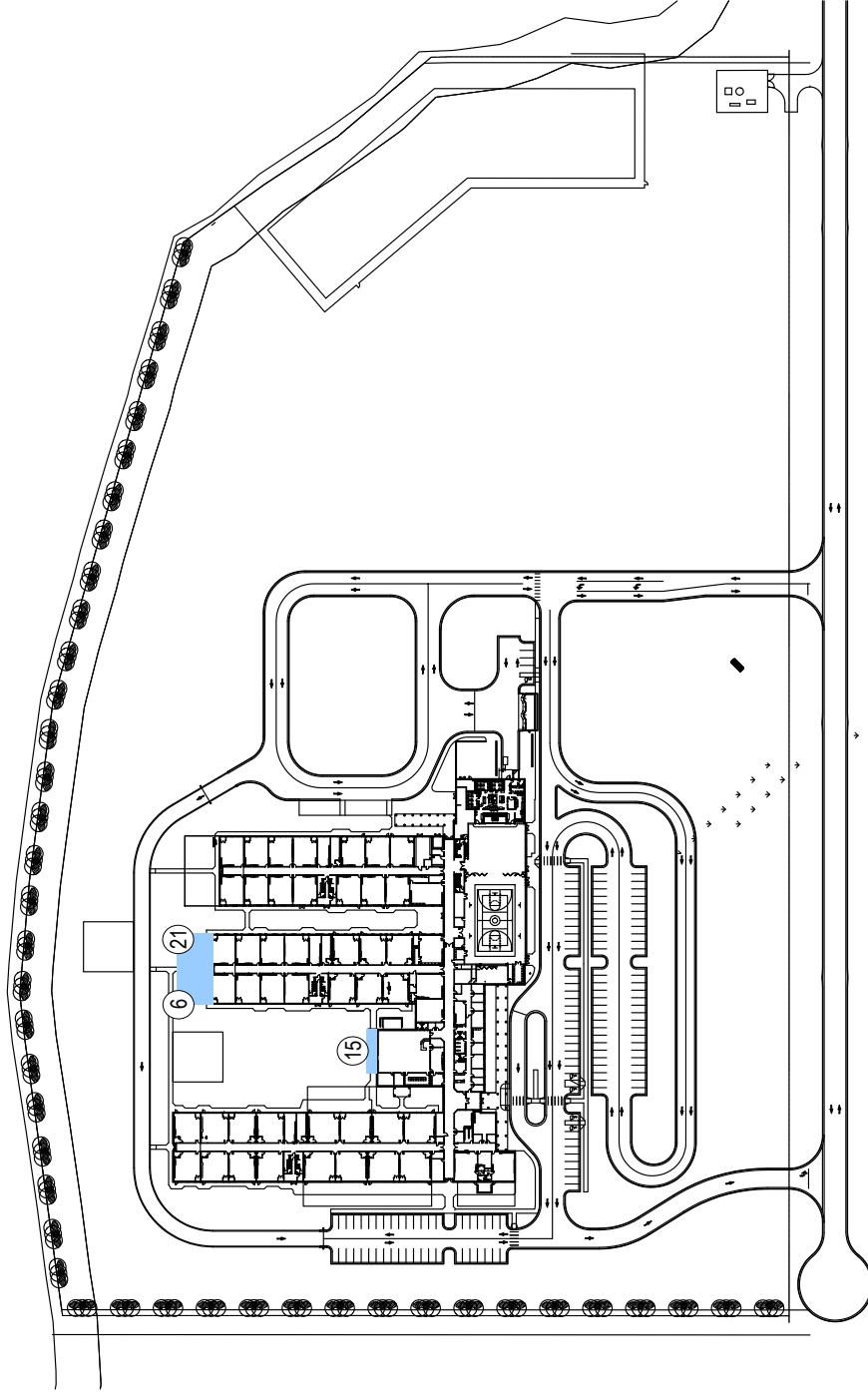
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Coastal Elementary School

Potential Future Plan

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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Dixon

Dixon Elementary School



Dixon Elementary School

This area has been growing for some time now and the population at Dixon Elementary has exceeded its capacity for many years. The recent addition of Coastal Elementary will alleviate much of the overcrowding issue.

At 24 contiguous acres these parcels exceed the NCDPI Minimum recommendations for the 700 student capacity of the existing building. The population decrease due to Coastal should be evident to all, especially parents, teachers, and staff that were present when the population exceeded 1,000 students in 2019.



Classroom Wing

Utility Providers

Electrical	Progress Energy
Sewer	Private Utility
Water	Private Utility
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Dixon Elem	765-62.4	\$8,944,450	23.14
Dixon Elem (Eastern Parcel)	765-62.3	\$21,750	0.87
Dixon Elem (Wedge @ front)	765-62.5	\$268,750	2.15

Dixon

Building Bio Data

At this time the oldest portion of the campus is just over 31 years old. The main building, which constitutes the greatest square footage was opened in 1990. Since then several additions have been completed with the most recent being the classroom wing noted as having 17,165 square feet.

DIXON ELEMENTARY		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-314-001	MAIN BUILDING	NC2	7/18/1990	45,930	\$10,040,623	\$1,098,227	\$159
		NC1	6/5/2008	17,165			
670-314-002	CAFETERIA BUILDING	NC2	7/18/1990	14,070	\$2,239,029	\$223,541	\$159
670-314-009	PAVILION BUILDING	F2	3/24/1992				
670-314-016	MULTIPURPOSE BLDG	NC2	3/7/1997	11,238	\$1,788,359	\$178,546	\$159
	Totals / Average \$/sf			88,403	\$14,068,011	\$1,500,314	\$159
	Average Construction Date		1995				
	Average Age		26				

Life Cycle Table

With nearly 60 years left on the oldest portion of this campus, the life cycle information is not of great concern. Regular and continued routine maintenance will ensure the building can reach that age, and at some point in the future a project focus on infrastructure will need to occur.

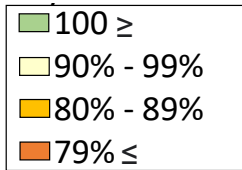
Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Dixon Elementary						
Main Building - 1990	59	80	70	90	1990	31
Main Building - 2008	77	80	70	90	2008	13
Cafeteria Bldg. - 1990	59	80	70	90	1990	31
Pavilion Bldg. - 1992	61	80	70	90	1992	29
Multipurpose Bldg. - 1997	66	80	70	90	1997	24

Dixon

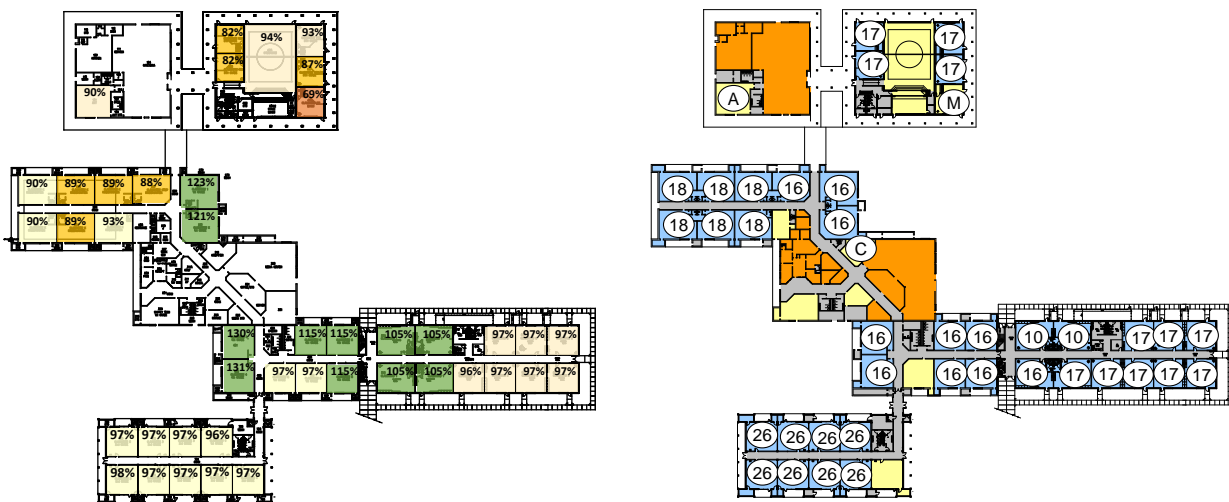
Square Footage % and Capacity Diagram

Built after the mid 1980's, this building has most of its rooms at or near the minimum standard square footage. On the right is the Capacity Diagram, where the central core is visible with support spaces spread throughout the remainder of the school.

Square Footage %



Capacity Diagram



Deferred Maintenance

Like many of the other schools, items like resurfacing asphalt, window replacement, lights, and chillers are all listed because they are currently or are anticipated to be in failure within the next 10 years. The roof on this building was recently redone in standing seam metal and should last the remainder of the life of the school.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. There is potential for a small addition to this campus. Small expansions are typically more expensive per square foot than larger ones.

Dixon

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Dixon Elementary School

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$18,000	\$1,800	\$2,160	\$2,700	\$24,660
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$230,046	\$23,005	\$27,606	\$34,507	\$315,164
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$127,565	\$12,757	\$15,308	\$19,135	\$174,765
7	Canopy (cov. Walks)	\$109,200	\$10,920	\$13,104	\$16,380	\$149,604
8	Other Site	\$114,318	\$11,432	\$13,718	\$17,148	\$156,615
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$212,816	\$21,282	\$25,538	\$31,922	\$291,558
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$298,140	\$29,814	\$35,777	\$44,721	\$408,451
17	Painting	\$178,952	\$17,895	\$21,474	\$26,843	\$245,165
18	Other Building Interior	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
19	Mechanical	\$328,848	\$32,885	\$39,462	\$49,327	\$450,522
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$92,004	\$9,200	\$11,040	\$13,801	\$126,045
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$36,400	\$3,640	\$4,368	\$5,460	\$49,868
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$191,360	\$19,136	\$22,963	\$28,704	\$262,163
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$114,400	\$11,440	\$13,728	\$17,160	\$156,728
Total		\$2,222,003	\$222,200	\$266,640	\$333,300	\$3,044,144

Dixon

Dixon Elementary					Onslow County Schools					Total Cost				
Space Inventory / Worksheet 2021					6/23/2021					\$2,786,363				
Current Student Capacity (NCDPI)			652		Current Core Capacity (NCDPI)			999		Cost / Student		\$3,870		
Proposed Student Capacity			720		Proposed Core Capacity			850		Athletic / PE / Facilities		Number of Spaces		
Number of Spaces					55876.8					Square Footage				
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clsrms	2	3			Media (RLV)	3,400	3996.8			Track				
Kindergartens	7	6			Support	1,500	4957.9			Pole Vault				
Grades 1-3 Clsrms	21	19		2	Computer		667.1			High Jump				
Grades 4-5 Clsrms	9	8		1	Sub-Total	4,900	9,622	0	0	Long / Triple Jump				
4-8 LA/SS/Math					Food Service		# of seatings		3	Shot Put / Discus				
Grades 6-8 Math/Sci Clsrms					Dining	3,400	4617.9			Fencing				
Grades 5-8 Science Clsrms					Kitchen	2,208	1869.3	339		Sub-Total	0	0	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	430.7	189		Football				
Exceptional (self contained)	2	2			Sub-Total	6,228	6,918	528	0	Field				
Instructional Kitchen					Auditorium		# of seats		0	Lighting				
Resource	6	4		1	Auditorium					Home Stadium				
Computer					Stage / Dress / Sto.					Press Box				
ISS	1				Lobby					Visitors Seating				
Sub-Total	48	42	0	4	Sub-Total	0	0	0	0	Scoreboard				
High School Science Classrooms					Administration					Soccer Field				
Physical /Bio /Chem /Phy /Other					Administration	3,300	2406.9	893		Field				
Prep Rooms					Sub-Total	3,300	2,407	893	0	Lights				
Math/Sci Computer Lab					Storage					Bleachers				
Sub-Total	0	0	0	0	Book Storage	930				Scoreboard				
Arts Education					Staff Support					Baseball				
Visual Arts	1	1			General Storage	1,030	1598.6			Field				
Art Project					Sub-Total	1,960	1,599	0	0	Dugouts				
Art Sto. Kiln	1	1			Staff Support	1,700	80.3	1620		Lights				
General Music	1	1			Staff Support	1,700	80	1,620	0	Bleachers				
Instrumental Music (Band)					Sub-Total	1,700	80	1,620	0	Scoreboard				
Vocal Music (Chorus) + Sto.					<div style="border: 1px solid black; padding: 10px;"> This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation. </div>					Field Irrigation				
Ensemble / Practice										Fencing				
Band Uniform Sto.										Sub-Total				
Instrument Sto.										0 0 0 0				
Office / Library										Baseball				
Dance/Drama										Field				
Sub-Total	3	3	0	0						Dugouts				
Vocational										Softball				
Keyboarding Labs										Field				
Exploratory Labs										Dugouts				
Computer Applications					Lights									
Business/Office Ed.					Bleachers									
Cons/Occ Home Economics					Scoreboard									
Service/Marketing					Field Irrigation									
Health Occupations					Concessions / Toilets									
Agri/Trade & Industry (Heavy)					Press Box									
Trade & Industry (Medium)					Fencing									
Technology (Light)					Sub-Total									
Communications/Misc					0 0 0 0									
Vocational Clsrms					Softball									
Sub-Total	0	0	0	0	Field									
Physical Education Etc.					Tennis Courts									
Multi/Main Gymnasium	1	1			Number of Courts									
Stage	1	1			Lights									
Boys/Girls Locker					Fencing (as Required)									
Boys/Girls Showers					Sub-Total									
Coaches off. / Showers					0 0 0 0									
Training					Field House									
Laundry					Field House									
Storage / Office	1	2			Sub-Total									
Officials/showers					0 0 0 0									
Lobby/cons./commons					Concessions									
Auxiliary Gym					Concessions									
Weight Room					Sub-Total									
Wrestling					0 0 0 0									
Health/P.E. Clsrms					Play Field									
Sub-Total	3	4	0	0	Field									
Misc. Spaces					Total Renovated Spaces					Demolition Totaling				
ROTC					3,041									
Mobile Units														
Total					Total					Total				
54 49 0 4					18,088 20,626 ### 0					0 0 0 9				

Dixon

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

The core is large enough to support a small addition of about four classrooms. The Media Center is also large enough to renovate a portion of it into administrative space.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Dixon Elementary				
Additions / Renovations	Proposed Student Capacity		720	
	Proposed Core Capacity		850	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	4	3,400	314.49	\$1,069,251
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	346.88	\$0
Storage		0	0.00	\$0
Staff Support		0	346.88	\$0
Renovations		3,041	140.72	\$427,920
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		3,400	\$314.49	\$1,069,251
Circulation/ Mechanical/Toilets/Walls	38.00%	1,292	\$314.49	\$406,315
Subtotal Renovated		3,041	\$140.72	\$427,920
Athletics				\$0
Site Improvements				\$80,000
Other ()				
Sub Total				\$1,983,486
Inflation (3% for 3 years)	12.00%			\$238,018
Contingency (%)	10.00%			\$222,150
Sub Total				\$2,443,655
A-E Fees (%)	10.00%			\$244,365
Financing Charges	1.00%			\$27,864
Other Fees and Services				\$70,479
Site	0			\$0
Owners Contingency (furn., equipment)				\$176,000
Total				\$2,786,363

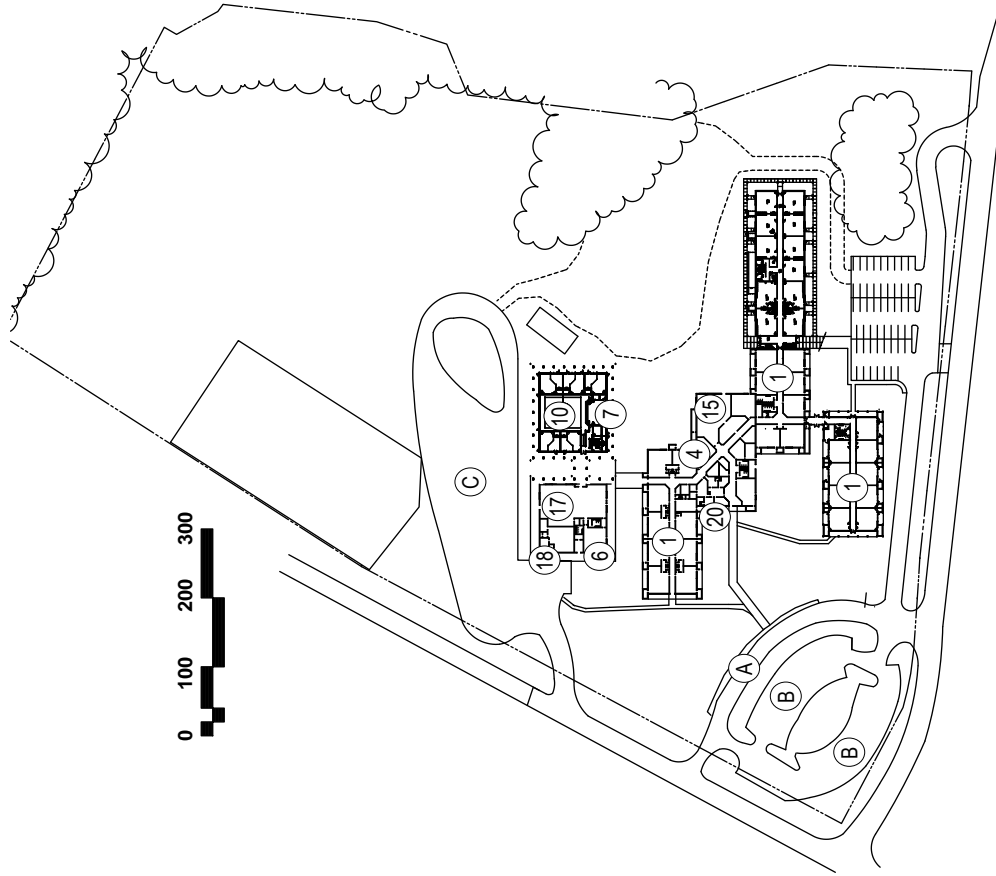
Dixon

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Dixon Elementary School

Existing

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
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- A Drive
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

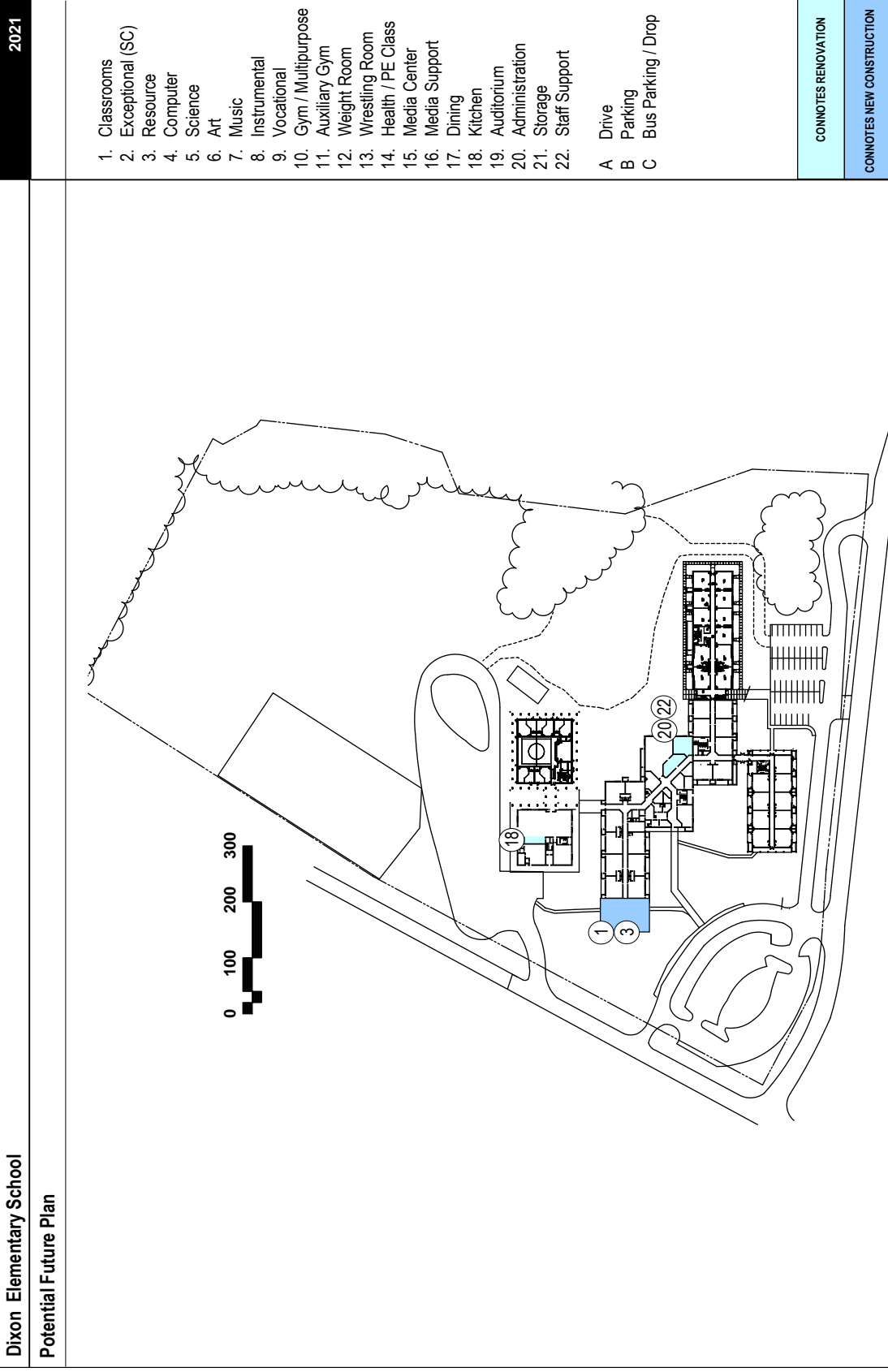
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Dixon

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Dixon Elementary School

Potential Future Plan



- 1. Classrooms
- 2. Exceptional (SC)
- 3. Resource
- 4. Computer
- 5. Science
- 6. Art
- 7. Music
- 8. Instrumental
- 9. Vocational
- 10. Gym / Multipurpose
- 11. Auxiliary Gym
- 12. Weight Room
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- 15. Media Center
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- A Drive
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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Heritage

Heritage Elementary School



Heritage Elementary School

At 40 acres the main parcel is sufficient for the student population. The 10 acre parcel to the north abuts the high school.

The blue shaded area is the 100 year flood zone and the yellow is the 500 year. Neither one of these zones impacts the building or site.

This school was called Richlands Primary until the new Richlands Elementary was opened out at Richlands Steed Park.



Utility Providers
 Electrical
 Sewer
 Water
 Gas

Jones Onslow
 ONWASA
 ONWASA
 NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Heritage (Main Parcel)	44-17.2	\$12,223,990	40
Heritage (North Parcel)	44-17.1	\$222,250	10

Heritage

Building Bio Data

This school opened in 2001 and a 10 classroom addition was placed in 2008. The average age of this school is a youthful 17 years old.

Heritage Elem		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-337-001	MAIN BUILDING	NC2	7/24/2001	75,630	\$12,291,429	\$1,227,160	\$163
670-337-002	2008 CLASSROOM BLDG	F2	3/4/2008	12,132	\$1,829,098	\$176,702	\$151
Totals / Average \$/sf				87,762	\$14,120,527	\$1,403,862	\$157
Average Construction Date			2004				
Average Age			17				

Life Cycle Table

With only 20 and 14 years of use, this building has many years of service left. Both buildings were built with a similar mean of construction including face brick with a block backup and structurally framed roofing. However, the addition employed several systems that do not have the same life expectancy as the original. These include the roofing membrane, shingle vs standing seam metal on the original, and wall mounted units vs. a chiller and boiler system. Both of these components have shorter life spans than the original main building.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Heritage						
Main Building - 2001	70	80	70	90	2001	20
Main Building - 2008	77	80	70	90	2008	13



Cafeteria



Multipurpose Room



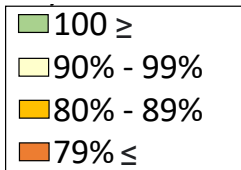
Library

Heritage

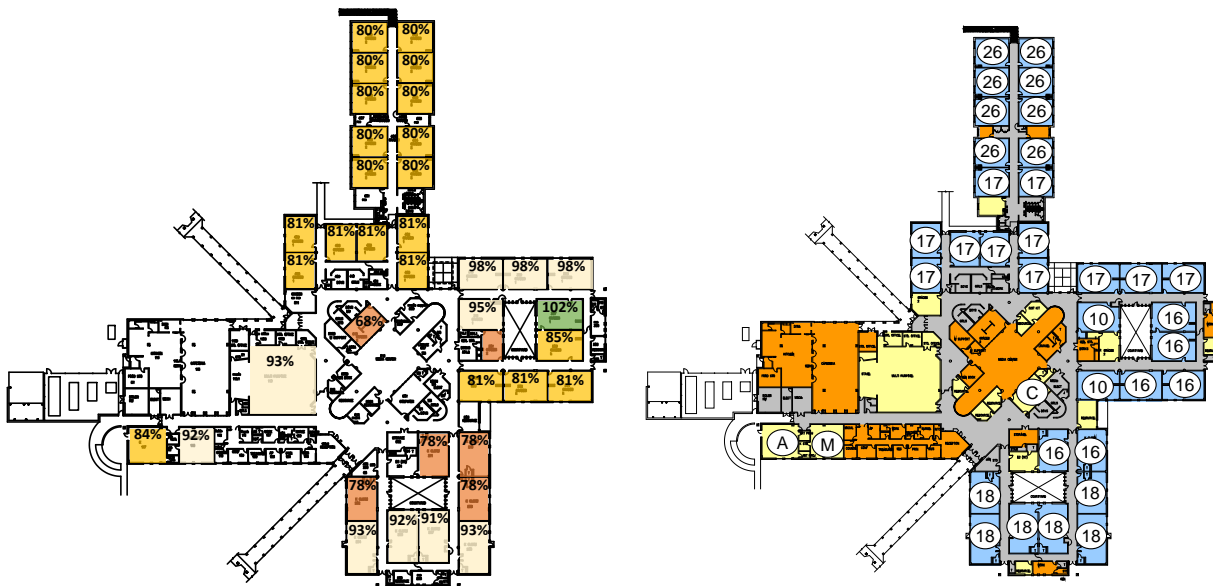
Square Footage % and Capacity Diagram

The square footage of the rooms vary to some extent but overall they are smaller than the current standard. The organization of the core spaces is loaded toward the main entrance with some administrative type space with a good distribution throughout the building.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. The age of the buildings suggest that mechanical units are currently near failure or soon will be. Other items are typical of all schools with respect to asphalt, painting, windows, and flooring.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. There is potential to create an addition to the south that would be similar to the one opened in 2008. This would include six to eight classrooms and some additional storage and staff support.

Heritage

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Herritage Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$681,691	\$68,169	\$81,803	\$102,254	\$933,917
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$174,504	\$17,450	\$20,940	\$26,176	\$239,070
7	Canopy (cov. Walks)	\$212,940	\$21,294	\$25,553	\$31,941	\$291,728
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$17,834	\$1,783	\$2,140	\$2,675	\$24,432
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$344,531	\$34,453	\$41,344	\$51,680	\$472,008
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$98,158	\$9,816	\$11,779	\$14,724	\$134,476
17	Painting	\$289,766	\$28,977	\$34,772	\$43,465	\$396,980
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$448,437	\$44,844	\$53,812	\$67,266	\$614,359
20	Electrical	\$78,000	\$7,800	\$9,360	\$11,700	\$106,860
21	Lighting	\$60,096	\$6,010	\$7,212	\$9,014	\$82,332
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$80,080	\$8,008	\$9,610	\$12,012	\$109,710
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$39,104	\$3,910	\$4,692	\$5,866	\$53,572
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$78,000	\$7,800	\$9,360	\$11,700	\$106,860
Total		\$2,663,895	\$266,390	\$319,667	\$399,584	\$3,649,537

Heritage

Heritage Elementary					Onslow County Schools					Total Cost									
Current Student Capacity (NCDPI)		619			Current Core Capacity (NCDPI)		820			\$5,564,731									
Proposed Student Capacity		720			Proposed Core Capacity		820			Cost / Student \$7,729									
		Number of Spaces					Square Footage			Athletic / PE /Facilities									
		0								Number of Spaces									
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New					
Academic Spaces					Media Center					Track									
Pre-K Clsms					Media (RLV)	3,295	3743			Track									
Kindergartens	7	6		3	Support	1,500	903	898.3		Pole Vault									
Grades 1-3 Clsms	21	17		4	Computer					High Jump									
Grades 4-5 Clsms	9	8		1	Sub-Total	4,795	4,646	898	0	Long / Triple Jump									
4-8 LA/SS/Math					Food Service				3	Shot Put / Discus									
Grades 6-8 Math/Sci Clsms					Dining	3,280	3279.8			Fencing									
Grades 5-8 Science Clsms					Kitchen	1,938	2035.6			Sub-Total	0	0	0	0					
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	432			Football									
Exceptional (self contained)	2	2			Sub-Total	5,838	5,747	0	0	Field									
Instructional Kitchen					Auditorium				0	Lighting									
Resource	6	17			Auditorium					Home Stadium									
Computer					Stage / Dress / Sto.					Press Box									
ISS	1				Lobby					Visitors Seating									
Sub-Total	46	50	0	8	Sub-Total	0	0	0	0	Scoreboard									
High School Science Classrooms					Administration					Sub-Total									
Physical /Bio /Chem /Phy /Other					Administration	3,270	2269.4	1001		Irrigation									
Prep Rooms					Sub-Total	3,270	2,269	1,001	0	Fencing									
Math/Sci Computer Lab					Storage					Additional Parking									
Sub-Total	0	0	0	0	Book Storage	910			823	Sub-Total	0	0	0	0					
Arts Education					Staff Support					Soccer Field									
Visual Arts	1	1			General Storage	1,010	1097.1			Field									
Art Project					Sub-Total	1,920	1,097	0	823	Lights									
Art Sto. Kiln	1	2			Staff Support	1,700	450.4	1114	136	Bleachers									
General Music	1	2			Sub-Total	1,700	450	1,114	136	Scoreboard									
Instrumental Music (Band)					<div style="border: 1px solid black; padding: 5px;"> This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation. </div>					Field Irrigation									
Vocal Music (Chorus) + Sto.										Fencing					Sub-Total	0	0	0	0
Ensemble / Practice										Baseball					Field				
Band Uniform Sto.										Dugouts					Lights				
Instrument Sto.										Bleachers					Scoreboard				
Office / Library										Field Irrigation					Concessions / Toilets				
Dance/Drama										Press Box					Fencing				
Sub-Total	3	5	0	0						Sub-Total	0	0	0	0	Sub-Total	0	0	0	0
Vocational										Softball					Tennis Courts				
Keyboarding Labs										Field					Field				
Exploratory Labs					Dugouts					Lights									
Computer Applications					Lights					Number of Courts									
Business/Office Ed.					Bleachers					Fencing (as Required)									
Cons/Occ Home Economics					Scoreboard					Sub-Total	0	0	0	0					
Service/Marketing					Field Irrigation					Field House									
Health Occupations					Concessions / Toilets					Field House									
Agr/Trade & Industry (Heavy)					Press Box					Sub-Total	0	0	0	0					
Trade & Industry (Medium)					Fencing					Concessions									
Technology (Light)					Sub-Total	0	0	0	0	Concessions									
Communications/Misc					Sub-Total	0	0	0	0	Sub-Total	0	0	0	0					
Vocational Clsms					Play Field					Field	3	3							
Sub-Total	0	0	0	0	Sub-Total	3	3	0	0	Sub-Total	3	3	0	0					
Physical Education Etc.					Misc. Spaces					Total									
Multi/Main Gymnasium	1	1			ROTC					Total	0	0	0	9					
Stage	1	1			Mobile Units														
Boys/Girls Locker					Total Renovated Spaces			3,013											
Boys/Girls Showers					Demolition Totaling														
Coaches off./ Showers																			
Training																			
Laundry																			
Storage / Office	1	4																	
Officials/showers																			
Lobby/cons./commons																			
Auxiliary Gym																			
Weight Room																			
Wrestling																			
Health/P.E. Clsms																			
Sub-Total	3	6	0	0															

Heritage

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

The addition costs shown at the top is net square footage. Circulation/ Mechanical/ Toilets/ Walls includes the standard grossing factor for schools at 38%

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Heritage Elementary				
Additions / Renovations	Proposed Student Capacity		720	
	Proposed Core Capacity		820	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	8	8,550	272.64	\$2,331,058
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations		0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	296.00	\$0
Storage		823	296.00	\$243,608
Staff Support		136	296.00	\$40,138
Renovations		3,013	81.06	\$244,248
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		9,509	\$274.99	\$2,614,803
Circulation/ Mechanical/Toilets/Walls	38.00%	3,613	\$274.99	\$993,625
Subtotal Renovated		3,013	\$81.06	\$244,248
Athletics				\$0
Site Improvements				\$140,000
Other ()				
Sub Total				\$3,992,676
Inflation (3% for 3 years)	12.00%			\$479,121
Contingency (%)	10.00%			\$447,180
Sub Total				\$4,918,977
A-E Fees (%)	10.00%			\$491,898
Financing Charges	1.00%			\$55,647
Other Fees and Services				\$98,209
Site	0			\$0
Owners Contingency (furn., equipment)				\$333,000
Total				\$5,564,731

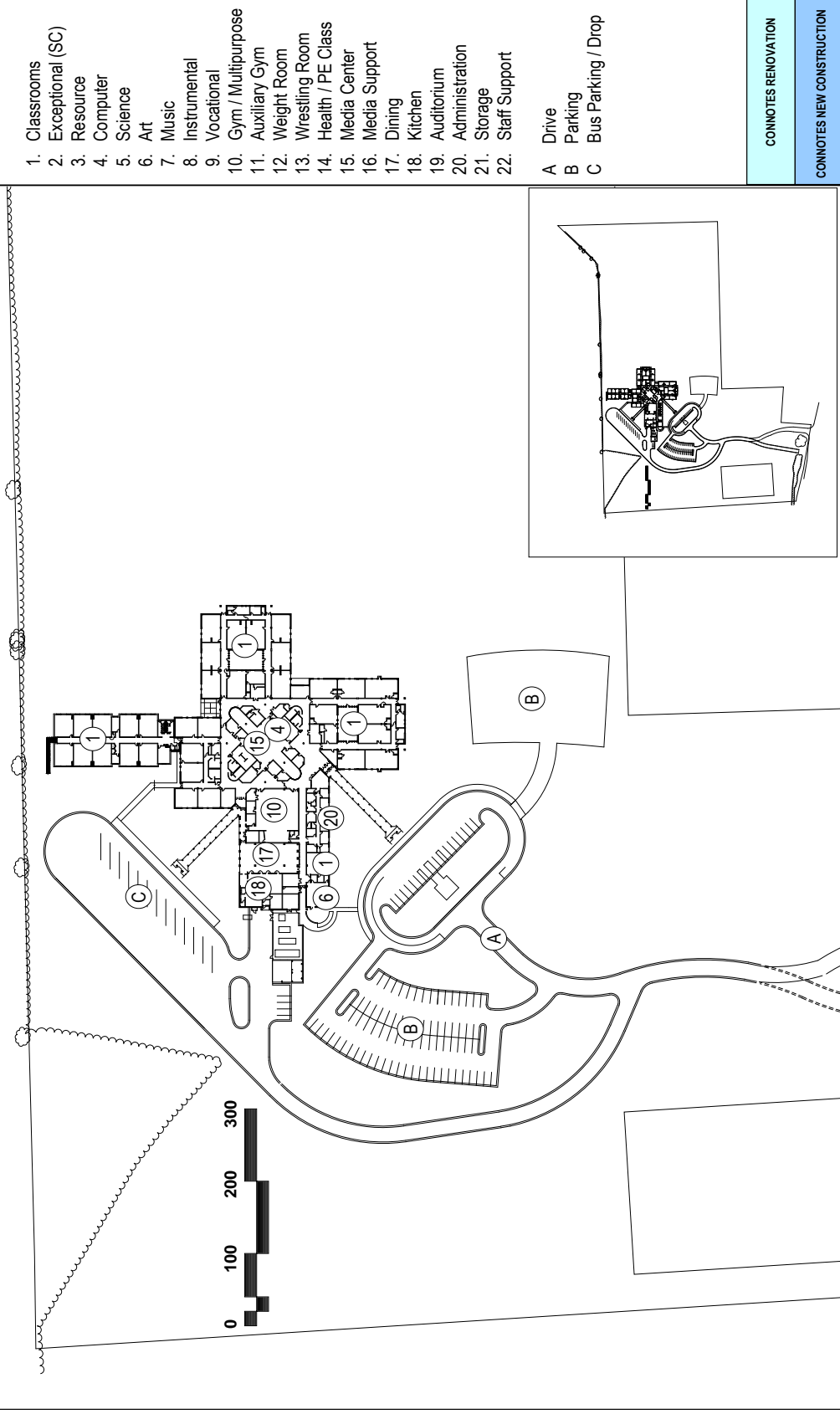
Heritage

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Heritage Elementary School

Existing

2021



Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

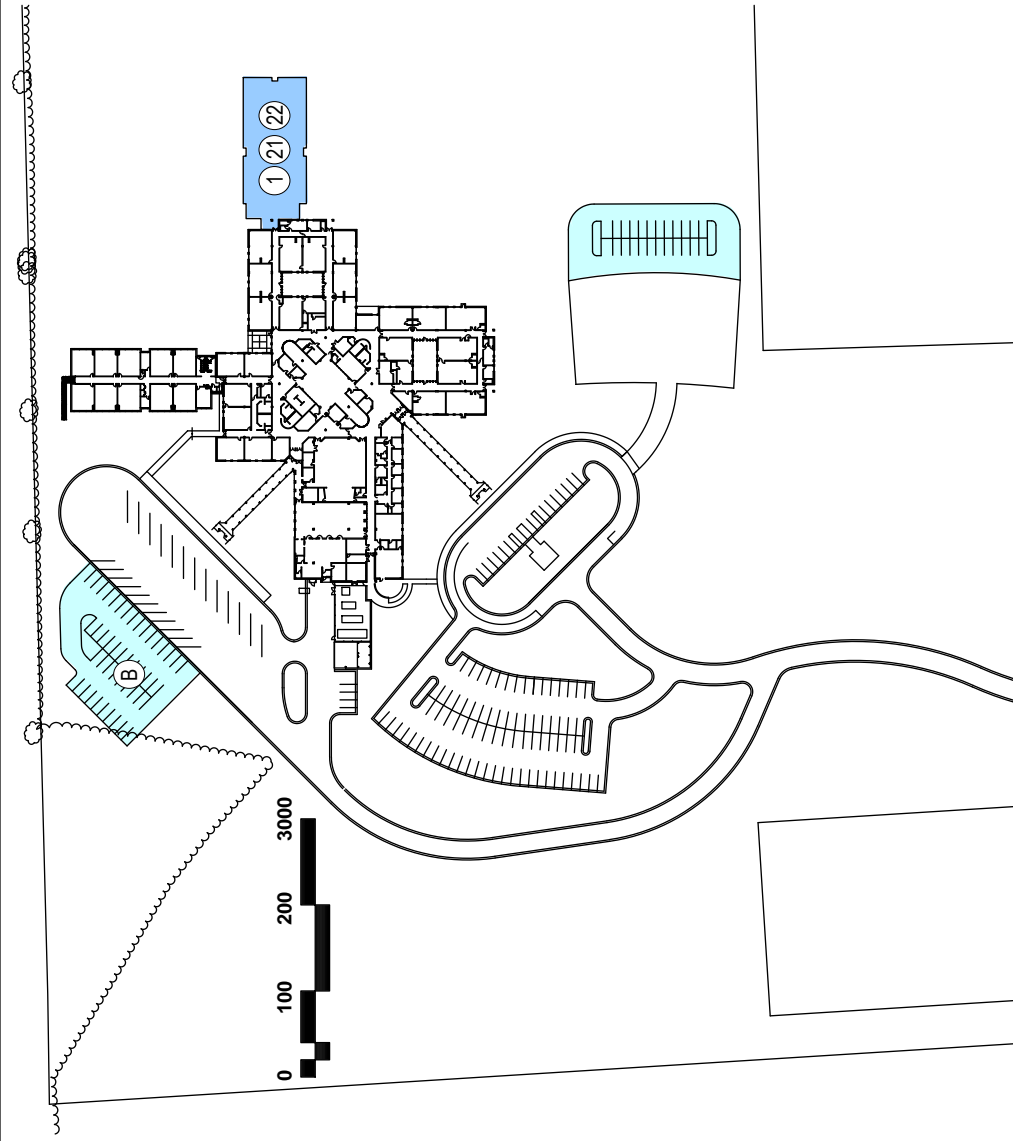
Heritage

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Heritage Elementary School

Potential Future Plan

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop
 - D Field / Play Area

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh, NC 27607
 T(919) 781.8582

Hunters Creek

Hunters Creek Elementary School



Hunters Creek Elementary School

The building sits on 40 acres which is more than needed as suggested by NCDPI. It shares it's norther border with Hunters Creek Middle School. Along the southern border is a series of underground and above ground utilities where no further additions should be considered.



Utility Providers

Electrical	Progress Energy
Sewer	Private Utility
Water	Private Utility
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Hunters Creek Elem	1115-19.8	\$9,455,100	40.49

Hunters Creek

Building Bio Data

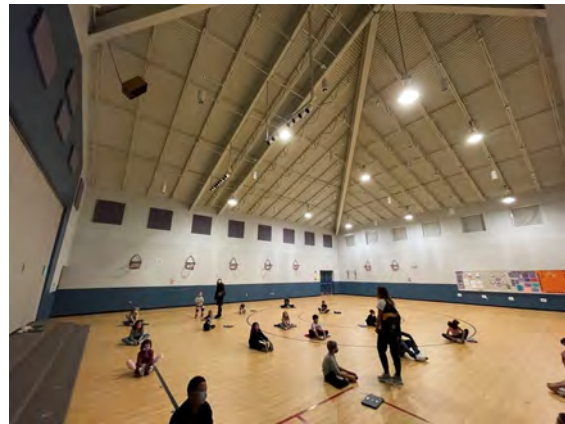
The building first opened in 1997 with a small two classroom addition occurring in 2008. With an average age of 14 years, this school will be around for quite some time.

HUNTERS CREEK ELEM		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-321-001	MAIN BUILDING	NC2	8/4/1997	80,000	\$13,098,720	\$1,334,253	\$159
		NC2	3/4/2008	2,323			
Totals / Average \$/sf				82,323	\$13,098,720	\$1,334,253	\$159
Average Construction Date			2002				
Average Age			19				

Life Cycle Table

That youthful average age means this building is quite young, but with the oldest portion being 24 years old means some building components are either in failure or will be within the next 10 years. With continued maintenance, this building will last well into the latter parts of this century.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Hunters Creek Elementary						
Main Building - 1997	66	80	70	90	1997	24
Main Building - 2008	77	80	70	90	2008	13

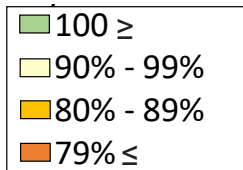


Hunters Creek

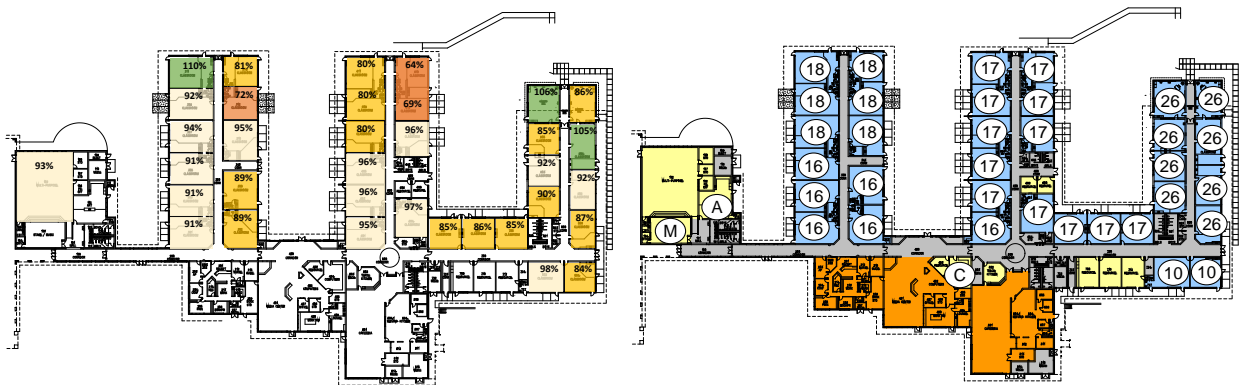
Square Footage % and Capacity Diagram

Like other buildings of this design the square footage of the rooms are near the standard and the core facilities are concentrated at the front of the school

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. Other improvements to safety, security, air quality, and lighting are also included.

The Maintenance Department is constantly making improvements to this and the other schools as needed. One of the previous pictures showed the cafeteria getting new floor tile after it was in failure. The building also has a new standing seam metal roof that should last the life of the building.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. There is potential for a small addition to this campus on the first wing as you enter the building. Other buildings based on this prototype would have the addition on the wing farthest from the Multipurpose Room, but due to the utilities mentioned earlier, this is the only reasonable place for it to be. Notably, small expansions are typically more expensive per square foot than larger ones.

Hunters Creek

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Hunters Creek Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$273,917	\$27,392	\$32,870	\$41,087	\$375,266
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$142,994	\$14,299	\$17,159	\$21,449	\$195,901
7	Canopy (cov. Walks)	\$95,784	\$9,578	\$11,494	\$14,368	\$131,224
8	Other Site	\$41,174	\$4,117	\$4,941	\$6,176	\$56,408
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$348,028	\$34,803	\$41,763	\$52,204	\$476,798
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$200,141	\$20,014	\$24,017	\$30,021	\$274,194
17	Painting	\$162,649	\$16,265	\$19,518	\$24,397	\$222,828
18	Other Building Interior	\$24,000	\$2,400	\$2,880	\$3,600	\$32,880
19	Mechanical	\$562,730	\$56,273	\$67,528	\$84,409	\$770,940
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$55,748	\$5,575	\$6,690	\$8,362	\$76,374
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$62,400	\$6,240	\$7,488	\$9,360	\$85,488
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$221,114	\$22,111	\$26,534	\$33,167	\$302,927
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$70,720	\$7,072	\$8,486	\$10,608	\$96,886
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$36,400	\$3,640	\$4,368	\$5,460	\$49,868
Total		\$2,458,391	\$245,839	\$295,007	\$368,759	\$3,367,996

Hunters Creek

Onslow County Schools																			
Space Inventory / Worksheet 2021																			
6/23/2021																			
Hunters Creek Elementary					Total Cost														
Current Student Capacity (NCDPI)		636			Current Core Capacity (NCDPI)		772			\$1,661,000									
Proposed Student Capacity		720			Proposed Core Capacity		772			Cost / Student									
Built Out		Number of Spaces			Built Out		Square Footage			Athletic / PE /Facilities									
										Number of Spaces									
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New					
Academic Spaces					Media Center					Track									
Pre-K Clsrms					Media (RLV)	3,244	3087.4			Track									
Kindergartens	7	6		1	Support	1,500	1267.4			Pole Vault									
Grades 1-3 Clsrms	18	18			Computer		596.8			High Jump									
Grades 4-5 Clsrms	9	8		1	Sub-Total	4,744	4,952	0	0	Long / Triple Jump									
4-8 LA/SS/Math					Food Service					Shot Put / Discus									
Grades 6-8 Math/Sci Clsrms					Dining	3,088	3416.4			Fencing									
Grades 5-8 Science Clsrms					Kitchen	1,938	1701			Sub-Total	0	0	0	0					
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	436.8			Football									
Exceptional (self contained)	2	2			Sub-Total	5,646	5,554	0	0	Field									
Instructional Kitchen		1			Auditorium					Lighting									
Resource	6	5		1	Auditorium					Home Stadium									
Computer					Stage / Dress / Sto.					Press Box									
ISS	1				Lobby					Visitors Seating									
Sub-Total	43	40	0	3	Sub-Total	0	0	0	0	Scoreboard									
High School Science Classrooms					Administration					Soccer Field									
Physical /Bio /Chem /Phy /Other					Administration	3,120	2494.5			Field									
Prep Rooms					Sub-Total	3,120	2,495	0	0	Lights									
Math/Sci Computer Lab					Storage					Bleachers									
Sub-Total	0	0	0	0	Book Storage	890	405.5			Scoreboard									
Arts Education					Staff Support					Baseball									
Visual Arts	1	1			Staff Support	1,600		597		Field									
Art Project					Sub-Total	1,600	0	597	0	Dugouts									
Art Sto. Kiln	1	2			<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation. </div>					Lights									
General Music	1	1								Field Irrigation									
Instrumental Music (Band)										Concessions / Toilets									
Vocal Music (Chorus) + Sto.										Press Box									
Ensemble / Practice										Fencing									
Band Uniform Sto.										Sub-Total	0	0	0	0					
Instrument Sto.										Softball									
Office / Library										Field									
Dance/Drama										Dugouts									
Sub-Total	3	4	0	0						Lights									
Vocational										Physical Education Etc.					Tennis Courts				
Keyboarding Labs										Multi/Main Gymnasium	1	1			Number of Courts				
Exploratory Labs										Stage	1	1			Lights				
Computer Applications										Boys/Girls Locker					Fencing (as Required)				
Business/Office Ed.										Boys/Girls Showers					Sub-Total	0	0	0	0
Cons/Occ Home Economics					Coaches off./ Showers					Field House									
Service/Marketing					Training					Field House									
Health Occupations					Laundry					Sub-Total	0	0	0	0					
Agri/Trade & Industry (Heavy)					Storage / Office	1	4			Concessions									
Trade & Industry (Medium)					Officials/showers					Concessions									
Technology (Light)					Lobby/cons./commons					Sub-Total	0	0	0	0					
Communications/Misc					Auxiliary Gym					Play Field									
Vocational Clsrms					Weight Room					Field	3	3							
Sub-Total	0	0	0	0	Wrestling					Sub-Total	3	3	0	0					
Physical Education Etc.					Misc. Spaces					Concessions									
Multi/Main Gymnasium	1	1			ROTC					Concessions									
Stage	1	1			Mobile Units					Sub-Total	0	0	0	0					
Boys/Girls Locker					Total					Total									
Boys/Girls Showers					49	50	0	3	Total Renovated Spaces	597	0	0	0	9					
Coaches off./ Showers					Total					Total									
Training					16,990	14,014	597	0	Demolition Totaling										
Laundry					Total					Total									
Storage / Office	1	4			49	50	0	3	0	0	0	0	9						
Officials/showers					Total					Total									
Lobby/cons./commons					49	50	0	3	0	0	0	0	9						
Auxiliary Gym					Total					Total									
Weight Room					49	50	0	3	0	0	0	0	9						
Wrestling					Total					Total									
Health/P.E. Clsrms					49	50	0	3	0	0	0	0	9						
Sub-Total	3	6	0	0	Total					Total									
Misc. Spaces					Total					Total									
ROTC					16,990	14,014	597	0	0	0	0	0	9						
Mobile Units					Total					Total									
Total					Total					Total									
49	50	0	3	16,990	14,014	597	0	0	0	0	0	0	9						

Hunters Creek

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted.

The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

The addition of only a few rooms will cost more per square foot to build than a large addition, but this increase will help the school meet the every growing population in Onslow County.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Hunters Creek Elementary				
Additions / Renovations	Proposed Student Capacity		720	
	Proposed Core Capacity		772	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	3	2,600	323.21	\$840,336
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	346.88	\$0
Storage		0	0.00	\$0
Staff Support		0	346.88	\$0
Renovations		597	90.00	\$53,730
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		2,600	\$323.21	\$840,336
Circulation/ Mechanical/Toilets/Walls	38.00%	988	\$323.21	\$319,328
Subtotal Renovated		597	\$90.00	\$53,730
Athletics				\$0
Site Improvements				\$0
Other ()				
Sub Total				\$1,213,393
Inflation (3% for 3 years)	12.00%			\$145,607
Contingency (%)	10.00%			\$135,900
Sub Total				\$1,494,900
A-E Fees (%)	10.00%			\$149,490
Financing Charges	1.00%			\$16,610
Other Fees and Services				\$0
Site	0			\$0
Owners Contingency (furn., equipment)				\$15,000
Total				\$1,661,000

Hunters Creek

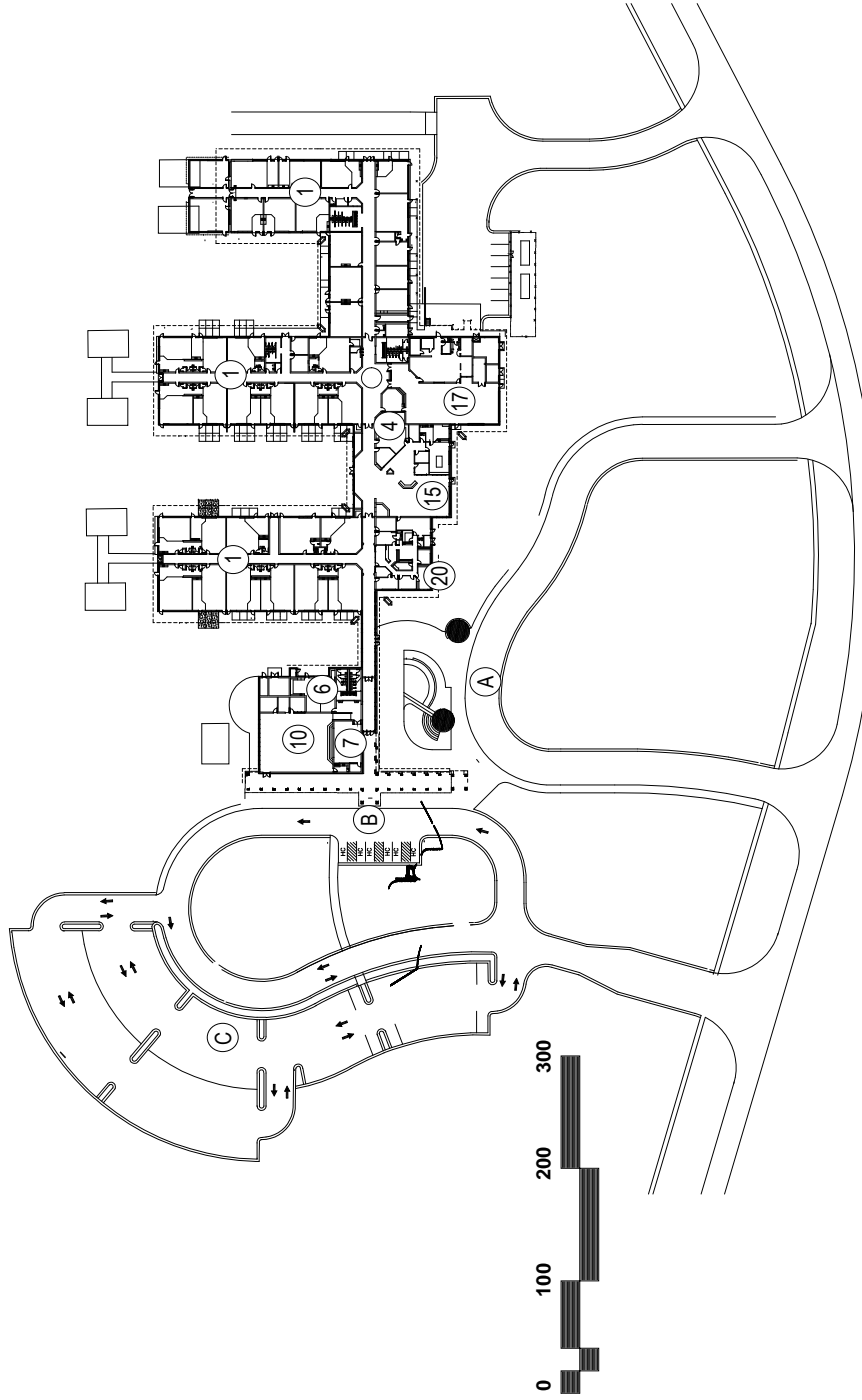
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Hunters Creek Elementary School

Existing

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8882

Hunters Creek

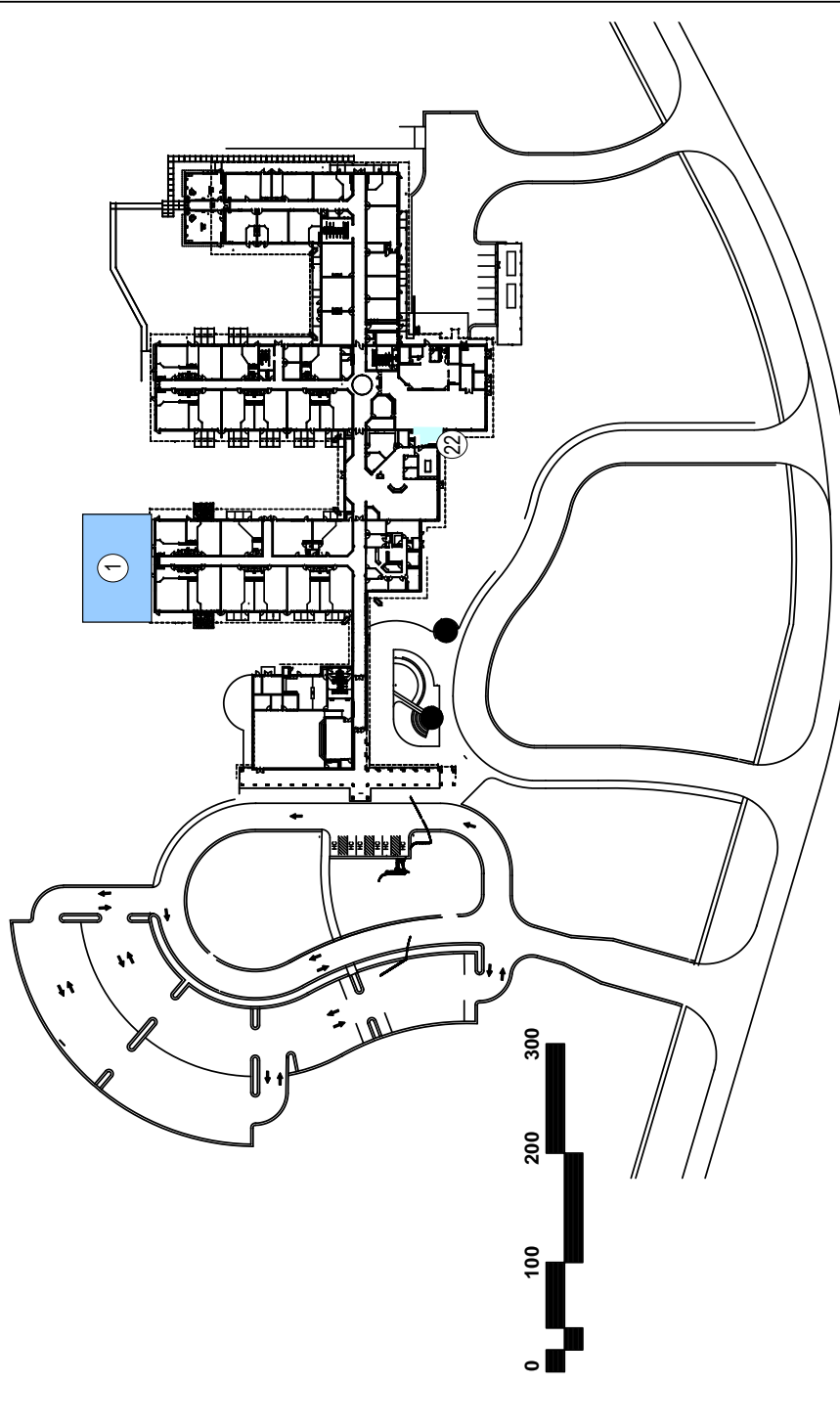
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Hunters Creek Elementary School

Potential Future Plan

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
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CONNOTES RENOVATION

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Jacksonville Commons Jacksonville Commons Elementary School



Jacksonville Commons Elementary School

Located on Jacksonville Commons, the school is bounded by Northside High and Jacksonville Parks and Recreation Center, along with several residential neighbors.

Jacksonville Commons Elementary and Middle Schools both share the 71 acre parcel. The elementary school is on the northern portion with the middle school to the south. Based on the student capacity of the two schools, together they would need 45 acres combined to meet the NCDPI minimum site size. Although there is a portion of the site unused, the parcel is sufficiently large enough for both.



Front Canopy

Utility Providers

Electrical	Progress Energy
Sewer	City of Jacksonville
Water	City of Jacksonville
Gas	NA

Facility	ALTID	2021 Tax Value	ACRES
Jacksonville Commons Elem / Middle	345-25.18	\$25,989,390	71.12

Jacksonville Commons

Building Bio Data

Built in 1996, this building is still relatively young.

JACKSONVILLE COMMONS ELEM		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-323-001	MAIN BUILDING	NC2	8/1/1996	80,794	\$13,714,297	\$1,283,642	\$170
Totals / Average \$/sf				80,794	\$13,714,297	\$1,283,642	\$170
Average Construction Date			1996				
Average Age			25				

Life Cycle Table

With only 25 years of use, this facility has a lot of life left in it. As with Hunters Creek, this building will last well into this century.

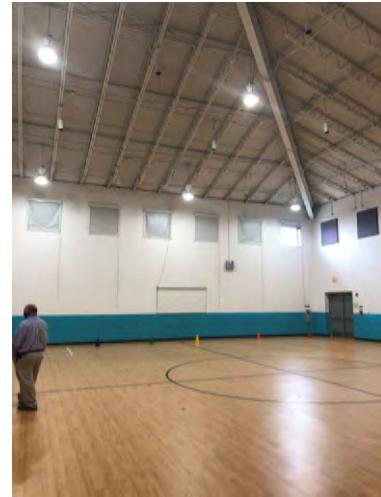
Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Jacksonville Commons Elementary						
Main Building - 1996	65	80	70	90	1996	25



Hallway



Classroom



Multipurpose Room



Cafeteria



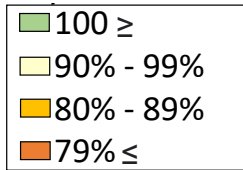
Media Center

Jacksonville Commons

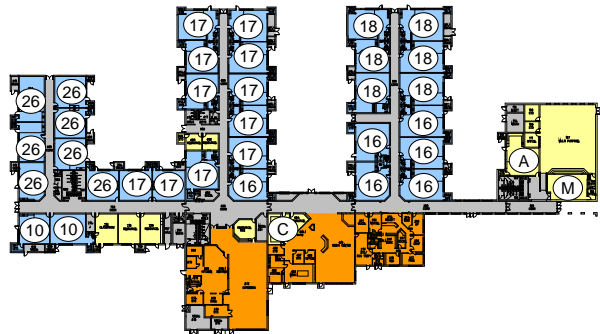
Square Footage % and Capacity Diagram

Like other buildings of this design the square footage of the rooms are near the standard and the core facilities are concentrated at the front of the school.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. Other improvements to safety, security, air quality, and lighting are also included. Within the past several years, the Maintenance Department had a new standing seam metal roof put on this building that will last the life of the school.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. The Master Plan for this school has all three wings of approximately the same length. By adding four to six classrooms and some support staff to the last wing, the school can be built out.

Jacksonville Commons

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Jacksonville Commons Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$285,893	\$28,589	\$34,307	\$42,884	\$391,674
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$124,169	\$12,417	\$14,900	\$18,625	\$170,111
7	Canopy (cov. Walks)	\$171,600	\$17,160	\$20,592	\$25,740	\$235,092
8	Other Site	\$72,930	\$7,293	\$8,752	\$10,940	\$99,914
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$345,213	\$34,521	\$41,426	\$51,782	\$472,942
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$153,871	\$15,387	\$18,464	\$23,081	\$210,803
17	Painting	\$172,273	\$17,227	\$20,673	\$25,841	\$236,014
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$496,857	\$49,686	\$59,623	\$74,529	\$680,694
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$54,719	\$5,472	\$6,566	\$8,208	\$74,966
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$207,020	\$20,702	\$24,842	\$31,053	\$283,618
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$33,280	\$3,328	\$3,994	\$4,992	\$45,594
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
Total		\$2,247,220	\$224,722	\$269,666	\$337,083	\$3,078,691

Jacksonville Commons

Onslow County Schools					Space Inventory / Worksheet 2021				Total Cost		\$4,024,817						
Jacksonville Commons Elementar					6/23/2021				Cost / Student		\$6,192						
Current Student Capacity (NC DPI)		593			Current Core Capacity (NC DPI)		722		Athletic / PE /Facilities		Number of Spaces						
Proposed Student Capacity		650			Proposed Core Capacity		722		Number of Spaces		Number of Spaces						
Room Name		NC DPI Count	Existing Count	Renovated	New	Room Name		NC DPI SF	Existing SF	Renovated	New SF	Facility Name		STD	Existing	Renovated	New
Academic Spaces					Media Center					Track							
Pre-K Clsrms					Media (RLV)	3,171	3088.6					Track					
Kindergartens	7	6		1	Support	1,500	948.5					Pole Vault					
Grades 1-3 Clsrms	20	17		4	Computer		596.7					High Jump					
Grades 4-5 Clsrms	8	7		1	Sub-Total	4,671	4,634	0	0			Long / Triple Jump					
4-8 LA/SS/Math					Food Service							Shot Put / Discus					
Grades 6-8 Math/Sci Clsrms					Dining	2,888	3412.1					Fencing					
Grades 5-8 Science Clsrms					Kitchen	1,938	1466.1					Sub-Total	0	0	0	0	
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	443.1					Football					
Exceptional (self contained)	1	2			Sub-Total	5,446	5,321	0	0			Field					
Instructional Kitchen					Auditorium							Lighting					
Resource	5	7			Auditorium							Home Stadium					
Computer					Stage / Dress / Sto.							Press Box					
ISS	1				Lobby							Visitors Seating					
Sub-Total	42	39	0	6	Sub-Total	0	0	0	0			Scoreboard					
High School Science Classrooms					Administration					Soccer Field							
Physical /Bio /Chem /Phy /Other					Administration	2,740	2377.4	362.6				Field					
Prep Rooms					Sub-Total	2,740	2,377	363	0			Lights					
Math/Sci Computer Lab					Storage							Bleachers					
Sub-Total	0	0	0	0	Book Storage	860		854				Scoreboard					
Arts Education					Staff Support					Baseball							
Visual Arts	1	1			Staff Support	1,600	909.8	362.6	328			Field					
Art Project					Sub-Total	1,600	910	363	328			Dugouts					
Art Sto. Kiln	1	1										Lights					
General Music	1	1										Bleachers					
Instrumental Music (Band)												Scoreboard					
Vocal Music (Chorus) + Sto.												Field Irrigation					
Ensemble / Practice												Concessions / Toilets					
Band Uniform Sto.												Press Box					
Instrument Sto.												Fencing					
Office / Library												Sub-Total	0	0	0	0	
Dance/Drama												Softball					
Sub-Total	3	3	0	0								Field					
Vocational					Physical Education Etc.					Tennis Courts							
Keyboarding Labs					Multi/Main Gymnasium	1	1					Number of Courts					
Exploratory Labs					Stage	1	1					Lights					
Computer Applications					Boys/Girls Locker							Fencing (as Required)					
Business/Office Ed.					Boys/Girls Showers							Sub-Total	0	0	0	0	
Cons/Occ Home Economics					Coaches off./ Showers							Field House					
Service/Marketing					Training							Field House					
Health Occupations					Laundry							Sub-Total	0	0	0	0	
Agri/Trade & Industry (Heavy)					Storage / Office	1	4					Concessions					
Trade & Industry (Medium)					Officials/showers							Concessions					
Technology (Light)					Lobby/cons./commons							Sub-Total	0	0	0	0	
Communications/Misc					Auxiliary Gym							Play Field					
Vocational Clsrms					Weight Room							Field	3	3			
Sub-Total	0	0	0	0	Wrestling							Sub-Total	3	3	0	0	
Misc. Spaces					Total Renovated Spaces					Demolition Totaling							
ROTC									1,579								
Mobile Units																	
Total	48	48	0	6	Total	16,277	14,400	####	328	Total	0	0	0	0	9		

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Jacksonville Commons

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

The site was originally designed and graded to support the proposed addition.

Onslow County Schools Cost Estimate Worksheet: 2021 Jacksonville Commons Elementary				
Additions / Renovations	Proposed Student Capacity		650	
	Proposed Core Capacity		722	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	6	6,150	286.12	\$1,759,648
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	314.50	\$0
Storage		0	0.00	\$0
Staff Support		328	314.50	\$103,030
Renovations		1,579	90.00	\$142,128
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		6,478	\$287.56	\$1,862,678
Circulation/ Mechanical/Toilets/Walls	38.00%	2,461	\$287.56	\$707,818
Subtotal Renovated		1,579	\$90.00	\$142,128
Athletics				\$0
Site Improvements				\$150,000
Other ()				
Sub Total				\$2,862,624
Inflation (3% for 3 years)	12.00%			\$343,515
Contingency (%)	10.00%			\$320,614
Sub Total				\$3,526,752
A-E Fees (%)	10.00%			\$352,675
Financing Charges	1.00%			\$40,248
Other Fees and Services				\$105,141
Site	0			\$0
Owners Contingency (furn., equipment)				\$214,000
Total				\$4,024,817

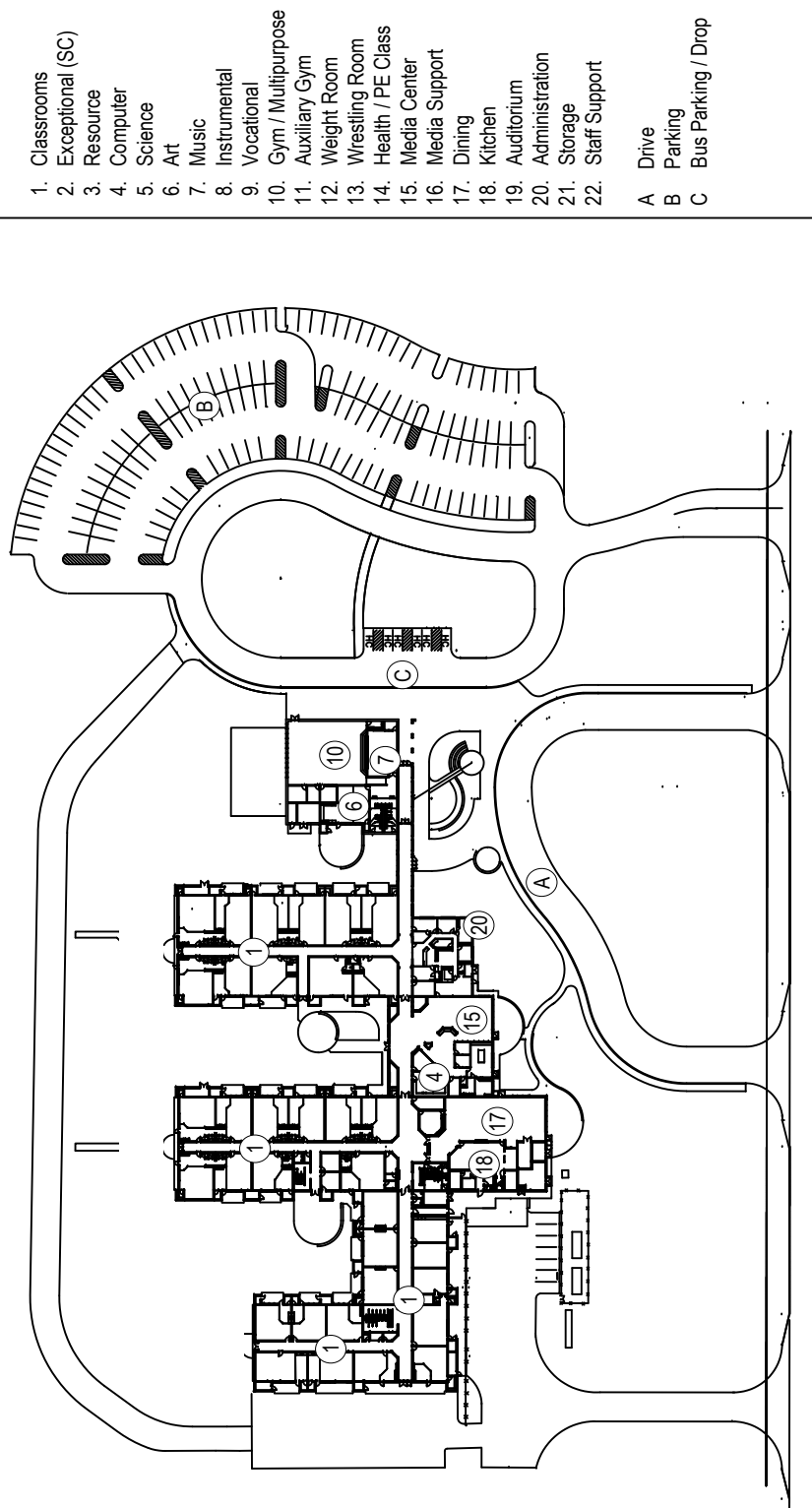
Jacksonville Commons

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Jacksonville Commons Elementary School

Existing

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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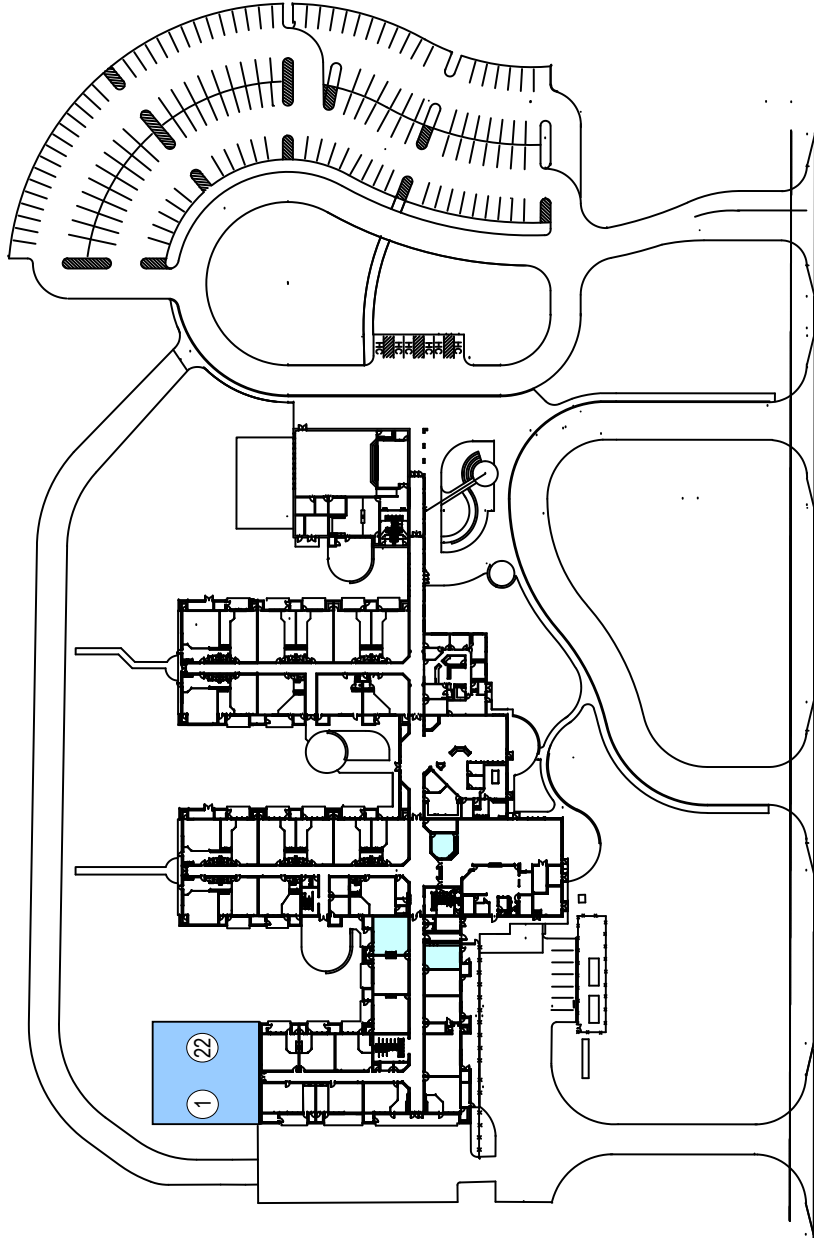
Jacksonville Commons

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Jacksonville Commons Elementary School

Potential Future Plan

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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Meadow View

Meadow View Elementary School



Meadow View Elementary School

The school sits on a 27 acre parcel. Based on the capacity of this school it should have about 17 per NCDPI minimum guidelines. At 27 Acres, this site has more than enough space.

The red section highlighted is also owned by Onslow County Schools. The parcel is primarily uplands but as with most parcels in Onslow County, there will be wet areas.



Main Entry

Utility Providers

Electrical	Progress Energy
Sewer	ONWASA
Water	ONWASA
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Meadow View Elementary	323-50.4	\$13,727,710	27.61
Meadowview (Adjacent Parcel)	323-50.3	\$877,100	87.71

Meadow View

Building Bio Data

This building opened in 2008 and has had no additions since it was first constructed.

MEADOW VIEW		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-329-001	BUILDING A (OFFICE)	F1	6/5/2008	20,195	\$3,749,353	\$375,179	\$186
670-329-002	BUILDING B	NC1	6/5/2008	77,072	\$14,308,995	\$1,429,730	\$186
Totals / Average \$/sf				97,267	\$18,058,348	\$1,804,909	\$186
Average Construction Date			2008				
Average Age			13				

Life Cycle Table

With only 13 years of use, this building will last through this century. The long life span of this building is due to the way it was initially designed. The initial plan was to work with FEMA to harden this building to withstand a full category 4 hurricane. When Hurricane Katrina hit Louisiana the funding for this extra protection disappeared, but not all of it. Extra reinforcement and other relevant parts were still included in the built project.

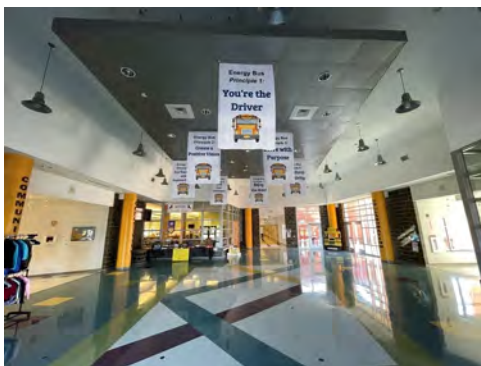
Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Meadowview Elementary						
Main Building A (Office) - 2008	77	80	70	90	2008	13
Main Building B - 2008	87	90	80	100	2008	13



Cafeteria



Courtyard



Lobby



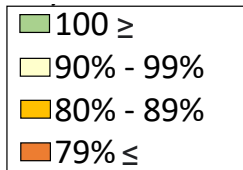
Media Center

Meadow View

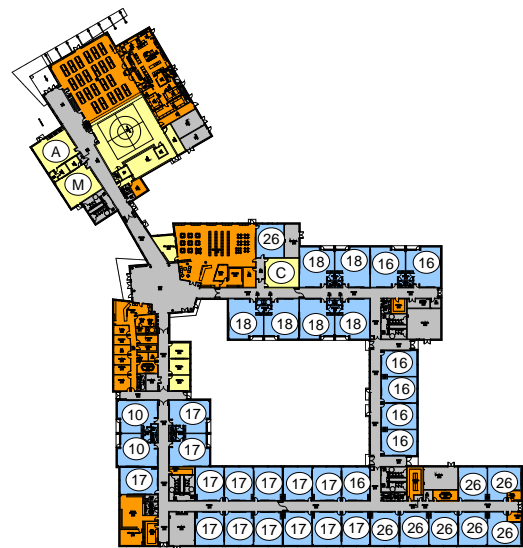
Square Footage % and Capacity Diagram

Most of the spaces in this building are near the square footage standards. On the right the core facilities are clustered near the front of the school with some administrative spaces spaced along the long hallway.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. Other improvements to safety, security, air quality, and lighting are also included.

Roofing is one of the most important parts of any building and depending on the roof type, may need to be replaced several times over the life of the building. At 13 years of age the EPDM roof is just over halfway through its reasonable life cycle. The projection is that within the next six or so years, the emulsions will have baked out of the membrane and a new one will be needed.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. Along the short classroom wing there is an opportunity for a small expansion of between two to four classrooms. Additional storage should be a part of any expansion.

Meadow View

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Meadow View Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$163,425	\$16,342	\$19,611	\$24,514	\$223,892
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$290,525	\$29,052	\$34,863	\$43,579	\$398,019
7	Canopy (cov. Walks)	\$128,987	\$12,899	\$15,478	\$19,348	\$176,712
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$1,185,449	\$118,545	\$142,254	\$177,817	\$1,624,065
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$8,320	\$832	\$998	\$1,248	\$11,398
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$31,692	\$3,169	\$3,803	\$4,754	\$43,418
17	Painting	\$344,674	\$34,467	\$41,361	\$51,701	\$472,204
18	Other Building Interior	\$28,392	\$2,839	\$3,407	\$4,259	\$38,897
19	Mechanical	\$483,968	\$48,397	\$58,076	\$72,595	\$663,036
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$309,698	\$30,970	\$37,164	\$46,455	\$424,286
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$221,000	\$22,100	\$26,520	\$33,150	\$302,770
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$176,384	\$17,638	\$21,166	\$26,458	\$241,646
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
Total		\$3,563,267	\$356,327	\$427,592	\$534,490	\$4,881,676

Meadow View

Onslow County Schools														
Space Inventory / Worksheet 2021														
6/23/2021														
Meadowview Elementary					Total Cost									
Current Student Capacity (NCDPI)		686			Current Core Capacity (NCDPI)		945			\$2,810,392				
Proposed Student Capacity		720			Proposed Core Capacity		945			Cost / Student \$3,903				
		Number of Spaces					Square Footage			Athletic / PE /Facilities				
		0								Number of Spaces				
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clsrms					Media (RLV)	3,780	3778.4			Track				
Kindergartens	7	6		2	Support	1,500	489.7	881		Pole Vault				
Grades 1-3 Clsrms	21	21		1	Computer					High Jump				
Grades 4-5 Clsrms	9	8			Sub-Total	5,280	4,268	881	0	Long / Triple Jump				
4-8 LA/SS/Math					Food Service				# of seatings	Shot Put / Discus				
Grades 6-8 Math/Sci Clsrms					Dining	3,780	4158.7			Fencing				
Grades 5-8 Science Clsrms					Kitchen	2,208	2170.3			Sub-Total	0	0	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	361.6			Football				
Exceptional (self contained)	2	2			Sub-Total	6,608	6,691	0	0	Field				
Instructional Kitchen					Auditorium				# of seats	Lighting				
Resource Computer	6	5			Auditorium					Home Stadium				
ISS					Stage / Dress / Sto.					Press Box				
Sub-Total	45	42	0	3	Lobby					Visitors Seating				
High School Science Classrooms					Administration					Scoreboard				
Physical /Bio /Chem /Phy /Other					Administration	3,330	2835.7	494		Irrigation				
Prep Rooms					Sub-Total	3,330	2,836	494	0	Fencing				
Math/Sci Computer Lab					Storage					Additional Parking				
Sub-Total	0	0	0	0	Book Storage	970	280		482	Sub-Total	0	0	0	0
Arts Education					Staff Support					Soccer Field				
Visual Arts	1	1			Staff Support	1,700	1240.5	399		Field				
Art Project					Sub-Total	1,700	1,241	0	0	Lights				
Art Sto. Kiln	1	2								Bleachers				
General Music	1	2								Scoreboard				
Instrumental Music (Band)										Field Irrigation				
Vocal Music (Chorus) + Sto.										Fencing				
Ensemble / Practice										Sub-Total	0	0	0	0
Band Uniform Sto.										Baseball				
Instrument Sto.										Field				
Office / Library										Dugouts				
Dance/Drama										Lights				
Sub-Total	3	5	0	0						Bleachers				
Vocational					Physical Education Etc.					Softball				
Keyboarding Labs					Multi/Main Gymnasium	1	1			Field				
Exploratory Labs					Stage	1	1			Dugouts				
Computer Applications					Boys/Girls Locker					Lights				
Business/Office Ed.					Boys/Girls Showers					Bleachers				
Cons/Occ Home Economics					Coaches off. / Showers					Scoreboard				
Service/Marketing					Training					Field Irrigation				
Health Occupations					Laundry					Concessions / Toilets				
Agri/Trade & Industry (Heavy)					Storage / Office	1	4			Press Box				
Trade & Industry (Medium)					Officials/showers					Fencing				
Technology (Light)					Lobby/cons./commons					Sub-Total	0	0	0	0
Communications/Misc					Auxiliary Gym					Field House				
Vocational Clsrms					Weight Room					Field House				
Sub-Total	0	0	0	0	Wrestling					Sub-Total	0	0	0	0
Physical Education Etc.					Concessions					Play Field				
Multi/Main Gymnasium	1	1			Concessions					Field	3	3		
Stage	1	1			Sub-Total	0	0	0	0	Sub-Total	3	3	0	0
Boys/Girls Locker														
Boys/Girls Showers														
Coaches off. / Showers														
Training														
Laundry														
Storage / Office	1	4												
Officials/showers														
Lobby/cons./commons														
Auxiliary Gym														
Weight Room														
Wrestling														
Health/P.E. Clsrms														
Sub-Total	3	6	0	0										
Misc. Spaces					Total Renovated Spaces					Total				
ROTC									1,375	0	0	0	0	9
Mobile Units					Demolition Totaling									
Total	51	53	0	3	Total	18,958	16,593	####	482	Total	0	0	0	9

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Meadow View

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

As a smaller project the cost per square foot is relatively high. Things like stormwater and erosion control will be needed just as if it were a larger project.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Meadowview Elementary				
Additions / Renovations	Proposed Student Capacity		720	
	Proposed Core Capacity		945	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	3	3,400	324.44	\$1,103,108
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	346.88	\$0
Storage		482	346.87	\$167,194
Staff Support		0	346.88	\$0
Renovations		1,375	72.81	\$100,120
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		3,882	\$327.23	\$1,270,301
Circulation/ Mechanical/Toilets/Walls	38.00%	1,475	\$327.23	\$482,714
Subtotal Renovated		1,375		\$100,120
Athletics				\$0
Site Improvements				\$130,000
Other ()				
Sub Total				\$1,983,136
Inflation (3% for 3 years)	12.00%			\$237,976
Contingency (%)	10.00%			\$222,111
Sub Total				\$2,443,223
A-E Fees (%)	10.00%			\$244,322
Financing Charges	1.00%			\$28,104
Other Fees and Services				\$94,743
Site	0			\$0
Owners Contingency (furn., equipment)				\$333,000
Total				\$2,810,392

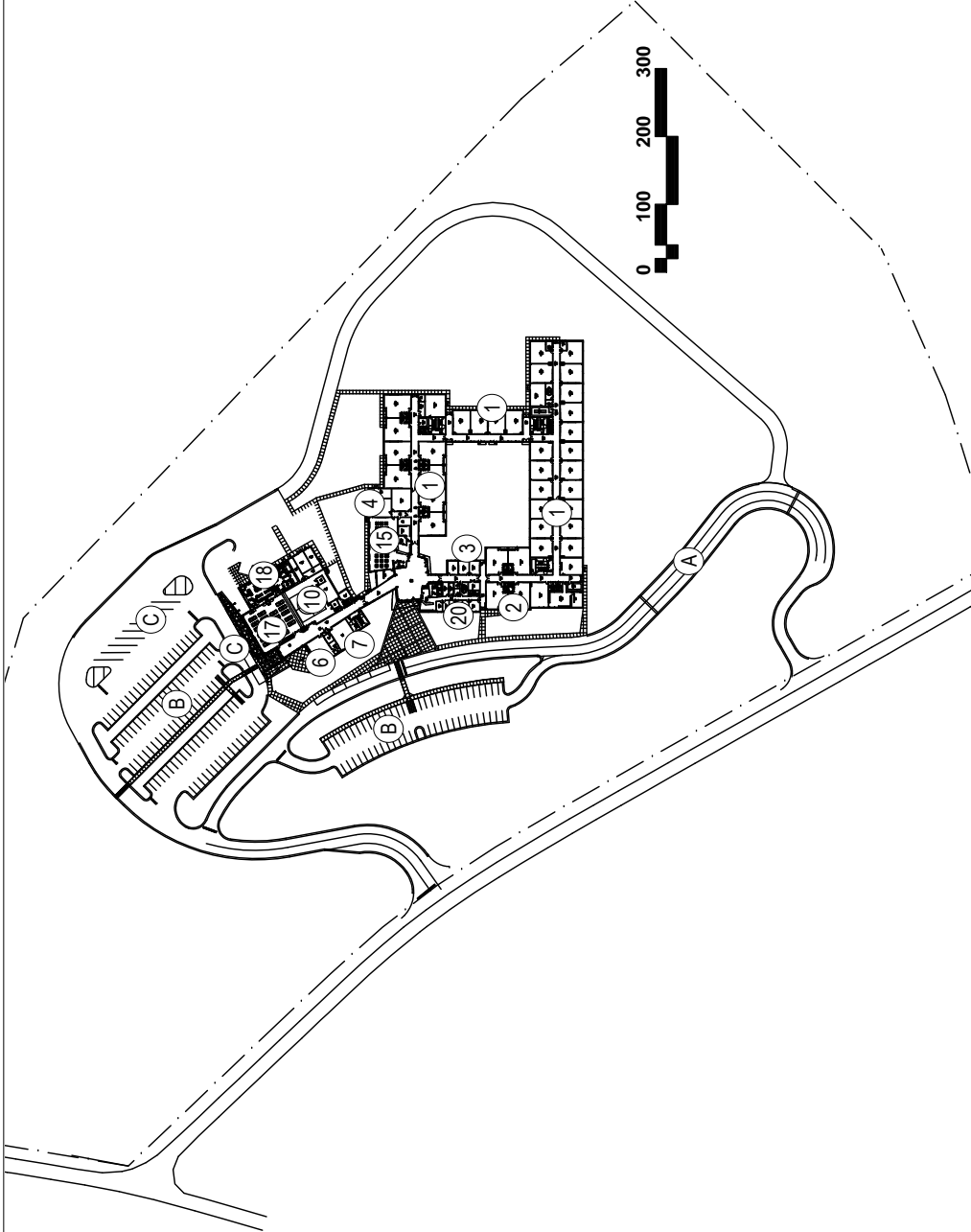
Meadow View

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Meadow View Elementary School

2021

Existing



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

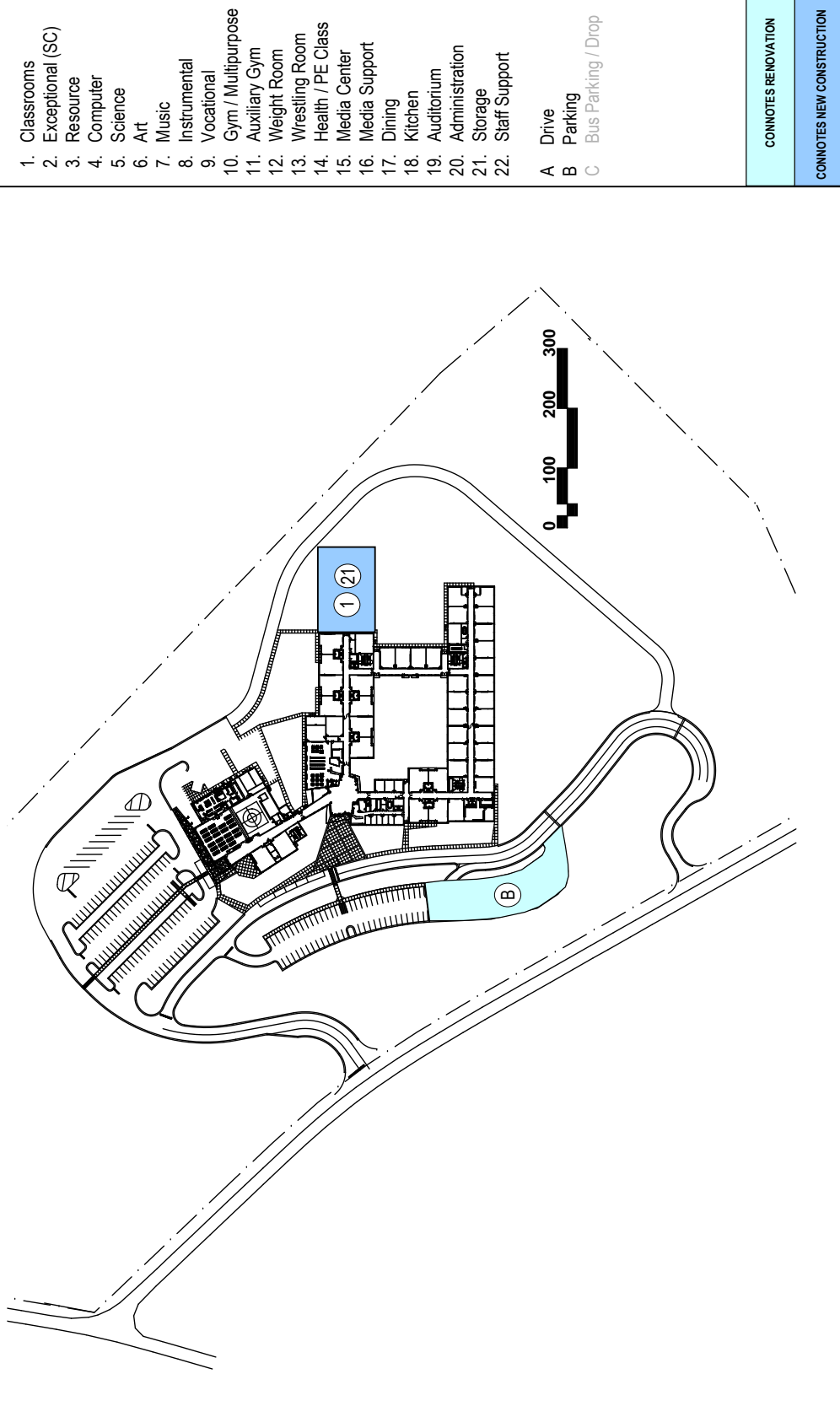
Meadow View

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Meadow View Elementary School

Potential Future Plan

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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Morton

Morton Elementary School



Morton Elementary School

In the image above, the 13 acre “East Site” is shown for clarity. Most of this parcel is Depressional Swamp Forest and in the flood zone shown in red. With a base flood elevation of around 16 ft above sea level the building, at 25 ft above sea level is in not in danger of flooding.

The nearly 20 acre site where the building is located is more than sufficient to support the school population.



Main Entry

Utility Providers
 Electrical Progress Energy
 Sewer OCS Septic System
 Water ONWASA
 Gas NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Morton	1114-23.1	\$3,167,800	19.96
Morton (East Site)	1114-23.9	\$52,000	13

Smith Sinnett Architecture, P.A.

Morton

Building Bio Data

The oldest buildings on this campus opened in 1968. These are termed “Florida Style” buildings since they don’t have interior hallways, but have exterior doors with large overhangs on the roof. The newest building was opened in 2009. This houses the Administrative Suite, Media Center, Multipurpose Room and various classroom spaces.

MORTON		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-330-001	BUILDING "A"	NC2	1/1/1968	8,432	\$1,430,305	\$195,844	\$170
670-330-002	BUILDING "B"	NC2	1/1/1968	8,382	\$1,513,692	\$151,124	\$181
670-330-003	BUILDING "C"	NC2	1/1/1968	4,116	\$793,925	\$79,264	\$193
670-330-004	BUILDING "D"	NC2	1/1/1969	8,432	\$1,513,852	\$151,140	\$180
670-330-005	BUILDING "E"	NC2	1/1/1976	9,931	\$1,539,154	\$153,697	\$155
670-330-006	09' M-PURPOSE/CAFE	NCI	5/8/2009	29,100	\$5,967,563	\$639,876	\$205
670-330-014	CLASSROOM BLDG "F"	NC2	1/1/1988	7,934	\$1,593,738	\$159,115	\$201
Totals / Average \$/sf				76,327	\$14,352,229	\$1,530,060	\$183
Average Construction Date			1978				
Average Age			43				

Life Cycle Table

With several of the buildings over 50 years of age it is appropriate to start thinking about the value of the building over the long run. These plan layouts do not support today’s safety and security needs. The newest building is expected to continue to serve this community for nearly eight decades.

Building “B” by this table was recently renovated. For clarity it is the six classroom building with rooms that are approximately the correct size. That renovation included infrastructure work and as such will extend the anticipated overall life of this building.

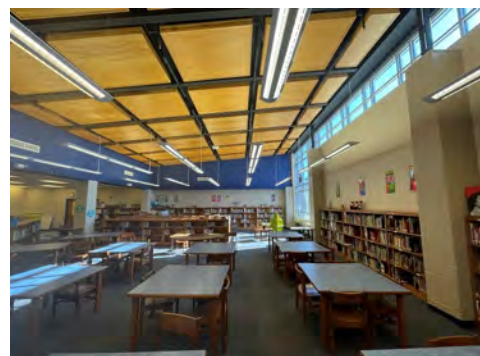
Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Morton Elementary						
Building "A" - 1968	27	70	60	80	1968	53
Building "B" - 1968	27	70	60	80	1968	53
Building "C" - 1968	27	70	60	80	1968	53
Building "D" - 1969	28	70	60	80	1969	52
Building "E" - 1976	35	70	60	80	1976	45
Multipurpose - 2009	78	80	70	90	2009	12
Building "F" - 1988	57	80	70	90	1988	33



Multipurpose Room



Cafeteria



Media Center

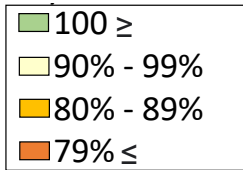
Smith Sinnett Architecture, P.A.

Morton

Square Footage % and Capacity Diagram

The image on the left leads one to understand the older schools have smaller classrooms. The one building that aligns with the standards has classrooms that are 90% or better of the minimum standard. On the right it is easy to see how the core spaces are clustered at the front of the school.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. The items are similar to the other school and include asphalt, roofing, lighting and floors among other safety and security items. Many of the Rest Room facilities are not ADA compliant and some new ramps are appropriate for the modular buildings.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. With its oversized Core Capacity and available land, a reasonable addition or two can be constructed and increase the capacity of the entire campus.

Morton

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Morton Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$267,887	\$26,789	\$32,146	\$40,183	\$367,005
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$143,841	\$14,384	\$17,261	\$21,576	\$197,063
7	Canopy (cov. Walks)	\$141,648	\$14,165	\$16,998	\$21,247	\$194,058
8	Other Site	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
9	Roofing	\$737,962	\$73,796	\$88,555	\$110,694	\$1,011,008
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$95,264	\$9,526	\$11,432	\$14,290	\$130,512
12	Walls	\$35,901	\$3,590	\$4,308	\$5,385	\$49,184
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$330,850	\$33,085	\$39,702	\$49,628	\$453,265
17	Painting	\$180,876	\$18,088	\$21,705	\$27,131	\$247,800
18	Other Building Interior	\$322,322	\$32,232	\$38,679	\$48,348	\$441,581
19	Mechanical	\$119,056	\$11,906	\$14,287	\$17,858	\$163,107
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$285,526	\$28,553	\$34,263	\$42,829	\$391,170
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$349,518	\$34,952	\$41,942	\$52,428	\$478,840
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$153,920	\$15,392	\$18,470	\$23,088	\$210,870
37	Kitchen Equipment	\$20,000	\$2,000	\$2,400	\$3,000	\$27,400
38	Media Center Furniture	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
Total		\$3,454,364	\$345,436	\$414,524	\$518,155	\$4,732,479

Morton

Onslow County Schools

Space Inventory / Worksheet 2021

6/23/2021

Morton Elementary

Total Cost \$5,917,893

Current Student Capacity (NCDPI) 651

Current Core Capacity (NCDPI) 870

Cost / Student \$8,454

Proposed Student Capacity 700
Number of Spaces

Proposed Core Capacity 870
29193.6 Square Footage

Athletic / PE /Facilities
Number of Spaces

Table with columns: Room Name, NCDPI Count, Existing Count, Renovated, New. Rows include Academic Spaces, High School Science Classrooms, Arts Education, Vocational, Physical Education Etc., and Misc. Spaces.

Table with columns: Room Name, NCDPI SF, Existing SF, Renovated, New SF. Rows include Media Center, Food Service, Auditorium, Administration, Storage, Staff Support, and Totals.

Table with columns: Facility Name, STD, Existing, Renovated, New. Rows include Track, Football, Soccer Field, Baseball, Softball, Tennis Courts, Field House, Concessions, and Play Field.

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Morton

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

There are several spaces that are being repurposed to non capacity spaces. If there is no cost to do this, they are not shown.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Morton Elementary				
Additions / Renovations	Proposed Student Capacity		700	
	Proposed Core Capacity		870	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	8	6,700	264.98	\$1,775,345
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	1	450	90.00	\$40,500
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	277.50	\$0
Storage		1,354	277.50	\$375,763
Staff Support		1,099	277.50	\$305,000
Renovations		1,419	297.10	\$421,590
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	0			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		9,153	\$268.33	\$2,456,108
Circulation/ Mechanical/Toilets/Walls	38.00%	3,478	\$268.33	\$933,321
Subtotal Renovated		1,869	\$247.24	\$462,090
Athletics				\$0
Site Improvements				\$317,143
Other (Canopy @ Kitchen / Delivery)				\$30,000
Sub Total				\$4,198,661
Inflation (3% for 3 years)	12.00%			\$503,839
Contingency (%)	10.00%			\$470,250
Sub Total				\$5,172,751
A-E Fees (%)	10.00%			\$517,275
Financing Charges	1.00%			\$59,179
Other Fees and Services				\$168,688
Site	0			\$0
Owners Contingency (furn., equipment)				\$391,000
Total				\$5,917,893

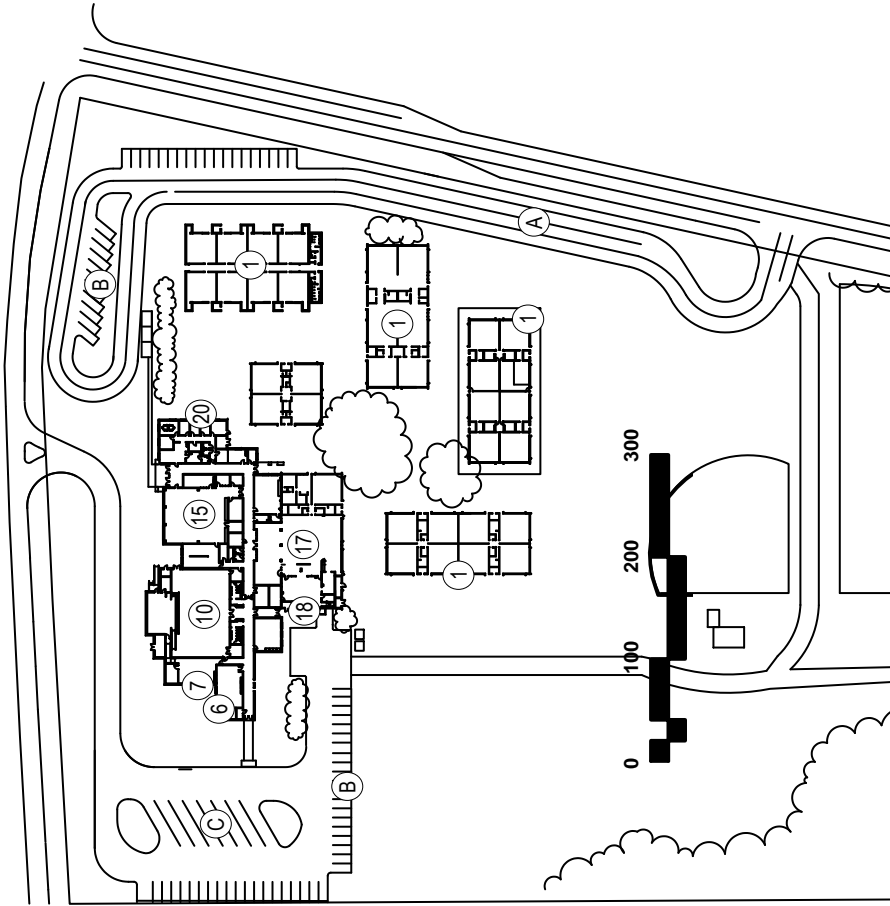
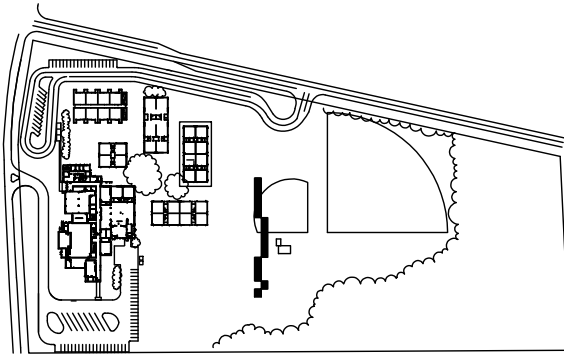
Morton

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Morton Elementary School

Existing

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

Morton

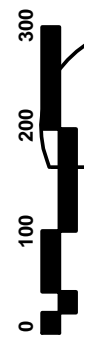
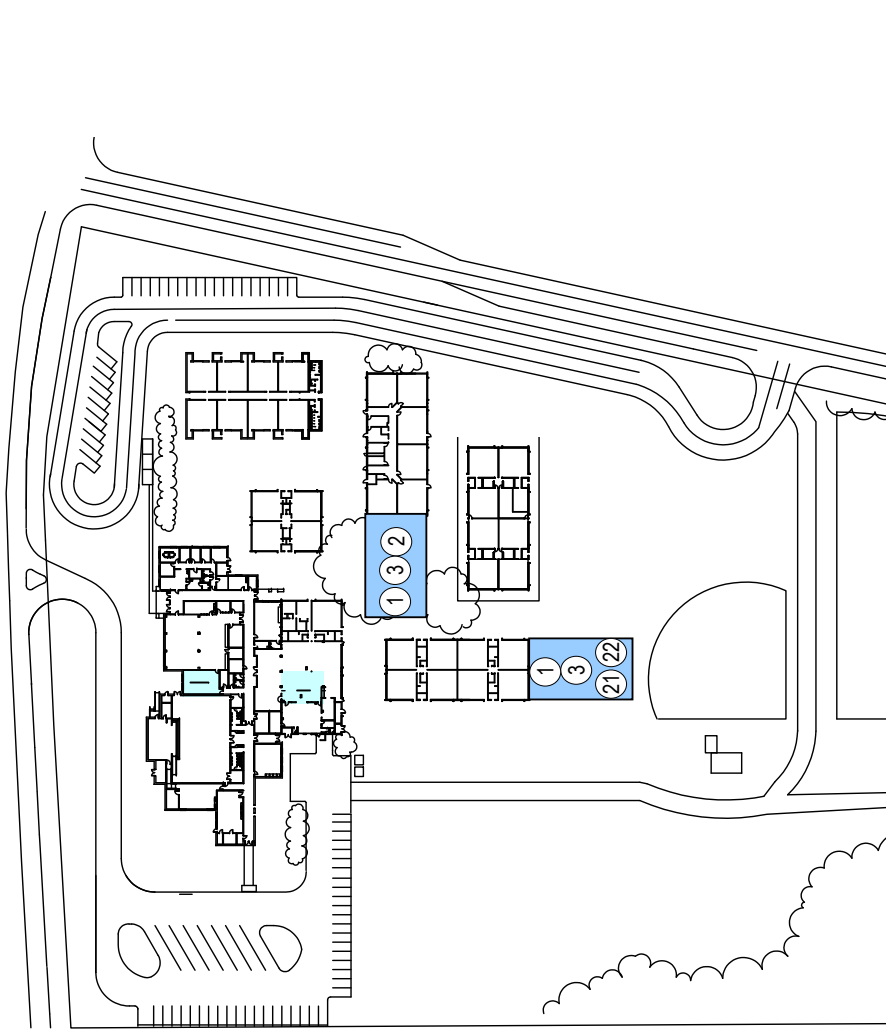
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Morton Elementary School

Potential Future Plan

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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Northwoods

Northwoods Elementary School



Northwoods Elementary School

At 14.02 acres this site is about 92% of the standard site size for the student population based on the NCDPI Guidelines for Site Size. With that, only about eight acres are cleared leaving about six unused to the east of the school.

The queue is short by around 250 linear feet and it snakes its way through the parking lot. The MSTA calculator and the observed traffic flow also suggest additional parking is needed.



Main Entry

Utility Providers	
Electrical	Progress Energy
Sewer	City of Jacksonville
Water	City of Jacksonville
Gas	NA

Facility	ALTID	2021 Tax Value	ACRES
Northwoods	416-153	\$4,076,580	14.02

Northwoods

Building Bio Data

There have been several additions to this campus with the first building opening in 1955. This was during the peak of the baby boom when construction needed to happen quickly. The subsequent additions in 1996 and 2008 were built under different circumstances when speed of construction was not as important as quality.

NORTHWOODS ELEM		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-332-001	MAIN BUILDING	NC2	1/1/1955	35,096	\$5,585,002	\$557,599	\$159
670-332-002	MULTI-PURPOSE BLDG	NC1	6/5/2008	11,713	\$1,961,339	\$202,979	\$167
670-332-018	MEDIA CENTER	NC2	4/26/1996	6,600	\$1,050,291	\$157,904	\$159
Totals / Average \$/sf				53,409	\$8,596,632	\$918,482	\$162
Average Construction Date			1986				
Average Age			35				

Life Cycle Table

The oldest portion of this building is now 66 years old and beginning to show signs of age, exemplified in many cases by its original cinder block walls, transom windows, and exposed radiators. The main building is 14 years away from passing the 80 year mark and already six years past the lower end of the estimate. In order to ensure this portion of the campus remains in good operational condition, a decision will need to be made shortly on whether or not to continue to invest in or replace the main building in its entirety.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Northwoods Elementary						
Main Building - 1955	14	70	60	80	1955	66
Multipurpose Bldg. - 2008	77	80	70	90	2008	13
Media Center - 1996	65	80	70	90	1996	25



Cafeteria



Media Center



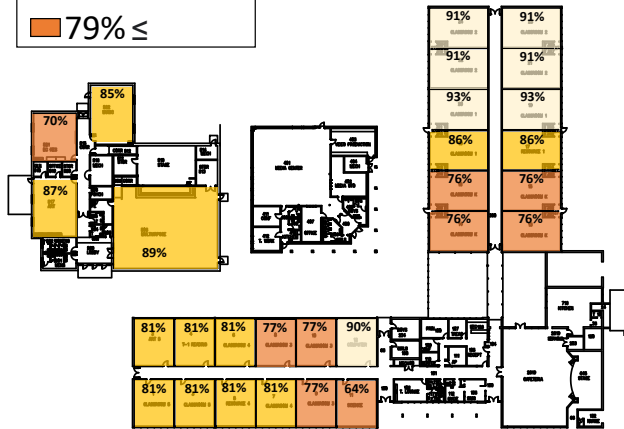
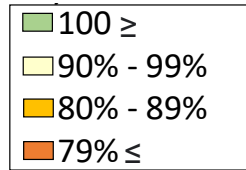
Multipurpose Room

Northwoods

Square Footage % and Capacity Diagram

In the main building most spaces are well below the minimum standards with only six of them in the 91% to 93% of their appropriate size. The smallest room is only 64% of what it should be. As for the distribution of spaces, the core is centralized and or focused at the front door.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. Potential improvements are similar to other schools. Here, the main building requires most of the improvements with respect to drainage issues, ADA, and water infiltration through walls and some older windows. Window units are used because air conditioning was not readily available when the building was built and the low ceilings don't lend themselves to a quality four pipe system.



Ponding Water



ADA Compliance



Water Infiltration

Northwoods

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Northwoods Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$30,212	\$3,021	\$3,625	\$4,532	\$41,390
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$100,167	\$10,017	\$12,020	\$15,025	\$137,229
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$155,501	\$15,550	\$18,660	\$23,325	\$213,036
7	Canopy (cov. Walks)	\$65,208	\$6,521	\$7,825	\$9,781	\$89,335
8	Other Site	\$3,120	\$312	\$374	\$468	\$4,274
9	Roofing	\$498,119	\$49,812	\$59,774	\$74,718	\$682,423
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$205,018	\$20,502	\$24,602	\$30,753	\$280,875
17	Painting	\$106,745	\$10,675	\$12,809	\$16,012	\$146,241
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$173,021	\$17,302	\$20,763	\$25,953	\$237,039
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$50,719	\$5,072	\$6,086	\$7,608	\$69,485
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$47,840	\$4,784	\$5,741	\$7,176	\$65,541
27	ADA Toilets	\$288,678	\$28,868	\$34,641	\$43,302	\$395,489
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$99,840	\$9,984	\$11,981	\$14,976	\$136,781
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$36,400	\$3,640	\$4,368	\$5,460	\$49,868
Total		\$1,973,342	\$197,334	\$236,801	\$296,001	\$2,703,479

Northwoods

Northwoods Elementary					Onslow County Schools					Total Cost				
Space Inventory / Worksheet 2021					6/23/2021					\$3,350,185				
Current Student Capacity (NCDPI)					Current Core Capacity (NCDPI)					Cost / Student				
438					653					\$7,649				
Proposed Student Capacity					Proposed Core Capacity					Athletic / PE /Facilities				
438					653									
Built Out					Built Out					Number of Spaces				
Number of Spaces					Square Footage									
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clsrms					Media (RLV)	3,040	2610.8	476		Track				
Kindergartens	5	4			Support	1,200	1675.6			Pole Vault				
Grades 1-3 Clsrms	12	12			Computer					High Jump				
Grades 4-5 Clsrms	5	6			Sub-Total	4,240	4,286	476	0	Long / Triple Jump				
4-8 LA/SS/Math					Food Service				3	Shot Put / Discus				
Grades 6-8 Math/Sci Clsrms					Dining	2,612	3392.5			Fencing				
Grades 5-8 Science Clsrms					Kitchen	1,938	1015.4	923		Sub-Total	0	0	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	147.6	620		Football				
Exceptional (self contained)	1	1			Sub-Total	5,170	4,556	1,543	0	Field				
Instructional Kitchen					Auditorium				0	Lighting				
Resource	4	2			Auditorium					Home Stadium				
Computer					Stage / Dress / Sto.					Press Box				
ISS	1				Lobby					Visitors Seating				
Sub-Total	28	25	0	0	Sub-Total	0	0	0	0	Scoreboard				
High School Science Classrooms					Administration					Soccer Field				
Physical /Bio /Chem /Phy /Other					Administration	2,660	1757.4		903	Field				
Prep Rooms					Sub-Total	2,660	1,757	0	903	Lights				
Math/Sci Computer Lab					Storage					Bleachers				
Sub-Total	0	0	0	0	Book Storage	830			830	Scoreboard				
Arts Education					Staff Support					Baseball				
Visual Arts	1	1			Staff Support	1,300	386.9		913	Field				
Art Project					Sub-Total	1,300	387	0	913	Dugouts				
Art Sto. Kiln	1	3			<div style="border: 1px solid black; padding: 5px;"> This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation. </div>									
General Music	1	1												
Instrumental Music (Band)														
Vocal Music (Chorus) + Sto.														
Ensemble / Practice														
Band Uniform Sto.														
Instrument Sto.														
Office / Library														
Dance/Drama														
Sub-Total	3	5	0	0										
Vocational					Physical Education Etc.					Softball				
Keyboarding Labs					Multi/Main Gymnasium	1	1			Field				
Exploratory Labs					Stage	1	1			Dugouts				
Computer Applications					Boys/Girls Locker					Lights				
Business/Office Ed.					Boys/Girls Showers					Bleachers				
Cons/Occ Home Economics					Coaches off./ Showers					Scoreboard				
Service/Marketing					Training					Field Irrigation				
Health Occupations					Laundry					Concessions / Toilets				
Aqri/Trade & Industry (Heavy)					Storage / Office	1	3			Press Box				
Trade & Industry (Medium)					Officials/showers					Fencing				
Technology (Light)					Lobby/cons./commons				1	Sub-Total	0	0	0	0
Communications/Misc					Auxiliary Gym					Baseball				
Vocational Clsrms					Weight Room					Field				
Sub-Total	0	0	0	0	Wrestling					Dugouts				
Physical Education Etc.					Misc. Spaces					Tennis Courts				
Multi/Main Gymnasium	1	1			ROTC					Number of Courts				
Stage	1	1			Mobile Units					Lights				
Boys/Girls Locker										Fencing (as Required)				
Boys/Girls Showers										Sub-Total	0	0	0	0
Coaches off./ Showers										Field House				
Training										Field House				
Laundry										Sub-Total	0	0	0	0
Storage / Office	1	3								Concessions				
Officials/showers										Concessions				
Lobby/cons./commons				1						Sub-Total	0	0	0	0
Auxiliary Gym										Play Field				
Weight Room										Field	3	3		
Wrestling										Sub-Total	3	3	0	0
Health/P.E. Clsrms														
Sub-Total	3	5	0	1										
Misc. Spaces					Total Renovated Spaces					Demolition Totaling				
ROTC									2,019					
Mobile Units														
Total	34	35	0	1	Total	15,130	11,189	2,019	3,373	Total	0	0	0	9

Northwoods

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

Due to the size of the parcel, no capacity related additions are suggested. The only expansion would be to core facilities, primarily Administration and Staff.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Northwoods Elementary				
Additions / Renovations		Proposed Student Capacity		438
		Proposed Core Capacity		653
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	0	0	0.00	\$0
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	1	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		903	346.88	\$313,089
Storage		1,557	346.87	\$540,119
Staff Support		913	346.88	\$316,732
Renovations		2,019	313.92	\$633,800
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		3,373	\$346.87	\$1,169,940
Circulation/ Mechanical/Toilets/Walls	38.00%	1,282	\$346.87	\$444,577
Subtotal Renovated		2,019	\$313.92	\$633,800
Athletics				\$0
Site Improvements				\$130,000
Other ()				
Sub Total				\$2,378,317
Inflation (3% for 3 years)	12.00%			\$285,398
Contingency (%)	10.00%			\$266,372
Sub Total				\$2,930,087
A-E Fees (%)	10.00%			\$293,009
Financing Charges	1.00%			\$33,502
Other Fees and Services				\$93,587
Site	0			\$0
Owners Contingency (furn., equipment)				\$80,000
Total				\$3,350,185

Northwoods

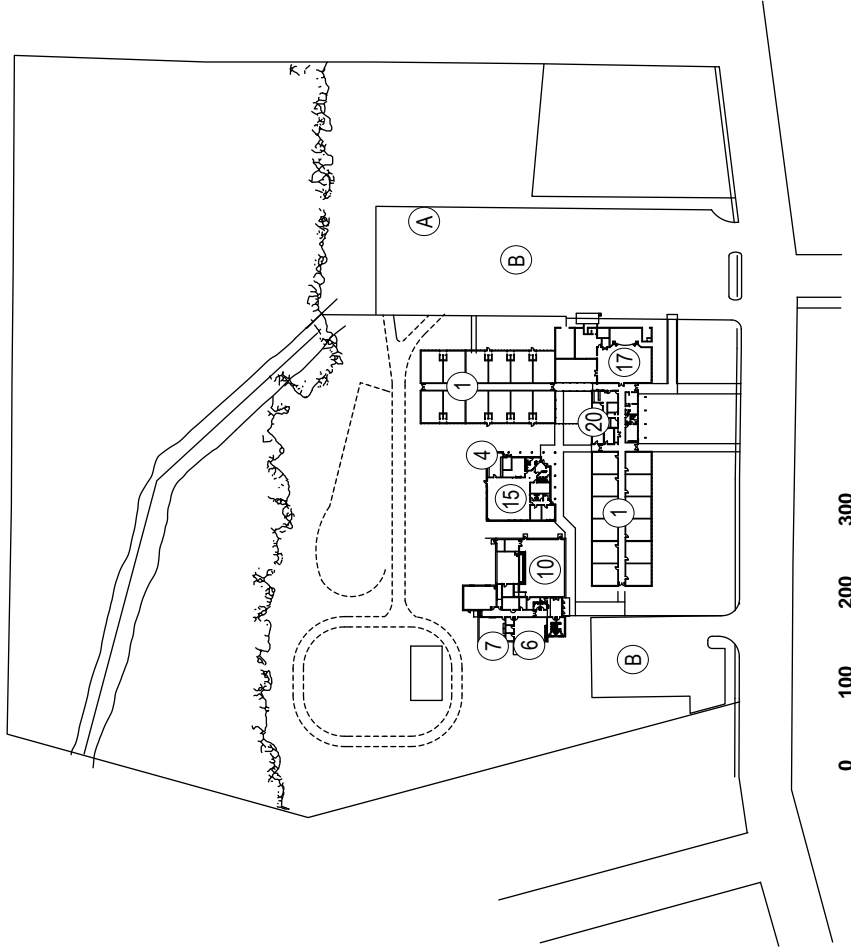
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Northwoods Elementary School

Existing

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh, NC 27607
 T(919) 781.8582

Northwoods

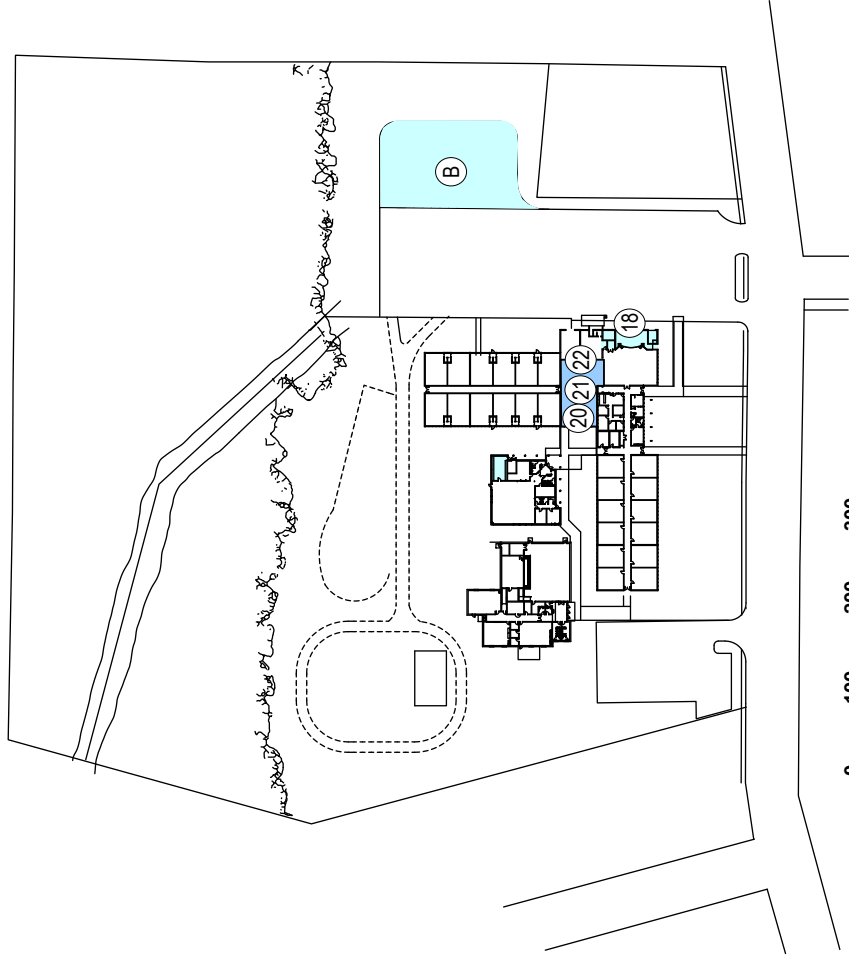
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Northwoods Elementary School

Potential Future Plan

2021

1. Classrooms
 2. Exceptional (SC)
 3. Resource
 4. Computer
 5. Science
 6. Art
 7. Music
 8. Instrumental
 9. Vocational
 10. Gym / Multipurpose
 11. Auxiliary Gym
 12. Weight Room
 13. Wrestling Room
 14. Health / PE Class
 15. Media Center
 16. Media Support
 17. Dining
 18. Kitchen
 19. Auditorium
 20. Administration
 21. Storage
 22. Staff Support
- A Drive
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CONNOTES RENOVATION
CONNOTES NEW CONSTRUCTION

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T(919) 781.8582

Parkwood

Parkwood Elementary School



Parkwood Elementary School

The school is located on the edge of a residential neighborhood in Jacksonville. The 18 acre parcel is sufficiently large enough to handle the current and proposed student capacities. All but a small portion of the site has been cleared and is in use by the school.

A section of the school’s queue and drive is used by the community to access the south parking lot of the soccer fields owned and operated by The City of Jacksonville. The south lot has between 80 and 100 spaces and use of the fields is not typically during school hours and school traffic impacts during that time are limited.



Main Entry

Utility Providers

Electrical	Progress Energy
Sewer	City of Jacksonville
Water	City of Jacksonville
Gas	NA

Facility	ALTID	2021 Tax Value	ACRES
Parkwood	400-146	\$4,002,240	18.4

Parkwood

Building Bio Data

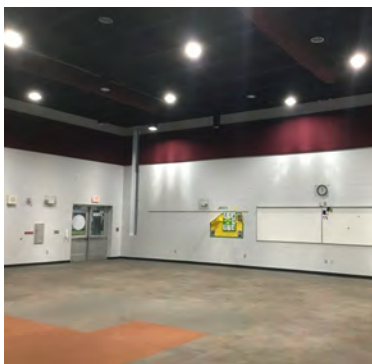
The school first opened in 1969 with three separate buildings. Since that time another classroom wing, Media Center, and Multipurpose Building with classrooms were added. The most recent addition was the Multipurpose building which is only 12 years old.

PARKWOOD ELEM		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-338-001	ADMIN & CAFETERIA BL	NC2	1/1/1969	8,464	\$1,346,919	\$133,819	\$159
670-338-002	CLRM BLDG "A"	NC2	1/1/1969	9,261	\$1,473,750	\$147,137	\$159
670-338-003	CLRM BLDG "C"	NC2	1/1/1969	9,261	\$1,473,750	\$147,137	\$159
670-338-004	MULTIPURPOSE BLDG E	NC1	7/1/2009	16,401	\$2,622,545	\$274,714	\$160
670-338-015	1988 CLRM BLDG "D"	NC2	1/1/1988	10,015	\$1,593,738	\$159,115	\$159
670-338-019	MEDIA CENTER	NC2	4/26/1996	7,390	\$1,176,008	\$170,456	\$159
Totals / Average \$/sf				60,792	\$9,686,710	\$1,032,378	\$159
Average Construction Date			1989				
Average Age			32				

Life Cycle Table

The oldest portions of this campus are now 52 years old. They are in good overall condition due to the routine maintenance that has occurred, but they are beginning to show their age. The three buildings are about ten years away from their lowest life expectancy. The average life on these buildings is slightly lower due to the use of some materials, such as cinder blocks and other materials with a slightly shorter life span than those used today. Over the course of the next 20 years, a decision will need to be made on whether or not to continue to invest in these buildings, or considering a full replacement. The other buildings still have a relatively long life expectancy.

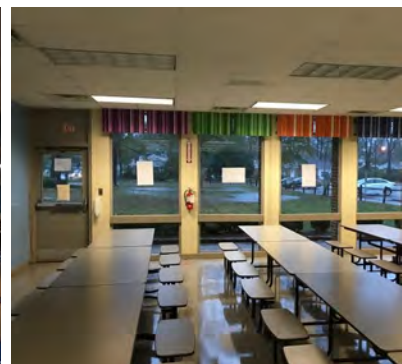
Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Parkwood Elementary						
Admin & Cafeteria Bldg. - 1969	28	70	60	80	1969	52
Classroom Bldg. "A" - 1969	28	70	60	80	1969	52
Classroom Bldg. "C" - 1969	28	70	60	80	1969	52
Multipurpose Bldg. "E" - 2009	78	80	70	90	2009	12
Classroom Bldg "D" - 1988	57	80	70	90	1988	33
Media Center - 1996	65	80	70	90	1996	25
Covered Walkway 2006	45	50	40	60	2006	15



Multipurpose Room



Media Center

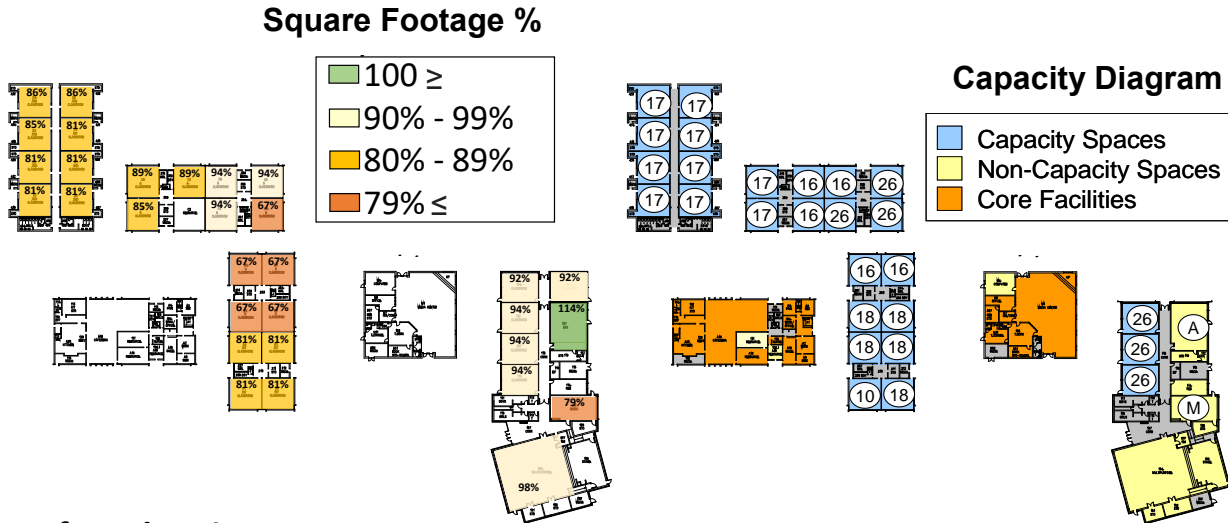


Cafeteria

Parkwood

Square Footage % and Capacity Diagram

With the exception of the newest addition, all of the buildings have small classrooms. Changing the use of some rooms from 2nd to 4th will not help across the campus as many of the rooms are 800 sf to 850 sf. The distribution of Core Facilities is centralized with a concentration of support spaces in the new Multipurpose Building.

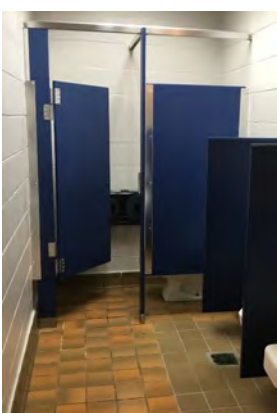


Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. Most of the improvements noted are concentrated on the older buildings including the eight classroom building noted here as building “D”. The array of items is typical of many of the other schools. Due to its age, this school needs a lot of potential improvements to ADA compliance both inside the school and around campus.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. The size of this parcel lends itself to a relatively large expansion. The proposed solution would create a new Kitchen and Cafeteria, move most of the Administration, and convert the old Administrative and Kitchen and Cafeteria area to Classrooms, Resource Rooms, Staff Support and Storage.



ADA Compliance



Typical Classroom



Canopy / Drainage

Parkwood

Onslow County Schools						
Deferred Maintenance + 10 yr Anticipated						
Parkwood Elementary						
			10.00%	12.00%	15.00%	
#	Item	Subtotal	Contingency	Inflation	Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$112,774	\$11,277	\$13,533	\$16,916	\$154,500
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$107,706	\$10,771	\$12,925	\$16,156	\$147,558
7	Canopy (cov. Walks)	\$107,796	\$10,780	\$12,936	\$16,169	\$147,681
8	Other Site	\$41,080	\$4,108	\$4,930	\$6,162	\$56,280
9	Roofing	\$613,163	\$61,316	\$73,580	\$91,974	\$840,033
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$186,214	\$18,621	\$22,346	\$27,932	\$255,114
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$210,220	\$21,022	\$25,226	\$31,533	\$288,002
17	Painting	\$153,358	\$15,336	\$18,403	\$23,004	\$210,100
18	Other Building Interior	\$292,084	\$29,208	\$35,050	\$43,813	\$400,155
19	Mechanical	\$342,119	\$34,212	\$41,054	\$51,318	\$468,703
20	Electrical	\$208,000	\$20,800	\$24,960	\$31,200	\$284,960
21	Lighting	\$215,432	\$21,543	\$25,852	\$32,315	\$295,142
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$415,480	\$41,548	\$49,858	\$62,322	\$569,208
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$33,280	\$3,328	\$3,994	\$4,992	\$45,594
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$52,000	\$5,200	\$6,240	\$7,800	\$71,240
Total		\$3,173,300	\$317,330	\$380,796	\$475,995	\$4,347,421

Parkwood

Onslow County Schools														
Space Inventory / Worksheet 2021														
6/23/2021														
Parkwood Elementary					Total Cost									
Current Student Capacity (NCDPI)		496			Current Core Capacity (NCDPI)		614			\$13,323,151				
Proposed Student Capacity		700			Proposed Core Capacity		800			Cost / Student				
		Number of Spaces					Square Footage			\$19,033				
		0					0			Athletic / PE /Facilities				
										Number of Spaces				
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clsrms					Media (RLV)	3,276	3362.5			Track				
Kindergartens	7	5	2		Support	1,500	1078.3			Pole Vault				
Grades 1-3 Clsrms	20	15		5	Computer					High Jump				
Grades 4-5 Clsrms	9	6		3	Sub-Total	4,776	4,441	0	0	Long / Triple Jump				
4-8 LA/SS/Math					Food Service					Shot Put / Discus				
Grades 6-8 Math/Sci Clsrms					Dining	3,200	2457.5		3,200	Fencing				
Grades 5-8 Science Clsrms					Kitchen	1,938	1056.7		1,938	Sub-Total	0	0	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	201.3		620	Football				
Exceptional (self contained)	2	1		1	Sub-Total	5,758	3,716	0	5,758	Field				
Instructional Kitchen					Auditorium				0	Lighting				
Resource	6	4	3		Auditorium					Home Stadium				
Computer					Stage / Dress / Sto.					Press Box				
ISS					Lobby					Visitors Seating				
Sub-Total	44	31	5	9	Sub-Total	0	0	0	0	Scoreboard				
High School Science Classrooms					Administration					Soccer Field				
Physical /Bio /Chem /Phy /Other					Administration	3,270	1693.4		2,978	Field				
Prep Rooms					Sub-Total	3,270	1,693	0	2,978	Lights				
Math/Sci Computer Lab					Storage					Bleachers				
Sub-Total	0	0	0	0	Book Storage	900	216.7	721		Scoreboard				
Arts Education					Staff Support					Field Irrigation				
Visual Arts	1	1			Staff Support	1,600	296.7	711	592	Fencing				
Art Project					Sub-Total	1,600	297	711	592	Sub-Total	0	0	0	0
Art Sto. Kiln	1	2			<div style="border: 2px solid black; padding: 10px; text-align: center;"> This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation. </div>					Baseball				
General Music	1	2								Field				
Instrumental Music (Band)										Dugouts				
Vocal Music (Chorus) + Sto.										Lights				
Ensemble / Practice										Bleachers				
Band Uniform Sto.										Scoreboard				
Instrument Sto.										Field Irrigation				
Office / Library										Concessions / Toilets				
Dance/Drama										Press Box				
Sub-Total	3	5	0	0						Fencing				
Vocational					Physical Education Etc.					Softball				
Keyboarding Labs					Multi/Main Gymnasium	1	1			Field				
Exploratory Labs					Stage	1	1			Dugouts				
Computer Applications					Boys/Girls Locker					Lights				
Business/Office Ed.					Boys/Girls Showers					Bleachers				
Cons/Occ Home Economics					Coaches off./ Showers					Scoreboard				
Service/Marketing					Training					Field Irrigation				
Health Occupations					Laundry					Concessions / Toilets				
Agri/Trade & Industry (Heavy)					Storage / Office	1	3			Press Box				
Trade & Industry (Medium)					Officials/showers					Fencing				
Technology (Light)					Lobby/cons./commons					Sub-Total	0	0	0	0
Communications/Misc					Auxiliary Gym					Tennis Courts				
Vocational Clsrms					Weight Room					Number of Courts				
Sub-Total	0	0	0	0	Wrestling					Lights				
Physical Education Etc.					Misc. Spaces					Field House				
Multi/Main Gymnasium	1	1			ROTC					Field House				
Stage	1	1			Mobile Units					Sub-Total	0	0	0	0
Boys/Girls Locker					Total Renovated Spaces					Concessions				
Boys/Girls Showers					1,432					Sub-Total				
Coaches off./ Showers					Demolition Totaling					0				
Training										0				
Laundry										0				
Storage / Office	1	3								0				
Officials/showers										0				
Lobby/cons./commons										0				
Auxiliary Gym										0				
Weight Room										0				
Wrestling										0				
Health/P.E. Clsrms										0				
Sub-Total	3	5	0	0						0				
Misc. Spaces					Total					Play Field				
ROTC					Total	17,304	11,176	1,432	9,516	Field	3	3		
Mobile Units					Total	50	41	5	9	Sub-Total	3	3	0	0
Total					Total					Total				

Parkwood

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

This would be a large project where the cost per square foot is lower than a small project. As in the case of rebuilding a Kitchen and Cafeteria, the cost per square foot are high for this type of space.

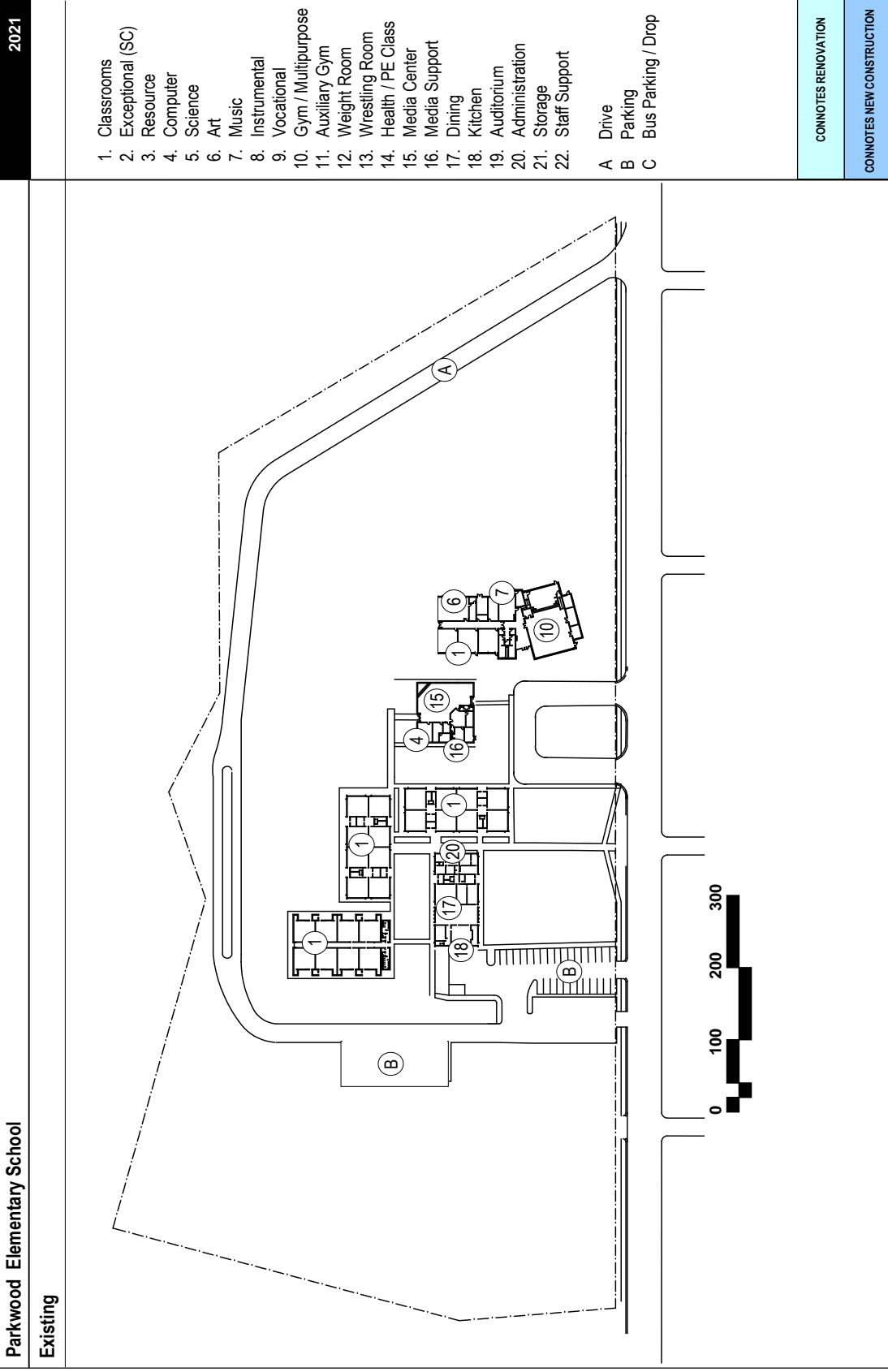
Onslow County Schools				
Cost Estimate Worksheet: 2021				
Parkwood Elementary				
Additions / Renovations	Proposed Student Capacity		700	
	Proposed Core Capacity		800	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	9	9,050	257.11	\$2,326,838
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	5	5,061	120.00	\$607,320
Core Capacity				
Media Center		0	0.00	\$0
Food Service		5,758	407.29	\$2,345,153
Auditorium		0	0.00	\$0
Administration		2,978	277.50	\$826,506
Storage		187	277.50	\$52,004
Staff Support		592	277.50	\$164,363
Renovations		1,432	94.97	\$135,990
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$90,000
Subtotal New		18,566	\$307.81	\$5,714,863
Circulation/ Mechanical/Toilets/Walls	38.00%	7,055	\$307.81	\$2,171,648
Subtotal Renovated		6,493	\$114.48	\$743,310
Athletics				\$90,000
Site Improvements				\$880,000
Other ()				
Sub Total				\$9,599,821
Inflation (3% for 3 years)	12.00%			\$1,151,978
Contingency (%)	10.00%			\$1,075,180
Sub Total				\$11,826,979
A-E Fees (%)	10.00%			\$1,182,698
Financing Charges	1.00%			\$133,232
Other Fees and Services				\$180,242
Site	0			\$0
Owners Contingency (furn., equipment)				\$986,000
Total				\$13,323,151

Parkwood

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Parkwood Elementary School

Existing



Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh, NC 27607
 T(919) 781.8582

Parkwood

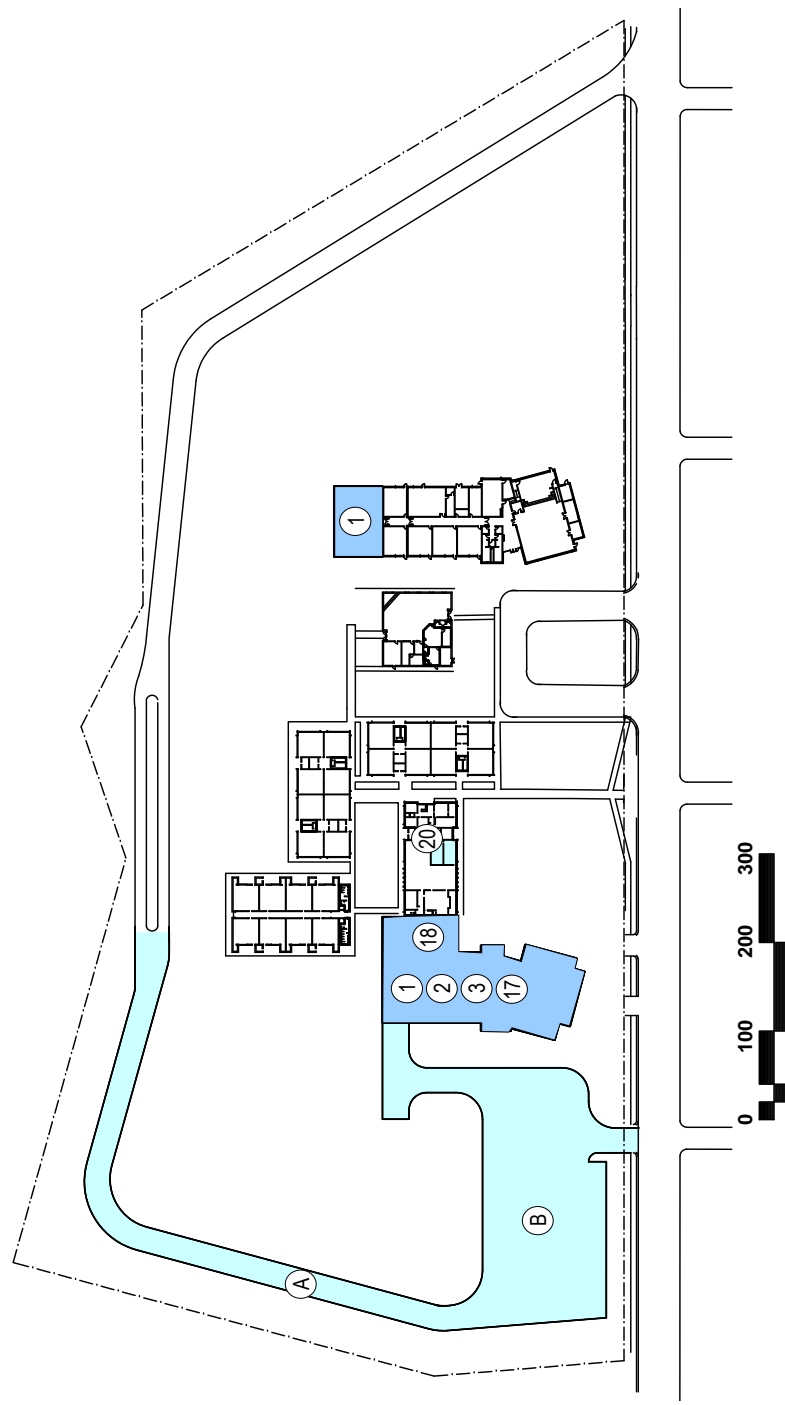
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Parkwood Elementary School

Potential Future Plan

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
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Queens Creek

Queens Creek Elementary School



Queens Creek Elementary School

The school shares the parcel with Swansboro High and at almost 85 acres is sufficient based on NCDPI guidelines. Adding the needs of the two schools, the total acreage would be just under 60 acres. There are about nine acres that are not cleared which are lower and wetter than other areas and part of the overall drainage system.

Queueing and other vehicular traffic is carefully orchestrated for both schools due to the shared main entrance. Based on arrival and dismissal schedules significant backups onto Queens Creek Road seldom appear. Should things change the option to create a “Queens Creek Only” access across from Pirates Cove Drive exists.



Front Canopy

Utility Providers	
Electrical	Progress Energy
Sewer	ONWASA
Water	ONWASA
Gas	NA

Facility	ALTID	2021 Tax Value	ACRES
Queens Creek / Swansboro High	1319-89	\$25,841,500	84.7

Queens Creek

Building Bio Data

First opened in 1998 with an addition placed 10 years later, this is a relatively new school. The majority of the square footage is now just over 20 years of age. The wing addition near the high school track is of similar materials and construction methods.

QUEENS CREEK		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-335-001	MAIN BUILDING	NC2	7/31/1998	80,376	\$15,077,086	\$1,604,393	\$154
		NC2	3/4/2008	17,253			
Totals / Average \$/sf				97,629	\$15,077,086	\$1,604,393	\$154
Average Construction Date			2003				
Average Age			18				

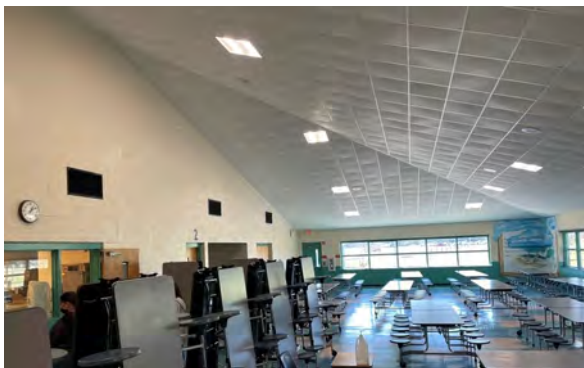
Life Cycle Table

Since both sections of this building are relatively new, their life cycle analysis is not as important as it is with some of the older facilities within Onslow County Schools. Certain components of the building are currently in failure, but the overall building itself still has many decades of usability.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Queens Creek Elementary						
Main Building - 1998	67	80	70	90	1998	23
Main Building - 2008	77	80	70	90	2008	13



Media Center



Media Center



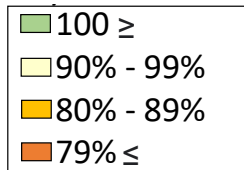
Multipurpose Room

Queens Creek

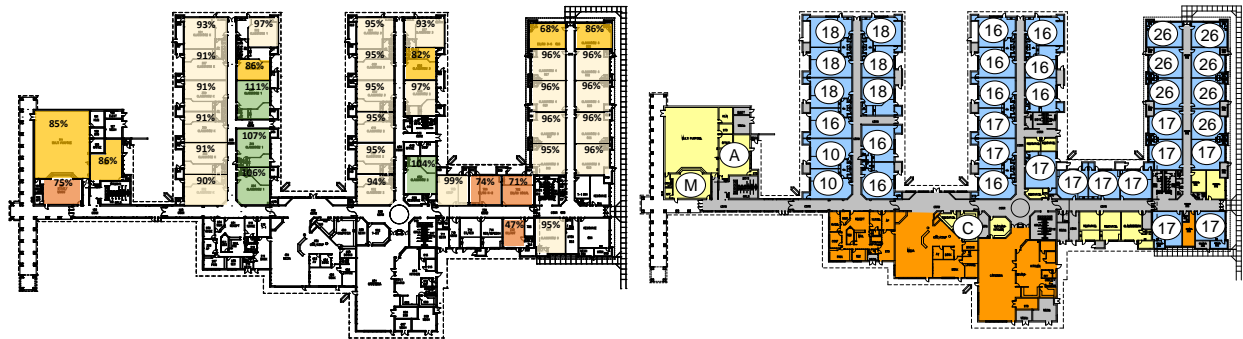
Square Footage % and Capacity Diagram

The left hand image shows most of the spaces above 90% of the standard, while the image to the right depicts the centralized core facilities and the distribution of support spaces throughout the building. This is typical of this prototype. The variations are due to different programs provided at the various campuses.

Square Footage %



Capacity Diagram



Deferred Maintenance

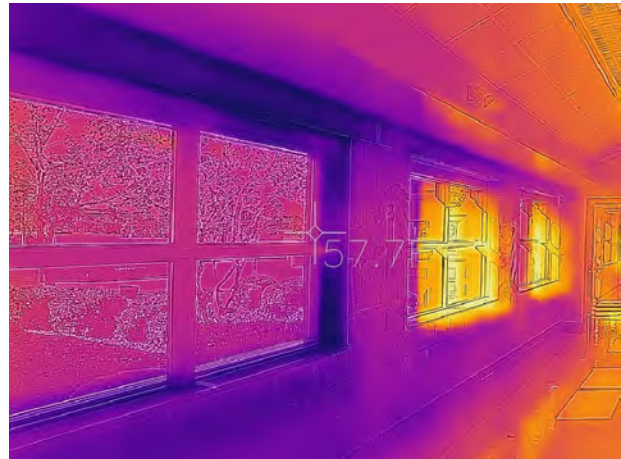
On the following page is the list of items that are currently or likely will be in failure over the course of the next 10 years. Although relatively youthful, several building components such as windows are currently in failure as evidenced by the exterior picture and internal thermograph pictured below.

Space Inventory Worksheet

At this time, no additions are proposed for this site. The page after the deferred maintenance worksheet describes the number of classrooms and the square footage of core facilities.



Window Frames in failure



Thermograph of broken seals

Queens Creek

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Queens Creek Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$490,146	\$49,015	\$58,818	\$73,522	\$671,500
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$59,226	\$5,923	\$7,107	\$8,884	\$81,140
7	Canopy (cov. Walks)	\$117,000	\$11,700	\$14,040	\$17,550	\$160,290
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$316,418	\$31,642	\$37,970	\$47,463	\$433,493
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$252,264	\$25,226	\$30,272	\$37,840	\$345,602
17	Painting	\$321,714	\$32,171	\$38,606	\$48,257	\$440,749
18	Other Building Interior	\$24,000	\$2,400	\$2,880	\$3,600	\$32,880
19	Mechanical	\$528,774	\$52,877	\$63,453	\$79,316	\$724,421
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$32,084	\$3,208	\$3,850	\$4,813	\$43,955
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$10,400	\$1,040	\$1,248	\$1,560	\$14,248
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$33,280	\$3,328	\$3,994	\$4,992	\$45,594
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
Total		\$2,261,660	\$226,166	\$271,399	\$339,249	\$3,098,474

Queens Creek

Onslow County Schools																			
Space Inventory / Worksheet 2021																			
Queens Creek Elementary																			
Current Student Capacity (NCDPI)		657		Current Core Capacity (NCDPI)		771		Total Cost		\$0									
Proposed Student Capacity		657		Proposed Core Capacity		771		Cost / Student		\$0									
Built Out		Number of Spaces		Built Out		Square Footage		Athletic / PE /Facilities		Number of Spaces									
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New					
Academic Spaces					Media Center					Track									
Pre-K Clsrms	4	4			Media (RLV)	3,242	3083.4			Track									
Kindergartens	6	6			Support	1,500	1361.9			Pole Vault									
Grades 1-3 Clsrms	17	17			Computer					High Jump									
Grades 4-5 Clsrms	7	7			Sub-Total	4,742	4,445	0	0	Long / Triple Jump									
4-8 LA/SS/Math					Food Service					Shot Put / Discus									
Grades 6-8 Math/Sci Clsrms					Dining	3,084	3280.1			Fencing									
Grades 5-8 Science Clsrms					Kitchen	1,938	1868.8			Sub-Total	0	0	0	0					
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	282.3			Football									
Exceptional (self contained)	1	2			Sub-Total	5,642	5,431	0	0	Field									
Instructional Kitchen		1			Auditorium					Lighting									
Resource	5	9			Stage / Dress / Sto.					Home Stadium									
Computer					Lobby					Press Box									
ISS	1				Sub-Total	0	0	0	0	Visitors Seating									
Sub-Total	41	46	0	0	Administration					Scoreboard									
High School Science Classrooms					Administration					Soccer Field									
Physical /Bio /Chem /Phy /Other					Administration	3,120	2160.4			Field									
Prep Rooms					Sub-Total	3,120	2,160	0	0	Lights									
Math/Sci Computer Lab					Storage					Bleachers									
Sub-Total	0	0	0	0	Book Storage	890				Scoreboard									
Arts Education					Staff Support					Baseball									
Visual Arts	1	1			General Storage	990	2496.4			Field									
Art Project					Sub-Total	1,880	2,496	0	0	Dugouts									
Art Sto. Kiln	1	2			Staff Support	1,600	398.1			Lights									
General Music	1	1			Staff Support	1,600	398.1			Bleachers									
Instrumental Music (Band)					Sub-Total	1,600	398	0	0	Scoreboard									
Vocal Music (Chorus) + Sto.					<div style="border: 1px solid black; padding: 10px;"> This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation. </div>					Field Irrigation									
Ensemble / Practice										Fencing									
Band Uniform Sto.										Sub-Total									
Instrument Sto.										0 0 0 0									
Office / Library										Baseball									
Dance/Drama										Field									
Sub-Total	3	4	0	0						Dugouts									
Vocational										Staff Support					Lights				
Keyboarding Labs										Staff Support					Bleachers				
Exploratory Labs										Sub-Total					Scoreboard				
Computer Applications					1,600 398.1					Field Irrigation									
Business/Office Ed.					1,600 398					Concessions / Toilets									
Cons/Occ Home Economics					0 0					Press Box									
Service/Marketing										Fencing									
Health Occupations										Sub-Total									
Agri/Trade & Industry (Heavy)										0 0 0 0									
Trade & Industry (Medium)										Softball									
Technology (Light)										Field									
Communications/Misc										Dugouts									
Vocational Clsrms										Lights									
Sub-Total	0	0	0	0						Bleachers									
Physical Education Etc.										Scoreboard									
Multi/Main Gymnasium	1	1								Field Irrigation									
Stage	1	1								Concessions / Toilets									
Boys/Girls Locker										Press Box									
Boys/Girls Showers										Fencing									
Coaches off./ Showers										Sub-Total									
Training										0 0 0 0									
Laundry										Field House									
Storage / Office	1	3								Field House									
Officials/showers										Sub-Total									
Lobby/cons./commons				1						0 0 0 0									
Auxiliary Gym										Concessions									
Weight Room										Concessions									
Wrestling										Sub-Total									
Health/P.E. Clsrms										0 0 0 0									
Sub-Total	3	5	0	1						Play Field									
Misc. Spaces										Field									
ROTC										3 3									
Mobile Units										Sub-Total									
										3 3 0 0									
					Total Renovated Spaces														
					0														
					Demolition Totaling														
Total					Total					Total									
47 55 0 1					16,984 14,931 0 0					0 0 0 9									

Queens Creek

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

No additions or renovations are proposed at this site and it should be considered "built-out". The table is shown for clarity and consistency.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Queens Creek Elementary				
Additions / Renovations	Proposed Student Capacity		657	
	Proposed Core Capacity		771	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	0	0	0.00	\$0
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	1	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	277.50	\$0
Storage		0	0.00	\$0
Staff Support		0	277.50	\$0
Renovations		0	0.00	\$0
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		0	\$92.50	\$0
Circulation/ Mechanical/Toilets/Walls	38.00%	0	\$92.50	\$0
Subtotal Renovated		0		\$0
Athletics				\$0
Site Improvements				\$0
Other ()				
Sub Total				\$0
Inflation (3% for 3 years)	12.00%			\$0
Contingency (%)	10.00%			\$0
Sub Total				\$0
A-E Fees (%)	10.00%			\$0
Financing Charges	1.00%			\$0
Other Fees and Services				\$0
Site	0			\$0
Owners Contingency (furn., equipment)				\$0
Total				\$0

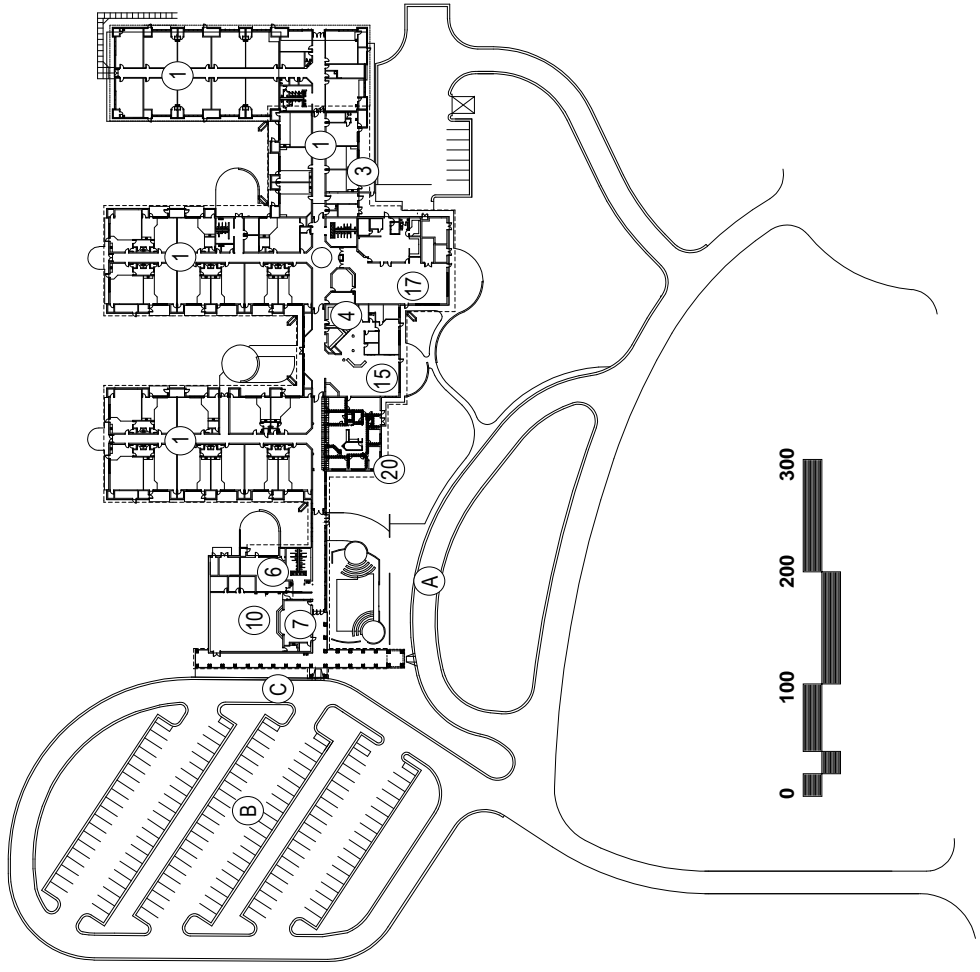
Queens Creek

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Queens Creek Elementary School

Existing

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh, NC 27607
 T(919) 781.8582

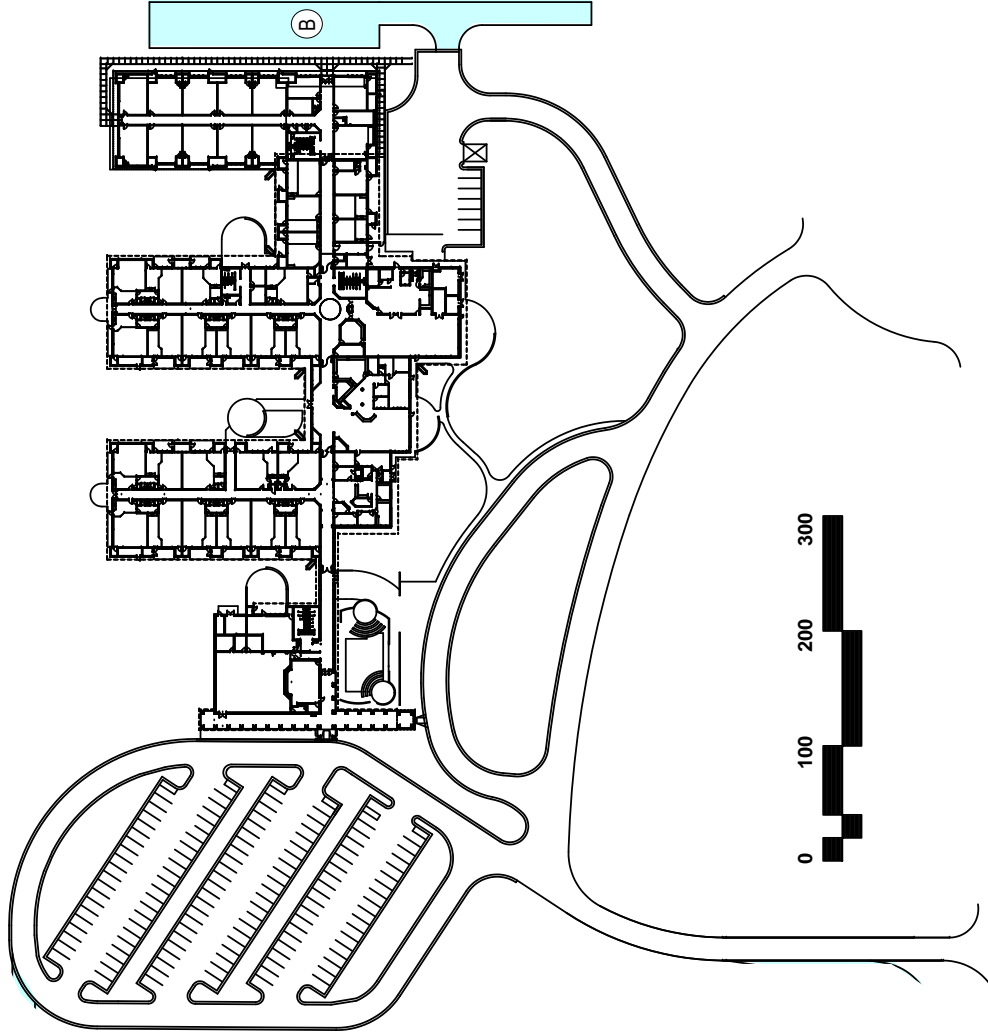
Queens Creek

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Queens Creek Elementary School

Potential Future Plan

2021



1. Classrooms
 2. Exceptional (SC)
 3. Resource
 4. Computer
 5. Science
 6. Art
 7. Music
 8. Instrumental
 9. Vocational
 10. Gym / Multipurpose
 11. Auxiliary Gym
 12. Weight Room
 13. Wrestling Room
 14. Health / PE Class
 15. Media Center
 16. Media Support
 17. Dining
 18. Kitchen
 19. Auditorium
 20. Administration
 21. Storage
 22. Staff Support
- A Drive
B Parking
C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

Richlands

Richlands Elementary School



Richlands Elementary School

The parcel is surrounded by Richlands Steed Park owned by Onslow County. On the north it is bounded by a residential neighborhood. At 30 acres, the size of the property is more than sufficient for the population.

Most of the site is cleared with only about four acres left wooded. Bus and car riders use the same entrance, but exit at different locations.

The queue is around 500 linear feet longer than the MSTA minimums and should be adequate to keep traffic off Cow Horn Road at all times.



Main Entry

Utility Providers

Electrical
Sewer
Water
Gas

Duke Power
ONWASA
ONWASA
NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Richlands	53-23.2	\$19,021,500	30

Richlands

Building Bio Data

This is the most recent school in operation within Onslow County Schools. It is the prototype for Clear View and Coastal Elementary Schools. The schools vary slightly in square footage and the number of classrooms available.

Richlands Elementary		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-339-006	MAIN BUILDING	NC	8/1/2018	118,449	\$19,693,487	\$2,954,024	\$166
Totals / Average \$/sf				118,449	\$19,693,487	\$2,954,024	\$166
Average Construction Date			2018				
Average Age			3				

Life Cycle Table

With only three years of use, this building will continue to serve the school system for many decades.

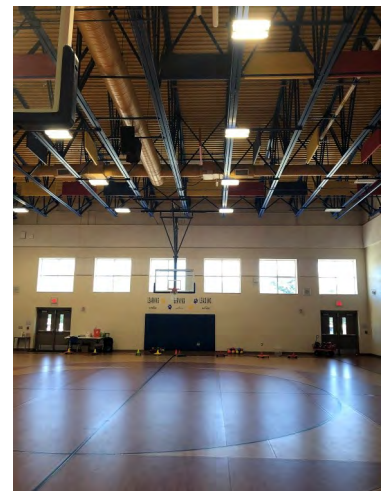
Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Richlands Elementary						
Main Building	67	60	50	70	2018	3



Courtyard



Hallway



Multipurpose Room



Cafeteria



Media Center

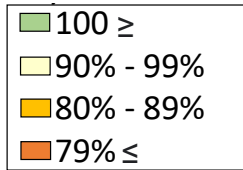
Smith Sinnett Architecture, P.A.

Richlands

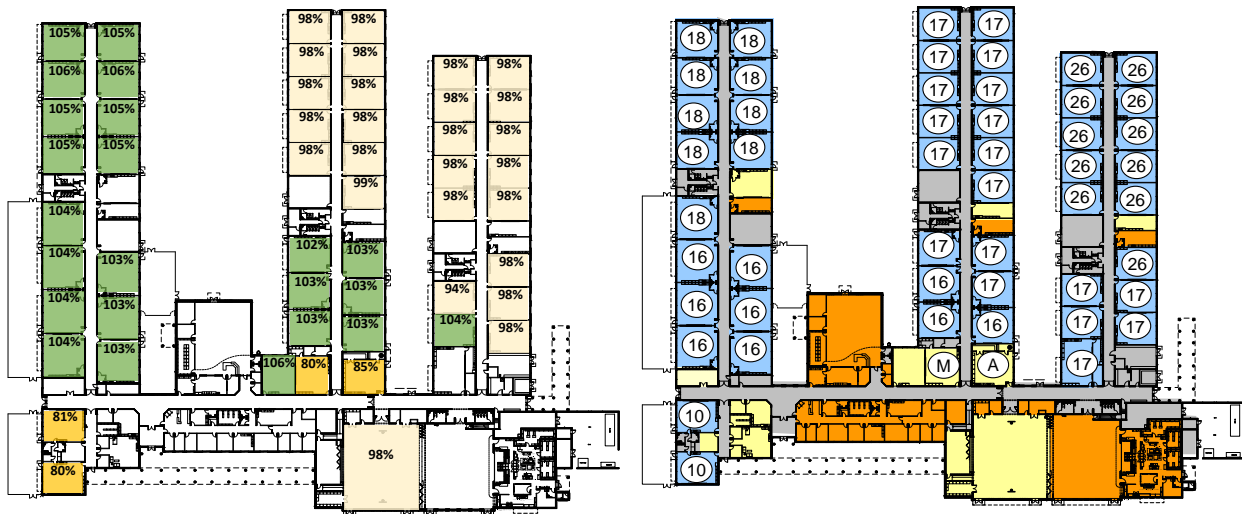
Square Footage % and Capacity Diagram

Virtually every classroom is slightly above or below the standards with only a few exceptions that were designed to work as a suite of rooms vs one large space. The building has most of the core facilities located at the front with a good distribution of support space down the classroom wings.

Square Footage %



Capacity Diagram



Deferred Maintenance

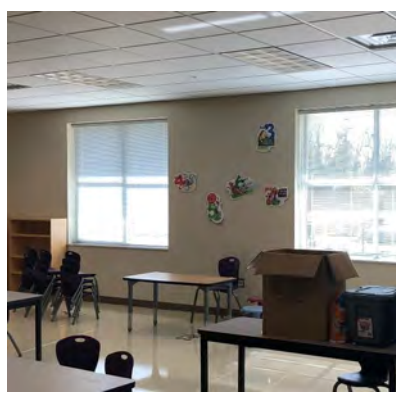
On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. These items have short lives and are related to painting and paving type of work.

Space Inventory Worksheet

Only small additions are proposed relating to core facilities, but no additional capacity.



Stage



Typical Classroom



Thermal Bridging

Richlands

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Richlands Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$108,520	\$10,852	\$13,022	\$16,278	\$148,672
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$234,057	\$23,406	\$28,087	\$35,109	\$320,658
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$107,034	\$10,703	\$12,844	\$16,055	\$146,636
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total		\$510,365	\$51,036	\$61,244	\$76,555	\$699,199

Richlands

Onslow County Schools

Space Inventory / Worksheet 2021

6/23/2021

Richlands Elementary

Current Student Capacity (NCDPI)	944
Proposed Student Capacity	944
Built Out	Number of Spaces

Current Core Capacity (NCDPI)	725
Proposed Core Capacity	1000
	Square Footage

Total Cost	\$1,889,351
Cost / Student	\$2,001
Athletic / PE /Facilities	Number of Spaces

Room Name	NCDPI Count	Existing Count	Renovated	New
Academic Spaces				
Pre-K Clsrms				
Kindergartens	9	9		
Grades 1-3 Clsrms	28	28		
Grades 4-5 Clsrms	12	12		
4-8 LA/SS/Math				
Grades 6-8 Math/Sci Clsrms				
Grades 5-8 Science Clsrms				
(9-12) Eng. / F-Lang. / SS / Math				
Exceptional (self contained)	2	3		
Instructional Kitchen		1		
Resource	8	10		
Computer				
ISS				
Sub-Total	59	63	0	0
High School Science Classrooms				
Physical /Bio /Chem /Phy /Other				
Prep Rooms				
Math/Sci Computer Lab				
Sub-Total	0	0	0	0
Arts Education				
Visual Arts	1	1		
Art Project				
Art Sto. Kiln	1	2		
General Music	1	2		
Instrumental Music (Band)				
Vocal Music (Chorus) + Sto.				
Ensemble / Practice				
Band Uniform Sto.				
Instrument Sto.				
Office / Library				
Dance/Drama	1	1		
Sub-Total	4	6	0	0
Vocational				
Keyboarding Labs				
Exploratory Labs				
Computer Applications				
Business/Office Ed.				
Cons/Occ Home Economics				
Service/Marketing				
Health Occupations				
Agri/Trade & Industry (Heavy)				
Trade & Industry (Medium)				
Technology (Light)				
Communications/Misc				
Vocational Clsrms				
Sub-Total	0	0	0	0
Physical Education Etc.				
Multi/Main Gymnasium	1	1		
Stage	1	1		
Boys/Girls Locker				
Boys/Girls Showers				
Coaches off./ Showers				
Training				
Laundry				
Storage / Office	1	5		
Officials/showers				
Lobby/cons./commons				
Auxiliary Gym				
Weight Room				
Wrestling				
Health/P.E. Clsrms				
Sub-Total	3	7	0	0
Misc. Spaces				
ROTC				
Mobile Units				

Room Name	NCDPI SF	Existing SF	Renovated	New SF
Media Center				
Media (RLV)	4,000	2899.8		1,100
Support	1,500	1744.7		575
Computer				
Sub-Total	5,500	4,645	0	1,675
Food Service				
		# of seatings		3
Dining	4,000	4308.9		
Kitchen	2,208	2292.6		
Serving	620	783		
Sub-Total	6,828	7,385	0	0
Auditorium				
		# of seats		0
Auditorium				
Stage / Dress / Sto.				
Lobby				
Sub-Total	0	0	0	0
Administration				
Administration	3,460	2954.7	505	
Sub-Total	3,460	2,955	505	0
Storage				
Book Storage	1,000			816
General Storage	1,100	1130.6		
Sub-Total	2,100	1,131	0	816
Staff Support				
Staff Support	1,800	1690.4	110	
Sub-Total	1,800	1,690	0	0
Total Renovated Spaces				
Demolition Totaling				

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Facility Name	STD	Existing	Renovated	New
Track				
Track				
Pole Vault				
High Jump				
Long / Triple Jump				
Shot Put / Discus				
Fencing				
Sub-Total	0	0	0	0
Football				
Field				
Lighting				
Home Stadium				
Press Box				
Visitors Seating				
Scoreboard				
Irrigation				
Fencing				
Additional Parking				
Sub-Total	0	0	0	0
Soccer Field				
Field				
Lights				
Bleachers				
Scoreboard				
Field Irrigation				
Fencing				
Sub-Total	0	0	0	0
Baseball				
Field				
Dugouts				
Lights				
Bleachers				
Scoreboard				
Field Irrigation				
Concessions / Toilets				
Press Box				
Fencing				
Sub-Total	0	0	0	0
Softball				
Field				
Dugouts				
Lights				
Bleachers				
Scoreboard				
Field Irrigation				
Concessions / Toilets				
Press Box				
Fencing				
Sub-Total	0	0	0	9
Tennis Courts				
Number of Courts				
Lights				
Fencing (as Required)				
Sub-Total	0	0	0	0
Field House				
Field House				
Sub-Total	0	0	0	0
Concessions				
Concessions				
Sub-Total	0	0	0	0
Play Field				
Field	3	3		
Sub-Total	3	3	0	0

Total	66	76	0	0
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Total	19,688	17,805	505	2,492
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Total	0	0	0	9
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Richlands

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

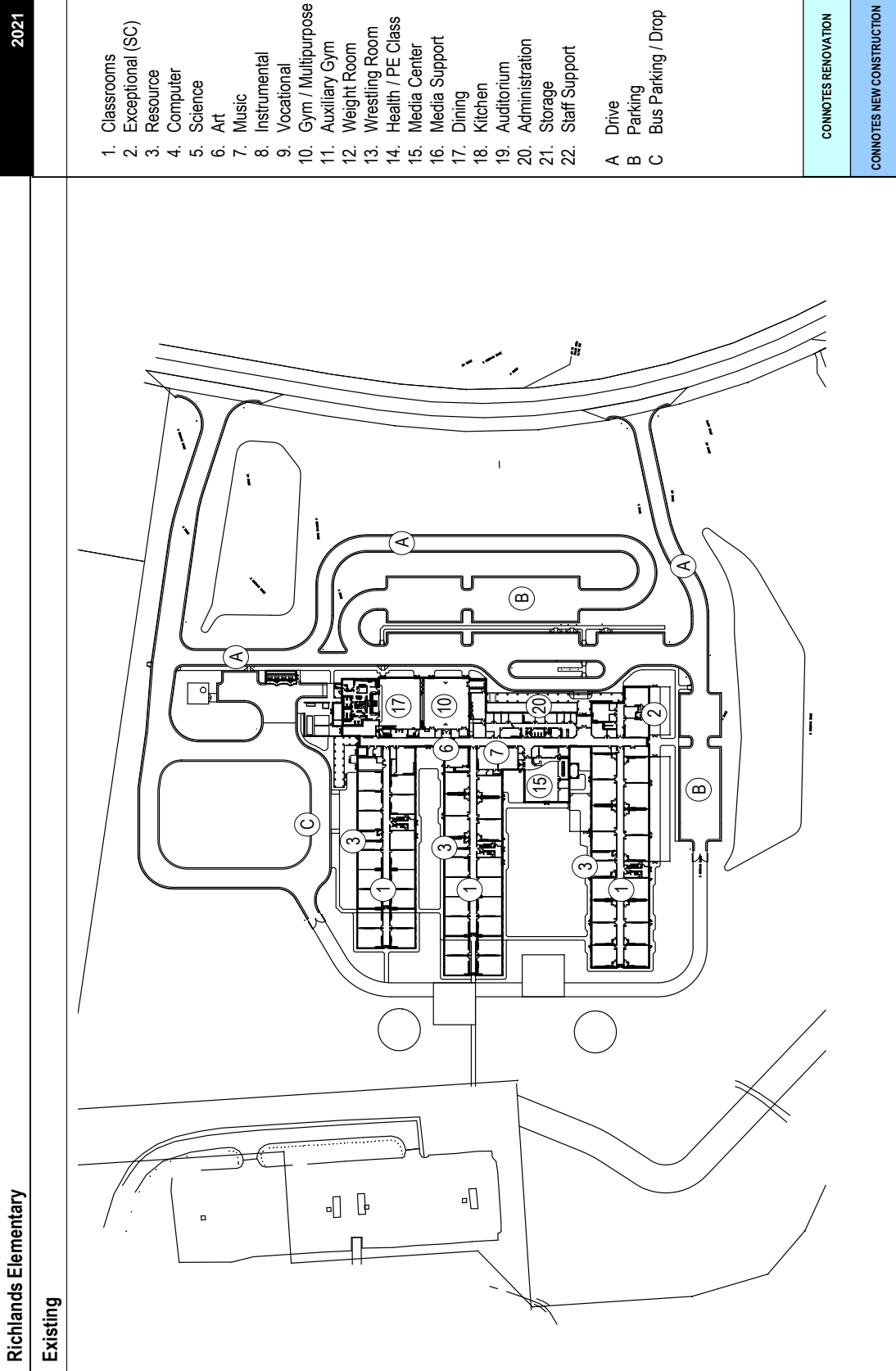
Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

Due to the size of the student population, no capacity related additions are suggested. The only expansion would be to core facilities, primarily the Media Center and additional storage.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Richlands Elementary				
Additions / Renovations	Proposed Student Capacity		944	
	Proposed Core Capacity		1,000	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	0	0	0.00	\$0
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		1,676	392.96	\$658,410
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	346.88	\$0
Storage		816	346.87	\$283,050
Staff Support		0	346.88	\$0
Renovations		505	60.00	\$30,300
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		2,492	\$377.87	\$941,460
Circulation/ Mechanical/Toilets/Walls	38.00%	947	\$377.87	\$357,755
Subtotal Renovated		505	\$60.00	\$30,300
Athletics				\$0
Site Improvements				\$20,000
Other ()				
Sub Total				\$1,349,515
Inflation (3% for 3 years)	12.00%			\$161,942
Contingency (%)	10.00%			\$151,146
Sub Total				\$1,662,603
A-E Fees (%)	10.00%			\$166,260
Financing Charges	1.00%			\$18,894
Other Fees and Services				\$41,594
Site	0			\$0
Owners Contingency (furn., equipment)				\$70,000
Total				\$1,889,351

Richlands

Space Profile for Renovation Projects Based on NC School Planning Recommendations



Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

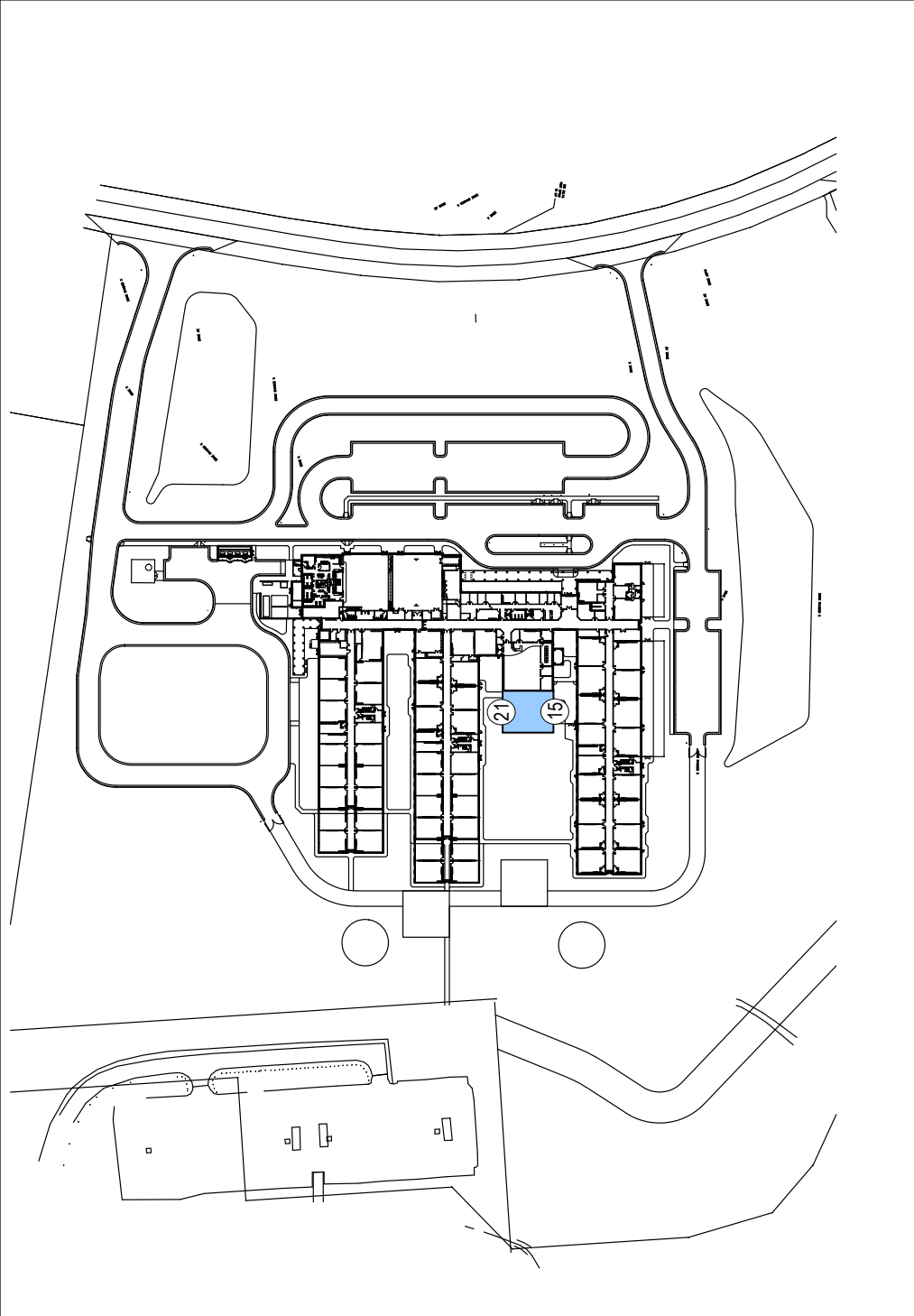
Richlands

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Richlands Elementary School

Proposed Future Plan

2021



- 1. Classrooms
- 2. Exceptional (SC)
- 3. Resource
- 4. Computer
- 5. Science
- 6. Art
- 7. Music
- 8. Instrumental
- 9. Vocational
- 10. Gym / Multipurpose
- 11. Auxiliary Gym
- 12. Weight Room
- 13. Wrestling Room
- 14. Health / PE Class
- 15. Media Center
- 16. Media Support
- 17. Dining
- 18. Kitchen
- 19. Auditorium
- 20. Administration
- 21. Storage
- 22. Staff Support

- A Drive
- B Parking
- C Bus Parking / Drop
- D Field / Play Area

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh, NC 27607
 T(919) 781.8582

Sand Ridge

Sand Ridge Elementary School



Sand Ridge Elementary School

Heritage Elementary is a prototype of this building. They are mirror images of each other with only the slightest variations in square footage due to the site. This site has ample acreage for the school with approximately 28 acres still forested.

The original queue was on the North entry near the administration. This was extremely short at only 430 lf. The bus lot is currently being used, but it is a single lane and at 820 lf, still needs another 480 lf.



Main Entry

Utility Providers
 Electrical
 Sewer
 Water
 Gas

Progress Energy
 Webb Creek
 ONWASA
 NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Sand Ridge	1309-64.1	\$9,277,780	53.97

Smith Sinnott Architecture, P.A.

Sand Ridge

Building Bio Data

This school was built just three years before Heritage which was completed in 2001. Both Heritage and Sand Ridge received identical additions that both opened in 2008. There are minor discrepancies in the NCDPI square footage for the schools. The square footages for both are around 76,000 for the main building. The additions are off by a few feet due to construction.

SAND RIDGE		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-341-001	MAIN BUILDING	NC2	12/15/1998	73,734	\$11,840,758	\$1,182,244	\$161
670-341-002	2008 CLASSROOM BLDG	F2	3/4/2008	12,129	\$1,829,098	\$189,686	\$151
Totals / Average \$/sf				85,863	\$13,669,856	\$1,371,930	\$156
Average Construction Date			2003				
Average Age			18				

Life Cycle Table

Built of brick with concrete block backup and a metal roof, these buildings were meant to last a lifetime. The result is this nearly 30 year old building still has around 70 years worth of life which can be extended with extensive renovation later in its life. At 23 years of age, chillers, window seals, motors, pumps, and asphalt will all be at the end of their anticipated life cycle.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Sand Ridge Elementary						
Main Building - 1998	67	80	70	90	1998	23
Classroom Building - 2008	77	80	70	90	2008	13



Typical Classroom



Media Center



Multipurpose Room



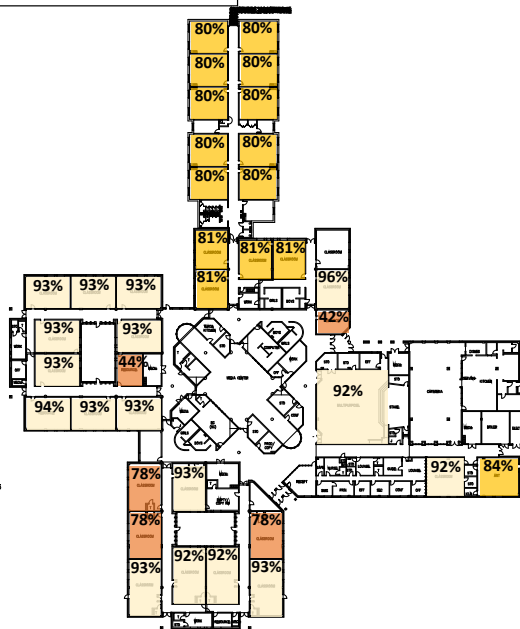
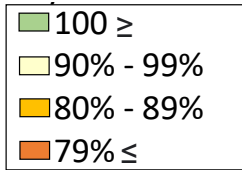
Cafeteria

Sand Ridge

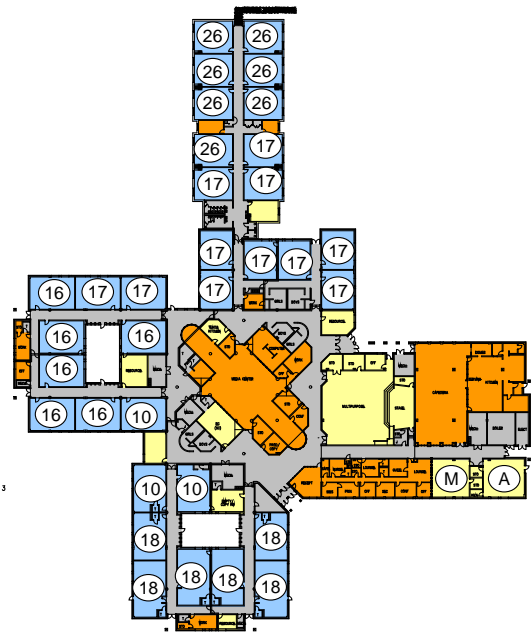
Square Footage % and Capacity Diagram

Many of the rooms here are in the 80% range with about an equal number in the mid to lower 90% of the standard square footage. As with other schools, there is a concentration of core spaces near the main entry with other support and administrative spaces spaced throughout the building.

Square Footage %



Capacity Diagram

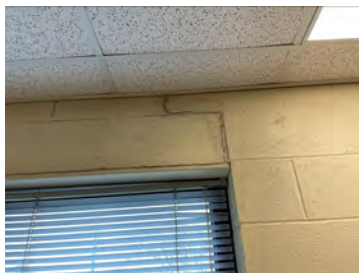


Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. They are fairly typical of other schools of this age.

Space Inventory Worksheet

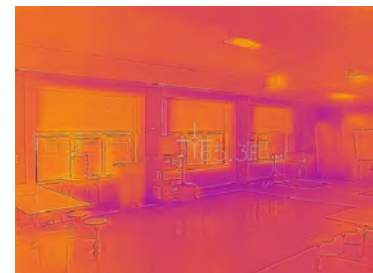
The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. As is the case with heritage, this building and site can support an addition similar to the eight classroom wing that was added in 2008.



Wall Settlement



Paint Failure



Broken Window Seals

Sand Ridge

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Sand Ridge Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$227,448	\$22,745	\$27,294	\$34,117	\$311,604
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$124,743	\$12,474	\$14,969	\$18,711	\$170,898
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$94,921	\$9,492	\$11,390	\$14,238	\$130,041
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$344,531	\$34,453	\$41,344	\$51,680	\$472,008
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$149,864	\$14,986	\$17,984	\$22,480	\$205,314
17	Painting	\$280,518	\$28,052	\$33,662	\$42,078	\$384,310
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$174,753	\$17,475	\$20,970	\$26,213	\$239,412
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$302,347	\$30,235	\$36,282	\$45,352	\$414,216
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$44,200	\$4,420	\$5,304	\$6,630	\$60,554
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$101,504	\$10,150	\$12,180	\$15,226	\$139,060
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$5,200	\$520	\$624	\$780	\$7,124
Total		\$1,957,583	\$195,758	\$234,910	\$293,637	\$2,681,889

Sand Ridge

Sand Ridge Elementary					Onslow County Schools					Total Cost																			
Current Student Capacity (NCDPI)					603					Current Core Capacity (NCDPI)					824					Cost / Student					\$6,735				
Proposed Student Capacity					720					Proposed Core Capacity					824					Athletic / PE /Facilities					Number of Spaces				
					Number of Spaces					0					Square Footage														
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New															
Academic Spaces					Media Center					Track																			
Pre-K Clsrms					Media (RLV)	3,299	3743			Track																			
Kindergartens	7	6		1	Support	1,500	1594.4			Pole Vault																			
Grades 1-3 Clsrms	21	17		4	Computer					High Jump																			
Grades 4-5 Clsrms	9	7		2	Sub-Total	4,799	5,337	0	0	Long / Triple Jump																			
4-8 LA/SS/Math					Food Service				3	Shot Put / Discus																			
Grades 6-8 Math/Sci Clsrms					Dining	3,296	3294.7			Fencing																			
Grades 5-8 Science Clsrms					Kitchen	1,938	1848.4			Sub-Total	0	0	0	0															
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	513.8			Football																			
Exceptional (self contained)	2	3			Sub-Total	5,854	5,657	0	0	Field																			
Instructional Kitchen		1			Auditorium				0	Lighting																			
Resource	6	10			Auditorium					Home Stadium																			
Computer					Stage / Dress / Sto.					Press Box																			
ISS					Lobby					Visitors Seating																			
Sub-Total	45	44	0	7	Sub-Total	0	0	0	0	Scoreboard																			
High School Science Classrooms					Administration					Soccer Field																			
Physical /Bio /Chem /Phy /Other					Administration	3,270	3168.2			Field																			
Prep Rooms					Sub-Total	3,270	3,168	0	0	Lights																			
Math/Sci Computer Lab					Storage					Bleachers																			
Sub-Total	0	0	0	0	Book Storage	910			333	Scoreboard																			
Arts Education					Staff Support					Softball																			
Visual Arts	1	1			Staff Support	1,700	993.2			Field																			
Art Project					Sub-Total	1,700	993	0	0	Dugouts																			
Art Sto. Kiln	1	2								Lights																			
General Music	1	2								Bleachers																			
Instrumental Music (Band)										Scoreboard																			
Vocal Music (Chorus) + Sto.										Field Irrigation																			
Ensemble / Practice										Concessions / Toilets																			
Band Uniform Sto.										Press Box																			
Instrument Sto.										Fencing																			
Office / Library										Sub-Total	0	0	0	0															
Dance/Drama										Baseball																			
Sub-Total	3	5	0	0						Field																			
Vocational					Physical Education Etc.					Tennis Courts																			
Keyboarding Labs					Multi/Main Gymnasium	1	1			Number of Courts																			
Exploratory Labs					Stage	1	1			Lights																			
Computer Applications					Boys/Girls Locker					Fencing (as Required)																			
Business/Office Ed.					Boys/Girls Showers					Sub-Total	0	0	0	0															
Cons/Occ Home Economics					Coaches off. / Showers					Field House																			
Service/Marketing					Training					Field House																			
Health Occupations					Laundry					Sub-Total	0	0	0	0															
Agri/Trade & Industry (Heavy)					Storage / Office	1	5			Concessions																			
Trade & Industry (Medium)					Officials/showers					Concessions																			
Technology (Light)					Lobby/cons./commons					Sub-Total	0	0	0	0															
Communications/Misc					Auxiliary Gym					Play Field																			
Vocational Clsrms					Weight Room					Field	3	3																	
Sub-Total	0	0	0	0	Wrestling					Sub-Total	3	3	0	0															
Misc. Spaces					Total Renovated Spaces					Demolition Totaling																			
ROTC								0																					
Mobile Units																													
Total	51	56	0	7	Total	17,543	15,285	0	1,214	Total	0	0	0	9															

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Sand Ridge

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

The design of the new section would be similar to the one that was placed using the 2005 bond funds.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Sand Ridge Elementary				
Additions / Renovations	Proposed Student Capacity		720	
	Proposed Core Capacity		824	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	7	7,100	268.90	\$1,909,219
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	296.00	\$0
Storage		1,214	296.00	\$359,344
Staff Support		0	296.00	\$0
Renovations		0	0.00	\$0
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		8,314	\$272.86	\$2,268,563
Circulation/ Mechanical/Toilets/Walls	38.00%	3,159	\$272.86	\$862,054
Subtotal Renovated		0		\$0
Athletics				\$0
Site Improvements				\$304,286
Other ()				
Sub Total				\$3,434,903
Inflation (3% for 3 years)	12.00%			\$412,188
Contingency (%)	10.00%			\$384,709
Sub Total				\$4,231,800
A-E Fees (%)	10.00%			\$423,180
Financing Charges	1.00%			\$48,491
Other Fees and Services				\$145,580
Site	0			\$0
Owners Contingency (furn., equipment)				\$314,000
Total				\$4,849,051

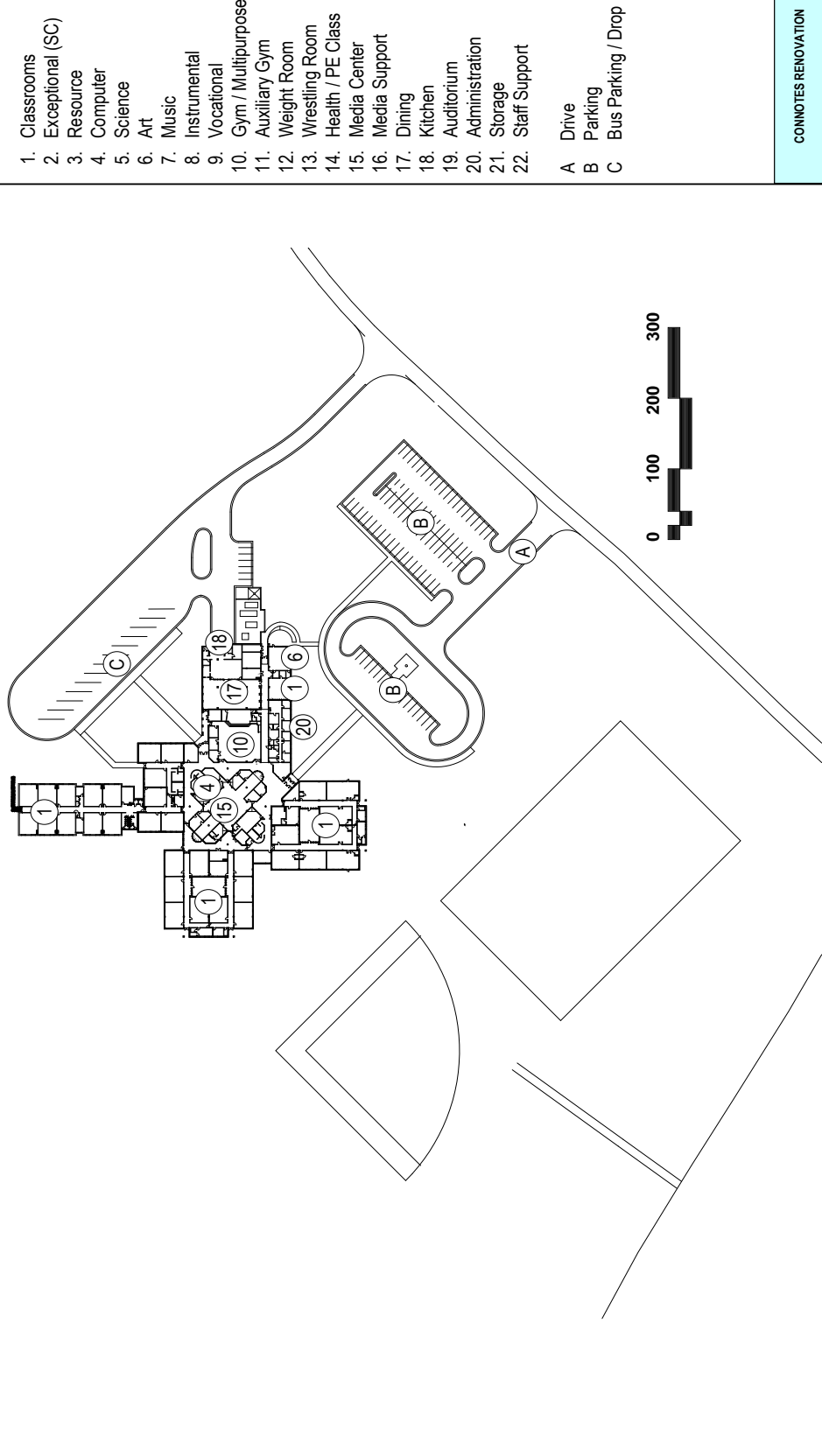
Sand Ridge

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Sand Ridge Elementary School

Existing

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh, NC 27607
 T(919) 781.8582

Sand Ridge

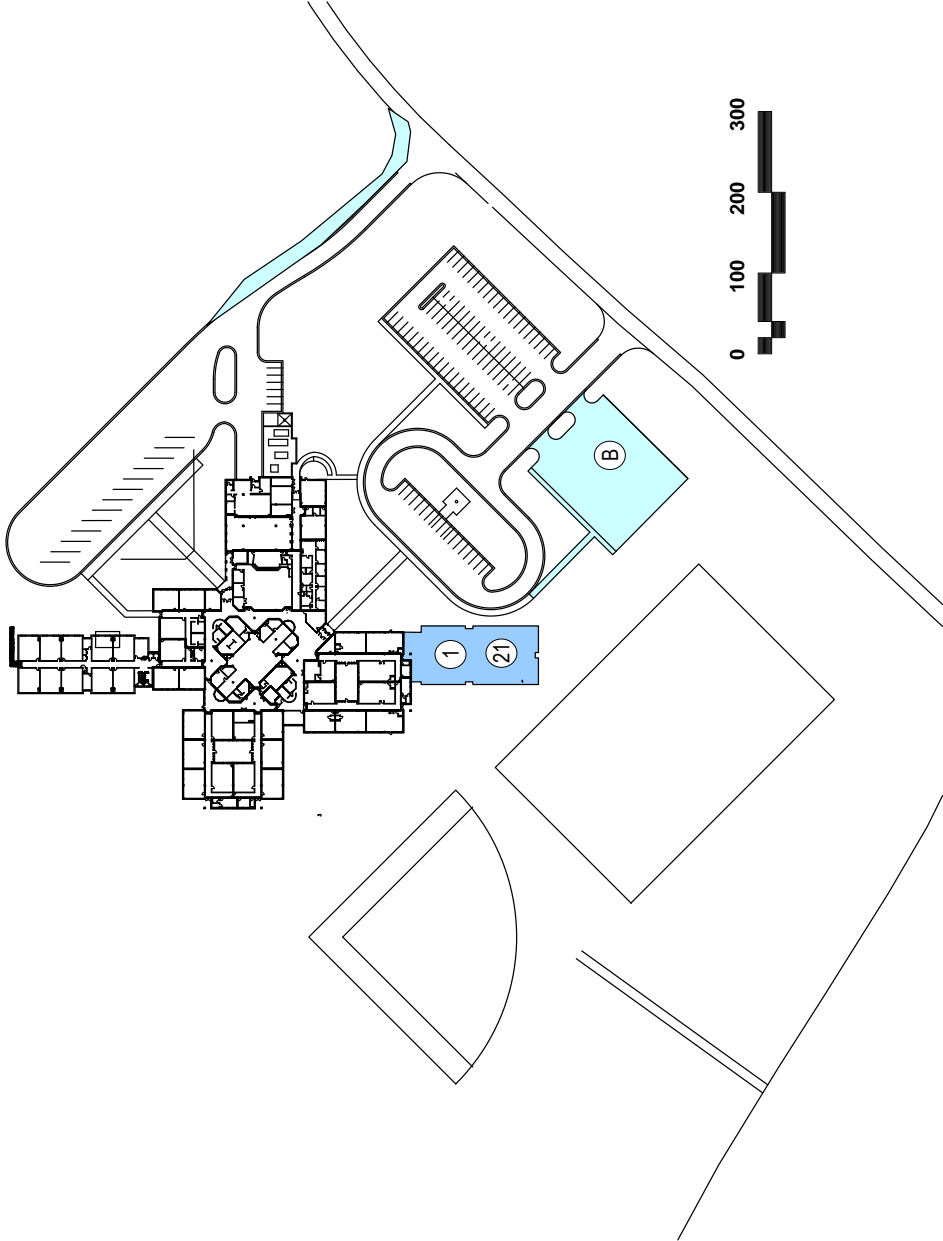
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Sand Ridge Elementary School

Potential Future Plan

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
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 - 15. Media Center
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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Silverdale

Silverdale Elementary School



Silverdale Elementary School

The parcel is more than sufficient for the school. Of the 29 existing acres, almost 16 of them are forested or on the opposite side of a drainage swale. Chappell Creek constitutes the western border while Smith Road and Belgrade Swansboro Road constitute the eastern and southern borders. There is an old cemetery embedded within the parcel along with a transfer station to the north.



Canopy to older section

The queue at 460 linear feet is far short of the 1,086 per the MSTA rainy day calculations.

Utility Providers	
Electrical	Progress Energy
Sewer	OCS Septic System
Water	Onslow County
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Silverdale	1145-96	\$4,089,370	28.92

Silverdale

Building Bio Data

The baby boom was in full swing when the first buildings were opened on this campus. Materials like cinder block and single pane steel windows were used for speed and availability. The subsequent additions all appear after construction had slowed and more durable materials were used. The most recent addition in 2008 houses the main Administration, Multipurpose Room and seven classrooms.

SILVERDALE		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-342-001	1954 MAIN BLDG A	NC2	1/1/1954	15,899	\$2,530,088	\$252,600	\$159
670-342-002	1954 ANNEX BUILDING	NC2	1/1/1954	3,120	\$496,501	\$49,570	\$159
670-342-003	MULTI-PURPOSE BLDG	NCI	4/28/2008	19,570	\$3,106,157	\$285,411	\$159
670-342-009	1987 MEDIA CENTER "B"	NC2	12/3/1987	9,625	\$1,531,675	\$205,964	\$159
670-342-010	1988 CLRM BLDG "C"	NC2	1/1/2004	10,913	\$1,736,641	\$173,383	\$159
Totals / Average \$/sf				59,127	\$9,401,062	\$966,928	\$159
Average Construction Date			1978				
Average Age			43				

Life Cycle Table

The oldest portions of this campus are beyond the low end of the anticipated life cycle. At nearly 70 years of age, these are some of the oldest structures in the school system. Over the course of the next 10 years a decision on the future of this building will need to be made. The newer sections are also showing their age and need continual maintenance. The newest, at only 13 years will continue to provide for many years.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Silverdale Elementary						
Main Building - 1954	13	70	60	80	1954	67
Annex Building - 1954	13	70	60	80	1954	67
Multipurpose Building - 2008	77	80	70	90	2008	13
Covered Walk - 1954	-7	50	40	60	1954	67
Covered Walk - 1988	27	50	40	60	1988	33
Media Center - 1987	56	80	70	90	1987	34
1988 Classroom Building - 2004	73	80	70	90	2004	17



Multipurpose Room



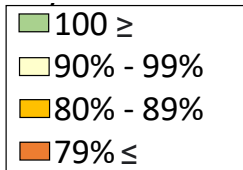
Cafeteria

Silverdale

Square Footage % and Capacity Diagram

On the left, the oldest portions of this campus are in red with some at only 65% of the standard square footage. The newer the construction, the more closely it approaches the appropriate square footage. On the right, the core and support spaces are spread across the campus for easy access. As with other schools they are concentrated near the main entry.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. Asphalt repairs, windows, and other typical improvements are shown. The bulk of the improvements are needed in the older buildings where some of the original components, such as the steel cased windows, are still in use.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. Only a small addition is proposed for this school. The addition does not increase capacity because the same number of rooms are being reallocated or renovated to increase supporting space or supporting the core facilities.

Silverdale

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Silverdale Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$160,965	\$16,097	\$19,316	\$24,145	\$220,522
4	Sewer System	\$43,680	\$4,368	\$5,242	\$6,552	\$59,842
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$116,443	\$11,644	\$13,973	\$17,466	\$159,526
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$54,744	\$5,474	\$6,569	\$8,212	\$74,999
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$334,997	\$33,500	\$40,200	\$50,250	\$458,946
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$200,109	\$20,011	\$24,013	\$30,016	\$274,150
16	Flooring	\$201,993	\$20,199	\$24,239	\$30,299	\$276,730
17	Painting	\$275,203	\$27,520	\$33,024	\$41,280	\$377,028
18	Other Building Interior	\$11,482	\$1,148	\$1,378	\$1,722	\$15,730
19	Mechanical	\$457,670	\$45,767	\$54,920	\$68,650	\$627,008
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$227,859	\$22,786	\$27,343	\$34,179	\$312,167
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$384,202	\$38,420	\$46,104	\$57,630	\$526,357
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$30,840	\$3,084	\$3,701	\$4,626	\$42,250
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$66,560	\$6,656	\$7,987	\$9,984	\$91,187
37	Kitchen Equipment	\$29,120	\$2,912	\$3,494	\$4,368	\$39,894
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
Total		\$2,708,619	\$270,862	\$325,034	\$406,293	\$3,710,809

Silverdale

Onslow County Schools														
Space Inventory / Worksheet 2021														
6/23/2021														
Silverdale Elementary					Total Cost									
Current Student Capacity (NCDPI)		505			Current Core Capacity (NCDPI)		454			\$3,122,699				
Proposed Student Capacity		505			Proposed Core Capacity		550			Cost / Student				
Built Out		Number of Spaces			Square Footage		Number of Spaces			\$6,184				
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clsrms	1	1			Media (RLV)	2,776	2345.4	237		Track				
Kindergartens	5	5			Support	1,200	769.4	431		Pole Vault				
Grades 1-3 Clsrms	14	14		2	Computer					High Jump				
Grades 4-5 Clsrms	6	6			Sub-Total	3,976	3,115	668	0	Long / Triple Jump				
4-8 LA/SS/Math					Food Service		# of seatings		3	Shot Put / Discus				
Grades 6-8 Math/Sci Clsrms					Dining	2,200	1815.3	385		Fencing				
Grades 5-8 Science Clsrms					Kitchen	1,518	832.2		686	Sub-Total	0	0	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving	400	183	217		Football				
Exceptional (self contained)	1	2			Sub-Total	4,118	2,831	602	686	Field				
Instructional Kitchen					Auditorium		# of seats		0	Lighting				
Resource	4	5		1	Auditorium					Home Stadium				
Computer					Stage / Dress / Sto.					Press Box				
ISS	1				Lobby					Visitors Seating				
Sub-Total	32	33	0	3	Sub-Total	0	0	0	0	Scoreboard				
High School Science Classrooms					Administration					Sub-Total				
Physical /Bio /Chem /Phy /Other					Administration	2,630	2287.4	189		Irrigation				
Prep Rooms					Sub-Total	2,630	2,287	189	0	Fencing				
Math/Sci Computer Lab					Storage					Additional Parking				
Sub-Total	0	0	0	0	Book Storage	780	189	591		Sub-Total	0	0	0	0
Arts Education					Staff Support					Soccer Field				
Visual Arts	1	1			General Storage	880	491.2	173	216	Field				
Art Project					Sub-Total	1,660	680	764	216	Lights				
Art Sto. Kiln	1	2			Staff Support	1,200	399.9	800		Bleachers				
General Music	1	1			Sub-Total	1,200	400	0	0	Scoreboard				
Instrumental Music (Band)					Vocal Music (Chorus) + Sto.					Field Irrigation				
Vocal Music (Chorus) + Sto.					Ensemble / Practice					Fencing				
Band Uniform Sto.					Band Uniform Sto.					Sub-Total	0	0	0	0
Instrument Sto.					Office / Library					Baseball				
Office / Library					Dance/Drama					Field				
Dance/Drama					Sub-Total	3	4	0	0	Dugouts				
Sub-Total	3	4	0	0	Vocational					Softball				
Physical Education Etc.					Keyboarding Labs					Field				
Multi/Main Gymnasium	1	1			Exploratory Labs					Dugouts				
Stage	1	2			Computer Applications					Lights				
Boys/Girls Locker					Business/Office Ed.					Bleachers				
Boys/Girls Showers					Cons/Occ Home Economics					Scoreboard				
Coaches off. / Showers					Service/Marketing					Field Irrigation				
Training					Health Occupations					Concessions / Toilets				
Laundry					Agri/Trade & Industry (Heavy)					Press Box				
Storage / Office	1	3			Trade & Industry (Medium)					Fencing				
Officials/showers					Technology (Light)					Sub-Total	0	0	0	0
Lobby/cons./commons					Communications/Misc					Tennis Courts				
Auxiliary Gym					Vocational Clsrms					Number of Courts				
Weight Room					Sub-Total	0	0	0	0	Lights				
Wrestling					Physical Education Etc.					Fencing (as Required)				
Health/P.E. Clsrms					Multi/Main Gymnasium	1	1			Sub-Total	0	0	0	0
Sub-Total	3	6	0	0	Stage	1	2			Field House				
Misc. Spaces					Storage / Office					Field House				
ROTC					Officials/showers					Field House				
Mobile Units					Lobby/cons./commons					Sub-Total	0	0	0	0
					Auxiliary Gym					Concessions				
					Weight Room					Concessions				
					Wrestling					Sub-Total	0	0	0	0
					Health/P.E. Clsrms					Play Field				
					Sub-Total	3	6	0	0	Field	3	3		
					Total Renovated Spaces					Sub-Total				
								2,223		Field	3	3	0	0
					Demolition Totaling					Sub-Total				
										Sub-Total	3	3	0	0
Total	38	43	0	3	Total	13,584	9,313	2,223	902	Total	0	0	0	9

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Silverdale

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

Adding only a few classrooms will drive up the cost per square foot to the point where the additions are not warranted.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Silverdale Elementary				
Additions / Renovations	Proposed Student Capacity		505	
	Proposed Core Capacity		550	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	3	2,450	336.40	\$824,184
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		686	555.00	\$380,619
Auditorium		0	0.00	\$0
Administration		0	370.00	\$0
Storage		216	370.00	\$79,846
Staff Support		0	370.00	\$0
Renovations		2,223	76.67	\$170,447
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		3,352	\$383.29	\$1,284,649
Circulation/ Mechanical/Toilets/Walls	38.00%	1,274	\$383.29	\$488,167
Subtotal Renovated		2,223	\$76.67	\$170,447
Athletics				\$0
Site Improvements				\$245,000
Other ()				
Sub Total				\$2,188,263
Inflation (3% for 3 years)	12.00%			\$262,592
Contingency (%)	10.00%			\$245,085
Sub Total				\$2,695,940
A-E Fees (%)	10.00%			\$269,594
Financing Charges	1.00%			\$31,227
Other Fees and Services				\$125,939
Site	0			\$0
Owners Contingency (furn., equipment)				\$235,000
Total				\$3,122,699

Silverdale

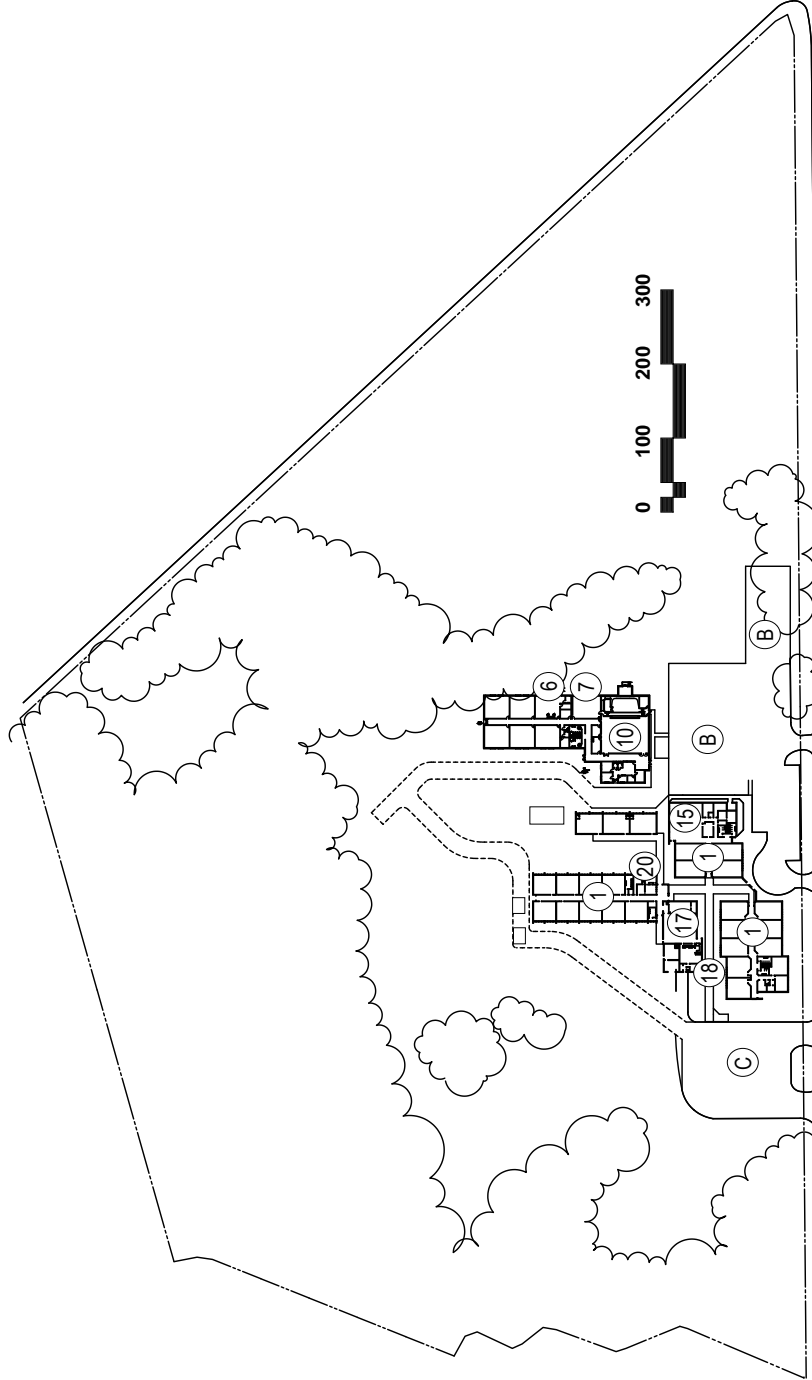
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Silverdale Elementary School

Existing

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
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CONNOTES RENOVATION
CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
T(919) 781.8582

Silverdale

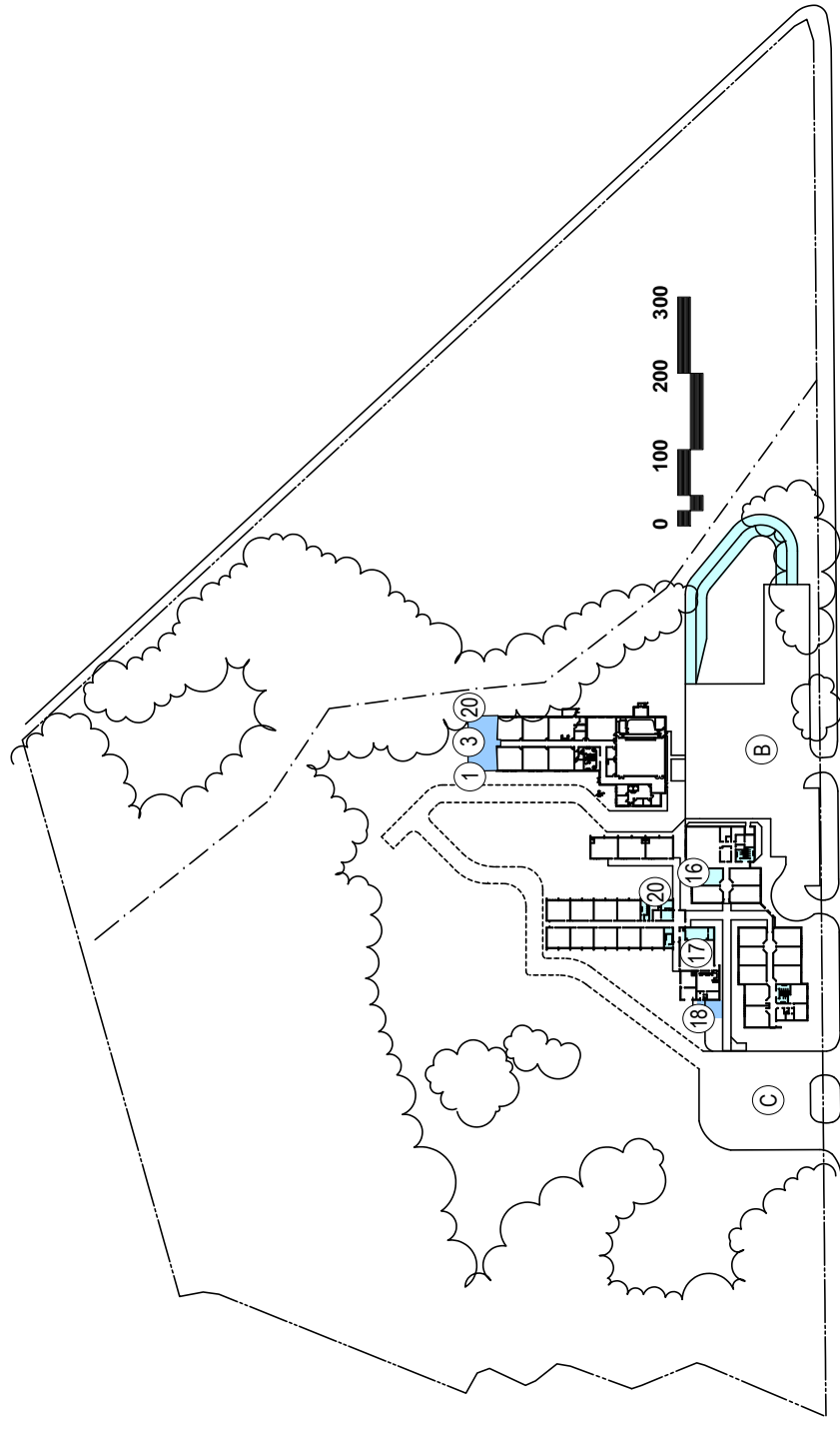
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Silverdale Elementary School

Potential Future Plan

2021

1. Classrooms
 2. Exceptional (SC)
 3. Resource
 4. Computer
 5. Science
 6. Art
 7. Music
 8. Instrumental
 9. Vocational
 10. Gym / Multipurpose
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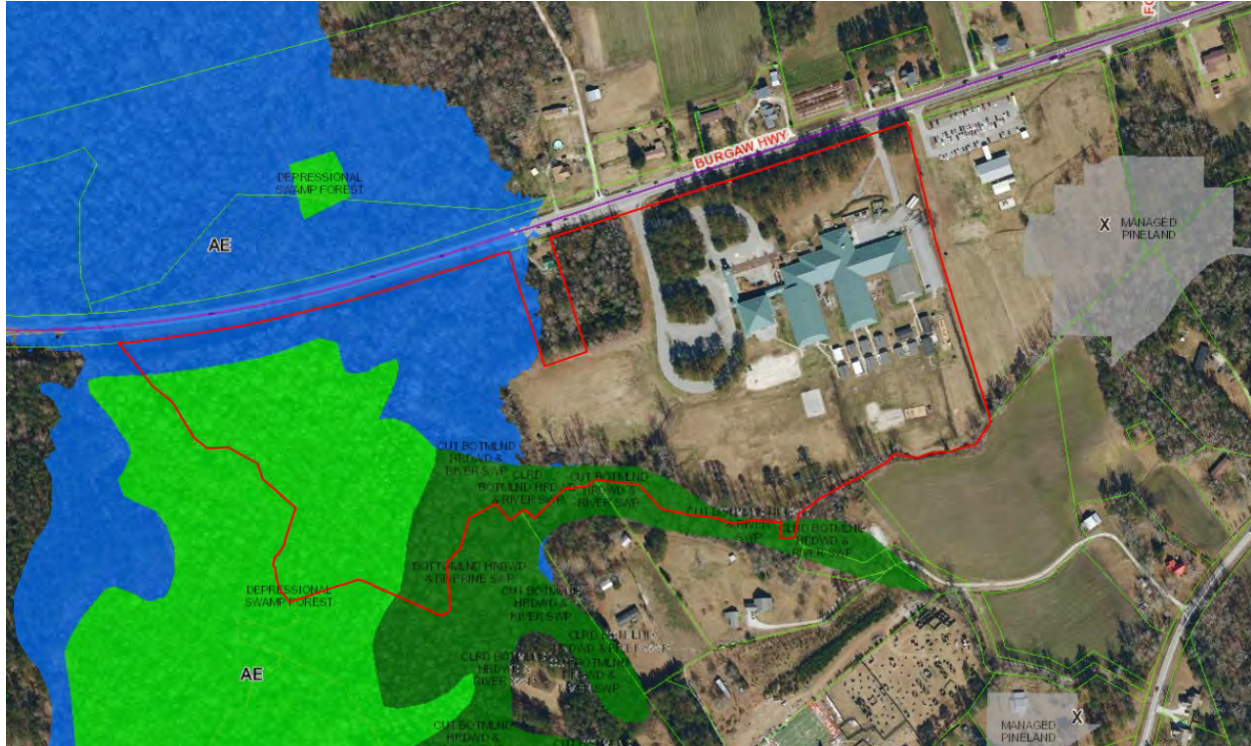


CONNOTES RENOVATION
CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
T(919) 781.8562

Southwest

Southwest Elementary School



Southwest Elementary School

At almost 50 acres this site is more than sufficient to deal with the student population. The fact is, only about 22 acres are cleared for use with the remainder being in the 100 year flood zone, Depressional Swamp Forest, creek, or wetlands.

The queue is around 970 linear feet and needs another 370 to meet the MSTA Rainy Day standard. The extra space can be realized by double stacking around the curve or within the parking area itself. During Covid 19, the east parking lot was used for a second parent drop area for certain grade levels in an effort to get parents off of Burgaw Highway safely.



Entry Canopy

Utility Providers
 Electrical
 Sewer
 Water
 Gas

Progress Energy
 ONWASA
 ONWASA
 NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Southwest	325-66.1	\$8,447,380	48.82

Smith Sinnett Architecture, P.A.

Southwest

Building Bio Data

This is one of five similar schools in Onslow County. The main building was placed in 1994 with an addition four years later. They are both built in a similar manner.

SOUTHWEST ELEM		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-343-001	MAIN BUILDING	NC2	7/1/1994	76,650	\$13,496,876	\$1,347,510	\$159
		NC2	7/31/1998	8,164			
Totals / Average \$/sf				84,814	\$13,496,876	\$1,347,510	\$159
Average Construction Date			1996				
Average Age			25				

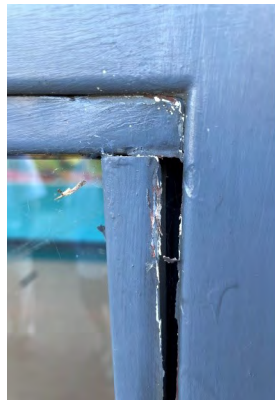
Life Cycle Table

With an average age of 25 years on the two sections, this building has many years of service left. This is about the age when the first round of materials start to fail. In 2021 the last section of this building was re-roofed with a new standing seam metal roof that should last the lifetime of the building.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Southwest Elementary						
Main Building - 1994	63	80	70	90	1994	27
Main Building - 1998	67	80	70	90	1998	23



Window Frames in failure



Hallway



Multipurpose Room



Cafeteria



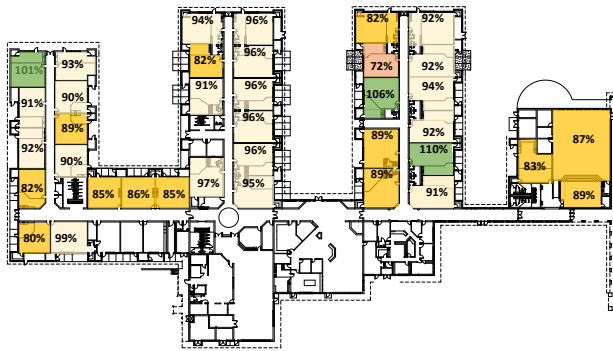
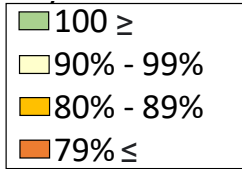
Media Center

Southwest

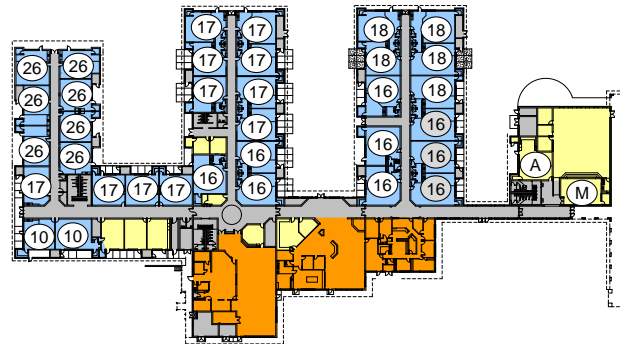
Square Footage % and Capacity Diagram

The floor plan on the left is similar to the other five prototypes of this design. Most of the rooms are near the 90% mark. There are some larger and smaller rooms correlating to the standard grade levels. Should a Pre-kindergarten program is included, it would shift some grades from a larger to a smaller room resulting in fewer rooms being near the standard. To the right shows the building's organization, with core facilities along the front and resource spaces scattered throughout the building.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. The list includes similar items that have shorter life spans. The metal roof removes this item from the deferred maintenance list for the life of the building.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. Only a two to four classroom addition is proposed.



Hallway



Hallway



Algae Bloom



Canopy

Southwest

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Southwest Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$353,600	\$35,360	\$42,432	\$53,040	\$484,432
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$154,284	\$15,428	\$18,514	\$23,143	\$211,369
7	Canopy (cov. Walks)	\$215,124	\$21,512	\$25,815	\$32,269	\$294,720
8	Other Site	\$32,448	\$3,245	\$3,894	\$4,867	\$44,454
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$281,185	\$28,119	\$33,742	\$42,178	\$385,224
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$262,956	\$26,296	\$31,555	\$39,443	\$360,250
17	Painting	\$167,592	\$16,759	\$20,111	\$25,139	\$229,602
18	Other Building Interior	\$62,982	\$6,298	\$7,558	\$9,447	\$86,286
19	Mechanical	\$225,254	\$22,525	\$27,031	\$33,788	\$308,599
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$303,446	\$30,345	\$36,413	\$45,517	\$415,721
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$206,403	\$20,640	\$24,768	\$30,961	\$282,773
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$208,000	\$20,800	\$24,960	\$31,200	\$284,960
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$148,928	\$14,893	\$17,871	\$22,339	\$204,031
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$72,800	\$7,280	\$8,736	\$10,920	\$99,736
Total		\$2,871,198	\$287,120	\$344,544	\$430,680	\$3,933,541

Southwest

Southwest Elementary					Onslow County Schools					Total Cost		\$2,948,084											
Current Student Capacity (NCDPI)					623		Current Core Capacity (NCDPI)					776		Cost / Student		\$4,400							
Proposed Student Capacity					670		Proposed Core Capacity					776		Athletic / PE /Facilities		Number of Spaces							
Room Name					NCDPI Count	Existing Count	Renovated	New	Room Name					NCDPI SF	Existing SF	Renovated	New SF	Facility Name		STD	Existing	Renovated	New
Academic Spaces					Media Center					Track													
Pre-K Clsrms	3	3			Media (RLV)	3,249	3103.2			Track													
Kindergartens	6	5		1	Support	1,500	1354.1			Pole Vault													
Grades 1-3 Clsrms	17	17		2	Computer					High Jump													
Grades 4-5 Clsrms	8	7		1	Sub-Total	4,749	4,457	0	0	Long / Triple Jump													
4-8 LA/SS/Math					Food Service		# of seatings	3		Shot Put / Discus													
Grades 6-8 Math/Sci Clsrms					Dining	3,104	3412.1			Fencing													
Grades 5-8 Science Clsrms					Kitchen	1,938	1884.8			Sub-Total	0	0	0	0									
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	343.6			Football													
Exceptional (self contained)	2	2			Sub-Total	5,662	5,641	0	0	Field													
Instructional Kitchen		1			Auditorium		# of seats	0		Lighting													
Resource	5	6			Auditorium					Home Stadium													
Computer					Stage / Dress / Sto.					Press Box													
ISS	1				Lobby					Visitors Seating													
Sub-Total	42	41	0	4	Sub-Total	0	0	0	0	Scoreboard													
High School Science Classrooms					Administration					Soccer Field													
Physical /Bio /Chem /Phy /Other					Administration	3,120	2497.4	623		Field													
Prep Rooms					Sub-Total	3,120	2,497	623	0	Lights													
Math/Sci Computer Lab					Storage					Bleachers													
Sub-Total	0	0	0	0	Book Storage	890				Scoreboard													
Arts Education					Staff Support					Baseball													
Visual Arts	1	1			General Storage	990	1486.5			Field													
Art Project					Sub-Total	1,880	1,487	0	0	Dugouts													
Art Sto. Kiln	1	2			Staff Support					Lights													
General Music	1	2			Staff Support	1,600	318.5	1282		Bleachers													
Instrumental Music (Band)					Sub-Total	1,600	319	1,282	0	Scoreboard													
Vocal Music (Chorus) + Sto.					<div style="border: 1px solid black; padding: 5px;"> This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation. </div>					Field Irrigation													
Ensemble / Practice										Sub-Total	0	0	0	0									
Band Uniform Sto.										Baseball													
Instrument Sto.										Field													
Office / Library										Dugouts													
Dance/Drama										Lights													
Sub-Total	3	5	0	0						Bleachers													
Vocational										Scoreboard													
Keyboarding Labs										Field Irrigation													
Exploratory Labs										Concessions / Toilets													
Computer Applications					Press Box																		
Business/Office Ed.					Fencing																		
Cons/Occ Home Economics					Sub-Total	0	0	0	0														
Service/Marketing					Softball																		
Health Occupations					Field																		
Agri/Trade & Industry (Heavy)					Dugouts																		
Trade & Industry (Medium)					Lights																		
Technology (Light)					Bleachers																		
Communications/Misc					Scoreboard																		
Vocational Clsrms					Field Irrigation																		
Sub-Total	0	0	0	0	Concessions / Toilets																		
Physical Education Etc.					Press Box																		
Multi/Main Gymnasium	1	1			Fencing																		
Stage	1	1			Sub-Total	0	0	0	0														
Boys/Girls Locker					Tennis Courts																		
Boys/Girls Showers					Number of Courts																		
Coaches off./ Showers					Lights																		
Training					Fencing (as Required)																		
Laundry					Sub-Total	0	0	0	0														
Storage / Office	1	2			Field House																		
Officials/showers					Field House																		
Lobby/cons./commons				1	Sub-Total	0	0	0	0														
Auxiliary Gym					Concessions																		
Weight Room					Concessions																		
Wrestling					Sub-Total	0	0	0	0														
Health/P.E. Clsrms					Play Field																		
Sub-Total	3	4	0	1	Field	3	3																
Misc. Spaces					Sub-Total	3	3	0	0														
ROTC					Total Renovated Spaces			1,905															
Mobile Units					Demolition Totaling																		
Total	48	50	0	5	Total	17,011	14,400	####	0	Total	0	0	0	0									

Southwest

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

The overall size of the proposed addition is enough to drive cost per square foot of additional to a point where it is unreasonable.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Southwest Elementary				
Additions / Renovations	Proposed Student Capacity		670	
	Proposed Core Capacity		776	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	4	4,150	317.21	\$1,316,413
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	1	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	346.88	\$0
Storage		0	0.00	\$0
Staff Support		0	346.88	\$0
Renovations		1,905	90.00	\$171,450
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	0			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		4,150	\$317.21	\$1,316,413
Circulation/ Mechanical/Toilets/Walls	38.00%	1,577	\$317.21	\$500,237
Subtotal Renovated		1,905	\$90.00	\$171,450
Athletics				\$0
Site Improvements				\$105,000
Other ()				
Sub Total				\$2,093,100
Inflation (3% for 3 years)	12.00%			\$251,172
Contingency (%)	10.00%			\$234,427
Sub Total				\$2,578,699
A-E Fees (%)	10.00%			\$257,870
Financing Charges	1.00%			\$29,481
Other Fees and Services				\$82,033
Site	0			\$0
Owners Contingency (furn., equipment)				\$150,000
Total				\$2,948,084

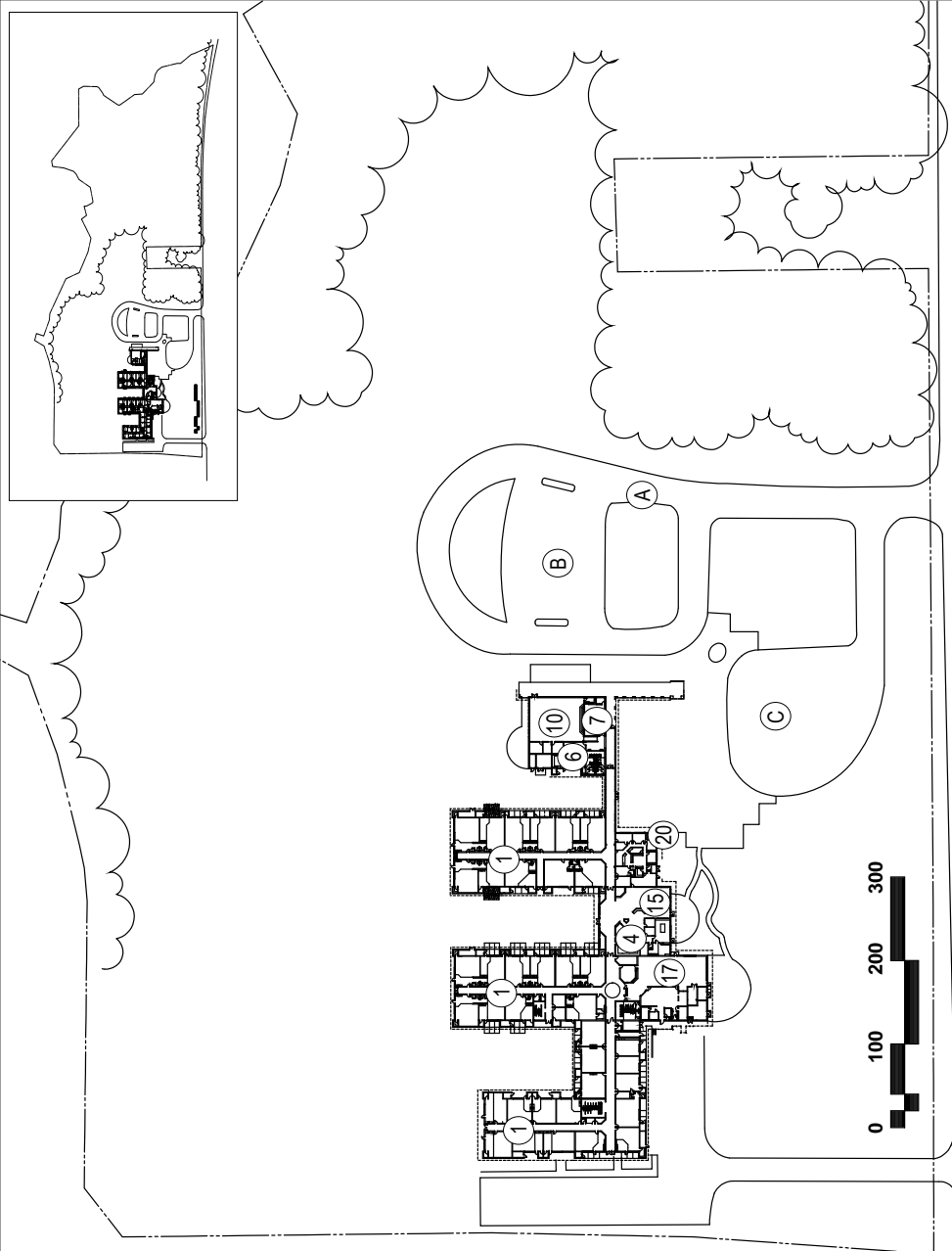
Southwest

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Southwest Elementary School

Existing

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

Southwest

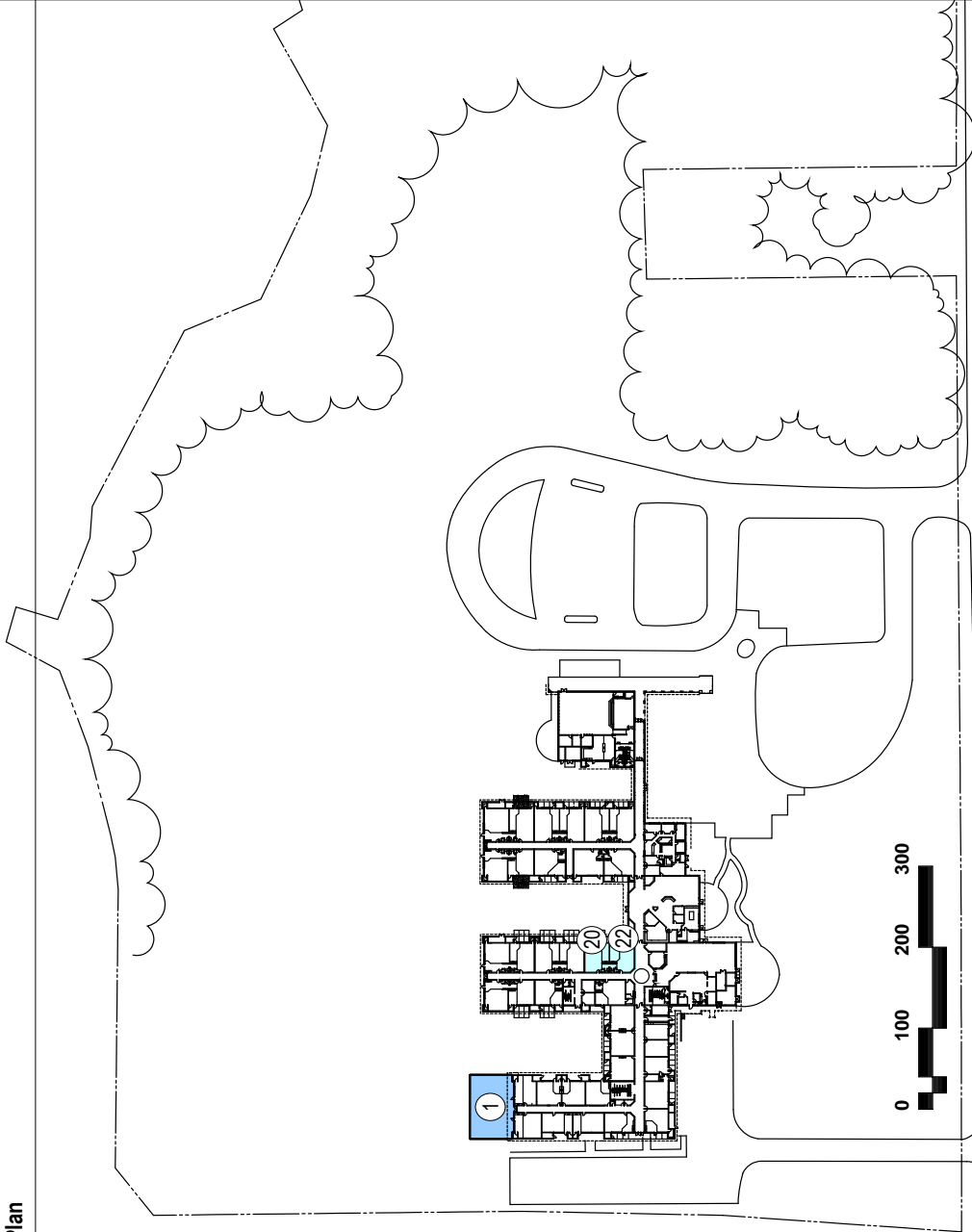
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Southwest Elementary School

Potential Future Plan

2021

- 1. Classrooms
- 2. Exceptional (SC)
- 3. Resource
- 4. Computer
- 5. Science
- 6. Art
- 7. Music
- 8. Instrumental
- 9. Vocational
- 10. Gym / Multipurpose
- 11. Auxiliary Gym
- 12. Weight Room
- 13. Wrestling Room
- 14. Health / PE Class
- 15. Media Center
- 16. Media Support
- 17. Dining
- 18. Kitchen
- 19. Auditorium
- 20. Administration
- 21. Storage
- 22. Staff Support
- A Drive
- B Parking
- C Bus Parking / Drop



0 100 200 300

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

Stateside

Stateside Elementary School



Stateside Elementary School

The 30 acre parcel is sufficient to support the school population based on the NCDPI guidelines. Most of the site is cleared with only a little over an acre still forested.

The queue is slightly larger than the DOT requirements and at 1,675 lf, should allow all traffic to get off of Stateside Blvd. safely.



Main Entry

Utility Providers

Electrical	Jones Onslow
Sewer	ONWASA
Water	ONWASA
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Stateside	62-1.3	\$13,725,430	30

Smith Sinnett Architecture, P.A.

Stateside

Building Bio Data

The two buildings shown below are actually one that was built at the same time. The breakdown is based on the type of construction, but both sections have face brick with concrete block backup.

STATESIDE		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-347-001	BUILD A-OFFICE	NC1	5/8/2009	24,182	\$3,749,353	\$417,393	\$155
670-347-002	BUILDINGB	NC2	5/8/2009	72,462	\$13,656,038	\$1,520,237	\$188
Totals / Average \$/sf				96,644	\$17,405,391	\$1,937,630	\$172
Average Construction Date			2009				
Average Age			12				

Life Cycle Table

The two buildings were built at the same time, but one was reinforced more than the other. The Multipurpose / Cafeteria started its design life with a match from FEMA to harden the building as a shelter. The funding dried up, but portions of the hardening like additional rebar of larger sizes remained so it could become a shelter in the event of a major hurricane.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Stateside Elementary						
Building "A" (Office) - 2009	78	80	70	90	2009	12
Building "B" - 2009	88	90	80	100	2009	12



Courtyard



Administration



Entry Lobby



Cafeteria

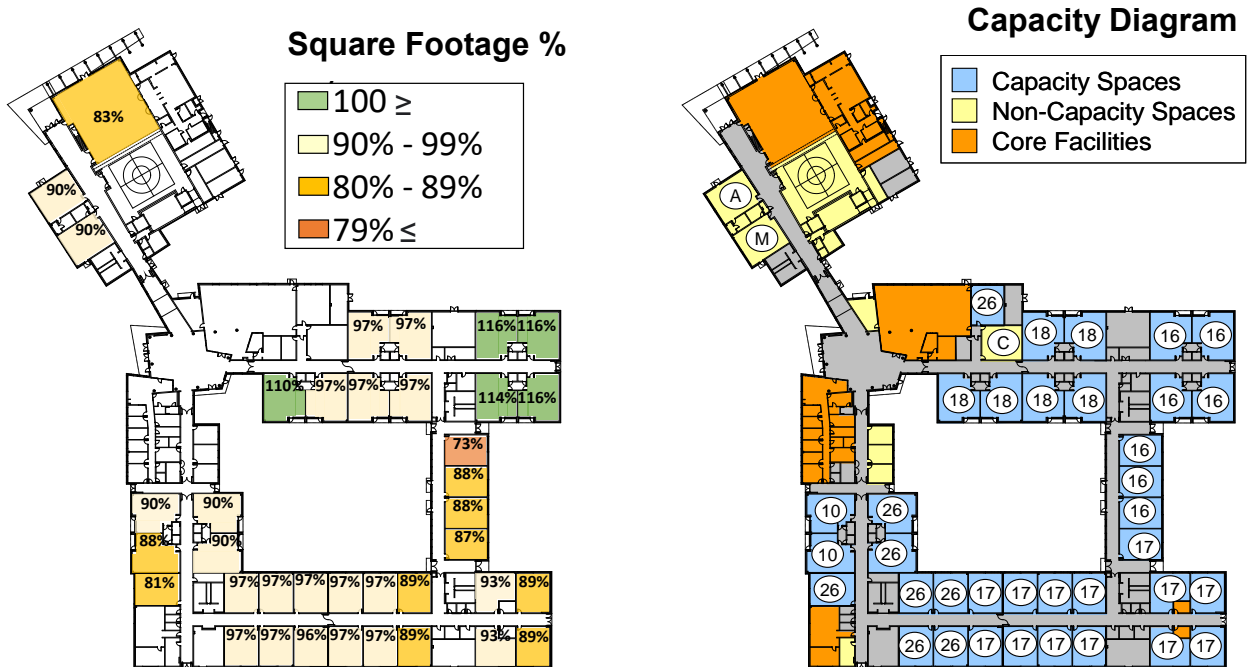


Media Center

Stateside

Square Footage % and Capacity Diagram

Most of the spaces are approximately the right size though a few are smaller. On the right, the concentration of core and support services can be seen near the front of the building.



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. With only twelve years of use, this building has not yet reached the age where the first major systems will start to age out. Over the course of the next ten years roofing, painting, asphalt, and lighting will all be at the point where replacement is anticipated.

Space Inventory Worksheet

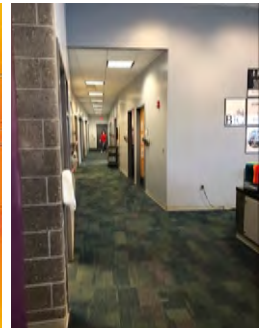
The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. The core facilities and the site are both sufficiently large enough to support a four to six classroom addition along with some storage.



EPDM Roof Membrane



Thermograph of broken seals



Administration

Stateside

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Stateside Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$275,600	\$27,560	\$33,072	\$41,340	\$377,572
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$154,332	\$15,433	\$18,520	\$23,150	\$211,435
7	Canopy (cov. Walks)	\$149,267	\$14,927	\$17,912	\$22,390	\$204,496
8	Other Site	\$9,984	\$998	\$1,198	\$1,498	\$13,678
9	Roofing	\$1,175,786	\$117,579	\$141,094	\$176,368	\$1,610,827
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$23,587	\$2,359	\$2,830	\$3,538	\$32,314
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$35,731	\$3,573	\$4,288	\$5,360	\$48,952
17	Painting	\$185,250	\$18,525	\$22,230	\$27,788	\$253,793
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$74,588	\$7,459	\$8,951	\$11,188	\$102,185
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$374,400	\$37,440	\$44,928	\$56,160	\$512,928
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$221,000	\$22,100	\$26,520	\$33,150	\$302,770
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$24,960	\$2,496	\$2,995	\$3,744	\$34,195
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
Total		\$2,786,039	\$278,604	\$334,325	\$417,906	\$3,816,873

Stateside

Onslow County Schools														
Space Inventory / Worksheet 2021														
Stateside Elementary					8/26/2021									
Current Student Capacity (NCDPI)		669			Current Core Capacity (NCDPI)		945			Total Cost	\$4,456,038			
Proposed Student Capacity		720			Proposed Core Capacity		945			Cost / Student	\$6,189			
		Number of Spaces					Square Footage			Athletic / PE /Facilities				
										Number of Spaces				
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clrms					Media (RLV)	3,780	3780			Track				
Kindergartens	7	6		1	Support	1,500	493.1	1007		Pole Vault				
Grades 1-3 Clrms	21	20		1	Computer					High Jump				
Grades 4-5 Clrms	9	8		3	Sub-Total	5,280	4,273	1,007	0	Long / Triple Jump				
4-8 LA/SS/Math					Food Service				3	Shot Put / Discus				
Grades 6-8 Math/Sci Clrms					Dining	3,780	4209.1			Fencing				
Grades 5-8 Science Clrms					Kitchen	2,208	2177.9			Sub-Total	0	0	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	363			Football				
Exceptional (self contained)	2	2			Sub-Total	6,608	6,750	0	0	Field				
Instructional Kitchen					Auditorium				0	Lighting				
Resource	6	5		1	Auditorium					Home Stadium				
Computer					Stage / Dress / Sto.					Press Box				
ISS					Lobby					Visitors Seating				
Sub-Total	45	41	0	6	Sub-Total	0	0	0	0	Scoreboard				
High School Science Classrooms					Administration					Soccer Field				
Physical /Bio /Chem /Phy /Other					Administration	3,330	2842.9	487		Field				
Prep Rooms					Sub-Total	3,330	2,843	487	0	Lights				
Math/Sci Computer Lab					Storage					Bleachers				
Sub-Total	0	0	0	0	Book Storage	970		301	669	Scoreboard				
Arts Education					Staff Support					Field Irrigation				
Visual Arts	1	1			Staff Support	1,700	1240.5	460		Fencing				
Art Project					Sub-Total	1,700	1,241	460	0	Sub-Total	0	0	0	0
Art Sto. Kiln	1	2			<div style="border: 1px solid black; padding: 10px;"> This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation. </div>					Baseball				
General Music	1	1								Field				
Instrumental Music (Band)										Dugouts				
Vocal Music (Chorus) + Sto.										Lights				
Ensemble / Practice										Bleachers				
Band Uniform Sto.										Scoreboard				
Instrument Sto.										Field Irrigation				
Office / Library										Concessions / Toilets				
Dance/Drama										Press Box				
Sub-Total	3	4	0	0						Fencing				
Vocational					Softball					Sub-Total				
Keyboarding Labs					Field					0	0	0	0	0
Exploratory Labs					Dugouts					Tennis Courts				
Computer Applications					Lights					Number of Courts				
Business/Office Ed.					Bleachers					Lights				
Cons/Occ Home Economics					Scoreboard					Fencing (as Required)				
Service/Marketing					Field Irrigation					Sub-Total	0	0	0	0
Health Occupations					Concessions / Toilets					Field House				
Agri/Trade & Industry (Heavy)					Press Box					Field House				
Trade & Industry (Medium)					Fencing					Sub-Total	0	0	0	0
Technology (Light)					Sub-Total	0	0	0	0	Concessions				
Communications/Misc					Field	3	2		1	Concessions				
Vocational Clrms					Sub-Total	3	2	0	1	Sub-Total	0	0	0	0
Sub-Total	0	0	0	0	Play Field					Field				
Physical Education Etc.					Total Renovated Spaces					Demolition Totaling				
Multi/Main Gymnasium	1	1						2,390						
Stage	1	1												
Boys/Girls Locker														
Boys/Girls Showers														
Coaches off. / Showers														
Training														
Laundry														
Storage / Office	1	4												
Officials/showers														
Lobby/cons./commons														
Auxiliary Gym														
Weight Room														
Wrestling														
Health/P.E. Clrms														
Sub-Total	3	6	0	0										
Misc. Spaces					Total					Total				
ROTC					18,958	15,905	2,390	806		0	0	0	0	9
Mobile Units														
Total	51	51	0	6	Total	18,958	15,905	2,390	806	Total	0	0	0	9

Stateside

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

It may be appropriate to provide more K-1 classrooms due to HB-90 changes in order to allow for more K-3 spaces.

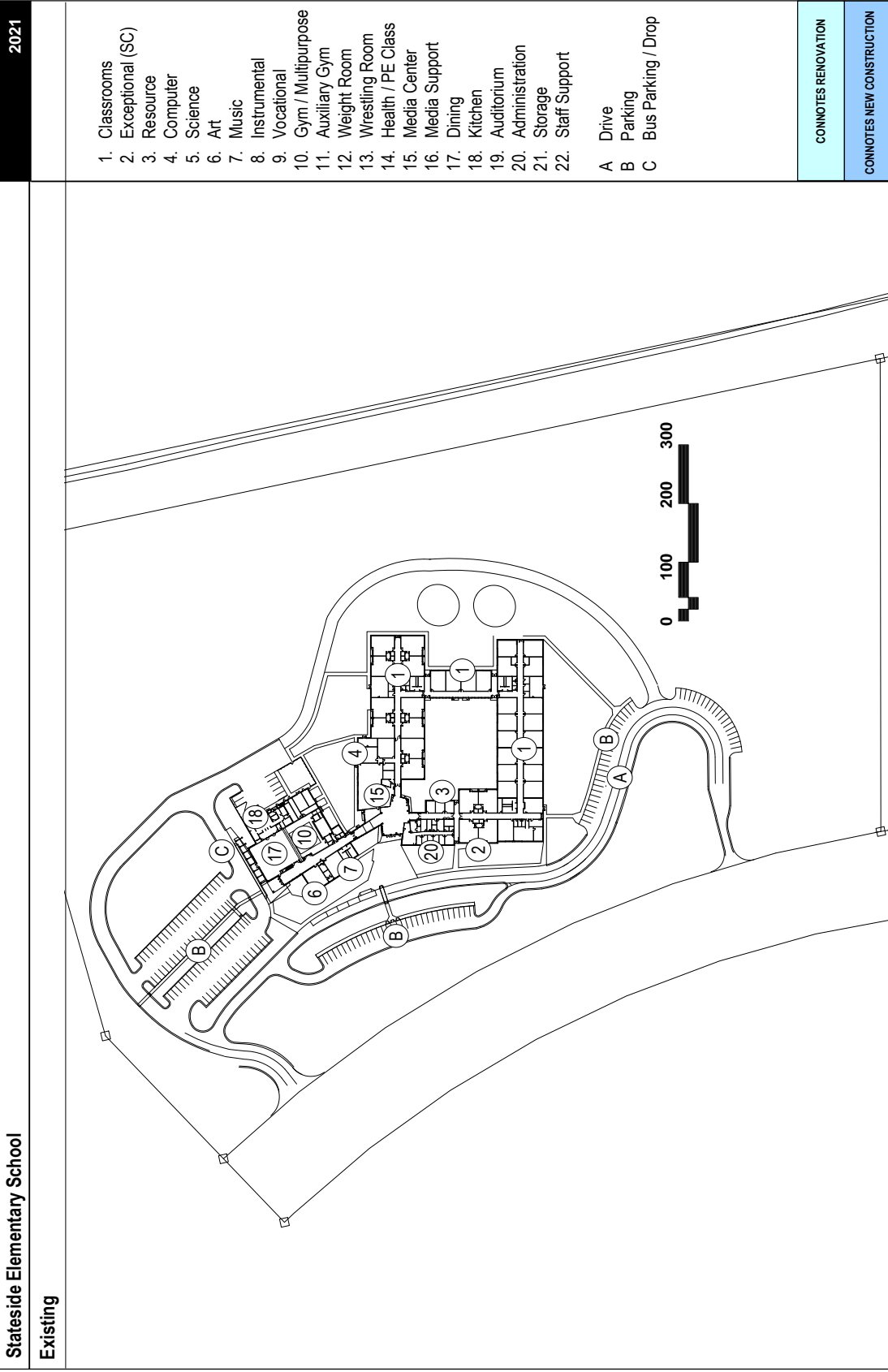
Onslow County Schools				
Cost Estimate Worksheet: 2021				
Stateside Elementary				
Additions / Renovations	Proposed Student Capacity		720	
	Proposed Core Capacity		945	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	6	5,500	287.77	\$1,582,749
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	1	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	314.50	\$0
Storage		806	314.50	\$253,487
Staff Support		0	314.50	\$0
Renovations		2,390	84.53	\$202,020
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	1			\$50,000
Subtotal New		6,306	\$291.19	\$1,836,236
Circulation/ Mechanical/Toilets/Walls	38.00%	2,396	\$291.19	\$697,770
Subtotal Renovated		2,390	\$84.53	\$202,020
Athletics				\$50,000
Site Improvements				\$399,286
Other ()				
Sub Total				\$3,185,312
Inflation (3% for 3 years)	12.00%			\$382,237
Contingency (%)	10.00%			\$356,755
Sub Total				\$3,924,304
A-E Fees (%)	10.00%			\$392,430
Financing Charges	1.00%			\$44,560
Other Fees and Services				\$94,743
Site	0			\$0
Owners Contingency (furn., equipment)				\$471,000
Total				\$4,456,038

Stateside

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Stateside Elementary School

Existing



2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8882

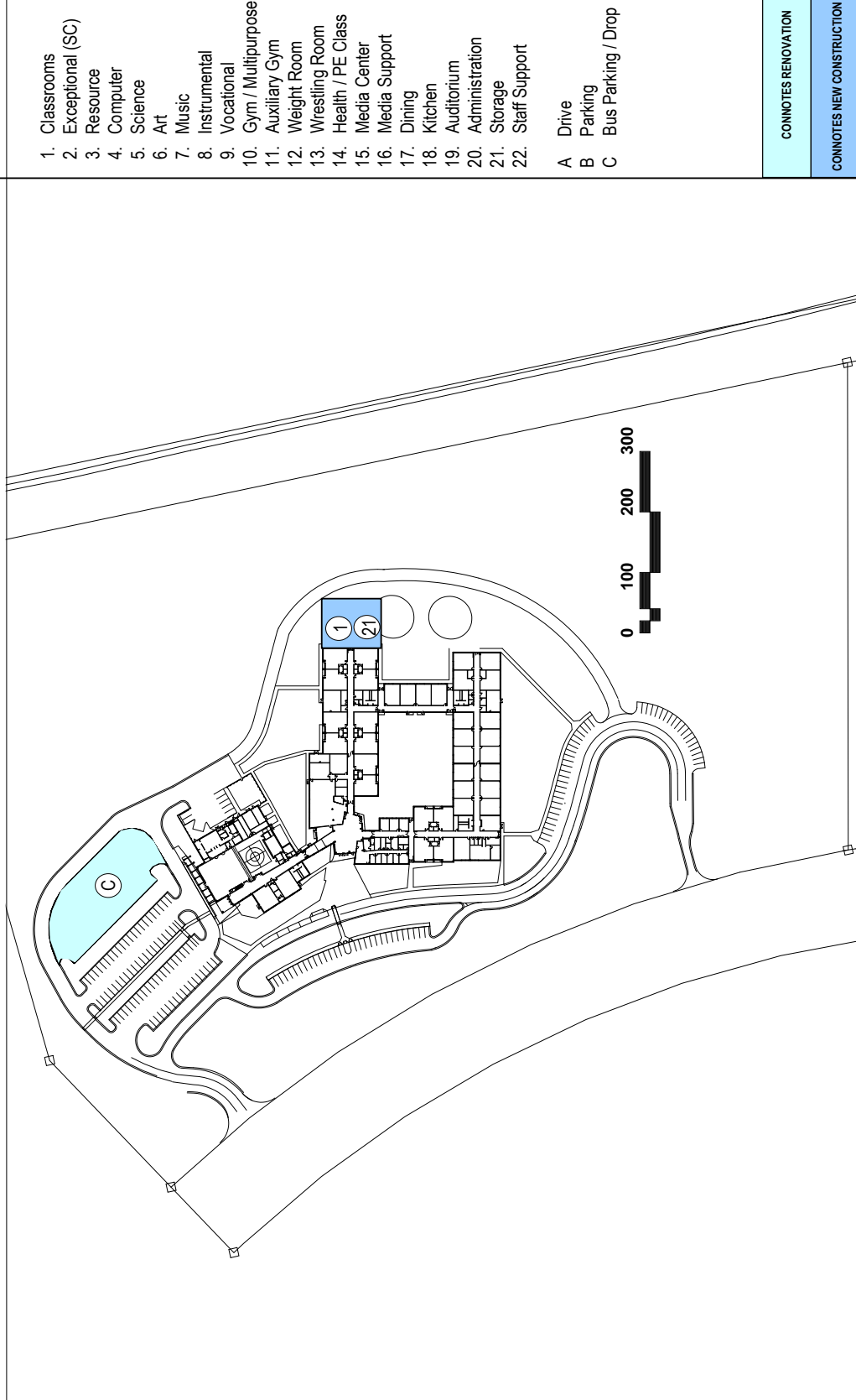
Stateside

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Stateside Elementary School

Potential Future Plan

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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Summersill

Summersill Elementary School



Summersill Elementary

Located on the edge of a residential neighborhood, this 19 acre site is large enough based on the DPI guidelines. The arrows on the map are two alleyways owned by Onslow County Schools. The school system also owns Lands End Lane which is used by several land owners to access their property.



Main Entry

The queue is only 300 to 400 linear feet, depending on which drop off zone is being used. The creation of a double queue along Lands End Lane is included in the deferred maintenance numbers.

Utility Providers

Electrical	Progress Energy
Sewer	OCS Septic System
Water	ONWASA
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Summersill	328-40	\$2,031,190	19.63
Summersill (Road @ north)	328-43.4	\$100	0.59
Summersill (Road @ South)	328-43.6	\$100	0.86
Summersill (Residential Alley)	328F-106	\$2,178	0.03
Summersill (Alley @ ball field)	328F-74	\$2,178	0.03

Summersill

Building Bio Data

The central cluster of five buildings on this campus were all built around the same time and are of similar design. The eight classroom building was completed in 1988, then one addition every ten years with the most recent classroom addition to the Multipurpose building in 2008.

SUMMERSILL		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot	
670-346-001	BLDG "B" ADMIN	NC2	1/1/1967	5,118	\$814,453	\$81,313	\$159	
670-346-002	BLDG "A" CAFETERIA	NC2	1/1/1967	6,482	\$1,031,513	\$102,985	\$159	
670-346-003	BUILDING "D"	NC2	1/1/1967	5,350	\$851,372	\$85,000	\$159	
670-346-004	BUILDING "E"	NC2	1/1/1967	4,690	\$746,343	\$74,513	\$159	
670-346-005	BUILDING "C"	NC2	1/1/1969	4,606	\$732,976	\$73,178	\$159	
670-346-006	BUILDING "F"	NC2	1/1/1969	4,606	\$732,976	\$73,178	\$159	
670-346-017	CLASSROOM BLDG "H"	NC2	1/1/1988	10,015	\$1,593,738	\$159,115	\$159	
670-346-024	MEDIA CENTER BLDG	NC2	1/1/1998	8,400	\$1,336,734	\$186,502	\$159	
670-346-025	CLASSROOM BLDG J	NC2	1/8/1998	5,500	\$3,049,186	\$304,434	\$176	
		NC1	8/25/2008	11,829				
Totals / Average \$/sf					66,596	\$10,889,291	\$1,140,218	\$161
Average Construction Date				1978				
Average Age				43				

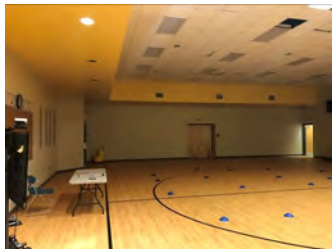
Life Cycle Table

About half of the buildings and square footage is 54 years old. These sections have been well maintained and still have many years of service yet to give. The design requires students to exit the building to go to lunch or PE and is considered less safe than other schools where students can stay behind locked doors all day. The newer buildings have a slightly longer life expectancy since they were built to a different code meeting different wind speeds.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Summersill Elementary						
Building "B" Administration - 1967	26	70	60	80	1967	54
Building "A" Cafeteria - 1967	26	70	60	80	1967	54
Building "D" - 1967	26	70	60	80	1967	54
Building "E" - 1967	26	70	60	80	1967	54
Building "C" - 1969	28	70	60	80	1969	52
Building "F" - 1969	28	70	60	80	1969	52
Covered Walk - 1967	6	50	40	60	1967	54
Building "H" - 1988	57	80	70	90	1988	33
Media Center Building - 1998	67	80	70	90	1998	23
Building "J" - 1998	67	80	70	90	1998	23
Building "J" - 2008	77	80	70	90	2008	13



Typical Classroom



Multipurpose Room



Cafeteria



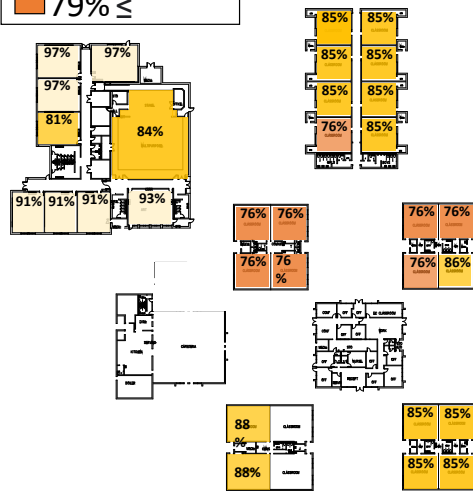
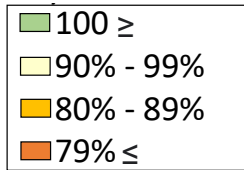
Media Center

Summersill

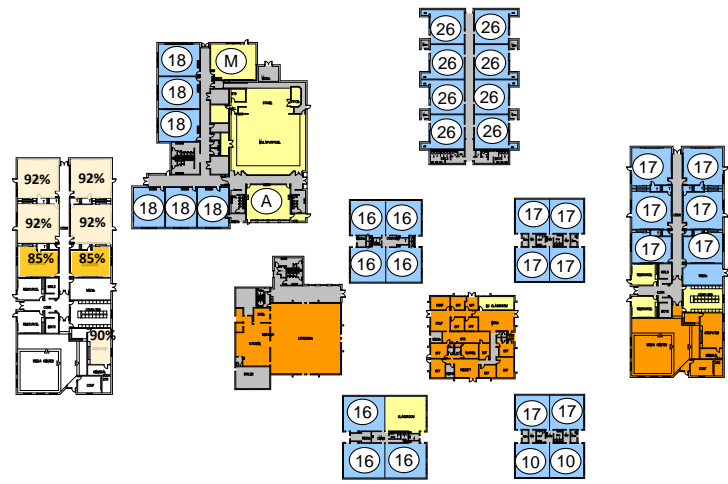
Square Footage % and Capacity Diagram

There is variation in the size of rooms here, but none are sized to house the Kindergarten program. Most of the spaces are around 850 square feet, the original minimum square footage of the BEP. On the right, the orange indicates a band of core services located centrally with support spaces scattered throughout the classroom wings.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. The list is similar to other schools. Improvements are spread across campus but the older central areas have more need than the newer structures.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. A modest six classroom addition including some staff support and storage areas is proposed along with a complete renovation to the administrative building.



Typical Classroom



Thermograph with good seals

Summersill

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Summersill Elementary

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Design	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$312,561	\$31,256	\$37,507	\$46,884	\$428,208
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$98,024	\$9,802	\$11,763	\$14,704	\$134,293
7	Canopy (cov. Walks)	\$116,750	\$11,675	\$14,010	\$17,513	\$159,948
8	Other Site	\$27,518	\$2,752	\$3,302	\$4,128	\$37,700
9	Roofing	\$729,358	\$72,936	\$87,523	\$109,404	\$999,221
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$341,527	\$34,153	\$40,983	\$51,229	\$467,892
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$119,952	\$11,995	\$14,394	\$17,993	\$164,334
17	Painting	\$185,250	\$18,525	\$22,230	\$27,788	\$253,793
18	Other Building Interior	\$98,072	\$9,807	\$11,769	\$14,711	\$134,359
19	Mechanical	\$580,157	\$58,016	\$69,619	\$87,023	\$794,815
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$374,400	\$37,440	\$44,928	\$56,160	\$512,928
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$416,780	\$41,678	\$50,014	\$62,517	\$570,989
28	Fire Alarm	\$228,150	\$22,815	\$27,378	\$34,223	\$312,566
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$203,840	\$20,384	\$24,461	\$30,576	\$279,261
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
Total		\$3,961,733	\$396,173	\$475,408	\$594,260	\$5,427,574

Summersill

Summersill Elementary					Onslow County Schools Space Inventory / Worksheet 2021					Total Cost				
Current Student Capacity (NCDPI)		652			Current Core Capacity (NCDPI)		704			\$5,524,246				
Proposed Student Capacity		700			Proposed Core Capacity		800			Cost / Student				
		Number of Spaces					Square Footage			Athletic / PE /Facilities				
		0					0			Number of Spaces				
Room Name					Room Name					Facility Name				
NCDPI Count	Existing Count	Renovated	New		NCDPI SF	Existing SF	Renovated	New SF		STD	Existing	Renovated	New	
Academic Spaces					Media Center					Track				
Pre-K Clsrms					Media (RLV)					Track				
Kindergartens 7 6					Support 1,500 1127.2 373					Pole Vault				
Grades 1-3 Clsrms 20 19					Computer					High Jump				
Grades 4-5 Clsrms 9 8					Sub-Total 4,776 3,944 832 0					Long / Triple Jump				
4-8 LA/SS/Math					Food Service # of seatings 3					Shot Put / Discus				
Grades 6-8 Math/Sci Clsrms					Dining 3,200 4477.6					Fencing				
Grades 5-8 Science Clsrms					Kitchen 1,938 1374.1 564					Sub-Total 0 0 0 0				
(9-12) Eng. / F-Lang. / SS / Math					Serving 620 281.1 620					Football				
Exceptional (self contained)					Sub-Total 5,758 6,133 1,184 0					Field				
Instructional Kitchen					Auditorium # of seats 0					Lighting				
Resource					Auditorium					Home Stadium				
Computer					Stage / Dress / Sto					Press Box				
ISS					Lobby					Visitors Seating				
Sub-Total 44 40 0 6					Sub-Total 0 0 0 0					Scoreboard				
High School Science Classrooms					Administration					Irrigation				
Physical /Bio /Chem /Phy /Other					Administration 3,270 3366.6 4576					Fencing				
Prep Rooms					Sub-Total 3,270 3,367 4,576 0					Additional Parking				
Math/Sci Computer Lab					Storage					Sub-Total 0 0 0 0				
Sub-Total 0 0 0 0					Book Storage 900 509 391					Soccer Field				
Arts Education					General Storage 1,000 400.3 600					Field				
Visual Arts 1 1					Sub-Total 1,900 400 509 991					Lights				
Art Project					Staff Support					Bleachers				
Art Sto. Kiln 1 1					Staff Support 1,600 557.2 1,043					Scoreboard				
General Music 1 1					Sub-Total 1,600 557 0 1,043					Field Irrigation				
Instrumental Music (Band)					This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.					Fencing				
Vocal Music (Chorus) + Sto.										Sub-Total 0 0 0 0				
Ensemble / Practice										Baseball				
Band Uniform Sto.										Field				
Instrument Sto.										Dugouts				
Office / Library										Lights				
Dance/Drama										Bleachers				
Sub-Total 3 3 0 0										Scoreboard				
Vocational										Field Irrigation				
Keyboarding Labs										Concessions / Toilets				
Exploratory Labs										Press Box				
Computer Applications					Fencing									
Business/Office Ed.					Sub-Total 0 0 0 0									
Cons/Occ Home Economics					Softball									
Service/Marketing					Field									
Health Occupations					Dugouts									
Agr/Trade & Industry (Heavy)					Lights									
Trade & Industry (Medium)					Bleachers									
Technology (Light)					Scoreboard									
Communications/Misc					Field Irrigation									
Vocational Clsrms					Concessions / Toilets									
Sub-Total 0 0 0 0					Press Box									
Physical Education Etc.					Fencing									
Multi/Main Gymnasium 1 1					Sub-Total 0 0 0 0									
Stage 1 1					Tennis Courts									
Boys/Girls Locker					Number of Courts									
Boys/Girls Showers					Lights									
Coaches off./ Showers					Fencing (as Required)									
Training					Sub-Total 0 0 0 0									
Laundry					Field House									
Storage / Office 1 4					Field House									
Officials/showers					Sub-Total 0 0 0 0									
Lobby/cons./commons					Concessions									
Auxiliary Gym					Concessions									
Weight Room					Sub-Total 0 0 0 0									
Wrestling					Play Field									
Health/P.E. Clsrms					Field 3 3									
Sub-Total 3 6 0 0					Sub-Total 3 3 0 0									
Misc. Spaces					Total Renovated Spaces 7,101									
ROTC					Demolition Totaling									
Mobile Units														
Total					Total					Total				
50 49 0 6					17,304 14,401 7,101 2,034					0 0 0 0				

Summersill

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

Even if the additions are not warranted at this time, reconfiguring the main Administration area should be discussed.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Summersill Elementary				
Additions / Renovations	Proposed Student Capacity		700	
	Proposed Core Capacity		800	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	6	4,500	291.97	\$1,313,867
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	314.50	\$0
Storage		991	314.50	\$311,575
Staff Support		1,043	314.50	\$327,961
Renovations		7,101	160.42	\$1,139,110
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	0			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		6,534	\$298.98	\$1,953,403
Circulation/ Mechanical/Toilets/Walls	38.00%	2,483	\$298.98	\$742,293
Subtotal Renovated		7,101	\$160.42	\$1,139,110
Athletics				\$0
Site Improvements				\$130,000
Other ()				
Sub Total				\$3,964,806
Inflation (3% for 3 years)	12.00%			\$475,777
Contingency (%)	10.00%			\$444,058
Sub Total				\$4,884,641
A-E Fees (%)	10.00%			\$488,464
Financing Charges	1.00%			\$55,242
Other Fees and Services				\$95,898
Site	0			\$0
Owners Contingency (furn., equipment)				\$354,000
Total				\$5,524,246

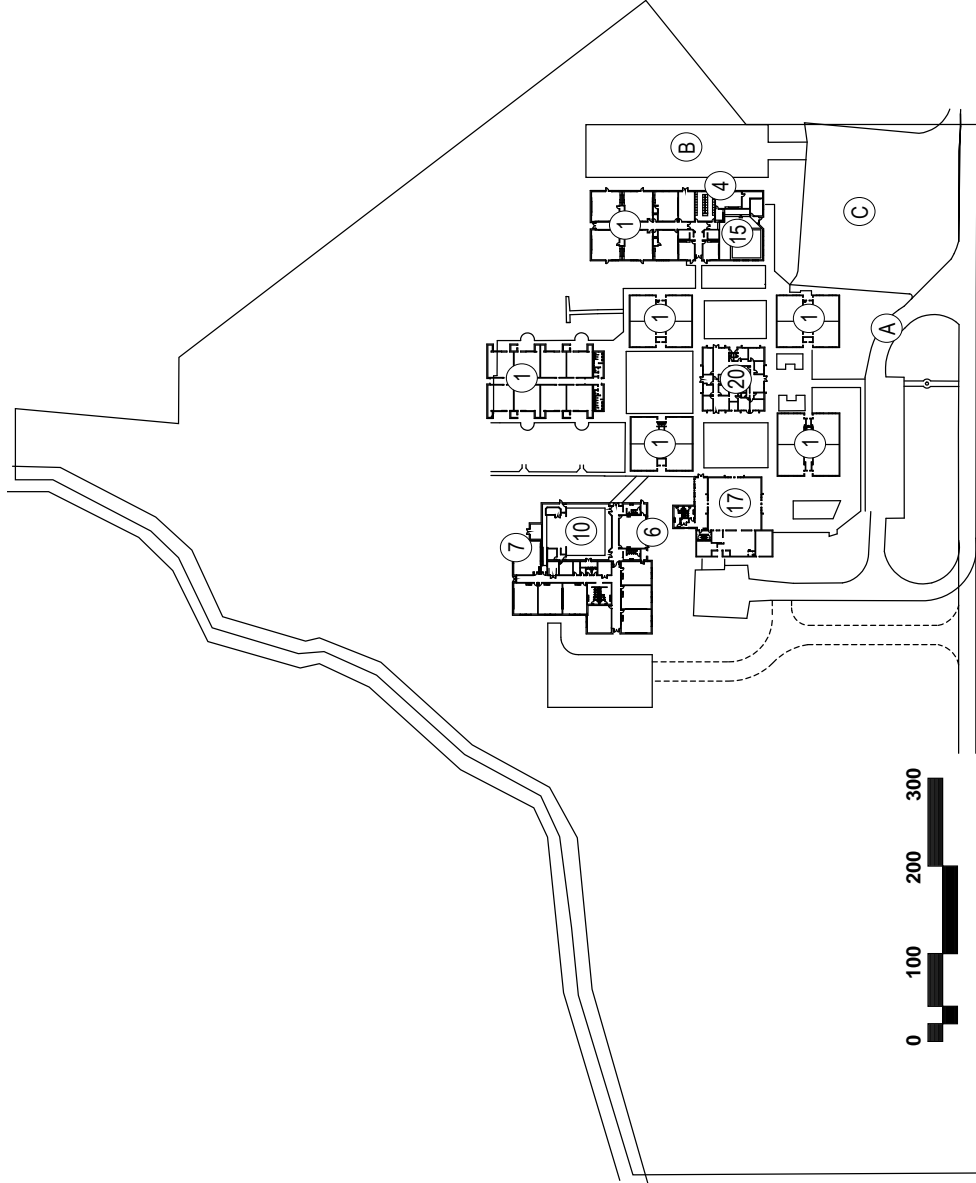
Summersill

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Summersill Elementary School

2021

Existing



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
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- A Drive
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 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
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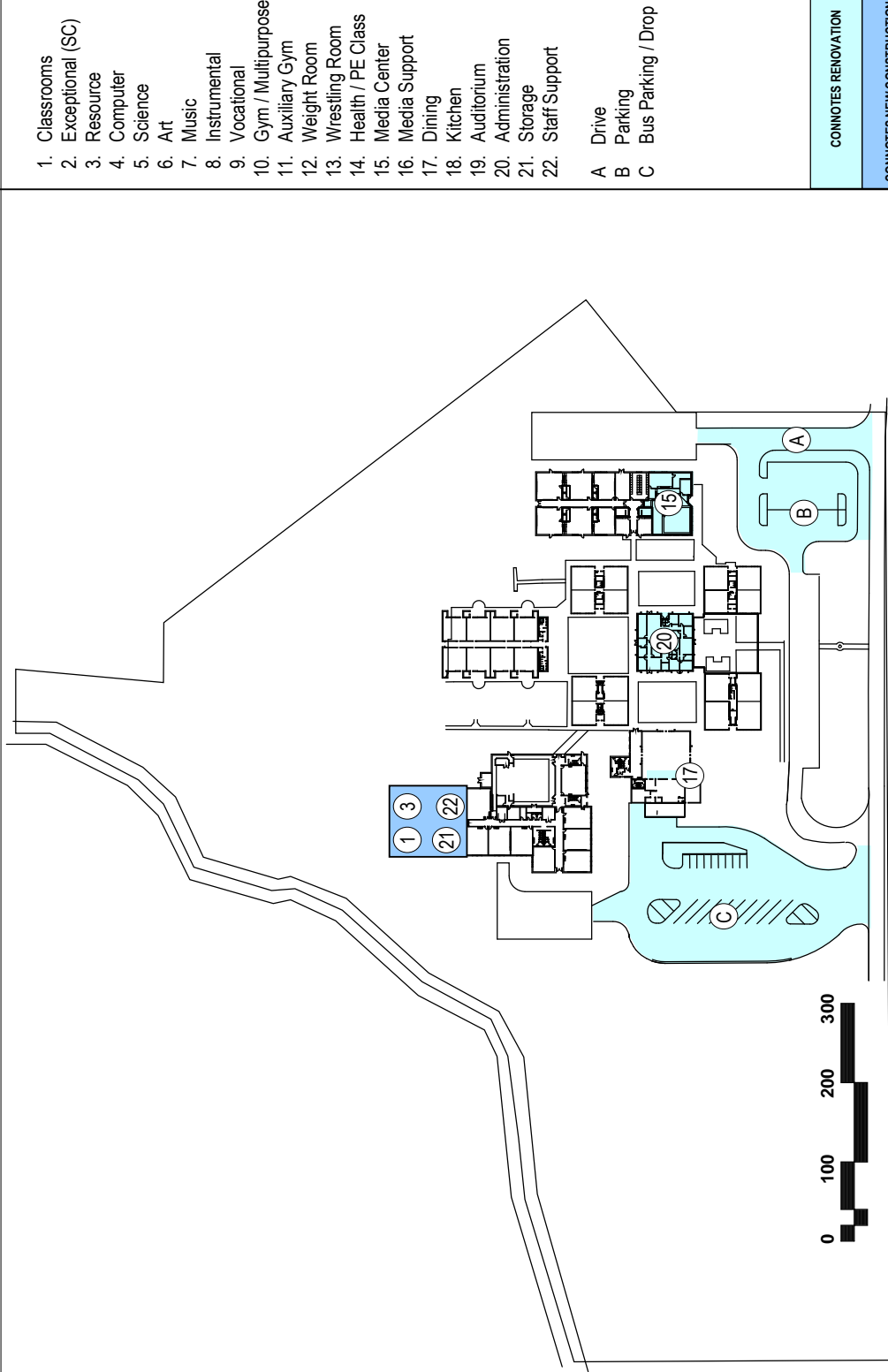
Summersill

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Summersill Elementary School

Potential Future Plan

2021



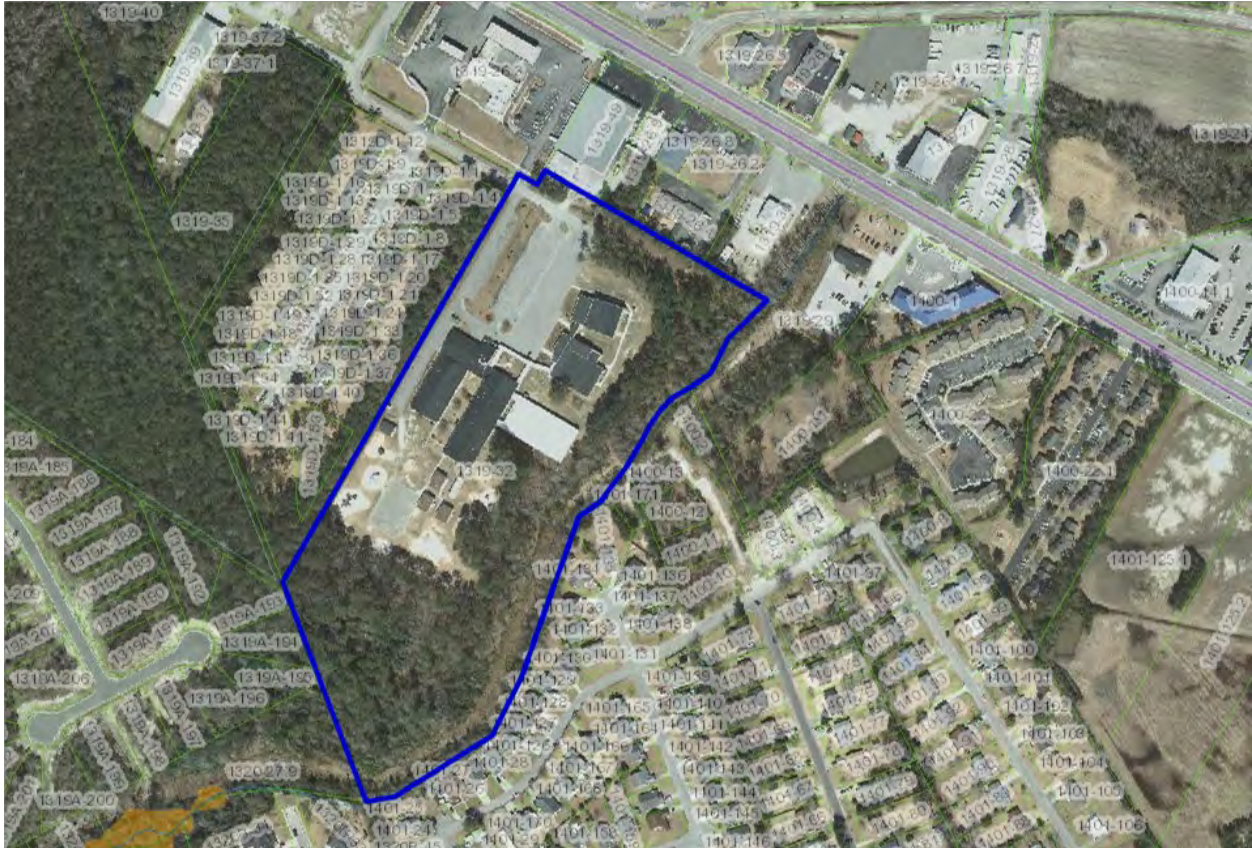
CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8562

Swansboro

Swansboro Elementary School



Swansboro Elementary School

Of the site's 20 acres, only about 11 are cleared making this a somewhat cramped site. This is most apparent in the queue. The true queue is only about 375 linear feet. Over the years the various Principals have used different methods to get buses and cars on and off DOT's roads to varying levels of success. Even on good days the queue will back up onto Route 24 and queues on Phillips Loop road.



Main Entry

Utility Providers

- Electrical Progress Energy
- Sewer ONWASA
- Water ONWASA
- Gas NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Swansboro	1319-32	\$9,442,100	20

Swansboro

Building Bio Data

The main building built in 1970, used a design called the “Florida Style” which limits hallways, but requires student to go outside when moving between programs. The 1989 addition followed the style and has no hallways. The most recent addition is the Media Center and Multipurpose Room and includes a few classroom spaces.

SWANSBORO ELEM		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-350-001	MAIN BUILDING	NC2	1/1/1970	33,108	\$5,454,830	\$543,541	\$165
670-350-002	400 CLASSROOM BLDG 2008	NC1	3/4/2008	21,609	\$3,401,351	\$353,312	\$157
670-350-003	300 BUILDING	NC2	8/15/1989	12,621	\$2,011,308	\$200,806	\$159
Totals / Average \$/sf				67,338	\$10,867,489	\$1,097,659	\$161
Average Construction Date			1989				
Average Age			32				

Life Cycle Table

The 51 year old portions of this campus have a shortened life span due to some of the construction which includes exterior wood siding. The newer buildings all use brick and cement block backup and will continue in service for many years.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Swansboro Elementary						
Main Building - 1970	19	60	50	70	1970	51
Classroom Building - 2008	77	80	70	90	2008	13
Building 300 - 1989	58	80	70	90	1989	32



Media Center



Multipurpose Room



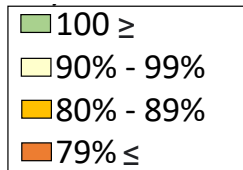
Cafeteria

Swansboro

Square Footage % and Capacity Diagram

The oldest classrooms are all between 800 and 850 square feet with the eight classroom building housing the larger 1,000 square foot classrooms. The organization of the building is fairly typical with a concentration of core spaces near the front with support spaces and some administration located near the classrooms.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. The items noted are typical of other schools. This school is also within four miles of the coast and salt fogs shorten the life on many materials, especially mechanical equipment. Nearly all of the 20 or so units are nearing the end of their anticipated shortened life.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. The main Administration is cramped and there is little square footage dedicated to staff support. An addition at the front is possible along with a small two to four classroom addition at the rear, located near the proposed queue.

Swansboro

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Swansboro Elementary

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$115,586	\$11,559	\$13,870	\$17,338	\$158,352
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$83,840	\$8,384	\$10,061	\$12,576	\$114,860
7	Canopy (cov. Walks)	\$91,915	\$9,192	\$11,030	\$13,787	\$125,924
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$650,877	\$65,088	\$78,105	\$97,632	\$891,701
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$123,810	\$12,381	\$14,857	\$18,571	\$169,620
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$94,279	\$9,428	\$11,313	\$14,142	\$129,162
17	Painting	\$216,747	\$21,675	\$26,010	\$32,512	\$296,943
18	Other Building Interior	\$129,116	\$12,912	\$15,494	\$19,367	\$176,889
19	Mechanical	\$726,729	\$72,673	\$87,208	\$109,009	\$995,619
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$272,727	\$27,273	\$32,727	\$40,909	\$373,636
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$14,560	\$1,456	\$1,747	\$2,184	\$19,947
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$10,400	\$1,040	\$1,248	\$1,560	\$14,248
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$18,304	\$1,830	\$2,196	\$2,746	\$25,076
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$36,400	\$3,640	\$4,368	\$5,460	\$49,868
Total		\$2,646,043	\$264,604	\$317,525	\$396,906	\$3,625,079

Swansboro

Onslow County Schools														
Space Inventory / Worksheet 2021														
6/23/2021														
Swansboro Elementary					Total Cost									
Current Student Capacity (NCDPI)		565			Current Core Capacity (NCDPI)		790			\$5,249,893				
Proposed Student Capacity		600			Proposed Core Capacity		790			Cost / Student \$8,750				
		Number of Spaces					Square Footage			Athletic / PE /Facilities				
										Number of Spaces				
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clsrms					Media (RLV)	3,265	3167			Track				
Kindergartens	6	5		1	Support	1,500	1087.1	413		Pole Vault				
Grades 1-3 Clsrms	18	17		1	Computer					High Jump				
Grades 4-5 Clsrms	8	7		1	Sub-Total	4,765	4,254	413	0	Long / Triple Jump				
4-8 LA/SS/Math					Food Service		# of seatings		3	Shot Put / Discus				
Grades 6-8 Math/Sci Clsrms					Dining	3,160	3161.4	620		Fencing				
Grades 5-8 Science Clsrms					Kitchen	1,938	1597.2	243		Sub-Total	0	0	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	243.7	620		Football				
Exceptional (self contained)	1	1			Sub-Total	5,718	5,002	1,483	0	Field				
Instructional Kitchen					Auditorium		# of seats		0	Lighting				
Resource	5	5	1		Auditorium					Home Stadium				
Computer					Stage / Dress / Sto.					Press Box				
ISS					Lobby					Visitors Seating				
Sub-Total	38	35	1	3	Sub-Total	0	0	0	0	Scoreboard				
High School Science Classrooms					Administration					Soccer Field				
Physical /Bio /Chem /Phy /Other					Administration	3,120	2400.9	1317	1,000	Field				
Prep Rooms					Sub-Total	3,120	2,401	1,317	1,000	Lights				
Math/Sci Computer Lab					Storage					Bleachers				
Sub-Total	0	0	0	0	Book Storage	900			900	Scoreboard				
Arts Education					Staff Support					Field Irrigation				
Visual Arts	1	1			Staff Support	1,600	776.6		1,240	Fencing				
Art Project					Sub-Total	1,600	777	0	1,240	Sub-Total	0	0	0	0
Art Sto. Kiln	1	1			<div style="border: 1px solid black; padding: 5px;"> This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation. </div>					Baseball				
General Music	1	3								Field				
Instrumental Music (Band)										Dugouts				
Vocal Music (Chorus) + Sto.										Lights				
Ensemble / Practice										Bleachers				
Band Uniform Sto.										Scoreboard				
Instrument Sto.										Field Irrigation				
Office / Library										Concessions / Toilets				
Dance/Drama										Press Box				
Sub-Total	3	5	0	0						Fencing				
Vocational					Softball					Tennis Courts				
Keyboarding Labs					Field					Number of Courts				
Exploratory Labs					Dugouts					Lights				
Computer Applications					Lights					Fencing (as Required)				
Business/Office Ed.					Bleachers					Sub-Total				
Cons/Occ Home Economics					Scoreboard					0				
Service/Marketing					Field Irrigation					Field House				
Health Occupations					Concessions / Toilets					Field House				
Agri/Trade & Industry (Heavy)					Press Box					Sub-Total				
Trade & Industry (Medium)					Fencing					0				
Technology (Light)					Sub-Total					Concessions				
Communications/Misc					0					Concessions				
Vocational Clsrms					0					Sub-Total				
Sub-Total	0	0	0	0	0					0				
Physical Education Etc.					Play Field					Field House				
Multi/Main Gymnasium	1	1			Field					Field House				
Stage	1	1			3					Sub-Total				
Boys/Girls Locker					3					0				
Boys/Girls Showers					3					Concessions				
Coaches off./ Showers					0					Concessions				
Training					0					Sub-Total				
Laundry					0					0				
Storage / Office	1	3			0					Play Field				
Officials/showers					0					Field				
Lobby/cons./commons					0					3				
Auxiliary Gym					0					3				
Weight Room					0					0				
Wrestling					0					0				
Health/P.E. Clsrms					0					0				
Sub-Total	3	5	0	0	0					0				
Misc. Spaces					Total Renovated Spaces					Total				
ROTC					3,213					0				
Mobile Units					Demolition Totaling					0				
Total	44	45	1	3	Total	17,103	13,818	3,213	3,140	Total	0	0	0	0

Swansboro

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

The size and tediousness of these additions will make them fairly expensive. If no expansions are planned, adding the queue to this school should be discussed.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Swansboro Elementary				
Additions / Renovations	Proposed Student Capacity		600	
	Proposed Core Capacity		790	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	3	3,150	318.80	\$1,004,226
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	1	450	60.00	\$27,000
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		1,000	346.88	\$346,875
Storage		900	346.87	\$312,188
Staff Support		1,240	346.88	\$430,125
Renovations		3,213	151.06	\$485,360
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	0			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$90,000
Subtotal New		6,290	\$332.82	\$2,093,413
Circulation/ Mechanical/Toilets/Walls	38.00%	2,390	\$332.82	\$795,497
Subtotal Renovated		3,663	\$139.87	\$512,360
Athletics				\$90,000
Site Improvements				\$262,032
Other ()				
Sub Total				\$3,753,302
Inflation (3% for 3 years)	12.00%			\$450,396
Contingency (%)	10.00%			\$420,370
Sub Total				\$4,624,068
A-E Fees (%)	10.00%			\$462,407
Financing Charges	1.00%			\$52,499
Other Fees and Services				\$110,918
Site	0			\$0
Owners Contingency (furn., equipment)				\$476,000
Total				\$5,249,893

Swansboro

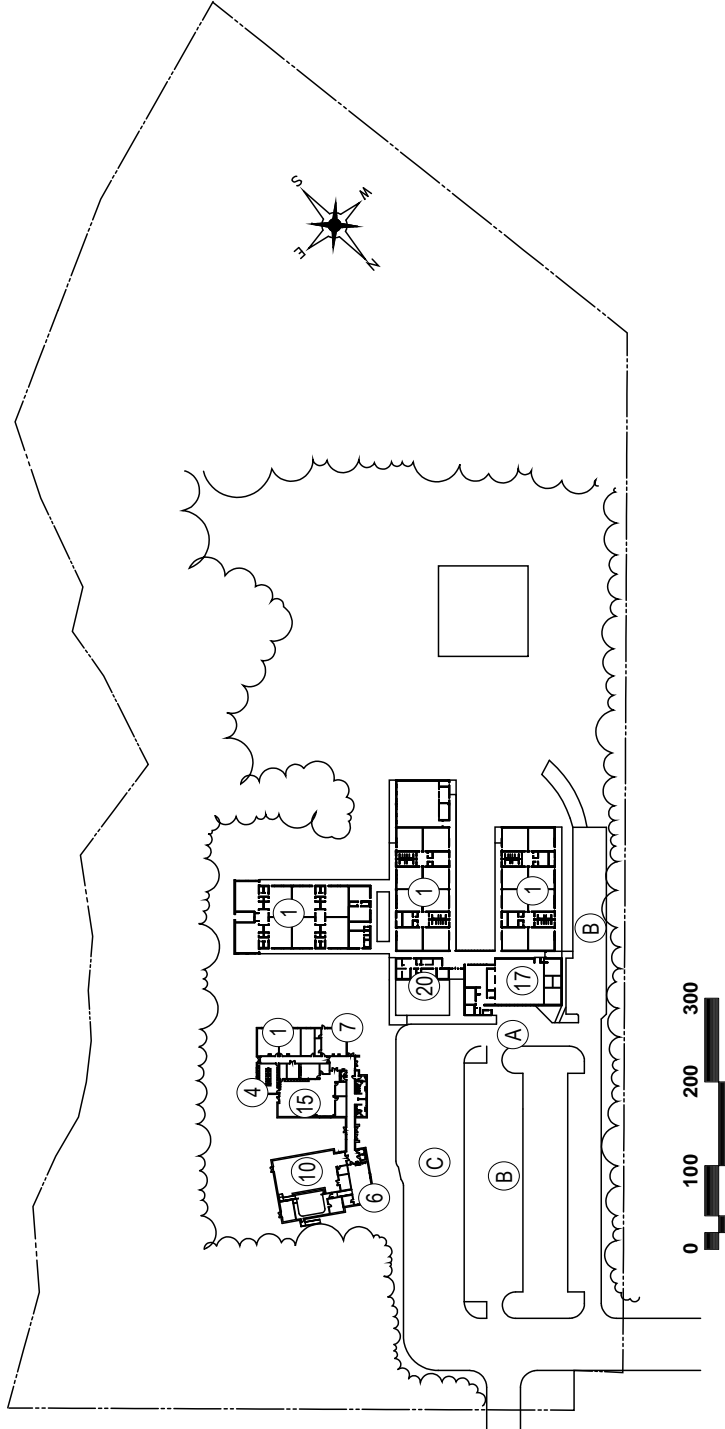
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Swansboro Elementary School

2021

Existing

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

Swansboro

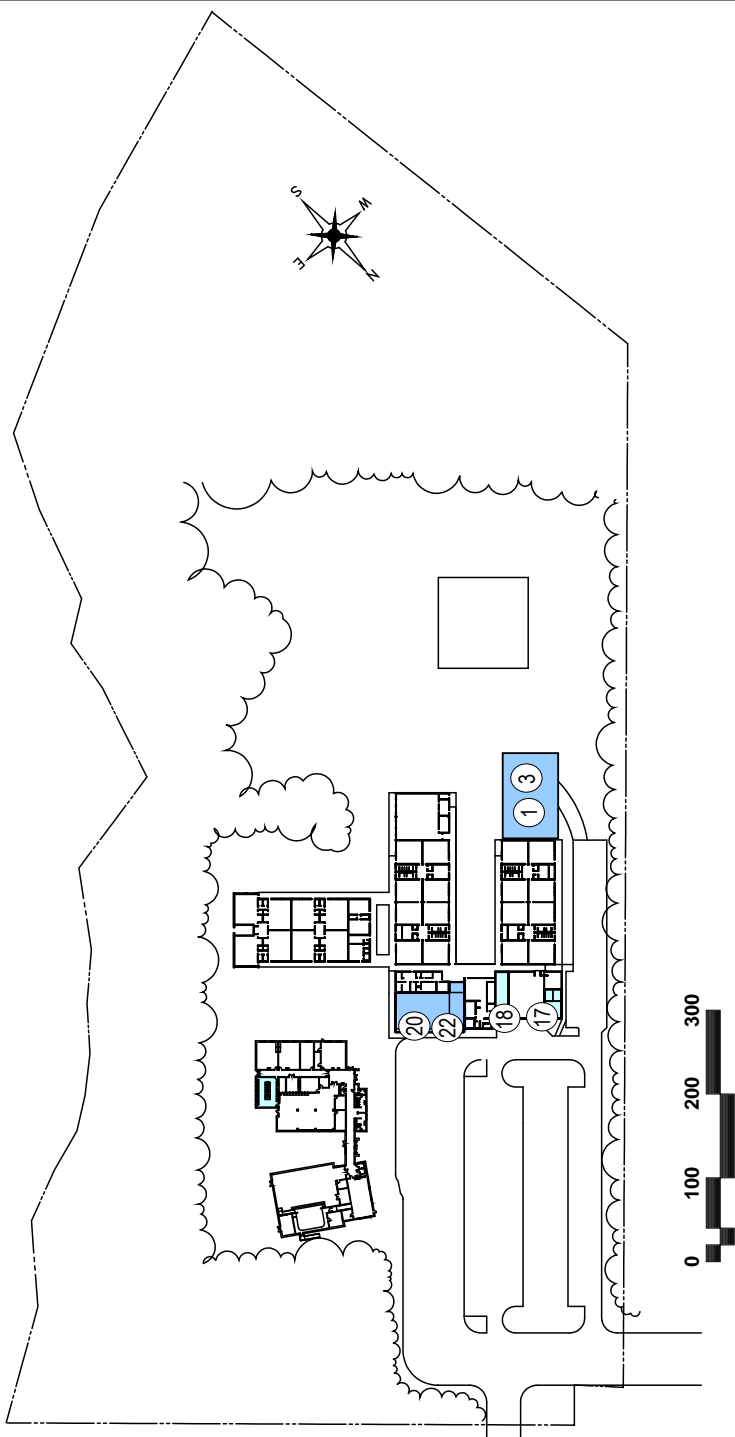
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Swansboro Elementary School

Potential Future Plan

2021

- 1. Classrooms
- 2. Exceptional (SC)
- 3. Resource
- 4. Computer
- 5. Science
- 6. Art
- 7. Music
- 8. Instrumental
- 9. Vocational
- 10. Gym / Multipurpose
- 11. Auxiliary Gym
- 12. Weight Room
- 13. Wrestling Room
- 14. Health / PE Class
- 15. Media Center
- 16. Media Support
- 17. Dining
- 18. Kitchen
- 19. Auditorium
- 20. Administration
- 21. Storage
- 22. Staff Support
- A Drive
- B Parking
- C Bus Parking / Drop



CONNOTES RENOVATION
CONNOTES NEW CONSTRUCTION

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 T(919) 781.8582

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Middle Schools

Middle Schools

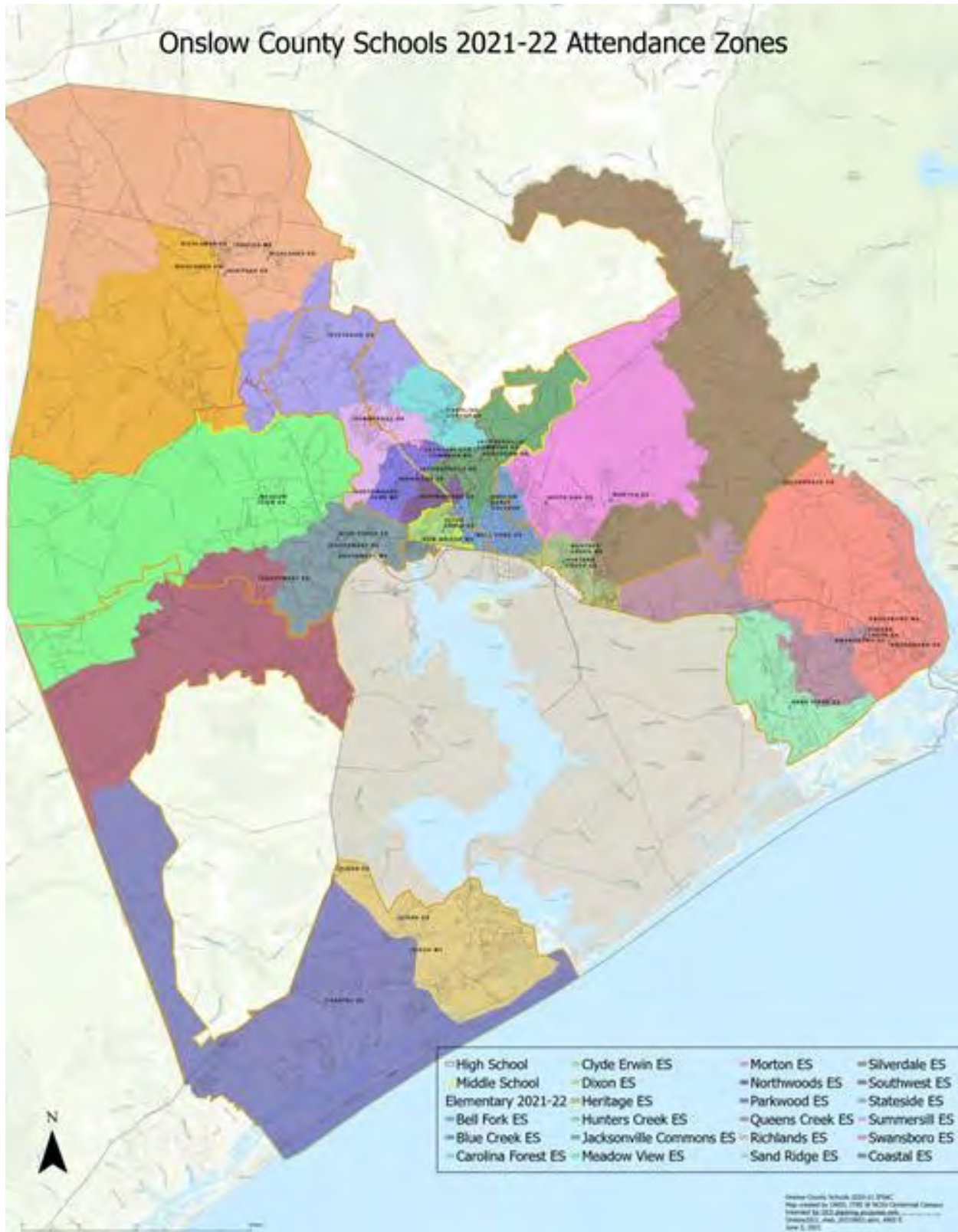


Image courtesy of: OR/ED Laboratory, ITRE-NCSU

Smith Sinnett Architecture, P.A.

Dixon Middle



Dixon Middle School

The New Dixon Middle School opened in 2017. Since it is a relatively recent addition to the school system depreciation on the building is low. Right at 40 acres, this site is sufficiently large to handle the existing and proposed maximum populations. Approximately 29 acres are cleared leaving nine untouched.

The queue, at nearly 2,000 linear feet is about 275 feet short of the maximum rainy day queue length of 2,245 linear feet.



Main Entry

Utility Providers

Electrical	Progress Energy
Sewer	Private
Water	ONWASA
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
New Dixon Middle School Site	766- 1.3	\$24,402,910	40

Smith Sinnett Architecture, P.A.

Dixon Middle

Building Bio Data

Just as with the tax data, little depreciation has occurred on this young building. The high cost per square foot also supports the value of this facility, mostly due to it's youthful age.

DIXON MIDDLE SCHOOL		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-318-005	MAIN BUILDING	NC	8/1/2017	155,187	\$27,707,000	\$922,983	\$179
Totals / Average \$/sf				155,187	\$27,707,000	\$922,983	\$179
Average Construction Date			2017				
Average Age			4				

Life Cycle Table

With only four years of operation, constructed under recent building codes that had requirements for increased wind loads, this building will last into the first part of the next century. None of the major building components that are short lived have reached the end of their life cycle.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Dixon Middle						
Main Building	96	90	80	100	2017	4



Bull Pen



Hallway



Cafeteria



South Elevation



Gymnasium

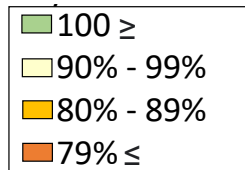
Dixon Middle

Square Footage % and Capacity Diagram

Most of the rooms in this newer school align with the square footage standards. The few that are below the standard are designed to work as a suite of rooms. The distribution of core spaces has some similarity to other schools, but here the administrative and support spaces are spread throughout the building itself.

Due to the capacity and large population at Dixon Elementary, the fifth grade has called DMS its home for the past four years. With the opening of Coastal Elementary, this issue should resolve itself. The numbers and diagrams shown here do not include the 5th grade population continuing at this campus.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. A newer building is not exempt from these short lived components such as asphalt aging and repainting. The list also includes new LED lighting in the entire building.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. There is potential for a small addition to this campus. Small expansions are typically more expensive per square foot than larger ones.

Dixon Middle

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Dixon Middle

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$341,798	\$34,180	\$41,016	\$51,270	\$468,263
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
7	Canopy (cov. Walks)	\$146,453	\$14,645	\$17,574	\$21,968	\$200,640
8	Other Site	\$383,760	\$38,376	\$46,051	\$57,564	\$525,751
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$72,769	\$7,277	\$8,732	\$10,915	\$99,694
17	Painting	\$382,442	\$38,244	\$45,893	\$57,366	\$523,945
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$535,426	\$53,543	\$64,251	\$80,314	\$733,534
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$24,354	\$2,435	\$2,922	\$3,653	\$33,364
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total		\$1,954,601	\$195,460	\$234,552	\$293,190	\$2,677,804

Dixon Middle

Dixon Middle School					Onslow County Schools					Total Cost									
Current Student Capacity (NCDPI)		1,034			Current Core Capacity (NCDPI)		751			\$10,265,574									
Proposed Student Capacity		1200			Proposed Core Capacity		751			Cost / Student \$8,555									
		Number of Spaces					Square Footage			Number of Spaces									
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New					
Academic Spaces					Media Center					Track									
Pre-K Clsrms					Media (RLV)	4,800	2603.1			Track									
Kindergartens					Support	2,000	826.8			Pole Vault									
Grades 1-3 Clsrms					Computer					High Jump									
Grades 4-5 Clsrms					Sub-Total	6,800	3,430	0	0	Long / Triple Jump									
4-8 LA/SS/Math	33	27		3	Food Service				3	Shot Put / Discus									
Grades 6-8 Math/Sci Clsrms	3			3	Dining	5,600	4706.1			Fencing									
Grades 5-8 Science Clsrms	9	9			Kitchen	2,566	2136.3			Sub-Total	0	0	0	0					
(9-12) Eng. / F-Lang. / SS / Math					Serving	840	424.7			Football									
Exceptional (self contained)	3	4			Sub-Total	9,006	7,267	0	0	Field	1	1							
Instructional Kitchen					Auditorium				0	Lighting	1			1					
Resource	9	15		1	Auditorium	4,320			4,320	Home Stadium									
Computer	1				Stage / Dress / Sto.	4,000			4,000	Press Box									
ISS	1				Lobby	1,000			1,000	Visitors Seating	2	2							
Sub-Total	59	55	0	7	Sub-Total	9,320	0	0	9,320	Scoreboard	1	1							
High School Science Classrooms					Administration					Soccer Field									
Physical /Bio /Chem /Phy /Other					Administration	3,400	4994.2			Irrigation									
Prep Rooms		6			Sub-Total	3,400	4,994	0	0	Fencing	1	1							
Math/Sci Computer Lab					Storage					Additional Parking									
Sub-Total	0	6	0	0	Book Storage	1,100				Sub-Total	6	5	0	1					
Arts Education					Staff Support					Baseball									
Visual Arts	2	1			General Storage	1,200	4220.8			Field	1	1							
Art Project					Sub-Total	2,300	4,221	0	0	Dugouts		2							
Art Sto. Kiln		1			Staff Support					Lights									
General Music		1			Staff Support	1,950	1588.2			Bleachers	2	2							
Instrumental Music (Band)	1	1			Sub-Total	1,950	1,588	0	0	Scoreboard	1	1							
Vocal Music (Chorus) + Sto.	1	1			<div style="border: 1px solid black; padding: 5px;"> <p>This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.</p> </div>					Field Irrigation									
Ensemble / Practice										Fencing					Sub-Total	1	1	0	0
Band Uniform Sto.										Softball					Field	1	1		
Instrument Sto.										Field	1	1			Dugouts		2		
Office / Library										Lights					Lights				
Dance/Drama	1									Bleachers	2	2			Scoreboard	1	1		
Sub-Total	5	5	0	0						Scoreboard	1	1			Field Irrigation				
Vocational										Physical Education Etc.					Concessions / Toilets				
Keyboarding Labs	1	1								Multi/Main Gymnasium	1	1			Press Box				
Exploratory Labs	3	3								Stage					Fencing	1	1		
Computer Applications					Boys/Girls Locker		3			Sub-Total	5	7	0	0					
Business/Office Ed.					Boys/Girls Showers					Tennis Courts									
Cons/Occ Home Economics					Coaches off. / Showers					Number of Courts									
Service/Marketing					Training					Lights									
Health Occupations					Laundry					Fencing (as Required)									
Agri/Trade & Industry (Heavy)					Storage / Office					Sub-Total	0	0	0	0					
Trade & Industry (Medium)					Officials/showers					Field House									
Technology (Light)					Lobby/cons./commons		1			Field House									
Communications/Misc					Auxiliary Gym	1	1			Sub-Total	0	0	0	0					
Vocational Clsrms					Weight Room					Concessions									
Sub-Total	4	4	0	0	Wrestling					Concessions									
Physical Education Etc.					Misc. Spaces					Play Field									
Multi/Main Gymnasium	1	1			ROTC					Field									
Stage					Mobile Units					Sub-Total	0	0	0	0					
Boys/Girls Locker		3			Total					Total									
Boys/Girls Showers					Total Renovated Spaces			0		Total									
Coaches off. / Showers					Demolition Totaling					17	20	0	1						
Training					Total					Total									
Laundry					73	78	0	7	32,776	21,500	0	9,320	17	20	0	1			
Storage / Office					Total					Total									
Officials/showers					Total					Total									
Lobby/cons./commons					Total					Total									
Auxiliary Gym	1	1			Total					Total									
Weight Room					Total					Total									
Wrestling					Total					Total									
Health/P.E. Clsrms	3	2			Total					Total									
Sub-Total	5	8	0	0	Total					Total									

Dixon Middle

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted.

The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

The south wing was designed to support the proposed addition that would bring the school up to 1,200 students. At this size a fixed seat Auditorium is warranted. The Multipurpose/ Cafeteria/Stage may suffice for this purpose.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Dixon Middle School				
Additions / Renovations	Proposed Student Capacity		1,200	
	Proposed Core Capacity		751	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	7	6,150	288.07	\$1,771,613
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		9,320	364.60	\$3,398,080
Administration		0	296.00	\$0
Storage		0	0.00	\$0
Staff Support		0	296.00	\$0
Renovations		0	0.00	\$0
Athletic / PE Facilities				
Track	0			\$0
Football	1			\$200,000
Soccer Field	0			\$0
Baseball	0			\$0
Softball	0			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		15,470	\$334.18	\$5,169,693
Circulation/ Mechanical/Toilets/Walls	38.00%	5,879	\$334.18	\$1,964,483
Subtotal Renovated		0		\$0
Athletics				\$200,000
Site Improvements				\$90,000
Other ()				
Sub Total				\$7,424,176
Inflation (3% for 3 years)	12.00%			\$890,901
Contingency (%)	10.00%			\$831,508
Sub Total				\$9,146,585
A-E Fees (%)	10.00%			\$914,658
Financing Charges	1.00%			\$102,656
Other Fees and Services				\$101,675
Site	0			\$0
Owners Contingency (furn., equipment)				\$180,000
Total				\$10,265,574

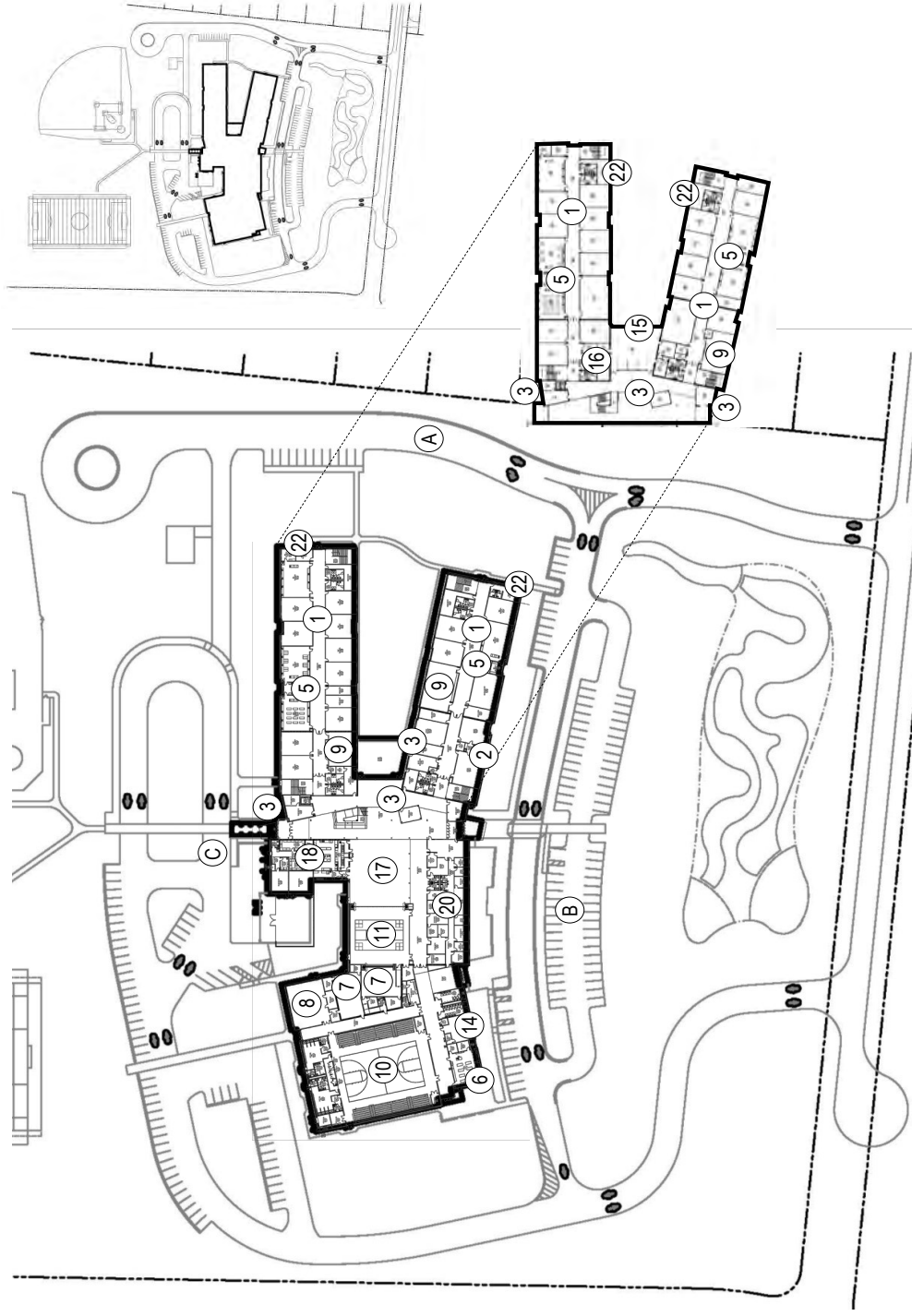
Dixon Middle

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Dixon Middle School

Existing Plan – Under Construction

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION
CONNOTES NEW CONSTRUCTION

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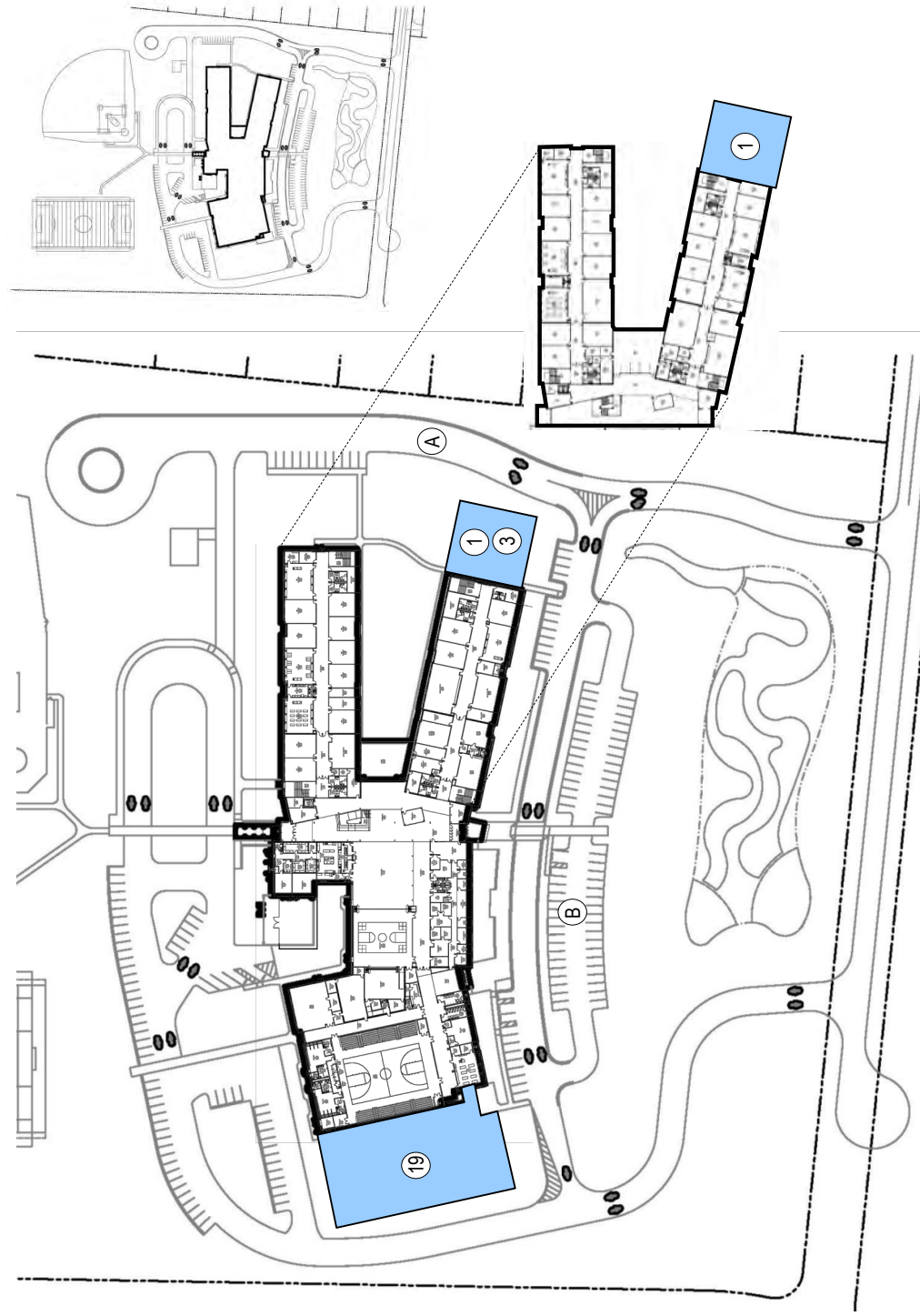
Dixon Middle

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Dixon Middle School

2021

Existing Plan – Under Construction



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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Hunters Creek

Hunters Creek Middle School



Hunters Creek Middle School

Most of the 35 acres are cleared with only about three still wooded. The site itself is sufficient for the population. In the lower left hand side of the image above is Hunters Creek Elementary.

The original queue is quite short at only 240 linear feet. To meet the DOT minimums an additional 1,600 feet is needed. Over the years principals have rerouted the parent traffic to the bus lot which increases the number of parents that can drop and pickup their students and stay off Hunters Creek Trail.

Both Hunters Creek and Southwest Middle were built at the same time and are based on the same prototype.



Main Entry

Utility Providers

Electrical	Progress Energy
Sewer	Private
Water	ONWASA
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Hunters Creek Middle	1115-19.1	\$7,732,800	35

Smith Sinnett Architecture, P.A.

Hunters Creek

Building Bio Data

First opened in 1990, this building has had only one addition. That addition occurred on each classroom wing and near the gymnasium. The cumulative square footage of those additions is listed below as the 2008 addition.

HUNTERS CREEK MID		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-322-001	MAIN BUILDING	NC2	8/1/1990	78,103	\$16,763,456	\$2,211,940	\$160
		NC1	3/4/2008	26,840			
Totals / Average \$/sf				104,943	\$16,763,456	\$2,211,940	\$160
Average Construction Date			1999				
Average Age			22				

Life Cycle Table

The building was built with quality materials and still has a long life ahead of it. At only 31 years of age the building will last to nearly the end of the century, but will need a significant investment to last into 2022.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Hunters Creem Middle						
Main Building - 1990	59	80	70	90	1990	31
Main Building - 2008	77	80	70	90	2008	13



Science Classroom



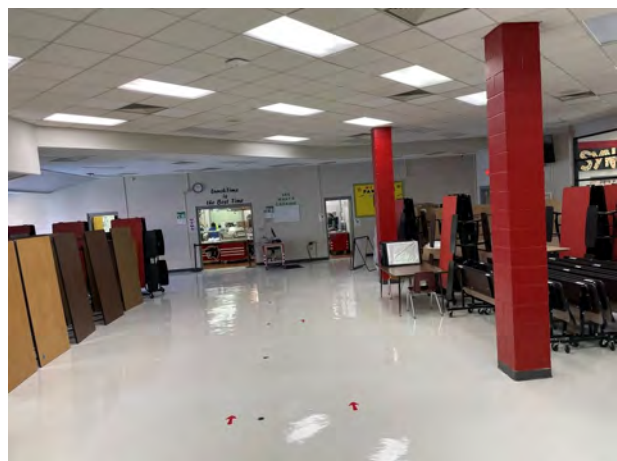
Hallway



Gymnasium



Media Center



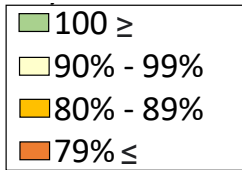
Cafeteria

Hunters Creek

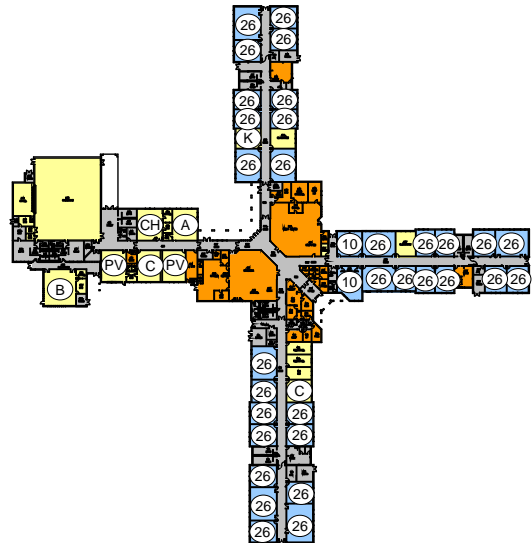
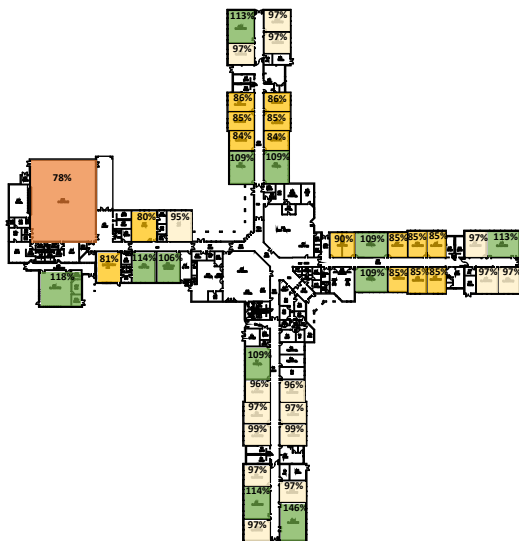
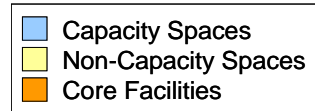
Square Footage % and Capacity Diagram

As one of the more recently constructed buildings, this school has many spaces that are near the square footage standards. The core facilities are focused at the front entry with several support and administrative spaces spread throughout the building.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. The items noted align with other schools of a similar age. There was a recent roofing project at this school due to damage from hurricane Florence. The section re-done was near the gymnasium and the classroom wing leading up to it. The remainder of the roof will need to be replaced in the next 10 years.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. Based on the student capacity exceeding the core capacity, no increase to the student capacity is proposed, with only one increase to the core capacity of the cafeteria.

Hunters Creek

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Hunters Creek Middle

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$20,750	\$2,075	\$2,490	\$3,113	\$28,428
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$251,983	\$25,198	\$30,238	\$37,798	\$345,217
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$179,448	\$17,945	\$21,534	\$26,917	\$245,844
7	Canopy (cov. Walks)	\$180,960	\$18,096	\$21,715	\$27,144	\$247,915
8	Other Site	\$101,296	\$10,130	\$12,156	\$15,194	\$138,776
9	Roofing	\$353,419	\$35,342	\$42,410	\$53,013	\$484,185
10	Structural	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
11	Windows	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$12,480	\$1,248	\$1,498	\$1,872	\$17,098
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$471,136	\$47,114	\$56,536	\$70,670	\$645,456
16	Flooring	\$295,086	\$29,509	\$35,410	\$44,263	\$404,268
17	Painting	\$230,559	\$23,056	\$27,667	\$34,584	\$315,866
18	Other Building Interior	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
19	Mechanical	\$709,948	\$70,995	\$85,194	\$106,492	\$972,629
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$375,171	\$37,517	\$45,020	\$56,276	\$513,984
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$62,400	\$6,240	\$7,488	\$9,360	\$85,488
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$29,120	\$2,912	\$3,494	\$4,368	\$39,894
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$248,088	\$24,809	\$29,771	\$37,213	\$339,881
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$44,200	\$4,420	\$5,304	\$6,630	\$60,554
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$192,192	\$19,219	\$23,063	\$28,829	\$263,303
37	Kitchen Equipment	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
38	Media Center Furniture	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
Total		\$3,995,791	\$399,579	\$479,495	\$599,369	\$5,474,234

Hunters Creek

Hunters Creek Middle					Hunters Creek Middle					Total Cost				
Current Student Capacity (NCDPI)		852			Current Core Capacity (NCDPI)		799			\$5,813,265				
Proposed Student Capacity		852			Proposed Core Capacity		852			Cost / Student		\$6,823		
Built Out		Number of Spaces			Square Footage		Number of Spaces							
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clsrms					Media (RLV)	3,971	3555.2			Track				
Kindergartens					Support	1,800	1560.3			Pole Vault				
Grades 1-3 Clsrms					Computer					High Jump				
Grades 4-5 Clsrms					Sub-Total	5,771	5,116	0	0	Long / Triple Jump				
4-8 LA/SS/Math	24	24			Food Service					Shot Put / Discus				
Grades 6-8 Math/Sci Clsrms	3	3			Dining	3,976	3196.9	122	657	Fencing				
Grades 5-8 Science Clsrms	6	6			Kitchen	2,208	1589.9		940	Sub-Total	0	0	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	298.3	322		Football				
Exceptional (self contained)	2	3			Sub-Total	6,804	5,085	444	1,597	Field	1	1		
Instructional Kitchen					Auditorium					Lighting	1			1
Resource	6	7			Auditorium					Home Stadium				
Computer					Stage / Dress / Sto.					Press Box				
ISS	1				Lobby					Visitors Seating	2	2		
Sub-Total	42	43	0	0	Sub-Total	0	0	0	0	Scoreboard	1	1		
High School Science Classrooms					Administration					Soccer Field				
Physical /Bio /Chem /Phy /Other					Administration	3,030	2425		605	Field	1	1		
Prep Rooms					Sub-Total	3,030	2,425	0	605	Lights				
Math/Sci Computer Lab					Storage					Bleachers				
Sub-Total	0	0	0	0	Book Storage	926	88		838	Scoreboard				
Arts Education					Staff Support					Baseball				
Visual Arts	1	1			General Storage	1,026	784.3		242	Field				
Art Project					Sub-Total	1,952	872	0	1,080	Lights				
Art Sto. Kiln		1			Staff Support					Bleachers	2	2		
General Music					Staff Support	1,950	1822.5		256	Scoreboard	1	1		
Instrumental Music (Band)	1	3			Sub-Total	1,950	1,823	0	256	Field Irrigation				
Vocal Music (Chorus) + Sto.	1	3								Fencing				
Ensemble / Practice										Sub-Total	1	1	0	0
Band Uniform Sto.										Baseball				
Instrument Sto.										Field	1	1		
Office / Library										Dugouts				
Dance/Drama	1			1						Lights				
Sub-Total	4	8	0	1						Bleachers	2	2		
Vocational					Physical Education Etc.					Softball				
Keyboarding Labs	1	1			Multi/Main Gymnasium	1	1			Field	1	1		
Exploratory Labs	2	2			Stage	1	1			Dugouts				
Computer Applications					Boys/Girls Locker	4	4			Lights				
Business/Office Ed.					Boys/Girls Showers	2	2			Bleachers	2	2		
Cons/Occ Home Economics					Coaches off. / Showers	2	2			Scoreboard	1	1		
Service/Marketing					Training					Field Irrigation				
Health Occupations					Laundry					Concessions / Toilets				
Agri/Trade & Industry (Heavy)					Storage / Office	5	5			Press Box				
Trade & Industry (Medium)					Officials/showers					Fencing	1	1		
Technology (Light)					Lobby/cons./commons	2	2			Sub-Total	5	5	0	0
Communications/Misc					Auxiliary Gym					Tennis Courts				
Vocational Clsrms					Weight Room					Number of Courts				
Sub-Total	3	3	0	0	Wrestling					Lights				
Physical Education Etc.					Misc. Spaces					Field House				
Multi/Main Gymnasium	1	1			ROTC					Field House				
Stage	1	1			Mobile Units					Sub-Total	0	0	0	0
Boys/Girls Locker	4	4								Concessions				
Boys/Girls Showers	2	2								Concessions				
Coaches off. / Showers	2	2								Sub-Total	0	0	0	0
Training										Play Field				
Laundry										Field				
Storage / Office	5	5								Sub-Total	0	0	0	0
Officials/showers														
Lobby/cons./commons	2	2												
Auxiliary Gym														
Weight Room														
Wrestling														
Health/P.E. Clsrms	2													
Sub-Total	19	17	0	0										
Misc. Spaces					Total Renovated Spaces					Demolition Totaling				
ROTC								444						
Mobile Units														
Total	68	71	0	1	Total	19,507	15,320	444	3,537	Total	17	16	0	1

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Hunters Creek

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

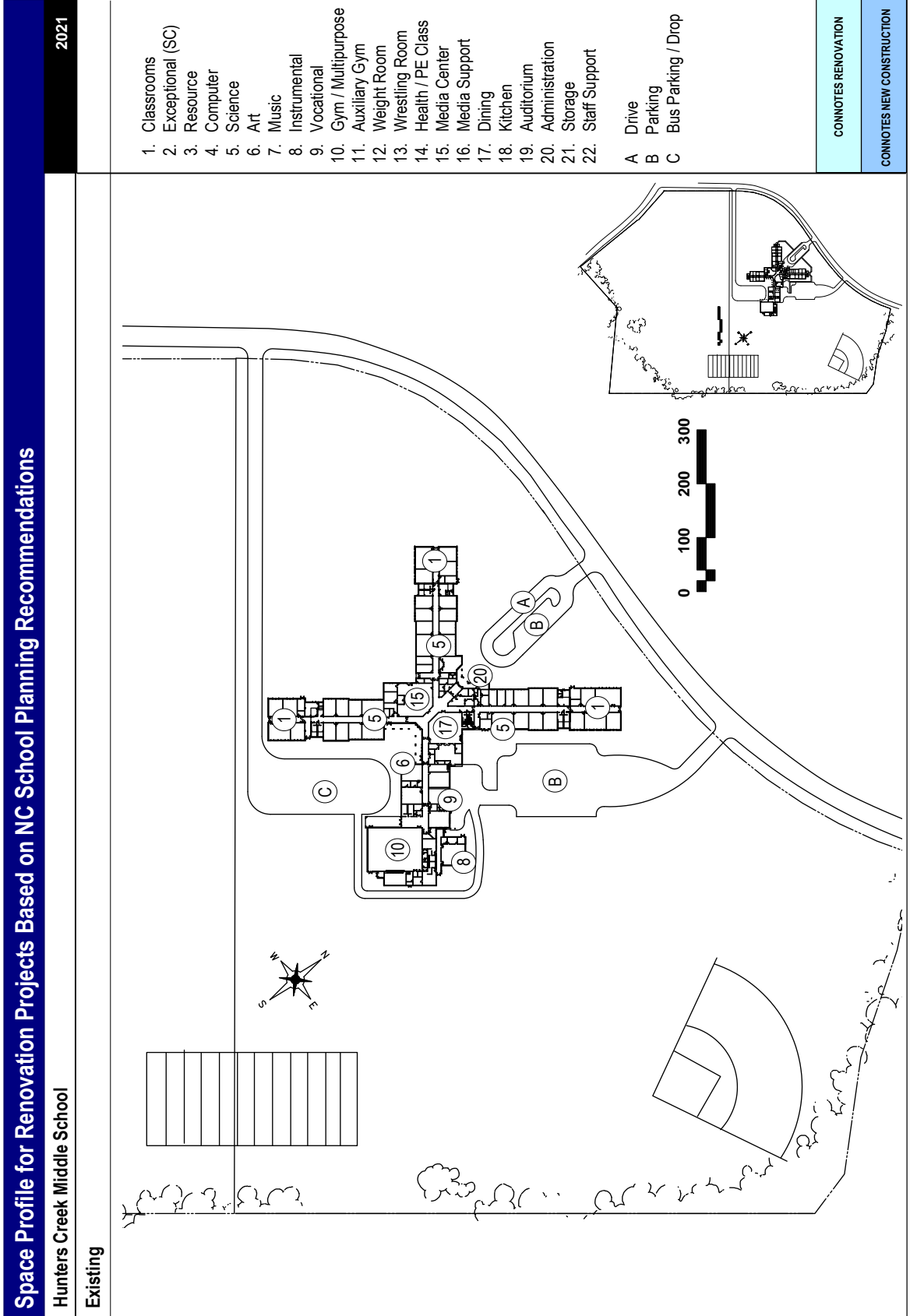
Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted

The Arts expansion noted is for a Dance/ Drama space and does not impact the student capacity. The core can be expanded and a new queue is estimated. The deferred maintenance includes widening the bus drive as a queue, which will require some direction on how to proceed.

Onslow County Schools Cost Estimate Worksheet: 2021 Hunters Creek Middle				
Additions / Renovations		Proposed Student Capacity		852
		Proposed Core Capacity		852
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	0	0	0.00	\$0
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	1	1,800	407.00	\$732,600
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		1,597	555.00	\$886,446
Auditorium		0	0.00	\$0
Administration		605	370.00	\$223,850
Storage		1,080	370.00	\$399,489
Staff Support		256	370.00	\$94,535
Renovations		444	545.05	\$242,000
Athletic / PE Facilities				
Track	0			\$0
Football	1			\$200,000
Soccer Field	0			\$0
Baseball	0			\$0
Softball	0			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		5,337	\$437.84	\$2,336,920
Circulation/ Mechanical/Toilets/Walls	38.00%	2,028	\$437.84	\$888,030
Subtotal Renovated		444	\$545.05	\$242,000
Athletics				\$200,000
Site Improvements				\$519,221
Other ()				
Sub Total				\$4,186,171
Inflation (3% for 3 years)	12.00%			\$502,341
Contingency (%)	10.00%			\$468,851
Sub Total				\$5,157,363
A-E Fees (%)	10.00%			\$515,736
Financing Charges	1.00%			\$58,133
Other Fees and Services				\$82,033
Site	0			\$0
Owners Contingency (furn., equipment)				\$433,000
Total				\$5,813,265

Hunters Creek



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Hunters Creek

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Hunters Creek Middle School

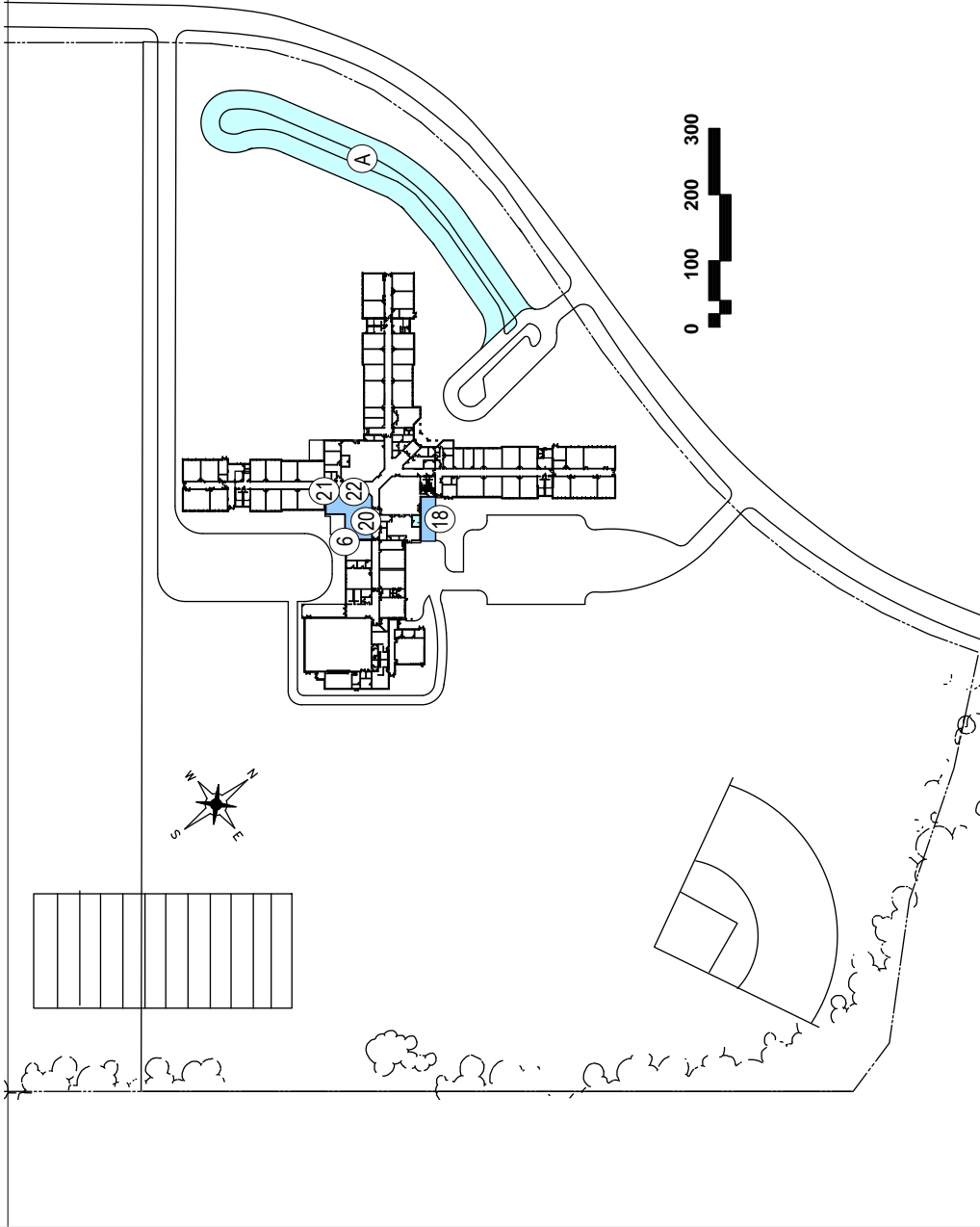
Potential Future Plan

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION



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Jacksonville Commons

Jacksonville Commons Middle School



Jacksonville Commons Middle School

The large parcel is shared with Jacksonville Commons Elementary and is large enough for both per NCDPI guidelines. The queue is relatively short by today's standards and at 350 feet in length is far short of the 1,900 ft it should have. There is a good bit of congestion in the area with bus traffic from the middle school and high school mixing in the roundabout.



Canopy Entrance

Utility Providers

Electrical	Progress Energy
Sewer	City of Jacksonville
Water	City of Jacksonville
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Jacksonville Commons Middle (shared)	345-25.18	\$25,989,390	71.12

Smith Sinnett Architecture, P.A.

Jacksonville Commons

Building Bio Data

The main 1997 construction includes the buildings and the gymnasium. The 1998 addition is the four classroom addition on the end wing and the Locker Rooms. The final additions added four classrooms to the end of each wing. The additions and the main building are all constructed with the same materials and used the same construction methods.

JACKSONVILLE COMMONS MID		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-325-001	MAIN BUILDING	NC2	8/4/1997	90,000	\$18,938,498	\$2,142,918	\$164
		NC2	7/31/1998	10,170			
		NC2	12/1/2001	15,000			
Totals / Average \$/sf				115,170	\$18,938,498	\$2,142,918	\$164
Average Construction Date			1999				
Average Age			22				

Life Cycle Table

The construction means and methods will allow this facility to last a very long time. A major infrastructure project is not needed at this time.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Jacksonville Commons Middle						
Main Building - 1997	66	80	70	90	1997	24
Main Building - 1998	67	80	70	90	1998	23
Main Building - 2001	70	80	70	90	2001	20



Exploratory Classroom



Good Windows



Commons Area



Gymnasium



Cafeteria



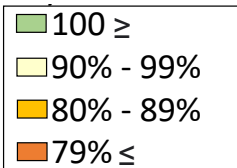
Media Center

Jacksonville Commons

Square Footage % and Capacity Diagram

Most of the spaces are near the square footage standards for each type of space. The building is organized with a concentration of core and support spaces near the front of the building including the main entrance of the building.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. At 24 years of age, several components begin to fail. Roofing and mechanical systems are at the end of their typical life cycle. Other issues with this campus and others is over the years, sediment has filled in the swales that at one time were deeper and wider. Every several years these need to be reworked to ensure proper site drainage.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. The capacity of the school can be increased slightly. An Auditorium would be appropriate for a middle school of this size and the site can support it.

Jacksonville Commons

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Jacksonville Commons Middle

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$21,164	\$2,116	\$2,540	\$3,175	\$28,995
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$177,362	\$17,736	\$21,283	\$26,604	\$242,986
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$215,519	\$21,552	\$25,862	\$32,328	\$295,261
7	Canopy (cov. Walks)	\$226,668	\$22,667	\$27,200	\$34,000	\$310,535
8	Other Site	\$67,600	\$6,760	\$8,112	\$10,140	\$92,612
9	Roofing	\$1,121,717	\$112,172	\$134,606	\$168,258	\$1,536,752
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
12	Walls	\$92,520	\$9,252	\$11,102	\$13,878	\$126,752
13	Other Building Exterior	\$22,464	\$2,246	\$2,696	\$3,370	\$30,776
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$151,672	\$15,167	\$18,201	\$22,751	\$207,791
17	Painting	\$263,142	\$26,314	\$31,577	\$39,471	\$360,505
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$1,484,353	\$148,435	\$178,122	\$222,653	\$2,033,564
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$375,052	\$37,505	\$45,006	\$56,258	\$513,821
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$280,278	\$28,028	\$33,633	\$42,042	\$383,980
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$16,640	\$1,664	\$1,997	\$2,496	\$22,797
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
Total		\$4,639,305	\$463,931	\$556,717	\$695,896	\$6,355,849

Jacksonville Commons

Onslow County Schools																			
Space Inventory / Worksheet 2021																			
Jacksonville Commons Middle					6/23/2021														
Current Student Capacity (NCDPI)		884			Current Core Capacity (NCDPI)		937			Total Cost	\$9,472,916								
Proposed Student Capacity		940			Proposed Core Capacity		940			Cost / Student	\$10,078								
Built Out		Number of Spaces					Square Footage			Athletic / PE / Facilities									
										Number of Spaces									
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New					
Academic Spaces					Media Center					Track									
Pre-K Clsrms					Media (RLV)	4,106	3747.2			Track									
Kindergartens					Support	1,800	957			Pole Vault									
Grades 1-3 Clsrms					Computer					High Jump									
Grades 4-5 Clsrms					Sub-Total	5,906	4,704	0	0	Long / Triple Jump									
4-8 LA/SS/Math	27	24		2	Food Service					Shot Put / Discus									
Grades 6-8 Math/Sci Clsrms		3			Dining	4,387	4573.2			Fencing									
Grades 5-8 Science Clsrms	9	6			Kitchen	2,208	1805.6			Sub-Total	0	0	0	0					
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	417.5	200		Football									
Exceptional (self contained)	2	2			Sub-Total	7,215	6,796	200	0	Field	1	1							
Instructional Kitchen					Auditorium					Lighting	1			1					
Resource	7	7			Auditorium	3,384			3,384	Home Stadium									
Computer					Stage / Dress / Sto.	2,500			2,500	Press Box									
ISS	1				Lobby	1,000			1,000	Visitors Seating	2			2					
Sub-Total	46	42	0	2	Sub-Total	6,884	0	0	6,884	Scoreboard	1	1							
High School Science Classrooms					Administration					Soccer Field									
Physical /Bio /Chem /Phy /Other					Administration	3,060	4257.4			Field	1	1							
Prep Rooms					Sub-Total	3,060	4,257	0	0	Lights									
Math/Sci Computer Lab					Storage					Bleachers		1							
Sub-Total	0	0	0	0	Book Storage	970	523.7	445		Scoreboard									
Arts Education					Staff Support					Baseball									
Visual Arts	1	1			General Storage	1,070	3505.83			Field	1	1							
Art Project					Sub-Total	2,040	4,030	445	0	Dugouts		2							
Art Sto. Kiln		4			Staff Support					Lights									
General Music					Staff Support	1,950	1611.6	338		Bleachers	2	2							
Instrumental Music (Band)	1	1		1	Sub-Total	1,950	1,612	0	0	Scoreboard	1	1							
Vocal Music (Chorus) + Sto.	1	1			<div style="border: 1px solid black; padding: 10px; text-align: center;"> This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation. </div>					Field Irrigation Fencing									
Ensemble / Practice										Sub-Total									
Band Uniform Sto.										1									
Instrument Sto.										2									
Office / Library										1									
Dance/Drama	1			1						5									
Sub-Total	4	7	0	2						7									
Vocational										Softball					Tennis Courts				
Keyboarding Labs	1	1								Field	1			1	Number of Courts				
Exploratory Labs	2	2								Dugouts					Lights				
Computer Applications					Lights					Fencing (as Required)									
Business/Office Ed.					Bleachers	2	2		2	Sub-Total	0	0	0	0					
Cons/Occ Home Economics					Scoreboard	1	1		1	Field House									
Service/Marketing					Field Irrigation					Field House									
Health Occupations					Concessions / Toilets					Sub-Total	0	0	0	0					
Agri/Trade & Industry (Heavy)					Press Box					Concessions									
Trade & Industry (Medium)					Fencing	1	1		1	Concessions									
Technology (Light)					Sub-Total	5	7	0	0	Sub-Total	0	0	0	0					
Communications/Misc					Softball					Play Field									
Vocational Clsrms					Field	1			1	Field									
Sub-Total	3	3	0	0	Dugouts					Sub-Total	0	0	0	0					
Physical Education Etc.					Demolition Totaling					Total									
Multi/Main Gymnasium	1	1			Total Renovated Spaces			645		Total	17	12	0	8					
Stage					Demolition Totaling														
Boys/Girls Locker		2																	
Boys/Girls Showers		2																	
Coaches off. / Showers		2																	
Training																			
Laundry																			
Storage / Office		4																	
Officials/showers																			
Lobby/cons./commons		2																	
Auxiliary Gym																			
Weight Room																			
Wrestling																			
Health/P.E. Clsrms	2	2																	
Sub-Total	3	15	0	0															
Misc. Spaces					Total					Total									
ROTC					Total	27,055	21,399	645	6,884	Total	17	12	0	8					
Mobile Units																			

Jacksonville Commons

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

The building should be considered built out once this addition is complete, unless an expansion is also done to the cafeteria. The site is already congested due to its proximity to Northside.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Jacksonville Commons Middle				
Additions / Renovations	Proposed Student Capacity		940	
	Proposed Core Capacity		940	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	2	1,900	291.37	\$553,613
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	2	3,540	372.04	\$1,317,015
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		6,884	403.32	\$2,776,480
Administration		0	323.75	\$0
Storage		0	0.00	\$0
Staff Support		0	323.75	\$0
Renovations		645	0.00	\$0
Athletic / PE Facilities				
Track	0			\$0
Football	3			\$220,000
Soccer Field	0			\$0
Baseball	0			\$0
Softball	5			\$102,000
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		12,324	\$377.08	\$4,647,108
Circulation/ Mechanical/Toilets/Walls	38.00%	4,683	\$377.08	\$1,765,901
Subtotal Renovated		645	\$0.00	\$0
Athletics				\$322,000
Site Improvements				\$105,000
Other ()				
Sub Total				\$6,840,008
Inflation (3% for 3 years)	12.00%			\$820,801
Contingency (%)	10.00%			\$766,081
Sub Total				\$8,426,890
A-E Fees (%)	10.00%			\$842,689
Financing Charges	1.00%			\$94,729
Other Fees and Services				\$108,608
Site	0			\$0
Owners Contingency (furn., equipment)				\$393,000
Total				\$9,472,916

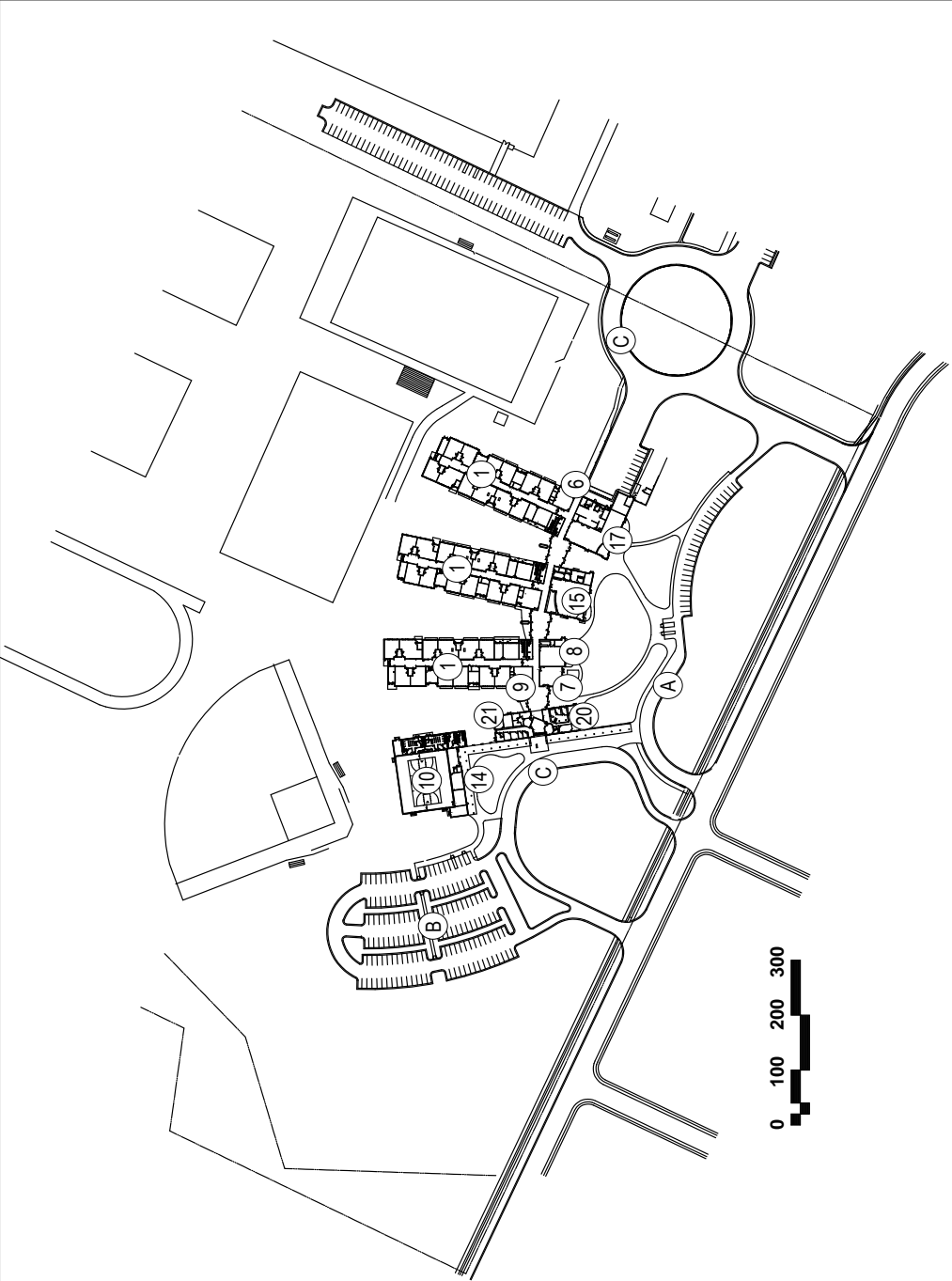
Jacksonville Commons

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Jacksonville Commons Middle School

Existing

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

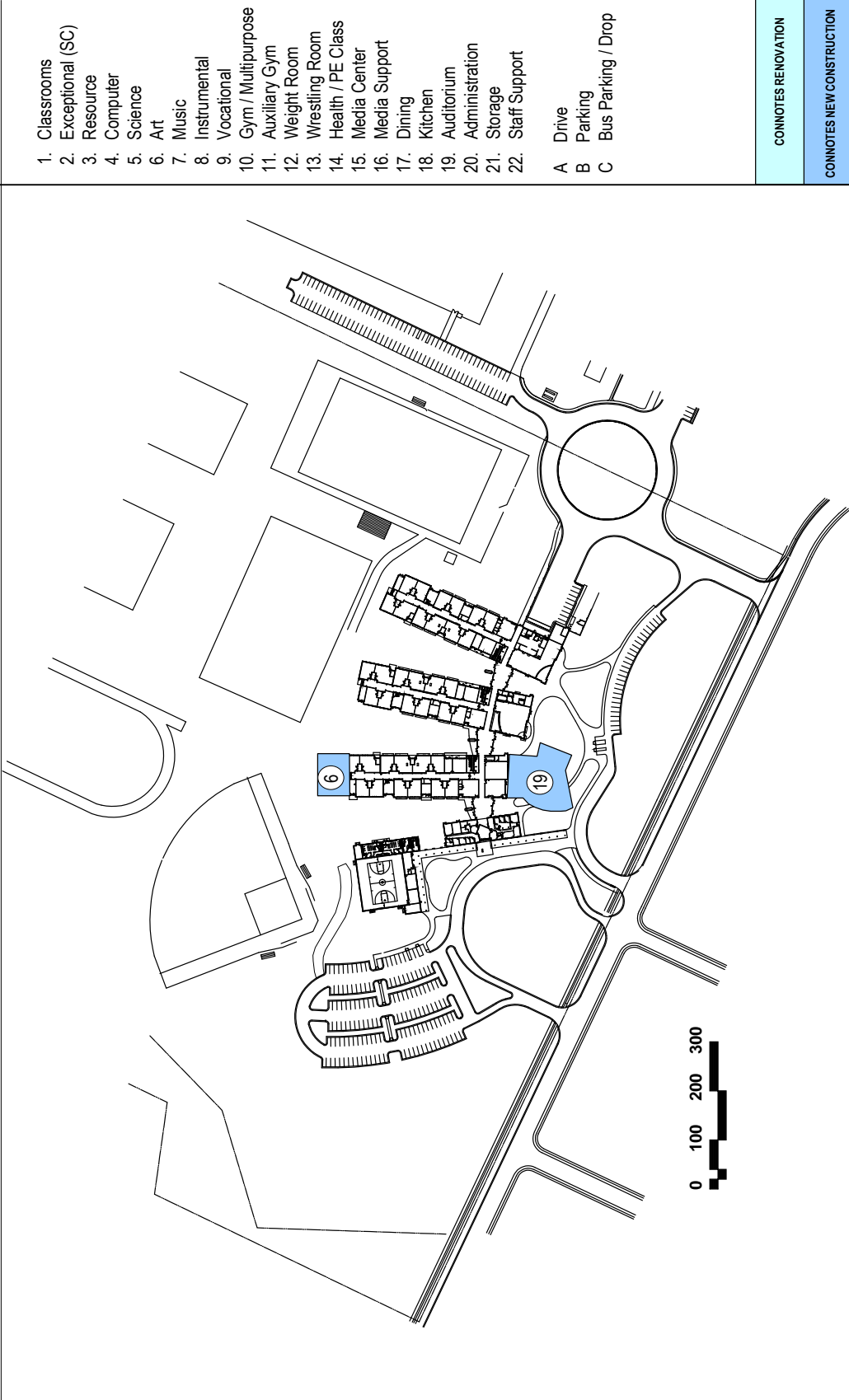
Jacksonville Commons

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Jacksonville Commons Middle School

Potential Future Plan

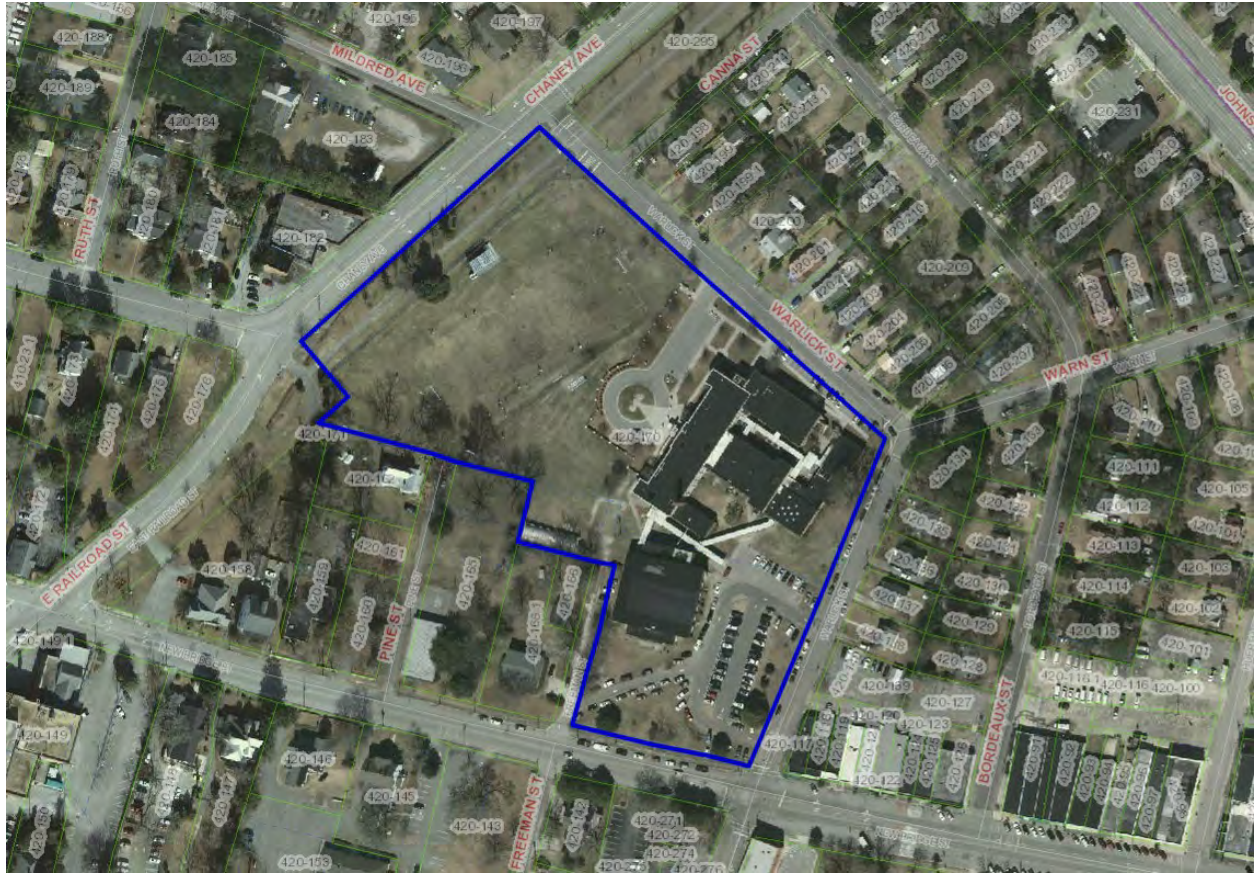
2021



Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8552

New Bridge

New Bridge Middle School



New Bridge Middle School

This is a small site; at only nine acres it is far smaller than the 25 acres recommended by DPI. The two story nature of the building means that some reduction in the acreage is reasonable, but the campus is missing at least one field and a queue.

The queue was designed to be the circular drive on the North side of the school. This is only 350 foot long, far short of the 1,130 linear feet of queue the school should have for the student capacity. Parents line up along the streets and edges of the parking lot to wait for their students in the afternoon.



Warlick Street Entrance

Utility Providers

Electrical	Progress Energy
Sewer	City of Jacksonville
Water	City of Jacksonville
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
New Bridge	420-170	\$5,066,230	8.95

Smith Sinnett Architecture, P.A.

New Bridge

Building Bio Data

Next year the original structure will have its 80th birthday. Most of the other buildings will be 70 at that time. This is the second oldest building in Onslow County Schools, only Trexler is older. The building were built during the baby boom, but unlike many of those buildings, higher quality materials were used.

NEW BRIDGE		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-331-001	MAIN BUILDING	NC2	1/1/1942	46,032	\$7,569,479	\$954,857	\$164
670-331-002	PHYSICAL ED. BLDG	JMI	1/1/1953	18,090	\$2,974,711	\$375,247	\$164
670-331-003	BAND BUILDING	JMI	1/1/1953	4,315	\$1,183,142	\$138,316	\$164
		NC2	1/1/1956	2,880			
670-331-006	QUONSET HUT	FI	1/1/1960	1,670	\$132,878	\$15,914	\$80
Totals / Average \$/sf				72,987	\$11,860,210	\$1,484,334	\$143
Average Construction Date			1960				
Average Age			61				

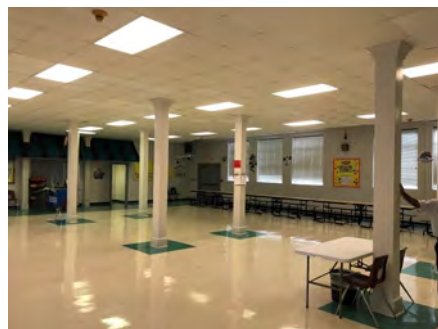
Life Cycle Table

With the building currently at or exceeding the lowest anticipated life cycle a decision will be needed shortly on either a significant infrastructure renovation or a planned replacement. The quality of the materials is the reason the building has lasted as long as it has, but many original components remain. Some of the windows were replaced in the past 10 years, but many original items still remain. Original steel windows, exterior metal stairs, and concrete have in some cases exceeded their reasonable life several times over.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
New Bridge Middle						
Main Building - 1942	11	80	70	90	1942	79
Physical Ed. Building - 1953	22	80	70	90	1953	68
Band Building - 1953	22	80	70	90	1953	68
Band Building - 1956	25	80	70	90	1956	65
Quonset Hut - 1960	9	60	50	70	1960	61
Covered Walk - 1999	38	50	40	60	1999	22



Media Center



Cafeteria



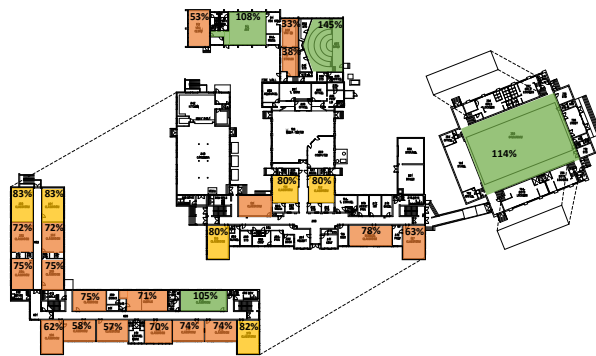
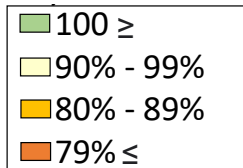
Gymnasium

New Bridge

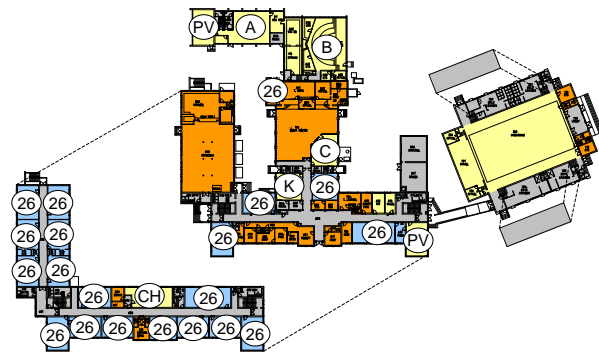
Square Footage % and Capacity Diagram

The small rooms at this school belie its age. Most of the rooms are about 60% of the standard and instruction must be modified to teach in these smaller spaces. The building is organized with core facilities centrally located with a small amount distributed throughout the building.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. Noted components are fairly typical of a building this age and the others in the system. Since it was built before the ADA was enacted in 1990 it lacks many features of a more modern building including an elevator. Rest Rooms also need to be updated. Items like the electrical system are working and are not listed for that reason. However, if this building is planned to remain in use, the entire electrical and plumbing systems will need to be replaced.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. No increase in capacity is planned at this school due to the size of the site. The additions noted are for a new entry including an elevator and some additional staff support. Access to the Arts Wing can be improved with a renovation to the space along with the a small corridor addition.

New Bridge

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

New Bridge Middle

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$70,010	\$7,001	\$8,401	\$10,501	\$95,913
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$28,080	\$2,808	\$3,370	\$4,212	\$38,470
6	Grading / Drainage	\$14,591	\$1,459	\$1,751	\$2,189	\$19,990
7	Canopy (cov. Walks)	\$74,412	\$7,441	\$8,929	\$11,162	\$101,944
8	Other Site	\$18,034	\$1,803	\$2,164	\$2,705	\$24,706
9	Roofing	\$115,684	\$11,568	\$13,882	\$17,353	\$158,487
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$646,890	\$64,689	\$77,627	\$97,033	\$886,239
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$45,000	\$4,500	\$5,400	\$6,750	\$61,650
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$238,954	\$23,895	\$28,674	\$35,843	\$327,366
16	Flooring	\$81,367	\$8,137	\$9,764	\$12,205	\$111,472
17	Painting	\$280,195	\$28,020	\$33,623	\$42,029	\$383,868
18	Other Building Interior	\$80,080	\$8,008	\$9,610	\$12,012	\$109,710
19	Mechanical	\$495,745	\$49,575	\$59,489	\$74,362	\$679,171
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$261,361	\$26,136	\$31,363	\$39,204	\$358,065
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$600,600	\$60,060	\$72,072	\$90,090	\$822,822
27	ADA Toilets	\$1,239,425	\$123,943	\$148,731	\$185,914	\$1,698,013
28	Fire Alarm	\$10,400	\$1,040	\$1,248	\$1,560	\$14,248
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$34,875	\$3,488	\$4,185	\$5,231	\$47,779
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$33,280	\$3,328	\$3,994	\$4,992	\$45,594
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total		\$4,450,536	\$445,054	\$534,064	\$667,580	\$6,097,234

New Bridge

New Bridge Middle					Onslow County Schools					Total Cost				
Current Student Capacity (NCDPI)					Current Core Capacity (NCDPI)					\$2,999,878				
Proposed Student Capacity					Proposed Core Capacity					Cost / Student				
520					611					\$5,769				
Number of Spaces					Square Footage					Athletic / PE /Facilities				
0										Number of Spaces				
6/23/2021														
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clsrms					Media (RLV)	3,338	2444.5	764		Track				
Kindergartens					Support	1,800	1306.9			Pole Vault				
Grades 1-3 Clsrms					Computer					High Jump				
Grades 4-5 Clsrms					Sub-Total	5,138	3,751	764	0	Long / Triple Jump				
4-8 LA/SS/Math	14	14			Food Service					Shot Put / Discus				
Grades 6-8 Math/Sci Clsrms	3	3			Dining	2,851	3530.8			Fencing				
Grades 5-8 Science Clsrms	3	3			Kitchen	1,518	1244.6	273		Sub-Total	0	0	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	248.7	371		Football				
Exceptional (self contained)	1				Sub-Total	4,989	5,024	644	0	Field	1	1		
Instructional Kitchen					Auditorium					Lighting				
Resource	4	4			Auditorium					Home Stadium	1	1		
Computer					Stage / Dress / Sto.					Press Box				
ISS					Lobby					Visitors Seating	1	1		
Sub-Total	25	24	0	0	Sub-Total	0	0	0	0	Scoreboard	1	1		
High School Science Classrooms					Administration					Soccer Field				
Physical /Bio /Chem /Phy /Other					Administration	2,690	1704.2			Field	1	1		
Prep Rooms		1			Sub-Total	2,690	1,704	0	0	Lights				
Math/Sci Computer Lab					Storage					Bleachers				
Sub-Total	0	1	0	0	Book Storage	806	270.1			Scoreboard				
Arts Education					Staff Support					Baseball				
Visual Arts	1	1			Staff Support	1,800	501.6	733	565	Field	1			1
Art Project					Sub-Total	1,800	502	733	565	Dugouts				
Art Sto. Kiln		1			<div style="border: 1px solid black; padding: 10px; text-align: center;"> This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation. </div>									
General Music	1	1												
Instrumental Music (Band)		1												
Vocal Music (Chorus) + Sto.		1												
Ensemble / Practice														
Band Uniform Sto.														
Instrument Sto.														
Office / Library														
Dance/Drama														
Sub-Total	2	5	0	0										
Vocational					Physical Education Etc.					Softball				
Keyboarding Labs	1	1			Multi/Main Gymnasium	1	1			Field	1			1
Exploratory Labs	2	2			Stage		1			Dugouts				
Computer Applications					Boys/Girls Locker		4			Lights				
Business/Office Ed.					Boys/Girls Showers					Bleachers	2			2
Cons/Occ Home Economics					Coaches off. / Showers					Scoreboard	1			1
Service/Marketing					Training					Field Irrigation				
Health Occupations					Laundry					Concessions / Toilets				
Agri/Trade & Industry (Heavy)					Storage / Office		11			Press Box	1			1
Trade & Industry (Medium)					Officials/showers					Sub-Total	5	0	0	5
Technology (Light)					Lobby/cons./commons		1			Tennis Courts				
Communications/Misc					Auxiliary Gym					Number of Courts				
Vocational Clsrms					Weight Room					Lights				
Sub-Total	3	3	0	0	Wrestling					Fencing (as Required)				
Physical Education Etc.					Misc. Spaces					Field House				
Multi/Main Gymnasium	1	1			ROTC					Field House				
Stage		1			Mobile Units					Sub-Total	0	0	0	0
Boys/Girls Locker		4			Total Renovated Spaces			2,141		Concessions				
Boys/Girls Showers					Demolition Totaling					Concessions				
Coaches off. / Showers					Total	16,329	13,427	2,141	565	Sub-Total	0	0	0	0
Training					Total	32	51	0	0	Play Field				
Laundry										Field				
Storage / Office		11								Sub-Total	0	0	0	0
Officials/showers										Total	16	6	0	10
Lobby/cons./commons		1												
Auxiliary Gym														
Weight Room														
Wrestling														
Health/P.E. Clsrms	1													
Sub-Total	2	18	0	0										

New Bridge

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted.

The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

The construction listed here does not include an elevator since it can be done without an addition it is included in the Deferred Maintenance section. It does include a small elevator lobby.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
New Bridge Middle				
Additions / Renovations	Proposed Student Capacity		520	
	Proposed Core Capacity		611	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	0	0	0.00	\$0
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces (Hallway/Elev Lobby)	960		379.25	\$364,080
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	379.25	\$0
Storage		0	0.00	\$0
Staff Support		565	379.25	\$214,428
Renovations (inc. Hall and Locker Rms)		6,071	156.89	\$952,490
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	5			\$132,000
Softball	5			\$102,000
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		1,525	\$379.25	\$578,508
Circulation/ Mechanical/Toilets/Walls	38.00%	580	\$379.25	\$219,833
Subtotal Renovated		6,071	\$156.89	\$952,490
Athletics				\$234,000
Site Improvements				\$139,286
Other ()				
Sub Total				\$2,124,117
Inflation (3% for 3 years)	12.00%			\$254,894
Contingency (%)	10.00%			\$237,901
Sub Total				\$2,616,912
A-E Fees (%)	10.00%			\$261,691
Financing Charges	1.00%			\$29,999
Other Fees and Services				\$91,277
Site	0			\$0
Owners Contingency (furn., equipment)				\$350,000
Total				\$2,999,878

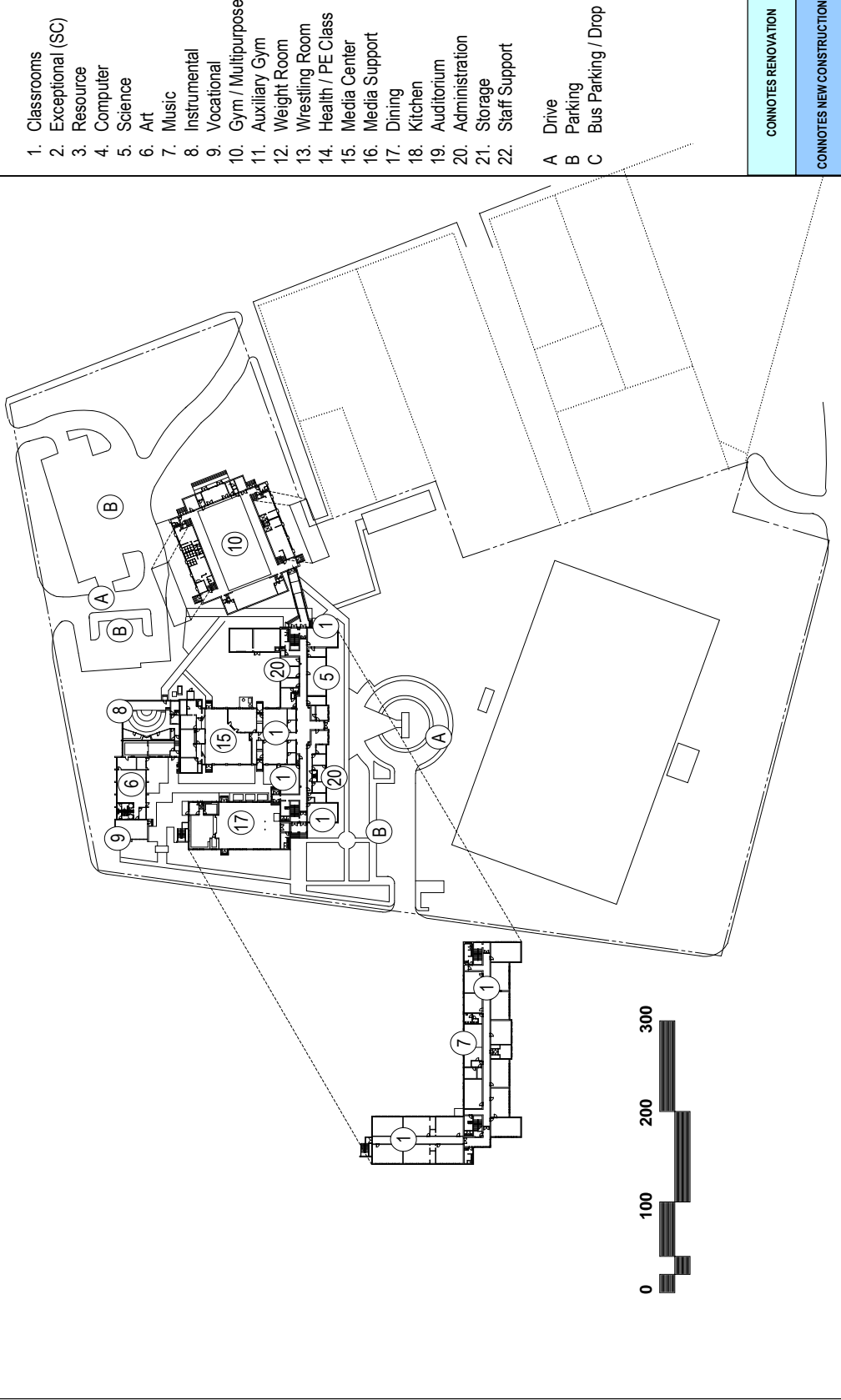
New Bridge

Space Profile for Renovation Projects Based on NC School Planning Recommendations

New Bridge Middle School

Existing

2021



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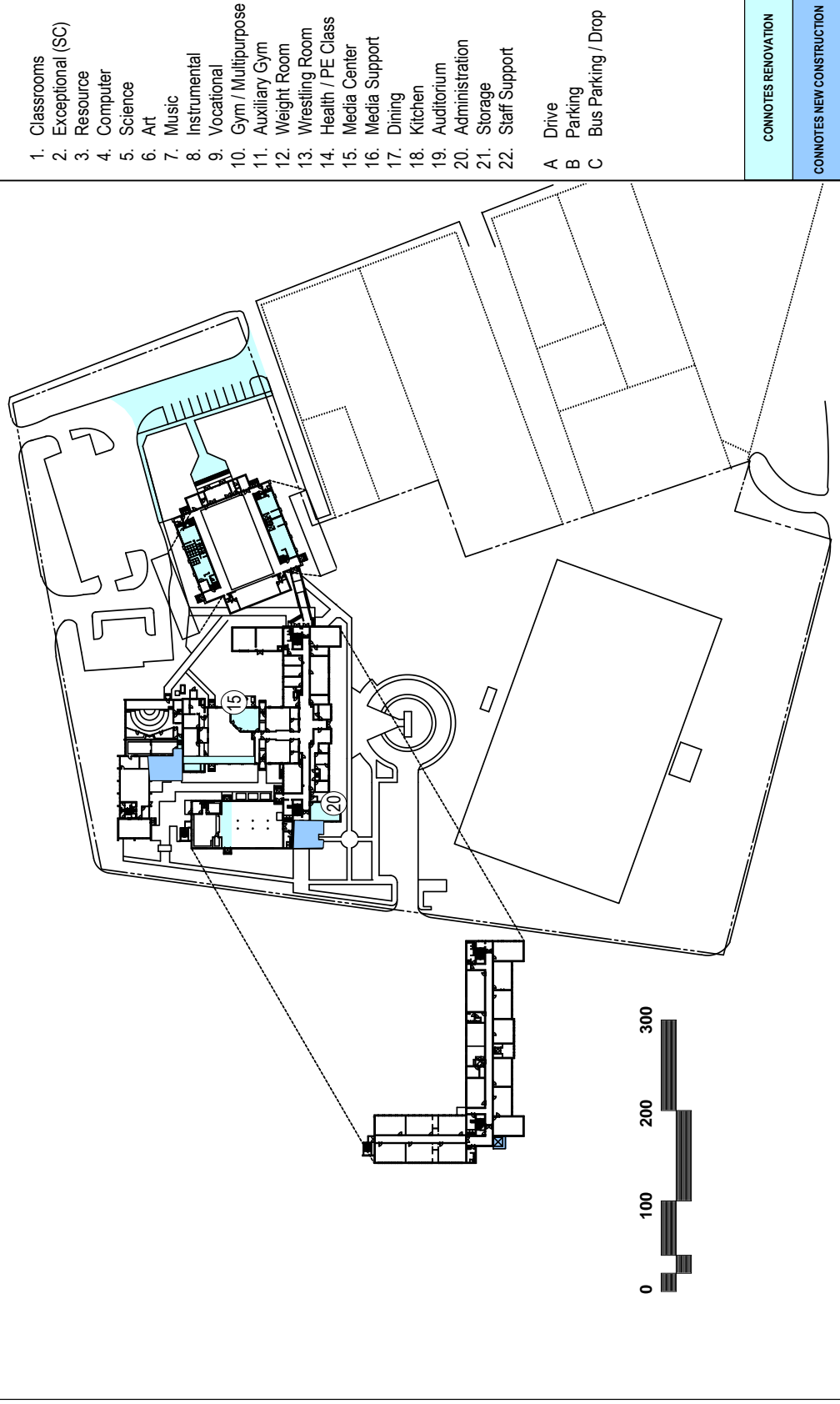
New Bridge

Space Profile for Renovation Projects Based on NC School Planning Recommendations

New Bridge Middle School

Potential Future Plan

2021



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh, NC 27607
 T(919) 781.8582

Northwoods

Northwoods Park Middle School



Facility Details

This site is smaller than the DPI standards and as a one story building indicates the site does not have sufficient acreage. Making that situation worse are the four wooded acres that are very wet. The 100 and 500 year flood zones are shown in blue and yellow respectively and remain wet most of the year.

There is no queue to speak of. Parents use Sioux Drive for pickup and drop off. The bus lot is used by buses and at times by parents.



Northwest Entry near Gymnasium

Utility Providers

Electrical	Progress Energy
Sewer	City of Jacksonville
Water	City of Jacksonville
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Northwoods Park Middle	406-153	\$2,271,070	20.17

Smith Sinnett Architecture, P.A.

Northwoods

Building Bio Data

Built in the 1960's with several additions over the years, the campus is a collection of buildings requiring students to change classes outside. The dates and square footages shown below are from DPI and will be reviewed and corrected to meet DPI standards once confirmed.

NORTHWOODS PARK MID		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-336-001	MAIN BUILDING	NC2	1/1/1966	38,136	\$6,808,782	\$858,899	\$164
		NC2	6/1/1997	3,270			
670-336-002	CLASSROOM BLDG #3	NC2	1/1/1964	11,104	\$1,825,937	\$230,334	\$164
670-336-003	CLASSROOM BLDG #2	NC1	1/1/1969	4,149	\$1,573,193	\$187,940	\$164
		NC2	1/2/1990	5,418			
670-336-004	CAFE BLDG #4	NC1	1/1/1964	10,250	\$2,689,737	\$313,330	\$164
		NC2	1/1/1971	2,903			
		NC2	1/2/1990	3,204			
670-336-005	CLASSROOM BLDG #5	NC2	1/1/1993	10,429	\$1,838,975	\$48,619	\$176
Totals / Average \$/sf				88,863	\$14,736,624	\$1,639,122	\$167
Average Construction Date			1976				
Average Age			46				

Life Cycle Table

The buildings were well constructed using brick and concrete block. The structure itself is in fairly good overall condition, but some of the building components have exceeded their reasonable life. The roof on these buildings will be replaced three to five times over the life of the building and a good portion was recently redone. There are many older single pane steel

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Northwoods Park Middle						
Main Building - 1966	25	70	60	80	1966	55
Main Building - 1967	26	70	60	80	1967	54
Classroom Building #3 - 1964	23	70	60	80	1964	57
Classroom Building #2 - 1969	28	70	60	80	1969	52
Classroom Building #2 - 1990	59	80	70	90	1990	31
Cafeteria Building - 1964	23	70	60	80	1964	57
Cafeteria Building - 1971	30	70	60	80	1971	50
Cafeteria Building - 1990	59	80	70	90	1990	31
Classroom Building #5 - 1993	62	80	70	90	1993	28
Covered Walkway - 1964	3	50	40	60	1964	57



Water Infiltration



Cafeteria



Gymnasium



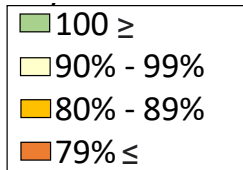
Media Center

Northwoods

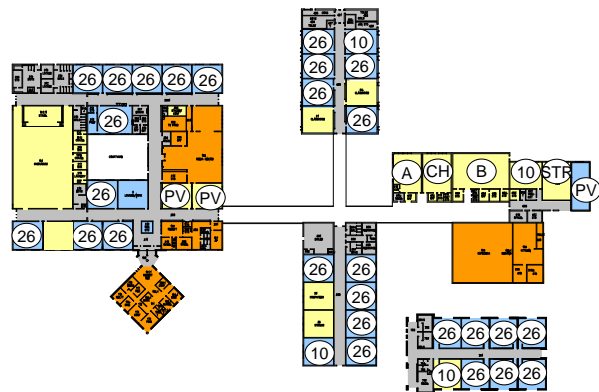
Square Footage % and Capacity Diagram

Many of the classrooms are well undersized with some as low as 65% of the standard square footage. Organizationally, support spaces are well distributed and like other schools there is a concentration of core facilities near the main entrance.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. Most items are similar to the other schools. Due to the age of the windows, Mechanical systems, and ADA compliance are some of the more expensive items that are or will soon age out. Drainage is also an issue here across campus.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. The existing gymnasium is only 58% the recommended size and it has very low ceilings. The proposed plan includes the creation of a new full size gymnasium and turning the old gym into the media center and support spaces. The old Media Center then becomes classrooms. Drainage is also a significant issue.



Fractured Sill and Block at Cafeteria



Drainage issues campus wide - Mechanical Units



Spalling Paint - water infiltration



Window Unit - Supplemental Air Conditioning

Northwoods

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Northwoods Park Middle

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$132,819	\$13,282	\$15,938	\$19,923	\$181,962
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$97,450	\$9,745	\$11,694	\$14,618	\$133,507
7	Canopy (cov. Walks)	\$143,312	\$14,331	\$17,197	\$21,497	\$196,337
8	Other Site	\$297,553	\$29,755	\$35,706	\$44,633	\$407,647
9	Roofing	\$207,430	\$20,743	\$24,892	\$31,115	\$284,179
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$290,906	\$29,091	\$34,909	\$43,636	\$398,541
12	Walls	\$133,640	\$13,364	\$16,037	\$20,046	\$183,087
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$71,700	\$7,170	\$8,604	\$10,755	\$98,228
17	Painting	\$174,412	\$17,441	\$20,929	\$26,162	\$238,945
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$468,834	\$46,883	\$56,260	\$70,325	\$642,302
20	Electrical	\$147,680	\$14,768	\$17,722	\$22,152	\$202,322
21	Lighting	\$291,920	\$29,192	\$35,030	\$43,788	\$399,931
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$513,656	\$51,366	\$61,639	\$77,048	\$703,709
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$16,697	\$1,670	\$2,004	\$2,505	\$22,875
31	Abatement	\$8,353	\$835	\$1,002	\$1,253	\$11,443
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$9,984	\$998	\$1,198	\$1,498	\$13,678
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$10,400	\$1,040	\$1,248	\$1,560	\$14,248
Total		\$3,077,499	\$307,750	\$369,300	\$461,625	\$4,216,174

Northwoods

Northwoods Park Middle					Northwoods														
Current Student Capacity (NCDPI)					Current Core Capacity (NCDPI)														
742					596														
Proposed Student Capacity					Proposed Core Capacity														
900					900														
Number of Spaces					Square Footage														
0					7,131														
Room Name					Room Name					Facility Name									
NCDPI Count	Existing Count	Renovated	New	NCDPI SF	Existing SF	Renovated	New SF	STD	Existing	Renovated	New								
Academic Spaces					Media Center					Track									
Pre-K Clsrms				Media (RLV)	4,051	2383.1	4,051												
Kindergartens				Support Computer	1,800	1076.7	1,800												
Grades 1-3 Clsrms				Sub-Total	5,851	3,460	5,851	0											
Grades 4-5 Clsrms				Food Service	# of seatings			3											
4-8 LA/SS/Math	24	21	3	Dining	4,200	3206		1,880											
Grades 6-8 Math/Sci Clsrms	3		3	Kitchen	2,208	1547.8	660												
Grades 5-8 Science Clsrms	6	6		Serving	620	394	620												
(9-12) Eng. / F-Lang. / SS / Math				Sub-Total	7,028	5,148	1,280	1,880											
Exceptional (self contained)	2	4		Auditorium	# of seats			0											
Instructional Kitchen				Auditorium															
Resource Computer	7	6	2	Stage / Dress / Sto.															
ISS				Lobby															
Sub-Total	42	37	6	2	Sub-Total	0	0	0	0										
High School Science Classrooms					Administration					Football									
Physical /Bio /Chem /Phy /Other				Administration	3,030	3645.6													
Prep Rooms		1		Sub-Total	3,030	3,646	0	0											
Math/Sci Computer Lab				Storage															
Sub-Total	0	1	0	0	Book Storage	950	140.8												
Arts Education					Staff Support					Soccer Field									
Visual Arts	1	1		General Storage	1,050	890.8													
Art Project				Sub-Total	2,000	1,032	0	0											
Art Sto. Kiln		1		Staff Support															
General Music		1		Staff Support	1,950	304.1		1,646											
Instrumental Music (Band)	1	1		Sub-Total	1,950	304	0	1,646											
Vocal Music (Chorus) + Sto.	1	1		<div style="border: 1px solid black; padding: 10px;"> This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation. </div>															
Ensemble / Practice																			
Band Uniform Sto.																			
Instrument Sto.																			
Office / Library																			
Dance/Drama	1		1																
Sub-Total	4	5	0									1							
Vocational																			
Keyboarding Labs	1	1																	
Exploratory Labs	2	2																	
Computer Applications																			
Business/Office Ed.																			
Cons/Occ Home Economics																			
Service/Marketing																			
Health Occupations																			
Agri/Trade & Industry (Heavy)																			
Trade & Industry (Medium)																			
Technology (Light)																			
Communications/Misc																			
Vocational Clsrms																			
Sub-Total	3	3	0	0															
Physical Education Etc.																			
Multi/Main Gymnasium	1	1	-1	1															
Stage		1																	
Boys/Girls Locker		2																	
Boys/Girls Showers																			
Coaches off./ Showers		3																	
Training																			
Laundry																			
Storage / Office		6																	
Officials/showers																			
Lobby/cons./commons		1																	
Auxiliary Gym																			
Weight Room																			
Wrestling																			
Health/P.E. Clsrms	2	2																	
Sub-Total	3	16		1															
Misc. Spaces																			
ROTC																			
Mobile Units																			
Total					Total	19,859	13,589	####	3,526	Total	20	20	0	0					

Northwoods

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

This will be a fairly large project and as such the cost per square foot of construction is not elevated due to size.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Northwoods Park Middle				
Additions / Renovations	Proposed Student Capacity		900	
	Proposed Core Capacity		900	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	2	900	263.64	\$237,276
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	1	1,800	305.25	\$549,450
Vocational	0	0	0.00	\$0
Physical Education Etc.	1	12,000	360.75	\$4,329,000
Misc. Spaces ()			180.00	\$0
Renovations	6	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		1,880	416.25	\$782,550
Auditorium		0	0.00	\$0
Administration		0	277.50	\$0
Storage		0	0.00	\$0
Staff Support		1,646	277.50	\$456,737
Renovations		7,131	191.93	\$1,368,650
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	0			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		18,226	\$348.68	\$6,355,013
Circulation/ Mechanical/Toilets/Walls	38.00%	6,926	\$348.68	\$2,414,905
Subtotal Renovated		7,131	\$191.93	\$1,368,650
Athletics				\$0
Site Improvements				\$399,286
Other ()				
Sub Total				\$10,537,854
Inflation (3% for 3 years)	12.00%			\$1,264,542
Contingency (%)	10.00%			\$1,180,240
Sub Total				\$12,982,636
A-E Fees (%)	10.00%			\$1,298,264
Financing Charges	1.00%			\$145,979
Other Fees and Services				\$170,999
Site	0			\$0
Owners Contingency (furn., equipment)				\$671,000
Total				\$14,597,878

Northwoods

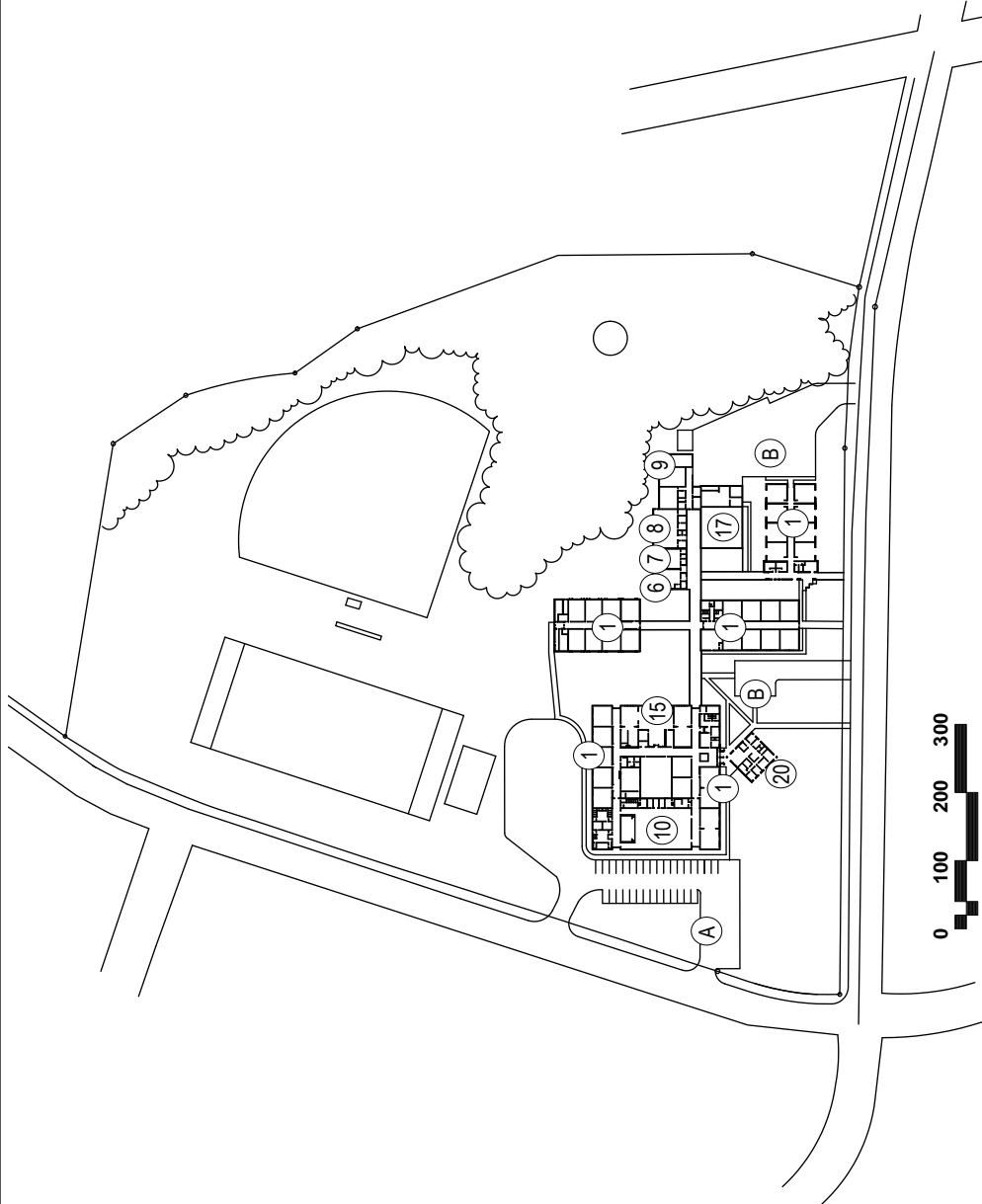
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Northwoods Park Middle School

Existing

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

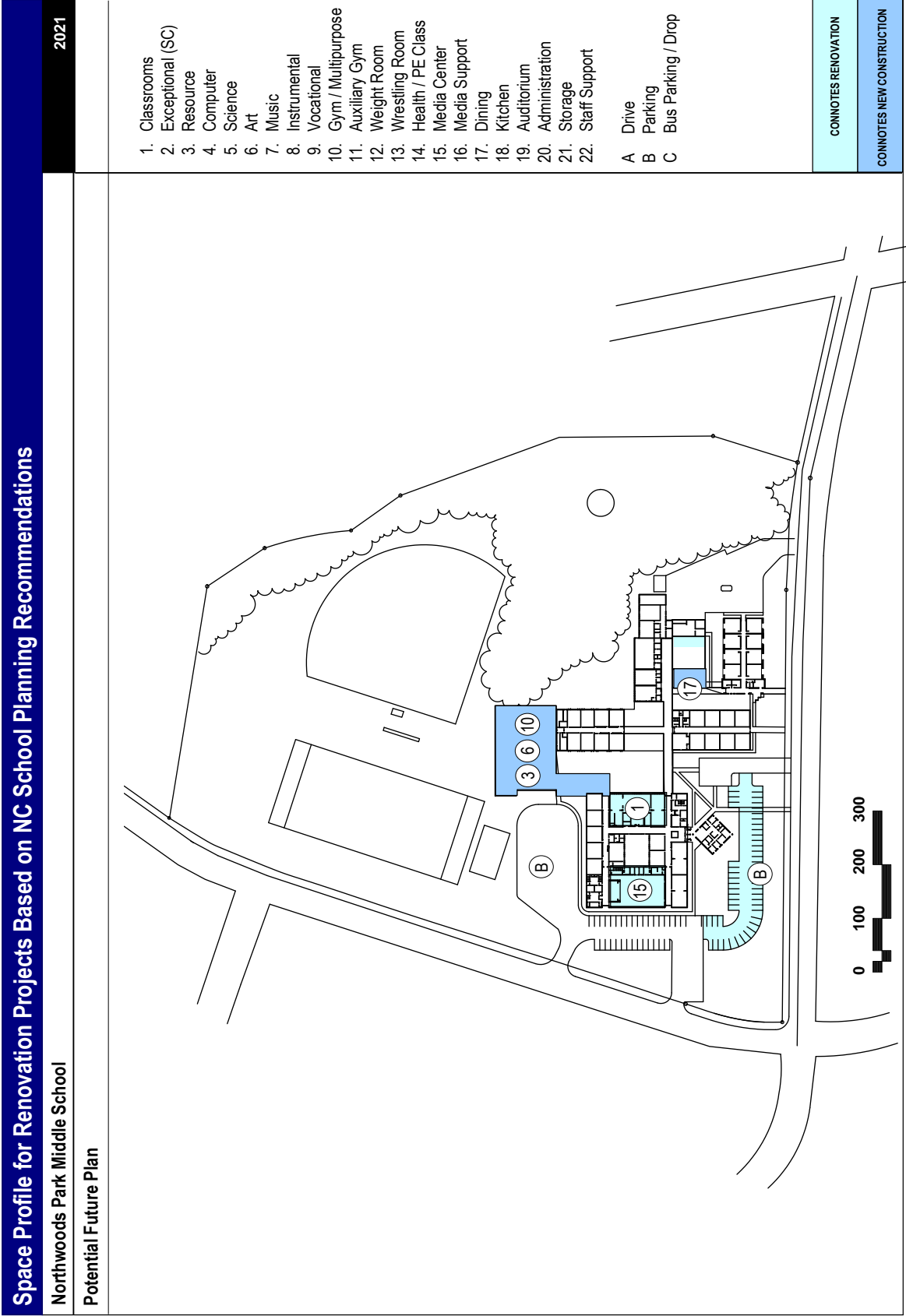


CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

Northwoods



Space Profile for Renovation Projects Based on NC School Planning Recommendations

Northwoods Park Middle School

Potential Future Plan

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

Southwest

Southwest Middle School



Southwest Middle School

This parcel has more acreage than the DPI minimums, but 11 of the 35 remain forested, putting the cleared area right at the suggested minimum of around 24-25 acres. Without a proper football field, it is apparent there is a shortage of acreage. A large portion of the wooded area is likely wetlands and clearing it may not be possible.

The layout of the parking and bus lots are similar and both have the same issue with insufficient queueing. Here the queue is around 400 linear feet when 1,160 is suggested by DPI.



Main Entry

Utility Providers

Electrical	Progress Energy
Sewer	Private
Water	ONWASA
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Southwest Middle	332-190	\$8,026,750	35

Southwest

Building Bio Data

The main building has the same floor plan as Hunters Creek Middle, but were built at different times. The most recent addition to this is the southwest classroom wing noted as built in 1993. The cost per square foot is similar to many other building with this area.

SOUTHWEST MID		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
67034501	MAIN BUILDING	NC2	12/3/1990	55,486	\$12,043,517	\$1,493,407	\$160
		NC1	8/9/1991	10,502			
		NC2	7/1/1993	9,449			
Totals / Average \$/sf				75,437	\$12,043,517	\$1,493,407	\$160
Average Construction Date			1992				
Average Age			29				

Life Cycle Table

There is a lot of life still left in this building. It was constructed under a recent code and used building materials and methods that produce a long life building. At only 30 years of age it is only about 1/3 of it's way through it's normal life cycle. Although some components are ageing out, a significant infrastructure renovation should not be needed for many years.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Southwest Middle						
Main Building - 1990	59	80	70	90	1990	31
Main Building - 1991	60	80	70	90	1991	30
Main Building - 1993	62	80	70	90	1993	28



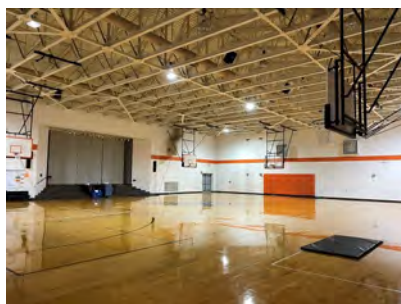
Concrete in Failure



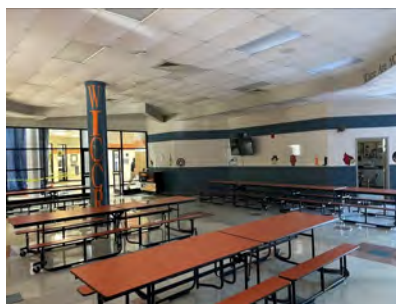
Science Classroom



Asphalt in Failure



Gymnasium



Cafeteria



Media Center

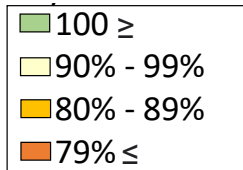
Smith Sinnett Architecture, P.A.

Southwest

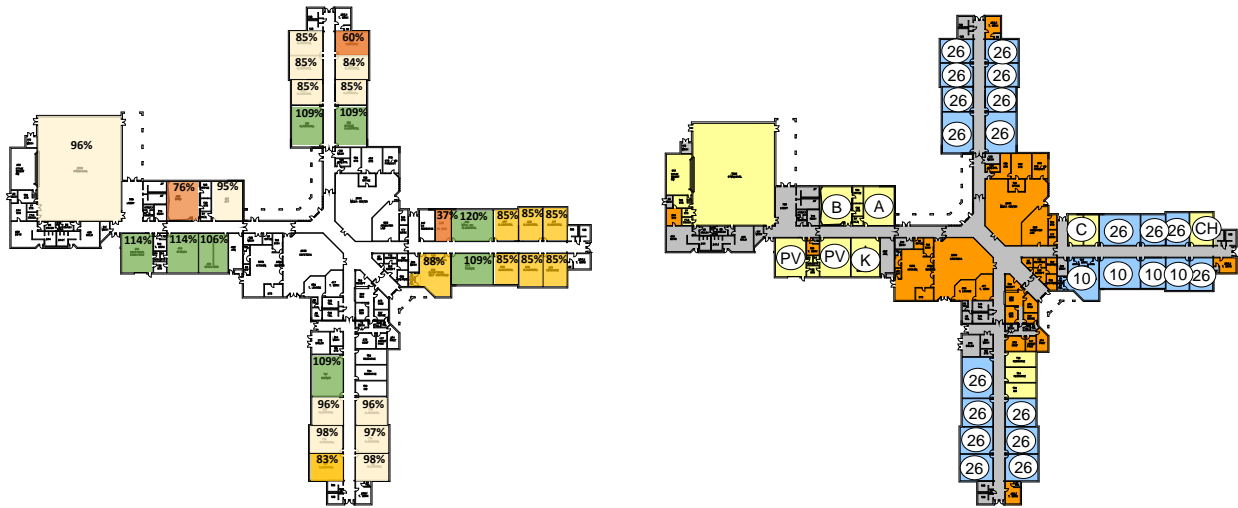
Square Footage % and Capacity Diagram

Most of the classrooms in these buildings are at or near the standard square footage. The organization of the building is similar with most of the core facilities centralized, with some support and other core spaces scattered around the school.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. Over the course of the next ten years the greatest investments will likely be focused on the mechanical system, lighting, painting, and keeping the asphalt in tact. Roofing will not be a concern since it was just redone and it's life cycle is more than ten years.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. Since Hunters Creek and Southwest both have similar plans and sufficient acreage, it is reasonable that a similar expansion can be made here. The proposed option includes the HCM expansion along with additions to the core and other classroom and supporting spaces.

Southwest

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Southwest Middle

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$257,743	\$25,774	\$30,929	\$38,661	\$353,108
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$115,051	\$11,505	\$13,806	\$17,258	\$157,620
7	Canopy (cov. Walks)	\$135,564	\$13,556	\$16,268	\$20,335	\$185,723
8	Other Site	\$131,351	\$13,135	\$15,762	\$19,703	\$179,951
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$62,400	\$6,240	\$7,488	\$9,360	\$85,488
11	Windows	\$93,600	\$9,360	\$11,232	\$14,040	\$128,232
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$75,610	\$7,561	\$9,073	\$11,342	\$103,586
16	Flooring	\$38,657	\$3,866	\$4,639	\$5,799	\$52,961
17	Painting	\$322,068	\$32,207	\$38,648	\$48,310	\$441,233
18	Other Building Interior	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
19	Mechanical	\$642,427	\$64,243	\$77,091	\$96,364	\$880,125
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$242,735	\$24,274	\$29,128	\$36,410	\$332,547
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$26,520	\$2,652	\$3,182	\$3,978	\$36,332
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$96,512	\$9,651	\$11,581	\$14,477	\$132,221
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$101,920	\$10,192	\$12,230	\$15,288	\$139,630
Total		\$2,476,752	\$247,675	\$297,210	\$371,513	\$3,393,151

Southwest

Onslow County Schools						Space Inventory / Worksheet 2021						Total Cost							
Southwest Middle						6/23/2021						\$14,279,585							
Current Student Capacity (NCDPI)			534			Current Core Capacity (NCDPI)			616			Cost / Student		\$16,760					
Proposed Student Capacity			852			Proposed Core Capacity			852			Athletic / PE /Facilities		Number of Spaces					
Room Name			NCDPI Count	Existing Count	Renovated	New	Room Name			NCDPI SF	Existing SF	Renovated	New SF	Facility Name		STD	Existing	Renovated	New
Academic Spaces						Media Center						Track							
Pre-K Clsrms						Media (RLV)	3,971	2682.3	850					Track					
Kindergartens						Support	1,800	1350.6						Pole Vault					
Grades 1-3 Clsrms						Computer								High Jump					
Grades 4-5 Clsrms						Sub-Total	5,771	4,033	850	0				Long / Triple Jump					
4-8 LA/SS/Math	24	13			11	Food Service	# of seatings			3			Shot Put / Discus						
Grades 6-8 Math/Sci Clsrms	3	3				Dining	3,976	2464.3	839	673			Fencing						
Grades 5-8 Science Clsrms	6	3			3	Kitchen	2,208	1588.1		952			Sub-Total	0	0	0	0		
(9-12) Eng. / F-Lang. / SS / Math						Serving	620	298.3					Football						
Exceptional (self contained)	2	4				Sub-Total	6,804	4,351	839	1,625			Field	1	1				
Instructional Kitchen						Auditorium	# of seats			0			Lighting	1			1		
Resource	6	5			1	Auditorium							Home Stadium						
Computer						Stage / Dress / Sto.							Press Box						
ISS	1				1	Lobby							Visitors Seating	2	2				
Sub-Total	42	28	0	16		Sub-Total	0	0	0	0			Scoreboard	1	1				
High School Science Classrooms						Administration						Soccer Field							
Physical / Bio / Chem / Phy / Other						Administration	3,030	2298.9		731			Field	1	1				
Prep Rooms						Sub-Total	3,030	2,299	0	731			Lights						
Math/Sci Computer Lab						Storage							Bleachers						
Sub-Total	0	0	0	0	0	Book Storage	926	120		806			Scoreboard	1	1				
Arts Education						Staff Support						Baseball							
Visual Arts	1	1				Staff Support	1,950	1976.8		812			Field	1	1				
Art Project						Sub-Total	1,950	1,977	0	812			Dugouts	2	2				
Art Sto. Kin		1				This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.						Lights							
General Music												Bleachers	2	2					
Instrumental Music (Band)	1	1										Scoreboard	1	1					
Vocal Music (Chorus) + Sto.	1	3										Field Irrigation							
Ensemble / Practice												Concessions / Toilets							
Band Uniform Sto.												Press Box							
Instrument Sto.												Fencing	1	1					
Office / Library												Sub-Total	7	7	0	0			
Dance/Drama	1				1							Softball							
Sub-Total	4	6	0	1								Field	1	1					
Vocational												Tennis Courts							
Keyboarding Labs	1	1										Number of Courts							
Exploratory Labs	2	2										Lights							
Computer Applications												Fencing (as Required)							
Business/Office Ed.												Sub-Total							
Cons/Occ Home Economics												0							
Service/Marketing												Field House							
Health Occupations												Field House							
Agr/Trade & Industry (Heavy)												Sub-Total							
Trade & Industry (Medium)												0							
Technology (Light)												Concessions							
Communications/Misc												Concessions							
Vocational Clsrms												Sub-Total							
Sub-Total	3	3	0	0								0							
Physical Education Etc.												Play Field							
Multi/Main Gymnasium	1	1										Field							
Stage	1	1										Sub-Total							
Boys/Girls Locker	2	2										0							
Boys/Girls Showers	2	2																	
Coaches off. / Showers	3	3																	
Training																			
Laundry																			
Storage / Office		6																	
Officials/showers																			
Lobby/cons./commons	1	1																	
Auxiliary Gym																			
Weight Room																			
Wrestling																			
Health/P.E. Clsrms	2	1			1														
Sub-Total	12	17	0	1															
Misc. Spaces																			
ROTC						Total Renovated Spaces						1,689							
Mobile Units						Demolition Totaling													
Total	61	54	0	18	Total	19,507	13,307	1,689	4,473	Total	20	19	0	1					

Southwest

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted.

The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

These potential expansions constitute a significant amount of construction that will reduce the cost per square foot, however the distal location of each addition requires some additional cost.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Southwest Middle				
Additions / Renovations	Proposed Student Capacity		852	
	Proposed Core Capacity		852	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	16	15,250	279.07	\$4,255,810
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	1	1,800	325.60	\$586,080
Vocational	0	0	0.00	\$0
Physical Education Etc.	1	750	281.22	\$210,912
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		1,625	444.00	\$721,322
Auditorium		0	0.00	\$0
Administration		731	296.00	\$216,406
Storage		1,305	296.00	\$386,191
Staff Support		812	296.00	\$240,411
Renovations		1,689	120.00	\$202,680
Athletic / PE Facilities				
Track	0			\$0
Football	1			\$200,000
Soccer Field	0			\$0
Baseball	0			\$0
Softball	0			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		22,273	\$297.10	\$6,617,132
Circulation/ Mechanical/Toilets/Walls	38.00%	8,464	\$297.10	\$2,514,510
Subtotal Renovated		1,689	\$120.00	\$202,680
Athletics				\$200,000
Site Improvements				\$800,000
Other ()				
Sub Total				\$10,334,322
Inflation (4% for 3 years)	12.00%			\$1,240,119
Contingency (%)	10.00%			\$1,157,444
Sub Total				\$12,731,885
A-E Fees (%)	10.00%			\$1,273,188
Financing Charges	1.00%			\$142,796
Other Fees and Services				\$131,716
Site	0			\$0
Owners Contingency (furn., equipment)				\$835,000
Total				\$14,279,585

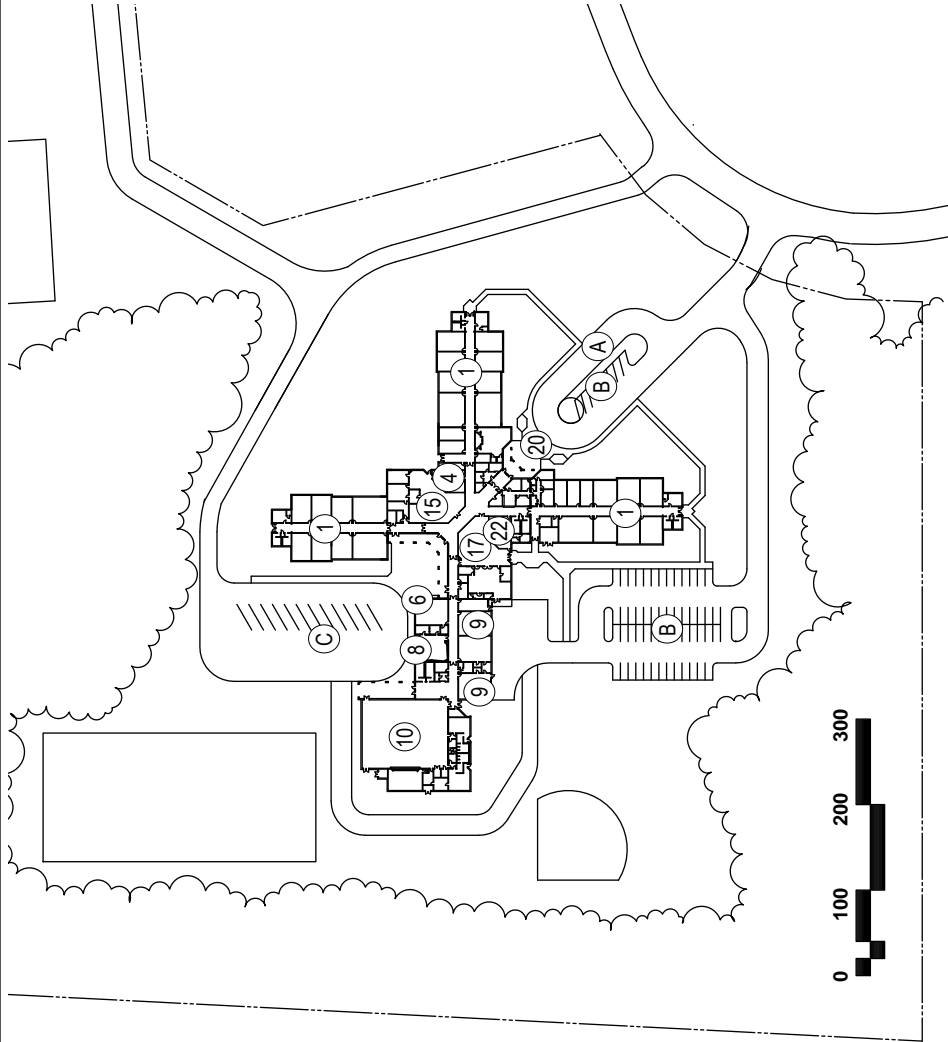
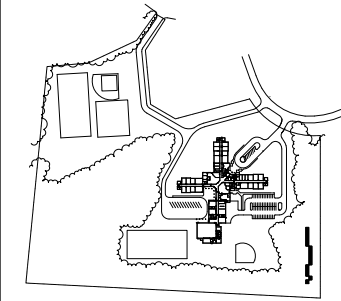
Southwest

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Southwest Middle School

2021

Existing



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

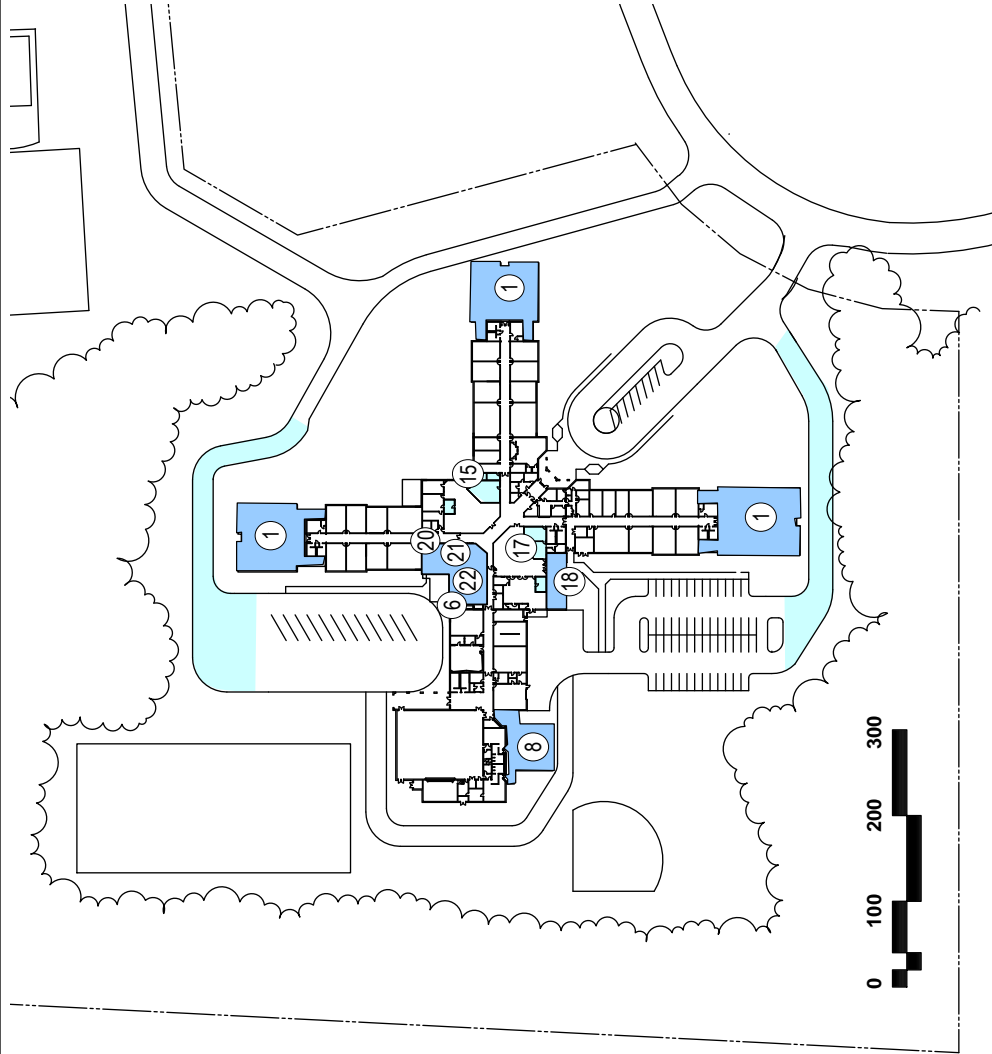
Southwest

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Southwest Middle School

Potential Future Plan

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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Swansboro

Swansboro Middle School



Swansboro Middle School

At 31 acres the parcel is slightly larger than the DPI minimums suggest. It is on the North side of Highway 24, just across from Queens Creek and Swansboro High. There are two distinct sections of the school connected by a covered walkway. Between the two sections is a forested area of about five acres.



Main Entry

The queue weaves its way through the campus and creates stacking lanes in the parking lot to the southeast of the Auditorium for additional queue length. At around 1,700 feet in length it needs an additional 340 linear feet to meet the MSTA rainy day numbers.

Utility Providers

Electrical	Progress Energy
Sewer	ONWASA
Water	ONWASA
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Swansboro Middle	1319-125	\$6,648,390	31.05
Swansboro Middle (Parcel at front)	1319-125.1	\$182,950	0.4

Smith Sinnett Architecture, P.A.

Swansboro

Building Bio Data

Opened in 1954, near the peak of the baby boom, the main building is one of the older buildings in the school system. Many additions have been made with the most recent addition being the Media Center building, which also contains classrooms.

SWANSBORO MID		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-351-001	MAIN BUILDING	NC2	1/1/1954	54,701	\$8,995,005	\$1,134,682	\$164
670-351-002	AUDITORIUM BUILDING	NC2	1/1/1964	15,609	\$2,566,736	\$323,783	\$164
670-351-003	WHITE CLRM BLDG(TM)	JM1	1/1/1959	5,314	\$850,152	\$96,766	\$160
670-351-004	TECH CLRM BLDG D	JM1	1/1/1969	7,462	\$1,195,181	\$135,881	\$160
670-351-005	2008 CLASSROOM BLDG	NC1	3/4/2008	13,293	\$2,070,951	\$314,278	\$156
670-351-014	ANNEX BLDG I E CAMP	NC2	1/1/1975	6,123	\$1,006,863	\$127,011	\$164
670-351-015	ANNEX BLDG 2 E CAMP	NC2	1/1/1975	8,869	\$1,458,414	\$183,972	\$164
670-351-017	ANNEX GYMNASIUM (EC)	NC2	1/1/1985	6,051	\$2,613,601	\$313,236	\$164
		NC1	1/1/1988	6,496			
		NC2	3/15/1996	3,347			
Totals / Average \$/sf				127,265	\$20,756,903	\$2,629,609	\$162
Average Construction Date			1979				
Average Age			42				

Life Cycle Table

The oldest portion of this building is now almost 70 years of age. Many component have aged out and in many cases they have been replaced by the Maintenance Department. Due to the age and proximity to the coast, the concrete is beginning to fail. This includes some footings as well as concrete columns that are exposed on the exterior and are reaching the end of their useful life.

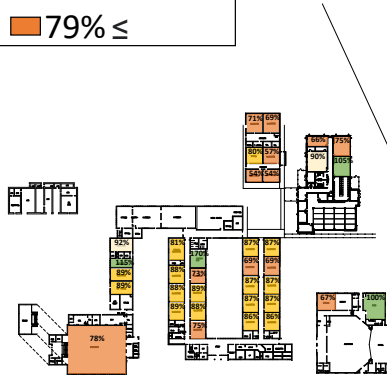
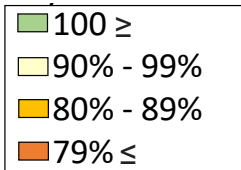
Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Swansboro Middle						
Main Building - 1954	3	60	50	70	1954	67
Auditorium Building - 1964	33	80	70	90	1964	57
White Classroom Building - 1959	18	70	60	80	1959	62
Tech. Classroom Building - 1969	28	70	60	80	1969	52
Classroom Building - 2008	77	80	70	90	2008	13
PR Box & Storage / Bleachers - 1978	17	50	40	60	1978	43
PR Box & Storage / Bleachers - 1978	17	50	40	60	1978	43
Athletic Field Lights - 2004	23	30	20	40	2004	17
Covered Walk - 1985	24	50	40	60	1985	36
Annex Building 1E Campus - 1975	34	70	60	80	1975	46
Annex Building 2E Campus - 1976	34	70	60	80	1975	46
Annex Gymnasium (EC) - 1985	54	80	70	90	1985	36
Annex Gymnasium (EC) - 1988	57	80	70	90	1988	33
Annex Gymnasium (EC) - 1996	65	80	70	90	1996	25
Annex Covered Walkway (EC) - 1975	4	45	40	50	1975	46

Swansboro

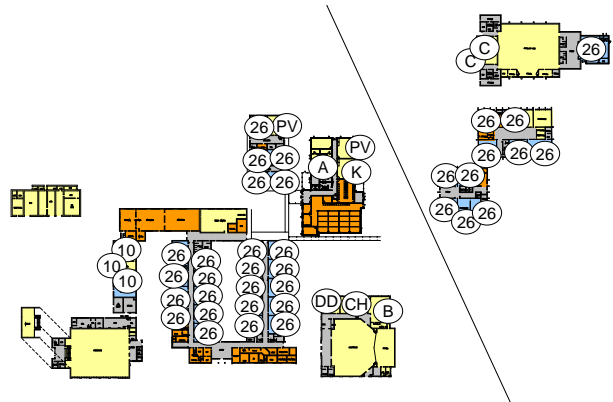
Square Footage % and Capacity Diagram

Here many of the rooms are undersized with some only about half the size of the standard Square Footage. Although there are some core spaces near the front of the building, many of them are spread across the campus.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. This school has many of the same issues as other schools of this age. Here some of the improvements are larger and more costly due in part to the proximity to the coast and the overall size of the campus.

Space Inventory Worksheet

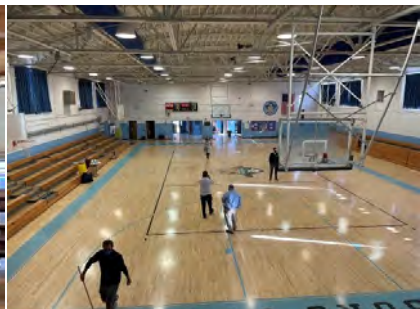
The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. The significant addition proposed is to build a new cafeteria and renovate the existing kitchen and cafeteria for classroom space. The addition of an enclosed hallway along the old cafeteria and gymnasium would allow students an avenue to stay inside when going from the old building to the gym.



Cafeteria



Media Center



Main Gymnasium

Swansboro



Concrete in failure - This is along the older classroom wings where over the years the concrete has completely dried out allowing salt fogs and other moisture to enter the columns. Once the water hits the reinforcing bars they begin to rust, expand, and spall the concrete.



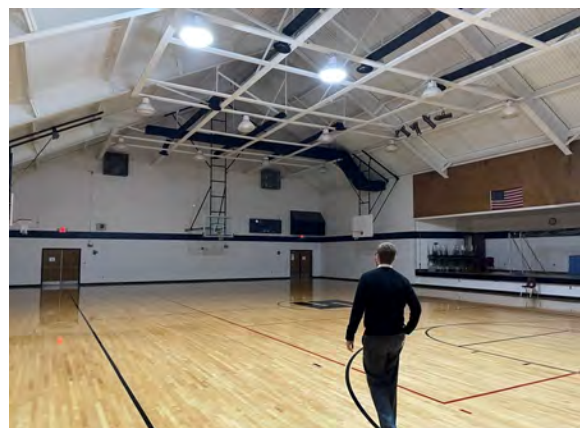
Windows in failure



Water Infiltration



Storage Building at north parking lot



Auxiliary Gymnasium

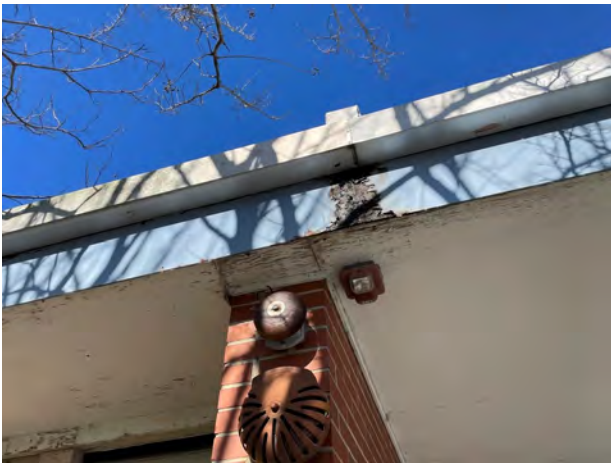
Swansboro



Fence at track in failure



Auditorium in good overall condition



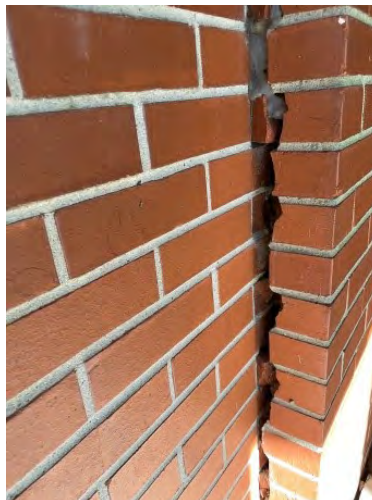
Soffit and Fascia replacement



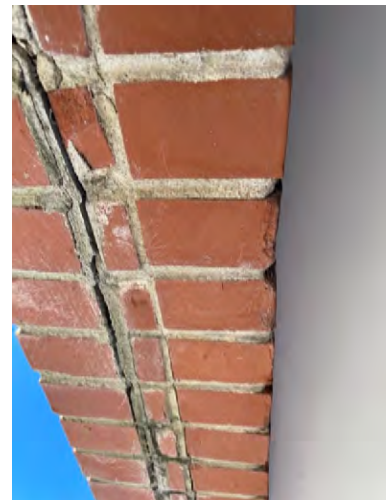
Old single pane non-insulated windows



Old wood door frames



Face Brick movement



Arch repairs needed

Swansboro

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Swansboro Middle

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$392,527	\$39,253	\$47,103	\$58,879	\$537,762
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$121,011	\$12,101	\$14,521	\$18,152	\$165,785
7	Canopy (cov. Walks)	\$291,375	\$29,137	\$34,965	\$43,706	\$399,183
8	Other Site	\$211,069	\$21,107	\$25,328	\$31,660	\$289,165
9	Roofing	\$458,596	\$45,860	\$55,031	\$68,789	\$628,276
10	Structural	\$322,400	\$32,240	\$38,688	\$48,360	\$441,688
11	Windows	\$499,544	\$49,954	\$59,945	\$74,932	\$684,375
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$195,322	\$19,532	\$23,439	\$29,298	\$267,591
16	Flooring	\$313,434	\$31,343	\$37,612	\$47,015	\$429,405
17	Painting	\$392,979	\$39,298	\$47,157	\$58,947	\$538,381
18	Other Building Interior	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
19	Mechanical	\$724,439	\$72,444	\$86,933	\$108,666	\$992,481
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$452,858	\$45,286	\$54,343	\$67,929	\$620,416
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$91,000	\$9,100	\$10,920	\$13,650	\$124,670
27	ADA Toilets	\$823,446	\$82,345	\$98,814	\$123,517	\$1,128,121
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$280,483	\$28,048	\$33,658	\$42,073	\$384,262
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$474,240	\$47,424	\$56,909	\$71,136	\$649,709
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$859,955	\$85,996	\$103,195	\$128,993	\$1,178,139
Total		\$7,012,232	\$701,223	\$841,468	\$1,051,835	\$9,606,758

Swansboro

Swansboro Middle School					Onslow County Schools					Total Cost				
Current Student Capacity (NCDPI)					Current Core Capacity (NCDPI)					\$9,689,438				
Proposed Student Capacity					Proposed Core Capacity					Cost / Student				
Built Out					Square Footage					Athletic / PE /Facilities				
Number of Spaces					Number of Spaces					Number of Spaces				
6/23/2021					6/23/2021									
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clsrms					Media (RLV)	4,106	3943			Track	1	1		
Kindergartens					Support	1,800	480.1	1077		Pole Vault				
Grades 1-3 Clsrms					Computer					High Jump		1		
Grades 4-5 Clsrms					Sub-Total	5,906	4,423	1,077	0	Long / Triple Jump		1		
4-8 LA/SS/Math	27	27			Food Service				3	Shot Put / Discus		1		
Grades 6-8 Math/Sci Clsrms					Dining	4,387	3581.9	-3581.9	4,387	Fencing		1		
Grades 5-8 Science Clsrms	9	9			Kitchen	2,208	1301.1	-1301.1	2,208	Sub-Total	1	5	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	174	-174	620	Football				
Exceptional (self contained)	2	5	2		Sub-Total	7,215	5,057		7,215	Field	1	1		
Instructional Kitchen			1		Auditorium				0	Lighting		1		
Resource	7	4	2		Auditorium	3,384	5998.6			Home Stadium		1		
Computer					Stage / Dress / Sto.	2,500	2304.2			Press Box		1		
ISS	1	1			Lobby	1,000	68.4			Visitors Seating	2	2		
Sub-Total	46	46	5	0	Sub-Total	6,884	8,371	0	0	Scoreboard	1	1		
High School Science Classrooms					Administration					Soccer Field				
Physical /Bio /Chem /Phy /Other					Administration	3,060	3397.3	1,282		Field	1	1		
Prep Rooms		1			Sub-Total	3,060	3,397	1,282	0	Lights				
Math/Sci Computer Lab					Storage					Bleachers				
Sub-Total	0	1	0	0	Book Storage	970	1088.4			Scoreboard				
Arts Education					Staff Support					Baseball				
Visual Arts	1	1			Staff Support	1,950	3100.2			Field	1	1		
Art Project					Sub-Total	1,950	3,100	0	0	Dugouts				
Art Sto. Kiln		2			Physical Education Etc.					Lights				
General Music		1			Multi/Main Gymnasium	1	1			Bleachers	2	2		
Instrumental Music (Band)	1	1			Stage	1	1			Scoreboard	1	1		
Vocal Music (Chorus) + Sto.	1	1			Boys/Girls Locker	2	2			Field Irrigation				
Ensemble / Practice					Boys/Girls Showers	2	2			Concessions / Toilets				
Band Uniform Sto.					Coaches off./ Showers	3	5			Press Box				
Instrument Sto.					Training					Fencing	1	1		
Office / Library					Laundry					Sub-Total	5	5	0	0
Dance/Drama	1	1			Storage / Office		12			Softball				
Sub-Total	4	7	0	0	Officials/showers					Field	1	1		
Vocational					Total Renovated Spaces					Tennis Courts				
Keyboarding Labs	1	1	1				2,359			Number of Courts				
Exploratory Labs	2	2								Lights				
Computer Applications										Fencing (as Required)				
Business/Office Ed.										Sub-Total	0	0	0	0
Cons/Occ Home Economics										Field House				
Service/Marketing										Field House				
Health Occupations										Sub-Total	0	0	0	0
Agri/Trade & Industry (Heavy)										Concessions				
Trade & Industry (Medium)										Concessions				
Technology (Light)										Sub-Total	0	0	0	0
Communications/Misc										Play Field				
Vocational Clsrms										Field				
Sub-Total	3	3	1	0						Sub-Total	0	0	0	0
Physical Education Etc.					Demolition Totaling					Total				
Multi/Main Gymnasium	1	1								Total	19	25	0	1
Stage	1	1												
Boys/Girls Locker	2	2												
Boys/Girls Showers	2	2												
Coaches off./ Showers	3	5												
Training														
Laundry														
Storage / Office		12												
Officials/showers														
Lobby/cons./commons		3												
Auxiliary Gym		1												
Weight Room		1												
Wrestling														
Health/P.E. Clsrms	2		2											
Sub-Total	11	28	2	0										
Misc. Spaces					Total					Total				
ROTC					Total	27,055	28,050	2,359	7,215	Total	19	25	0	1
Mobile Units														

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Swansboro

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

The core facilities cost more per square foot than typical classroom spaces. The Kitchen is one of the most expensive pieces of a school and the cost is reflected here.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Swansboro Middle School				
Additions / Renovations	Proposed Student Capacity		940	
	Proposed Core Capacity		940	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	0	0	0.00	\$0
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	8	6,600	126.59	\$835,500
Core Capacity				
Media Center		0	0.00	\$0
Food Service		7,215	409.10	\$2,951,629
Auditorium		0	0.00	\$0
Administration		0	277.50	\$0
Storage		0	0.00	\$0
Staff Support		0	277.50	\$0
Renovations		9,269	146.43	\$1,357,300
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	1			\$10,000
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		7,215	\$409.10	\$2,951,629
Circulation/ Mechanical/Toilets/Walls	38.00%	2,742	\$409.10	\$1,121,619
Subtotal Renovated		15,869	\$138.18	\$2,192,800
Athletics				\$10,000
Site Improvements				\$150,000
Other (Enclosed Corridor)		2200	277.50	\$610,500
Sub Total				\$7,036,548
Inflation (3% for 3 years)	12.00%			\$844,386
Contingency (%)	10.00%			\$788,093
Sub Total				\$8,669,027
A-E Fees (%)	10.00%			\$866,903
Financing Charges	1.00%			\$96,894
Other Fees and Services				\$56,615
Site	0			\$0
Owners Contingency (furn., equipment)				\$746,000
Total				\$9,689,438

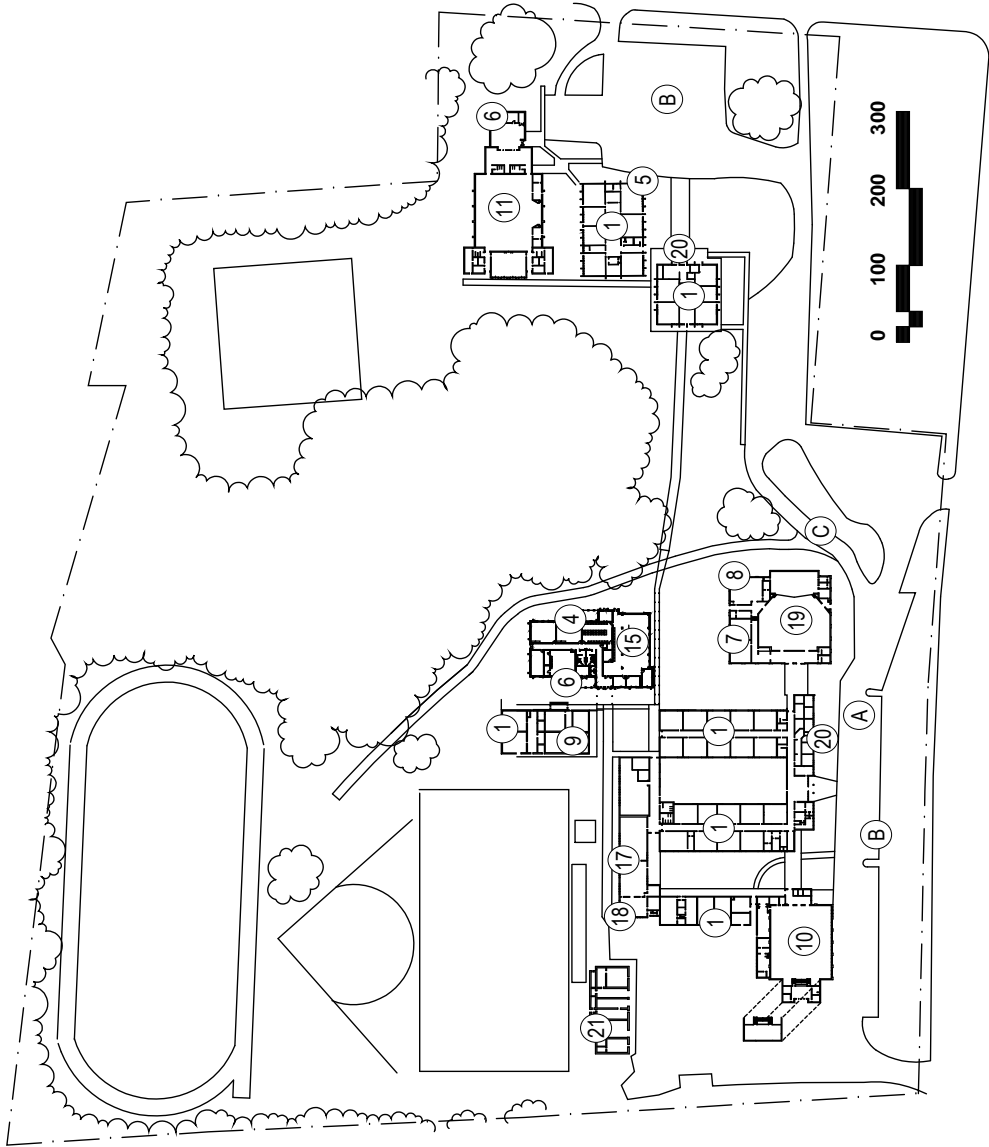
Swansboro

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Swansboro Middle School

Existing

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

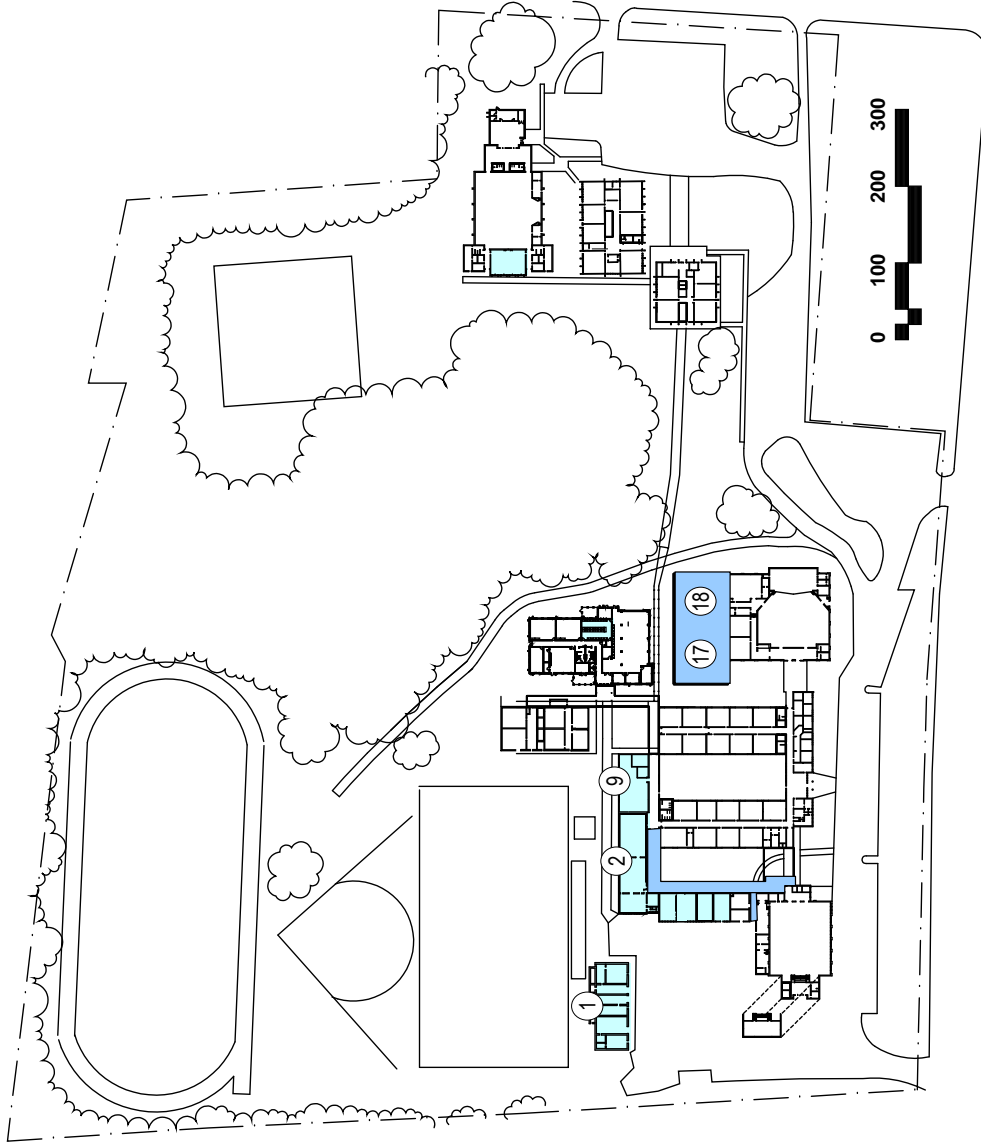
Swansboro

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Swansboro Middle School

Potential Future Plan

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
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 T(919) 781.8582

Trexler

Trexler Middle School



Trexler Middle School

This parcel is large enough to support the existing population, as well as the proposed additions. This campus has changed over the past several years when the new Richlands Elementary was constructed next to Richlands Steed Park and the old buildings were removed.

The queue at this building is quite small and at only 190 linear feet, creates backups on the adjacent city streets. The appropriate queue length per NCDOT is about 1,760 linear feet.



Main Entry

Utility Providers

Electrical	Progress Energy
Sewer	Town of Richlands
Water	Town of Richlands
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Trexler	205-6	\$5,281,070	32.07

Smith Sinnett Architecture, P.A.

Trexler

Building Bio Data

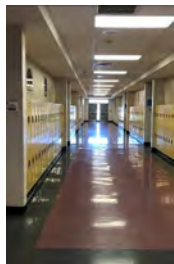
The main building is currently the oldest school building in the school system. Since it was first opened in 1943 there have been numerous additions to the campus. The most recent construction was the band room which is an expansion made adjacent to the Gymnasium.

TREXLER		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-356-001	MAIN BUILDING	NCI	1/1/1964	13,920	\$5,132,907	\$614,285	\$160
		NC2	1/1/1986	17,199			
		NC2	6/1/1996	1,032			
670-356-002	GYMNASIUM	IMI	1/1/1952	12,288	\$3,075,657	\$402,496	\$160
		JM2	3/4/2008	6,942			
670-356-007	1990 CLASSROOM BLDG	NC2	1/2/1990	12,308	\$2,772,163	\$349,696	\$160
		NC2	9/1/1996	5,056			
670-356-027	2000 CLASSROOM BLD	NC2	9/1/2000	8,231	\$1,314,079	\$165,765	\$160
	3rd GRADE CLSRM - Pizza Hut	NC2	1/1/1977	17047	\$2,557,050	\$255,292	\$150
670-356-003	PRIMARY CLRM ANNEX "E"	NC2	1/1/1953	8,990	\$1,388,955	\$129,028	\$155
670-356-004	MEDIA CENTER "H"	NC2	8/8/1997	6,037	\$1,315,413	\$173,696	\$218
	Totals / Average \$/sf			109,050	\$17,556,224	\$2,090,258	\$166
	Average Construction Date		1987				
	Average Age		37				

Life Cycle Table

In 2024, the oldest portion of this campus will turn 90 years old. This building is at the age where a decision on its continued use must be considered. The gymnasium and old PK buildings are also relatively old and in order to ensure their continued use, a significant infrastructure project will be needed.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Trexler Middle						
Main Building - 1964	33	80	70	90	1964	57
Main Building - 1986	55	80	70	90	1986	35
Main Building - 1996	65	80	70	90	1996	25
Gymnasium - 1952	21	80	70	90	1952	69
Gymnasium - 2008	77	80	70	90	2008	13
1990 Classroom Building - 1990	59	80	70	90	1990	31
1990 Classroom Building - 1996	65	80	70	90	1996	25
Baseball Lighting System - 1993	12	30	20	40	1993	28
Classroom Building - 2000	69	80	70	90	2000	21
Third Grade Classroom - 1977	36	70	60	80	1977	44
Primary Classroom Annex - 1953	12	70	60	80	1953	68
Media Center - 1997	66	80	70	90	1997	24



Hallway



Media Center



Gymnasium



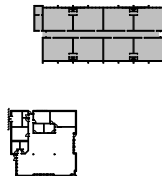
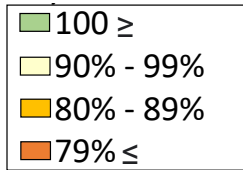
Cafeteria

Trexler

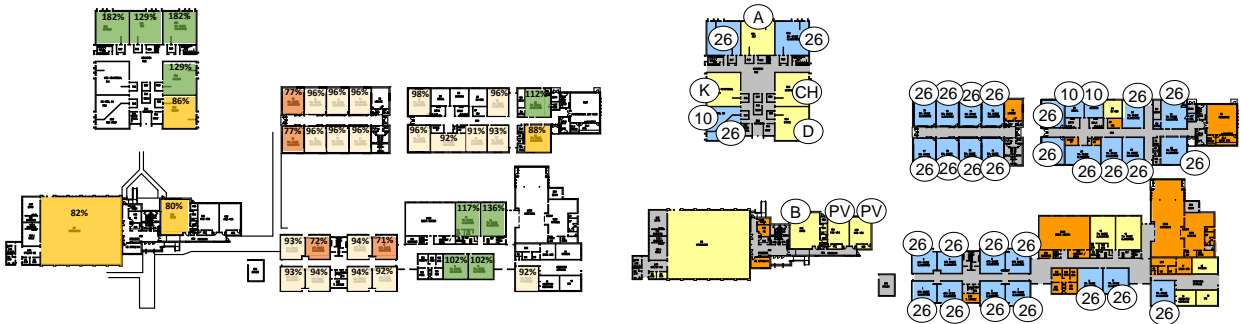
Square Footage % and Capacity Diagram

Many of the rooms here are 90% or above the minimum recommended square footage and based solely on the size, it appears as a more recent design. The Old PK Building and the media center from the old Richlands Elementary are shown in the center. They are either support spaces or not operational at this time. Core spaces are not all at the very front of the building, but are concentrated toward one end of campus.

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the list of items that are or likely will be in failure over the course of the next 10 years. The items are similar to the other school and include asphalt, roofing, lighting and floors among other safety and security items. One of the significant changes proposed here is the creation of a new bus parking lot where Richlands Elementary once stood. This will allow the current bus lot to be used as a queue. Worn components are noted, but if the item is currently working but at the end of its life cycle, replacement is not noted.

Space Inventory Worksheet

The page after the deferred maintenance table is the Space Inventory which accounts for all classrooms spaces and core facility square footage. There is potential to increase the capacity of the school by renovating the old PK building noted as the Primary Classroom Annex by DPI. In order to protect that building a fairly robust renovation should be considered including windows, doors, and electrical systems.

Trexler

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Trexler Middle

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$641,006	\$64,101	\$76,921	\$96,151	\$878,178
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$65,788	\$6,579	\$7,895	\$9,868	\$90,130
7	Canopy (cov. Walks)	\$37,440	\$3,744	\$4,493	\$5,616	\$51,293
8	Other Site	\$168,076	\$16,808	\$20,169	\$25,211	\$230,265
9	Roofing	\$212,967	\$21,297	\$25,556	\$31,945	\$291,765
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$572,832	\$57,283	\$68,740	\$85,925	\$784,780
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$55,534	\$5,553	\$6,664	\$8,330	\$76,081
17	Painting	\$185,861	\$18,586	\$22,303	\$27,879	\$254,629
18	Other Building Interior	\$39,000	\$3,900	\$4,680	\$5,850	\$53,430
19	Mechanical	\$350,029	\$35,003	\$42,003	\$52,504	\$479,540
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$344,835	\$34,484	\$41,380	\$51,725	\$472,424
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$577,954	\$57,795	\$69,354	\$86,693	\$791,797
28	Fire Alarm	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$8,320	\$832	\$998	\$1,248	\$11,398
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$33,280	\$3,328	\$3,994	\$4,992	\$45,594
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$2,044,320	\$204,432	\$245,318	\$306,648	\$2,800,718
Total		\$5,403,196	\$540,320	\$648,384	\$810,479	\$7,402,379

Trexler

Trexler Middle School					Onslow County Schools					Total Cost				
Space Inventory / Worksheet 2021					6/23/2021					\$6,639,282				
Current Student Capacity (NCDPI)		810			Current Core Capacity (NCDPI)		584			Cost / Student				
Proposed Student Capacity		914			Proposed Core Capacity		914			Athletic / PE /Facilities				
Number of Spaces					Square Footage					Number of Spaces				
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clsrms					Media (RLV)	4,072	2335.4	1737		Track				
Kindergartens					Support	1,800	236.4	953		Pole Vault				
Grades 1-3 Clsrms					Computer					High Jump				
Grades 4-5 Clsrms					Sub-Total	5,872	2,572	2,690	0	Long / Triple Jump				
4-8 LA/SS/Math	24	21	7		Food Service				3	Shot Put / Discus				
Grades 6-8 Math/Sci Clsrms	3	3			Dining	4,265	3233.4	1032		Fencing				
Grades 5-8 Science Clsrms	6	6	2		Kitchen	2,208	1568.2		1,824	Sub-Total	0	0	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving	620	468	152		Football				
Exceptional (self contained)	2	4			Sub-Total	7,093	5,270	1,184	1,824	Field	1	1	1	1
Instructional Kitchen					Auditorium				0	Lighting				1
Resource Computer	7	3	2		Auditorium					Home Stadium				1
ISS	1	1			Stage / Dress / Sto.					Press Box				
Sub-Total	43	38	11	0	Lobby					Visitors Seating	2			2
High School Science Classrooms					Administration					Soccer Field				
Physical /Bio /Chem /Phy /Other					Administration	3,030	2412.9	2640		Scoreboard	1			1
Prep Rooms					Sub-Total	3,030	2,413	2,640	0	Irrigation				
Math/Sci Computer Lab					Storage					Fencing	1			1
Sub-Total	0	0	0	0	Book Storage	957	334.6			Additional Parking				
Arts Education					Staff Support					Baseball				
Visual Arts	1	1			Staff Support	1,950	2731.2	656		Field	1	1		
Art Project					Sub-Total	1,950	2,731	656	0	Dugouts	2	2		
Art Sto. Kiln		2			Physical Education Etc.					Softball				
General Music		1			Multi/Main Gymnasium	1	1			Lights	1	1		
Instrumental Music (Band)	1	1			Stage					Bleachers	2	2		
Vocal Music (Chorus) + Sto.	1	1			Boys/Girls Locker		2			Scoreboard	1	1		
Ensemble / Practice					Boys/Girls Showers		2			Field Irrigation				
Band Uniform Sto.					Coaches off. / Showers					Concessions / Toilets				
Instrument Sto.					Training					Press Box	1	1		
Office / Library					Laundry					Sub-Total	8	8	0	0
Dance/Drama	1	1			Storage / Office		6			Tennis Courts				
Sub-Total	4	7	0	0	Officials/showers					Number of Courts				
Vocational					Demolition Totaling					Field House				
Keyboarding Labs	1	1			Total Renovated Spaces			7,170		Field House				
Exploratory Labs	2	2			Demolition Totaling					Sub-Total	0	0	0	0
Computer Applications					Misc. Spaces					Concessions				
Business/Office Ed.					ROTC					Concessions				
Cons/Occ Home Economics					Mobile Units					Sub-Total	0	0	0	0
Service/Marketing					Physical Education Etc.					Play Field				
Health Occupations					Multi/Main Gymnasium	1	1			Field				
Agri/Trade & Industry (Heavy)					Stage					Sub-Total	0	0	0	0
Trade & Industry (Medium)					Boys/Girls Locker		2			Total				
Technology (Light)					Boys/Girls Showers		2			Total	22	18	2	7
Communications/Misc					Coaches off. / Showers									
Vocational Clsrms					Training									
Sub-Total	3	3	0	0	Laundry									
Physical Education Etc.					Total					Total				
Multi/Main Gymnasium	1	1			Total	19,959	14,721	7,170	1,824	Total	22	18	2	7
Stage														
Boys/Girls Locker		2												
Boys/Girls Showers		2												
Coaches off. / Showers														
Training														
Laundry														
Storage / Office		6												
Officials/showers														
Lobby/cons./commons		1												
Auxiliary Gym		1												
Weight Room														
Wrestling														
Health/P.E. Clsrms	2	2												
Sub-Total	3	15	0	0										

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Trexler

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

The renovations at the old PK building would be substantial including all finishes and infrastructure.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Trexler Middle School				
Additions / Renovations	Proposed Student Capacity		914	
	Proposed Core Capacity		914	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	0	0	0.00	\$0
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations (inc. old PK)	11	13,908	103.84	\$1,444,188
Core Capacity				
Media Center		0	0.00	\$0
Food Service		1,824	555.00	\$1,012,209
Auditorium		0	0.00	\$0
Administration		0	370.00	\$0
Storage		0	0.00	\$0
Staff Support		0	370.00	\$0
Renovations		7,170	119.67	\$858,050
Athletic / PE Facilities				
Track	0			\$0
Football	7			\$390,000
Soccer Field	0			\$0
Baseball	0			\$0
Softball	0			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		1,824	\$555.00	\$1,012,209
Circulation/ Mechanical/Toilets/Walls	38.00%	693	\$555.00	\$384,639
Subtotal Renovated		21,078	\$109.23	\$2,302,238
Athletics				\$390,000
Site Improvements				\$715,000
Other ()				
Sub Total				\$4,804,086
Inflation (3% for 3 years)	12.00%			\$576,490
Contingency (%)	10.00%			\$538,058
Sub Total				\$5,918,634
A-E Fees (%)	10.00%			\$591,863
Financing Charges	1.00%			\$66,393
Other Fees and Services				\$62,392
Site	0			\$0
Owners Contingency (furn., equipment)				\$600,000
Total				\$6,639,282

Trexler

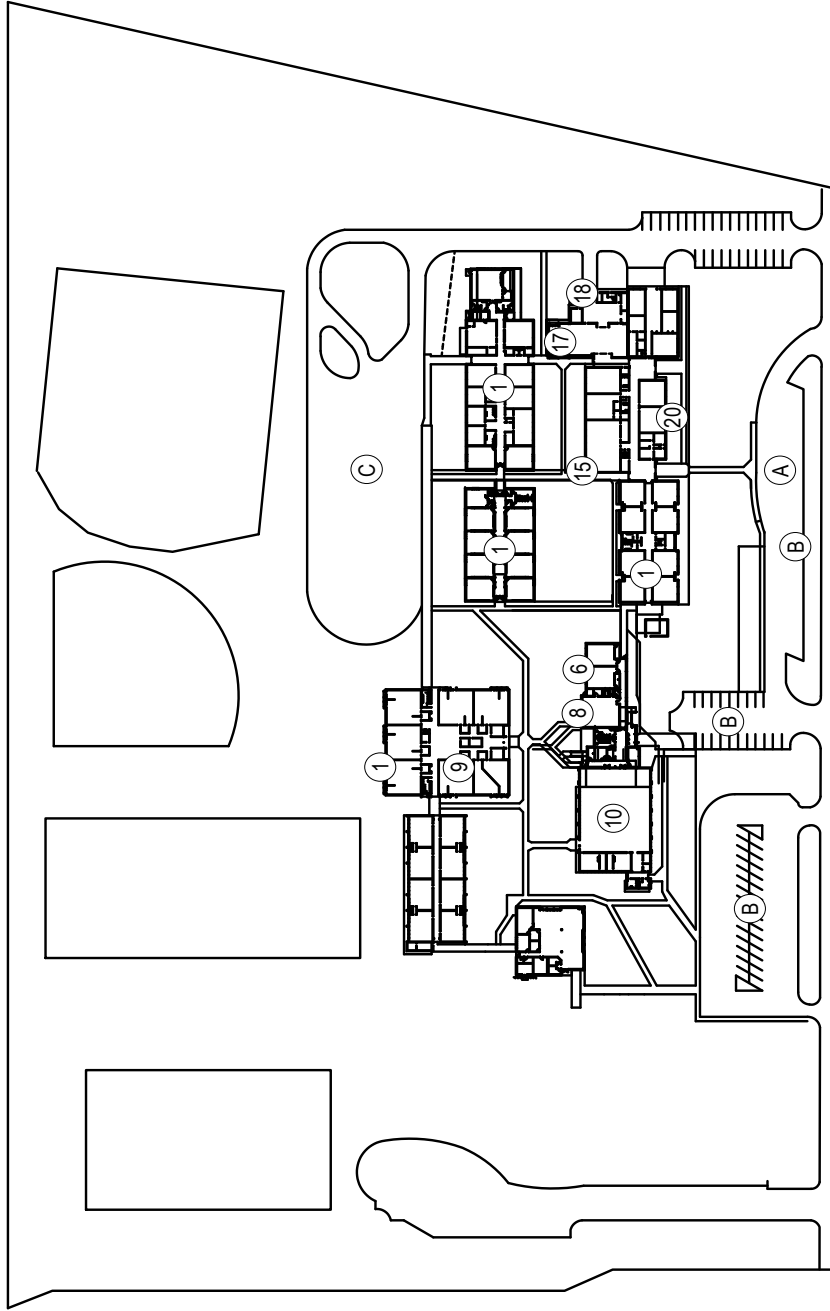
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Trexler Middle School

Existing

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

Trexler

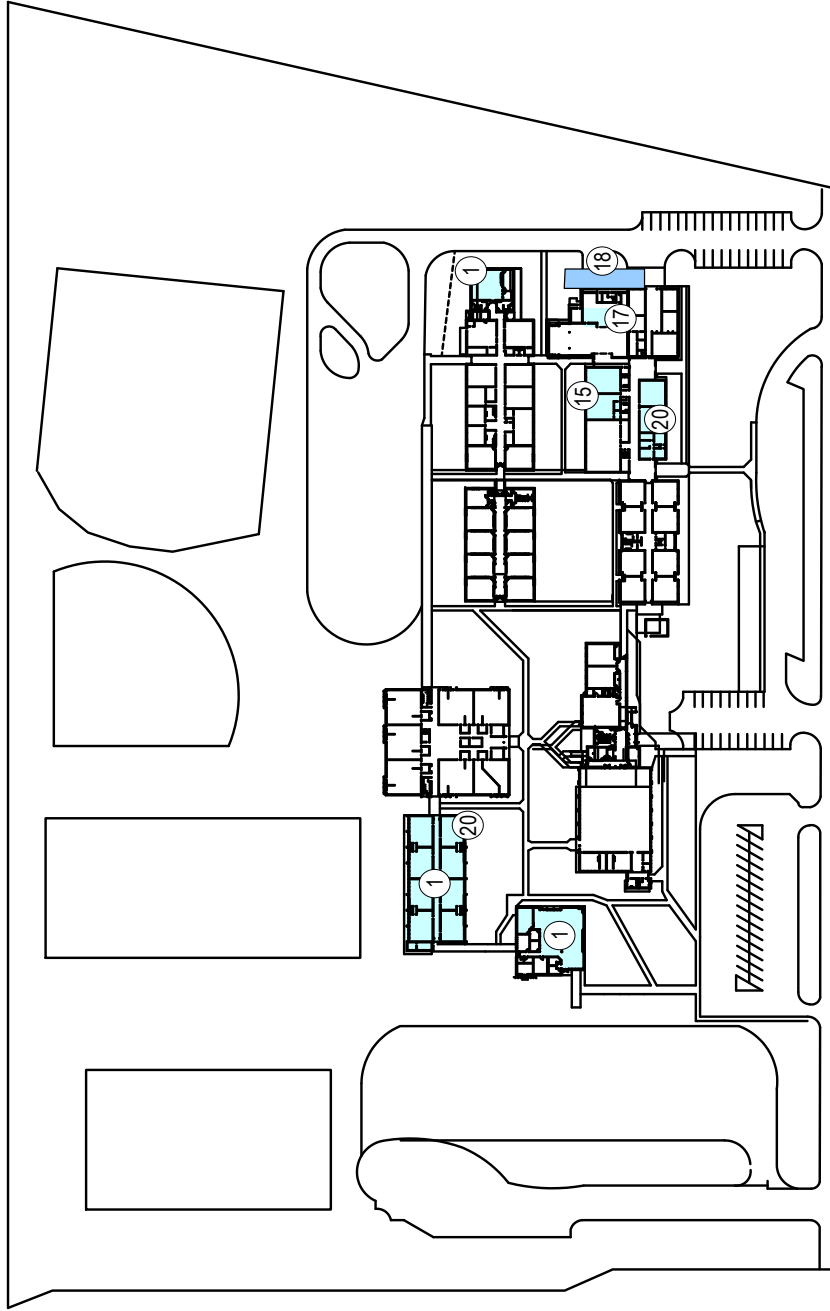
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Trexler Middle School

Potential Future Plan

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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High Schools

High Schools

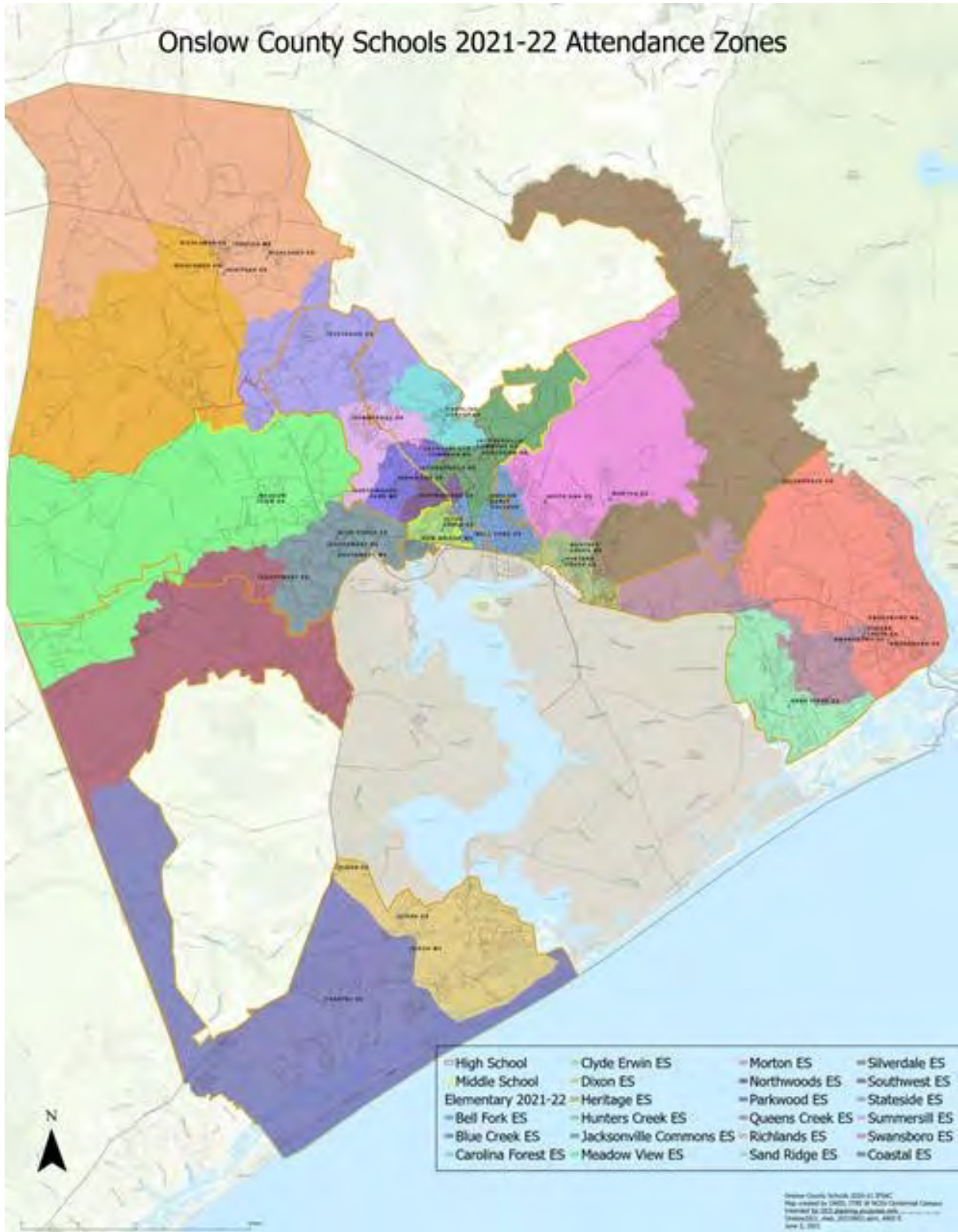


Image courtesy of: OR/ED Laboratory, ITRE-NCSU

Smith Sinnett Architecture, P.A

Dixon

Dixon High School



Main Entry

Dixon High School

There have been numerous expansions and renovations to this campus since its first construction in 1967. With the construction of the new Dixon Middle School, a portion of the old building became a part of the high school, along with the parcel.

This brings the total acreage at the high school up to 54 acres. The black area on opposite side of Hwy 17 are federal lands.

The oldest portion of the old Dixon Middle School was demolished and additional open space created in its place.



Utility Providers

Electrical	Progress Energy
Sewer	Private
Water	Onslow County
Gas	NA

Facility	ALTID	2021 Total Taxable Value	ACRES
Dixon High	758-24	\$3,168,610	31
Old Dixon Middle - HS Annex	758-23	\$1,066,170	23.05

Dixon

Building Bio Data

Below is information on each time new facilities were added to this campus , including the date, square footage and the insurance value of each section. Non-instructional spaces are not included in the table.

DIXON HIGH SCHOOL		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-320-001	MAIN BUILDING	NC2	1/1/1967	41,084	\$6,973,762	\$1,033,806	\$170
670-320-002	ADMIN & CAFE BLDG	NC2	1/1/1969	13,414	\$2,276,946	\$423,189	\$170
670-320-003	GYM/AUD/CULTURAL ART	NC1	1/1/1976	20,114	\$5,933,741	\$896,849	\$170
		JM1	1/1/1984	2,255			
		NC2	3/7/1997	12,588			
670-320-004	SCIENCE/ART WING	NC1	8/26/2008	7,626	\$1,656,023	\$256,034	\$217
670-320-007	PRESS BOX/BLEACHERS	JM1	1/1/1978	n/a	n/a	n/a	n/a
		F1	1/1/2004	n/a	n/a	n/a	n/a
670-320-008	ATHLETIC FIELD LGHTS	F1	1/1/2004	n/a	n/a	n/a	n/a
670-320-019	VOCATIONAL SHOP BLDG	NC1	1/1/1989	9,664	\$2,376,416	\$323,556	\$170
		NC2	1/1/2004	4,336			
670-320-011	MS PICNIC SHELTER		1/1/1986	na	na	na	na
670-320-024	400 BUILDING	NC2	1/1/2000	10,750	\$1,824,748	\$278,619	\$170
670-320-025	FOOTBALL CONC BLD	F1	1/1/1999				n/a
670-320-006	60' MS ANNEX BLDG	NC2	1/1/1960	3,670	\$648,714	\$81,832	\$177
370-320-012	MS ANNEX & GYM	JM1	1/1/1954	13,586	\$4,415,036	\$510,798	\$164
		NC2	1/1/1954	13,263			
Totals / Average \$/sf				152,350	26,105,386	3,804,683	\$176
Average Construction Date			1990				
Average Age			31				



Cinder Block walls



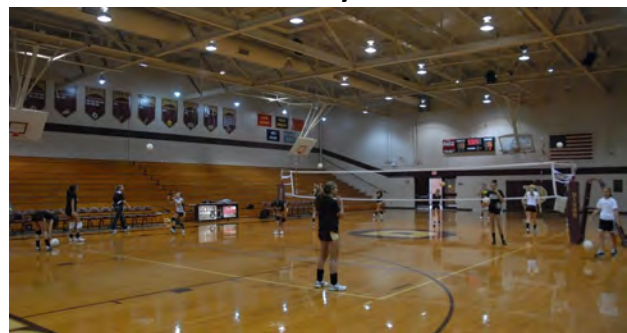
Floor Tile in Failure



Hallway



Aged HVAC System



Gymnasium

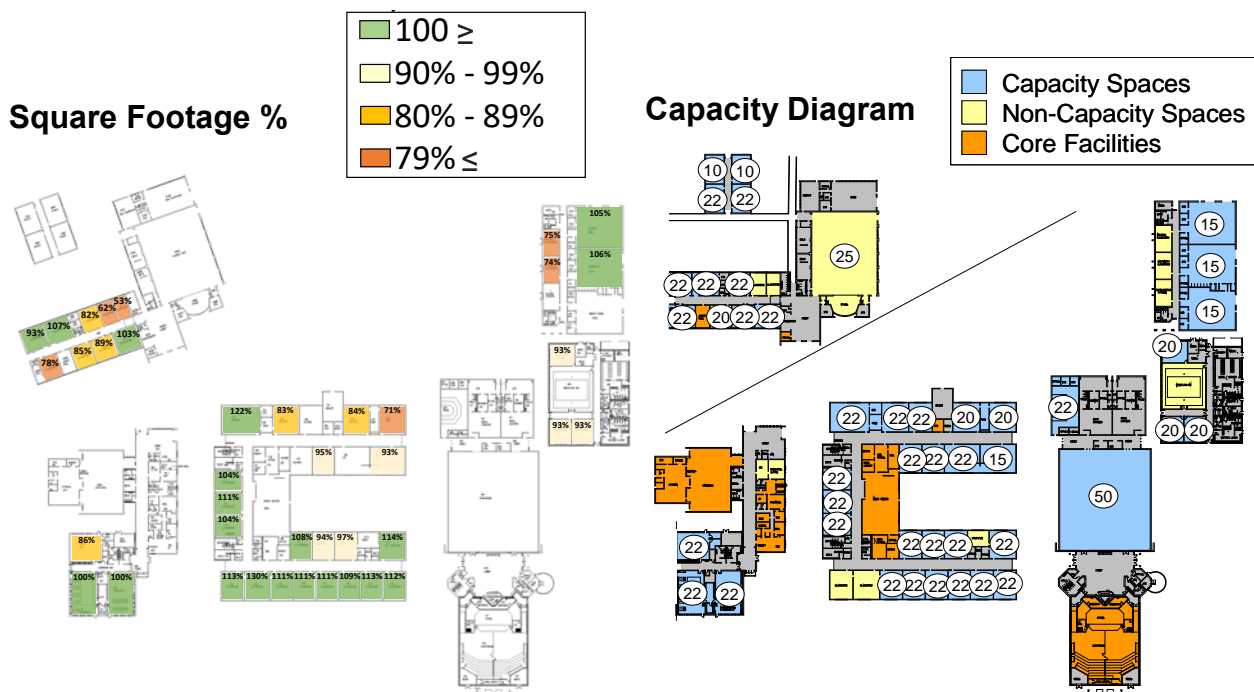
Dixon

Life Cycle

With the addition of the old Dixon Middle School to this campus, the oldest buildings are now nearing 70 years of age. Even the newest section is now 13 years old. The remaining life is a generalization and this campus, with it's many renovations, should outlive the estimates here, however there will still need to be a significant investment into infrastructure to keep this building in good condition.

Life Cycle Table

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Dixon High						
Main Building - 1967	26	70	60	80	1967	54
Administration & Cafeteria Building - 1969	28	70	60	80	1969	52
Gym / Auditorium / Cultural Arts - 1976	45	80	70	90	1976	45
Gym / Auditorium / Cultural Arts - 1984	53	80	70	90	1984	37
Gym / Auditorium / Cultural Arts - 1997	66	80	70	90	1997	24
Science / Arts Wing - 2008	77	80	70	90	2008	13
Press Box / Bleachers - 1978	17	50	40	60	1978	43
Press Box / Bleachers - 2004	43	50	40	60	2004	17
Athletic Field Lights -2004	73	80	70	90	2004	17
Vocational Shop Building - 1989	58	80	70	90	1989	32
Vocational Shop Building - 2004	73	80	70	90	2004	17
400 Building - 2000	69	80	70	90	2000	21
Football Concessions Building - 1999	18	35	30	40	1999	22
Annex Building - 1960	19	70	60	80	1960	61
Annex & Gymnasium - 1954	23	80	70	90	1954	67
Annex & Gymnasium - 1954	23	80	70	90	1954	67



Dixon**Deferred Maintenance**

The buildings are in good overall condition and have been well maintained but there are still numerous areas for improvement.

Asphalt needs to be resurfaced and restriped every five to ten years. There is also opportunity to improve the bus drive from gravel to asphalt.

Based on the life cycle and inspections there are several sections of roofing that will need replacement over the course of the next several years. The membranes are a mix of TPO, EPDM and coated areas that prolong the life of the particular roof.

As with other older buildings the windows either never had a thermal break or the seals are broken and need to be replaced to keep humidity out and heat loss or gain to a minimum.

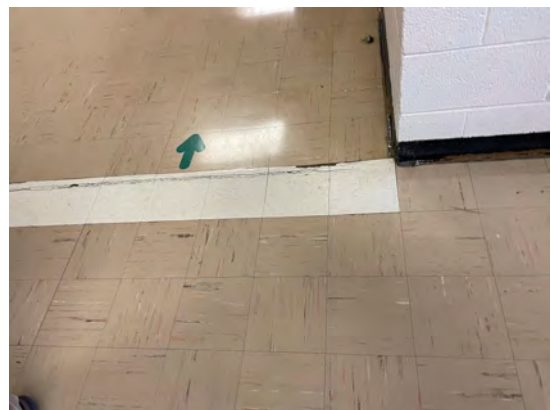
There are potential improvements to the entire infrastructure include Plumbing, Mechanical, and Electrical systems. Any improvement to this or any school will include improvements to ensure it is ADA compliant.

The following page outlines the potential improvements identified.

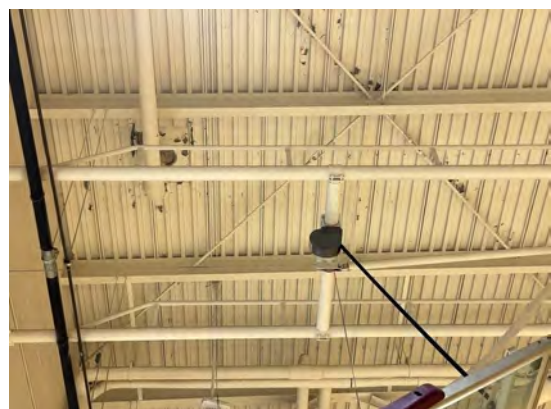
The page after next is an accounting of the types and or sizes of spaces and athletic fields. It also documents additions that represent the largest additions to be considered at this time. Not all additions are warranted, and may not be needed to meet student population increases.



Old single pane non-insulated windows



Floor Tile in Failure



Gymnasium Ceiling

Dixon

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Dixon High

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$619,094	\$61,909	\$74,291	\$92,864	\$848,159
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$250,738	\$25,074	\$30,089	\$37,611	\$343,511
7	Canopy (cov. Walks)	\$27,612	\$2,761	\$3,313	\$4,142	\$37,828
8	Other Site	\$797,966	\$79,797	\$95,756	\$119,695	\$1,093,213
9	Roofing	\$1,036,601	\$103,660	\$124,392	\$155,490	\$1,420,143
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$854,070	\$85,407	\$102,488	\$128,111	\$1,170,076
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$66,924	\$6,692	\$8,031	\$10,039	\$91,686
16	Flooring	\$304,919	\$30,492	\$36,590	\$45,738	\$417,739
17	Painting	\$365,150	\$36,515	\$43,818	\$54,773	\$500,256
18	Other Building Interior	\$383,074	\$38,307	\$45,969	\$57,461	\$524,811
19	Mechanical	\$697,663	\$69,766	\$83,720	\$104,649	\$955,798
20	Electrical	\$78,000	\$7,800	\$9,360	\$11,700	\$106,860
21	Lighting	\$419,711	\$41,971	\$50,365	\$62,957	\$575,005
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$52,416	\$5,242	\$6,290	\$7,862	\$71,810
27	ADA Toilets	\$857,142	\$85,714	\$102,857	\$128,571	\$1,174,285
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$419,744	\$41,974	\$50,369	\$62,962	\$575,050
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$848,186	\$84,819	\$101,782	\$127,228	\$1,162,015
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$18,720	\$1,872	\$2,246	\$2,808	\$25,646
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$10,400	\$1,040	\$1,248	\$1,560	\$14,248
Total		\$8,168,883	\$816,888	\$980,266	\$1,225,332	\$11,191,370

Dixon



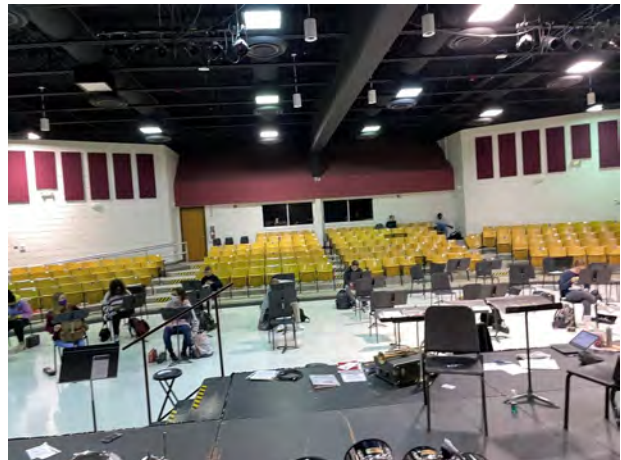
New Science Classroom



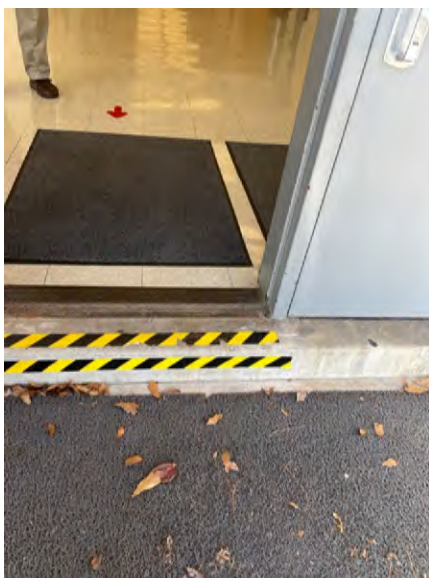
Old Science Classroom



Spalling paint - water infiltration



Small Auditorium / Band



ADA Compliance / Trip Hazard



Floor Patching

Dixon

Onslow County Schools

Space Inventory / Worksheet 2021

6/23/2021

Total Cost \$31,854,943

Dixon High School

Current Student Capacity (NCDPI) 957 Current Core Capacity (NCDPI) 735

Cost / Student \$26,546

Table with columns for Proposed Student Capacity (1200) and Proposed Core Capacity (1200), including sub-totals for Number of Spaces and Square Footage.

Table with columns for Athletic / PE /Facilities and Number of Spaces.

Table listing Academic Spaces, High School Science Classrooms, Arts Education, Vocational, Physical Education Etc., and Misc. Spaces with columns for NCDPI Count, Existing Count, Renovated, and New.

Table listing Media Center, Food Service, Auditorium, Administration, Storage, Staff Support, and Total Renovated Spaces and Demolition Totaling.

Table listing various athletic facilities including Track, Football, Soccer Field, Baseball, Softball, and Tennis Courts.

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Summary row with Total columns for Student Capacity (98, 100, 6, 20), Core Capacity (38,786, 22,995, 5,358, 22,284), and Athletic / PE (44, 33, -1, 13).

Dixon

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

This site now includes the old Dixon Middle property and as such can be expanded beyond what is shown here. That enlarged expansion is not needed now.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Dixon High School				
Additions / Renovations	Proposed Student Capacity		1,200	
	Proposed Core Capacity		1,200	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	7	5,500	264.13	\$1,452,726
H.S. Science Classrooms	3	2,800	333.00	\$932,400
Arts Education	2	1,600	277.50	\$444,000
Vocational	7	10,550	308.20	\$3,251,550
Physical Education Etc.	1	750	263.64	\$197,730
Misc. Spaces (Conn Corridors, Band)		2,000	319.32	\$638,649
Renovations	6	7,265	157.77	\$1,146,228
Core Capacity				
Media Center		2,459	319.14	\$784,701
Food Service		4,480	416.25	\$1,864,800
Auditorium		10,240	345.79	\$3,540,900
Administration		1,562	277.50	\$433,316
Storage		832	277.50	\$230,880
Staff Support		2,711	277.50	\$752,386
Renovations		5,358	65.98	\$353,530
Athletic / PE Facilities				
Track	0			\$0
Football	1			\$250,000
Soccer Field	0			\$0
Baseball	1			\$40,000
Softball	1			\$40,000
Tennis Courts	8			\$460,000
Field House	1			\$450,000
Concessions	1			\$120,000
Play Field	0			\$0
Subtotal New		43,484	\$334.01	\$14,524,039
Circulation/ Mechanical/Toilets/Walls	38.00%	16,524	\$334.01	\$5,519,135
Subtotal Renovated		12,623	\$118.81	\$1,499,758
Athletics				\$1,360,000
Site Improvements				\$210,000
Other ()				
Sub Total				\$23,112,932
Inflation (3% for 3 years)	12.00%			\$2,773,552
Contingency (%)	10.00%			\$2,588,648
Sub Total				\$28,475,132
A-E Fees (%)	10.00%			\$2,847,513
Financing Charges	1.00%			\$318,549
Other Fees and Services				\$213,749
Site	0			\$0
Owners Contingency (furn., equipment)				\$1,605,009
Total				\$31,854,943

Dixon

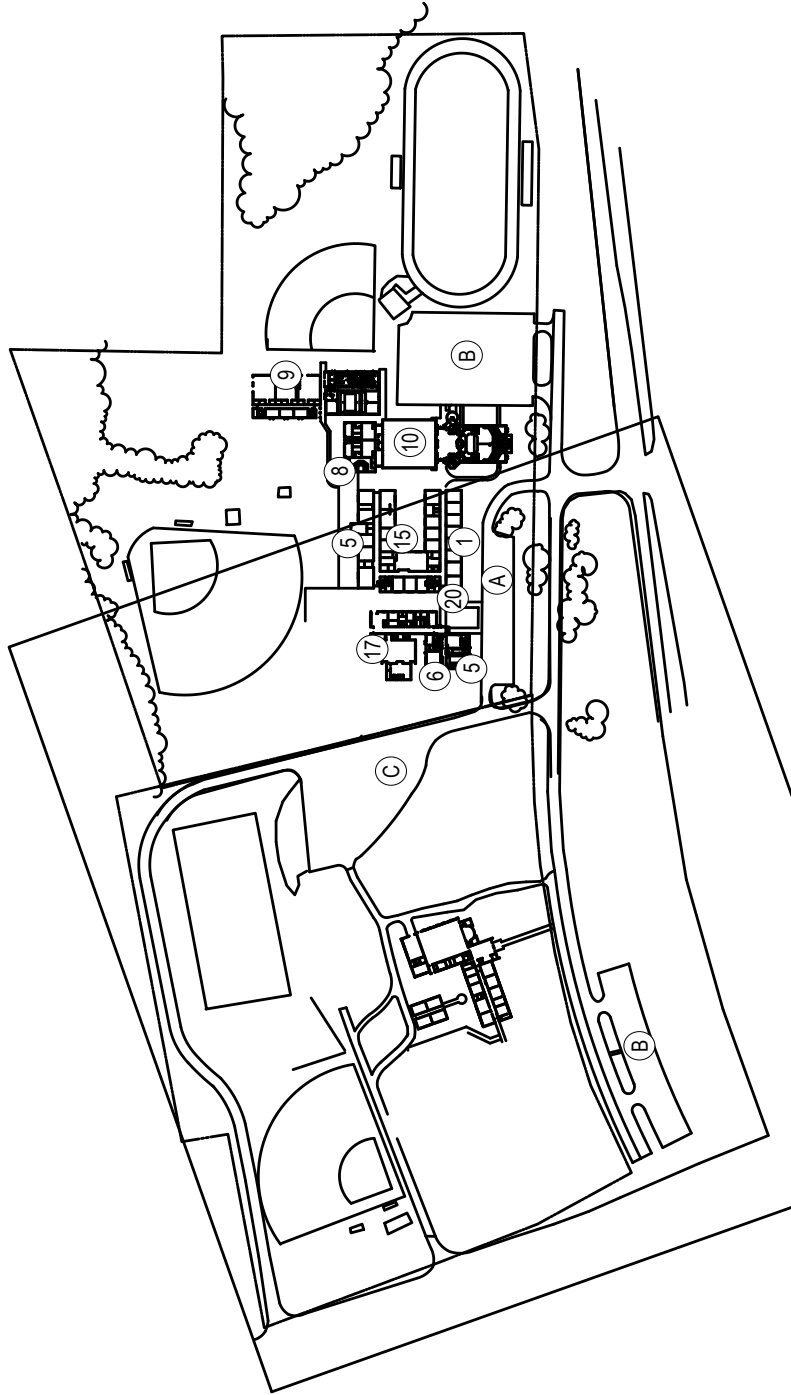
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Dixon High School

Existing

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
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 - 8. Instrumental
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- A Drive
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CONNOTES RENOVATION
CONNOTES NEW CONSTRUCTION

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 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

Dixon

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Dixon High School

Potential Future Plan

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8562

Jacksonville

Jacksonville High School



Jacksonville High School

There have been expansions and renovations to this campus since its first construction in 1960, most recently with an expansion of the Media Center and a new Arts Wing. The proposed solution does not increase the student or core capacities but addresses programmatic equity. This school is nearing the capacity of the site and is already larger than recommended by the state and OCS Instructional Staff.



Main Entry

Utility Providers

Electrical Progress Energy
 Sewer City of Jacksonville
 Water City of Jacksonville
 Gas NA

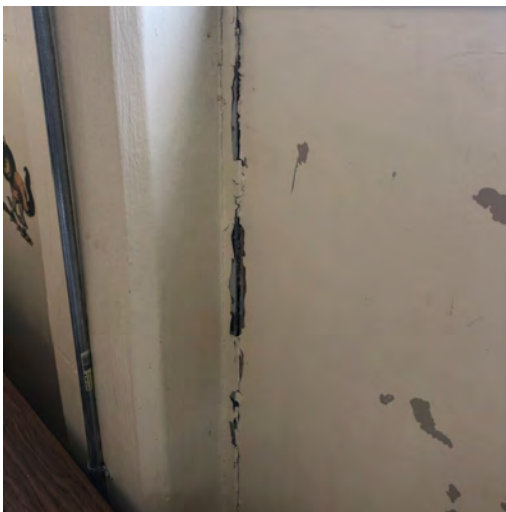
Facility	ALTID	2021 Tax Value	ACRES
Jacksonville High	414-55	\$9,419,230	42.87
Jacksonville High (allyway south)	414-57	\$10,410	1.65

Jacksonville

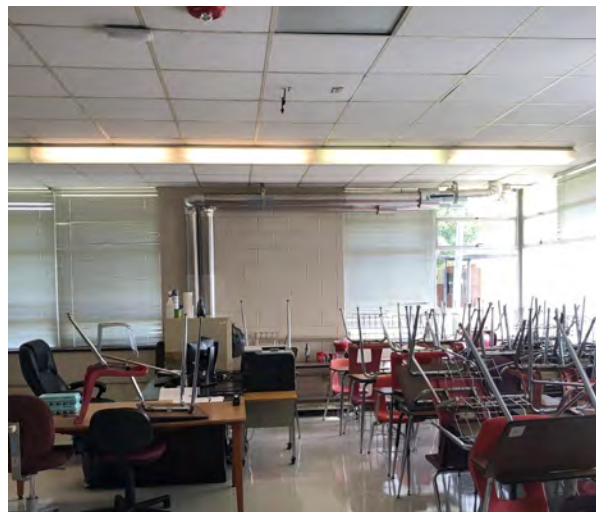
Building Bio Data

Below is a table of the many additions that have occurred on this campus over the years. The social studies building and the media center are now just over 60 years of age. The newest structure is the Science and Arts Building built in 2008. Items such as the Press Box and other non-instructional spaces are not included in the table below, but are covered by the insurance provider.

JACKSONVILLE HIGH		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-324-001	ADMINISTRATION BLDG,	NC2	8/15/1989	24,972	\$4,238,848	\$647,226	\$170
670-324-002	1960 SOC STUDIES BLD	NC2	1/1/1960	11,043	\$1,874,483	\$286,212	\$170
670-324-003	MEDIA CENTER	NC2	1/1/1960	6,768	\$1,965,127	\$348,764	\$170
		NC2	6/1/1988	2,918			
		NC2	8/15/2008	1,891			
670-324-004	AUD & GYM BUILDING	NC2	1/1/1963	26,629	\$6,894,831	\$1,016,699	\$170
		NC1	1/1/1963	8,870			
		NC2	8/15/1989	5,120			
670-324-005	VOCATIONAL BLDG	NC1	1/1/1963	7,860	\$2,677,542	\$344,690	\$170
		NC1	8/15/1989	7,914			
670-324-006	SCIENCE BLDG #3	NC2	1/1/1963	11,352	\$1,926,934	\$294,222	\$170
670-324-007	MATH BLDG #4	NC2	1/1/1967	6,832	\$1,159,691	\$177,071	\$170
670-324-008	ENGLISH BLDG #5	NC2	1/1/1970	6,713	\$1,139,491	\$115,991	\$170
670-324-009	CONC & RESTROOM BLDG	JM1	8/19/1994	n/a	n/a	n/a	n/a
670-324-010	SCIENCE/ART BUILDING	NC1	8/15/2008	6,530	\$1,133,550	\$167,906	\$174
670-324-012	FTBL CONC & RESTROOM	JM1	1/1/1977	n/a	n/a	n/a	n/a
670-324-016	ATHLETIC FIELD LIGHT	F1	1/1/1990	n/a	n/a	n/a	n/a
670-324-017	FTBL PRESS BXBLEACH	JM1	1/1/1995	n/a	n/a	n/a	n/a
		F1	1/1/1979	n/a	n/a	n/a	n/a
670-324-021	COVERED WALK	FR	1/1/1960	n/a	n/a	n/a	n/a
		F1	6/1/1988	n/a	n/a	n/a	n/a
		NCI	4/1/1990	n/a	n/a	n/a	n/a
670-324-026	CAFETERIA BUILDING	NC2	9/1/1987	17,950	\$3,046,905	\$465,229	\$170
670-324-028	PHYSICAL EDUC. BLDG.	NC2	8/15/1989	14,117	\$2,396,276	\$365,885	\$170
670-324-029	CLASSROOM BLDG #6	NC2	5/21/1990	22,396	\$3,801,587	\$580,462	\$170
670-324-033	HORTICULTURE CLASS	NC2	1/1/1998	900	\$152,770	\$23,326	\$170
670-324-051	ATH FD EQUIP STORAGE	F1	1/1/2005	n/a	n/a	n/a	n/a
Totals / Average \$/sf				190,775	\$32,408,035	\$4,833,683	\$170
Average Construction Date			1982				
Average Age			39				



Spalling Paint



Classroom Ceilings, Lights and windows

Jacksonville

Life Cycle Data

This table shows the age and anticipated life of each building. Most of the facilities are in relatively good condition, but some portions of the building are showing their age. In the next 20 years several of the buildings will reach 80 years of age and either a largescale renovation or replacement will likely be needed.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Jacksonville High						
Administration Building - 1989	58	80	70	90	1989	32
Social Studies Building - 1960	29	80	70	90	1960	61
Media Center - 1960	29	80	70	90	1960	61
Media Center - 1988	57	80	70	90	1988	33
Media Center - 2008	77	80	70	90	2008	13
Auditorium & Gym Building - 1963	32	80	70	90	1963	58
Auditorium & Gym Building - 1963	32	80	70	90	1963	58
Auditorium & Gym Building - 1989	58	80	70	90	1989	32
Vocational Building - 1963	32	80	70	90	1963	58
Vocational Building - 1989	58	80	70	90	1989	32
Science Building #3 - 1963	32	80	70	90	1963	58
Math Building #4 - 1967	36	80	70	90	1967	54
English Building #5 - 1970	39	80	70	90	1970	51
Concessions & Restrooms - 1994	23	45	40	50	1994	27
Science / Art Building - 2008	77	80	70	90	2008	13
Football Concessions & Restrooms - 1977	46	80	70	90	1977	44
Athletic Field Lighting - 1990	9	35	30	40	1990	31
Football Press Box / Bleachers - 1995	24	45	40	50	1995	26
Football Press Box / Bleachers - 1979	8	45	40	50	1979	42
Covered Walk - 1960	9	65	60	70	1960	61
Covered Walk - 1988	27	50	40	60	1988	33
Covered Walk - 1990	29	50	40	60	1990	31
Cafeteria Building - 1987	56	80	70	90	1987	34
Physical Education Building - 1989	58	80	70	90	1989	32
Classroom Building #6 - 1990	59	80	70	90	1990	31
Horticulture Classroom - 1998	67	80	70	90	1998	23
Athletic Field Equipment Storage - 2005	44	55	50	60	2005	16



Concrete in failure



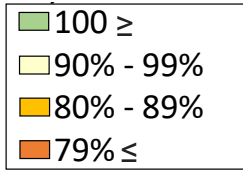
Non-insulated windows

Jacksonville

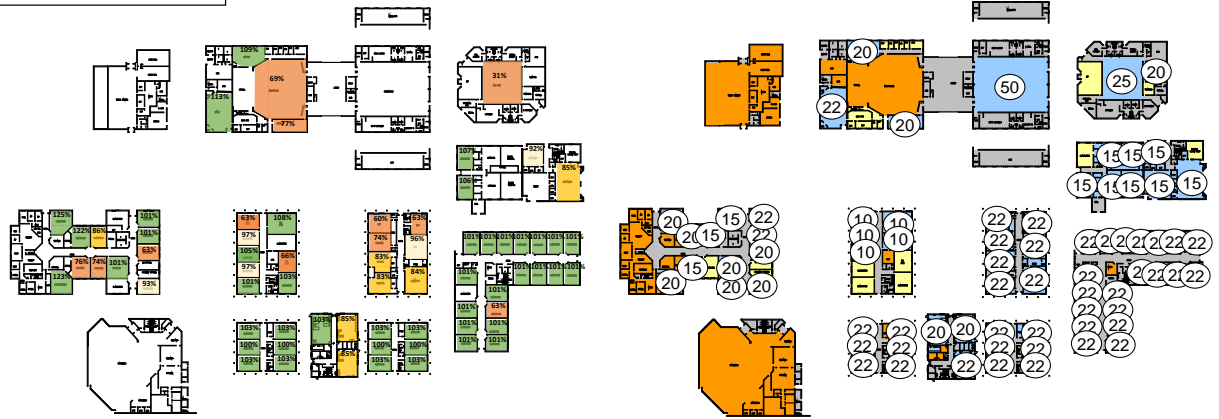
Facility Details

The followed is the Life Cycle Table where the remaining useful life is listed. Items in yellow are over 40 years of age.

Square Footage %



Capacity Diagram



Deferred Maintenance

The following page outlines the deferred maintenance items that were identified as reasonable improvements needed or appropriate over the course of the next then years. Many improvements are related to infrastructure projects that will not change the look of the facilities but are appropriate since several have exceeded their reasonable life cycle. Many of the items identified exceed the ability of the Maintenance Departments budget including abatement of materials that must be removed prior to any improvements.

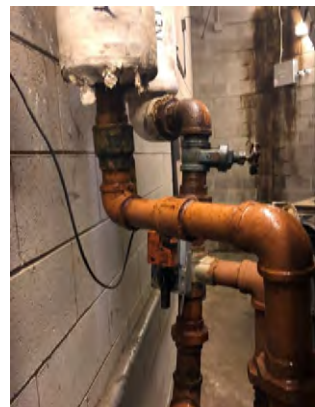
The page after that lists the number and type of spaces in some cases including the square footage of core spaces.



Aged and discolored ceiling grid



Thermograph of uninsulated hydronic piping



Jacksonville

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Jacksonville High School

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$343,780	\$34,378	\$41,254	\$51,567	\$470,979
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$253,700	\$25,370	\$30,444	\$38,055	\$347,569
7	Canopy (cov. Walks)	\$756,095	\$75,609	\$90,731	\$113,414	\$1,035,850
8	Other Site	\$656,843	\$65,684	\$78,821	\$98,526	\$899,875
9	Roofing	\$952,469	\$95,247	\$114,296	\$142,870	\$1,304,882
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$822,266	\$82,227	\$98,672	\$123,340	\$1,126,504
12	Walls	\$12,480	\$1,248	\$1,498	\$1,872	\$17,098
13	Other Building Exterior	\$52,000	\$5,200	\$6,240	\$7,800	\$71,240
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$934,247	\$93,425	\$112,110	\$140,137	\$1,279,919
16	Flooring	\$165,177	\$16,518	\$19,821	\$24,776	\$226,292
17	Painting	\$618,776	\$61,878	\$74,253	\$92,816	\$847,723
18	Other Building Interior	\$1,075,178	\$107,518	\$129,021	\$161,277	\$1,472,994
19	Mechanical	\$711,876	\$71,188	\$85,425	\$106,781	\$975,270
20	Electrical	\$208,000	\$20,800	\$24,960	\$31,200	\$284,960
21	Lighting	\$681,428	\$68,143	\$81,771	\$102,214	\$933,556
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$68,900	\$6,890	\$8,268	\$10,335	\$94,393
27	ADA Toilets	\$958,798	\$95,880	\$115,056	\$143,820	\$1,313,553
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$637,930	\$63,793	\$76,552	\$95,690	\$873,965
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$62,400	\$6,240	\$7,488	\$9,360	\$85,488
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$36,400	\$3,640	\$4,368	\$5,460	\$49,868
Total		\$10,069,496	\$1,006,950	\$1,208,339	\$1,510,424	\$13,795,209

Jacksonville



Cafeteria



Gymnasium



Stadium Structure - paint



Auditorium



Media Center



Science Classroom - old

Jacksonville

Onslow County Schools

Space Inventory / Worksheet 2021

6/23/2021

Jacksonville High

Current Student Capacity (NCDPI) 1,476

Current Core Capacity (NCDPI) 1,030

Total Cost \$3,292,628

Cost / Student \$2,231

Proposed Student Capacity	1476
Number of Spaces	

Proposed Core Capacity	1476
Square Footage	

Athletic / PE /Facilities	
Number of Spaces	

Room Name	NCDPI Count	Existing Count	Renovated	New
Academic Spaces				
Pre-K Clrms				
Kindergartens				
Grades 1-3 Clrms				
Grades 4-5 Clrms				
4-8 LA/SS/Math				
Grades 6-8 Math/Sci Clrms				
Grades 5-8 Science Clrms				
(9-12) Eng. / F-Lang. / SS / Math	37	39		
Exceptional (self contained)	2	5		
Instructional Kitchen	1			
Resource	6	10		
Computer				
ISS	1			
Sub-Total	47	54	0	0
High School Science Classrooms				
Physical /Bio /Chem /Phy /Other	9	8	1	
Prep Rooms	4	4		
Math/Sci Computer Lab				
Sub-Total	13	12	1	0
Arts Education				
Visual Arts	2	2		
Art Project				
Art Sto. Kiln	2	4		
General Music		2		
Instrumental Music (Band)	1	1		
Vocal Music (Chorus) + Sto.	1	1	1	
Ensemble / Practice	1		1	
Band Uniform Sto.	1	1		
Instrument Sto.	2	4		
Office / Library	2	5		
Dance/Drama	2		1	
Sub-Total	14	20	3	0
Vocational				
Keyboarding Labs				
Exploratory Labs				
Computer Applications	1	4		
Business/Office Ed.	1			
Cons/Occ Home Economics	2	1	2	
Service/Marketing	1			
Health Occupations	1	1	1	
Agri/Trade & Industry (Heavy)	2	1	1	
Trade & Industry (Medium)	2	1	1	
Technology (Light)	1			
Communications/Misc	2	1		
Vocational Clrms	2	1		
Sub-Total	15	10	5	0
Physical Education Etc.				
Multi/Main Gymnasium	1	1		
Stage				
Boys/Girls Locker	4	8		
Boys/Girls Showers	2	8		
Coaches off./ Showers	2	4		
Training	1	1		
Laundry	1	1		
Storage / Office	1	4		
Officials/showers	1	1		
Lobby/cons./commons	1	1		
Auxiliary Gym	1	1		
Weight Room	1	2		
Wrestling	1			
Health/P.E. Clrms	3			
Sub-Total	20	32	0	0
Misc. Spaces				
ROTC				
Mobile Units				

Room Name	NCDPI SF	Existing SF	Renovated	New SF
Media Center				
Media (RLV)	5,904	4119.9	1584	
Support	3,410	2641.6	748	
Computer		2982.2		
Sub-Total	9,314	9,744	2,332	0
Food Service				
# of seatings 3				
Dining	6,888	11656.7		
Kitchen	2,880	3098.6		
Serving	940	1307.5		
Sub-Total	10,708	16,063	0	0
Auditorium				
# of seats 0				
Auditorium	5,314	6436.4		
Stage / Dress / Sto.	4,000	2373.9	1312	
Lobby	1,200	4707.3		
Sub-Total	10,514	13,518	1,312	0
Administration				
Administration	5,650	6427.1		
Sub-Total	5,650	6,427	0	0
Storage				
Book Storage	1,240	88	1122	
General Storage	1,340	1169.6	140	
Sub-Total	2,580	1,258	1,262	0
Staff Support				
Staff Support	3,250	1066.2	1407	
Sub-Total	3,250	1,066	1,407	0
Total Renovated Spaces				
6,313				
Demolition Totaling				

Facility Name	STD	Existing	Renovated	New
Track				
Track	1	1		
Pole Vault	1	1		
High Jump	1	1		
Long / Triple Jump	1	1		
Shot Put / Discus	1	1		
Fencing	1	1		
Sub-Total	6	6	0	0
Football				
Field	1	1		
Lighting	1	1		
Home Stadium	1	1		
Press Box	1	1		
Visitors Seating	1	1		
Scoreboard	1	1		
Irrigation				
Fencing	1	1		
Additional Parking				
Sub-Total	7	7	0	0
Soccer Field				
Field	1	1		
Lights				
Bleachers	1			1
Scoreboard				
Field Irrigation				
Fencing	1	1		
Sub-Total	3	2	0	1
Baseball				
Field	1	1		
Dugouts	2	2		
Lights	1	1		
Bleachers	1	1		
Scoreboard	1	1		
Field Irrigation				
Concessions / Toilets	1	1		
Press Box	1	1		
Fencing	1	1		
Sub-Total	9	9	0	0
Softball				
Field	1	1		
Dugouts	2	2		
Lights	1	1		
Bleachers	1	1		
Scoreboard	1	1		
Field Irrigation				
Concessions / Toilets	1	1		
Press Box	1	1		
Fencing	1	1		
Sub-Total	9	8	0	1
Tennis Courts				
Number of Courts	8	6		2
Lights	1	1		
Fencing (as Required)	1	1		
Sub-Total	10	8	0	2
Field House				
Field House	1			1
Sub-Total	1	0	0	1
Concessions				
Concessions	1	1		
Sub-Total	1	1	0	0
Play Field				
Field				
Sub-Total	0	0	0	0
Total				
Total	46	41	0	5

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Jacksonville

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

This school should be considered built-out due to its size and the size of the parcel.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Jacksonville High				
Additions / Renovations	Proposed Student Capacity		1,476	
	Proposed Core Capacity		1,476	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	0	0	0.00	\$0
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	9	10,998	110.53	\$1,215,580
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	277.50	\$0
Storage		0	0.00	\$0
Staff Support		0	277.50	\$0
Renovations		6,313	91.53	\$577,830
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	1			\$10,000
Baseball	0			\$0
Softball	1			\$40,000
Tennis Courts	2			\$100,000
Field House	1			\$350,000
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		0	\$92.50	\$0
Circulation/ Mechanical/Toilets/Walls	38.00%	0	\$92.50	\$0
Subtotal Renovated		17,311	\$103.60	\$1,793,410
Athletics				\$500,000
Site Improvements				\$0
Other ()				
Sub Total				\$2,293,410
Inflation (3% for 3 years)	12.00%			\$275,209
Contingency (%)	15.00%			\$385,293
Sub Total				\$2,953,912
A-E Fees (%)	10.00%			\$295,391
Financing Charges	1.00%			\$32,926
Other Fees and Services				\$10,399
Site	0			\$0
Owners Contingency (furn., equipment)				\$100,000
Total				\$3,292,628

Jacksonville

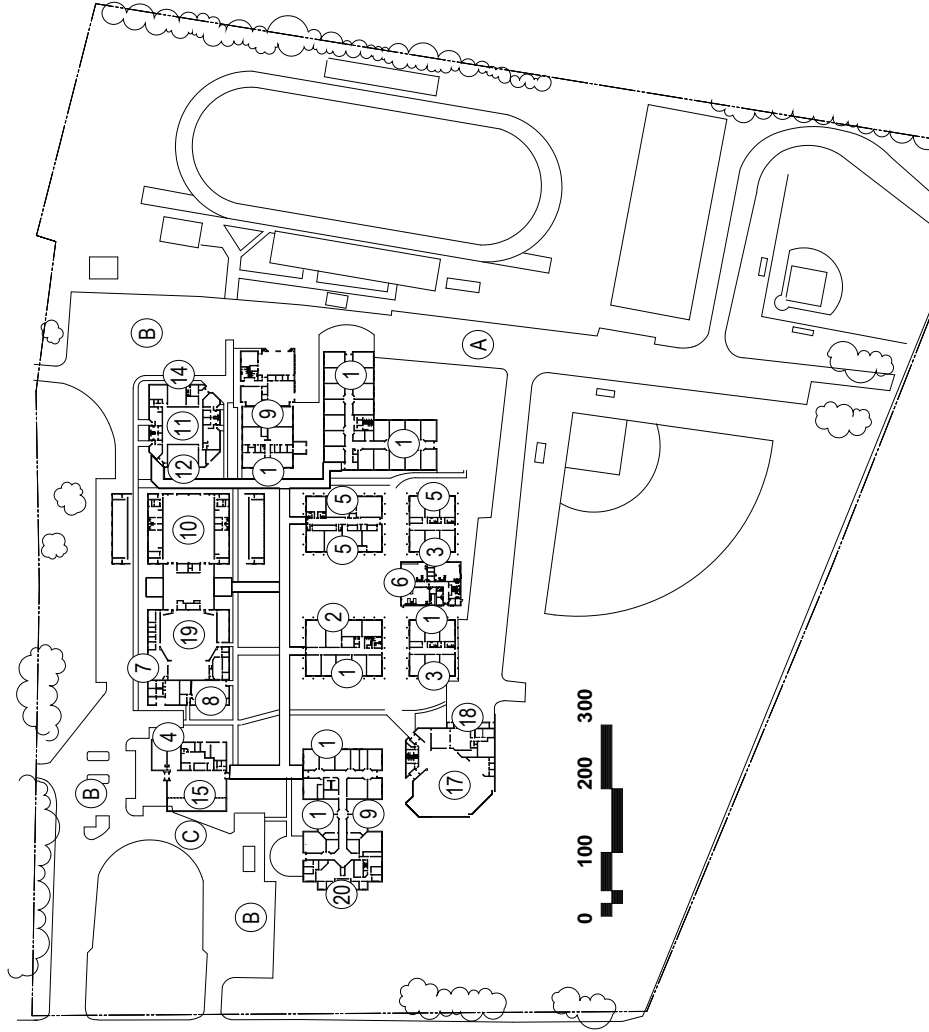
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Jacksonville High School

2021

Existing

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8562

Jacksonville

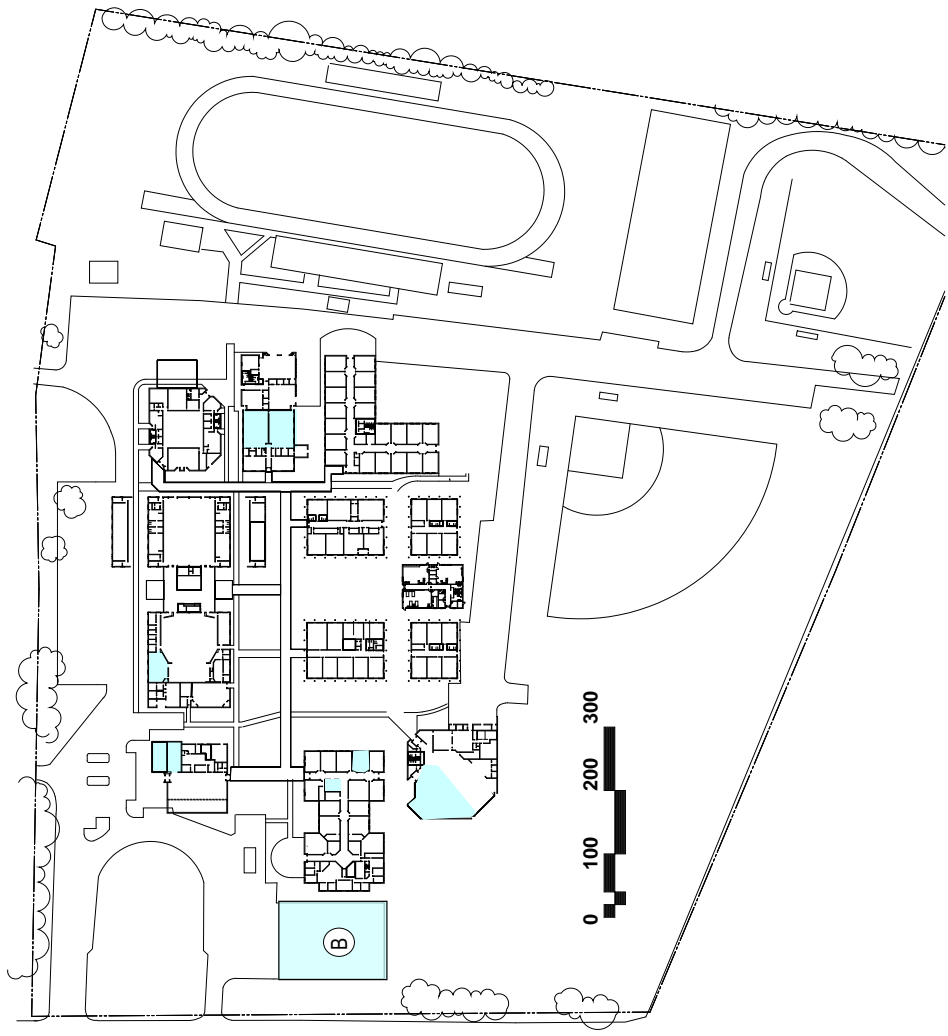
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Jacksonville High School

Potential Future Plan

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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Northside

Northside High School



Northside High School

At 57 acres this is the largest high school parcel. Since it is located at Jacksonville Commons several of the fields and roads are shared amongst the schools. With that sharing comes good transportation access for both parents, buses, staff, and students.



Main Entry

Utility Providers

Electrical	Progress Energy
Sewer	City of Jacksonville
Water	City of Jacksonville
Gas	NA

Facility	ALTID	2021 Tax Value	ACRES
Northside	345-25.22	\$34,416,980	57.05
Northside (wedge at Crescency)	345G-110	\$40,000	0.33

Northside High School

The campus was recently expanded during the 2005 bond by the addition of classroom, CTE, and ROTC spaces. Directly below is the NCDPI Insurance Divisions data for each building on campus. It depicts the year individual buildings were built and the estimated replacement cost. This is followed by the Life Cycle Table where the remaining useful life is listed.

Northside



Main Entry

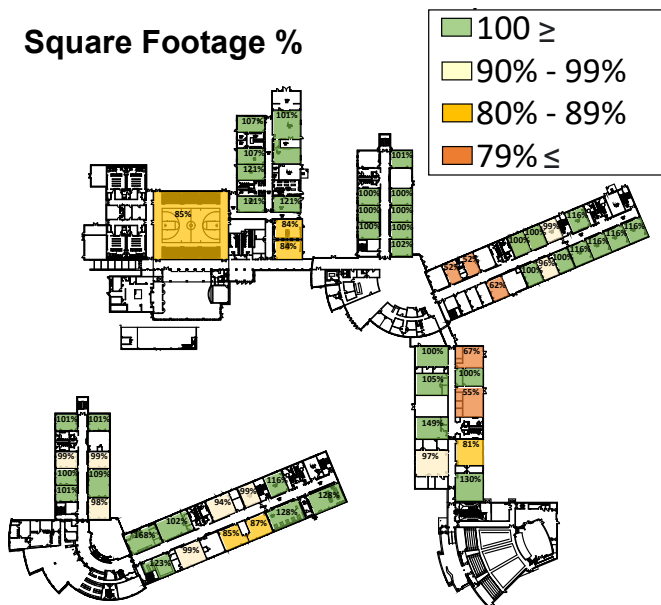
Building Bio Data

NORTHSIDE HIGH		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-333-001	MAIN BUILDING	NC2	6/28/2001	180,331	\$39,781,018	\$5,839,334	\$185
		NC2	8/29/2008	35,123			
670-333-002	FTL PRESS BOX/BLEACH	F1	1/1/2002	n/a	n/a	n/a	n/a
670-333-004	CONCIRESTRM BLDG	F2	1/1/2002	n/a	n/a	n/a	n/a
670-333-012	ATH. FIELD LIGHTS	F1	1/1/2002	n/a	n/a	n/a	n/a
Totals / Average \$/sf				215,454	\$39,781,018	\$5,839,334	\$185
Average Construction Date			2003				
Average Age			18				

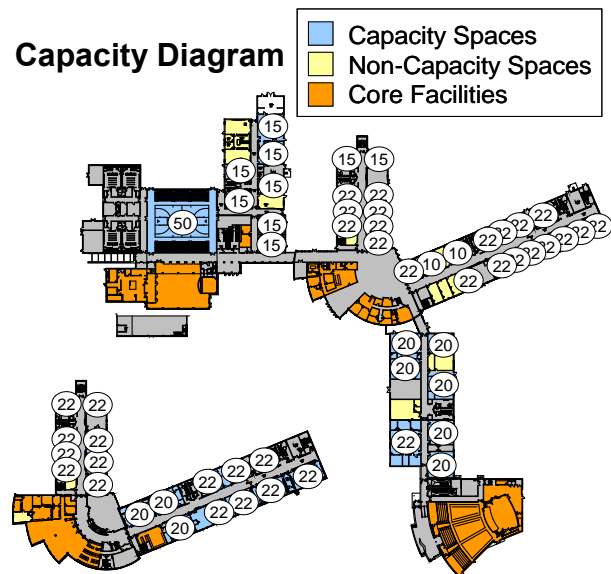
Life Cycle Table

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Northside High						
Main Building - 2001	70	80	70	90	2001	20
main Building - 2008	77	80	70	90	2008	13
Ftball Press Box / Bleachers - 2002	51	60	50	70	2002	19
Concessions / Restroom Building - 2002	51	60	50	70	2002	19
Athletic Field Lighting - 2002	21	35	30	40	2002	19

Square Footage %



Capacity Diagram



Northside

Deferred Maintenance

At only twenty years of age, this is still a youthful building and it is nearing the age when the first or in some cases second round of building component replacement is needed. For example the building still has the original roof membrane on it and is currently beyond the anticipated life cycle of that component.

As the building parts fail, the Maintenance Department has been replacing them. The budget however is not sufficient to replace all of the existing light fixtures with new, more energy efficient LED lights.

In the end, the building is still in good condition and should serve the community for years to come. The following page lists the improvements identified that should be considered over the course of the next 10 years. The page following indicates the potential expansions that could occur if deemed appropriate.



Ponding Water



Gymnasium



Commons



Safety Shower



Caulk Replacement

Northside

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Northside High School

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$363,104	\$36,310	\$43,572	\$54,466	\$497,453
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$319,452	\$31,945	\$38,334	\$47,918	\$437,649
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$47,320	\$4,732	\$5,678	\$7,098	\$64,828
9	Roofing	\$1,717,904	\$171,790	\$206,148	\$257,686	\$2,353,528
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$63,232	\$6,323	\$7,588	\$9,485	\$86,628
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$196,216	\$19,622	\$23,546	\$29,432	\$268,816
17	Painting	\$754,974	\$75,497	\$90,597	\$113,246	\$1,034,315
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$865,417	\$86,542	\$103,850	\$129,813	\$1,185,622
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$813,452	\$81,345	\$97,614	\$122,018	\$1,114,430
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$469,309	\$46,931	\$56,317	\$70,396	\$642,954
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$219,648	\$21,965	\$26,358	\$32,947	\$300,918
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$46,800	\$4,680	\$5,616	\$7,020	\$64,116
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total		\$5,937,583	\$593,758	\$712,510	\$890,637	\$8,134,488

Northside

Onslow County Schools															
Space Inventory / Worksheet 2021															
Northside High School					6/23/2021										
Current Student Capacity (NCDPI)		1,177			Current Core Capacity (NCDPI)		1,334								
Proposed Student Capacity		1200			Proposed Core Capacity		1334								
Number of Spaces					0		Square Footage								
Total Cost		\$22,068,660			Cost / Student		\$18,391								
Athletic / PE /Facilities					Number of Spaces										
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF						
Academic Spaces					Media Center					Track					
Pre-K Clsrms					Media (RLV)	5,556	5334			Track	1	1			
Kindergartens					Support	3,350	2586.7			Pole Vault	1	1			
Grades 1-3 Clsrms					Computer					High Jump	1	1			
Grades 4-5 Clsrms					Sub-Total	8,906	7,921	0	0	Long / Triple Jump	1	1			
4-8 LA/SS/Math					Food Service	# of seatings			3		Shot Put / Discus	1	1		
Grades 6-8 Math/Sci Clsrms					Dining	6,225	5748.5			Fencing	1	1			
Grades 5-8 Science Clsrms					Kitchen	2,566	2879.8			Sub-Total	6	6	0	0	
(9-12) Eng. / F-Lang. / SS / Math	30	28			Serving	940	628.5			Football					
Exceptional (self contained)	2	4		1	Sub-Total	9,731	9,257	0	0	Field	1	1			
Instructional Kitchen	1		1		Auditorium	# of seats			0		Lighting	1	1		
Resource	5	5			Auditorium	4,802	7564			Home Stadium	1	1			
Computer				2	Stage / Dress / Sto.	4,000	5570.1			Press Box	1	1			
ISS	1	1			Lobby	1,200	2188.2			Visitors Seating	1	1			
Sub-Total	39	38	1	3	Sub-Total	10,002	15,322	0	0	Scoreboard	1	1			
High School Science Classrooms					Administration					Sub-Total					
Physical /Bio /Chem /Phy /Other	8	7	1		Administration	5,480	5085.6		394	Field	1	1			
Prep Rooms	4	8			Sub-Total	5,480	5,086	0	394	Lighting	1	1			
Math/Sci Computer Lab					Storage					Home Stadium	1	1			
Sub-Total	12	15	1	0	Book Storage	1,170	260		910	Press Box	1	1			
Arts Education					Staff Support					Sub-Total					
Visual Arts	2	2			Staff Support	3,150	1328.8		1,821	Visitors Seating	1	1			
Art Project					Sub-Total	3,150	1,329	0	1,821	Scoreboard	1	1			
Art Sto. Kiln	2	6			Facility Name					STD	Existing	Renovated	New		
General Music					Field	1	1			Irrigation					
Instrumental Music (Band)	1	1			Lights					Fencing	1	1			
Vocal Music (Chorus) + Sto.	1	1			Bleachers	1	1			Additional Parking					
Ensemble / Practice	1				Scoreboard	1	1			Sub-Total	7	7	0	0	
Band Uniform Sto.	1	2			Field Irrigation					Soccer Field					
Instrument Sto.	2	2			Fencing	1	1			Field	1	1			
Office / Library	2	2			Sub-Total	4	4	0	0	Lights					
Dance/Drama	2	1			Baseball					Bleachers	1	1			
Sub-Total	14	17	0	0	Field	1	1			Scoreboard	1	1			
Vocational					Physical Education Etc.					Baseball					
Keyboarding Labs	2	2			Multi/Main Gymnasium	1	1		1	Dugouts	2	2			
Exploratory Labs					Stage					Lights	1	1			
Computer Applications	1	1			Boys/Girls Locker	4	4			Bleachers	1	1			
Business/Office Ed.	1				Boys/Girls Showers	2	4			Scoreboard	1	1			
Cons/Occ Home Economics	1	4			Coaches off. / Showers	2	6			Field Irrigation					
Service/Marketing	1				Training	1	1			Concessions / Toilets	1	1			
Health Occupations	1	1			Laundry	1	1			Press Box	1			1	
Agri/Trade & Industry (Heavy)	1	2			Storage / Office	1	6			Fencing	1	1			
Trade & Industry (Medium)	2	1			Officials/showers	1	1			Sub-Total	9	8	0	1	
Technology (Light)	1				Lobby/cons./commons	1	3			Softball					
Communications/Misc	2	2			Auxiliary Gym	1				Field	1	1			
Vocational Clsrms	2	1		1	Weight Room	1	1			Dugouts	2	2			
Sub-Total	15	14	0	1	Wrestling	1				Lights	1	1			
Physical Education Etc.					Staff Support					Softball					
Multi/Main Gymnasium	1	1		1	Staff Support	3,150	1328.8		1,821	Bleachers	1	1			
Stage					Sub-Total	3,150	1,329	0	1,821	Scoreboard	1	1			
Boys/Girls Locker	4	4			Facility Name					STD	Existing	Renovated	New		
Boys/Girls Showers	2	4			Field	1	1			Field Irrigation					
Coaches off. / Showers	2	6			Lights					Concessions / Toilets	1	1			
Training	1	1			Bleachers	1	1			Press Box	1			1	
Laundry	1	1			Scoreboard	1	1			Fencing	1	1			
Storage / Office	1	6			Field Irrigation					Sub-Total	9	8	0	1	
Officials/showers	1	1			Concessions / Toilets	1	1			Tennis Courts					
Lobby/cons./commons	1	3			Press Box	1				Number of Courts	8			8	
Auxiliary Gym	1				Fencing	1	1			Lights	1			1	
Weight Room	1	1			Sub-Total	10	0	0	0	Fencing (as Required)	1			1	
Wrestling	1			1	Field House					STD	Existing	Renovated	New		
Health/P.E. Clsrms	3	2		1	Field House	1				Field					
Sub-Total	20	30	0	3	Sub-Total	1	0	0	0	Sub-Total	0	0	0	0	
Misc. Spaces					Staff Support					Play Field					
ROTC		5			Staff Support	3,150	1328.8		1,821	Field					
Mobile Units					Sub-Total	3,150	1,329	0	1,821	Sub-Total	0	0	0	0	
Total					Total					Total					
100	114	2	7		39,709	40,299	0	3,271		47	32	0	15		

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Northside

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

Included here is a Natatorium due to the school's central location. It also has a full size gymnasium where the existing gym will become an Auxiliary gym.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Northside High School				
Additions / Renovations	Proposed Student Capacity		1,200	
	Proposed Core Capacity		1,334	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	3	1,200	305.25	\$366,300
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	1	750	263.64	\$197,730
Physical Education Etc.	3	15,250	350.51	\$5,345,325
Misc. Spaces (Natatorium)		10,000	375.00	\$3,750,000
Renovations	2	1,757	120.00	\$210,816
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		394	277.50	\$109,446
Storage		1,056	277.50	\$292,957
Staff Support		1,821	277.50	\$505,383
Renovations		0	0.00	\$0
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	1			\$40,000
Softball	3			\$85,000
Tennis Courts	10			\$560,000
Field House	1			\$350,000
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		30,471	\$346.79	\$10,567,141
Circulation/ Mechanical/Toilets/Walls	38.00%	11,579	\$346.79	\$4,015,513
Subtotal Renovated		1,757	\$120.00	\$210,816
Athletics				\$1,035,000
Site Improvements				\$155,000
Other ()				
Sub Total				\$15,983,470
Inflation (3% for 3 years)	12.00%			\$1,918,016
Contingency (%)	10.00%			\$1,790,149
Sub Total				\$19,691,635
A-E Fees (%)	10.00%			\$1,969,164
Financing Charges	1.00%			\$220,687
Other Fees and Services				\$187,175
Site	0			\$0
Owners Contingency (furn., equipment)				\$665,000
Total				\$22,068,660

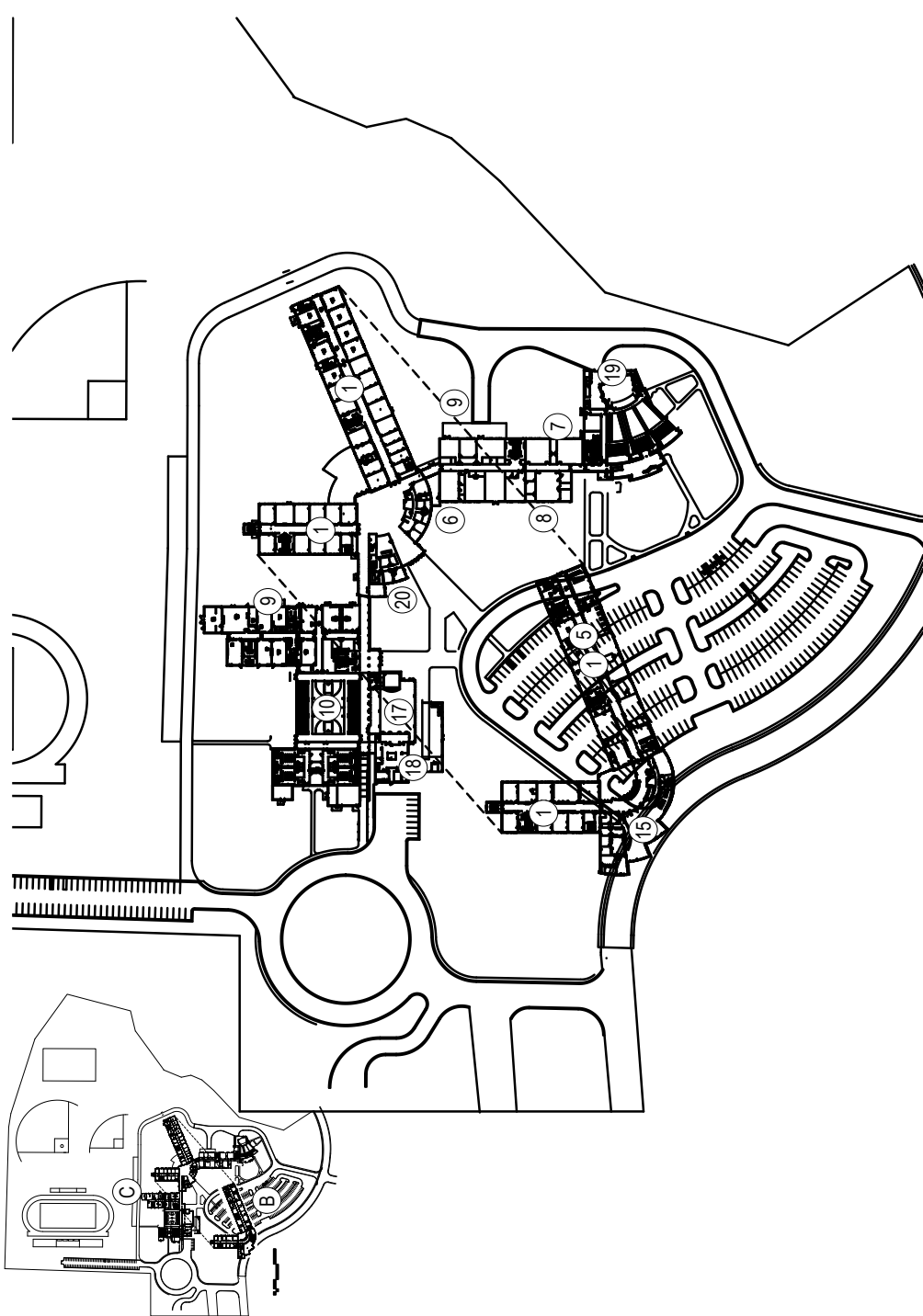
Northside

Space Profile for Renovation Projects Based on NC School Planning Recommendations

2021

Northside High School

Existing



- 1. Classrooms
- 2. Exceptional (SC)
- 3. Resource
- 4. Computer
- 5. Science
- 6. Art
- 7. Music
- 8. Instrumental
- 9. Vocational
- 10. Gym / Multipurpose
- 11. Auxiliary Gym
- 12. Weight Room
- 13. Wrestling Room
- 14. Health / PE Class
- 15. Media Center
- 16. Media Support
- 17. Dining
- 18. Kitchen
- 19. Auditorium
- 20. Administration
- 21. Storage
- 22. Staff Support

- A Drive
- B Parking
- C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

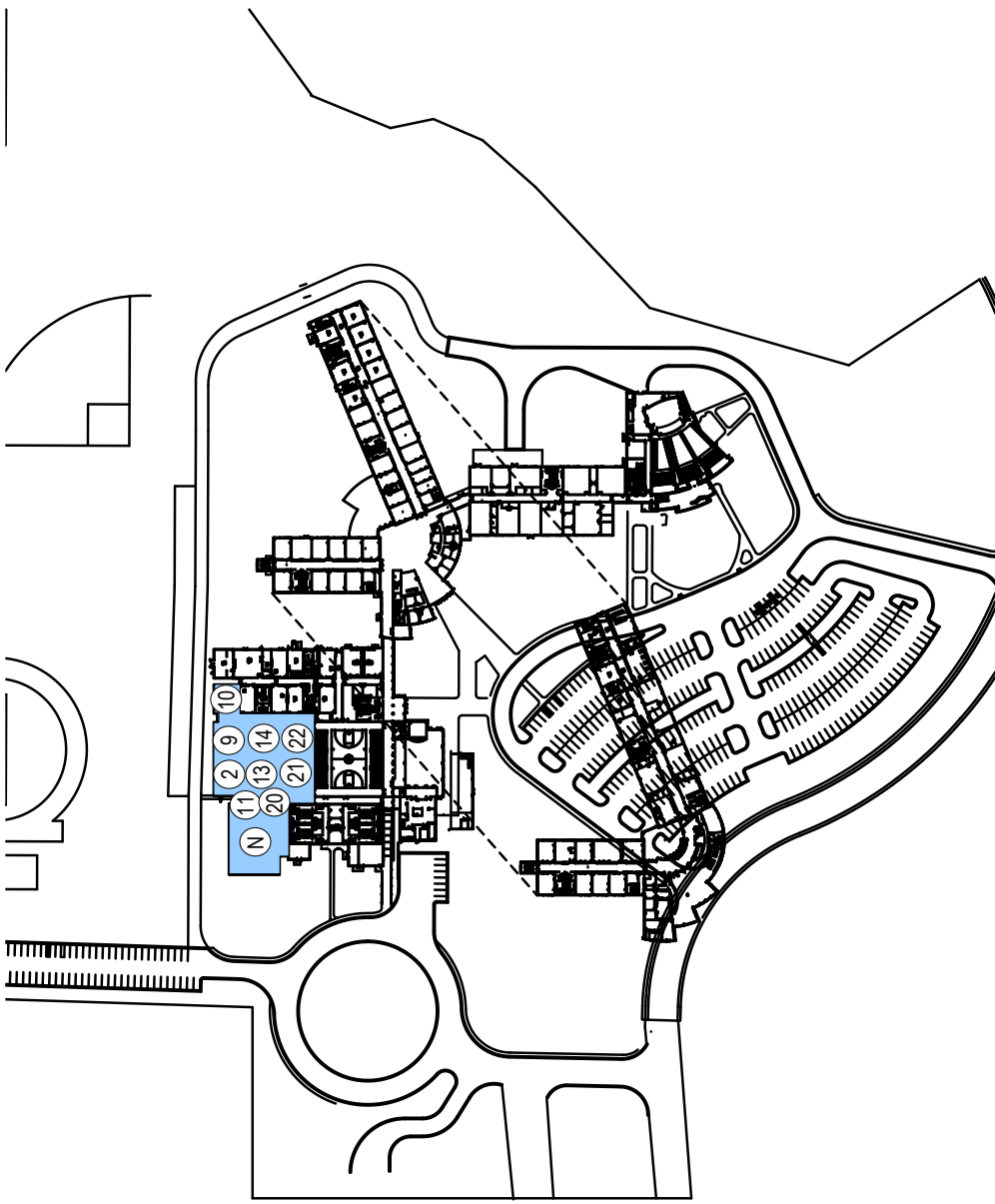
Northside

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Northside High School

Potential Future Plan

2021



- 1. Classrooms
- 2. Exceptional (SC)
- 3. Resource
- 4. Computer
- 5. Science
- 6. Art
- 7. Music
- 8. Instrumental
- 9. Vocational
- 10. Gym / Multipurpose
- 11. Auxiliary Gym
- 12. Weight Room
- 13. Wrestling Room
- 14. Health / PE Class
- 15. Media Center
- 16. Media Support
- 17. Dining
- 18. Kitchen
- 19. Auditorium
- 20. Administration
- 21. Storage
- 22. Staff Support
- N Natatorium

- A Drive
- B Parking
- C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

Richlands

Richlands High School



Richlands High School

Outlined in blue is the 41.64 acre parcel. Directly to the east of the football field and gymnasium is the 10.64 acre parcel. The two provide sufficient square footage to provide all educational and extracurricular activities for the campus. Located directly off of 256 / 24 there is good access to the rest of the county and it still has emergency egress to the west.



Main Entry

Utility Providers

Electrical	Progress Energy
Sewer	Town of Richlands
Water	Town of Richlands
Gas	NA

Facility	ALTID	2021 Tax Value	ACRES
Richlands High	207-13	\$4,575,370	41.64
Richlands High (Practice / Parking)	43-58.1	\$82,680	10.64

Richlands

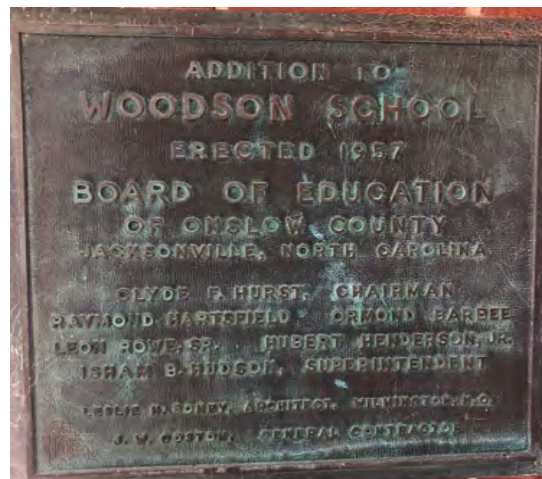
Building Bio Data

Below is a table of the many additions that have occurred on this campus over the years. The oldest building appears to be the 300 building on the northeast side of the campus. Below are the various additions, the dates they came into service, the square footage, and the value for which the building is currently insured.

RICHLANDS HIGH		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-340-001	MAIN BUILDING	NC2	1/1/1972	28,452	\$4,829,557	\$737,529	\$170
670-340-002	300 BLDG	NC2	1/1/1951	13,442	\$2,281,699	\$348,442	\$170
670-340-003	200 BLDG	NC2	1/1/1957	5,965	\$1,012,523	\$154,601	\$170
670-340-004	500 BLDG	NC2	1/1/1954	4,295	\$729,050	\$111,318	\$170
670-340-005	GYMNASIUM	NC1	1/1/1974	11,236	\$7,733,367	\$1,135,114	\$170
	LOCKER ROOMS	NC2	1/1/1974	7,797			
	CAFETERIA / AUDITORIUM	NC2	2/1/1997	26,526			
670-340-006	SHOP BUILDING	NC1	1/1/1972	9,835	\$1,669,432	\$214,912	\$170
670-340-007	CLASSROOM BUILDING	NC2	6/5/2008	18,922	\$3,286,584	\$501,906	\$174
670-340-008	FTBL PRESS BXBLEACH	F1	1/1/1977	n/a	n/a	n/a	n/a
		JM1	1/1/1977	n/a	n/a	n/a	n/a
		F1	1/1/2004	n/a	n/a	n/a	n/a
670-340-009	ATHLETIC FLD LIGHTS	F1	1/1/2004	n/a	n/a	n/a	n/a
670-340-015	COVERED WALK	F1	1/1/1967	n/a	n/a	n/a	n/a
670-340-018	WEIGHT LIFTING BLDG	JM1	10/12/1990	1,050	\$260,981	\$31,827	\$127
		JM1	1/1/2000	1,000			
670-340-027	BASEBALL CONCIRESTRM	JM1	9/25/1999	n/a	n/a	n/a	n/a
		JM1	6/1/2005	n/a	n/a	n/a	n/a
670-340-038	FTBL REST ROOM BLDG	JM1	9/25/1999	n/a	n/a	n/a	n/a
670-340-039	ENERGY BUILDING	JM1	9/1/2012	1,820	\$468,123		\$257
670-340-040	TRACTOR STORAGE BLDG	JM1	1/1/2005	n/a	n/a	n/a	n/a
	Totals / Average \$/sf			130,340	\$22,271,316	\$3,235,649	\$175
	Average Construction Date		1985				
	Average Age		37				



Exterior - older windows with window air conditioners



Woodson School

Richlands

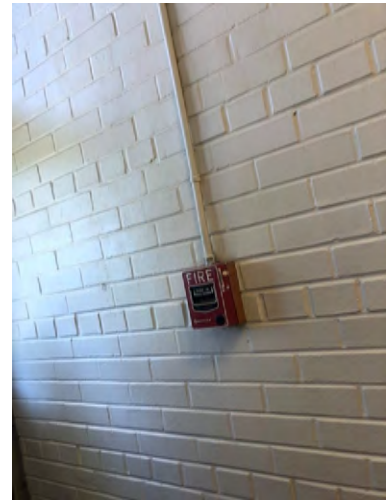
Life Cycle Data

This table shows the age and anticipated life of each building. The buildings are in good overall condition with some of the older portions in need of major rejuvenation. The oldest building is now 70 years of age and has a special importance to the community. Several of these older buildings were part of the Woodson School and even though they are nearing the end of their reasonable life, they are still in a state they can be preserved. The Maintenance Department has already begun replacing some of the building components in an effort to protect these buildings.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Richlands High						
Main Building - 1972	31	70	60	80	1972	49
300 Building 1951	10	70	60	80	1951	70
200 Building 1957	16	70	60	80	1957	64
500 Building - 1954	13	70	60	80	1954	67
Gymnasium - 1974	43	80	70	90	1974	47
Locker Rooms - 1974	43	80	70	90	1974	47
Cafeteria / Auditorium - 1997	66	80	70	90	1997	24
Shop Building - 1972	41	80	70	90	1972	49
Classroom Building - 2008	77	80	70	90	2008	13
Football Press Box w/ Bleachers - 1977	26	60	50	70	1977	44
Football Press Box w/ Bleachers - 1977	26	60	50	70	1977	44
Football Press Box w/ Bleachers - 2004	53	60	50	70	2004	17
Athletic Field Lights - 2004	23	35	30	40	2004	17
Covered Walk - 1967	6	50	40	60	1967	54
Weight Lifting Building -1990	59	80	70	90	1990	31
Weight Lifting Building -2000	69	80	70	90	2000	21
Baseball Concessions - 1999	38	55	50	60	1999	22
Baseball Concessions - 2005	44	55	50	60	2005	16
Football Rest Room Building- 1999	48	60	50	70	1999	22
Energy Building - 2012	81	80	70	90	2012	9
Tractor Storage Sshed - 2005	74	80	70	90	2005	16



Window Units in newer windows



Aged Infrastructure

Richlands

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Richlands High

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Soft Cost	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$83,725	\$8,373	\$10,047	\$12,559	\$114,704
3	Parking / Drives	\$350,270	\$35,027	\$42,032	\$52,540	\$479,870
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$269,052	\$26,905	\$32,286	\$40,358	\$368,601
7	Canopy (cov. Walks)	\$164,237	\$16,424	\$19,708	\$24,636	\$225,004
8	Other Site	\$892,181	\$89,218	\$107,062	\$133,827	\$1,222,287
9	Roofing	\$649,986	\$64,999	\$77,998	\$97,498	\$890,480
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$360,223	\$36,022	\$43,227	\$54,033	\$493,505
12	Walls	\$41,945	\$4,194	\$5,033	\$6,292	\$57,464
13	Other Building Exterior	\$62,400	\$6,240	\$7,488	\$9,360	\$85,488
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$150,502	\$15,050	\$18,060	\$22,575	\$206,188
16	Flooring	\$127,324	\$12,732	\$15,279	\$19,099	\$174,434
17	Painting	\$274,027	\$27,403	\$32,883	\$41,104	\$375,417
18	Other Building Interior	\$542,963	\$54,296	\$65,156	\$81,444	\$743,860
19	Mechanical	\$1,356,954	\$135,695	\$162,834	\$203,543	\$1,859,027
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$460,354	\$46,035	\$55,242	\$69,053	\$630,685
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$21,840	\$2,184	\$2,621	\$3,276	\$29,921
27	ADA Toilets	\$315,094	\$31,509	\$37,811	\$47,264	\$431,679
28	Fire Alarm	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$27,603	\$2,760	\$3,312	\$4,140	\$37,816
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
Total		\$6,289,433	\$628,943	\$754,732	\$943,415	\$8,616,523

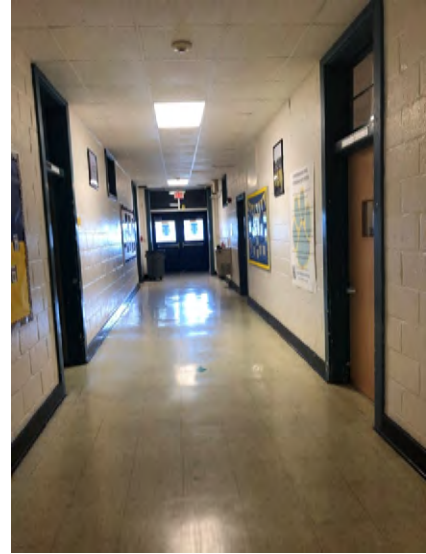
Richlands



Window in failure



Vent through window



Hallway



Cafeteria



Auditorium



Gymnasium



Media Center

Richlands

Onslow County Schools

Space Inventory / Worksheet 2021

6/23/2021

Richlands High

Current Student Capacity (NC DPI)	928
Proposed Student Capacity	1100
Number of Spaces	

Current Core Capacity (NC DPI)	974
Proposed Core Capacity	1200
Square Footage	

Total Cost	\$26,615,255
Cost / Student	\$24,196
Athletic / PE / Facilities	
Number of Spaces	

Room Name	NC DPI Count	Existing Count	Renovated	New
Academic Spaces				
Pre-K Clsrms				
Kindergartens				
Grades 1-3 Clsrms				
Grades 4-5 Clsrms				
4-8 LA/SS/Math				
Grades 6-8 Math/Sci Clsrms				
Grades 5-8 Science Clsrms				
(9-12) Eng. / F-Lang. / SS / Math	27	24	4	1
Exceptional (self contained)	1	2		
Instructional Kitchen	1		1	
Resource	4	6		
Computer				
ISS	1	1		
Sub-Total	34	33	5	1
High School Science Classrooms				
Physical /Bio /Chem /Phy /Other	8	5	1	3
Prep Rooms	4	2	1	1
Math/Sci Computer Lab				
Sub-Total	12	7	2	4
Arts Education				
Visual Arts	1	1		
Art Project				
Art Sto. Kiln	1		1	
General Music				
Instrumental Music (Band)	1	1		
Vocal Music (Chorus) + Sto.	1			
Ensemble / Practice	1	3		
Band Uniform Sto.	1	1		
Instrument Sto.	2	1		
Office / Library	2	2		
Dance/Drama	1	1		
Sub-Total	11	10	1	0
Vocational				
Keyboarding Labs	2	1		1
Exploratory Labs				
Computer Applications	1	2		
Business/Office Ed.	1	1		
Cons/Occ Home Economics	1	2		
Service/Marketing	1			1
Health Occupations	1			1
Agri/Trade & Industry (Heavy)	1	1		
Trade & Industry (Medium)	2	1		1
Technology (Light)	1			1
Communications/Misc	2	1		1
Vocational Clsrms	2	2		1
Sub-Total	15	11	0	7
Physical Education Etc.				
Multi/Main Gymnasium	1	1		
Stage				
Boys/Girls Locker	4	6		
Boys/Girls Showers	2	2		
Coaches off./ Showers	2	2		
Training	1	1		
Laundry	1	1		
Storage / Office	1	6		
Officials/showers	1		1	
Lobby/cons./commons	1	2		
Auxiliary Gym	1			1
Weight Room	1	1		
Wrestling	1			
Health/P.E. Clsrms	2	2	1	
Sub-Total	19	24	2	1
Misc. Spaces				
ROTC				
Mobile Units				

Room Name	NC DPI SF	Existing SF	Renovated	New SF
Media Center				
Media (RLV)	5,400	3897.4		5,400
Support	3,250	266		3,210
Computer				
Sub-Total	8,650	4,163	0	8,610
Food Service				
	# of seatings			3
Dining	5,600	4886.2	714	
Kitchen	2,566	1724.7	1076	1,490
Serving	940	362.3	940	
Sub-Total	9,106	6,973	2,730	1,490
Auditorium				
	# of seats			0
Auditorium	4,320	4087		
Stage / Dress / Sto.	4,000	1980.9		
Lobby	1,000	1089		
Sub-Total	9,320	7,157	0	0
Administration				
Administration	5,440	2831.4	2831	2,289
Sub-Total	5,440	2,831	2,831	2,289
Storage				
Book Storage	1,100	124.3	610	
General Storage	1,200	1515.5		
Sub-Total	2,300	1,640	610	0
Staff Support				
Staff Support	3,050	882.8		2,167
Sub-Total	3,050	883	0	2,167
Total Renovated Spaces				
			6,171	
Demolition Totaling				
Total	37,866	23,648	6,171	14,556

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Facility Name	STD	Existing	Renovated	New
Track				
Track	1	1		
Pole Vault	1	1		
High Jump	1	1		
Long / Triple Jump	1	1		
Shot Put / Discus	1			1
Fencing	1	1		
Sub-Total	6	5	0	1
Football				
Field	1	1		
Lighting	1	1		
Home Stadium	1	1		
Press Box	1	1		
Visitors Seating	1	1		
Scoreboard	1	1		
Irrigation				
Fencing	1	1		
Additional Parking				
Sub-Total	7	7	0	0
Soccer Field				
Field	1	1		
Lights	1	1		
Bleachers	1	1		
Scoreboard				
Field Irrigation				
Fencing	1	1		
Sub-Total	4	4	0	0
Baseball				
Field	1	1		
Dugouts	2	2		
Lights	1	1		
Bleachers	1	1		
Scoreboard	1	1		
Field Irrigation				
Concessions / Toilets				
Press Box	1			1
Fencing	1	1		
Sub-Total	8	7	0	1
Softball				
Field	1	1		
Dugouts	2	2		
Lights	1	1		
Bleachers	1	1		
Scoreboard	1	1		
Field Irrigation				
Concessions / Toilets	1			1
Press Box	1			1
Fencing	1	1		
Sub-Total	9	7	0	2
Tennis Courts				
Number of Courts	6	2		4
Lights	1			1
Fencing (as Required)	1	1		
Sub-Total	8	3	0	5
Field House				
Field House	1			1
Sub-Total	1	0	0	1
Concessions				
Concessions	1	1		
Sub-Total	1	1	0	0
Play Field				
Field				
Sub-Total	0	0	0	0
Total	44	34	0	10

Richlands

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

The proposed addition will include renovations to the Administrative area along with some additional square footage.

Traffic patterns will also be revised.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Richlands High				
Additions / Renovations		Proposed Student Capacity		1,100
		Proposed Core Capacity		1,200
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	1	850	266.40	\$226,440
H.S. Science Classrooms	4	4,075	355.20	\$1,447,440
Arts Education	0	0	0.00	\$0
Vocational	7	10,550	330.43	\$3,486,061
Physical Education Etc.	1	6,500	384.80	\$2,501,200
Misc. Spaces (Entry Lobby)		1,000	266.40	\$266,400
Renovations	10	0	60.00	\$0
Core Capacity				
Media Center		8,610	334.89	\$2,883,422
Food Service		1,490	444.00	\$661,560
Auditorium		0	0.00	\$0
Administration		2,289	296.00	\$677,426
Storage		0	0.00	\$0
Staff Support		2,167	296.00	\$641,491
Renovations		6,171	60.00	\$370,260
Athletic / PE Facilities				
Track	1			\$4,000
Football	0			\$0
Soccer Field	0			\$0
Baseball	1			\$40,000
Softball	2			\$75,000
Tennis Courts	5			\$350,000
Field House	1			\$350,000
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		37,531	\$340.83	\$12,791,440
Circulation/ Mechanical/Toilets/Walls	38.00%	14,262	\$340.83	\$4,860,747
Subtotal Renovated		6,171	\$60.00	\$370,260
Athletics				\$819,000
Site Improvements				\$374,643
Other (Canopy Demolition)		10000	\$7.00	\$70,000
Sub Total				\$19,286,090
Inflation (3% for 3 years)	12.00%			\$2,314,331
Contingency (%)	10.00%			\$2,160,042
Sub Total				\$23,760,463
A-E Fees (%)	10.00%			\$2,376,046
Financing Charges	1.00%			\$266,153
Other Fees and Services				\$212,594
Site	0			\$0
Owners Contingency (furn., equipment)				\$797,000
Total				\$26,615,255

Richlands

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Richlands High School

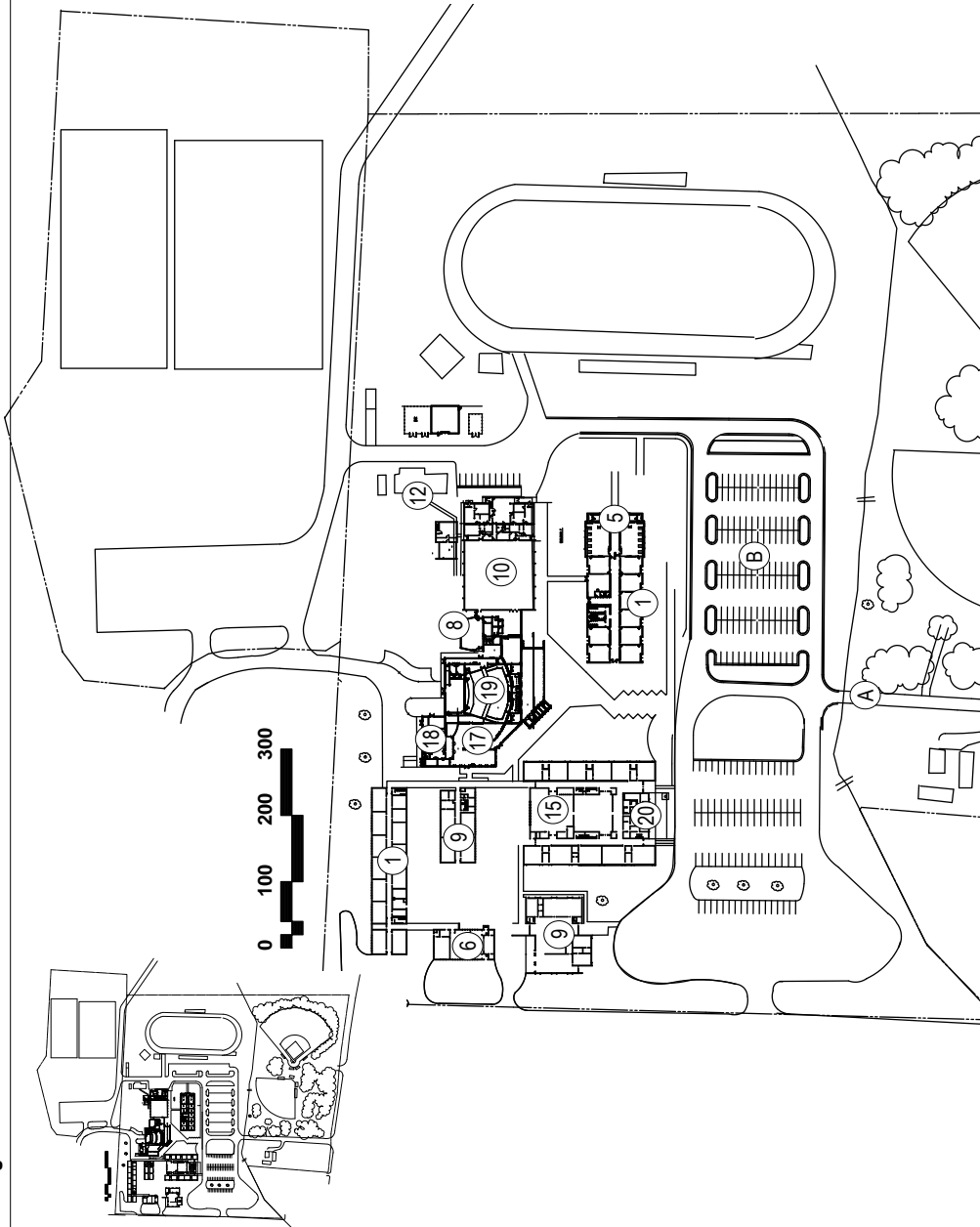
Existing

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION



Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh, NC 27607
 T(919) 781.8582

Richlands

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Richlands High School

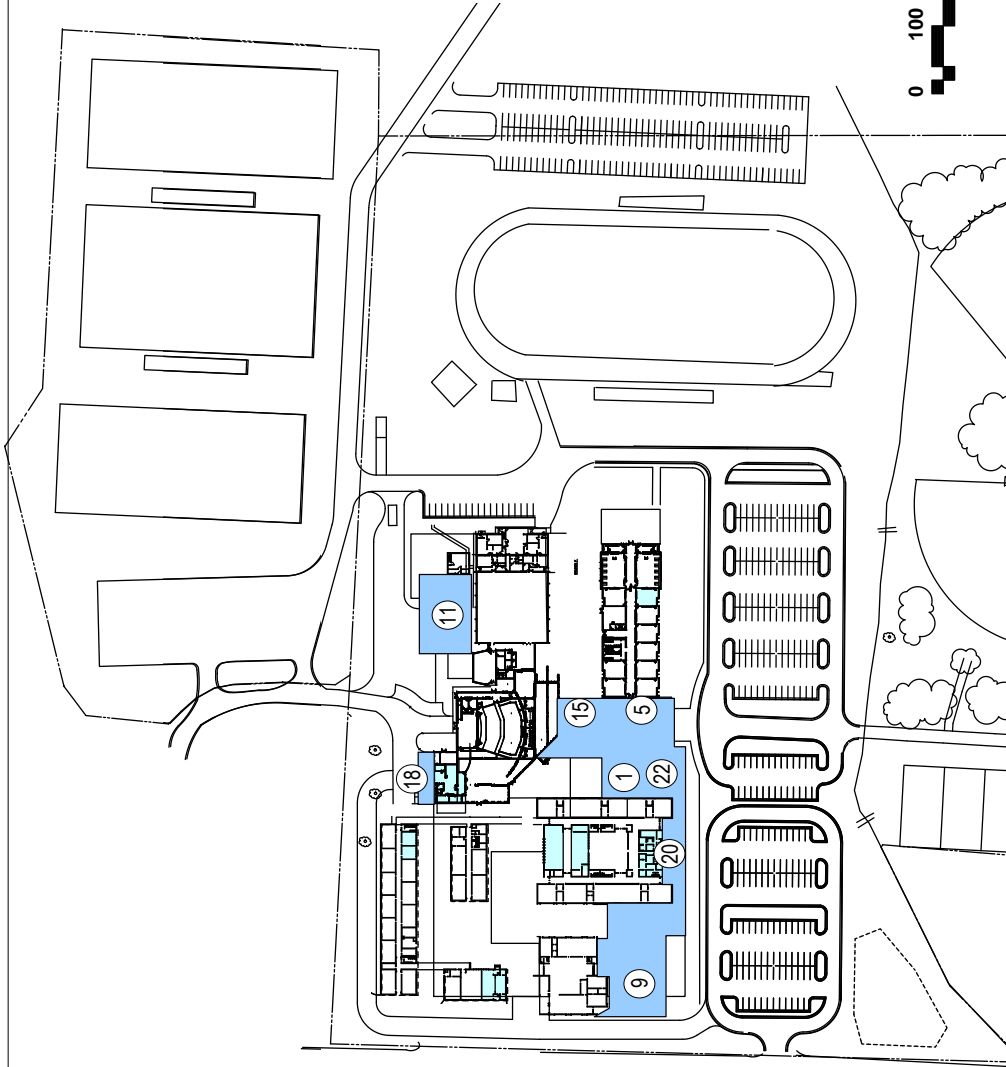
Potential Future Plan

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION



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Southwest

Southwest High School



Southwest High School

Located off Burgaw Highway the building site stretches back nearly 2,000 feet to the north-west. To the northeast in the image above is Blue Creek Elementary. Blue Creek is the northern boundary for both schools.

At sixty acres the site is large enough to support all programs and after school athletics and other events.



Main Entry

Utility Providers

Electrical	Progress Energy
Sewer	Private
Water	Onslow County
Gas	NA

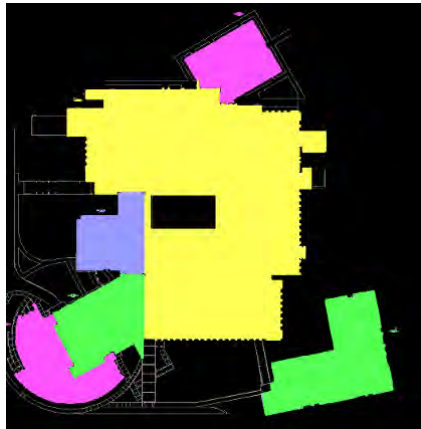
Facility	ALTID	2021 Tax Value	ACRES
Southwest High	332-248	\$5,746,100	60

Southwest

Building Bio Data

The main portion of the building, shown in yellow below, is currently 47 years of age. The additions, completed in 1997 are green with the 2000 section in pink and the 2008 addition of the Media center. The Media Center added 9,476 to the campus for a total square footage of heated space at 156,265 square feet.

SOUTHWEST HIGH		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-344-001	MAIN BUILDING	NC2	1/1/1976	91,375	\$21,616,050	\$3,300,541	\$170
		FR	1/1/1997	14,945			
		FR	1/1/2000	21,025			
670-344-004	FTBL PRESS BXBLEACH	FI	4/30/1990	n/a	n/a	n/a	n/a
170-344-005	ATHLETIC FLD LIGHTS	FI	1/1/1989	n/a	n/a	n/a	n/a
070-344-008	CLASSROOM BUILDING	NC2	4/4/1997	18,960	\$2,537,673	\$387,476	\$134
	MEDIA CENTER		8/1/2008	9,476			
Totals / Average \$/sf				155,781	\$24,153,723	\$3,688,017	\$152
Average Construction Date			1991				
Average Age			30				



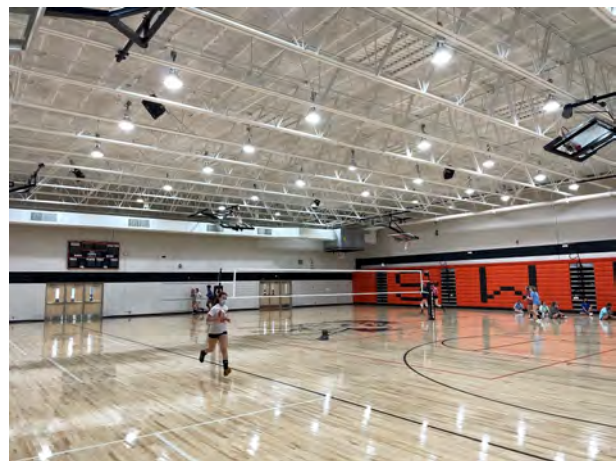
Building ages



Media Center Entrance



Auditorium



Gymnasium

Southwest

Life Cycle Table

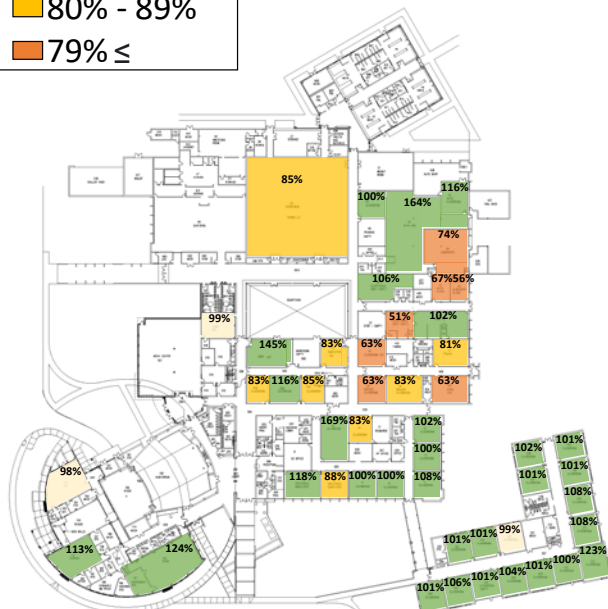
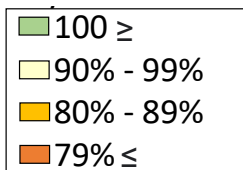
The Media Center Addition is included in this section because it does not relate to the insurance values. The Main building itself is about halfway through it's anticipated life cycle with other portions of the building being relatively youthful. At some point in the future a complete infrastructure project will be needed to keep this oldest portion working properly. This can and is being done in part by replacement of units and other building components as they age out.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Southwest High						
Main Building - 1976	35	70	60	80	1976	45
Main Building - 1997	66	80	70	90	1997	24
Main Building - 2000	69	80	70	90	2000	21
Football Press Box / Bleachers - 1990	29	50	40	60	1990	31
Athletic Field Lighting - 1989	18	40	30	50	1989	32
Classroom Building - 1997	66	80	70	90	1997	24
Media Center - 2008	77	80	70	90	2008	13

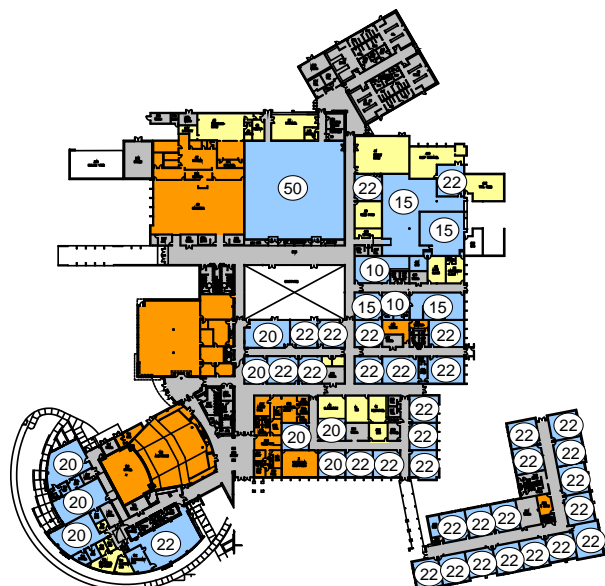
Life Cycle Table

The Square Footage % and the Capacity Diagram show different things. By looking at the two side by side, an understanding of what types of spaces are undersized can be reviewed. Additionally, it is apparent that Core spaces dominate the left side of the plan with several remote locations for administrative purposes.

Square Footage %



Capacity Diagram



Southwest

Deferred Maintenance

On the following page is the list of deferred maintenance items identified. They include the routine items, but also all roofing anticipated over the course of the next ten years. A large portion of the potential improvements are related to the 1976 original building which is also the largest section of the building.

Pictured below are some of the issues related to this older section. Some of the water infiltration may be reduced with the recent placement of a new roof over this entire section. The roof will not help the concrete that is in failure around the outside of the building and other failures like the doors delaminating due to age and humidity.

Starting at the main entry and working around the building counterclockwise until you reach the CTE labs are a series of columns that are in failure. There are no fears of a catastrophic event and additional supports have been placed to ensure there is extra protection at each area of concern. Foundations in this zone are also moving and cracks are appearing in the terrazzo floors, as well as in the walls of the building. This is allowing moisture into the building putting a strain on the mechanical system and adding to the need for dehumidification.



Spalling Paint



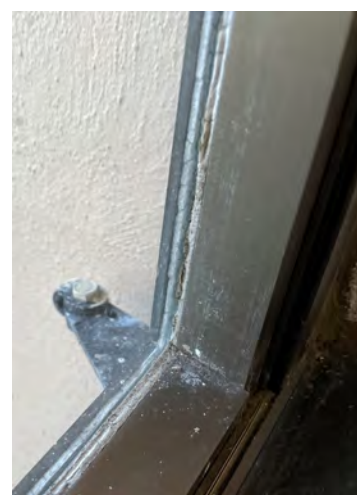
Door Veneer / Hardware



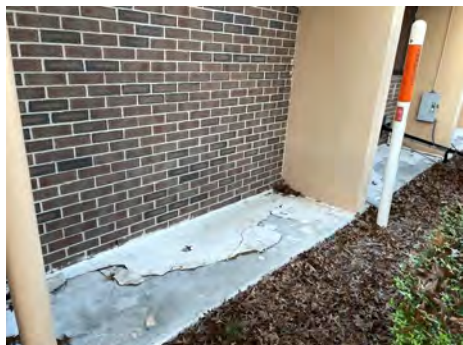
Column Supports



Building Settlement



Windows in failure



Concrete Failure

Southwest

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Southwest High

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$453,617	\$45,362	\$54,434	\$68,043	\$621,456
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$153,519	\$15,352	\$18,422	\$23,028	\$210,320
7	Canopy (cov. Walks)	\$85,800	\$8,580	\$10,296	\$12,870	\$117,546
8	Other Site	\$231,774	\$23,177	\$27,813	\$34,766	\$317,531
9	Roofing	\$601,203	\$60,120	\$72,144	\$90,180	\$823,648
10	Structural	\$1,000,000	\$100,000	\$120,000	\$150,000	\$1,370,000
11	Windows	\$589,094	\$58,909	\$70,691	\$88,364	\$807,058
12	Walls	\$217,788	\$21,779	\$26,135	\$32,668	\$298,370
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$64,550	\$6,455	\$7,746	\$9,682	\$88,433
16	Flooring	\$84,092	\$8,409	\$10,091	\$12,614	\$115,207
17	Painting	\$296,321	\$29,632	\$35,559	\$44,448	\$405,960
18	Other Building Interior	\$120,000	\$12,000	\$14,400	\$18,000	\$164,400
19	Mechanical	\$921,686	\$92,169	\$110,602	\$138,253	\$1,262,710
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$509,340	\$50,934	\$61,121	\$76,401	\$697,795
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$120,034	\$12,003	\$14,404	\$18,005	\$164,446
26	ADA Ramps	\$39,001	\$3,900	\$4,680	\$5,850	\$53,431
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
Total		\$5,534,619	\$553,462	\$664,154	\$830,193	\$7,582,427

Southwest



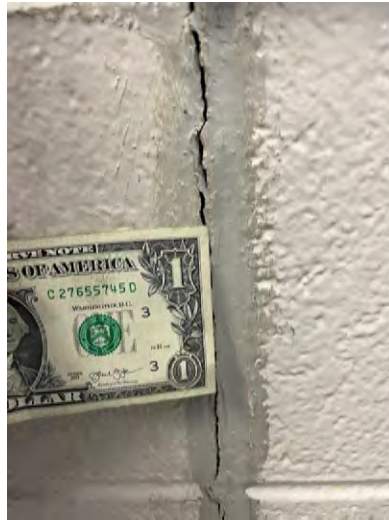
Cafeteria



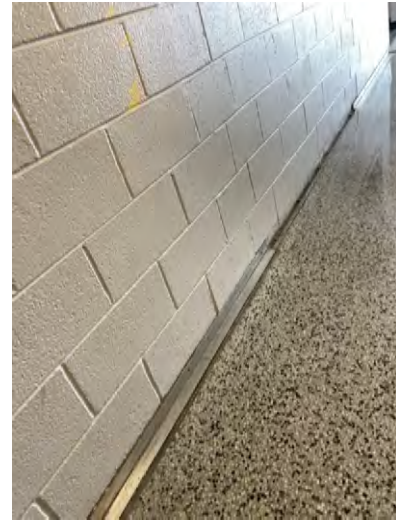
Media Center



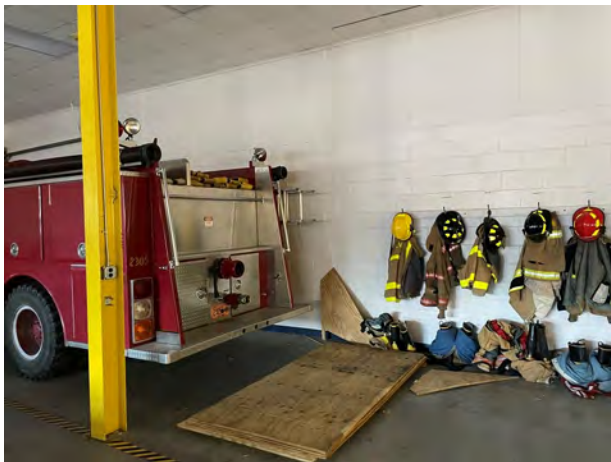
Floor Settlement - Sci Room



Wall Settlement - Sci Room



Base Replacement



Fire Science + Technology



Entry Lobby

Southwest

Onslow County Schools

Space Inventory / Worksheet 2021

6/23/2021

Southwest High

Current Student Capacity (NCDPI)	1,016
Proposed Student Capacity	1086
Built Out	Number of Spaces

Current Core Capacity (NCDPI)	1,179
Proposed Core Capacity	1179
0	Square Footage

Total Cost	\$12,957,925
Cost / Student	\$11,932
Athletic / PE /Facilities	
	Number of Spaces

Room Name	NCDPI Count	Existing Count	Renovated	New
Academic Spaces				
Pre-K Clsrms				
Kindergartens				
Grades 1-3 Clsrms				
Grades 4-5 Clsrms				
4-8 LA/SS/Math				
Grades 6-8 Math/Sci Clsrms				
Grades 5-8 Science Clsrms				
(9-12) Eng. / F-Lang. / SS / Math	25	26		1
Exceptional (self contained)	1	2		
Instructional Kitchen	1		1	
Resource	4	4		
Computer				
ISS	1			1
Sub-Total	32	32	1	2
High School Science Classrooms				
Physical /Bio /Chem /Phy /Other	6	5	1	
Prep Rooms	3	1	2	
Math/Sci Computer Lab				
Sub-Total	9	6	3	0
Arts Education				
Visual Arts	1	1		
Art Project				
Art Sto. Kiln	1	3		
General Music				
Instrumental Music (Band)	1	1		
Vocal Music (Chorus) + Sto.	1	3		
Ensemble / Practice	1	1		
Band Uniform Sto.	1	1		
Instrument Sto.	2	4		
Office / Library	2	2		
Dance/Drama	1			
Sub-Total	11	16	0	0
Vocational				
Keyboarding Labs	2	2		
Exploratory Labs				
Computer Applications	1	2		
Business/Office Ed.	1			
Cons/Occ Home Economics	1	1		
Service/Marketing	1	1		1
Health Occupations				
Agri/Trade & Industry (Heavy)	1	1		
Trade & Industry (Medium)	2	2		
Technology (Light)				
Communications/Misc	2	1		2
Vocational Clsrms	2	3		
Sub-Total	13	13	0	3
Physical Education Etc.				
Multi/Main Gymnasium	1	1		
Stage				
Boys/Girls Locker	4	4		
Boys/Girls Showers	2	8		
Coaches off./ Showers	2	8		
Training	1	2		
Laundry	1	1		
Storage / Office	1	4		
Officials/showers	1	1		
Lobby/cons./commons	1	1		
Auxiliary Gym				1
Weight Room	1	1		
Wrestling	1	1		
Health/P.E. Clsrms	2	1		1
Sub-Total	18	33	0	2
Misc. Spaces				
ROTC				
Mobile Units				
Total	83	100	4	7

Room Name	NCDPI SF	Existing SF	Renovated	New SF
Media Center				
Media (RLV)	5,367	4714.2		
Support	3,250	1616.6	842	
Computer	850	842.1	-842	
Sub-Total	9,467	7,173	842	0
Food Service				
# of seatings 3				
Dining	5,502	5235.6		
Kitchen	2,566	3289.5		
Serving	940	265		
Sub-Total	9,008	8,790	0	0
Auditorium				
# of seats 0				
Auditorium	4,244	4159.9		
Stage / Dress / Sto.	4,000	2061.6		1,938
Lobby	1,000	2991.7		
Sub-Total	9,244	9,213	0	1,938
Administration				
Administration	5,440	3136.9	2497	
Sub-Total	5,440	3,137	2,497	0
Storage				
Book Storage	1,090	113.6		976
General Storage	1,190	945.4		245
Sub-Total	2,280	1,059	0	1,221
Staff Support				
Staff Support	3,050	1027.8	761	1,261
Sub-Total	3,050	1,028	761	1,261
Total Renovated Spaces				4,100
Demolition Totaling				
Total	38,489	30,400	4,100	4,421

Facility Name	STD	Existing	Renovated	New
Track				
Track	1	1		
Pole Vault	1	1		
High Jump	1	1		
Long / Triple Jump	1	1		
Shot Put / Discus	1			1
Fencing	1	1		
Sub-Total	6	5	0	1
Football				
Field	1	1		
Lighting	1	1		
Home Stadium	1	1		
Press Box	1	1		
Visitors Seating	1	1		
Scoreboard	1	1		
Irrigation				
Fencing	1	1		
Additional Parking				
Sub-Total	7	7	0	0
Soccer Field				
Field	1	1		
Lights	1	1		
Bleachers	1			1
Scoreboard				
Field Irrigation				
Fencing	1	1		
Sub-Total	4	3	0	1
Baseball				
Field	1	1		
Dugouts	2	2		
Lights	1	1		
Bleachers	1	1		
Scoreboard	1	1		
Field Irrigation				
Concessions / Toilets	1	1		
Press Box	1			1
Fencing	1	1		
Sub-Total	9	8	0	1
Softball				
Field	1	1		
Dugouts	2	2		
Lights	1	1		
Bleachers	1	1		
Scoreboard	1	1		
Field Irrigation				
Concessions / Toilets	1	1		
Press Box	1			1
Fencing	1	1		
Sub-Total	9	8	0	1
Tennis Courts				
Number of Courts	6			6
Lights	1			1
Fencing (as Required)	1			1
Sub-Total	8	0	0	8
Field House				
Field House	1			1
Sub-Total	1	0	0	1
Concessions				
Concessions	1	1		
Sub-Total	1	1	0	0
Play Field				
Field				
Sub-Total	0	0	0	0
Total	45	32	0	13

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Southwest

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

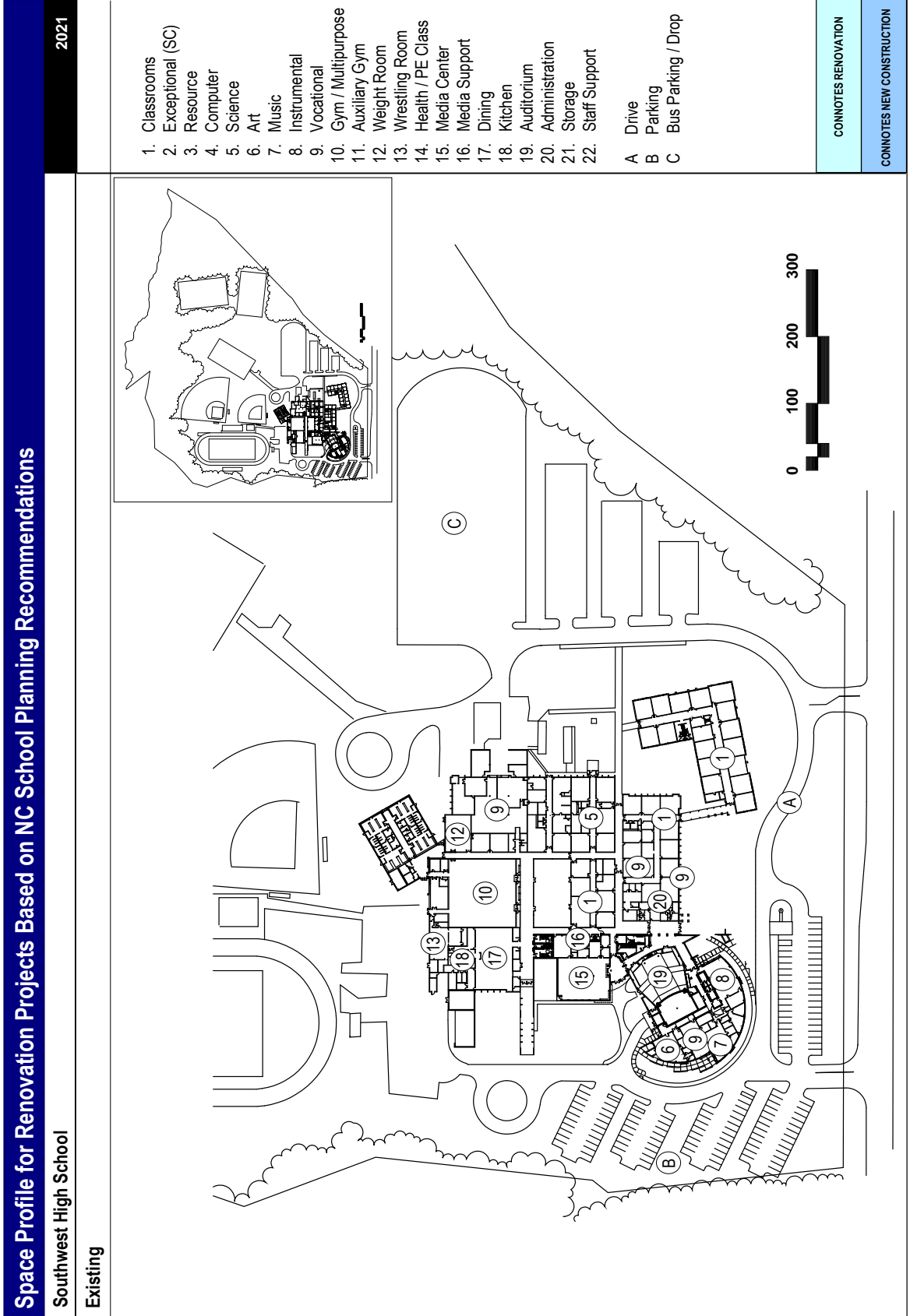
Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

As noted on the previous page several additions and renovations are possible including the addition of an Auxiliary Gym on the north side of the building.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Southwest High				
Additions / Renovations	Proposed Student Capacity		1,086	
	Proposed Core Capacity		1,179	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	2	1,600	262.76	\$420,413
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	3	4,200	305.25	\$1,282,050
Physical Education Etc.	2	6,500	360.75	\$2,542,605
Misc. Spaces ()			180.00	\$0
Renovations	4	1,900	147.37	\$280,000
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		1,938	277.50	\$537,906
Administration		0	277.50	\$0
Storage		1,221	277.50	\$338,828
Staff Support		1,261	277.50	\$349,983
Renovations		4,100	107.68	\$441,480
Athletic / PE Facilities				
Track	1			\$4,000
Football	0			\$0
Soccer Field	1			\$10,000
Baseball	1			\$40,000
Softball	1			\$40,000
Tennis Courts	8			\$460,000
Field House	1			\$350,000
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		16,721	\$327.25	\$5,471,784
Circulation/ Mechanical/Toilets/Walls	38.00%	6,354	\$327.25	\$2,079,278
Subtotal Renovated		6,000	\$120.25	\$721,480
Athletics				\$904,000
Site Improvements				\$165,000
Other ()				
Sub Total				\$9,341,542
Inflation (3% for 3 years)	12.00%			\$1,120,985
Contingency (%)	10.00%			\$1,046,253
Sub Total				\$11,508,780
A-E Fees (%)	10.00%			\$1,150,878
Financing Charges	1.00%			\$129,579
Other Fees and Services				\$168,688
Site	0			\$0
Owners Contingency (furn., equipment)				\$364,000
Total				\$12,957,925

Southwest



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Southwest

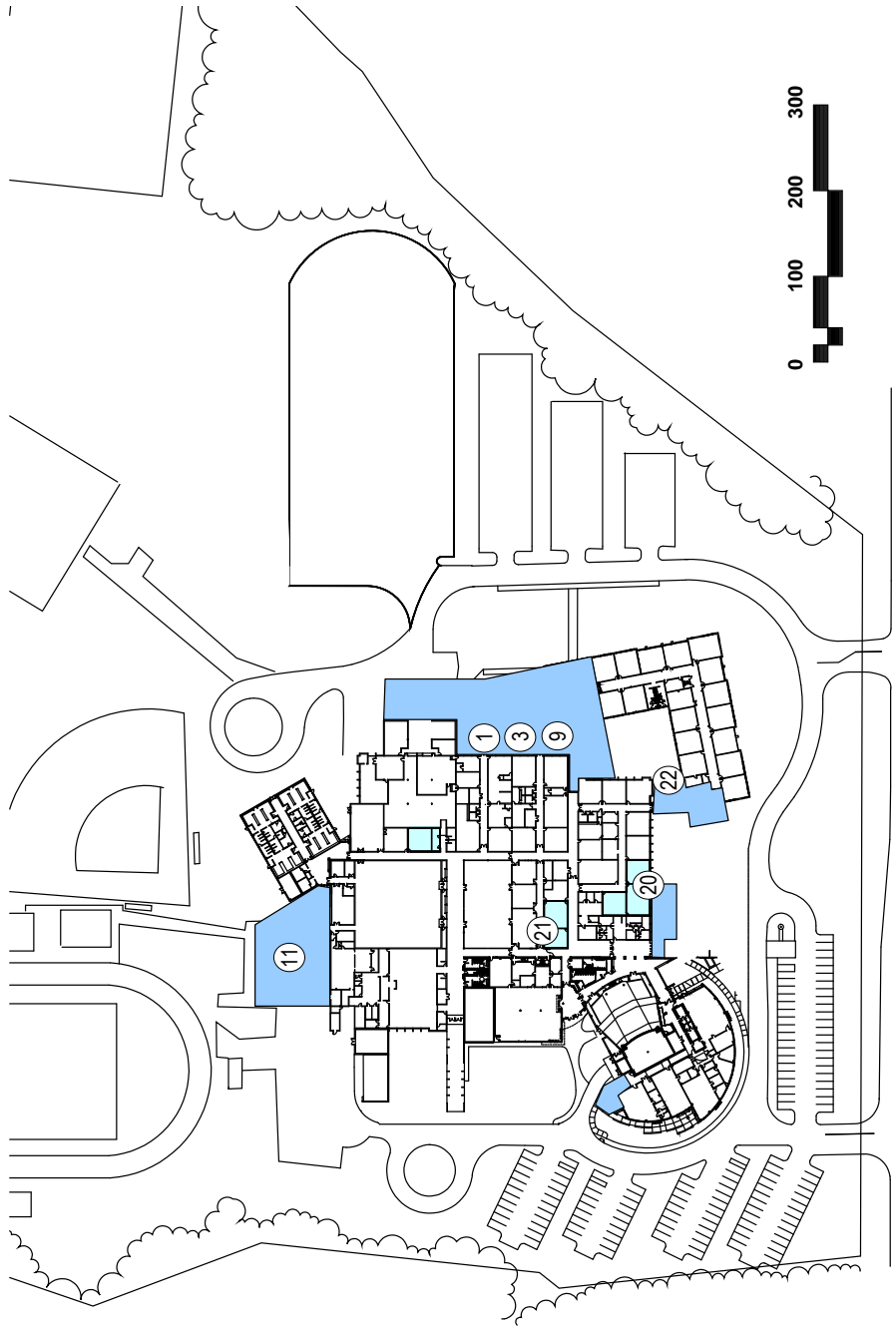
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Southwest High School

Potential Future Plan

2021

- 1. Classrooms
- 2. Exceptional (SC)
- 3. Resource
- 4. Computer
- 5. Science
- 6. Art
- 7. Music
- 8. Instrumental
- 9. Vocational
- 10. Gym / Multipurpose
- 11. Auxiliary Gym
- 12. Weight Room
- 13. Wrestling Room
- 14. Health / PE Class
- 15. Media Center
- 16. Media Support
- 17. Dining
- 18. Kitchen
- 19. Auditorium
- 20. Administration
- 21. Storage
- 22. Staff Support
- A Drive
- B Parking
- C Bus Parking / Drop



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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Swansboro

Swansboro High School



Swansboro High School

This parcel is shared between the High School and Queens Creek Elementary. The DPI suggested acreage for the two schools combined is a total of around 59 acres, 17 for the elementary and 42 for the high school and less than the 85 existing acres.

The shared nature of this site allows for some overall savings, but by sharing one main entrance, creates the occasional issue with vehicular traffic. The staggered schedule between the two schools helps alleviate this issue.



Auditorium Entrance

Utility Providers

- Electrical Progress Energy
- Sewer Town of Swansboro
- Water Town of Swansboro
- Gas NA

Facility	ALTID	2021 Tax Value	ACRES
Queens Creek / Swansboro High	1319-89	\$25,841,500	84.7

Swansboro

Building Bio Data

With the oldest portion of the building being thirty years of age, this is a youthful school. The most recent addition to the campus is the Auditorium Building which includes the band and chorus programs. The 1961 Equipment Storage Building is obviously a typo and was completed with the original construction of 1991.

SWANSBORO HIGH		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-352-001	MAIN BUILDING	NC2	6/19/1991	47,630	\$8,743,513	\$1,335,042	\$170
		NC2	7/1/2004	3,880			
670-352-002	VOC BLDG 500 WING	NC2	8/21/1991	13,820	\$8,011,917	\$1,174,458	\$170
		NCI	11/23/1998	12,020			
		NC2	7/1/2004	21,360			
670-352-003	SCIENCE BLDG 600 WNG	NC2	8/21/1991	21,300	\$3,615,547	\$552,055	\$170
670-352-004	FIELDHOUSE	NC2	8/21/1991	n/a	n/a	n/a	n/a
670-352-005	EQUIPMENT STOR BLDG	FI	1/1/1961	n/a	n/a	n/a	n/a
670-352-006	AUDITORIUM	NCI	8/14/2008	23,938	\$5,165,522	\$790,091	\$216
670-352-011	F'BALL CONC & RR BLD	IMI	3/14/1994	n/a	n/a	n/a	n/a
670-352-012	ATHLETIC FIELD LIGHT	NCI	8/10/1993	n/a	n/a	n/a	n/a
670-352-013	FTBLBLEAC-RESSBX	NCI	3/14/1994	n/a	n/a	n/a	n/a
		FI	7/1/1995	n/a	n/a	n/a	n/a
670-352-014	GYMNASIUM	NC2	3/13/1994	32,487	\$5,396,841	\$824,040	\$166
670-352-015	COVERED WALK	NC1	3/17/1994	n/a	n/a	n/a	n/a
		NC1	9/1/1996	n/a	n/a	n/a	n/a
Totals / Average \$/sf				176,435	\$30,933,340	\$4,675,686	\$178
Average Construction Date			1994				
Average Age			27				

Life Cycle

Below the 1961 building is corrected to 1991. The building still has many years of service remaining.

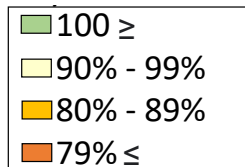
Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Swansboro High						
Main Building - 1991	60	80	70	90	1991	30
Main Building - 2004	73	80	70	90	2004	17
Vocational Building 500 Wing - 1991	60	80	70	90	1991	30
Vocational Building 500 Wing - 1998	67	80	70	90	1998	23
Vocational Building 500 Wing - 2004	73	80	70	90	2004	17
Science Building 600 Wing - 1991	60	80	70	90	1991	30
Fieldhouse - 1991	40	60	50	70	1991	30
Equipment Storage Building - 1961	60	80	70	90	1991	30
Auditorium - 2008	77	80	70	90	2008	13
Football Concessions \$ RR Building -1994	33	50	40	60	1994	27
Athletic Field Lighting - 1993	12	35	30	40	1993	28
Football Bleachers/Restrooms/Press - 1994	43	60	50	70	1994	27
Football Bleachers/Restrooms/Press - 1995	44	60	50	70	1995	26
Gymnasium - 1994	63	80	70	90	1994	27
Covered Walk - 1994	33	50	40	60	1994	27
Covered Walk - 1996	35	50	40	60	1996	25

Swansboro

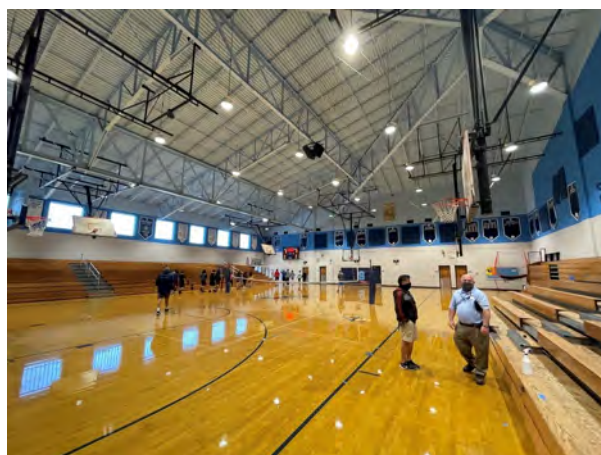
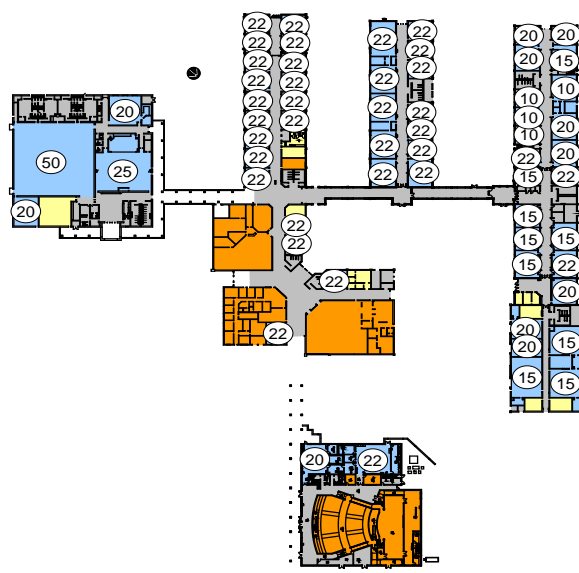
Square Footage % and Capacity Diagram

The two images below allow for a quick understanding about the size of the rooms and their function. Core facilities are concentrated near the front entry.

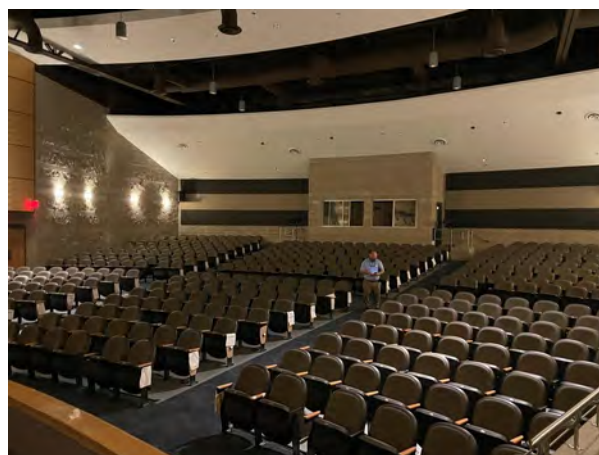
Square Footage %



Capacity Diagram



Gymnasium



Auditorium

Swansboro**Deferred Maintenance**

One of the largest expenses for any existing building is the cost of re-roofing. At this time, most of the building is under a standing seam metal roof that will last as much as 70 years in some instances. There are still some flat roof areas that will need to be addressed in the next 10 years.

The other large scale projects include reworking the parking, track, field lighting, mechanical systems and LED lighting.

Space Inventory Worksheet

Following the Deferred Maintenance Table is the Space Inventory. It accounts for instructional and core facilities. In this case some rooms are being reappropriated to resource spaces and get more appropriate square footage for some classrooms. Even though several spaces are added, they do not increase the overall capacity of the school.

**Gymnasium Artwork****Joint Repairs at Gymnasium****Auditorium Lobby****Sealed Windows**

Swansboro

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Swansboro High

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$394,914	\$39,491	\$47,390	\$59,237	\$541,033
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$254,915	\$25,492	\$30,590	\$38,237	\$349,234
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$433,337	\$43,334	\$52,000	\$65,001	\$593,671
9	Roofing	\$73,405	\$7,341	\$8,809	\$11,011	\$100,565
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$118,158	\$11,816	\$14,179	\$17,724	\$161,877
16	Flooring	\$249,849	\$24,985	\$29,982	\$37,477	\$342,294
17	Painting	\$359,201	\$35,920	\$43,104	\$53,880	\$492,106
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$778,925	\$77,892	\$93,471	\$116,839	\$1,067,127
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$633,788	\$63,379	\$76,055	\$95,068	\$868,290
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$88,358	\$8,836	\$10,603	\$13,254	\$121,051
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$15,600	\$1,560	\$1,872	\$2,340	\$21,372
Total		\$3,466,406	\$346,641	\$415,969	\$519,961	\$4,748,976

Swansboro



Main Entry Lobby



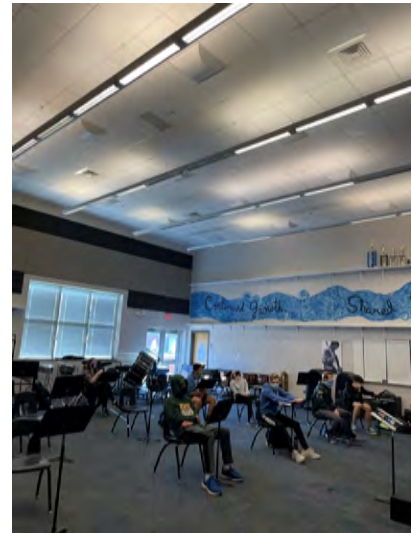
Cafeteria



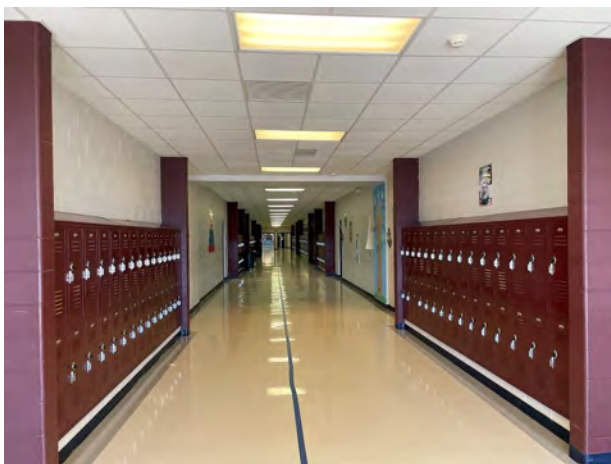
Media Center



CTE Classroom



Band - Auditorium Building



Hallway



Auxiliary Gymnasium

Swansboro

Swansboro High					Onslow County Schools					Total Cost				
Space Inventory / Worksheet 2021					6/23/2021					\$6,407,469				
Current Student Capacity (NCDPI)			1,240		Current Core Capacity (NCDPI)			785		Cost / Student		\$5,167		
Proposed Student Capacity		1240			Proposed Core Capacity		1240			Athletic / PE /Facilities		Number of Spaces		
		Number of Spaces					Square Footage					Number of Spaces		
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clrms					Media (RLV)	5,456	3140.2	2316		Track	1	1		
Kindergartens					Support	3,290	2056.9		1,233	Pole Vault	1	1		
Grades 1-3 Clrms					Computer					High Jump	1	1		
Grades 4-5 Clrms					Sub-Total	8,746	5,197	2,316	1,233	Long / Triple Jump	1	1		
4-8 LA/SS/Math					Food Service				3	Shot Put / Discus	1	1		
Grades 6-8 Math/Sci Clrms					Dining	5,787	5135.5		652	Fencing	1	1		
Grades 5-8 Science Clrms					Kitchen	2,566	1977.3		589	Sub-Total	6	6	0	0
(9-12) Eng. / F-Lang. / SS / Math	24	28		3	Serving	940	361.1		579	Football				
Exceptional (self contained)	2	4			Sub-Total	9,293	7,474	0	1,819	Field	1	1		
Instructional Kitchen	1	1			Auditorium				0	Lighting	1	1		
Resource	5	3			Auditorium	4,464	4469.3			Home Stadium	1	1		
Computer	1				Stage / Dress / Sto.	4,000	5374.8			Press Box	1	1		
ISS	1			1	Lobby	1,000	1742.2			Visitors Seating	1	1		
Sub-Total	33	36	0	4	Sub-Total	9,464	11,586	0	0	Scoreboard	1	1		
High School Science Classrooms					Administration					Soccer Field				
Physical /Bio /Chem /Phy /Other	9	8	1		Administration	5,460	3585.5	2238		Field	1	1		
Prep Rooms	4	2	2		Sub-Total	5,460	3,586	2,238	0	Lights				
Math/Sci Computer Lab					Storage					Bleachers	1	1		
Sub-Total	13	10	3	0	Book Storage	1,120	714.1		266	Scoreboard				
Arts Education					Staff Support					Baseball				
Visual Arts	2	1			Staff Support	3,050	1701.8	1104	244	Field	1	1		
Art Project					Sub-Total	3,050	1,702	1,104	244	Dugouts	2	2		
Art Sto. Kiln	2	2			Physical Education Etc.					Lights	1	1		
General Music					Multi/Main Gymnasium	1	1			Fencing (as Required)	1	1		
Instrumental Music (Band)	1	1			Stage					Sub-Total	10	8	0	2
Vocal Music (Chorus) + Sto.	1	4			Boys/Girls Locker	4	4			Field House				
Ensemble / Practice	1		1		Boys/Girls Showers	2	2			Field House	1			1
Band Uniform Sto.	1	1			Coaches off./ Showers	2	5			Sub-Total	1	0	0	1
Instrument Sto.	2	2			Training	1	1			Concessions				
Office / Library	2	2			Laundry	1	1			Concessions	1	1		
Dance/Drama	2				Storage / Office	1	8			Sub-Total	1	1	0	0
Sub-Total	14	13	1	0	Officials/showers	1	1			Play Field				
Vocational					Demolition					Play Field				
Keyboarding Labs	2				Total Renovated Spaces			5,658		Field				
Exploratory Labs					Demolition Totaling					Sub-Total	0	0	0	0
Computer Applications	1	7			Total	97	106	4	4	Total	46	40	0	6
Business/Office Ed.	1													
Cons/Occ Home Economics	2	1												
Service/Marketing	1													
Health Occupations	1	2												
Agri/Trade & Industry (Heavy)	2	2												
Trade & Industry (Medium)	2	1												
Technology (Light)	1													
Communications/Misc	2	3												
Vocational Clrms	2	3												
Sub-Total	17	19	0	0										

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Swansboro

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

Expansions to the Cafeteria and Media Center are indicated by the numbers. Within a 1 to 1 high school it may be unnecessary to increase either.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
Swansboro High				
Additions / Renovations	Proposed Student Capacity		1,240	
	Proposed Core Capacity		1,240	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	4	3,300	256.06	\$844,988
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	4	1,850	191.08	\$353,500
Core Capacity				
Media Center		1,233	305.25	\$376,404
Food Service		1,819	389.76	\$709,007
Auditorium		0	0.00	\$0
Administration		0	277.50	\$0
Storage		266	277.50	\$73,787
Staff Support		244	277.50	\$67,766
Renovations		5,658	102.28	\$578,700
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	1			\$40,000
Softball	2			\$150,000
Tennis Courts	2			\$100,000
Field House	1			\$350,000
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		6,862	\$301.93	\$2,071,951
Circulation/ Mechanical/Toilets/Walls	38.00%	2,608	\$301.93	\$787,341
Subtotal Renovated		7,508	\$124.16	\$932,200
Athletics				\$640,000
Site Improvements				\$170,000
Other ()				
Sub Total				\$4,601,492
Inflation (3% for 3 years)	12.00%			\$552,179
Contingency (%)	10.00%			\$515,367
Sub Total				\$5,669,039
A-E Fees (%)	10.00%			\$566,904
Financing Charges	1.00%			\$64,075
Other Fees and Services				\$107,452
Site	0			\$0
Owners Contingency (furn., equipment)				\$476,000
Total				\$6,407,469

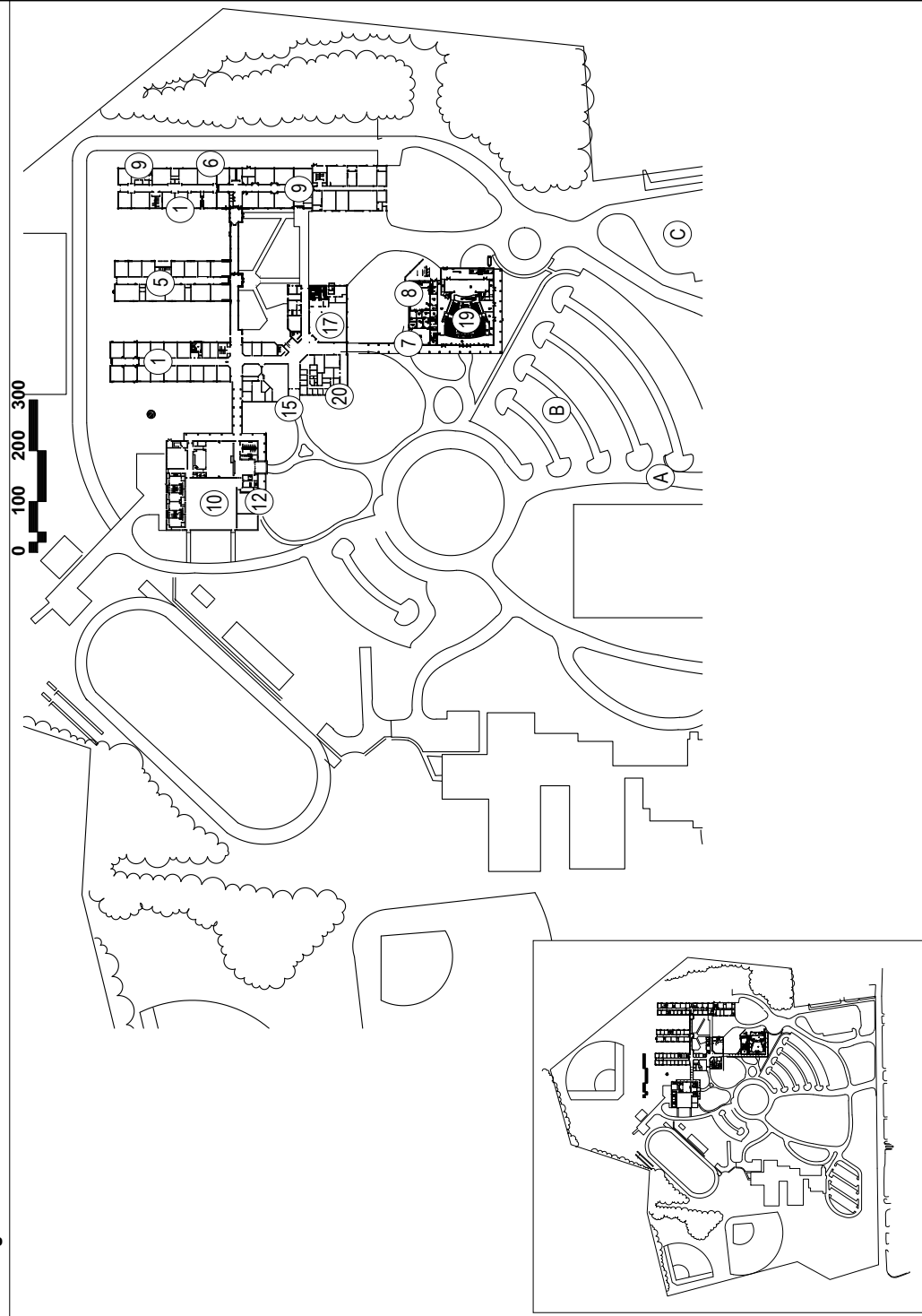
Swansboro

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Swansboro High School

2021

Existing



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
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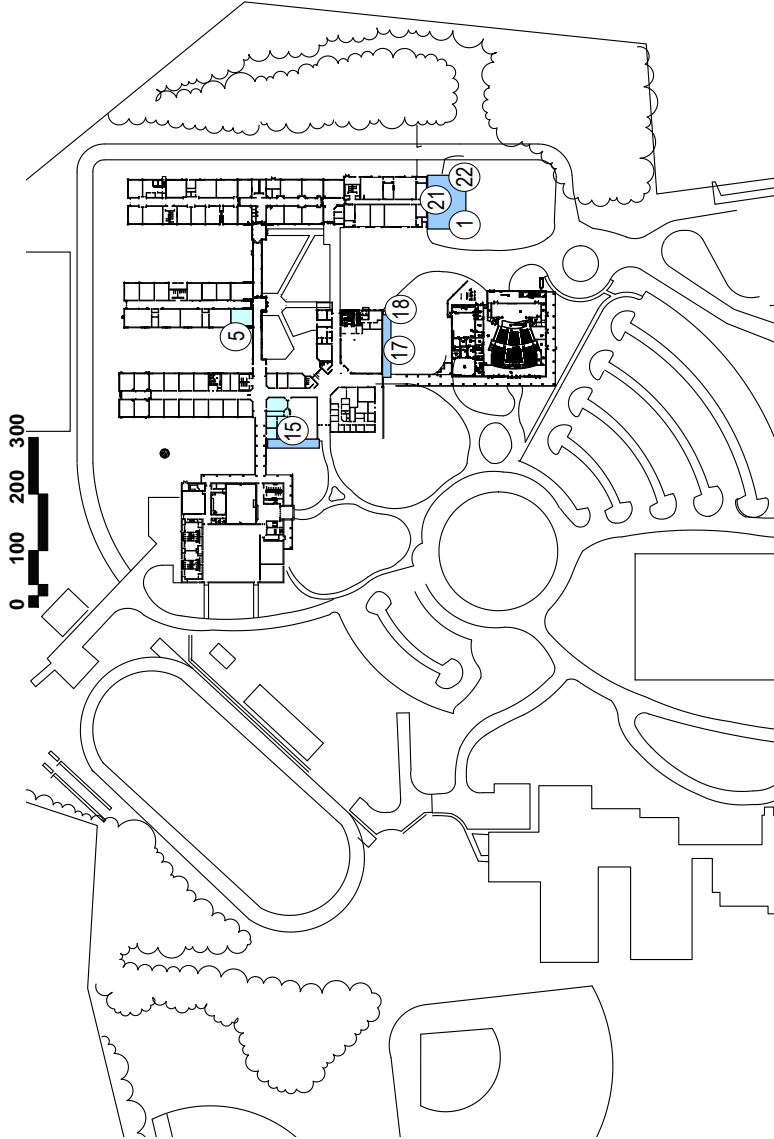
Swansboro

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Swansboro High School

Potential Future Plan

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
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 T(919) 781.8582

White Oak

White Oak High School



White Oak High School

Sitting on a total of 62 acres, there is sufficient space for every program on the campus. Located along Piney Green Road the two entrances allow some flexibility with getting vehicles on and off campus. The main entrance to the campus was reworked by NCDOT in 2017 improving access and egress from the campus, but did noting to improve the queue for parent drop off.



Courtyard

Utility Providers

Electrical	Progress Energy
Sewer	Private
Water	Onslow County
Gas	NA

Facility	ALTID	2021 Tax Value	ACRES
White Oak	1106-1	\$7,042,810	48.3
White Oak (Back Parcel)	1106-2.2	\$71,450	14.29

White Oak

Building Bio Data

The first section of this school opened in 1970. The most recent addition completed in 2009, noted as 2009 Classroom, also includes the new Auditorium. Overall the campus is relatively youthful and in good condition. Here, only the heated spaces are shown. Other insured items such as press boxes and lights are not included.

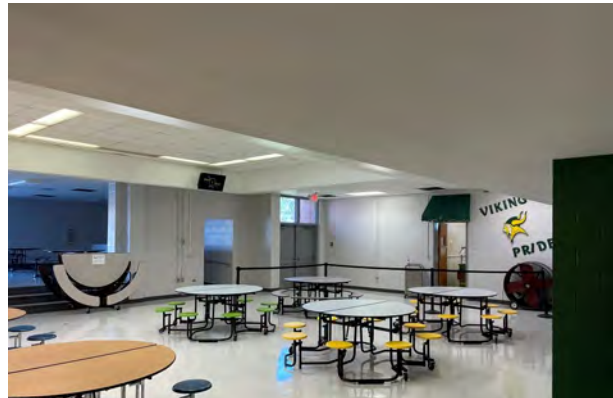
WHITE OAK HIGH		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-364-001	1970 CLASSROOM BLDG	NC2	1/1/1970	41,083	\$6,973,592	\$1,064,793	\$170
670-364-002	1970 GYM & ADMIN BLD	NCI	1/1/1970	13,185	\$6,329,584	\$912,845	\$170
		NC2	1/1/1970	17,144			
		NC2	11/27/1996	6,960			
670-364-003	CAFE & SHOP BUILDING	NCI	1/1/1970	9,545	\$3,553,591	\$503,782	\$170
		NC2	1/1/1973	8,030			
		NC2	9/1/1997	3,360			
670-364-004	2009 CLASSROOM	NCI	5/8/2009	23,009	\$5,171,888	\$612,869	\$225
670-364-005	CLASSROOMIMEDIA BLDG	NC2	11/27/1996	23,110	\$3,922,784	\$598,968	\$170
670-364-006	FIELDHOUSE	NC1	11/1/2009	7,349	\$935,586	\$0	\$127
670-364-010	FTBL BLCHRSTORAGE-4	FI	1/1/2002	n/a	n/a	n/a	n/a
		F2	1/1/2002	n/a	n/a	n/a	n/a
670-364-011	ATHLETIC FLD LIGHTS	FI	1/1/1987	n/a	n/a	n/a	n/a
670-364-014	COVERED WALK	F1	1/1/1973	n/a	n/a	n/a	n/a
		FI	9/25/1999	n/a	n/a	n/a	n/a
670-364-015	CONCESSIONIRESTROOM	FI	5/17/1995	n/a	n/a	n/a	n/a
670-364-020	1989 TEN CLRM BLDG	NC2	8/15/1989	10,575	\$1,795,043	\$274,084	\$170
670-364-021	FINE ARTS BUILDING	NC2	10/26/1989	7,770	\$1,318,911	\$201,384	\$170
670-364-035	SOCCERISFTBL CONC	IMI	7/1/1996	n/a	n/a	n/a	n/a
670-364-036	1996 PHYSICAL ED BLD	NCI	11/1/1996	6,470	\$1,098,244	\$15,914	\$170
	Totals / Average \$/sf			177,590	\$31,099,223	\$4,184,639	\$171
	Average Construction Date		1989				
	Average Age		31				



Science Classroom



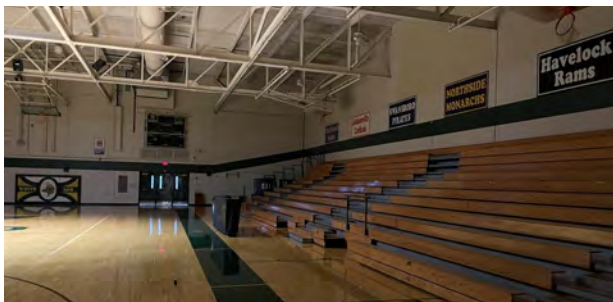
Culinary Arts



Cafeteria



Auditorium



Gymnasium

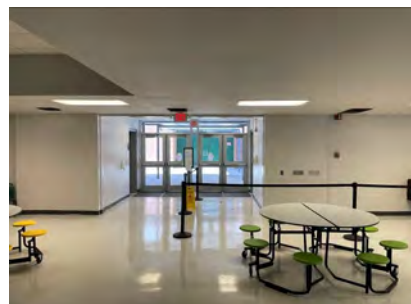
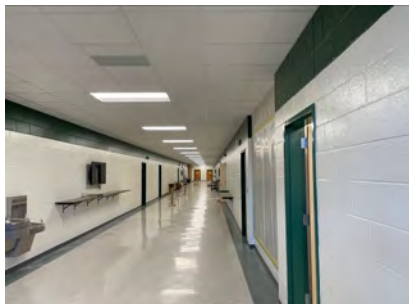
White Oak

Life Cycle Table

In this case, miscellaneous items such as Athletic Field Lighting are shown along with the year they became operational, the anticipated life of the item, along with the anticipated number of years until they will be in need of serious upgrades or replacement. Several of the buildings are halfway through their anticipated life cycle. One way to extend their useful life is to replace the component pieces such as wiring, plumbing, and other infrastructure items. The Science wing is a good example of a project that will extend a portion of the 1970’s building by several years, or at least in that section.

When the roof membrane failed during Hurricane Florence, water infiltrated the classrooms below and damaged the casework and doors in the wing. Once a new roof was placed the building components including new wiring and switches were installed. This along with new casework and units will prolong the useful life of this section. After Florence, the cafeteria also saw some improvements with new flooring and ceiling replacement.

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
White Oak High						
Classroom Building - 1970	29	70	60	80	1970	51
Gymnasium & Admin. Building - 1970	29	70	60	80	1970	51
Gymnasium & Admin. Building - 1970	29	70	60	80	1970	51
Gymnasium & Admin. Building - 1996	65	80	70	90	1996	25
Cafeteria & Shop Building - 1970	29	70	60	80	1970	51
Cafeteria & Shop Building - 1973	32	70	60	80	1973	48
Cafeteria & Shop Building - 1997	66	80	70	90	1997	24
Classroom Building - 2009	78	80	70	90	2009	12
Classroom Media Building 1996	65	80	70	90	1996	25
Fieldhouse - 2009	58	60	50	70	2009	12
Football Bleachers / Storage 4 - 2002	41	50	40	60	2002	19
Football Bleachers / Storage 4 - 2003	42	50	40	60	2003	18
Athletic Field Lights - 1987	6	35	30	40	1987	34
Covered Walkway - 1973	12	50	40	60	1973	48
Covered Walkway - 1999	38	50	40	60	1999	22
Concessions / Restrooms - 1995	44	60	50	70	1995	26
Ten Classroom Building - 1989	58	80	70	90	1989	32
Fine Arts Building - 1989	58	80	70	90	1989	32
Classroom & Media Center - 1997	66	80	70	90	1997	24
Soccer / Football Concessions - 1996	35	50	40	60	1996	25
Physical Education Building - 1996	65	80	70	90	1996	25

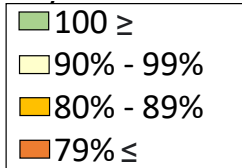


White Oak

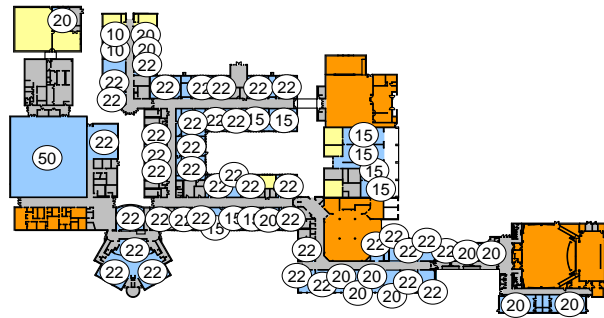
Square Footage % and Capacity Diagram

It is readily apparent that most of the spaces on this campus are at or slightly above the minimum square footage. It is also easy to see that the Core Facilities and support spaces are distributed throughout the building.

Square Footage %



Capacity Diagram



Deferred Maintenance

As with all of the other facilities a list of improvements needed over the course of the next 10 years is provided on the following page. The items are fairly typical starting with surfacing and striping of asphalt through additional furniture and kitchen equipment. Items such as re-surfacing the track are included and embedded within the heading of number 8. Other Site or door replacements are contained within number 18, Other Building Interior. The expanded list has been provided to the Maintenance Department and can be provided upon request, but with over 400 potential options, does not fit this format.

Space Inventory Worksheet

After the deferred maintenance table is the Space Inventory. It lists all Student and Core facilities within the building as well as defines any proposed additions or renovations. These options consider reusing several rooms for other programs. In some cases this will be a no cost change, while in the case of repurposing a regular classroom to a science classroom, costs are included. The additions are spread across campus based on a typical high school compartmentalization. The proposed Auxiliary Gym is near the existing Gymnasium, Classroom additions are near other classrooms, and Administration expansions are near the existing administrative suite.

White Oak

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

White Oak High

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$231,659	\$23,166	\$27,799	\$34,749	\$317,373
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$335,456	\$33,546	\$40,255	\$50,318	\$459,575
7	Canopy (cov. Walks)	\$57,408	\$5,741	\$6,889	\$8,611	\$78,649
8	Other Site	\$402,480	\$40,248	\$48,298	\$60,372	\$551,398
9	Roofing	\$1,255,191	\$125,519	\$150,623	\$188,279	\$1,719,611
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$385,343	\$38,534	\$46,241	\$57,801	\$527,920
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$26,000	\$2,600	\$3,120	\$3,900	\$35,620
16	Flooring	\$248,137	\$24,814	\$29,776	\$37,221	\$339,948
17	Painting	\$524,959	\$52,496	\$62,995	\$78,744	\$719,194
18	Other Building Interior	\$20,800	\$2,080	\$2,496	\$3,120	\$28,496
19	Mechanical	\$674,218	\$67,422	\$80,906	\$101,133	\$923,679
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$815,521	\$81,552	\$97,863	\$122,328	\$1,117,264
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$74,464	\$7,446	\$8,936	\$11,170	\$102,016
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$486,715	\$48,672	\$58,406	\$73,007	\$666,800
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$153,679	\$15,368	\$18,442	\$23,052	\$210,541
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$84,864	\$8,486	\$10,184	\$12,730	\$116,264
37	Kitchen Equipment	\$35,000	\$3,500	\$4,200	\$5,250	\$47,950
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$57,200	\$5,720	\$6,864	\$8,580	\$78,364
Total		\$5,945,449	\$594,545	\$713,454	\$891,817	\$8,145,265

White Oak



Main Entry Lobby



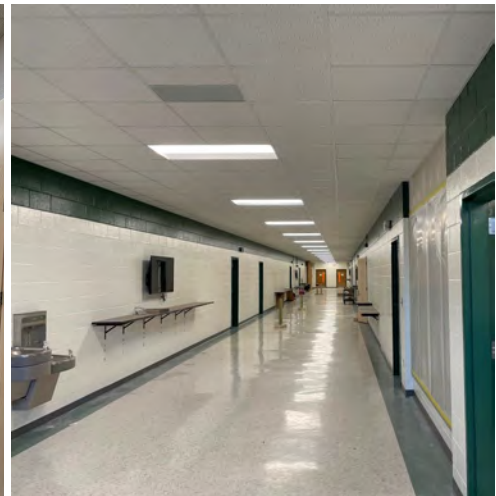
Old Auditorium



Window in failure



New Science Storage



Renovated Science Hallway



Band Room



CTE Classroom

White Oak

Onslow County Schools

Space Inventory / Worksheet 2021

6/23/2021

Total Cost \$15,449,463

White Oak High

Current Student Capacity (NCDPI) 1,303

Current Core Capacity (NCDPI) 1,250

Cost / Student \$11,634

Proposed Student Capacity	1328
Number of Spaces	

Proposed Core Capacity	1328
Square Footage	

Athletic / PE /Facilities	
Number of Spaces	

Room Name	NCDPI Count	Existing Count	Renovated	New
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Room Name	NCDPI SF	Existing SF	Renovated	New SF
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Facility Name	STD	Existing	Renovated	New
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Academic Spaces

Pre-K Clsrms				
Kindergartens				
Grades 1-3 Clsrms				
Grades 4-5 Clsrms				
4-8 LA/SS/Math				
Grades 6-8 Math/Sci Clsrms				
Grades 5-8 Science Clsrms				
(9-12) Eng. / F-Lang. / SS / Math	29	29	1	4
Exceptional (self contained)	2	2		
Instructional Kitchen	1		1	
Resource	5	5		
Computer				
ISS	1	1		
Sub-Total	38	37	2	4

Media Center

Media (RLV)	5,551	4999.9		
Support	3,350	1807.3		
Computer				
Sub-Total	8,901	6,807	0	0
Food Service				
# of seatings 3				
Dining	6,197	6897.6		
Kitchen	2,566	1645.9		1,275
Serving	940	392.4	940	
Sub-Total	9,703	8,936	940	1,275
Auditorium				
# of seats 0				
Auditorium	4,781	6587.2		
Stage / Dress / Sto.	4,000	4114.1		
Lobby	1,200	2130.6		
Sub-Total	9,981	12,832	0	0

Track

Track	1	1		
Pole Vault	1			1
High Jump	1	1		
Long / Triple Jump	1			1
Shot Put / Discus	1	1		
Fencing	1	1		
Sub-Total	6	4	0	2

High School Science Classrooms

Physical /Bio /Chem /Phy /Other	9	7	2	
Prep Rooms	4	5		
Math/Sci Computer Lab				
Sub-Total	13	12	2	0

Administration

Administration	5,480	3184.5	3843	1,637
Sub-Total	5,480	3,185	3,843	1,637

Football

Field	1	1		
Lighting	1	1		
Home Stadium	1	1		
Press Box	1	1		
Visitors Seating	1	1		
Scoreboard	1	1		
Irrigation				
Fencing	1	1		
Additional Parking				
Sub-Total	7	7	0	0

Arts Education

Visual Arts	2	2		
Art Project				
Art Sto. Kiln	2	4		
General Music		1		
Instrumental Music (Band)	1	1		
Vocal Music (Chorus) + Sto.	1	3		
Ensemble / Practice	1	2		
Band Uniform Sto.	1	1		
Instrument Sto.	2	2		
Office / Library	2	1		
Dance/Drama	2	1		
Sub-Total	14	18	0	0

Storage

Book Storage	1,160	200	960	
General Storage	1,260	499	661	100
Sub-Total	2,420	699	1,621	100

Soccer Field

Field	1	1		
Lights				
Bleachers	1	1		
Scoreboard				
Field Irrigation				
Fencing	1	1		
Sub-Total	3	3	0	0

Vocational

Keyboarding Labs	2			
Exploratory Labs				
Computer Applications	1	8		
Business/Office Ed.	1			
Cons/Occ Home Economics	2	2		
Service/Marketing	1			
Health Occupations	1			
Agri/Trade & Industry (Heavy)	2			
Trade & Industry (Medium)	2	4		
Technology (Light)	1			1
Communications/Misc	2			
Vocational Clsrms	2	2		
Sub-Total	17	16	0	1

Staff Support

Staff Support	3,150	850.8		2,299
Sub-Total	3,150	851	0	2,299

Baseball

Field	1	1		
Dugouts	2	2		
Lights	1	1		
Bleachers	1	1		
Scoreboard	1	1		
Field Irrigation				
Concessions / Toilets	1	1		
Press Box	1			1
Fencing	1	1		
Sub-Total	9	8	0	1

Physical Education Etc.

Multi/Main Gymnasium	1	1		
Stage				
Boys/Girls Locker	4	4		
Boys/Girls Showers	2	2		
Coaches off. / Showers	2	2		
Training	1	2		
Laundry	1	1		
Storage / Office	1	8		
Officials/showers	1			
Lobby/cons./commons	1	1		
Auxiliary Gym	1			1
Weight Room	1	1		
Wrestling	1	1		
Health/P.E. Clsrms	3	3		
Sub-Total	20	26	0	1

Softball

Field	1	1		
Dugouts	2	2		
Lights	1	1		
Bleachers	1	1		
Scoreboard	1	1		
Field Irrigation				
Concessions / Toilets	1			1
Press Box	1			1
Fencing	1	1		
Sub-Total	9	7	0	2

Misc. Spaces

ROTC				
Mobile Units				

Total Renovated Spaces			6,404	
Demolition Totaling				

Tennis Courts

Number of Courts	8			8
Lights	1			1
Fencing (as Required)	1			1
Sub-Total	10	0	0	10

Field House

Field House	1	1		
Sub-Total	1	1	0	0

Concessions

Concessions	1	1		
Sub-Total	1	1	0	0

Play Field

Field				
Sub-Total	0	0	0	0

Total	102	109	4	6
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Total	39,635	33,309	####	5,311
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Total	46	31	0	15
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This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

White Oak

Cost Estimate

The spaces are broken down by type and the number of spaces at the standard minimum or the appropriate square footage is noted. The cost of individual rooms varies per type of instruction and overall square footage.

Core spaces are listed separately along with their anticipated costs. Athletics are completed in a similar manner.

Other miscellaneous items including stormwater devices or surveys are included so the total shown at the bottom is a turnkey type of estimate for all additions noted.

The Auxiliary Gym is the largest space and the most costly, but with PE programs, Varsity and JV teams all vying for court time, it will prove most valuable to both instruction and athletic events.

Onslow County Schools				
Cost Estimate Worksheet: 2021				
White Oak High				
Additions / Renovations		Proposed Student Capacity		1,328
		Proposed Core Capacity		1,328
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	4	3,400	266.40	\$905,760
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	1	2,000	340.38	\$680,768
Physical Education Etc.	1	6,500	384.80	\$2,501,200
Misc. Spaces ()			180.00	\$0
Renovations	4	3,460	138.29	\$478,500
Core Capacity				
Media Center		0	0.00	\$0
Food Service		1,275	444.00	\$566,100
Auditorium		0	0.00	\$0
Administration		1,637	296.00	\$484,552
Storage		100	296.00	\$29,600
Staff Support		2,299	296.00	\$680,563
Renovations		6,404	113.23	\$725,130
Athletic / PE Facilities				
Track	2			\$11,000
Football	0			\$0
Soccer Field	0			\$0
Baseball	1			\$40,000
Softball	2			\$150,000
Tennis Courts	10			\$560,000
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		17,211	\$339.81	\$5,848,543
Circulation/ Mechanical/Toilets/Walls	38.00%	6,540	\$339.81	\$2,222,446
Subtotal Renovated		9,864	\$122.02	\$1,203,630
Athletics				\$761,000
Site Improvements				\$1,157,584
Other ()				
Sub Total				\$11,193,204
Inflation (3% for 3 years)	12.00%			\$1,343,184
Contingency (%)	10.00%			\$1,253,639
Sub Total				\$13,790,027
A-E Fees (%)	10.00%			\$1,379,003
Financing Charges	1.00%			\$154,495
Other Fees and Services				\$125,939
Site	0			\$0
Owners Contingency (furn., equipment)				\$614,000
Total				\$15,449,463

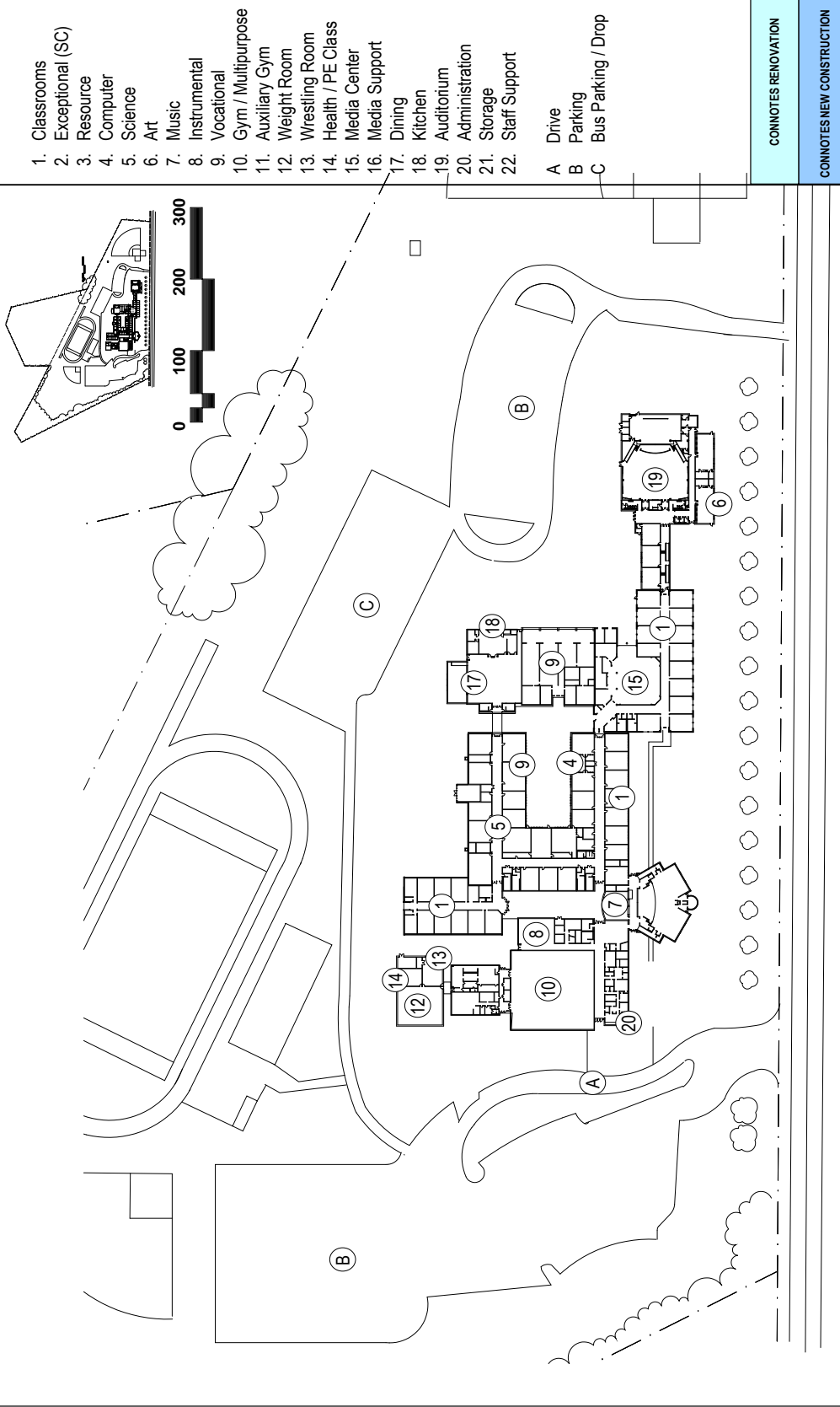
White Oak

Space Profile for Renovation Projects Based on NC School Planning Recommendations

White Oak High School

2021

Existing



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

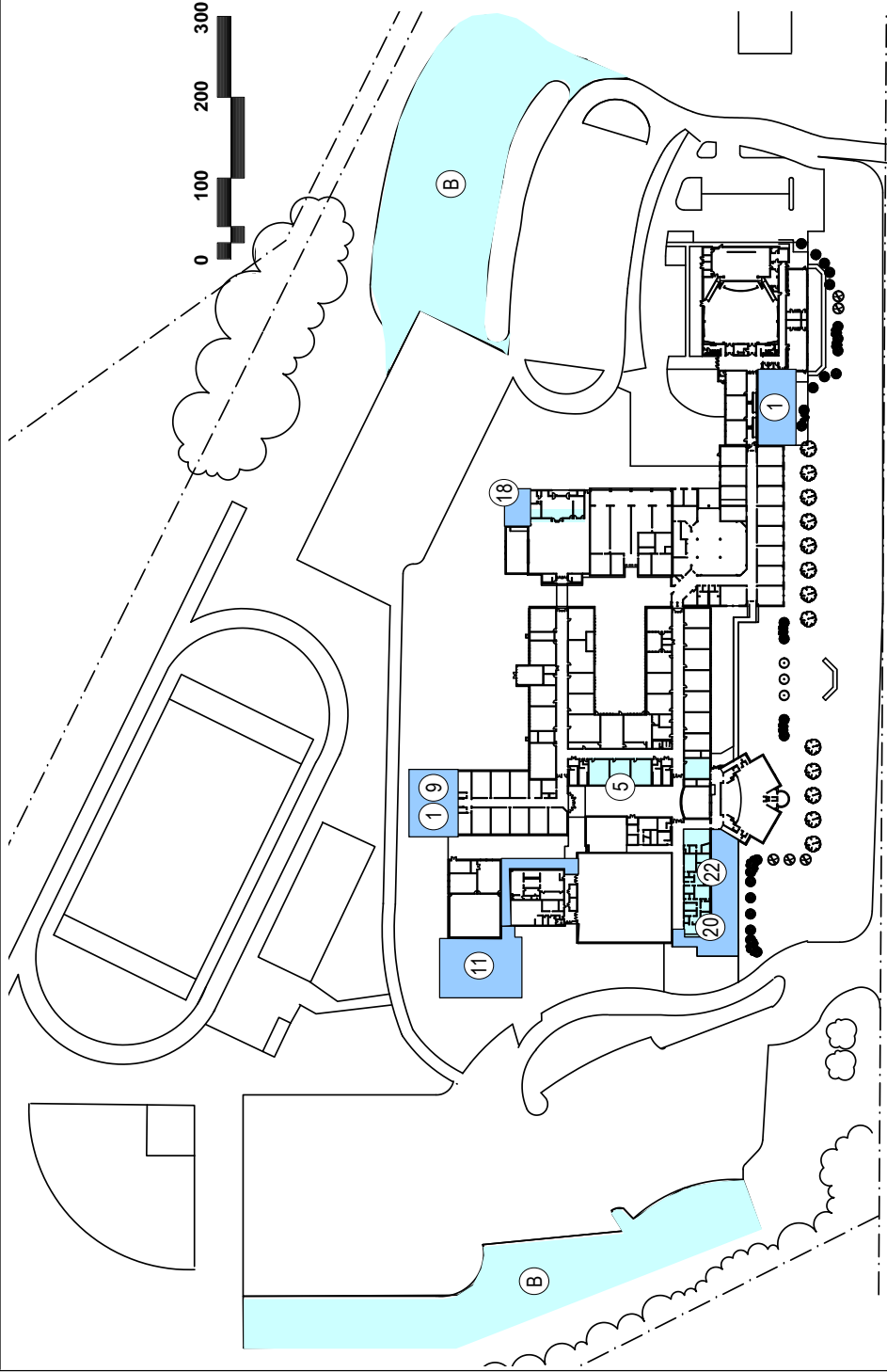
White Oak

Space Profile for Renovation Projects Based on NC School Planning Recommendations

White Oak High School

Potential Future Plan

2021



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8582

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Other Facilities

Thompson Early Childhood Center



Thompson Early Childhood

This small campus is located within the central area of Jacksonville. The back area is used by the transportation department for bus parking and bus driver parking. The front of the school faces College Street where significant flooding occurs during heavy rains. When severe flooding occurs, water enters the main doors at the Administration area which is at ground level. The main portion of the building has a crawl space and does not flood.



Student Entry

Utility Providers

Electrical	Progress Energy
Sewer	City of Jacksonville
Water	City of Jacksonville
Gas	NA

Facility	ALTID	2016 Tax Value	ACRES
Thompson	421-269	\$3,135,860	7.6

Thompson Early Childhood Center

Thompson Early Childhood Center only serves PK students. Classroom square footage is smaller than recommended by NC State Standards, and as a result, OCS has artificially reduced the maximum number in each space proportionately. Subsequently, the Student Capacity of this school is set at 252 students max.



Courtyard Facade

Building Bio Data

THOMPSON EARLY CHILDHOOD CNTR		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-290-001	MAIN BUILDING	JM1	1/1/1943	36,103	\$5,745,251	\$525,943	\$159
670-290-002	CAFETERIA	JM1	1/1/1951	3,963	\$630,653	\$57,733	\$159
670-290-004	QUONSET BUILDING A	F1	1/1/1960	1,025	\$81,556	\$8,440	\$80
670-290-005	QUONSENT BUILDING B	F1	1/1/1960	1,275	\$101,449	\$10,498	\$80
Totals / Average \$/sf				42,366	\$6,558,909	\$602,614	\$119
Average Construction Date			1953				
Average Age			68				

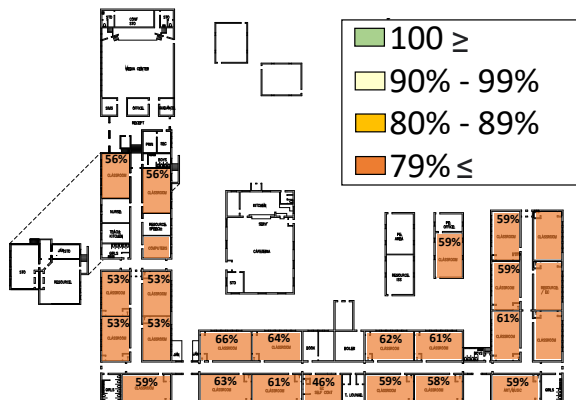
Source: NCDPI

At nearly 80 years of age, this is one of the oldest schools in the system. Again, as an older school it has many rooms that are undersized.

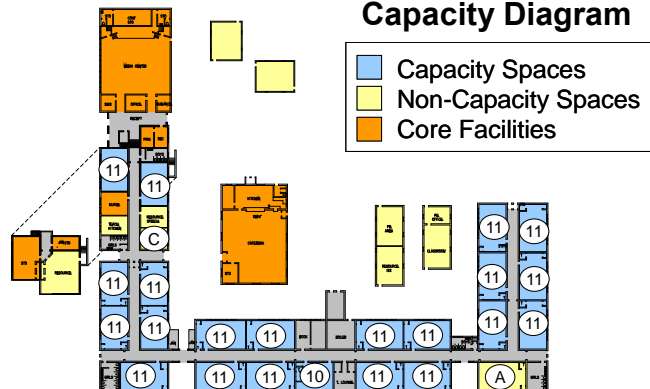
Life Cycle Data

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Thompson Early Childhood Center						
Main Building - 1943	-8	60	50	70	1943	78
Cafeteria - 1951	0	60	50	70	1951	70
Quonset Building A - 1960	9	60	50	70	1960	61
Quonset Building B - 1960	9	60	50	70	1960	61

Square Footage %



Capacity Diagram



Smith Sinnett Architecture, PA.

Deferred Maintenance

On the following page is the Deferred Maintenance for TECC. The type and amount of improvements shown are significant but needed to bring this building up to the minimum facility standards.

The Maintenance Department has made many improvements to this campus but many more remain. The needed improvements are due to the age of the building and infrastructure, not to deferment of proper maintenance.

Concrete lasts a lifetime and at 78 years of age, sections of the building’s concrete is in failure. Large cracks in the brick veneer, stairs that are bolted together, and sections of the footing are settling. The issues are typical of older buildings and do not suggest any type of catastrophic failure.

The building is not ADA compliant. The building is characterized by numerous existing conditions where the building lacks ramps, proper handrails, and even steps. Toilet facilities need to be upgraded due to a lack of ADA accessibility and the age of fixtures.

Air Conditioning is via window units. An entirely new mechanical system would be appropriate, along with all new plumbing and electrical systems throughout the main building.

Because of the wood construction, it would be reasonable to add a sprinkler system to the building and then upgrade the

Space Inventory Worksheet

The page after next is the Space Inventory Worksheet. No additions are suggested.



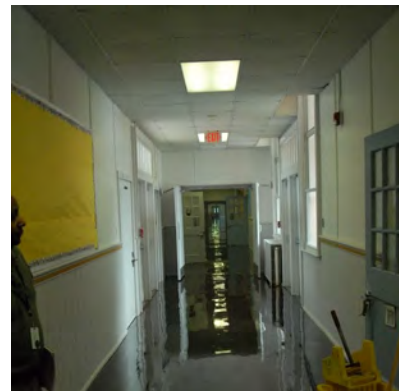
Masonry stairs in failure



Brick stoop failure



Concrete in failure



Hallway

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Thompson Early Childhood Center

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Design	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$203,907	\$20,391	\$24,469	\$30,586	\$279,353
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$52,000	\$5,200	\$6,240	\$7,800	\$71,240
7	Canopy (cov. Walks)	\$96,096	\$9,610	\$11,532	\$14,414	\$131,652
8	Other Site	\$47,607	\$4,761	\$5,713	\$7,141	\$65,222
9	Roofing	\$50,752	\$5,075	\$6,090	\$7,613	\$69,530
10	Structural	\$120,000	\$12,000	\$14,400	\$18,000	\$164,400
11	Windows	\$232,752	\$23,275	\$27,930	\$34,913	\$318,870
12	Walls	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
13	Other Building Exterior	\$8,320	\$832	\$998	\$1,248	\$11,398
14	Partition/Wall Const	\$18,970	\$1,897	\$2,276	\$2,845	\$25,988
15	Ceilings	\$74,719	\$7,472	\$8,966	\$11,208	\$102,365
16	Flooring	\$267,215	\$26,722	\$32,066	\$40,082	\$366,085
17	Painting	\$138,350	\$13,835	\$16,602	\$20,753	\$189,540
18	Other Building Interior	\$93,288	\$9,329	\$11,195	\$13,993	\$127,805
19	Mechanical	\$1,447,392	\$144,739	\$173,687	\$217,109	\$1,982,927
20	Electrical	\$171,321	\$17,132	\$20,559	\$25,698	\$234,710
21	Lighting	\$169,193	\$16,919	\$20,303	\$25,379	\$231,794
22	Technology	\$66,560	\$6,656	\$7,987	\$9,984	\$91,187
23	Plumbing	\$352,485	\$35,249	\$42,298	\$52,873	\$482,905
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$281,320	\$28,132	\$33,758	\$42,198	\$385,408
27	ADA Toilets	\$331,240	\$33,124	\$39,749	\$49,686	\$453,799
28	Fire Alarm	\$103,102	\$10,310	\$12,372	\$15,465	\$141,250
29	Sprinkler	\$127,098	\$12,710	\$15,252	\$19,065	\$174,124
30	Other Code / Safety	\$44,200	\$4,420	\$5,304	\$6,630	\$60,554
31	Abatement	\$39,566	\$3,957	\$4,748	\$5,935	\$54,205
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$31,200	\$3,120	\$3,744	\$4,680	\$42,744
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$96,512	\$9,651	\$11,581	\$14,477	\$132,221
37	Kitchen Equipment	\$202,800	\$20,280	\$24,336	\$30,420	\$277,836
38	Media Center Furniture	\$23,400	\$2,340	\$2,808	\$3,510	\$32,058
39	Off Site	\$187,200	\$18,720	\$22,464	\$28,080	\$256,464
40	Other	\$10,400	\$1,040	\$1,248	\$1,560	\$14,248
Total		\$5,175,719	\$517,572	\$621,086	\$776,358	\$7,090,735

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Onslow County Schools

Space Inventory / Worksheet 2021

6/7/2021

Thompson ECC

Total Cost \$208,331

Current Student Capacity (NCDPI)	252
Proposed Student Capacity	252
Number of Spaces	

Current Core Capacity (NCDPI)	534
Proposed Core Capacity	534
237334.4 Square Footage	

Cost / Student	\$827
Athletic / PE /Facilities	
Number of Spaces	

Room Name	NCDPI Count	Existing Count	Renovated	New
Academic Spaces				
Pre-K Clsrms	21	21		
Kindergartens				
Grades 1-3 Clsrms				
Grades 4-5 Clsrms				
4-8 LA/SS/Math				
Grades 6-8 Math/Sci Clsrms				
Grades 5-8 Science Clsrms				
(9-12) Eng. / F-Lang. / SS / Math				
Exceptional (self contained)	1	1		
Instructional Kitchen		1		
Resource	2	6		
Computer				
ISS				
Sub-Total	24	29	0	0
High School Science Classrooms				
Physical /Bio /Chem /Phy /Other				
Prep Rooms				
Math/Sci Computer Lab				
Sub-Total	0	0	0	0
Arts Education				
Visual Arts				
Art Project	1	1		
Art Sto. Kiln				
General Music				
Instrumental Music (Band)				
Vocal Music (Chorus) + Sto.				
Ensemble / Practice				
Band Uniform Sto.				
Instrument Sto.				
Office / Library				
Dance/Drama				
Sub-Total	1	1	0	0
Vocational				
Keyboarding Labs				
Exploratory Labs				
Computer Applications				
Business/Office Ed.				
Cons/Occ Home Economics				
Service/Marketing				
Health Occupations				
Agri/Trade & Industry (Heavy)				
Trade & Industry (Medium)				
Technology (Light)				
Communications/Misc				
Vocational Clsrms				
Sub-Total	0	0	0	0
Physical Education Etc.				
Multi/Main Gymnasium				
Stage		1		
Boys/Girls Locker				
Boys/Girls Showers				
Coaches off. / Showers				
Training				
Laundry				
Storage / Office				
Officials/showers				
Lobby/cons./commons				
Auxiliary Gym				
Weight Room				
Wrestling				
Health/P.E. Clsrms				
Sub-Total	0	1	0	0
Misc. Spaces				
ROTC				
Mobile Units				

Room Name	NCDPI SF	Existing SF	Renovated	Delta	New SF
Media Center					
Media (RLV)	2,728	2483.2		245	
Support	1,200			1,200	
Computer					
Sub-Total	3,928	2,483	0	1,445	0
Food Service					
# of seatings					
Dining	2,492	2137		355	
Kitchen	1,518	1052.1		466	
Serving		438.3		-438	
Sub-Total	4,010	3,627	0	383	0
Auditorium					
# of seats					
Auditorium					
Stage / Dress / Sto.					
Lobby					
Sub-Total	0	0	0		0
Administration					
Administration	2,630	2188.8	441	0	
Sub-Total	2,630	2,189	441	0	0
Storage					
Book Storage	767	242		525	
General Storage	867	2087.5		-1,221	
Sub-Total	1,634	2,330	0	-696	0
Staff Support					
Staff Support	1,200	245.1	995	-40	
Sub-Total	1,200	245	0	-40	0
Total Renovated Spaces					
Demolition Totaling					
441					

Facility Name	STD	Existing	Renovated	New
Track				
Track				
Pole Vault				
High Jump				
Long / Triple Jump				
Shot Put / Discus				
Fencing				
Sub-Total	0	0	0	0
Football				
Field				
Lighting				
Home Stadium				
Press Box				
Visitors Seating				
Scoreboard				
Irrigation				
Fencing				
Additional Parking				
Sub-Total	0	0	0	0
Soccer Field				
Field				
Lights				
Bleachers				
Scoreboard				
Field Irrigation				
Fencing				
Sub-Total	0	0	0	0
Baseball				
Field				
Dugouts				
Lights				
Bleachers				
Scoreboard				
Field Irrigation				
Concessions / Toilets				
Press Box				
Fencing				
Sub-Total	0	0	0	0
Softball				
Field				
Dugouts				
Lights				
Bleachers				
Scoreboard				
Field Irrigation				
Concessions / Toilets				
Press Box				
Fencing				
Sub-Total	0	0	0	9
Tennis Courts				
Number of Courts				
Lights				
Fencing (as Required)				
Sub-Total	0	0	0	0
Field House				
Field House				
Sub-Total	0	0	0	0
Concessions				
Concessions				
Sub-Total	0	0	0	0
Play Field				
Field	3	3		
Sub-Total	3	3	0	0

Total	25	31	0	0	Total	13,402	10,874	441	0	Total	0	0	0	9
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This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

Potential Additions and Renovations

There is no proposed solution for increasing the capacity of this school. Its age, along with small classrooms, wood frame construction, and a limited site, suggest that investigations into an alternative location for this program would be appropriate.

The following site plans show the proposed site changes. Those costs are captured within the Deferred Maintenance.

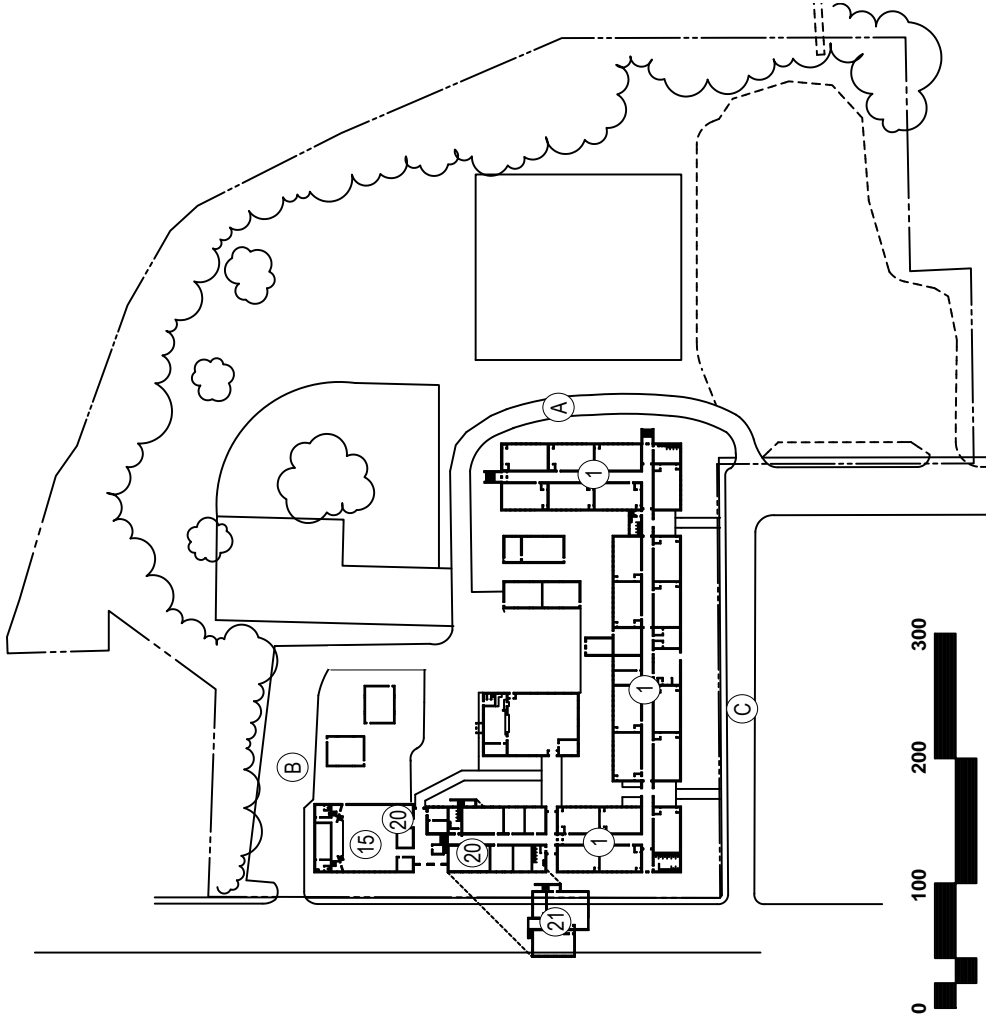
Onslow County Schools				
Cost Estimate Worksheet: 2021				
Thompson ECC				
Additions / Renovations	Proposed Student Capacity		252	
	Proposed Core Capacity		534	
Student Capacity				
Space Type	Number of Spaces	SF	Cost / SF Based on Need	Total Cost
Academic Spaces	0	0	0.00	\$0
H.S. Science Classrooms	0	0	0.00	\$0
Arts Education	0	0	0.00	\$0
Vocational	0	0	0.00	\$0
Physical Education Etc.	0	0	0.00	\$0
Misc. Spaces ()			180.00	\$0
Renovations	0	0	60.00	\$0
Core Capacity				
Media Center		0	0.00	\$0
Food Service		0	0.00	\$0
Auditorium		0	0.00	\$0
Administration		0	277.50	\$0
Storage		0	0.00	\$0
Staff Support		0	277.50	\$0
Renovations		441	90.00	\$39,690
Athletic / PE Facilities				
Track	0			\$0
Football	0			\$0
Soccer Field	0			\$0
Baseball	0			\$0
Softball	9			\$0
Tennis Courts	0			\$0
Field House	0			\$0
Concessions	0			\$0
Play Field	0			\$0
Subtotal New		0	\$92.50	\$0
Circulation/ Mechanical/Toilets/Walls	38.00%	0	\$92.50	\$0
Subtotal Renovated		441	\$90.00	\$39,690
Athletics				\$0
Site Improvements				\$112,500
Other ()				
Sub Total				\$152,190
Inflation (3% for 3 years)	12.00%			\$18,263
Contingency (%)	10.00%			\$17,045
Sub Total				\$187,498
A-E Fees (%)	10.00%			\$18,750
Financing Charges	1.00%			\$2,083
Other Fees and Services				\$0
Site	0			\$0
Owners Contingency (furn., equipment)				\$40,000
Total				\$208,331

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Thompson Early Childhood Center

2021

Existing



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

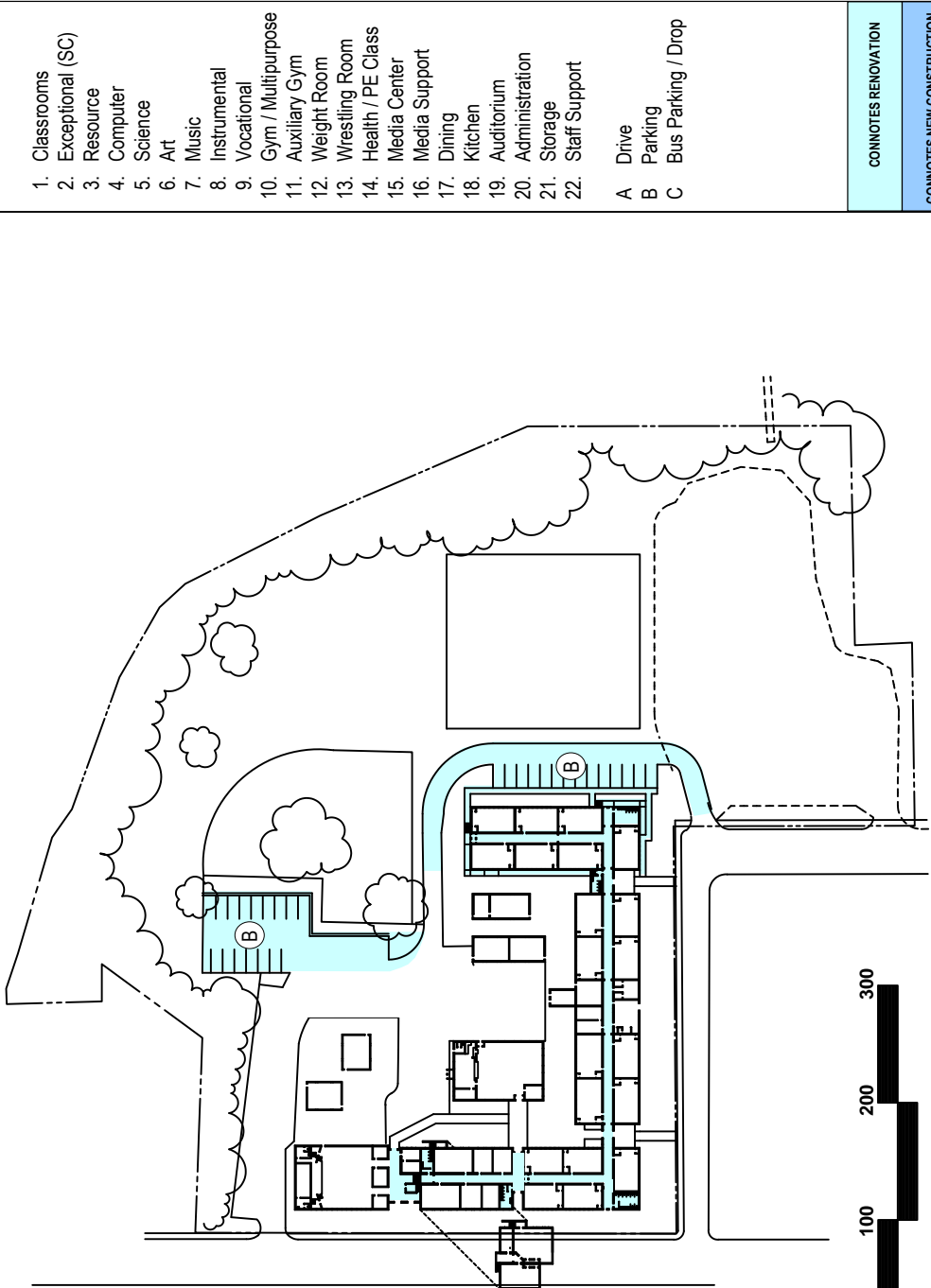
Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781-8582

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Thompson Early Childhood Center

Potential Future Plan

2021



- 1. Classrooms
- 2. Exceptional (SC)
- 3. Resource
- 4. Computer
- 5. Science
- 6. Art
- 7. Music
- 8. Instrumental
- 9. Vocational
- 10. Gym / Multipurpose
- 11. Auxiliary Gym
- 12. Weight Room
- 13. Wrestling Room
- 14. Health / PE Class
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- A Drive
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CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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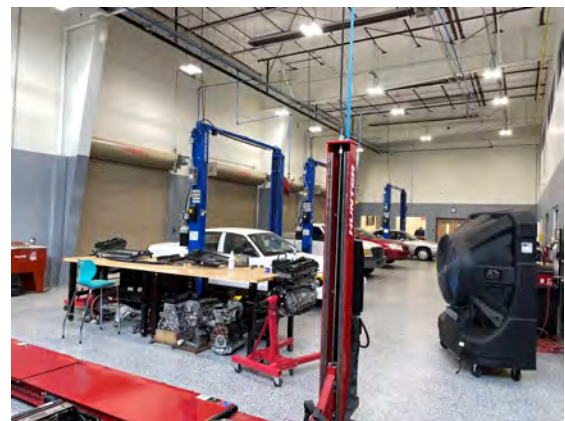
North Carolina Eastern Regional Skills Center



North Carolina Eastern Regional Skills Center

Located in Burton Park, this is one of the newest facilities owned by Onslow County Schools. It houses several unique programs and is outfitted to specialize in Career Technical Education. Programs range from Automotive to Culinary to Computer Applications. Students take regular classes at their base school and transition to the NCERSC for these very specialized programs.

The parcel is sized for an expansion to this or other school system needs. Although wetlands are present on the site, the dark green sections appears to be uplands and should have the ability to support additional construction.



CTE Lab / Classroom

Utility Providers
 Electrical
 Sewer
 Water
 Gas

Duke Power
 ONWASA
 ONWASA
 NA

Building Bio Data

Facility	ALTID	2021 Total Taxable Value	ACRES
NCERSC	330-12.11	\$10,445,320	28.82

North Carolina Eastern Regional Skills Center

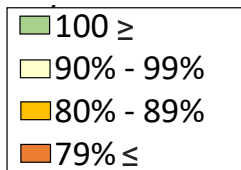
North Carolina Eastern Regional Skills Center

As one of the newest school buildings, the NCERSC it should continue to serve OCS for many years to come. When it comes to the life cycle of this building there are two issues to consider. This facility is a prefabricated metal building structure. Typically, a metal building has a life expectancy of between 30 and 50 years. Much of the issues with a metal building is from the exterior surface and degradations due to the environment. This building has a brick and block exterior beneath the metal and should provide extra life to the structure, possibly lasting up to the higher life expectancy of 60 years or beyond.

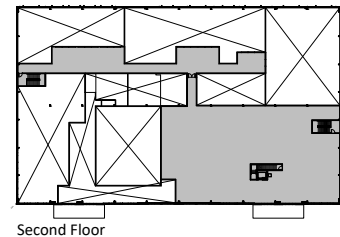
Building Life Cycle

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
NC Eastern Regional Skills Center						
Main Building - 2019	58	50	40	60	2019	2

Square Footage %



Capacity Diagram



Deferred Maintenance

On the following page is the deferred maintenance anticipated over the course of the next ten years. Most of the cost is related to improvements to the parking lots, but also includes other building components that have a short life expectancy.

Space Inventory Worksheet

This is shown for consistency only. This is a special program and does not fit a standard school profile. No additional renovations or costs are needed or included.

North Carolina Eastern Regional Skills Center

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

ERNCS

#	Item	Subtotal	10.00% Contingency	12.00% Inflation	15.00% Design	Total
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$94,526	\$9,453	\$11,343	\$14,179	\$129,501
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$10,400	\$1,040	\$1,248	\$1,560	\$14,248
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$46,700	\$4,670	\$5,604	\$7,005	\$63,979
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$24,354	\$2,435	\$2,922	\$3,653	\$33,364
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total		\$175,980	\$17,598	\$21,118	\$26,397	\$241,092

North Carolina Eastern Regional Skills Center

Onslow County Schools														
Space Inventory / Worksheet 2021														
NCER Skills Center					6/7/2021									
Current Student Capacity (NCDPI)		200			Current Core Capacity (NCDPI)		0			Total Cost	\$0			
Proposed Student Capacity		200			Proposed Core Capacity		0			Cost / Student	\$0			
		Number of Spaces					Square Footage			Athletic / PE /Facilities				
		0					0			Number of Spaces				
Room Name	NCDPI Count	Existing Count	Renovated	New	Room Name	NCDPI SF	Existing SF	Renovated	New SF	Facility Name	STD	Existing	Renovated	New
Academic Spaces					Media Center					Track				
Pre-K Clsrms					Media (RLV)					Track				
Kindergartens					Support					Pole Vault				
Grades 1-3 Clsrms					Computer					High Jump				
Grades 4-5 Clsrms					Sub-Total	0	0	0	0	Long / Triple Jump				
4-8 LA/SS/Math					Food Service	# of seatings			3	Shot Put / Discus				
Grades 6-8 Math/Sci Clsrms					Dining					Fencing				
Grades 5-8 Science Clsrms					Kitchen					Sub-Total	0	0	0	0
(9-12) Eng. / F-Lang. / SS / Math					Serving					Football				
Exceptional (self contained)					Sub-Total	0	0	0	0	Field				
Instructional Kitchen					Auditorium	# of seats			0	Lighting				
Resource					Auditorium					Home Stadium				
Computer					Stage / Dress / Sto.					Press Box				
ISS					Lobby					Visitors Seating				
Sub-Total		0	0	0	Sub-Total	0	0	0	0	Scoreboard				
High School Science Classrooms					Administration									
Physical /Bio /Chem /Phy /Other					Administration	5,210	5209.8			Irrigation				
Prep Rooms					Sub-Total	5,210	5,210	0	0	Fencing				
Math/Sci Computer Lab					Storage					Additional Parking				
Sub-Total	0	0	0	0	Book Storage					Sub-Total	0	0	0	0
Arts Education					Staff Support					Soccer Field				
Visual Arts					General Storage	15127.5	15127.5			Field				
Art Project					Sub-Total	15,128	15,128	0	0	Lights				
Art Sto. Kiln					Staff Support					Bleachers				
General Music					Staff Support	225	225			Scoreboard				
Instrumental Music (Band)					Sub-Total	225	225	0	0	Field Irrigation				
Vocal Music (Chorus) + Sto.										Fencing				
Ensemble / Practice										Sub-Total	0	0	0	0
Band Uniform Sto.										Baseball				
Instrument Sto.										Field				
Office / Library										Dugouts				
Dance/Drama										Lights				
Sub-Total	0	0	0	0						Bleachers				
Vocational														
Keyboarding Labs										Scoreboard				
Exploratory Labs										Field Irrigation				
Computer Applications										Concessions / Toilets				
Business/Office Ed.										Press Box				
Cons/Occ Home Economics	2	2								Fencing				
Service/Marketing										Sub-Total	0	0	0	0
Health Occupations										Softball				
Agri/Trade & Industry (Heavy)	2	2								Field				
Trade & Industry (Medium)										Dugouts				
Technology (Light)	6	6								Lights				
Communications/Misc										Bleachers				
Vocational Clsrms	3	3								Scoreboard				
Sub-Total	13	13	0	0						Field Irrigation				
Physical Education Etc.														
Multi/Main Gymnasium	1	1								Concessions / Toilets				
Stage										Press Box				
Boys/Girls Locker										Fencing				
Boys/Girls Showers										Sub-Total	0	0	0	0
Coaches off./ Showers										Tennis Courts				
Training										Number of Courts				
Laundry										Lights				
Storage / Office										Fencing (as Required)				
Officials/showers										Sub-Total	0	0	0	0
Lobby/cons./commons										Field House				
Auxiliary Gym										Field House				
Weight Room										Sub-Total	0	0	0	0
Wrestling										Concessions				
Health/P.E. Clsrms										Concessions				
Sub-Total	1	1	0	0						Sub-Total	0	0	0	0
Misc. Spaces														
ROTC										Play Field				
Mobile Units										Field				
					Total Renovated Spaces			0		Sub-Total	0	0	0	0
					Demolition Totaling									
Total	14	14	0	0	Total	20,562	20,562	0	0	Total	0	0	0	0

This facility planning sheet is utilized to specifically identify need and convert need to cost. It does not present information on the re-allocation of existing space if there is no cost associated with the re-allocation.

North Carolina Eastern Regional Skills Center

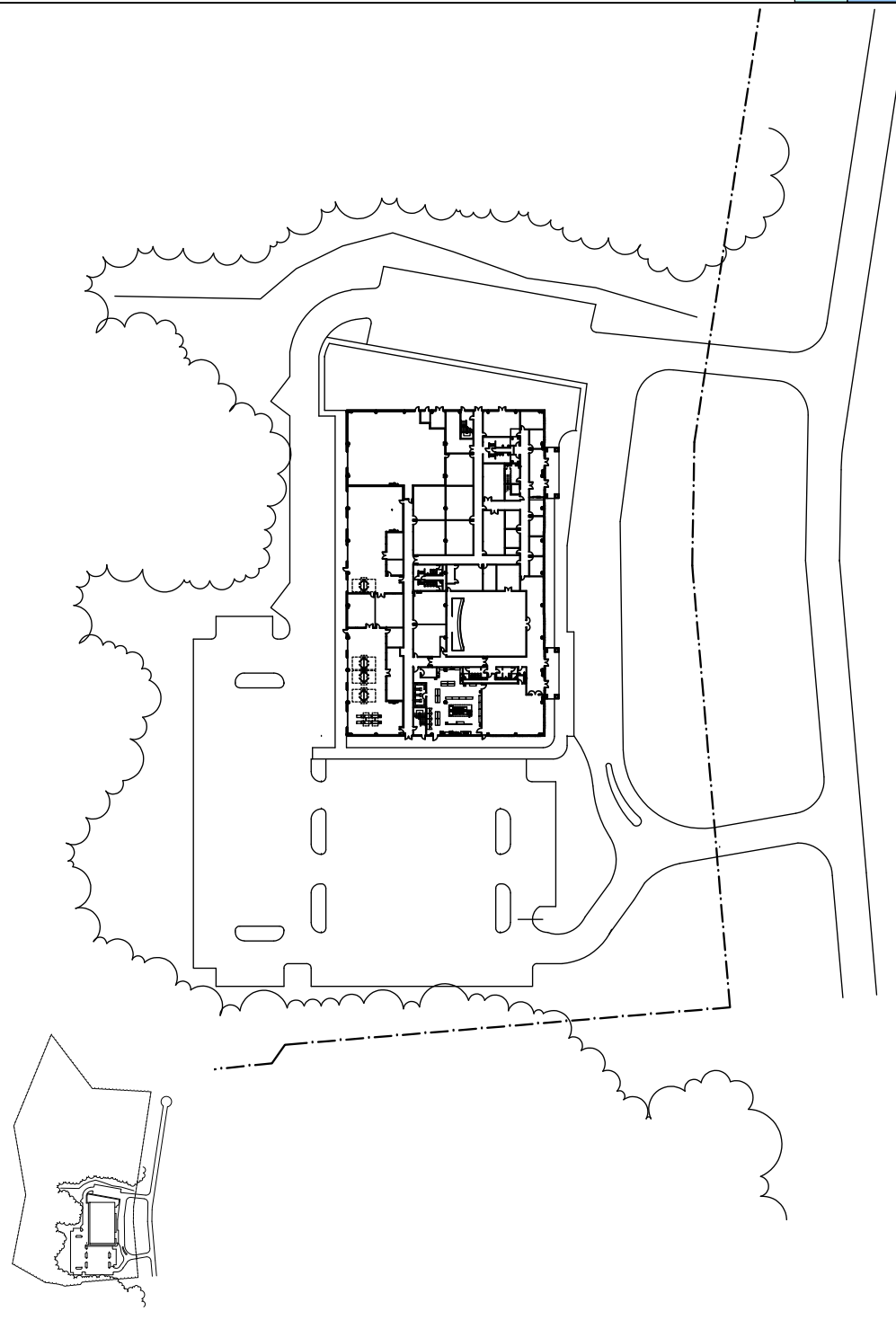
Space Profile for Renovation Projects Based on NC School Planning Recommendations

North Carolina Eastern Regional Skills Center

Potential Future Plan

2021

- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
 - B Parking
 - C Bus Parking / Drop



CONNOTES RENOVATION
CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607
 T(919) 781.8562



Dining Area



Culinary Arts



Auto Body Lab / Classroom



Welding Classroom / Lab



Graphic Arts



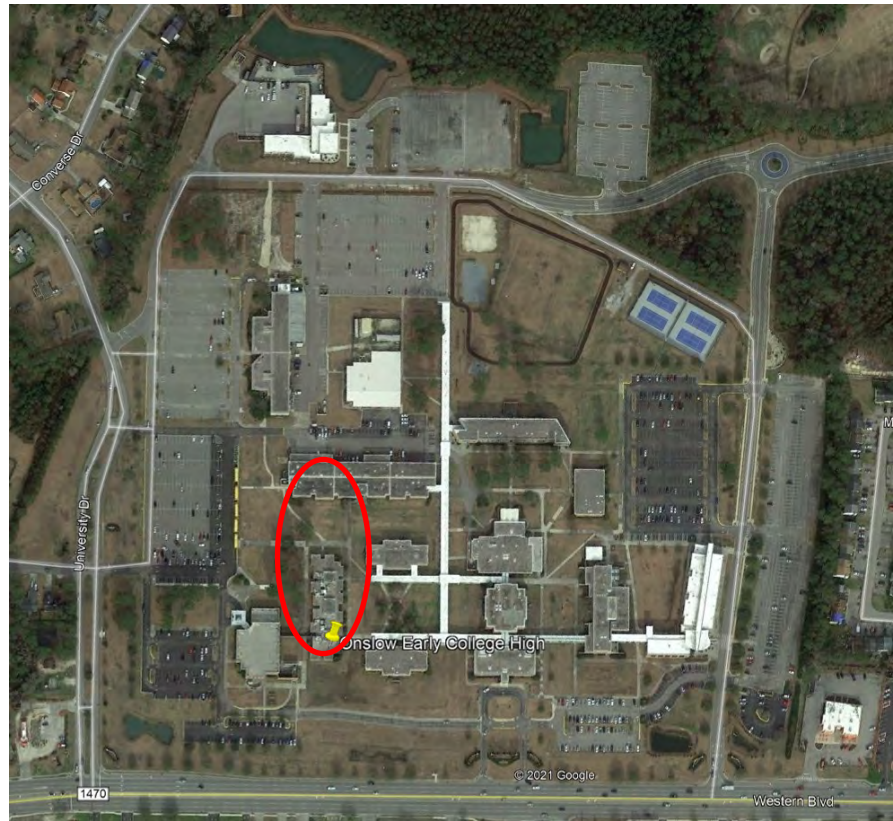
Health Occupations

Onslow County Early College High

Onslow County Early College High School

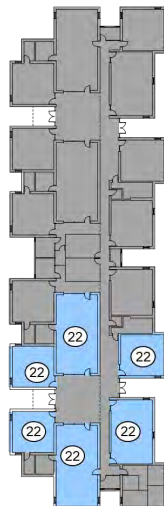
Many school systems across the state offer programs similar to OCECHS. In this case the program is housed in the Ragsdale Building at Coastal Carolina Community College. The facilities are owned, operated, and maintained by CCCC.

Because Coastal Carolina Community College maintains these spaces, no improvements to the building itself are noted. The only improvements are related to system wide security upgrades and furniture.



Capacity Diagram

- Capacity Spaces
- Non-Capacity Spaces
- Core Facilities



Square Footage %

- 100 ≥
- 90% - 99%
- 80% - 89%
- 79% ≤



Onslow County Early College High

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

OCECHS

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Design	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$0	\$0	\$0	\$0	\$0
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$24,354	\$2,435	\$2,922	\$3,653	\$33,364
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$49,920	\$4,992	\$5,990	\$7,488	\$68,390
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total		\$74,274	\$7,427	\$8,913	\$11,141	\$101,755

Onslow County Learning Center

Onslow County Learning Center



Onslow County Learning Center

Located next to the Southern Gate for Camp LeJeune, this campus comprises just a small portion of the 77 acre parcel. The northern portion is mostly wetlands with the southern and central areas primarily uplands.

The 6.5 acres of cleared land also support the animals that are cared for by the students and staff.



North Entry

Utility Providers

Electrical	Progress Energy
Sewer	Septic System
Water	Onslow County
Gas	NA

Facility	ALTID	2016 Tax Value	ACRES
OCLC	1304-11	\$1,043,720	77.23

Onslow County Learning Center

Onslow County Learning Center

The building is capable of supporting approximately 115 students, but due to its program and NCDPI recommendations, it does not have a true Student Capacity because students are counted at their base school with the plan that each student can return to that school.



Administration Entry

Building Bio Data

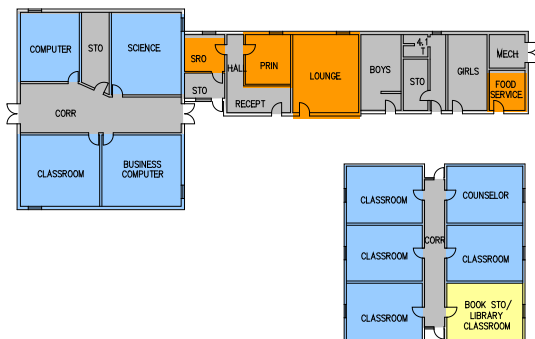
ONSLOW COUNTY LEARNING CTR		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
670-302-001	MULTIPURPOSE BLDG	JM1	1/1/1984	2,930	\$943,671	\$118,584	\$159
		JM1	11/7/1996	3,000			
670-302-003	CLASSROOM BUILDING	JM1	4/1/1998	3,000	\$477,405	\$59,991	\$159
Totals / Average \$/sf				8,930	\$1,421,076	\$178,575	\$159
Average Construction Date			1993				
Average Age			28				

Source: NCDPI

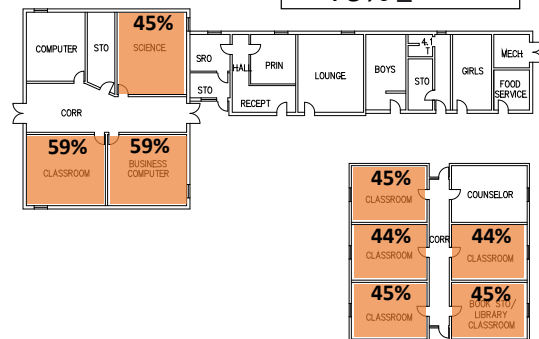
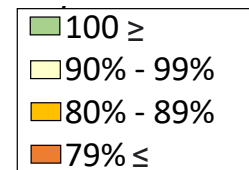
Life Cycle Data

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Onslow County Learning Center						
Multipurpose Building - 1984	23	50	40	60	1984	37
Multipurpose Building - 1996	35	50	40	60	1996	25
Classroom Building - 1998	37	50	40	60	1998	23

Capacity Diagram



Square Footage %



Onslow County Learning Center

Deferred Maintenance

The following page shows the Deferred Maintenance needs at OCLC. This is a small facility but still needs some improvements related to the mechanical system and other infrastructure issues.

Space Inventory Worksheet

Due to the nature of this school it does not match a typical profile, nor does it have a core capacity. No Space Inventory is provided since it would only show the facility has nine classrooms for instruction.

Potential Additions / Renovations

Again, since none are proposed, no costs are included for additions or renovations.



Paint Spalling



Special Program



Drainage Issues



Classroom

Onslow County Learning Center

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Onslow County Learning Center

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Design	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$26,706	\$2,671	\$3,205	\$4,006	\$36,587
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$37,363	\$3,736	\$4,484	\$5,604	\$51,187
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$17,909	\$1,791	\$2,149	\$2,686	\$24,535
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$26,469	\$2,647	\$3,176	\$3,970	\$36,262
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$61,273	\$6,127	\$7,353	\$9,191	\$83,944
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$35,663	\$3,566	\$4,280	\$5,349	\$48,858
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$45,154	\$4,515	\$5,418	\$6,773	\$61,860
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$43,264	\$4,326	\$5,192	\$6,490	\$59,272
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$41,600	\$4,160	\$4,992	\$6,240	\$56,992
Total		\$335,400	\$33,540	\$40,248	\$50,310	\$459,497

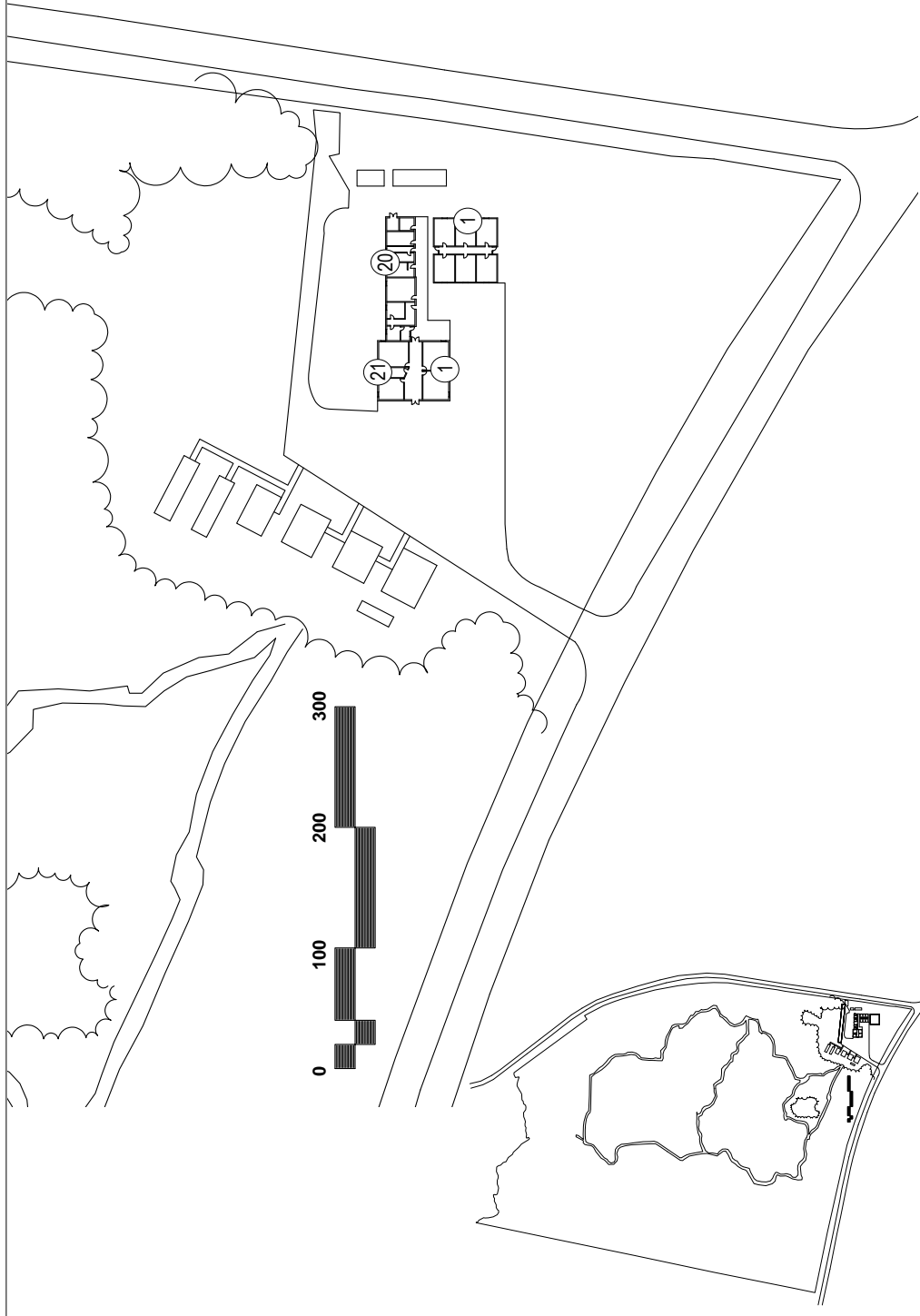
Onslow County Learning Center

Space Profile for Renovation Projects Based on NC School Planning Recommendations

2021

Onslow County Learning Center

Existing



- 1. Classrooms
- 2. Exceptional (SC)
- 3. Resource
- 4. Computer
- 5. Science
- 6. Art
- 7. Music
- 8. Instrumental
- 9. Vocational
- 10. Gym / Multipurpose
- 11. Auxiliary Gym
- 12. Weight Room
- 13. Wrestling Room
- 14. Health / PE Class
- 15. Media Center
- 16. Media Support
- 17. Dining
- 18. Kitchen
- 19. Auditorium
- 20. Administration
- 21. Storage
- 22. Staff Support

- A Drive
- B Parking
- C Bus Parking / Drop

CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh, NC 27607
 T(919) 781.8582



Modular / Mobiles



Wall Mounted HVAC Equipment



Windows with good seals



Hardware in failure



Gravel Drive



Administration size and outdated finishes

Central Offices

Central Office, Maintenance, Child Nutrition, Warehouse

Onslow County Schools also requires several support facilities for administration, maintenance, food warehouse, and a bus garage. Those facilities are shown in this section with the image to the right being the main administrative, food warehouse and facility support areas.

Below is the bus garage and bus parking site. The two images are not to the same scale.



Facility	ALTID	2021 Tax Value	ACRES
Board of Education / Maintenance	332-44.1	\$4,211,960	12.38
Annex area	332-44.2	\$437,420	1.88
Parcel @ County line / Comfort Rd	50-13	\$25,450	2.15
Bus Garage	332-54	\$2,591,750	13.77

Building Bio Data

Central Offices

BOARD OF EDUCATION		CNST TYP	DATE BLT	BLDG SQFT	BLDG REPL COST	BLDG CONT VALUE	Per Square Foot
67029801	ADMINISTRATION BLDG	NC2	1/1/1963	8,464	\$2,877,254	\$810,232	\$155
		JM1	1/1/1963	6,415			
		F1	1/1/1964	3,744			
67029802	ANNEX #1	NC2	1/1/1963	6,503	\$1,004,714	\$87,745	\$155
67029803	MAINT & IT BLDG	JM1	1/1/1980	10,598	\$1,719,915	\$134,516	\$149
		F1	4/1/1990	918			
67029804	FOOD WHSE & SHOP #1	JM1	1/1/1969	10,964	\$1,674,811	\$132,315	\$149
		F1	4/1/1992	250			
67029805	HEATING/AC SHOP #3	JM1	1/1/1965	1,976	\$274,763	\$23,406	\$139
67029806	EQUIP STOR & SHOP #2	F2	1/1/1982	1,966	\$101,249	\$9,112	\$52
67029807	GAS PUMPISHED(2)TANK	F1	1/1/1985	635	\$89,218		n/a
		F2	1/1/1975	360			
		NCI	1/1/1990	5,000			
67029811	DEPARTMENTAL STORAGE	F2	6/8/1992	368	\$52,637	\$71,589	\$143
67029812	DISTRIBUTION CENTER	F1	6/1/2005	20,000	\$2,472,000	\$772,500	\$124
67029813	1975 BUS GARAGE	NC1	1/1/1975	12,010	\$1,584,058	\$341,980	\$124
		F1	1/1/1993	806			
67029814	1950 BUS GARAGE	JM1	1/1/1950	5,607	\$693,025	\$66,414	\$124
67029815	RALEIGH BUILDING	JM1	1/1/1953	1,600	\$197,760	\$18,952	\$124
67029816	BUS WASH RACK/SHED	F2	3/10/1993	1,140	\$58,710	\$5,284	\$52
67029817	STORAGE BOXES (7)	F1	1/1/2005	1	\$16,231	\$175,000	n/a
	Totals / Average \$/sf			99,325	\$12,816,345	\$2,649,045	\$124
	Average Construction Date		1978				
	Average Age		38				

Directly below is the Life Cycle Table where the remaining useful life of each building is listed. Items in yellow are over 40 years of age.

Building Life Cycle

Building	Remaining Life	AVERAGE LIFE EXPECTANCY (IN YEARS)	LOW	HIGH	Year Placed Or Replaced	YEARS IN SERVICE
Onslow County Administration						
Administration Building - 1963	22	70	60	80	1963	58
Administration Building - 1964	23	70	60	80	1964	57
Administration Building - 1965	24	70	60	80	1965	56
Annex #1 - 1963	12	60	50	70	1963	58
Maint & IT Building - 1980	39	70	60	80	1980	41
Maint & IT Building - 1990	49	70	60	80	1990	31
Food Warehouse & Shop #1 - 1969	18	60	50	70	1969	52
Food Warehouse & Shop #1 - 1992	41	60	50	70	1992	29
Heating / AC Shop #3 - 1965	14	60	50	70	1965	56
Equipment Storage Shop #2 - 1982	41	70	60	80	1982	39
Gas Pump Shet (2) Tank - 1985	24	50	40	60	1985	36
Gas Pump Shet (2) Tank - 1975	14	50	40	60	1975	46
Gas Pump Shet (2) Tank - 1990	29	50	40	60	1990	31
Departmental Storage - 1992	31	50	40	60	1992	29
Distribution Center 2005	44	50	40	60	2005	16
Bus Garage - 1975	4	40	30	50	1975	46
Bus Garage - 1993	22	40	30	50	1993	28
Bus Garage - 1950	-21	40	30	50	1950	71
Raleigh Building - 1953	32	90	80	100	1953	68
Bus Wash Rack / Shed - 1993	22	40	30	50	1993	28
Storage Boxes (7) - 2005	24	30	20	40	2005	16

Central Offices**Deferred Maintenance**

The following pages show the Deferred Maintenance included for the supporting facilities. As non-instructional spaces, they do not follow the typical profile shown for the schools and they are maintained to a different level. The Maintenance Department fixes and repairs these spaces as needed to protect the facility with most of the improvements occurring only when a particular unit or roof is in failure.

Potential Additions and Renovations

There are few options provided for improvements or expansions to most of these facilities. In most cases maintenance had been sufficiently deferred that they are no longer appropriate. Repairs have been made as needed but no full scale or global improvements have been made to many of these spaces since they were placed. What limited funding that has been available in the past has been dedicated to the schools.

**Maintenance / Gas Pumps****Food Service Warehouse****Bus Garage - Front building**

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Central Offices

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$106,829	\$10,683	\$12,819	\$16,024	\$146,355
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$36,400	\$3,640	\$4,368	\$5,460	\$49,868
9	Roofing	\$505,393	\$50,539	\$60,647	\$75,809	\$692,388
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$130,478	\$13,048	\$15,657	\$19,572	\$178,755
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$21,216	\$2,122	\$2,546	\$3,182	\$29,066
17	Painting	\$196,266	\$19,627	\$23,552	\$29,440	\$268,885
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$50,960	\$5,096	\$6,115	\$7,644	\$69,815
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$40,040	\$4,004	\$4,805	\$6,006	\$54,855
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$310,960	\$31,096	\$37,315	\$46,644	\$426,015
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$126,714	\$12,671	\$15,206	\$19,007	\$173,598
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total		\$1,525,256	\$152,526	\$183,031	\$228,788	\$2,089,600

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Food Warehouse

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$0	\$0	\$0	\$0	\$0
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total		\$0	\$0	\$0	\$0	\$0

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Transportation

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$0	\$0	\$0	\$0	\$0
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$214,342	\$21,434	\$25,721	\$32,151	\$293,649
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total		\$214,342	\$21,434	\$25,721	\$32,151	\$293,649

Onslow County Schools

Deferred Maintenance + 10 yr Anticipated

Facility Support / Maintenance

#	Item	Subtotal	10.00%	12.00%	15.00%	Total
			Contingency	Inflation	Soft Cost	
1	Roadway Improvements	\$0	\$0	\$0	\$0	\$0
2	Site Utilities	\$0	\$0	\$0	\$0	\$0
3	Parking / Drives	\$0	\$0	\$0	\$0	\$0
4	Sewer System	\$0	\$0	\$0	\$0	\$0
5	Water System (well)	\$0	\$0	\$0	\$0	\$0
6	Grading / Drainage	\$0	\$0	\$0	\$0	\$0
7	Canopy (cov. Walks)	\$0	\$0	\$0	\$0	\$0
8	Other Site	\$0	\$0	\$0	\$0	\$0
9	Roofing	\$0	\$0	\$0	\$0	\$0
10	Structural	\$0	\$0	\$0	\$0	\$0
11	Windows	\$0	\$0	\$0	\$0	\$0
12	Walls	\$0	\$0	\$0	\$0	\$0
13	Other Building Exterior	\$0	\$0	\$0	\$0	\$0
14	Partition/Wall Const	\$0	\$0	\$0	\$0	\$0
15	Ceilings	\$0	\$0	\$0	\$0	\$0
16	Flooring	\$0	\$0	\$0	\$0	\$0
17	Painting	\$0	\$0	\$0	\$0	\$0
18	Other Building Interior	\$0	\$0	\$0	\$0	\$0
19	Mechanical	\$0	\$0	\$0	\$0	\$0
20	Electrical	\$0	\$0	\$0	\$0	\$0
21	Lighting	\$0	\$0	\$0	\$0	\$0
22	Technology	\$0	\$0	\$0	\$0	\$0
23	Plumbing	\$0	\$0	\$0	\$0	\$0
24	Other PME	\$0	\$0	\$0	\$0	\$0
25	Code / Safety	\$0	\$0	\$0	\$0	\$0
26	ADA Ramps	\$0	\$0	\$0	\$0	\$0
27	ADA Toilets	\$0	\$0	\$0	\$0	\$0
28	Fire Alarm	\$0	\$0	\$0	\$0	\$0
29	Sprinkler	\$0	\$0	\$0	\$0	\$0
30	Other Code / Safety	\$0	\$0	\$0	\$0	\$0
31	Abatement	\$0	\$0	\$0	\$0	\$0
32	Indoor Air Quality	\$0	\$0	\$0	\$0	\$0
33	In Ground Fuel Tanks	\$0	\$0	\$0	\$0	\$0
34	Radon	\$0	\$0	\$0	\$0	\$0
35	Other Environmental	\$0	\$0	\$0	\$0	\$0
36	Furniture / Equipment	\$0	\$0	\$0	\$0	\$0
37	Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
38	Media Center Furniture	\$0	\$0	\$0	\$0	\$0
39	Off Site	\$0	\$0	\$0	\$0	\$0
40	Other	\$0	\$0	\$0	\$0	\$0
Total		\$0	\$0	\$0	\$0	\$0

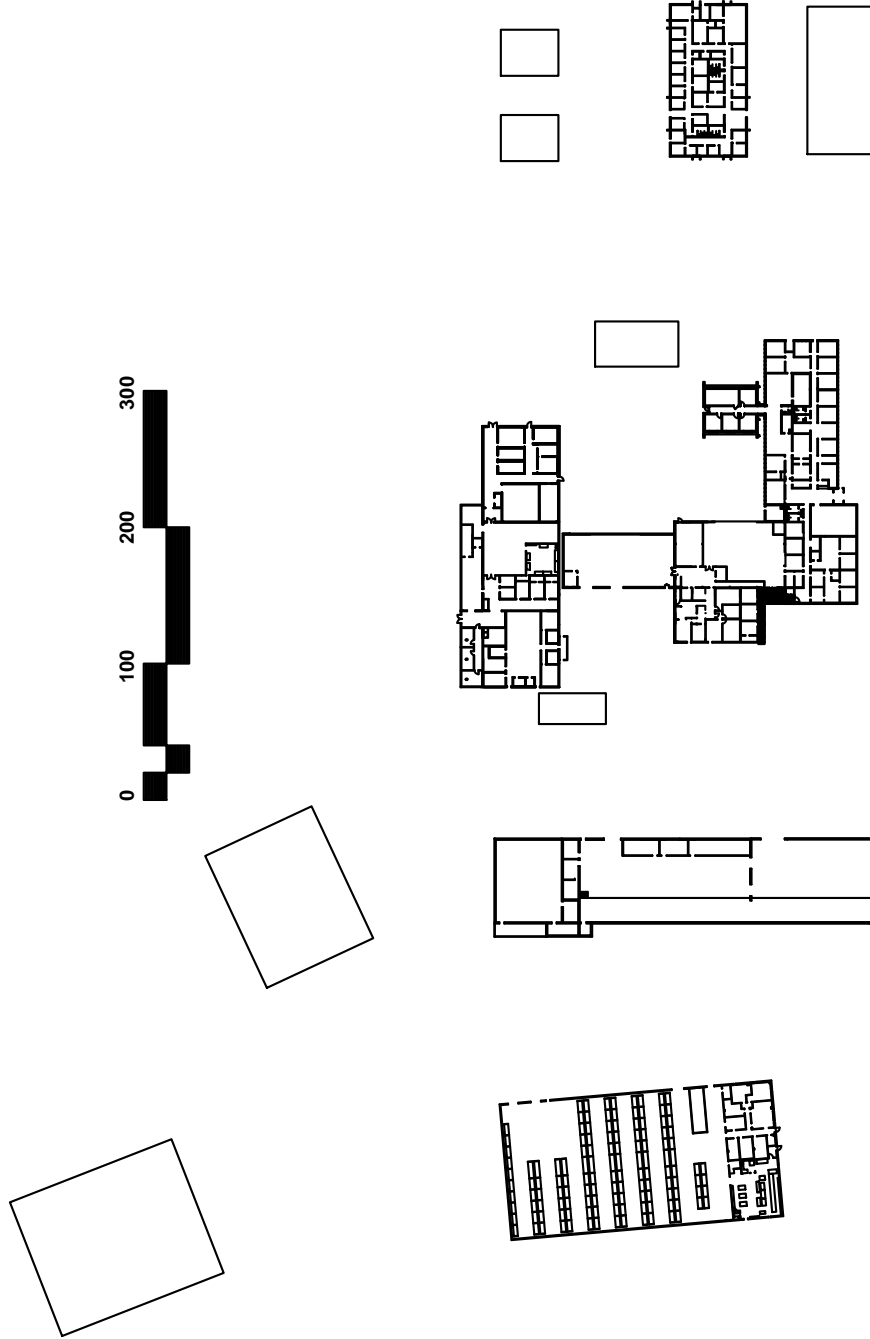
Space Profile for Renovation Projects Based on NC School Planning Recommendations

Onslow County Administration, Maintenance, Child Nutrition, Warehouse

2021

Existing

- 1. Classrooms
- 2. Exceptional (SC)
- 3. Resource
- 4. Computer
- 5. Science
- 6. Art
- 7. Music
- 8. Instrumental
- 9. Vocational
- 10. Gym / Multipurpose
- 11. Auxiliary Gym
- 12. Weight Room
- 13. Wrestling Room
- 14. Health / PE Class
- 15. Media Center
- 16. Media Support
- 17. Dining
- 18. Kitchen
- 19. Auditorium
- 20. Administration
- 21. Storage
- 22. Staff Support
- A Drive
- B Parking
- C Bus Parking / Drop



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
 4600 Lake Boone Trail, Suite 205, Raleigh, NC 27607
 T(919) 781.8582

Space Profile for Renovation Projects Based on NC School Planning Recommendations

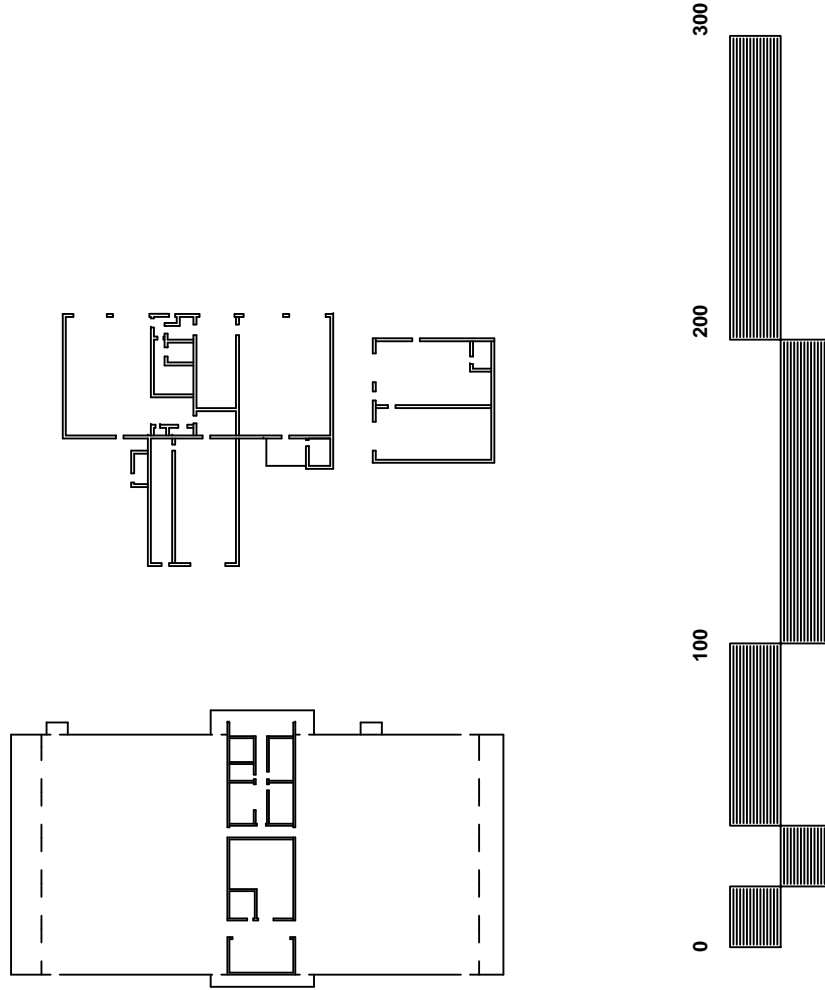
Onslow County School's Bus Garage

2021

Existing

- 1. Classrooms
- 2. Exceptional (SC)
- 3. Resource
- 4. Computer
- 5. Science
- 6. Art
- 7. Music
- 8. Instrumental
- 9. Vocational
- 10. Gym / Multipurpose
- 11. Auxiliary Gym
- 12. Weight Room
- 13. Wrestling Room
- 14. Health / PE Class
- 15. Media Center
- 16. Media Support
- 17. Dining
- 18. Kitchen
- 19. Auditorium
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- 21. Storage
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- A Drive
- B Parking
- C Bus Parking / Drop



CONNOTES RENOVATION

CONNOTES NEW CONSTRUCTION

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New Facilities (Potential)

Potential New Facilities

Additions and renovations may not be enough to meet the needs of Onslow County. In some cases a new facility is the only option. The following pages include initial cost estimates for several options that might be considered.

Each one is based on the current cost per square foot and is intended as a turnkey estimate including furniture, design fees, and finance charges. Inflation of 4% for three years and a 6% contingency are included to protect the project from market fluctuations and the overall cost increase that comes from bringing a project to fruition.

The estimates are summarized in the following pages. This should help in developing a project resolution and aid in planning. Additional detail on each option appears at the end, after all of the summaries.

Each estimate includes several things.

1. The grey section at the top is the bid price for the site and the building broken down if it were bid today.
2. There are no costs included for land purchase, and land banking should be a consideration if new facilities are planned within the next 10 to 15 years.
3. Total inflation is 12% or 4% for 3 years and is the standard time for securing project funding and escalation a contractor will add to a project at its halfway point.
4. A contingency of 6% is included in every project for unforeseen circumstances related to changes in building code or additional asphalt needed to get back into a site at a greater than normal distance.
5. Any new school should have new furniture in the classrooms, media center, and administrative areas. It is also appropriate to have some funds available to meet the desires of Onslow County Schools Maintenance Department and Educational Departments related to items like terrazzo flooring or augmented hearing and upgraded lighting in an auditorium, so some amount is included to allow OCS to make some choices. The amount is around 1/2 of 1% of the total cost of the project or 0.59%.
6. Surveyors, Architects, Engineers, Special Inspectors, and Commissioning Agencies will all be required to bring the building to completion.
7. Finally, a project of this size will likely require a bond, COPS, LOB, or another funding method be employed. There are significant legal and procurement fees associated with each project and they are different for each bond. In all cases, 1% of the total project cost is included in the estimates.

Elementary School - 600/920

Below is a summary of the cost estimate for a new 600 student / 920 core Elementary School. The total square footage used is 92,997 square feet and is a turnkey cost estimate including 3 years of inflation at 4% per year, and all furniture and technology. The top two areas in grey are a breakdown of the Bid Cost shown below. This would be considered the base bid and an alternate could be done to add classrooms, that if accepted, would bring the school up to the 800/900 listed below.

Elementary 600/920			
Item			Cost
Site Costs			\$2,607,867
Building Costs			\$24,390,225
Total Land Costs			\$0
Bid Cost			\$26,998,092
Total Inflation			\$3,394,578
Total Contingency			\$1,900,964
Owners Reserve / Other			\$934,000
Services and Soft Costs			\$2,920,231
Third Party CM			0
Finance Charges			\$365,130
	Total		\$36,512,995

Elementary School - 800/920

Below is a larger Elementary School at 800 student / 920 Core facility. The total square footage used is 110,601 square feet and has the same inflation, furniture, and technology.

Elementary 800/920			
Item			Cost
Site Costs			\$2,607,867
Building Costs			\$28,869,515
Total Land Costs			\$0
Bid Cost			\$31,477,381
Total Inflation			\$3,960,906
Total Contingency			\$2,218,107
Owners Reserve / Other			\$1,129,000
Services and Soft Costs			\$3,390,766
Third Party CM			0
Finance Charges			\$426,022
	Total		\$42,602,183

Middle School - 600/1,200

Below is a summary of the cost estimate for a new 600 student / 1,200 core Middle School which is similar to the new Dixon Middle School. The total square footage used is 111,132 square feet and is a turnkey cost estimate including 3 years of inflation at 4% per year, and all furniture and technology. The top two areas in grey are a breakdown of the Bid Cost shown below.

As with the elementary school, an alternate can be created that would take the school up to the 800/1,200 noted Below.

Middle School 600/1,200			
Item			Cost
Site Costs			\$3,831,351
Building Costs			\$29,096,757
Total Land Costs			\$0
Bid Cost			\$32,928,107
Total Inflation			\$4,176,361
Total Contingency			\$2,338,762
Owners Reserve / Other			\$1,463,000
Services and Soft Costs			\$3,539,282
Third Party CM			0
Finance Charges			\$448,945
	Total		\$44,894,458

Middle School - 800/1,200

Below is a summary of the cost estimate for a new 1,000 student / 1,200 core Middle School which is similar to the new Dixon Middle School. The total square footage used is 155,187 square feet and is a turnkey cost estimate including 3 years of inflation at 4% per year, and all furniture and technology. The top two areas in grey are a breakdown of the Bid Cost shown below.

Middle School 800/1,200			
Item			Cost
Site Costs			\$3,831,351
Building Costs			\$33,237,659
Total Land Costs			\$0
Bid Cost			\$37,069,010
Total Inflation			\$4,698,554
Total Contingency			\$2,631,190
Owners Reserve / Other			\$1,632,000
Services and Soft Costs			\$3,974,272
Third Party CM			0
Finance Charges			\$505,101
	Total		\$50,510,127

Middle School - 1,000/1,200

Below is a summary of the cost estimate for a new 1,000 student / 1,200 core Middle School which is similar to the new Dixon Middle School. The total square footage used is 155,187 square feet and is a turnkey cost estimate including 3 years of inflation at 4% per year, and all furniture and technology. The top two areas in grey are a breakdown of the Bid Cost shown below.

Middle School 1,000/1,200			
Item			Cost
Site Costs			\$3,831,351
Building Costs			\$40,292,687
Total Land Costs			\$0
Bid Cost			\$44,124,037
Total Inflation			\$5,509,768
Total Contingency			\$3,085,470
Owners Reserve / Other			\$1,266,000
Services and Soft Costs			\$4,715,419
Third Party CM			0
Finance Charges			\$592,936
	Total		\$59,293,631

Middle School 1,200/1,200

Below is a summary of the cost estimate for a new 1,200 student / 1,200 core Middle School, again, similar to Dixon Middle School. The total square footage used is 180,944 square feet and is turnkey, as previously noted.

At this size the minimum facility standards indicate a fixed seat Auditorium would also be appropriate bringing the total square footage up to 190,644 and a cost of \$71,000,000.

Middle Schol 1200/1200			
Item			Cost
Site Costs			\$3,831,351
Building Costs			\$46,743,087
Total Land Costs			\$0
Bid Cost			\$50,574,438
Total Inflation			\$6,305,568
Total Contingency			\$3,531,118
Owners Reserve / Other			\$1,382,000
Services and Soft Costs			\$5,393,318
Third Party CM			0
Finance Charges			\$678,651
	Total		\$67,865,092

High School - Example

This is a new 1,200 student / 1,400 core High School with a 700 student Auditorium and Auxiliary Gym. The total square footage here is 216,900 square feet , and again, is a turnkey project estimate.

Based on the Out of Capacity data, there should be ample space for all high school students in the county for the next ten years. The only exception is Dixon, which can be solved with 4 or five mobiles or a small addition.

High School 1,200/1,400			
Item			Cost
Site Costs			\$6,792,027
Building Costs			\$56,210,248
Total Land Costs			\$0
Bid Cost			\$63,002,276
Total Inflation			\$7,844,193
Total Contingency			\$4,392,748
Owners Reserve / Other			\$1,773,000
Services and Soft Costs			\$6,576,704
Third Party CM			0
Finance Charges			\$844,333
Total			\$84,433,253

New Central Office (Administrative)

The existing central offices are showing their age with the majority of buildings at 60 years of age. Additional space is also needed within several departments. By creating a new central office for several closely related departments, along with some excess storage that can be converted to office space in the future, a new modern office area can be created complete with a new boardroom / meeting / training room. The total square footage used is 50,000 square feet and includes furniture and enhanced technology in the board room.

Vacated Central Office (Administrative)

The site would still house the Maintenance Department and other departments that do not require a direct connection to each other

and the Superintendent. Renovating the existing buildings for other uses would be reasonable and if converted to instructional type spaces, including new windows and mechanical systems, could still cost as much as \$5,500,000.

Other opportunities may present themselves if a decision were made to demolish the vacated portions of the buildings. Removing the oldest structures including the annex and the Board Room Modular Building would open up approximately four (4) acres for other uses. The space could be used as a replacement for the ageing Thompson Elementary, new Bus Garage, or other programs that would be well served by a central location. The cost of demolition of this area would be around \$600,000.



Central Office			
Item			Cost
Site Costs			\$1,467,857
Building Costs			\$12,477,130
Total Land Costs			\$0
Bid Cost			\$13,944,987
Total Inflation			\$1,852,598
Total Contingency			\$1,037,455
Owners Reserve / Other			\$1,240,000
Services and Soft Costs			\$1,577,772
Third Party CM			0
Finance Charges			\$198,513
	Total		\$19,851,325

Bus Garage

The oldest building on the bus garage lot was built in 1950 and has seen better days. The newest part was built in 1975 and is just under 50 years of age. Although the building has been updated to some extent, changes in lifts, safety, and even the size of buses have changed over that time.

In 2005 a new bus garage was investigated and initial plans were developed to replace this ageing facility. With funds being unavailable, this project was shelved. Using the drawings that were developed at that time, we have a relatively good idea of the programming and total square footage of an appropriate replacement for Onslow County Schools.

The plans have approximately 26,300 square feet dedicated to bays, parts storage, and other work areas along with an extra 2,000 sf dedicated to compressors, oil storage, and pumps. The plan also incorporates around 7,500 sf of office type spaces for the Transportation Director, training, and other associated spaces.

This is a very special type of building which is heavy on infrastructure and light on cosmetics. Everything from the special drains in the floor slab, isolation slabs at compressors, extra reinforcement and thickened slabs all the way up to the overhead crane must be taken into consideration when budgeting this type of building. In an effort to keep costs down, the shell is typically a pre-engineered metal building with concrete block around the base for durability. This building type also provides long open bays devoid of structure. When everything is considered, this building will likely have the highest cost per square foot of any building owned by Onslow County Schools.

The initial plan can be seen on the following page.

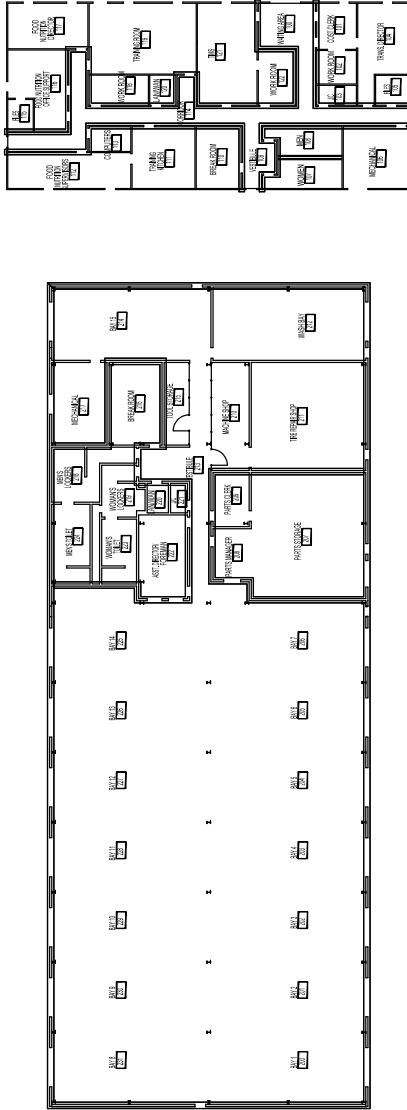
Bus Garage			
item			Cost
Total Land Costs			\$0
Bid Cost			\$17,458,590
Total Inflation			\$2,312,471
Total Contingency			\$1,294,984
Owners Reserve / Other			\$1,578,000
Services and Soft Costs			\$1,892,147
Third Party CM			0
Finance Charges			\$247,840
	Total		\$24,784,032

Space Profile for Renovation Projects Based on NC School Planning Recommendations

Onslow County School's Bus Garage

2012

Potential Future Plan



- 1. Classrooms
 - 2. Exceptional (SC)
 - 3. Resource
 - 4. Computer
 - 5. Science
 - 6. Art
 - 7. Music
 - 8. Instrumental
 - 9. Vocational
 - 10. Gym / Multipurpose
 - 11. Auxiliary Gym
 - 12. Weight Room
 - 13. Wrestling Room
 - 14. Health / PE Class
 - 15. Media Center
 - 16. Media Support
 - 17. Dining
 - 18. Kitchen
 - 19. Auditorium
 - 20. Administration
 - 21. Storage
 - 22. Staff Support
- A Drive
B Parking
C Bus Parking / Drop

CONNOTES RENOVATION
CONNOTES NEW CONSTRUCTION

Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205, Raleigh, NC 27607
(919) 781.8582

Food Warehouse Renovation

The Food Warehouse is a critical facility, especially after a hurricane. As most systems are in working order, no deferred maintenance items have been identified.

It is possible to improve the existing Food Warehouse. The layout of the interior of this facility would be greatly improved by a total renovation from slab to HVAC and new refrigeration units. Along with the freezer and general storage area within the space is a small test kitchen. The estimate below also includes some amount of structural reinforcement to

bring the wind rating of the building up to current codes, or as reasonably close to as practical.

The contingency and design fees are both elevated here, one due to issues that are hidden within the walls or other places and the additional work required to evaluate and deal with found issues.

A new generator is included in the costs shown below.



Units on Pad



ADA Compliance

Food Warehouse Renovation			
Item			Cost
Site Costs			\$0
Building Costs			\$1,482,878
Total Land Costs			\$0
Bid Cost			\$1,482,878
Total Inflation			\$202,665
Total Contingency			\$283,732
Owners Reserve / Other			\$180,000
Services and Soft Costs			\$312,492
Third Party CM			0
Finance Charges			\$24,866
	Total		\$2,486,633

Food Warehouse Replacement

Right now the Food Warehouse is fifty two (52) years old. It is showing signs of ageing and many of the panels, wires, switches, and lights have exceeded their projected life cycle. As it is a food warehouse, the Maintenance Department has been fixing issues as they arise, but as time passes these issues will continue to grow in size and scope.

At this time the warehouse measures 11,892 gross sf. The estimate below demolishes the existing building and replaces it with a new one of the same square footage. The new building would likely be a metal building with block walls for durability and be up to the current ADA and Building Code standards. It would have an approximate 50 year life cycle and be designed for how deliveries are made today with flexibility to be modified if needed. The fact that it will be required to be designed to the current wind speed alone should justify the idea of replacing this critical piece of the system’s infrastructure.

Food Warehouse Replacement			
Item			Cost
Site Costs			\$151,696
Building Costs			\$3,433,080
Total Land Costs			\$0
Bid Cost			\$3,584,776
Total Inflation			\$474,213
Total Contingency			\$265,559
Owners Reserve / Other			\$280,000
Services and Soft Costs			\$512,585
Third Party CM			0
Finance Charges			\$51,688
	Total		\$5,168,822

Elementary School			
600-920			11/28/2012
Site	Unit	Cost / Unit	Cost
Land Purchase			
Site Improvements			
Roadway Improvements	1800	\$300	\$540,000
Internal Drives / Queue	1,983	\$300	\$594,750
Bus Lot	24,336	\$8	\$194,688
Bus Loop	900	\$300	\$270,000
Fire Loop	600	\$120	\$72,000
Parking	128	\$3,214	\$411,429
Student Lot		\$3,214	
Water / Sewer Tap Fees			\$45,000
Stormwater			\$130,000
Erosion Control			\$50,000
Landscaping			\$50,000
Traffic Light			\$250,000
Water Tower			
Subtotal			\$2,607,867
Inflation (per year)	3	0.04	\$312,944
Contingency		0.06	\$175,249
Total Site Improvements			\$3,096,059
Building Construction			
Basic Building Const.	92,997	\$250	\$23,249,250
Renovations			
Energy Efficient Design Elements	0.0169		\$463,975
Technology (racks/ switchgear)	8	\$4,000	\$32,000
Kitchen Equipment			\$450,000
Elementary Playgrounds			\$120,000
Bidirectional Amplification			\$75,000
Subtotal			\$24,390,225
Inflation (per year)	3	0.04	\$2,926,827
Contingency		0.06	\$1,639,023
Total Building Construction			\$28,956,075
Owners Reserve			
Furniture	32	\$8,000.00	\$256,000
Classroom Technology	32	\$5,000	\$160,000
Admin Furniture	23	\$6,000	\$138,000
Media Furniture			\$80,000
Owners Reserve			\$300,000
Reserved			
Subtotal (Related Costs)			\$934,000
Inflation (per year)	3	0.04	\$112,080
Contingency		0.06	\$62,765
Total Related Costs			\$1,108,845

Services			
Land Survey			\$20,000
Soil Borings			\$10,000
Phase 1 Environmental			\$15,000
Traffic Impact Analysis			\$18,000
Agency Approval Fees			\$20,000
Construction Testing-(special insp)	0.006		\$192,313
Printing			\$8,000
Advertising			\$3,000
Leed Certification Fees / Application			
Commissioning	92,997	0.75	\$69,748
Reserved			
Reserved			
Subtotal			\$356,061
Inflation (per year)	3	0.04	\$42,727
Contingency		0.06	\$23,927
Non inflation dependant services			
AE fees	0.08		\$2,564,171
Construction Management	0.06	0	
CM @ Risk	0.1	0	
CM in House			
Financing Charges	0.01		\$365,130
Reserved			
Subtotal			\$2,929,301
Total Services			\$3,352,016
Total Project Cost			\$36,512,995

Elementary School			
800-920			11/28/2012
Site	Unit	Cost / Unit	Cost
Land Purchase			
Site Improvements			
Roadway Improvements	1800	\$300	\$540,000
Internal Drives / Queue	1,983	\$300	\$594,750
Bus Lot	24,336	\$8	\$194,688
Bus Loop	900	\$300	\$270,000
Fire Loop	600	\$120	\$72,000
Parking	128	\$3,214	\$411,429
Student Lot		\$3,214	
Water / Sewer Tap Fees			\$45,000
Stormwater			\$130,000
Erosion Control			\$50,000
Landscaping			\$50,000
Traffic Light			\$250,000
Water Tower			
Subtotal			\$2,607,867
Inflation (per year)	3	0.04	\$312,944
Contingency		0.06	\$175,249
Total Site Improvements			\$3,096,059
Building Construction			
Basic Building Const.	110,601	\$250	\$27,650,250
Renovations			
Energy Efficient Design Elements	0.0169		\$542,265
Technology (racks/ switchgear)	8	\$4,000	\$32,000
Kitchen Equipment			\$450,000
Elementary Playgrounds			\$120,000
Bidirectional Amplification			\$75,000
Subtotal			\$28,869,515
Inflation (per year)	3	0.04	\$3,464,342
Contingency		0.06	\$1,940,031
Total Building Construction			\$34,273,888
Owners Reserve			
Furniture	47	\$8,000.00	\$376,000
Classroom Technology	47	\$5,000	\$235,000
Admin Furniture	23	\$6,000	\$138,000
Media Furniture			\$80,000
Owners Reserve			\$300,000
Reserved			
Subtotal (Related Costs)			\$1,129,000
Inflation (per year)	3	0.04	\$135,480
Contingency		0.06	\$75,869
Total Related Costs			\$1,340,349

Services			
Land Survey			\$20,000
Soil Borings			\$10,000
Phase 1 Environmental			\$15,000
Traffic Impact Analysis			\$18,000
Agency Approval Fees			\$20,000
Construction Testing-(special insp)	0.006		\$224,220
Printing			\$8,000
Advertising			\$3,000
Leed Certification Fees / Application			
Commissioning	110,601	0.75	\$82,951
Reserved			
Reserved			
Subtotal			\$401,170
Inflation (per year)	3	0.04	\$48,140
Contingency		0.06	\$26,959
Non inflation dependant services			
A/E fees	0.08		\$2,989,596
Construction Management	0.06	0	
CM @ Risk	0.1	0	
CM in House			
Financing Charges	0.01		\$426,022
Reserved			
Subtotal			\$3,415,618
Total Services			\$3,891,887
Total Project Cost			\$42,602,183

Middle School			
600-1200		11/28/2012	
Site	Unit	Cost / Unit	Cost
Land Purchase			
Site Improvements			
Roadway Improvements	1800	\$300	\$540,000
Internal Drives / Queue	2,604	\$300	\$781,170
Bus Lot	97,344	\$8	\$778,752
Bus Loop	900	\$300	\$270,000
Fire Loop	1,000	\$120	\$120,000
Parking	142	\$3,214	\$456,429
Student Lot		\$3,214	
Middle / High Outdoor Athletics			\$360,000
Water / Sewer Tap Fees			\$45,000
Stormwater			\$130,000
Erosion Control			\$50,000
Landscaping			\$50,000
Traffic Light			\$250,000
Water Tower			
Subtotal			\$3,831,351
Inflation (per year)	3	0.04	\$459,762
Contingency		0.06	\$257,467
Total Site Improvements			\$4,548,579
Building Construction			
Basic Building Const.	111,132	\$250	\$27,783,000
Renovations			
Energy Efficient Design Elements	0.0169		\$575,757
Technology (racks/ switchgear)	47	\$4,000	\$188,000
Kitchen Equipment			\$450,000
Bidirectional Amplificataion			\$100,000
Subtotal			\$29,096,757
Inflation (per year)	3	0.04	\$3,491,611
Contingency		0.06	\$1,955,302
Total Building Construction			\$34,543,670
Owners Reserve			
Furniture	24	\$8,000.00	\$192,000
Classroom Technology	24	\$5,000	\$120,000
Admin Furniture	26	\$6,000	\$156,000
Media Furniture			\$95,000
Owners Reserve			\$900,000
Reserved			
Subtotal (Related Costs)			\$1,463,000
Inflation (per year)	3	0.04	\$175,560
Contingency		0.06	\$98,314
Total Related Costs			\$1,736,874

Services			
Land Survey			\$20,000
Soil Borings			\$10,000
Phase 1 Environmental			\$15,000
Traffic Impact Analysis			\$18,000
Agency Approval Fees			\$20,000
Construction Testing-(special insp)	0.006		\$234,553
Printing			\$8,000
Advertising			\$3,000
Leed Certification Fees / Application			
Commissioning	111,132	0.75	\$83,349
Reserved			
Reserved			
Subtotal			\$411,902
Inflation (per year)	3	0.04	\$49,428
Contingency		0.06	\$27,680
Non inflation dependant services			
A/E fees	0.08		\$3,127,380
Construction Management	0.06	0	
CM @ Risk	0.1	0	
CM in House			
Financing Charges	0.01		\$448,945
Reserved			
Subtotal			\$3,576,325
Total Services			\$4,065,335
Total Project Cost			\$44,894,458

Middle School			
800-1200		11/28/2012	
Site	Unit	Cost / Unit	Cost
Land Purchase			
Site Improvements			
Roadway Improvements	1800	\$300	\$540,000
Internal Drives / Queue	2,604	\$300	\$781,170
Bus Lot	97,344	\$8	\$778,752
Bus Loop	900	\$300	\$270,000
Fire Loop	1,000	\$120	\$120,000
Parking	142	\$3,214	\$456,429
Student Lot		\$3,214	
Middle / High Outdoor Athletics			\$360,000
Water / Sewer Tap Fees			\$45,000
Stormwater			\$130,000
Erosion Control			\$50,000
Landscaping			\$50,000
Traffic Light			\$250,000
Water Tower			
Subtotal			\$3,831,351
Inflation (per year)	3	0.04	\$459,762
Contingency		0.06	\$257,467
Total Site Improvements			\$4,548,579
Building Construction			
Basic Building Const.	127,407	\$250	\$31,851,750
Renovations			
Energy Efficient Design Elements	0.0169		\$647,909
Technology (racks/ switchgear)	47	\$4,000	\$188,000
Kitchen Equipment			\$450,000
Bidirectional Amplificataion			\$100,000
Subtotal			\$33,237,659
Inflation (per year)	3	0.04	\$3,988,519
Contingency		0.06	\$2,233,571
Total Building Construction			\$39,459,749
Owners Reserve			
Furniture	37	\$8,000.00	\$296,000
Classroom Technology	37	\$5,000	\$185,000
Admin Furniture	26	\$6,000	\$156,000
Media Furniture			\$95,000
Owners Reserve			\$900,000
Reserved			
Subtotal (Related Costs)			\$1,632,000
Inflation (per year)	3	0.04	\$195,840
Contingency		0.06	\$109,670
Total Related Costs			\$1,937,510

Services			
Land Survey			\$20,000
Soil Borings			\$10,000
Phase 1 Environmental			\$15,000
Traffic Impact Analysis			\$18,000
Agency Approval Fees			\$20,000
Construction Testing-(special insp)	0.006		\$264,050
Printing			\$8,000
Advertising			\$3,000
Leed Certification Fees / Application			
Commissioning	127,407	0.75	\$95,555
Reserved			
Subtotal			\$453,605
Inflation (per year)	3	0.04	\$54,433
Contingency		0.06	\$30,482
Non inflation dependant services			
A/E fees	0.08		\$3,520,666
Construction Management	0.06	0	
CM @ Risk	0.1	0	
CM in House			
Financing Charges	0.01		\$505,101
Reserved			
Subtotal			\$4,025,768
Total Services			\$4,564,288
Total Project Cost			\$50,510,127

Middle School			
1000-1200		11/28/2012	
Site	Unit	Cost / Unit	Cost
Land Purchase			
Site Improvements			
Roadway Improvements	1800	\$300	\$540,000
Internal Drives / Queue	2,604	\$300	\$781,170
Bus Lot	97,344	\$8	\$778,752
Bus Loop	900	\$300	\$270,000
Fire Loop	1,000	\$120	\$120,000
Parking	142	\$3,214	\$456,429
Student Lot		\$3,214	
Middle / High Outdoor Athletics			\$360,000
Water / Sewer Tap Fees			\$45,000
Stormwater			\$130,000
Erosion Control			\$50,000
Landscaping			\$50,000
Traffic Light			\$250,000
Water Tower			
Subtotal			\$3,831,351
Inflation (per year)	3	0.04	\$459,762
Contingency		0.06	\$257,467
Total Site Improvements			\$4,548,579
Building Construction			
Basic Building Const.	155,187	\$250	\$38,796,750
Renovations			
Energy Efficient Design Elements	0.0169		\$757,937
Technology (racks/ switchgear)	47	\$4,000	\$188,000
Kitchen Equipment			\$450,000
Bidirectional Amplificataion			\$100,000
Subtotal			\$40,292,687
Inflation (per year)	3	0.04	\$4,835,122
Contingency		0.06	\$2,707,669
Total Building Construction			\$47,835,478
Owners Reserve			
Furniture	55	\$8,000.00	\$440,000
Classroom Technology	55	\$5,000	\$275,000
Admin Furniture	26	\$6,000	\$156,000
Media Furniture			\$95,000
Owners Reserve			\$300,000
Reserved			
Subtotal (Related Costs)			\$1,266,000
Inflation (per year)	3	0.04	\$151,920
Contingency		0.06	\$85,075
Total Related Costs			\$1,502,995

Services			
Land Survey			\$20,000
Soil Borings			\$10,000
Phase 1 Environmental			\$15,000
Traffic Impact Analysis			\$18,000
Agency Approval Fees			\$20,000
Construction Testing-(special insp)	0.006		\$314,304
Printing			\$8,000
Advertising			\$3,000
Leed Certification Fees / Application			
Commissioning	155,187	0.75	\$116,390
Reserved			
Reserved			
Subtotal			\$524,695
Inflation (per year)	3	0.04	\$62,963
Contingency		0.06	\$35,259
Non inflation dependant services			
A/E fees	0.08		\$4,190,725
Construction Management	0.06	0	
CM @ Risk	0.1	0	
CM in House			
Financing Charges	0.01		\$592,936
Reserved			
Subtotal			\$4,783,661
Total Services			\$5,406,578
Total Project Cost			\$59,293,631

Middle School			
1200-1200			11/28/2012
Site	Unit	Cost / Unit	Cost
Land Purchase			
Site Improvements			
Roadway Improvements	1800	\$300	\$540,000
Internal Drives / Queue	2,604	\$300	\$781,170
Bus Lot	97,344	\$8	\$778,752
Bus Loop	900	\$300	\$270,000
Fire Loop	1,000	\$120	\$120,000
Parking	142	\$3,214	\$456,429
Student Lot		\$3,214	
Middle / High Outdoor Athletics			\$360,000
Water / Sewer Tap Fees			\$45,000
Stormwater			\$130,000
Erosion Control			\$50,000
Landscaping			\$50,000
Traffic Light			\$250,000
Subtotal			\$3,831,351
Inflation (per year)	3	0.04	\$459,762
Contingency		0.06	\$257,467
Total Site Improvements			\$4,548,579
Building Construction			
Basic Building Const.	180,944	\$250	\$45,236,000
Renovations			
Energy Efficient Design Elements	0.0169		\$869,087
Technology (racks/ switchgear)	47	\$4,000	\$188,000
Kitchen Equipment			\$450,000
Bidirectional Amplificataion			\$100,000
Subtotal			\$46,743,087
Inflation (per year)	3	0.04	\$5,609,170
Contingency		0.06	\$3,141,135
Total Building Construction			\$55,493,393
Owners Reserve			
Furniture	63	\$8,000.00	\$504,000
Classroom Technology	63	\$5,000	\$315,000
Admin Furniture	28	\$6,000	\$168,000
Media Furniture			\$95,000
Owners Reserve			\$300,000
Reserved			
Subtotal (Related Costs)			\$1,382,000
Inflation (per year)	3	0.04	\$165,840
Contingency		0.06	\$92,870
Total Related Costs			\$1,640,710

Services			
Land Survey			\$20,000
Soil Borings			\$10,000
Phase 1 Environmental			\$15,000
Traffic Impact Analysis			\$18,000
Agency Approval Fees			\$20,000
Construction Testing-(special insp)	0.006		\$360,252
Printing			\$8,000
Advertising			\$3,000
Leed Certification Fees / Application			
Commissioning	180,944	0.75	\$135,708
Subtotal			\$589,960
Inflation (per year)	3	0.04	\$70,795
Contingency		0.06	\$39,645
Non inflation dependant services			
A/E fees	0.08		\$4,803,358
Construction Management	0.06	0	
CM @ Risk	0.1	0	
CM in House			
Financing Charges	0.01		\$678,651
Reserved			
Subtotal			\$5,482,009
Total Services			\$6,182,409
Total Project Cost			\$67,865,092

High School			
1200-1400 + Auditorium			11/28/2012
Site	Unit	Cost / Unit	Cost
Land Purchase			
Site Improvements			
Roadway Improvements	1800	\$300	\$540,000
Internal Drives / Queue	2,604	\$300	\$781,170
Bus Lot	121,000	\$8	\$968,000
Bus Loop	1,200	\$300	\$360,000
Fire Loop	1,000	\$120	\$120,000
Parking	150	\$3,214	\$482,143
Student Lot	400	\$3,214	\$1,285,714
Middle / High Outdoor Athletics			\$1,600,000
Water / Sewer Tap Fees			\$80,000
Stormwater			\$200,000
Erosion Control			\$50,000
Landscaping			\$75,000
Traffic Light			\$250,000
Water Tower			
Subtotal			\$6,792,027
Inflation (per year)	3	0.04	\$815,043
Contingency		0.06	\$456,424
Total Site Improvements			\$8,063,495
Building Construction			
Basic Building Const.	216,900	\$250	\$54,225,000
Renovations			
Energy Efficient Design Elements	0.0169		\$1,088,248
Technology (racks/ switchgear)	68	\$4,000	\$272,000
Kitchen Equipment			\$500,000
Bidirectional Amplification			125000
Subtotal			\$56,210,248
Inflation (per year)	3	0.04	\$6,745,230
Contingency		0.06	\$3,777,329
Total Building Construction			\$66,732,807
Owners Reserve			
Furniture	68	\$8,000.00	\$544,000
Classroom Technology	68	\$5,000	\$340,000
Admin Furniture	34	\$6,000	\$204,000
Media Furniture			\$95,000
Owners Reserve			\$500,000
Cafeteria Furniture			90000
Subtotal (Related Costs)			\$1,773,000
Inflation (per year)	3	0.04	\$212,760
Contingency		0.06	\$119,146
Total Related Costs			\$2,104,906

Services			
Land Survey			\$20,000
Soil Borings			\$12,000
Phase 1 Environmental			\$15,000
Traffic Impact Analysis			\$20,000
Agency Approval Fees			\$20,000
Construction Testing-(special insp)	0.006		\$280,000
Printing			\$8,000
Advertising			\$3,000
Leed Certification Fees / Application			
Commissioning	216,900	0.75	\$90,000
Bidirectional Amplification			125000
Reserved			
Subtotal			\$593,000
Inflation (per year)	3	0.04	\$71,160
Contingency		0.06	\$39,850
Non inflation dependant services			
A/E fees	0.08		\$5,983,704
Construction Management	0.06	0	
CM @ Risk	0.1	0	
CM in House			
Financing Charges	0.01		\$844,333
Reserved			
Subtotal			\$6,828,037
Total Services			\$7,532,046
Total Project Cost			\$84,433,253

OCS Administration			
Main Offices			8/26/2021
Site	Unit	Cost / Unit	Cost
Land Purchase			
Site Improvements			
Roadway Improvements	1800	\$300	
Internal Drives / Queue	2,000	\$300	\$600,000
Bus Lot	28,080	\$8	
Bus Loop	900	\$301	
Fire Loop	600	\$120	
Parking	200	\$3,214	\$642,857
Student Lot	70	\$3,214	
Water / Sewer Tap Fees			\$45,000
Stormwater			\$100,000
Erosion Control			\$30,000
Landscaping			\$50,000
Traffic Light			
Water Tower			
Subtotal			\$1,467,857
Inflation (per year)	3	0.04	\$176,143
Contingency		0.06	\$98,640
Total Site Improvements			\$1,742,640
Building Construction			
Basic Building Const.	50000	\$240	\$12,000,000
Renovations			
Energy Efficient Design Elements	0.0169		\$257,130
Technology (racks/ switchgear)	8	\$4,000	\$100,000
Kitchen Equipment			\$40,000
Bidirectional Amplification			\$80,000
Subtotal			\$12,477,130
Inflation (per year)	3	0.04	\$1,497,256
Contingency		0.06	\$838,463
Total Building Construction			\$14,812,848
Owners Reserve			
Furniture	120	\$2,500.00	\$300,000
Technology	120	\$2,000	\$240,000
Board Room Upfit			400000
Owners Reserve			300000
Subtotal (Related Costs)			\$1,240,000
Inflation (per year)	3	0.04	\$148,800
Contingency		0.06	\$83,328
Total Related Costs			\$1,472,128

Services			
Land Survey			\$20,000
Soil Borings			\$10,000
Phase 1 Environmental			\$15,000
Traffic Impact Analysis			\$18,000
Agency Approval Fees			\$20,000
Construction Testing-(special insp)	0.006		\$99,333
Printing			\$8,000
Advertising			\$3,000
Leed Certification Fees / Application			
Commissioning			\$60,000
Reserved			
Reserved			
Subtotal			\$253,333
Inflation (per year)	3	0.04	\$30,400
Contingency		0.06	\$17,024
Non inflation dependant services			
A/E fees	0.08		\$1,324,439
Construction Management	0.06	0	
CM @ Risk	0.1	0	
CM in House			
Financing Charges	0.01		\$198,513
Reserved			
Subtotal			\$1,522,952
Total Services			\$1,823,709
Total Project Cost			\$19,851,325

Bus Garage			
K-12 School		11/28/2012	
Site	Unit	Cost / Unit	Cost
Land Purchase			
Site Improvements			
Roadway Improvements	1800	\$300	\$540,000
Internal Drives / Queue	2,000	\$300	\$600,000
Bus Lot	207,257	\$8	\$1,658,056
Gravel Lot	107,887	\$4	\$431,548
Fire Loop	600	\$120	\$72,000
Parking	20	\$3,214	\$64,286
Student Lot	70	\$3,214	
Water / Sewer Tap Fees			\$45,000
Stormwater			\$130,000
Erosion Control			\$50,000
Landscaping			\$20,000
Traffic Light			
Water Tower			
Subtotal			\$3,610,890
Inflation (per year)	3	0.04	\$433,307
Contingency		0.06	\$242,652
Total Site Improvements			\$4,286,848
Building Construction			
Garage	28451	\$325	\$9,246,575
Offices	7463	\$250	\$1,865,750
Refueling Station			\$1,500,000
Energy Efficient Design Elements	0.0169		\$260,375
Technology (racks/ switchgear)			\$100,000
Kitchenette			\$25,000
Refueling Station			\$800,000
Bidirectional Amplification			\$50,000
Subtotal			\$13,847,700
Inflation (per year)	3	0.04	\$1,661,724
Contingency		0.06	\$930,565
Total Building Construction			\$16,439,990
Owners Reserve			
Office Furniture	10	\$3,000.00	\$30,000
Classroom Furniture	2	\$8,000	\$16,000
Classroom / Office Technology	4	\$8,000	\$32,000
Equipment / Lifts			\$1,000,000
Owners Reserve			500000
Subtotal (Related Costs)			\$1,578,000
Inflation (per year)	3	0.04	\$189,360
Contingency		0.06	\$106,042
Total Related Costs			\$1,873,402

Services			
Land Survey			\$20,000
Soil Borings			\$10,000
Phase 1 Environmental			\$15,000
Traffic Impact Analysis			\$18,000
Agency Approval Fees			\$20,000
Construction Testing-(special insp)			\$90,000
Printing			\$8,000
Advertising			\$3,000
Leed Certification Fees / Application			
Commissioning			\$50,000
Reserved			
Reserved			
Subtotal			\$234,000
Inflation (per year)	3	0.04	\$28,080
Contingency		0.06	\$15,725
Non inflation dependant services			
A/E fees	0.08		\$1,658,147
Construction Management	0.06	0	
CM @ Risk	0.1	0	
CM in House			
Financing Charges	0.01		\$247,840
Reserved			
Subtotal			\$1,905,987
Total Services			\$2,183,792
Total Project Cost			\$24,784,032

Warehouse			
Renovation			11/28/2012
Site	Unit	Cost / Unit	Cost
Land Purchase			
Site Improvements			
Roadway Improvements	1800	\$300	
Internal Drives / Queue	2,200	\$300	
Bus Lot	28,080	\$8	
Bus Loop	900	\$301	
Fire Loop	600	\$120	
Parking		\$3,214	
Student Lot	70	\$3,214	
Water / Sewer Tap Fees			
Stormwater			
Erosion Control			
Landscaping			
Traffic Light			
Water Tower			
Subtotal			
Inflation (per year)	3	0.04	
Contingency		0.15	
Total Site Improvements			
Building Construction			
Basic Building Const.		\$231	
Renovations	14266	\$60	\$855,960
Energy Efficient Design Elements	0.0169		\$3,918
Technology (racks/ switchgear)		\$4,000	\$50,000
Kitchen Equipment			\$273,000
Testing Kitchen Upit	2000	\$25	\$50,000
Structural Improvements			\$100,000
Generator			\$150,000
Subtotal			
Inflation (per year)	3	0.04	\$177,945
Contingency		0.15	\$249,124
Total Building Construction			
Owners Reserve			
Furniture			\$30,000
Technology			\$50,000
Reserved			\$100,000
Reserved			
Subtotal (Related Costs)			
Inflation (per year)	3	0.04	\$21,600
Contingency		0.15	\$30,240
Total Related Costs			

Services			
Land Survey			
Soil Borings			
Phase 1 Environmental			
Traffic Impact Analysis			
Agency Approval Fees			
Construction Testing-(special insp)	0.006		
Printing			\$3,000
Advertising			\$3,000
Leed Certification Fees / Application			
Commissioning			\$20,000
Reserved			
Reserved			
Subtotal			
Inflation (per year)	3	0.04	\$3,120
Contingency		0.15	\$4,368
Non inflation dependant services			
A/E fees	0.15		\$286,492
Construction Management	0.06	0	
CM @ Risk	0.1	0	
CM in House			
Financing Charges	0.01		\$24,866
Reserved			
Subtotal			
Total Services			

Total Project Cost	\$2,486,633		
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Warehouse			
Replacement			8/26/2021
Site	Unit	Cost / Unit	Cost
Land Purchase			
Site Improvements			
Roadway Improvements	1800	\$300	
Internal Drives / Queue	2,200	\$300	
Repave broken Pavement	15,837	\$8	\$126,696
Bus Loop	900	\$301	
Fire Loop	600	\$120	
Parking		\$3,214	
Student Lot	70	\$3,214	
Water / Sewer Tap Fees			
Stormwater			
Erosion Control			\$20,000
Landscaping			\$5,000
Traffic Light			
Water Tower			
Subtotal			\$151,696
Inflation (per year)	3	0.04	\$18,204
Contingency		0.06	\$10,194
Total Site Improvements			\$180,093
Building Construction			
Basic Building Const.	14266	\$200	\$2,853,200
Renovations		\$60	
Energy Efficient Design Elements	0.0169		\$56,880
Technology (racks/ switchgear)		\$4,000	\$50,000
Kitchen Equipment			\$273,000
Testing Kitchen Upit	2000	\$25	\$50,000
Structural Improvements			
Generator			\$150,000
Subtotal			\$3,433,080
Inflation (per year)	3	0.04	\$411,970
Contingency		0.06	\$230,703
Total Building Construction			\$4,075,753
Owners Reserve			
Furniture			\$30,000
Technology			\$50,000
Owners Reserve			\$200,000
Reserved			
Subtotal (Related Costs)			\$280,000
Inflation (per year)	3	0.04	\$33,600
Contingency		0.06	\$18,816
Total Related Costs			\$332,416

Services			
Land Survey			\$6,000
Soil Borings			\$9,000
Phase 1 Environmental			
Traffic Impact Analysis			
Agency Approval Fees			\$6,000
Construction Testing-(special insp)	0.006		\$20,000
Printing			\$3,000
Advertising			\$3,000
Leed Certification Fees / Application			
Commissioning			\$40,000
Reserved			
Reserved			
Subtotal			\$87,000
Inflation (per year)	3	0.04	\$10,440
Contingency		0.06	\$5,846
Non inflation dependant services			
A/E fees	0.1		\$425,585
Construction Management	0.06	0	
CM @ Risk	0.1	0	
CM in House			
Financing Charges	0.01		\$51,688
Reserved			
Subtotal			\$477,273
Total Services			\$580,559
Total Project Cost			\$5,168,822

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Terms and Definitions

ADM - The Average Daily Membership. For population forecasting the 40th day ADM is used. It does not count Prekindergarten classrooms.

ADM Capacity - This is the capacity of the school if every seat in every classroom is full.

ALTID - A GIS term for the parcel number.

Attendance Boundaries - These are imaginary lines depicting the areas that define what school students will attend. They are based on physical boundaries.

Basic Education Plan (BEP) - A set of standards developed by NCDPI to help designers and school system create spaces of the appropriate size for each type of program within a school.

Bricks and Mortar - This refers to permanently constructed facilities and does not include modular or temporary structures.

Building Bio Data - This is a term NCDPI and DOI use to describe construction dates, types, and value of school buildings.

Building Capacity - This is the ADM Capacity plus any PK capacity

Built Out - The point at which a additional square footage should no longer be considered due to its overall size, size of the site, congestion or other reasons.

Campus Capacity - The Operational capacity plus 20 additional seats for each mobile unit used as a classroom.

Capacity Spaces - These are instructional spaces that are counted for capacity as defined by NCDPI.

Cohort - A group that ages together. This year's first grade will become next years second grade is a cohort.

Contingency - An amount of money included in the estimate for the unknown. New buildings have lower contingency while renovations typically have a higher amount of uncertainty.

Core Capacity - The square footage of the Media Center or the Cafeteria, divided by 4, whichever is smallest.

Core Facilities - The Media Center, Cafeteria, Administrative, and storage spaces.

Deferred Maintenance - Work that should be done within any years budget that due to cost, cannot be completed and remain in budget. It is pushed off to the next year.

DOI - Department of Insurance

Facility Condition Index (FCI) - The cost of repairs vs the value of the building or the total cost of replacement.

Finance Charges - A percentage of each new or renovated project has finance charges included for legal fees associated with securing funding.

First Cost - The initial cost of construction and design, not including operation costs.

GIS - Geographic Information Systems are databases that contain information and can be mapped on a computer.

HB-90 - This legislation changed the number of students in K-3 classrooms over the course of several years.

NCSU/OR/Ed/ITRE - Institute for Transport Research in Education. A part of NC State University's Operations in Research in Education (OR/Ed) responsible for student forecasts.

Inflation - Three years of inflation are included in each estimate. Construction inflation averages around 4% per year.

Land Banking - Purchasing an appropriate parcel or parcels of land based prior to the need of the facility.

LEA - Local Education Authority

Life Cycle - The anticipated years a building component is expected to remain in service before it becomes obsolete or overly expensive to repair.

Lineal Feet (Lf) - The length in feet

Mobile Unit - Modular Unit - This is a loose term that refers to any smaller modular building placed on campus and is of a temporary nature.

Natural Increase - The term is used by the OSBM to describe the number of individuals born in a county against the number of deaths in the same region.

MSTA - Municipal and School Transportation Assistance is a spreadsheet developed and used by NCDOT to determine the length of queue, bus parking, staff parking and other traffic related issues and numbers.

Net Migration - The term OSBM uses to depict the number of individuals moving into or out of a county.

NCDPI - The North Carolina Department of Public Instruction.

NCERP - North Carolina Eastern Regional Partnership consists of several counties grouped in a geographical region.

Non-Capacity Spaces - These are support spaces and do not contribute to a schools capacity since groups move in and out of them.

OCS - Onslow County Schools

OOC - The Out Of Capacity chart is built by North Carolina State University's Information for Transportation Research in Education's Operation Research in Education. This table contains the population forecast for each school.

Operational Capacity - This is the number of students planned within an attendance boundary. It is based on the ADM capacity and is in some cases reduced to deal with fluctuations in cohorts and in-county mobility of students.

Operational First Out Capacity - The theoretical number of students a building can support before mobile units are needed.

OSBM - The Office of State Budget and Management which provides many of the community wide demographic projections.

Potential Floor Plan - This is a site plan showing one potential organization for additions and renovations. It is a proof of concept only.

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SF or sq. ft - Refers to square foot or square footage of a space.

Soft Costs - The estimates include design fees, soil borings, surveys, special inspection and other costs appropriate for the project.

Space Inventory - The accounting of each type of space within each school.

Queue - The length of driveway dedicated to stacking parent owned vehicles while waiting to pick up their student.

115C-301c - The legislation that has the number of students permitted in each classroom.

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