



COOPERATIVE STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

Guilford County Schools Facilities Master Plan Recommendations

November 2019

FACILITIES MASTER PLAN | STUDIES, REPORTS & ENGAGEMENT PROCESSES



2016 Listen and Learn Tour

- 100% of all schools visited
- 11 Listen and Learn sessions hosted by school board members
- Qualitative analysis of themes
- More than 90 community meetings and presentations
- Online survey and parent/community public opinion polls

2016 – 17 Transition Team

- Extensive data reviews in multiple areas
- Local, state and national expertise
- Educator, employee, parent and community representation

SP 2022 Strategic Planning Process

- Groundwater Analysis
- Transition Team reports and recommendations
- Magnet program study
- Disparity study

Blue Ribbon Task Force

- Triad Talent Alignment Study
- Business, industry and educator representation

Joint BOE/BOCC Capital/Facilities Planning Committee

Facility Condition Assessment Study

Facilities Master Plan Report and Recommendations



WHY ARE THE COST ESTIMATES FOR THE TWO STUDIES DIFFERENT?

What did the MGT study consider?

- Identifying and fixing current deficiencies
- Identifying and addressing capacity needs
- The MGT study identified ~ \$800M in deferred maintenance

What does the current plan consider?

- Identifying and fixing current deficiencies
- Identifying and addressing capacity needs
- Technology, safety and security upgrades
- Modernizing existing facilities
- Improved school choice options
- The current study has only \$225M in deferred maintenance, shifting instead to replacing or fully renovating facilities that are too small, and/or have too many deficiencies to continue investments

Facilities Master Plan Report



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Rebuilding Our Schools

Full renovations
and rebuilding
facilities in the
worst condition

New construction
for residential
growth and
economic
development

Investing in
technology,
modernizations,
and safeschools

Focusing on
innovative choices

FACILITIES MASTER PLAN | OUTCOMES



Full renovation and rebuilding of facilities in the worst condition

- Schools in the worst condition
- Schools in need of modern design
- Consolidate, rebuild central support buildings



New construction for residential growth and economic development

- Address residential growth in the Northwest, Northern and Southwest areas
- Construction of a new transportation / maintenance hub
- Aligning CTE programs to job growth in the Triad / NC area



Invest in technology

- Wireless classrooms
- Sufficient bandwidth for every site
- 2:1 digital devices
- Network security and redundancy



Invest in safe schools

- Reduce infrastructure and site vulnerability



Focus on innovative choices

- Concentrate choice programs where parent demand is greatest, primarily in the cities of High Point and Greensboro
- Focus choice programs aligned to job growth and high student demand



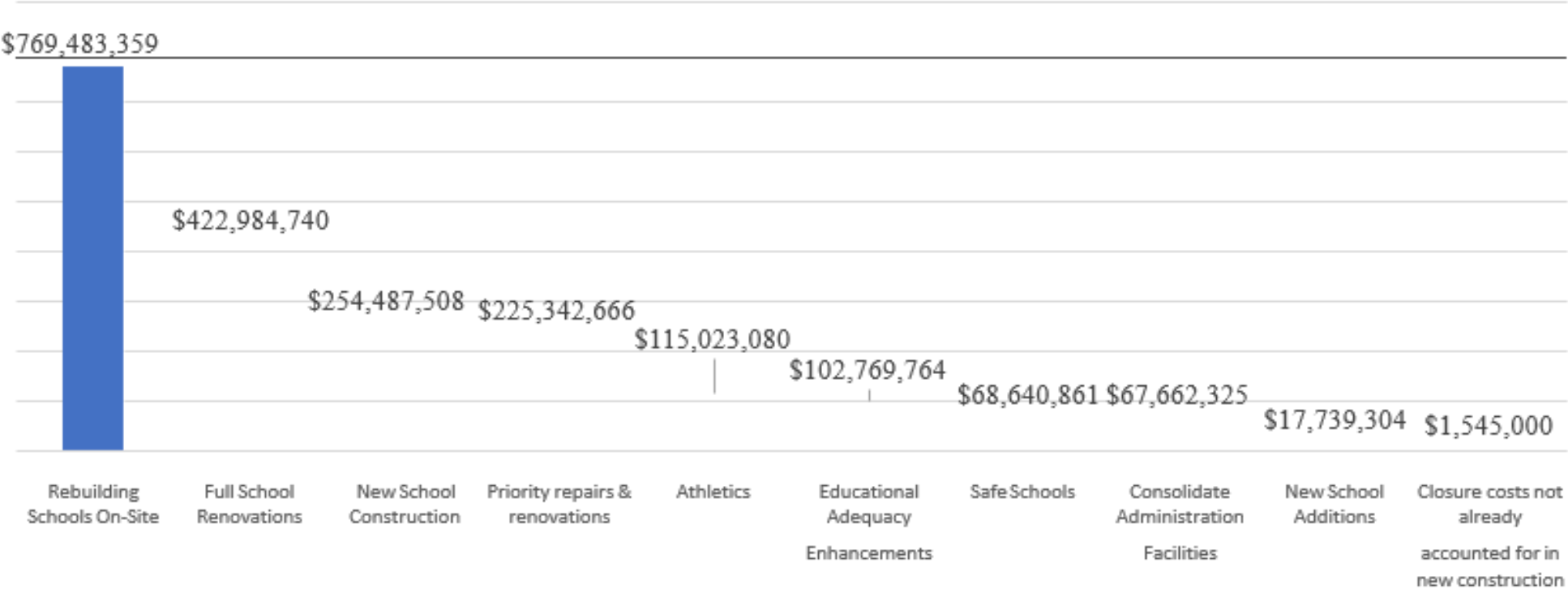
Educational adequacy enhancements to improve the teaching and learning environment at all schools

- HS CTE modernizations
- Athletic upgrades





Guilford County Schools Long-Range Facilities Master Plan
\$2,045,678,606



FACILITIES MASTER PLAN | DEFINITIONS



Educational Adequacy Enhancements

- Investments to modernize facilities to support current teaching and learning strategies

Facility Condition Index

- The total cost of prioritized repairs divided by the estimated replacement value of the facility
- Taken from the MGT condition assessment
- Costs only account for fixing identified deficiencies and do not account for modernization
- A FCI of 50% means it will cost half as much to repair the facility as it would to replace it.
- FCIs of 50-66% are an industry-standard threshold for considering major facility renovations or replacements
- Program needs, capacity needs, and site constraints can impact facility investment strategies

Full School Renovations

- Keeps the existing structure of the facility, rebuilding everything inside the facility

Land Acquisition

- Necessary to accommodate some new construction projects

New School Additions

- Address overcrowding when a new school is not required

New School Construction

- Provides room for growth and expanded choice

Priority repairs

- Addresses all repairs identified in the condition assessment and prioritized by the District
- Taken from the MGT condition assessment and reviewed/prioritized by the District

Rebuilding Schools On Site

- Completely or mostly knocks down and rebuilds a school on its existing site

Safety and Security

- Addresses perimeter security, access control, interior security, and communication needs to modernize school security districtwide

FACILITIES MASTER PLAN | SUMMARY



Rebuilding of facilities in the worst condition relative to their replacement values

Allen Jay ES	Bessemer ES	Brooks Global Studies ES	Claxton ES	Foust ES
Frazier ES	Irving Park ES	Jackson 6 12 Prep Academy	Joyner ES	Kirkman Park ES
Kiser MS	Millis Road ES	Montlieu ES	Morehead ES	Northwood ES
Page HS	Peck K 8	Southern HS	Sternberger ES	Vandalia ES
	Washington K 8	Weaver Academy (McIver site)		

Begin rebuilding Guilford County Public Schools for the next 50-100 years. Current schools were built on average in the mid-1960s, and the Facilities Master Plan reduces the average building age 25+ years through major renovations and new construction. Full renovations and reconstruction projects focus largely on schools in the worst condition relative to their replacement values, while also supporting current and desired programs.

1966

Current
average year of
school
construction

25+

How many
years the FMP
reduces the
average age of
facilities
districtwide

FACILITIES MASTER PLAN | SUMMARY



Full renovation of facilities in the worst condition relative to their replacement values

Newcomers School (Academy at Smith site)	Allen MS	Alternative Programs (Weaver site)	Andrews HS
Erwin Montessori (Archer site)	General Greene ES	Grimsley HS	High Point Central HS
Jones K 8 (with addition)	Lincoln Academy 4 8	Early College HS Leadership Academy 6 12 (Swann site)	Northeast HS
Parkview Village ES	Penn Griffin 6 12 VPA	Sedgefield ES	Shadybrook ES
Smith HS	Welborn/Kearns 6 12	Western HS	

Renovation of existing schools for current, new and expanding programs:

- Andrews HS (Public Safety and Health/Biomedical Sciences)
- General Greene ES (Science and Technology)
- Grimsley HS (Culinary and Engineering)
- Jones K-8 (Language Immersion)
- Lincoln Academy 4-8 (Advanced Academics) and 6-8 (VPA)
- High Point Central HS (Green Construction Trades and Furniture Design)
- Swann Center (Early College HS Leadership Academies, & Coding and Artificial Intelligence) 6-12 (Coding & Artificial Intelligence)
- Northeast HS (Computer and Information Science)
- Parkview Village ES (Montessori)
- Penn-Griffin 6-8 (Spanish Immersion) and 6-12 (Visual and Performing Arts)
- Smith HS (Advanced Manufacturing, Gaming & Design Innovation and Green Construction Trades)
- Welborn/Kearns 6-12 (Gaming & Design Innovation and Artificial Intelligence)
- Western HS (Transportation, Distribution, Logistics and Heavy Vehicle Technology)
- Page HS (Specialized Health Care, Business & Finance)
- Southern HS (AgriTech/BioTech & Veterinary Tech)

FACILITIES MASTER PLAN | SUMMARY



Additions and new construction for residential growth, economic development and operational efficiency



Addition to Jefferson ES (including priority repairs)	Addition to Lindley ES (including priority repairs)	Addition to McLeansville ES (including priority repairs)	New elementary school in the Northern HS feeder
New elementary school to replace Southern ES and Sumner ES	New Hampton/Peeler K 5 Visual & Performing Arts magnet	New 6 12 Preparatory Academy	New northwest area aviation HS magnet
	New replacement middle school for Northwest MS	New K 8 in the Southwest HS area	

The Northwest and Northern HS feeder areas have experienced growth, resulting in overcrowding with continued projected growth. Additionally, elementary schools are over-crowded in Eastern HS, Western HS, Southwestern HS, and Grimsley HS areas; the recommended additions address area over-crowding that cannot be addressed through boundary-changes alone.

NOTE: All capacity calculations were made without planning for continued use of portable buildings. Portables can be used for short-term capacity needs but are not a long-term capacity solution.

Planning Area 10 - Southwest High	SF	Capacity	18-19 Enrollment	18-19 Utilization	Planning Area 11 - Western High	SF	Capacity	18-19 Enrollment	18-19 Utilization	Planning Area 1 - Northwest High	SF	Capacity	18-19 Enrollment	18-19 Utilization
Elementary Total	343,024	2,450	2,445	99.8%	Elementary Total	230,088	1,729	1,913	110.6%	Elementary Total	382,662	2,429	2,709	111.5%
Middle Total	138,143	1,099	1,252	113.9%	Middle Total	299,221	2,189	1,452	66.3%	Middle Total	144,210	896	1,098	122.5%
High School Total	280,614	1,719	1,595	92.8%	High School Total	258,860	1,397	1,192	85.3%	High School Total	249,264	1,583	2,129	134.5%
Total	761,781	5,268	5,292	100.5%	Total	788,169	5,315	4,557	85.7%	Total	776,136	4,908	5,936	120.9%
Planning Area 15 - Grimsley High	SF	Capacity	18-19 Enrollment	18-19 Utilization	Planning Area 12 - Page High	SF	Capacity	18-19 Enrollment	18-19 Utilization	Planning Area 4 - Eastern High	SF	Capacity	18-19 Enrollment	18-19 Utilization
Elementary Total	360,124	2,473	2,999	121.3%	Elementary Total	261,840	1,833	1,935	105.6%	Elementary Total	323,961	1,872	2,102	112.3%
Middle Total	271,283	1,986	1,604	80.8%	Middle Total	122,540	880	743	84.4%	Middle Total	137,550	1,123	1,058	94.2%
High School Total	280,364	1,779	1,710	96.1%	High School Total	230,174	1,658	1,809	109.1%	High School Total	301,409	1,308	1,325	101.3%
Total	911,771	6,238	6,313	101.2%	Total	614,554	4,371	4,487	102.7%	Total	762,920	4,303	4,485	104.2%

FACILITIES MASTER PLAN | SUMMARY



Priority Repairs



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

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

FACILITIES MASTER PLAN | SUMMARY



Buildings Closing



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

Thirteen school buildings and eleven administration buildings are closing as a result of program moves, school and administrative consolidation.



Focus on innovative choices



Advanced
Academics

Computer Sciences

Career Technical
Education (CTE)

Early College

STEM/STEAM

Early College HS
Girls/Boys
Leadership
Academy

Global Studies

Montessori

Language
Immersion

College Prep

Visual and
Performing Arts

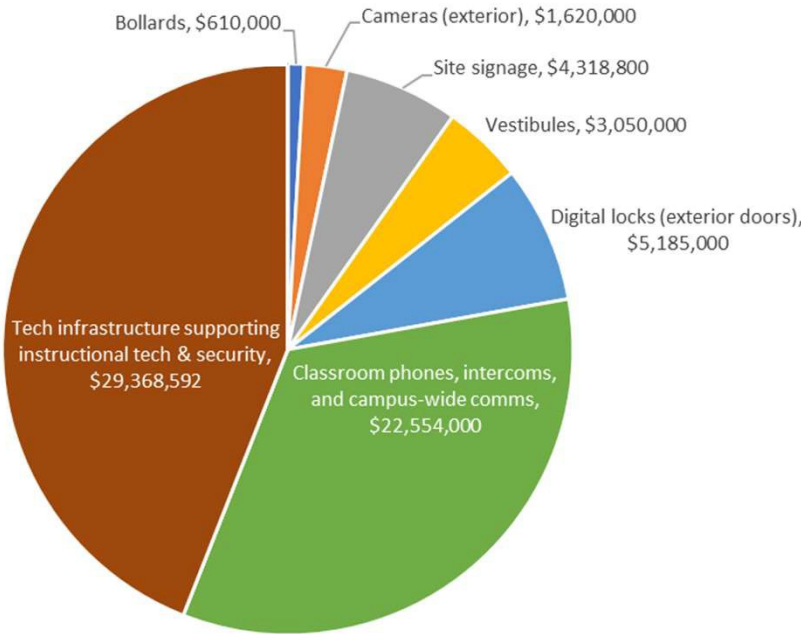
Guilford County Schools strives to provide innovative, quality choices for all students. Analyses of programs most often selected by parents indicate that STEM, the arts and early/middle college programs located near central Greensboro and High Point are the most popular. Accordingly, this Facilities Master Plan concentrates choice offerings in those locations to meet parent demand, concentrate resources efficiently, and offer magnet programs in locations accessible to all GCS families.

Upgrades to All Existing Facilities



Safe Schools

Bollards	Cameras (interior and exterior)	Site signage
Vestibules	Digital locks (exterior doors)	Classroom phones, intercoms, and campus-wide comms
Interoperable systems with first responders	Tech infrastructure supporting instructional tech and security	Digital locks (interior doors)

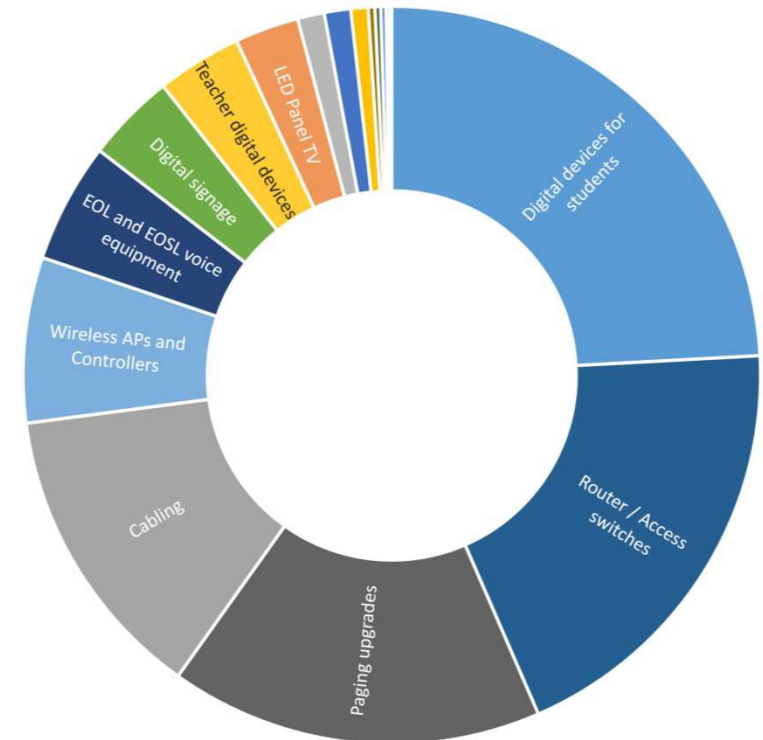


Interior cameras, interoperable communication systems with first responders, and digital locks accounted for in \$10M bond funding already in place.



Technology

Access Points	Audio Visual (AV)	Cabling	Cellular connectivity
Charging carts	Identity services engine	Router/access switches	Wireless APs and controllers
Digital devices	Digital signage	End of life and end of service life voice equipment	Local and/or cloud storage devices
Paging upgrades	Complete phone system replacement	Servers	Interactive TV
	Sound reinforcement	Teacher digital devices	



Total investments of \$102M distributed between technology infrastructure, communications, teaching and learning technology, and site signage.



Enhancements to all schools not being rebuilt

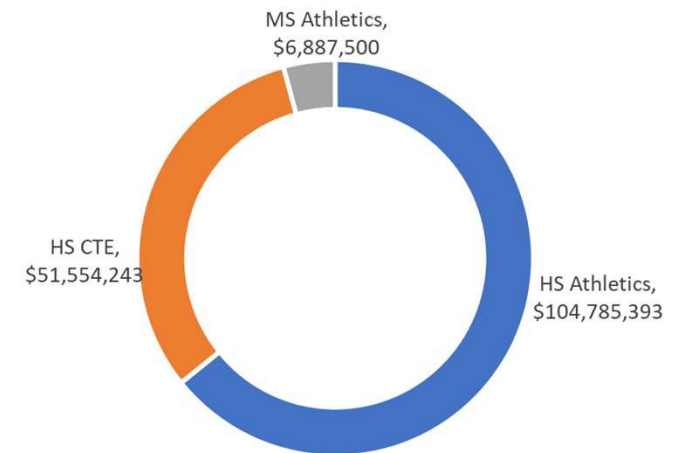


All schools will have...

- Safe school upgrades
- Technology infrastructure upgrades

Middle School track
resurfacing

High School Athletics
renovations
and upgrades



FACILITIES MASTER PLAN | COST ESTIMATES



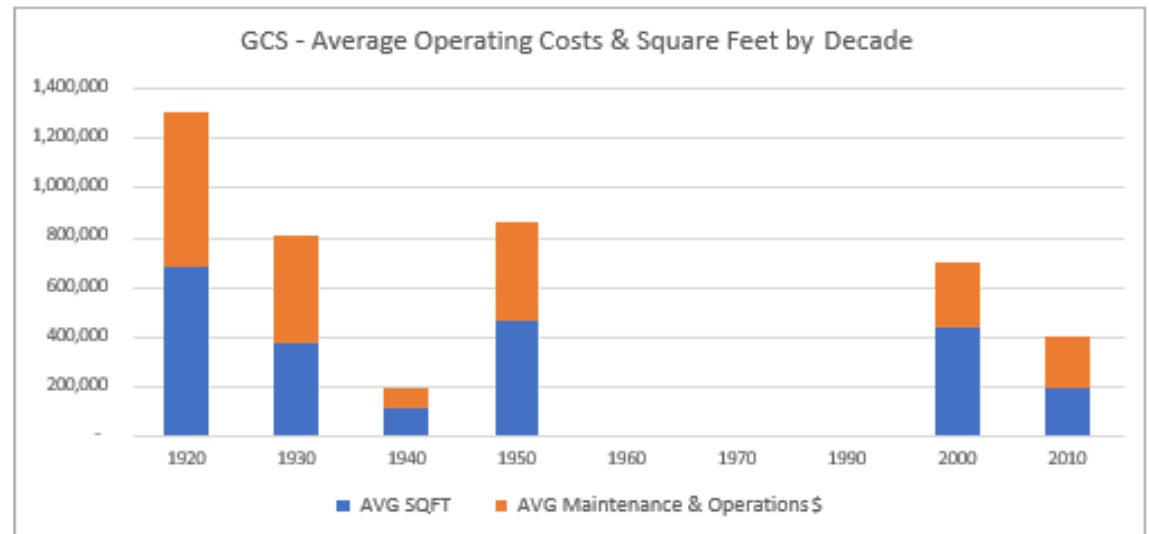
426 NC school construction costs analyzed between 2000-2019

5% annual inflation since 2000

Elementary Schools cost on average \$231 (n 8) in 2019. 2020 costs are estimated to start at \$243

The average middle and high school costs per square foot have been 4% and 7% higher than elementary school construction costs respectively

3% of the total identified project costs have been budgeted to account for project management support




Source: GCS non-personnel related facility operating expenses

Schools built since 1990 are on average 1.5x more efficient to operate than schools built before then

Source: schoolclearinghouse.org

Recommendations by High School Area

Enrollment and Facility Data Summary

Schools - Planning Area 1	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Collins ES	103,480	1955	594		648	-54	109%	\$ 21,130,679	\$ 2,207,224	10.45%
E.P. Pearce ES	86,207	2007	678		748	-70	110%	\$ 19,171,758	\$ 298,665	1.55%
Oak Ridge ES	100,000	1955	500		557	-143	112%	\$ 15,847,751	\$ 1,091,150	6.79%
Stokesdale ES	75,190	1953	457		557	-100	112%	\$ 15,847,751	\$ 1,091,150	19.51%
ES Total	364,867	-	2,429		2,709	-280	112%	\$ 80,740,451	\$ 7,092,509	8.71%
Northwest MS	144,210	1970	896		1098	-202	113%	\$ 34,938,004	\$ 19,536,489	55.92%
Northwest HS	249,264	1962	1,583		2129	-454	134%	\$ 35,818,938	\$ 7,926,000	14.20%

Summary of facility and enrollment data by high school feeder area

Area development and projected

Enrollment characterized by a strong suburban development trend of large homes on lots with septic systems and wells, as a majority of the planning area is outside of the Greensboro water and sewer service area. The residential building permits for the District show an average increase of 10% per year from 2016 through 2018, and includes the municipal jurisdictions of Oak Ridge, Stokesdale and portions of Summerfield and Kernersville.

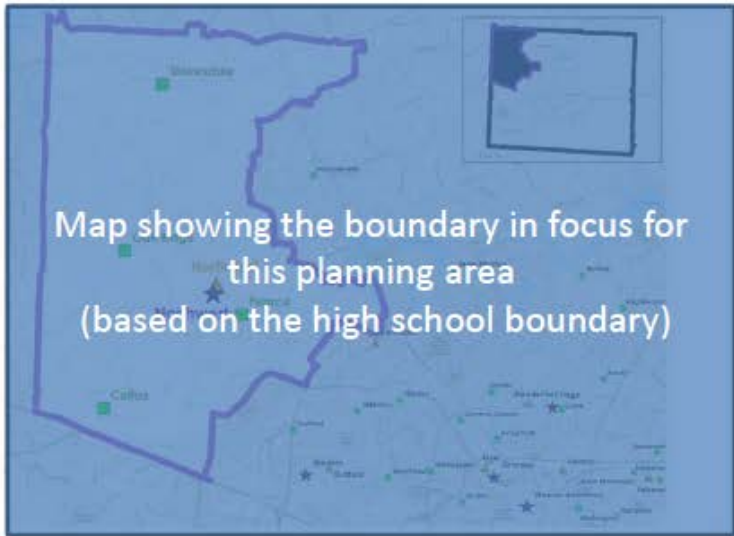
Year	Building Permits
2016	217
2017	172
2018	111
2019	99

Grade	2018-19	2023-24	2028-29
PK	3,653	3,701	3,290
6-8	1,551	1,660	1,699
PK - 12 Total	6,537	6,844	7,025

5 and 10 year projections for students within the boundary

Key factors | key data from the above summary to consider

All area schools are at or over capacity with a historic growth trend. Stokesdale ES, Northwest MS and Northwest HS are all over 120% utilized indicating significant over-crowding. Northwest MS has a high FCI, indicating the District should consider major renovation or replacement. **Narrative summary of the above data table** condition (low FCIs) and combined need at least 280 additional seats to accommodate enrollment.



PLANNING AREA 1 | NORTHWEST HS AND FEEDER SCHOOLS



Enrollment and Facility Data Summary

Schools - Planning Area 1	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Colfax ES	102,480	1955	594		648	-54	109%	\$ 21,130,679	\$ 2,207,224	10.45%
E.P. Pearce ES	89,207	2007	678		748	-70	110%	\$ 19,321,758	\$ 298,665	1.55%
Oak Ridge ES	115,785	1923	700		756	-56	108%	\$ 24,440,263	\$ 1,435,470	5.87%
Stokesdale ES	75,190	1953	457		557	-100	122%	\$ 15,847,751	\$ 3,091,150	19.51%
ES Total	382,662	1960	2,429		2,709	-280	112%	\$ 80,740,451	\$ 7,032,509	8.71%
Northwest MS	144,210	1970	896		1098	-202	123%	\$ 34,938,004	\$ 19,536,489	55.92%
Northwest HS	249,264	1962	1,583		2129	-546	134%	\$ 55,818,938	\$ 7,926,000	14.20%

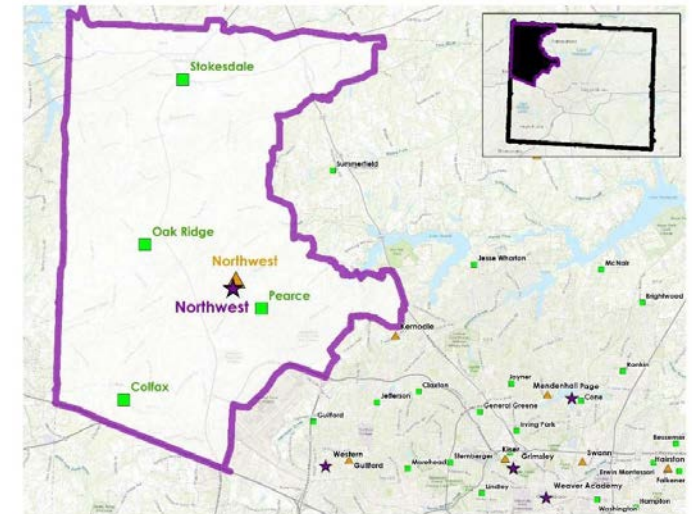
Key factors | significant area over-utilization and middle school facility condition

All area schools are at or over capacity with a historic growth trend. Stokesdale ES, Northwest MS and Northwest HS are all over 120% utilized indicating significant over-crowding. Northwest MS has a high FCI, indicating the school district should consider replacement in the near future. Elementary schools are in good condition (low FCIs) and combined need at least 280 additional seats to accommodate enrollment. Enrollment is projected to increase slightly over the coming 5-10 years.

Area development and projected enrollment

Planning Area 1 is characterized by a strong suburban development trend of large homes on lots with septic systems and wells, as a majority of the planning area is outside of the Greensboro water and sewer service area. The residential building permit trend for this area has averaged 182 permits per year from 2016 through 2018, and includes the municipal jurisdictions of Oak Ridge, Stokesdale and portions of Summerfield and Kernersville.

Year	Building Permits	Grade	2018 19	2023 24	2028 29
2016	217	PK - 5	2,653	2,701	2,720
2017	172	6 - 8	1,551	1,660	1,699
2018	158	9 - 12	2,333	2,483	2,606
2019	99	PK 12Total	6,537	6,844	7,025



PLANNING AREA 1 | NORTHWEST HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

Results

New Construction & Renovation	
Build a new 1,200 seat high school with an aviation technology magnet program (800 traditional HS seats, 400 CTE). Build core of high school to a 1,500 capacity to allow for a future 300 seat addition when needed	\$ 71,022,000
Replace Northwest MS on a new site at 1,200 capacity	\$ 50,127,000
Demolish existing middle school and repurpose for high school green space	\$ 250,000
Redistrict southern area of Colfax elementary boundary to existing and new schools in Southwest HS feeder pattern (see Planning Area 10 for new construction/renovation plans)	-
Redistrict portion of Stokesdale elementary boundary to new elementary school in Northern feeder pattern (see Planning Area 2 for new construction/renovation plans)	-
Subtotal	\$ 121,399,000
Priority Condition Repairs	
Northwest HS	\$ 7,926,000
Northwest MS	see above
Colfax ES	\$ 2,207,224
Oak Ridge ES	\$ 1,435,470
Pearce ES	\$ 298,665
Stokesdale ES	\$ 3,091,150
Subtotal	\$ 14,958,509
Area Recommendations Total	\$ 136,357,509

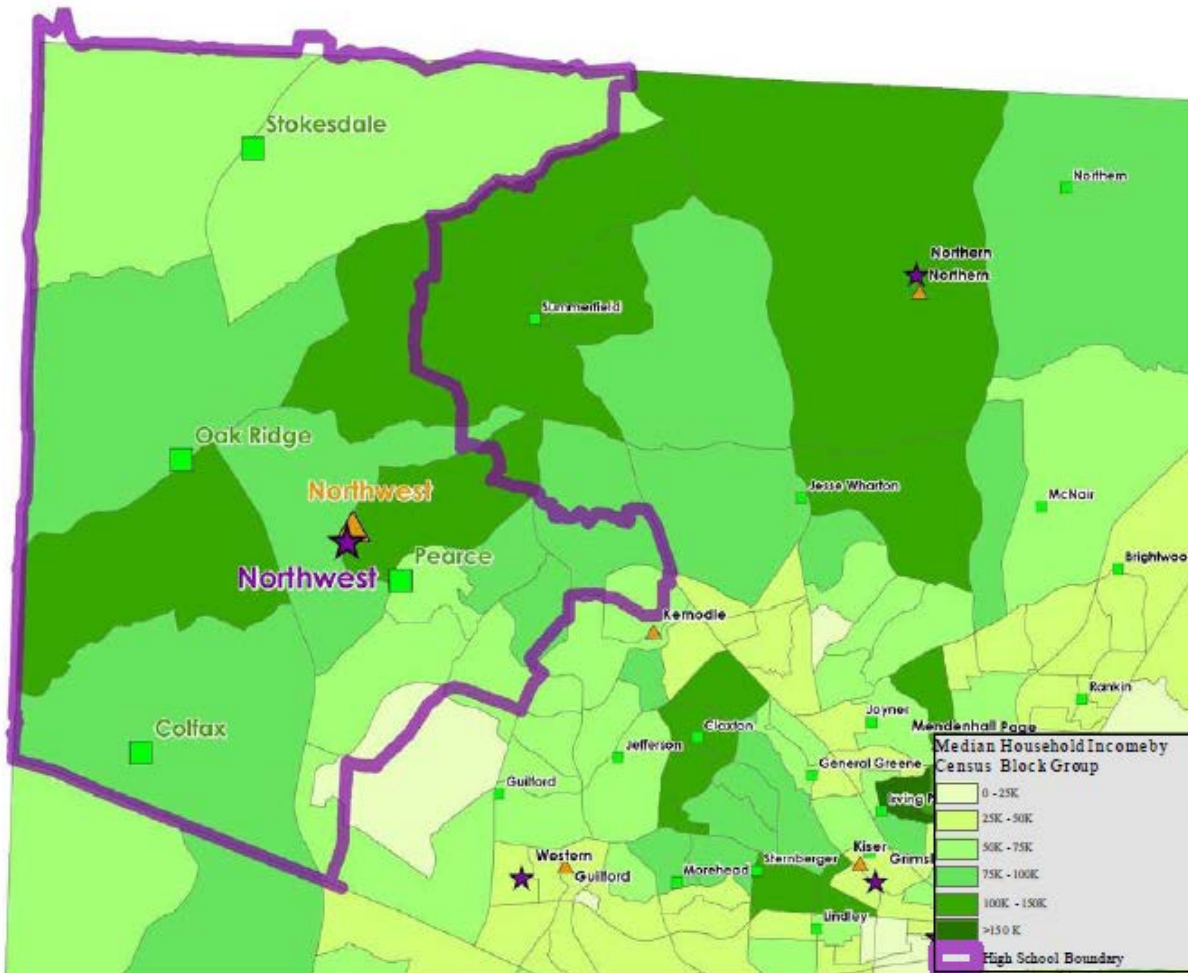
Addresses overcrowding by building a new high school, rebuilding the middle school and boundary changes.

Creates a high school magnet program open to all district students.

Replaces the middle school in poor condition.

Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 1 | NORTHWEST HS AND FEEDER SCHOOLS



Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov



new school construction

Build new high school with aviation program. Rebuild the middle school to replace existing facilities in poor condition.



school renovations

Invest in priority repairs, safety, security, and technology enhancements at area elementary schools.



boundary change

Move southern portion of Colfax ES boundary to Southwest HS feeder after new K-8 in Southwest HS area is built. Move NE portion of Stokesdale boundary to the Northern highschool feeder after new Northern HS area ES construction.

PLANNING AREA 2 | NORTHERN HS AND FEEDER SCHOOLS



Enrollment and Facility Data Summary

Schools - Planning Area 2	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Northern ES	79,633	2008	576		684	-108	119%	\$ 16,810,919	\$ 171,298	1.02%
Ronald McNair ES	92,039	2013	557		570	-13	102%	\$ 20,035,554	\$ 23,868	0.12%
Summerfield ES	96,616	1936	594		682	-88	115%	\$ 21,253,428	\$ 2,559,514	12.04%
ES Total	268,288	1986	1,727		1,936	-209	112%	\$ 58,099,901	\$ 2,754,680	4.74%
Northern MS	142,474	2007	914		851	63	93%	\$ 33,332,922	\$ 574,717	1.72%
Northern HS	270,000	2008	1,417		1353	64	95%	\$ 68,802,245	\$ 793,150	1.15%

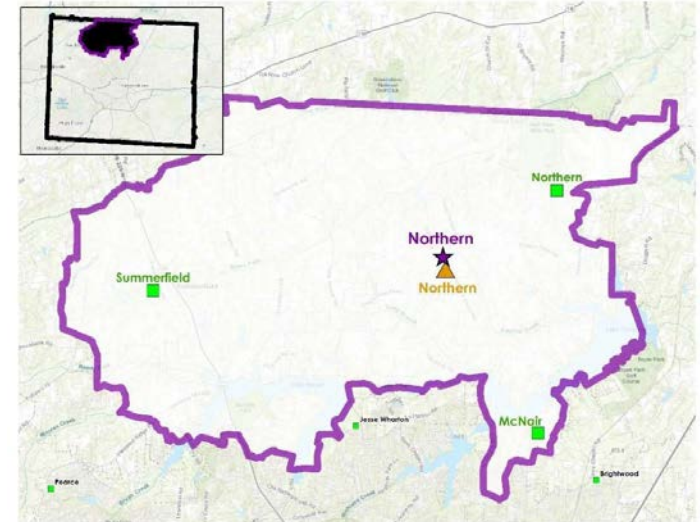
Area development and projected enrollment

Characterized by a steady suburban development trend of large homes on large lots with septic systems and wells, this area includes a majority of the Summerfield municipal limits. Median housing values in this area are among the highest in the County, with residential building permits averaging 85 per year from 2016 through 2018.

Year	Building Permits	Grade	2018 19	2023 24	2028 29
		PK - 5	1,411	1,427	1,399
2016	87	6 - 8	842	956	936
2017	79	9 - 12	1,431	1,387	1,563
2018	89	PK 12 Total	3,684	3,770	3,898
2019	39				

Key factors | elementary school over-utilization

All area elementary schools are at or over capacity. Elementary schools are in good condition (low FCIs) and have a combined need at least 209 additional seats to accommodate enrollment. Northern MS and Northern HS are in good condition (low FCIs). Enrollment is projected to increase slightly over the coming 5-10 years.



PLANNING AREA 2 | NORTHERN HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

Results

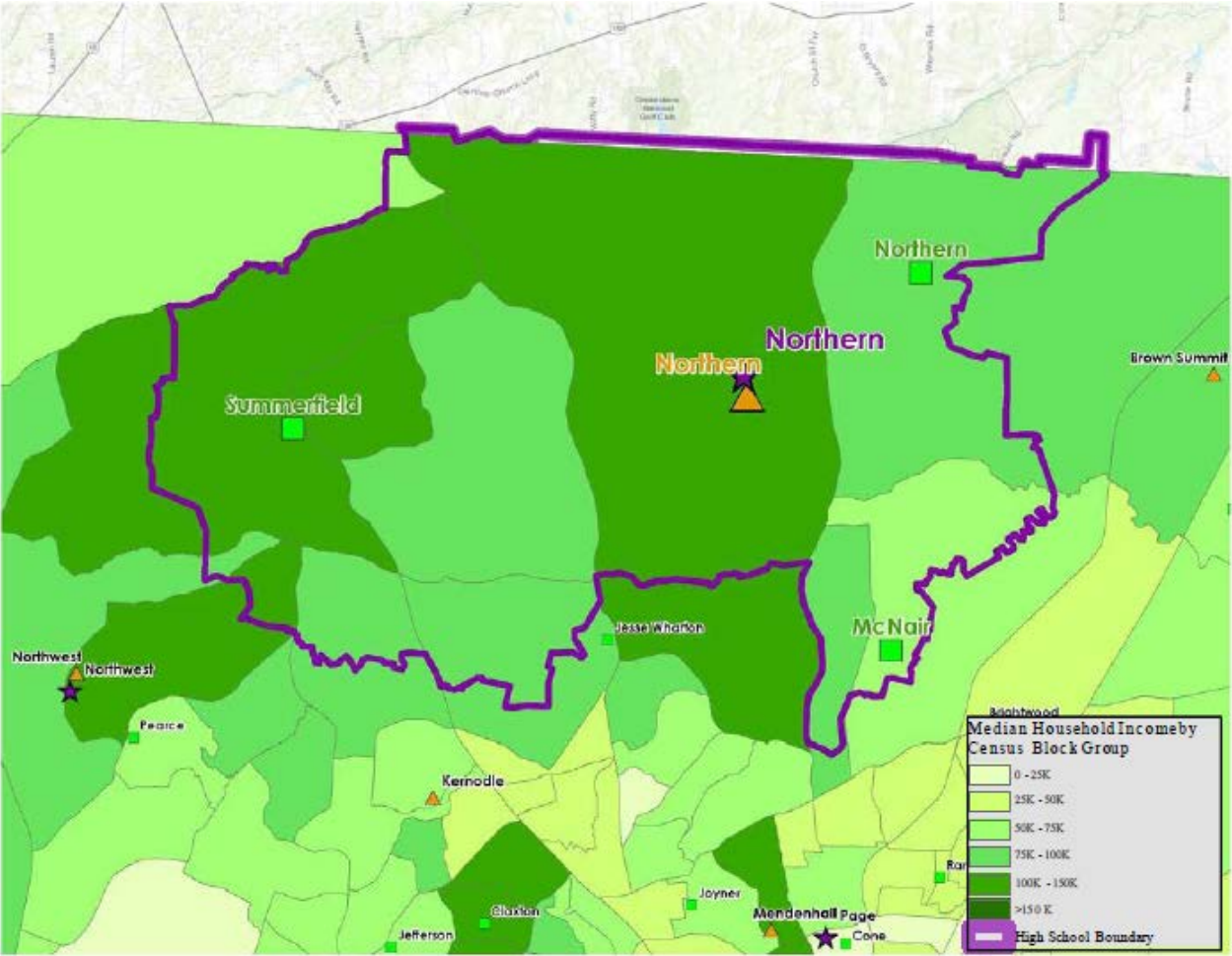
New Construction & Renovation	
Build a new 700 seat elementary school to provide additional capacity for students in the Northern elementary boundaries	\$ 27,126,750
Redistrict all area elementary schools to balance utilization	-
Subtotal	\$ 27,126,750
Priority Condition Repairs	
Northern HS	\$ 793,150
Northern MS	\$ 574,717
Summerfield ES	\$ 2,559,514
Northern ES	\$ 171,298
McNair ES	\$ 23,868
Subtotal	\$ 4,122,547
Area Recommendations Total	\$ 31,249,297

Addresses overcrowding at the elementary level by building a new elementary school.

Balances enrollment through boundary changes to accommodate the new school.

Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 2 | NORTHERN HS AND FEEDER SCHOOLS



Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov



new school construction

Build a new elementary school to provide additional capacity for current elementary schools.



school renovations

Invest in priority repairs, safety, security, and technology enhancements to improve existing facilities in the planning area.



boundary change

Redistrict all area elementary schools to balance utilization after construction of the new elementary school.

PLANNING AREA 3 | NORTHEAST HS AND FEEDER SCHOOLS



Enrollment and Facility Data Summary

Schools - Planning Area 3	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Brightwood ES	85,277	2002	640		558	82	87%	\$ 18,764,351	\$ 1,636,342	8.72%
Madison ES	44,794	1977	252		222	30	88%	\$ 10,017,583	\$ 3,175,681	31.70%
Monticello Brown Summit ES	88,500	2000	536		406	130	76%	\$ 19,723,437	\$ 1,446,444	7.33%
Reedy Fork ES	86,847	2007	648		443	205	68%	\$ 18,712,347	\$ 198,645	1.06%
ES Total	305,418	1997	2,076		1,629	447	78%	\$ 67,217,718	\$ 6,457,112	9.61%
Northeast MS	131,034	1967	904		729	175	81%	\$ 32,241,000	\$ 10,104,758	31.34%
Northeast HS	185,359	1961	947		949	-2	100%	\$ 41,289,260	\$ 17,701,530	42.87%

Key factors | elementary under-utilization

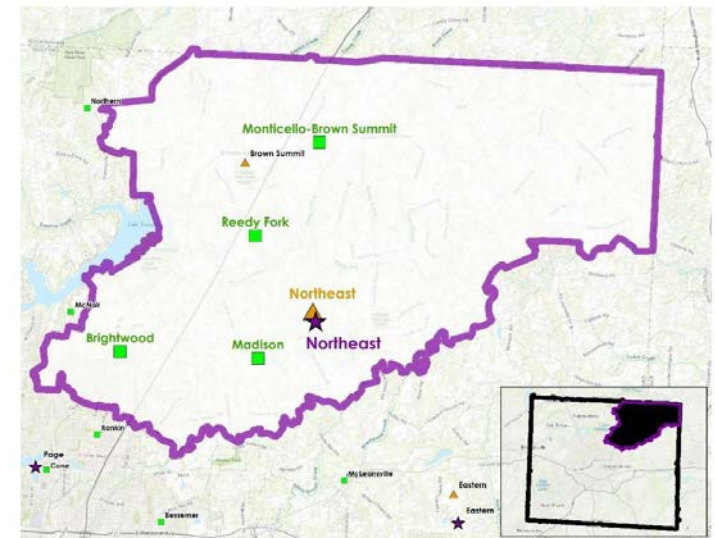
All area elementary schools are under capacity with a historic declining trend. Elementary schools are in good condition (low FCIs) and combined 447 seats above enrollment. Northeast HS is 100% utilized with no projected growth.

Area development and projected enrollment

Planning Area 3 is comprised of the northeastern-most limits of Greensboro's water and sewer service area, including the Reedy Fork Ranch subdivision. Beyond Reedy Fork Ranch, this area is comprised of rural farms, homesteads and farmland. On average, though, this area has seen 229 residential building permits per year, from 2016 through 2018.

Year	Building Permits
2016	185
2017	289
2018	212
2019	173

Grade	2018 19	2023 24	2028 29
PK - 5	2,111	2,029	2,076
6 - 8	932	946	911
9 - 12	1,250	1,271	1,215
PK 12Total	4,293	4,246	4,202



PLANNING AREA 3 | NORTHEAST HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

Results

New Construction & Renovation	
Close Madison ES, redistrict to area schools; for use TBD by a community agency	-
Fully renovate Northeast HS	\$ 27,250,912
Subtotal	\$ 27,250,912
Priority Condition Repairs	
Northeast HS	See above
Northeast MS	\$ 10,104,758
Brightwood ES	\$ 1,636,342
Madison ES	See above
Monticello Brown Summit	\$ 1,446,444
Reedy Fork ES	\$ 198,645
Brown Summit MS	See above
Subtotal	\$ 13,386,189
Area Recommendations Total	\$ 40,637,101

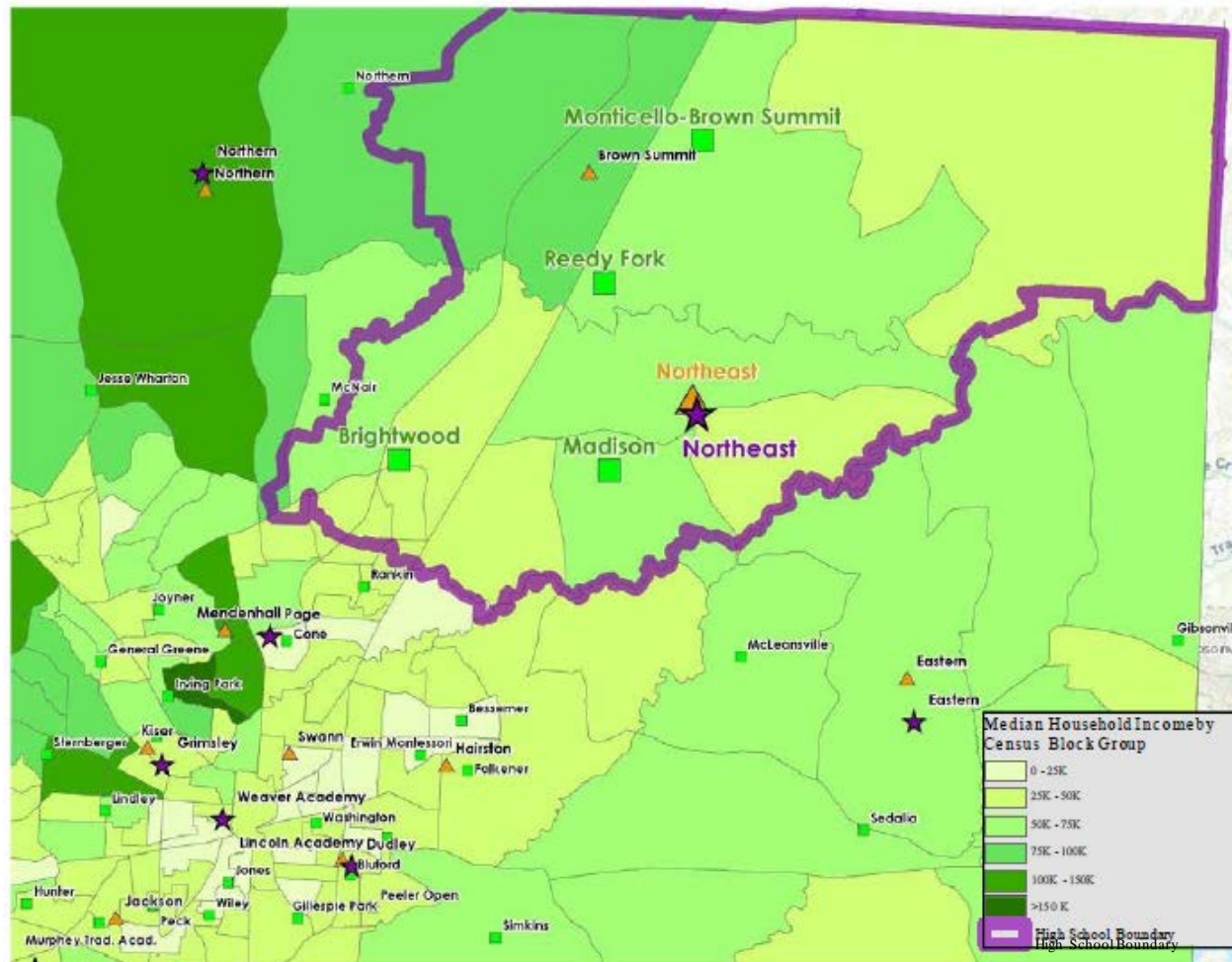
Addresses elementary school underutilization and improves operational efficiency at the elementary level by closing Madison ES. Madison is one-half to one-third the size of the standard for new elementary school construction (500-700 capacity) and the area has over 400 surplus elementary seats with flat-to-declining projected enrollment.

Close Brown Summit MS and move program to a more central location at Lincoln Academy.

Fully renovates Northeast HS.

Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 3 | NORTHEAST HS AND FEEDER SCHOOLS



new school
construction

Close Madison ES and Brown Summit MS and repurpose the sites for uses to be determined with community input.



school
renovations

Invest in priority repairs, safety, security, and technology enhancements to improve existing facilities in the planning area.



boundary
change

Redistrict all area elementary schools after closing Madison ES.

Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov

PLANNING AREA 4 | EASTERN HS AND FEEDER SCHOOLS



Enrollment and Facility Data Summary

Schools - Planning Area 4	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Gibsonville ES	98,133	1950	504		515	-11	102%	\$ 21,352,006	\$ 2,178,396	10.20%
McLeansville ES	68,409	1935	343		329	14	96%	\$ 15,704,740	\$ 2,112,957	13.45%
Rankin ES	91,968	1924	567		764	-197	135%	\$ 20,044,581	\$ 2,040,552	10.18%
Sedalia ES	65,451	1947	458		494	-36	108%	\$ 14,962,942	\$ 3,652,682	24.41%
ES Total	323,961	1939	1,872		2,102	-230	112%	\$ 72,064,269	\$ 9,984,587	13.86%
Eastern Guilford MS	137,550	1999	1,123		1058	65	94%	\$ 38,662,994	\$ 8,855,577	22.90%
Eastern Guilford HS	301,409	2009	1,308		1325	-17	101%	\$ 76,719,442	\$ 1,963,088	2.56%

Key factors | elementary over-utilization

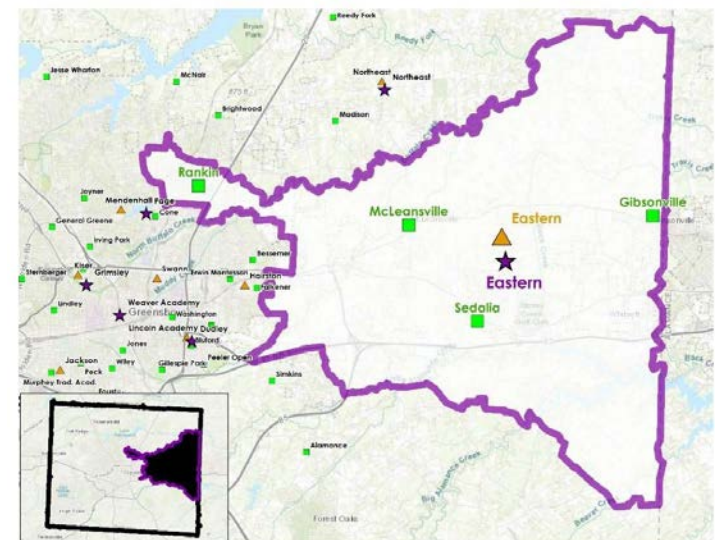
All area elementary schools are over capacity. Elementary schools are in good condition (low FCIs) and have a combined need of at least 230 additional seats to accommodate enrollment. Eastern HS is 101% utilized with enrollment projected to increase slightly in the coming 5-10 years.

Area development and projected enrollment

Planning Area 4 is bisected from east to west by the I-85/40 corridor, which provides a major connection to the Raleigh/Durham/Chapel Hill/RTP metro area. Much of the residential development within this planning area is concentrated along this interstate corridor and the small towns located in eastern Guilford County, including Gibsonville, Sedalia and Whitsett. Residential building permits averaged 242 per year from 2016 through 2018.

Year	Building Permits
2016	218
2017	301
2018	206
2019	94

Grade	2018 19	2023 24	2028 29
PK - 5	2,553	2,468	2,515
6 - 8	1,243	1,146	1,181
9 - 12	1,611	2,071	1,818
PK 12 Total	5,407	5,685	5,514



PLANNING AREA 4 | EASTERN HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

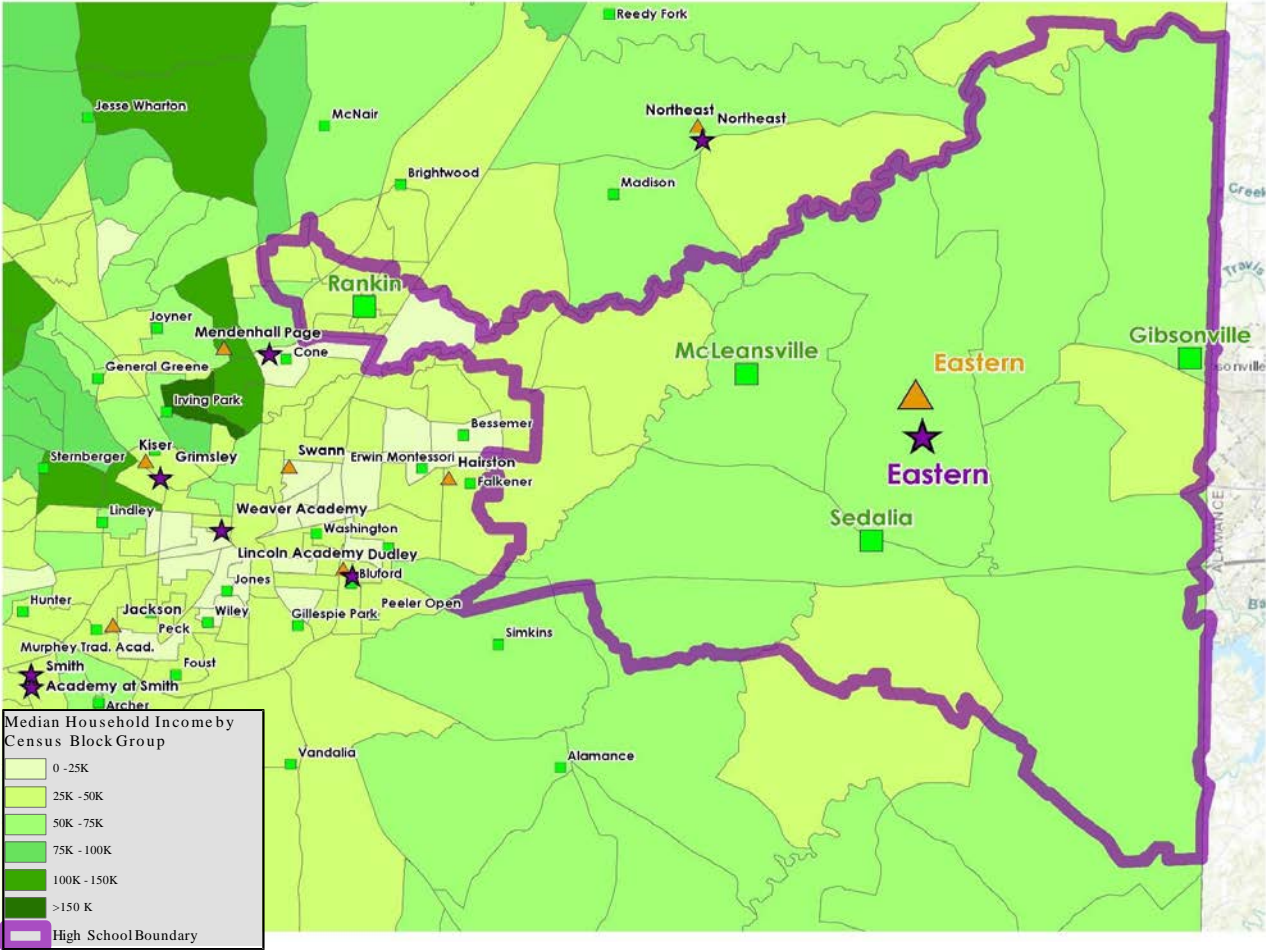
Results

New Construction & Renovation	
200 seat addition at McLeansville ES	\$ 7,654,500
Redistrict portion of Simkins bounday to elimintate middle and high school feeder split	-
Redistrict all area elementary schools to balance utilization	-
Subtotal	\$ 7,654,500
Priority Condition Repairs	
Eastern HS	\$ 1,963,088
Eastern MS	\$ 3,507,577
Gibsonville ES	\$ 2,178,396
McLeansville ES	\$ 2,112,957
Rankin ES	\$ 2,040,552
Sedalia ES	\$ 3,652,682
Subtotal	\$ 15,455,252
Area Recommendations Total	
	\$ 23,109,752

Addresses moderate overcrowding at the elementary level through an addition at McLeansville ES and the redistricting of area elementary boundaries to balance utilization while eliminating a middle and high school feeder split in the current Simkins boundary.

Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 4 | EASTERN HS AND FEEDER SCHOOLS



Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov



new school construction

Build a 200-seat addition at McLeansville Elementary school to increase area elementary school capacity.



school renovations

Invest in priority repairs, safety, security, and technology enhancements to improve existing facilities in the planning area.



boundary change

Redistrict portion of Simkins boundary to McLeansville after building McLeansville addition. Redistrict all area elementary schools to balance utilization.

PLANNING AREA 5 | SOUTHEAST HS AND FEEDER SCHOOLS



Enrollment and Facility Data Summary

Schools - Planning Area 5	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Alamance ES	93,117	2011	683		526	157	77%	\$ 23,898,122	\$ 885,649	3.71%
Simkins ES	92,812	2013	561		588	-27	105%	\$ 19,008,323	\$ -	0.00%
Nathanael Greene ES	55,523	1923	252		260	-8	103%	\$ 13,061,554	\$ 5,135,951	39.32%
Pleasant Garden ES	115,288	1940	495		435	60	88%	\$ 25,840,273	\$ 7,011,773	27.14%
ES Total	356,740	1972	1,991		1,809	182	91%	\$ 81,808,272	\$ 13,033,373	15.93%
Southeast MS	133,693	1969	915		985	-70	108%	\$ 35,755,838	\$ 11,046,664	30.89%
Southeast HS	264,328	1962	1,553		1298	255	84%	\$ 71,007,636	\$ 14,876,995	20.95%

Area development and projected enrollment

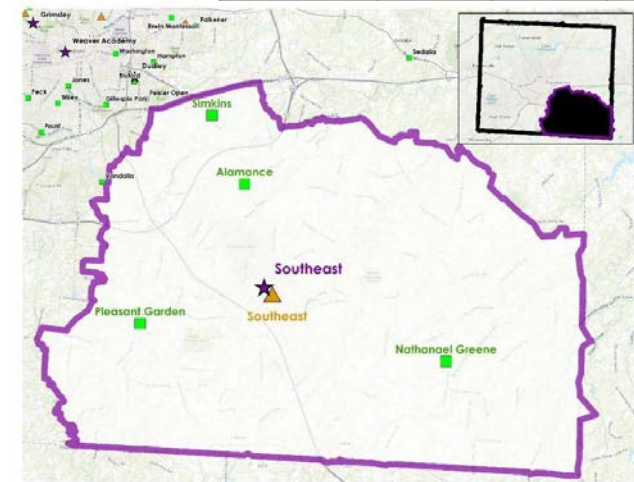
Planning Area 5 is partly comprised of suburban development served by public water and sewer from the City of Greensboro as far south as the Southeast Middle/High School campus. Beyond this point, the area is rural in nature, with much farmland and homesteads. This portion of the County is closest to the region's economic development site known as the Greensboro-Randolph Megasite, located in northeastern Randolph County, to which the City of Greensboro has committed to extend public water and sewer services. In this planning area, residential building permits averaged 87 per year from 2016 through 2018.

Year	Building Permits
2016	69
2017	98
2018	94
2019	86

Grade	2018 19	2023 24	2028 29
PK - 5	1,633	1,707	1,731
6 - 8	1,021	891	954
9 - 12	1,427	1,445	1,387
PK - 12Total	4,081	4,043	4,072

Key factors | middle school over-utilization

All area elementary schools are in fairly good condition and are well utilized (average 91% utilization). Southeast MS is slightly over-utilized at 108%, but middle school enrollment is projected to decline over the next 5 years.



PLANNING AREA 5 | SOUTHEAST HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

Results

New Construction & Renovation

Redistrict portion of Simkins bounday to elimintate middle and high school feeder split	-
Subtotal	\$ -

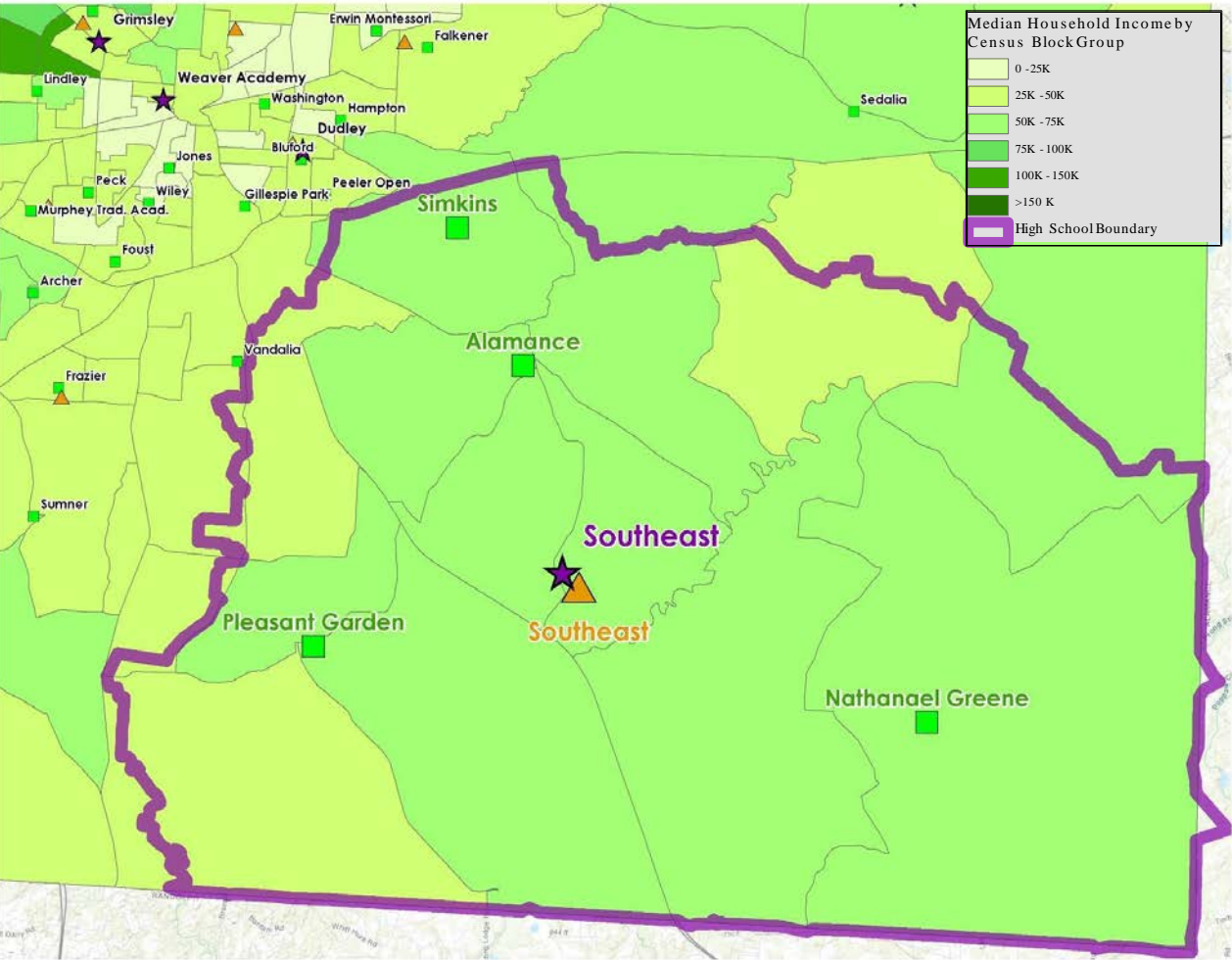
Priority Condition Repairs

Simkins ES	-
Southeast HS	\$ 14,876,995
Southeast MS	\$ 11,046,664
Alamance ES	\$ 720,649
Nathanael Greene ES	\$ 5,135,951
Pleasant Garden ES	\$ 7,011,773
	\$ 38,792,032

Area Recommendations Total	\$ 38,792,032
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Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 5 | SOUTHEAST HS AND FEEDER SCHOOLS



Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov



boundary
change

Redistrict portion of Simkins boundary to McLeansville after building McLeansville addition to eliminate middle and high school feeder split. Redistrict all area elementary schools to balance utilization.



school
renovations

Invest in priority repairs, safety, security, and technology enhancements to improve existing facilities in the planning area.

PLANNING AREA 6 | SOUTHERN HS AND FEEDER SCHOOLS



Enrollment and Facility Data Summary

Schools - Planning Area 6	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Allen Jay ES	43,043	1955	351		473	-122	135%	\$ 9,671,801	\$ 4,085,511	42.24%
Southern ES	39,052	1975	288		294	-6	102%	\$ 9,333,199	\$ 6,169,577	66.10%
Sumner ES	84,920	1930	568		634	-66	112%	\$ 19,931,871	\$ 13,573,772	68.10%
ES Total	167,015	1953	1,207		1,401	-194	116%	\$ 38,936,871	\$ 23,828,860	61.20%
Southern MS	143,877	2007	986		739	247	75%	\$ 40,754,978	\$ 425,799	1.04%
Southern HS	204,074	1970	1,174		1054	120	90%	\$ 54,282,306	\$ 27,456,129	50.58%

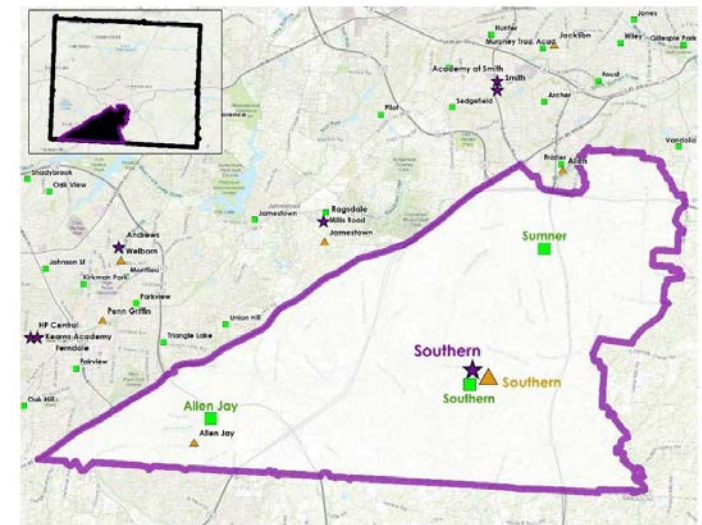
Key factors |significant elementary school over-utilization and condition issues

All area elementary schools are over-utilized, needing at least 194 seats to accommodate enrollment. Southern ES and Sumner ES need to be replaced, as they exceed 66% FCI. Southern and Allen Jay ES are also one-half to one-third the size of a standard new elementary school. Southern HS has a high FCI, indicating the district should consider major renovation or replacement within the next 10 years. Enrollment is projected to increase slightly over the coming 5-10 years with most of the growth at the high school level.

Area development and projected enrollment

Planning Area 6 is comprised of the southern, more densely-developed area of Greensboro, as well as the more rural development of southern Guilford County. The Town of Pleasant Garden is also located in this planning area, as well as the City of Greensboro's Randleman Lake reservoir. Residential building permits have averaged 24 per year from 2016 through 2018, which is indicative of this area's historic development trend.

Year	Building Permits	Grade	2018 19	2023 24	2028 29
2016	34	PK - 5	1,706	1,735	1,766
2017	21	6 - 8	868	797	869
2018	18	9 - 12	1,125	1,249	1,137
2019	12	PK 12Total	3,699	3,781	3,772



PLANNING AREA 6 | SOUTHERN HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

Results

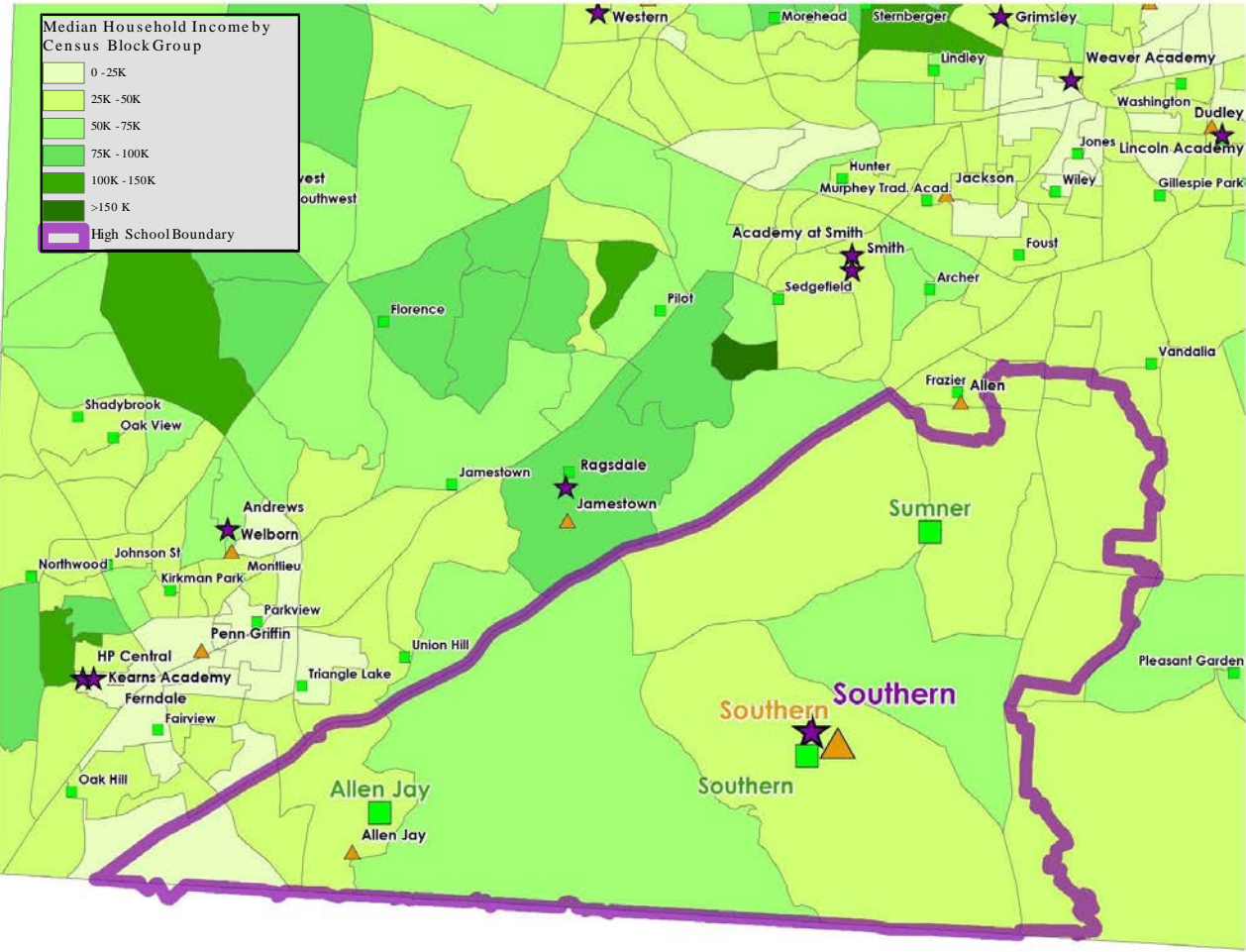
New Construction & Renovation	
Rebuild Allen Jay ES on-site at 700 capacity	\$ 26,958,750
Build new 700 seat elementary school	\$ 26,958,750
Close Southern ES & Sumner ES. Students will attend new schools at Allen Jay ES or new ES	-
Demolish existing facilities	\$ 500,000
Rebuild Southern HS	\$ 54,600,000
Redistrict all area elementary schools between rebuilt Allen Jay ES and new construction ES	-
Subtotal	\$ 109,017,500
Priority Condition Repairs	
Southern HS	see above
Southern MS	\$ 425,799
Allen Jay ES	see above
Southern ES	see above
Sumner ES	see above
Subtotal	\$ 425,799
Area Recommendations Total	\$ 109,443,299

Provides all area elementary students with modern school facilities while increasing operational efficiencies. Builds two new area elementary schools at 700 capacity each to replace the current three elementary schools, two of which are undersize and two of which have significant condition needs

Rebuild Southern HS.

Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 6 | SOUTHERN HS AND FEEDER SCHOOLS



new school construction

Rebuild Allen Jay Elementary School on-site at 700 capacity and build a new 700 seat elementary school. Rebuild Southern HS. Demolish existing facilities.



school renovations

Invest in priority repairs, safety, security, and technology enhancements to improve existing facilities in the planning area.



boundary change

Redistrict all area elementary schools between rebuilt Allen Jay ES and newly constructed elementary school

Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov

PLANNING AREA 7 | HIGH POINT HS AND FEEDER SCHOOLS



Enrollment and Facility Data Summary

Schools - Planning Area 7	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Fairview ES	76,058	1956	447		429	18	96%	\$ 18,248,895	\$ 3,002,957	16.46%
Johnson Street ES	72,120	1955	476		315	161	66%	\$ 16,644,582	\$ 6,076,819	36.51%
Northwood ES	68,588	1956	486		525	-39	108%	\$ 14,039,098	\$ 7,096,424	50.55%
Oak Hill ES	60,820	1955	409		488	-79	119%	\$ 12,992,248	\$ 4,903,226	37.74%
Shadybrook ES	62,210	1970	430		403	27	94%	\$ 13,786,471	\$ 7,208,273	52.29%
ES Total	339,796	1958	2,248		2,160	88	96%	\$ 75,711,294	\$ 28,287,699	37.36%
Ferndale MS	149,372	1931	962		723	239	75%	\$ 34,934,617	\$ 10,118,808	28.96%
High Point Central HS	311,554	1926	1,614		1370	244	85%	\$ 73,712,040	\$ 23,025,961	31.24%

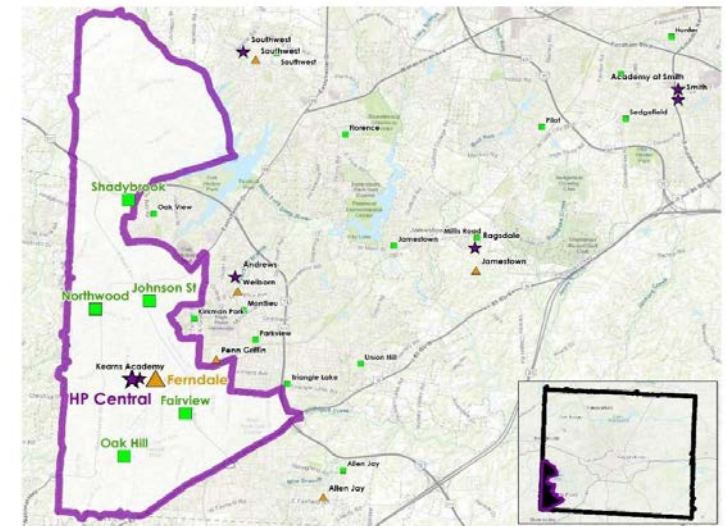
Area development and projected enrollment

Planning Area 7 is bounded on the west and south by the Guilford County line and includes the older residential areas of central High Point, along with the commercial and office uses of downtown, plus some available vacant land in the northernmost section of the Shadybrook ES feeder. Residential building permits have averaged 18 per year from 2016 through 2018, which is characteristic of an area that is primarily developed, with a few areas available for new development opportunities.

Year	Building Permits	Grade	2018 19	2023 24	2028 29
		PK - 5	2,564	2,489	2,514
2016	15	6 - 8	1,176	1,082	1,073
2017	17	9 - 12	1,701	1,708	1,496
2018	23	PK 12Total	5,441	5,279	5,083
2019	36				

Key factors | elementary school utilization imbalance

Northwood ES and Oak Hill ES are above 100% utilization. Northwood ES and Shadybrook ES have high FCIs, indicating the district should consider major renovation or replacement within the next ten years. Area enrollment is projected to decline slightly over the next 5-10 years.



PLANNING AREA 7 | HIGH POINT CENTRAL HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

Results

New Construction & Renovation	
Rebuild Northwood ES on-site at 700 capacity	\$ 28,665,000
Demolish Northwood	\$ 250,000
Full renovation of Shadybrook ES	\$ 9,099,071
Full renovation of High Point Central HS	\$ 48,649,946
Close and demolish Oak Hill ES	\$ 250,000
Subtotal	\$ 86,914,017
Priority Condition Repairs	
High Point Central HS	<i>see above</i>
Ferndale MS	\$ 10,118,808
Fairview ES	\$ 3,002,957
Johnson Street ES	\$ 6,076,819
Northwood ES	<i>see above</i>
Oak Hill ES	<i>see above</i>
Shadybrook ES	<i>see above</i>
Subtotal	\$ 19,198,584
Area Recommendations Total	\$ 106,112,601

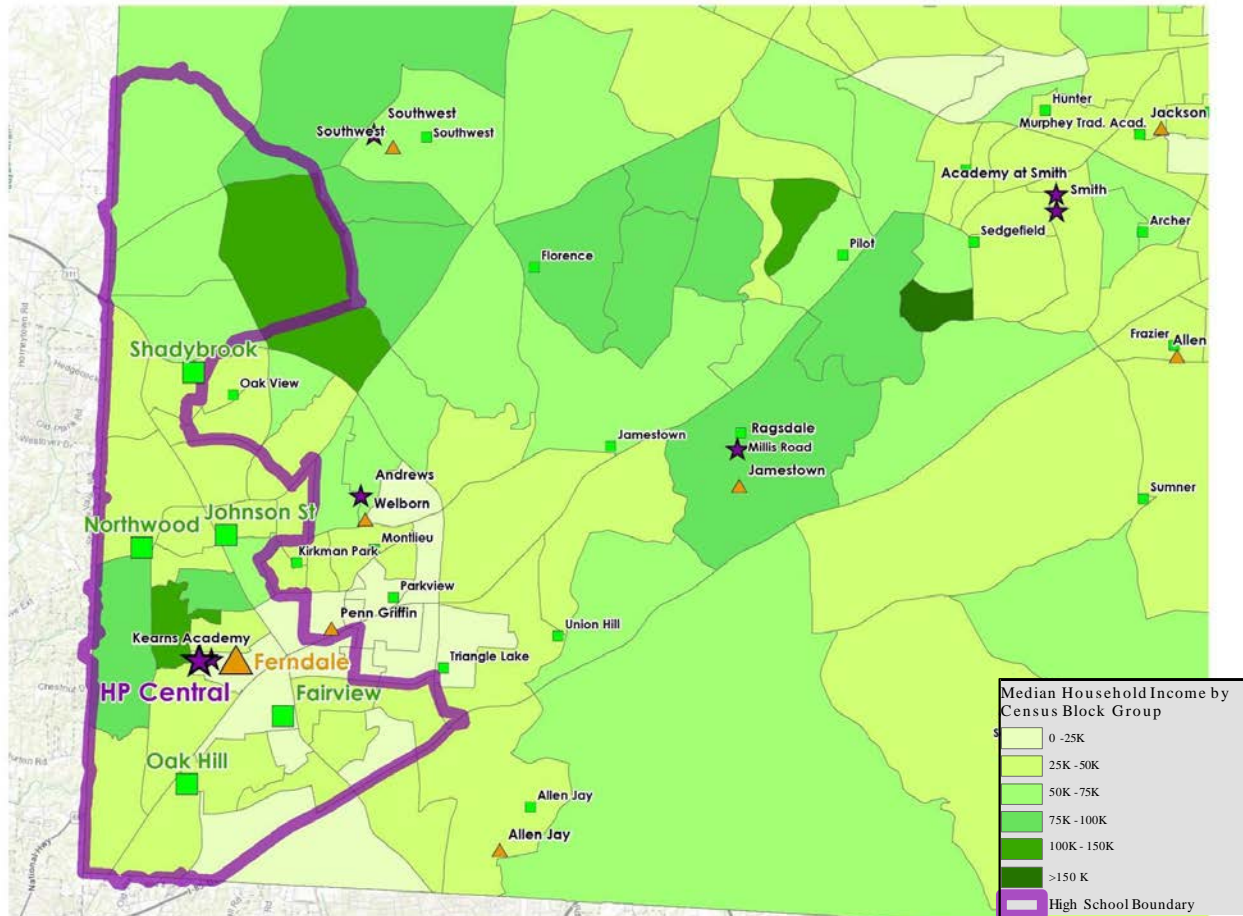
Rebuilds Northwood and fully renovates Shadybrook ES.

Closes Oak Hill ES, redistricting area elementary boundaries.

Fully renovates High Point Central HS.

Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 7 | HIGH POINT CENTRAL HS AND FEEDER SCHOOLS



Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov



new school construction

Rebuild Northwood and Shadybrook elementary schools on-site at 500 capacity with a core for 700 capacity. Demolish existing facilities.



school renovations

Fully renovate High Point Central HS. Additionally, invest in priority repairs, safety, security, and technology enhancements to improve existing facilities in the planning area.



boundary change

Redistrict portions of Oak Hill to other area elementary schools after rebuilding Northwood and Shadybrook ES.

PLANNING AREA 7 | ANDREWS HS AND FEEDER SCHOOLS



Enrollment and Facility Data Summary

Schools - Planning Area 8	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Kirkman Park ES	42,589	1961	377		333	44	88%	\$ 9,442,546	\$ 4,852,242	51.39%
Montlieu ES	65,741	1956	667		590	77	88%	\$ 14,415,799	\$ 6,034,245	41.86%
Oak View ES	68,554	1953	644		511	133	79%	\$ 15,047,368	\$ 5,810,631	38.62%
ES Total	176,884	1957	1,688		1,434	254	85%	\$ 38,905,713	\$ 16,697,118	42.92%
Penn-Griffin 6-12	168,696	1930	980		618	362	63%	\$ 38,288,029	\$ 8,159,408	21.31%
Welborn MS	139,188	1958	736		436	300	59%	\$ 33,397,067	\$ 13,956,324	41.79%
MS Total	307,884	1944	1,716		1,054	662	61%	\$ 71,685,096	\$ 22,115,732	30.85%
Andrews HS	230,244	1967	1,146		711	435	62%	\$ 50,678,467	\$ 9,796,967	19.33%

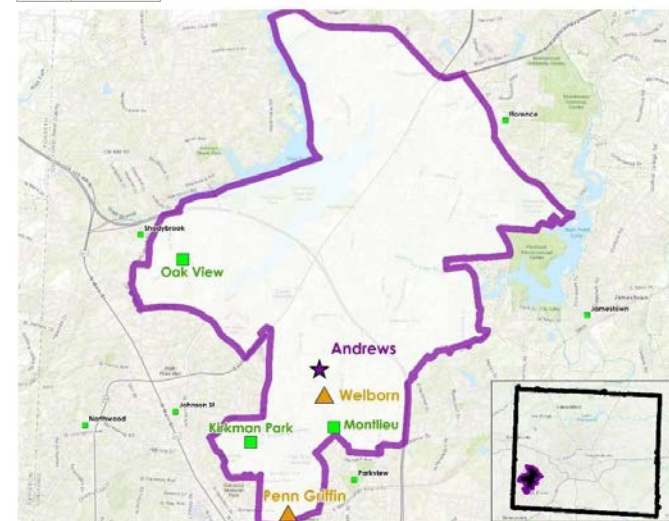
Area development and projected enrollment

Planning Area 8 is comprised of the eastern, developed side of central High Point, including the High Point University campus. This planning area also extends northward to the NC 68/W Wendover Ave/Penny Rd area and is comprised of compact residential, commercial and office development. Residential building permits have averaged 26 per year from 2016 through 2018, which is typical of the volume seen in primarily developed areas of the district's larger municipalities.

Year	Building Permits	Grade	2018 19	2023 24	2028 29
		PK - 5	1,518	1,505	1,505
2016	42	6 - 8	693	647	648
2017	28	9 - 12	931	924	895
2018	8	PK 12 Total	3,142	3,076	3,048
2019	20				

Key factors |under-utilization at middle and high schools

There is good utilization at elementary schools. Kirkman Park has a high FCI, indicating the district should consider major renovation or replacement within the next 10 years. Penn-Griffin and Welborn MS are under-utilized, with a combined 61% utilization. Andrews HS is under-utilized at 62% utilization. Area enrollment is projected to remain flat over the next 5-10 years.



PLANNING AREA 8 | ANDREWS HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

New Construction & Renovation	
Rebuild Kirkman Park on-site at 700 capacity as an elementary visual/performing arts magnet school with a Spanish immersion program. Will feed renovated Penn-Griffin 6-12 visual/performing arts academy & 6-8 Spanish immersion program.	\$ 28,665,000
Rebuild Montlieu on-site at 700 capacity boundary school with a technology theme	\$ 26,790,750
Demolish existing Kirkman Park & Montlieu facilities	\$ 500,000
Full renovation of Andrews HS for a Public Safety and Health/Biomedical Sciences magnet school	\$ 33,447,788
Full renovation of Penn-Griffin as a 6-12 visual/performing arts magnet school with 6-8 Spanish Immersion	\$ 25,270,099
Fully renovation of Welborn/Kearns for a 6-12 Gaming & Design Innovation magnet program	\$ 14,581,908
Repurpose Allen Jay Prep MS for a local boundary middle school (Andrews & Southern boundaries)	\$ 129,255,545
Priority Condition Repairs	
Andrews HS	see above
Penn-Griffin 6-12	see above
Welborn/Kearns 6-12	\$ 6,589,822
Kirkman Park ES	see above
Montlieu ES	see above
Oak View ES	\$ 5,810,631
Subtotal	\$ 12,400,453
Area Recommendations Total	\$ 141,655,998

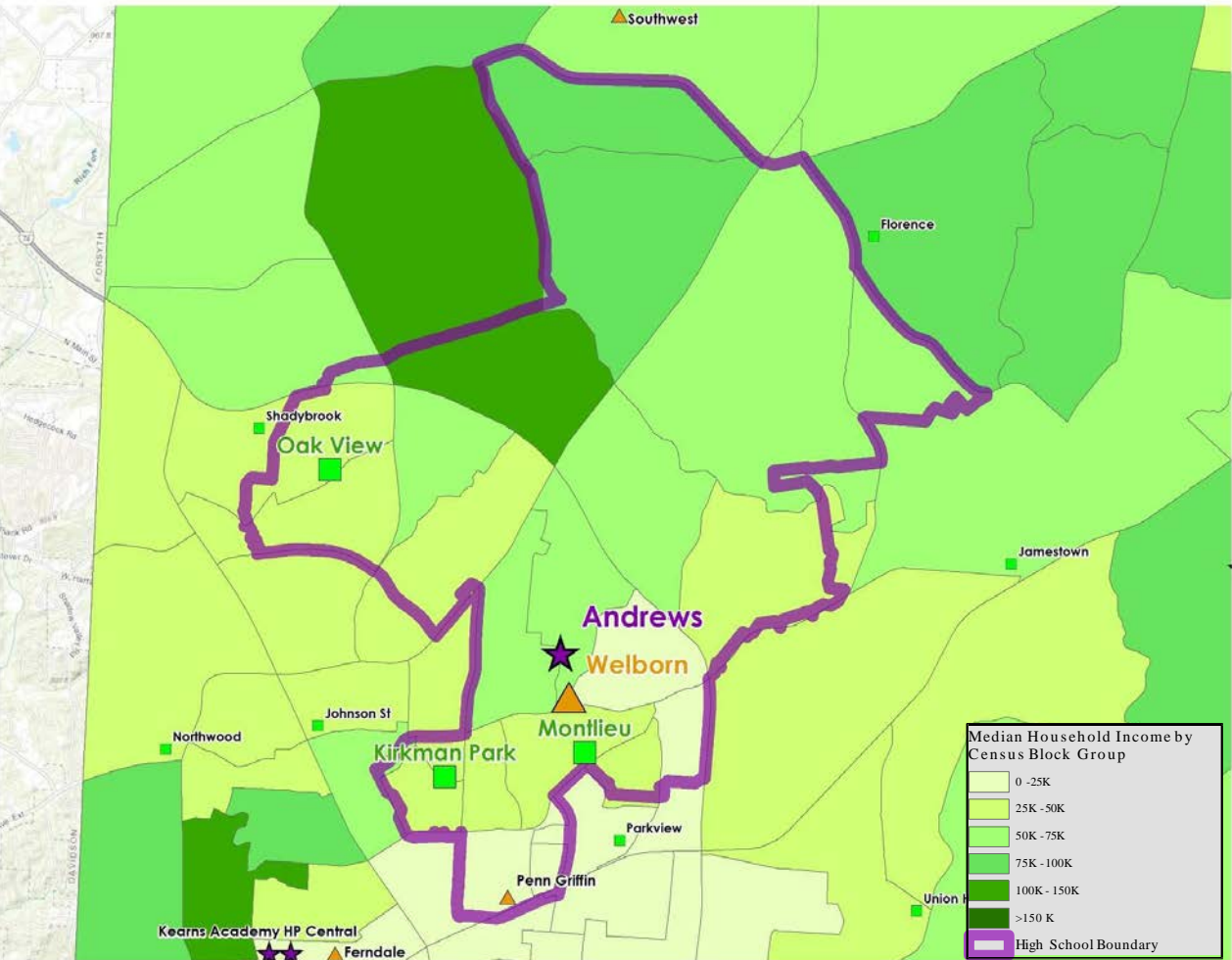
Results

Provides significant investment in new learning environments to replace facilities in poor condition while providing additional districtwide choice programs in one of the locations most often selected by parents as their first choice for magnet programs. The concentration of magnet programs in this area can help improve area utilization while expanding quality choice offerings.

Area students will have a guaranteed seat at a local school or magnet school in this attendance zone. For example,

Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 8 | ANDREWS HS AND FEEDER SCHOOLS



Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov



new school construction

Invest \$138M in rebuilding area schools.



school renovations

Invest in priority repairs, safety, security, and technology enhancements to improve existing facilities in the planning area.



Redistrict area boundaries upon completion of new construction projects (VPA/Spanish immersion and new MS and HS)

PLANNING AREA 9 | RAGSDALE HS AND FEEDER SCHOOLS



Enrollment and Facility Data Summary

Schools - Planning Area 9	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Jamestown ES	68,702	1930	433		444	-11	103%	\$ 15,456,715	\$ 4,996,248	32.32%
Millis Road ES	59,009	1959	359		529	-170	147%	\$ 14,945,111	\$ 6,823,410	45.66%
Pilot ES	88,500	1996	685		632	53	92%	\$ 19,134,591	\$ 5,663,851	29.60%
Union Hill ES	92,931	2009	536		538	-2	100%	\$ 23,144,725	\$ 155,277	0.67%
ES Total	309,142	1974	2,013		2,143	-130	106%	\$ 72,681,142	\$ 17,638,786	24.27%
Jamestown MS	162,154	2010	1,179		1129	50	96%	\$ 35,997,221	\$ 15,400	0.04%
Ragsdale HS	367,837	1959	1,651		1410	241	85%	\$ 84,135,411	\$ 8,063,641	9.58%

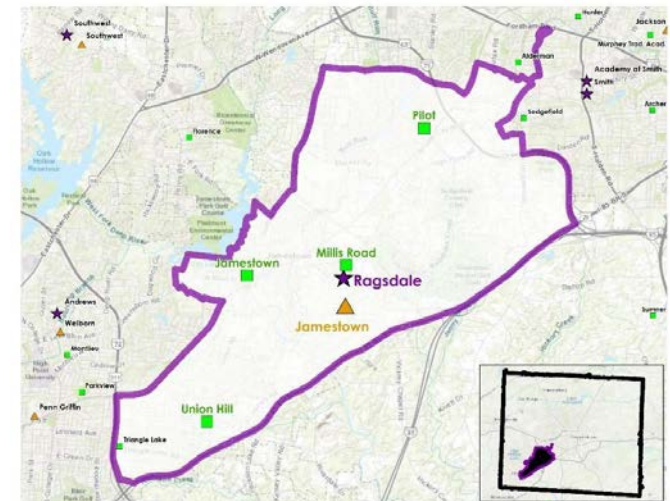
Area development and projected enrollment

Planning Area 9 sits just east of High Point's City Lake, running along the northwestern side of I-85 Business from US 311 on the south to Greensboro's Urban Loop (I-73) on the northern edge. The Town of Jamestown sits in the center of this planning area, which also includes the E Kivett Drive area of High Point. This planning area is comprised primarily of suburban residential development, including two golf course communities, a large planned unit development, and several large tracts of undeveloped land. Residential building permits have averaged 40 per year from 2016 through 2018.

Year	Building Permits	Grade	2018 19	2023 24	2028 29
2016	46	PK - 5	2,101	2,084	2,088
2017	43	6 - 8	1,148	1,086	1,135
2018	31	9 - 12	1,578	1,632	1,544
2019	19	PK - 12 Total	4,827	4,802	4,767

Key factors |over-utilization at area elementary schools

Area elementary schools are utilized at a combined 106%, with Millis Road at 147%. Jamestown MS and Ragsdale HS are in good condition and within acceptable utilization ranges. Area enrollment is projected to remain flat over the next 5-10 years.



PLANNING AREA 9 | RAGSDALE HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

Results

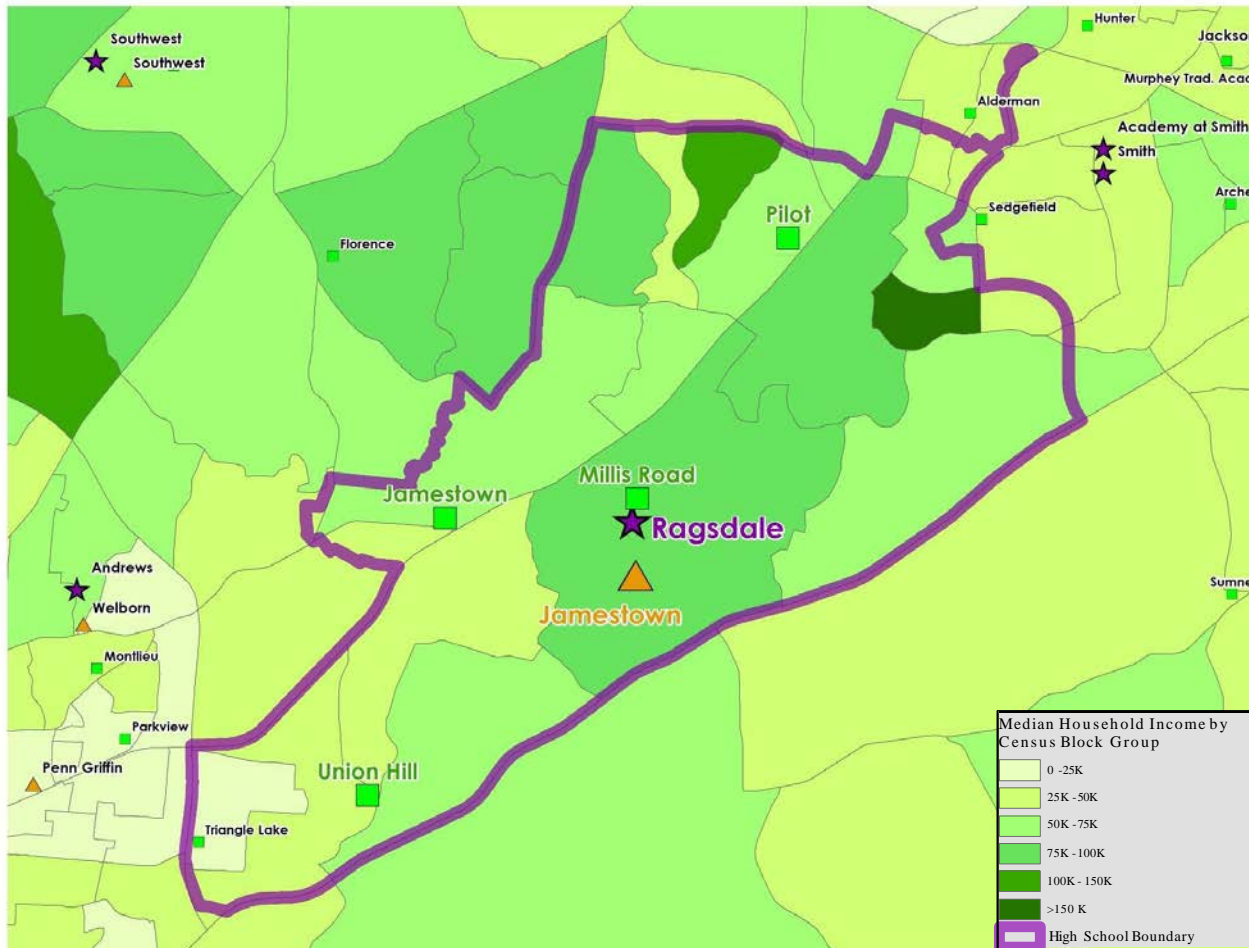
New Construction & Renovation	
Rebuild Millis Road at 600 capacity	\$ 22,963,500
Demolish existing Millis Rd ES	\$ 250,000
Subtotal	\$ 23,213,500
Priority Condition Repairs	
Ragsdale HS	\$ 8,063,641
Jamestown MS	\$ 15,400
Jamestown ES	\$ 4,996,248
Millis Road ES	<i>see above</i>
Pilot ES	\$ 5,663,851
Union Hill ES	\$ 155,277
Subtotal	\$ 18,894,417
Area Recommendations Total	\$ 42,107,917

Replaces old, small Millis Rd ES (359 capacity) with high condition needs with a new school at a standard size (600 capacity).

Addresses over-utilization at Millis Road; consider an area elementary school boundary change after completing new construction.

Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 9 | RAGSDALE HS AND FEEDER SCHOOLS



Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov



new school construction

Rebuild Millis Road ES at 700 capacity.



school renovations

Invest in priority repairs, safety, security, and technology enhancements to improve existing facilities in the planning area.



boundary change

Consider area elementary boundary change after completion of new Millis Road ES to balance area utilization.

PLANNING AREA 10 | SOUTHWEST HS AND FEEDER SCHOOLS



Enrollment and Facility Data Summary

Schools - Planning Area 10	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Florence ES	78,712	1955	708		690	18	97%	\$ 17,687,701	\$ 4,207,031	23.79%
Parkview Village ES	80,512	1958	394		320	74	81%	\$ 18,012,559	\$ 3,350,259	18.60%
Southwest ES	98,523	1979	765		921	-156	120%	\$ 22,179,184	\$ 1,722,342	7.77%
Triangle Lake ES	85,277	2003	583		514	69	88%	\$ 19,162,584	\$ 1,386,803	7.24%
ES Total	343,024	1974	2,450		2,445	5	100%	\$ 77,042,028	\$ 10,666,435	13.84%
Southwest MS	138,143	1992	1,099		1252	-153	114%	\$ 31,086,379	\$ 3,769,584	12.13%
Southwest HS	280,614	1979	1,719		1595	124	93%	\$ 68,219,980	\$ 19,264,199	28.24%

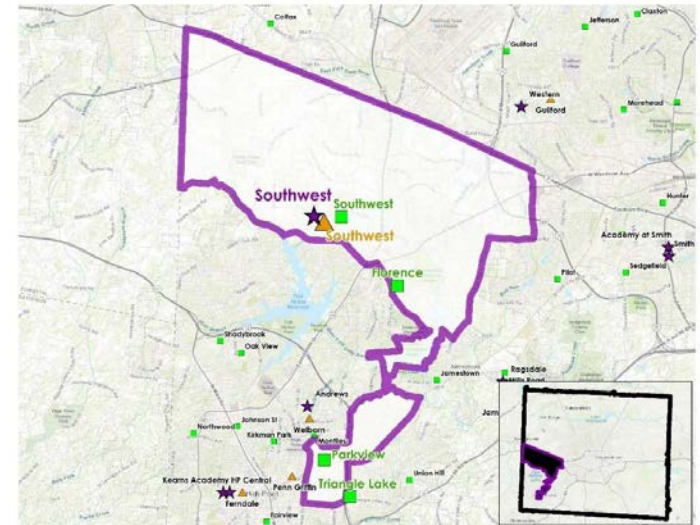
Key factors |significant over-utilization at Southwest ES and Southwest MS

Area elementary schools are at a combined 100% capacity, with Southwest ES at 120% capacity. Southwest MS is over-utilized at 114% capacity. All schools are in good condition, with relatively low FCIs. Area enrollment is projected to increase over the next 5-10 years.

Area development and projected enrollment

Planning Area 10 includes the northern extent of the High Point municipal limits and the city's extraterritorial planning jurisdiction northward to the I-40 corridor, as well as a portion of the city's eastern extent to the Town of Jamestown. Northern High Point has seen an increase in residential building permits over the last several years, putting pressure on the existing capacities of the Southwest area schools. Residential building permits have averaged 121 per year from 2016 through 2018.

Year	Building Permits	Grade	2018 19	2023 24	2028 29
2016	146	PK - 5	2,359	2,422	2,389
2017	98	6 - 8	1,270	1,275	1,339
2018	119	9 - 12	1,664	1,940	1,931
2019	101	PK - 12Total	5,293	5,637	5,659



PLANNING AREA 10 | SOUTHWEST HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

Results

New Construction & Renovation

Build new 900 seat K-8 school to relieve Southwest ES, Colfax ES (see Planning Area 1), and Southwest MS	\$ 38,398,250
Renovation for Parkview Village ES conversion to Montessori	\$ 1,500,000
Redistrict elementary boundaries to balance utilization	
Subtotal	\$ 39,898,250

Priority Condition Repairs

Southwest HS	\$ 19,264,199
Southwest MS	\$ 3,769,584
Florence ES	\$ 3,492,031
Parkview Village ES	\$ 3,350,259
Southwest ES	\$ 1,722,342
Triangle Lake ES	\$ 1,386,803
Subtotal	\$ 32,985,218

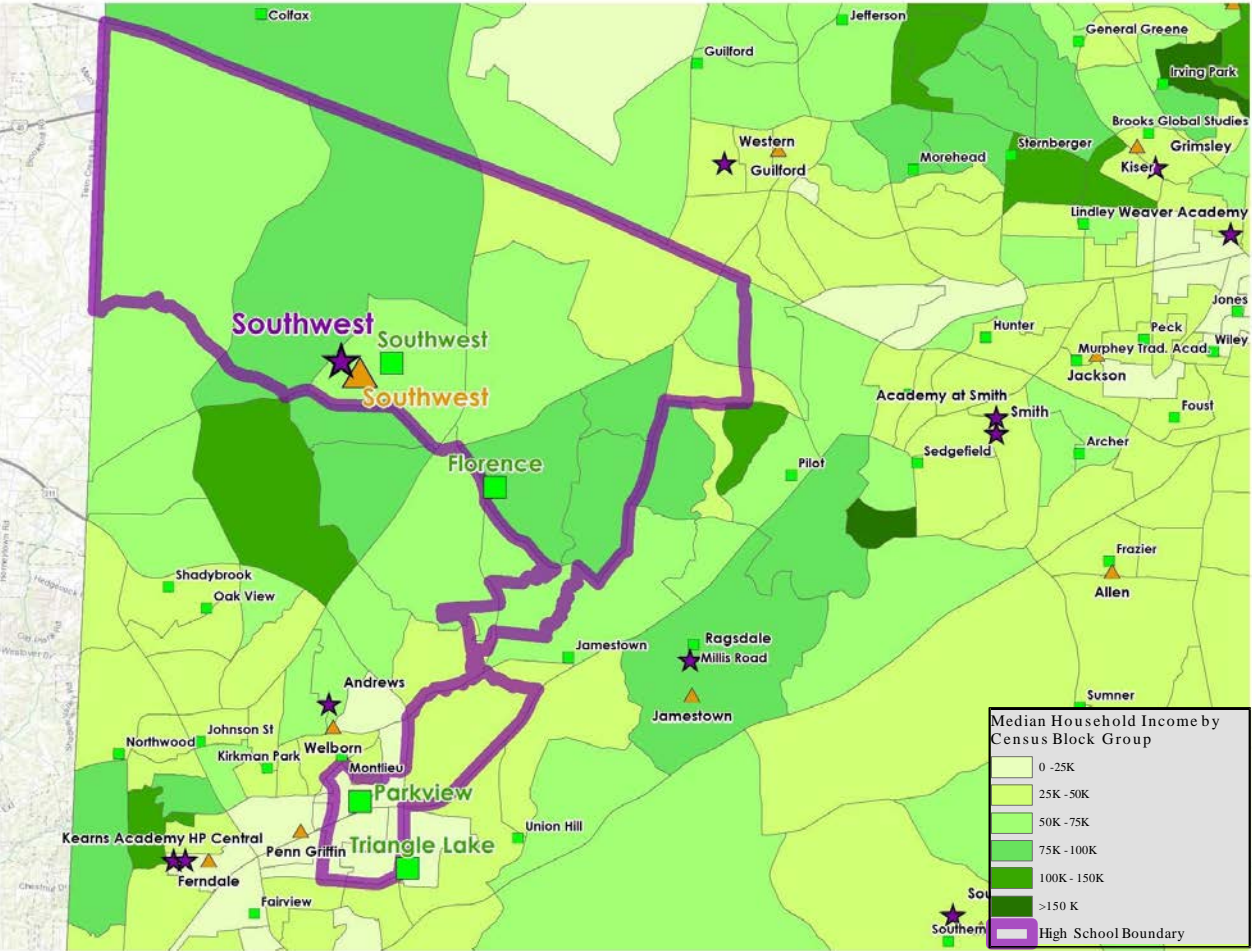
Area Recommendations Total	\$ 72,883,468
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Addresses Southwestern area over-crowding at the elementary and middle school levels while also addressing elementary over-utilization in the Northwestern area boundary. Avoids over-building capacity by creating one K-8 school instead of additional elementary and middle schools.

Moving the Montessori program out of Triangle Lake and into Parkview maintains this program option while affording area students the opportunity to attend a newer school. (Triangle Lake was built in 2003 and will become a boundary school in this plan.)

Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 10 | SOUTHWEST HS AND FEEDER SCHOOLS



Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov

new school construction

Build new 900 seat K-8 school to relieve Southwest Elementary School, Colfax Elementary School (see planning area 1), and Southwest Middle School.

school renovations

Invest in priority repairs, safety, security, and technology enhancements to improve existing facilities in the planning area.

magnet program

boundary change

Move Montessori magnet program from Triangle Lake to Parkview, making Triangle Lake a boundary-only school. Boundary change following completion of the new K-8.

PLANNING AREA 11 | WESTERN HS AND FEEDER SCHOOLS



Enrollment and Facility Data Summary

Schools - Planning Area 11	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Claxton ES	51,949	1960	468		602	-134	129%	\$ 11,243,953	\$ 6,621,613	58.89%
Guilford ES	89,639	2007	627		577	50	92%	\$ 19,052,404	\$ 300,111	1.58%
Jefferson ES	88,500	1999	634		734	-100	116%	\$ 19,302,845	\$ 1,993,788	10.33%
ES Total	230,088	1989	1,729		1,913	-184	111%	\$ 49,599,202	\$ 8,915,512	17.98%
Kernodle MS	141,332	2000	1,106		737	369	67%	\$ 31,730,214	\$ 2,330,646	7.35%
Western MS	157,889	2018	1,083		715	368	66%	-	-	0.00%
MS Total	299,221	2009	2,189		1,452	737	66%	\$ 31,730,214	\$ 2,330,646	7.35%
Western HS	258,860	1968	1,397		1192	205	85%	\$ 55,924,190	\$ 21,326,792	38.14%

Area development and projected enrollment

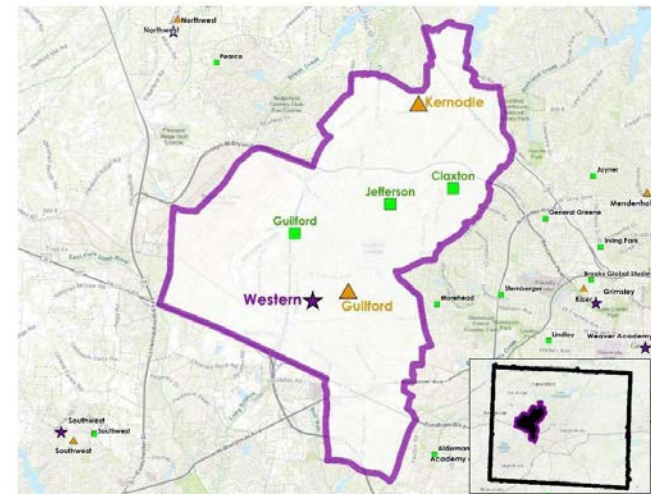
Planning Area 11 encompasses a large portion of western Greensboro, including the Piedmont Triad International Airport property and the western portion of the I-840 Urban Loop. This planning area is characterized by suburban residential, commercial and office development, as well as Guilford College and its related community. Some development has been spurred by the completion of the Urban Loop in this region and the area's proximity to the airport, but much of the student population in this planning area is generated by the turnover of existing neighborhoods. Residential building permits in this planning area have averaged 39 per year from 2016 through 2018.

Year	Building Permits
2016	66
2017	47
2018	26
2019	16

Grade	2018 19	2023 24	2028 29
PK - 5	2,277	2,224	2,224
6 - 8	990	993	1,007
9 - 12	1,230	1,326	1,271
PK - 12 Total	4,497	4,543	4,502

Key factors |over-utilization at elementary schools

Area elementary schools are at a combined 111% capacity, with Claxton ES at 129%. Claxton ES has a high FCI, indicating the district should consider major renovation or replacement within the next 10 years. Elementary schools combined need at least 184 additional seats to accommodate enrollment. Middle schools are under-utilized, with a combined 737 seats below capacity. Area enrollment is projected to remain flat over the next 5-10 years.



PLANNING AREA 11 | WESTERN HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

Results

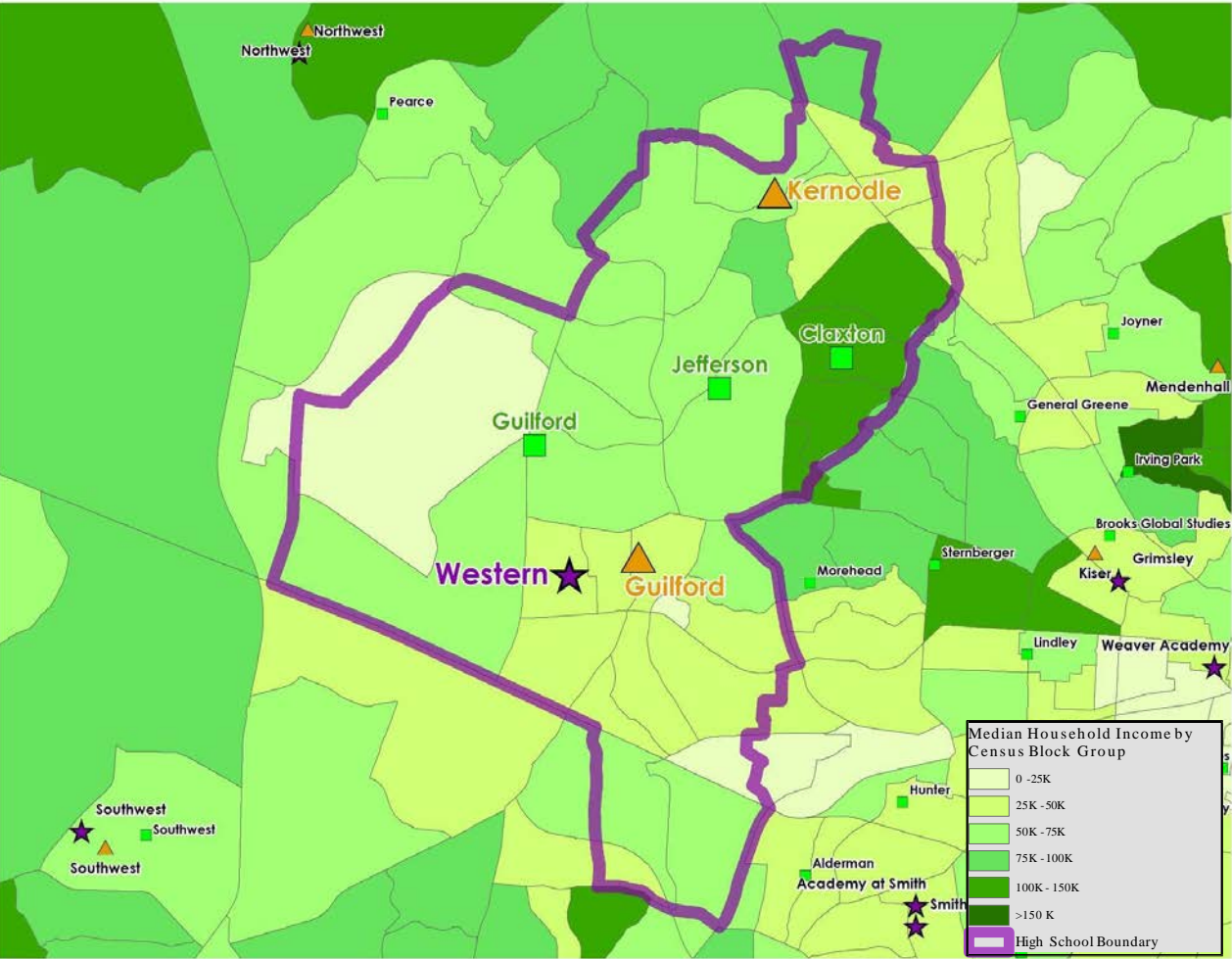
New Construction & Renovation	
Rebuild Claxton on-site at 700 capacity	\$ 26,790,750
Demolish existing facility	\$ 250,000
150 seat addition at Jefferson ES	\$ 5,740,875
Full renovation of Western HS; include transportation and logistics magnet in redesign	\$ 41,943,143
Subtotal	\$ 74,724,768
Priority Condition Repairs	
Western HS	see above
Western MS	-
Kernodle MS	\$2,330,646
Claxton ES	see above
Guilford ES	\$300,111
Jefferson ES	\$1,993,788
Subtotal	\$ 4,624,545
Area Recommendations Total	\$ 79,349,313

Addresses area over-utilization at the elementary level through rebuilding Claxton ES and building an addition at Jefferson ES.

Fully renovates Western High School, including the transportation and logistics magnet program in the redesign.

Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 11 | WESTERN HS AND FEEDER SCHOOLS



Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov



new school construction

Rebuild Claxton on-site at 700 capacity, demolish existing facility. Build 150 seat addition at Jefferson Elementary School.



school renovations








Fully renovate Western HS. Invest in priority repairs, safety, security, and technology enhancements in repairs to improve existing facilities in the planning area.



transportation & logistics magnet

Fully renovate Western High School for the 9-12 transportation and logistics magnet.

Enrollment and Facility Data Summary

Schools - Planning Area 12	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Cone ES	66,277	1935	430		508	-78	118%	\$ 16,475,115	\$ 6,604,052	40.09%
Irving Park ES	62,743	1949	541		596	-55	110%	\$ 15,133,940	\$ 7,010,575	46.32%
Jesse Wharton ES	88,500	1998	537		530	7	99%	\$ 19,738,598	\$ 5,351,253	27.11%
Joyner ES	44,320	1955	325		301	24	93%	\$ 10,488,479	\$ 5,796,818	55.27%
ES Total	261,840	1959	1,833		1,935	-102	106%	\$ 61,836,132	\$ 24,762,698	40.05%
Mendenhall MS	122,540	1968	880		743	137	84%	\$ 31,063,984	\$ 13,462,856	43.34%
Page HS	230,174	1958	1,658		1809	-151	109%	\$ 57,176,018	\$ 21,085,144	36.88%

Key factors |over-utilization at elementary schools and high school

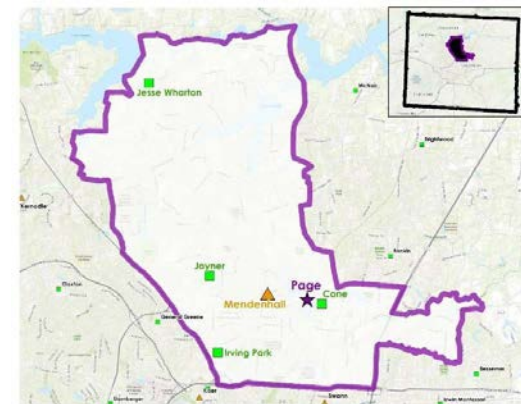
Elementary schools are over-utilized at a combined 106%. Joyner ES is above 50% FCI, indicating the district should consider major renovation or replacement within the next 10 years. Page HS needs at least 151 additional seats to accommodate enrollment. Area enrollment is projected to decline over the next 5-10 years.

Area development and projected enrollment

Planning Area 12 encompasses the northern portion of Greensboro, from the northern water supply reservoirs of Lake Brandt, Lake Jeannette, and Lake Townsend to areas just north of downtown. This planning area is characterized by suburban scale home, office and commercial development in the northern portion to more densely populated areas of the City around Page High School. Student generation in this planning area comes mainly from the turnover of existing neighborhoods, with a few parcels being developed near the lakes. Watershed protection regulations in this area have established buffers around the lakes in order to preserve the reservoir water quality, so future development in this portion of the planning area is anticipated to be minimal, albeit on public water and sewer services. Residential building permits in this planning area have averaged 121 per year from 2016 through 2018.

Year	Building Permits
2016	98
2017	128
2018	138
2019	90

Grade	2018 19	2023 24	2028 29
PK - 5	2,390	2,380	2,348
6 - 8	1,134	1,017	1,042
9 - 12	1,917	1,778	1,682
PK 12 Total	5,441	5,175	5,072



PLANNING AREA 12 | PAGE HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

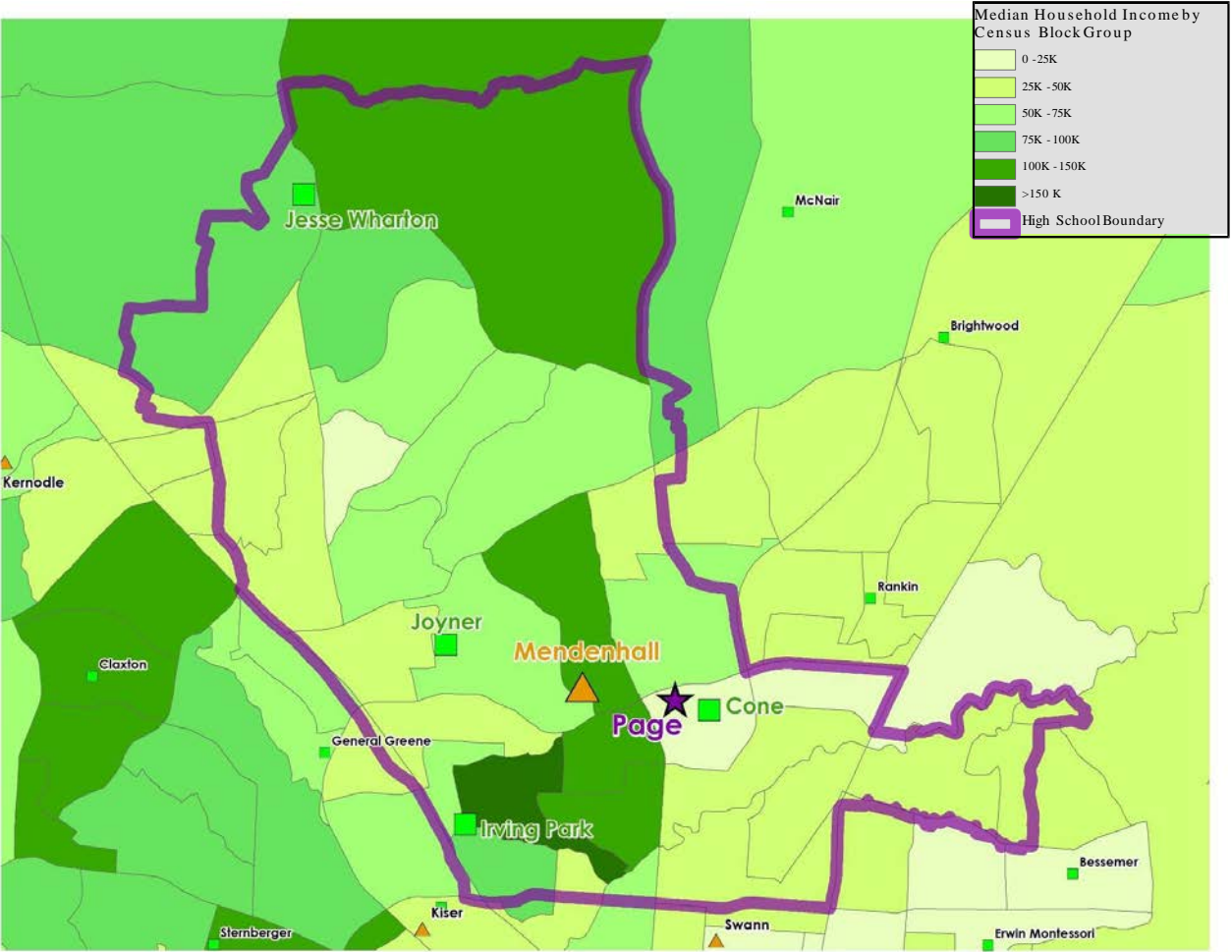
Results

New Construction & Renovation	
Close and demolish Cone ES	\$ 250,000
Rebuild Page HS on Cone ES site. Design to include the Biomedical/Health Sciences Academy currently at Academy at Smith, moving this program to Page after construction is complete.	\$ 85,995,000
Demolish existing Page HS facility and repurpose for athletic fields	\$ 500,000
Rebuild Joyner ES on-site at 700 capacity	\$ 26,790,750
Rebuild Irving Park on-site at 700 capacity	\$ 26,790,750
Demolish existing Joyner and Irving Park facilities	\$ 500,000
Subtotal	\$ 140,826,500
Priority Condition Repairs	
Page HS	<i>see above</i>
Mendenhall MS	\$ 13,462,856
Cone ES	<i>see above</i>
Irving Park ES	<i>see above</i>
Jesse Wharton ES	\$ 5,351,253
Joyner ES	<i>see above</i>
Subtotal	\$ 18,814,109
Area Recommendations Total	\$ 159,640,609

Rebuilds Joyner ES, Irving Park ES and Page HS due to high condition needs. Closes Cone ES and redraws area elementary boundaries in order to balance planning area elementary school utilization.

Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 12 | PAGE HS AND FEEDER SCHOOLS



Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov



Rebuild Page High School on Cone Elementary School site. Demolish Page High School and repurpose site for athletic fields. Rebuild both Joyner and Irving Park on their respective sites at 700 capacity. Demolish existing Joyner and Irving Park facilities.



Invest in priority repairs, safety, security, and technology enhancements to improve existing facilities in the planning area.

PLANNING AREA 13 | DUDLEY HS AND FEEDER SCHOOLS



Enrollment and Facility Data Summary

Schools - Planning Area 13	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Bessemer ES	68,893	1952	533		507	26	95%	\$ 15,587,897	\$ 9,644,863	61.87%
Bluford STEM Academy	59,451	1956	380		271	109	71%	\$ 14,866,452	\$ 663,167	4.46%
Erwin Montessori	52,738	1949	344		257	87	75%	\$ 12,244,739	\$ 4,799,860	39.20%
Falkener ES	85,277	2002	557		606	-49	109%	\$ 18,884,549	\$ 2,607,953	13.81%
Peeler ES	49,376	1968	304		172	132	57%	\$ 11,988,926	\$ 5,275,098	44.00%
Vandalia ES	34,820	1958	304		291	13	96%	\$ 8,165,358	\$ 4,500,344	55.12%
Washington ES	49,723	1951	445		388	57	87%	\$ 11,676,533	\$ 3,880,919	33.24%
ES Total	400,278	1962	2,867		2,492	375	87%	\$ 93,414,454	\$ 31,372,204	33.24%
Hairston MS	142,872	2002	962		678	284	70%	\$ 37,408,732	\$ 3,464,407	9.26%
Lincoln Academy MS	95,409	1945	1,032		612	420	59%	\$ 25,880,242	\$ 9,109,933	35.20%
MS Total	238,281	1974	1,994		1,290	704	65%	\$ 63,288,974	\$ 12,574,340	19.87%
Dudley HS	282,074	1928	1,744		1383	361	79%	\$ 73,503,297	\$ 3,434,215	4.67%

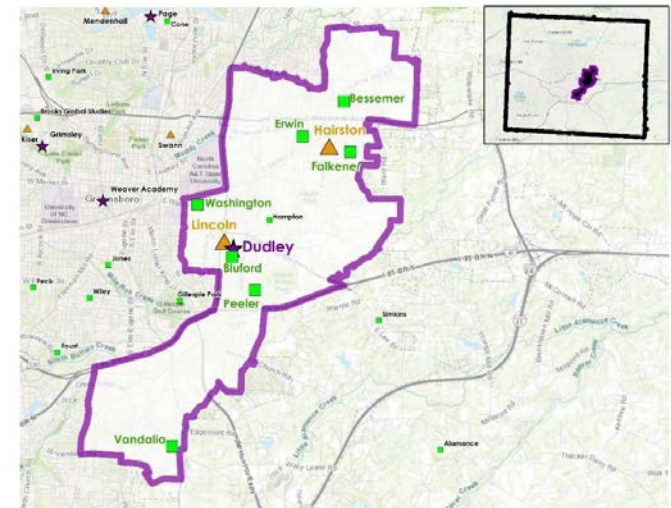
Key factors |multiple high FCI elementary schools, under-utilization at middle schools

Overall good utilization at the elementary level, with the exception of Falkener at 109% and under-utilization at Peeler and to a lesser extent, Bluford STEM Academy and Erwin Montessori. Bessemer ES and Vandalia ES are above 50% FCI, indicating the district should consider major renovation or replacement within the next 10 years. Area enrollment is projected to decline over the next 5-10 years.

Area development and projected enrollment

Planning Area 13 encompasses the eastern side of Greensboro, from White St and US-29 on the north, to Vandalia Rd on the south. This planning area is characterized by densely developed neighborhoods, commercial and office development, as well as a portion of the North Carolina A&T University campus and its collaboration with The University of North Carolina Greensboro at Gateway Research Park and the Joint School of Nanoscience located on a campus on E Gate City Blvd. Residential building permits in this planning area have averaged 15 per year from 2016 through 2018.

Year	Building Permits	Grade	2018 19	2023 24	2028 29
		PK - 5	2,314	2,178	2,206
2016	6	6 - 8	1,080	1,012	978
2017	14	9 - 12	1,406	1,517	1,334
2018	25	PK - 12Total	4,800	4,707	4,518
2019	41				



PLANNING AREA 13 | DUDLEY HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

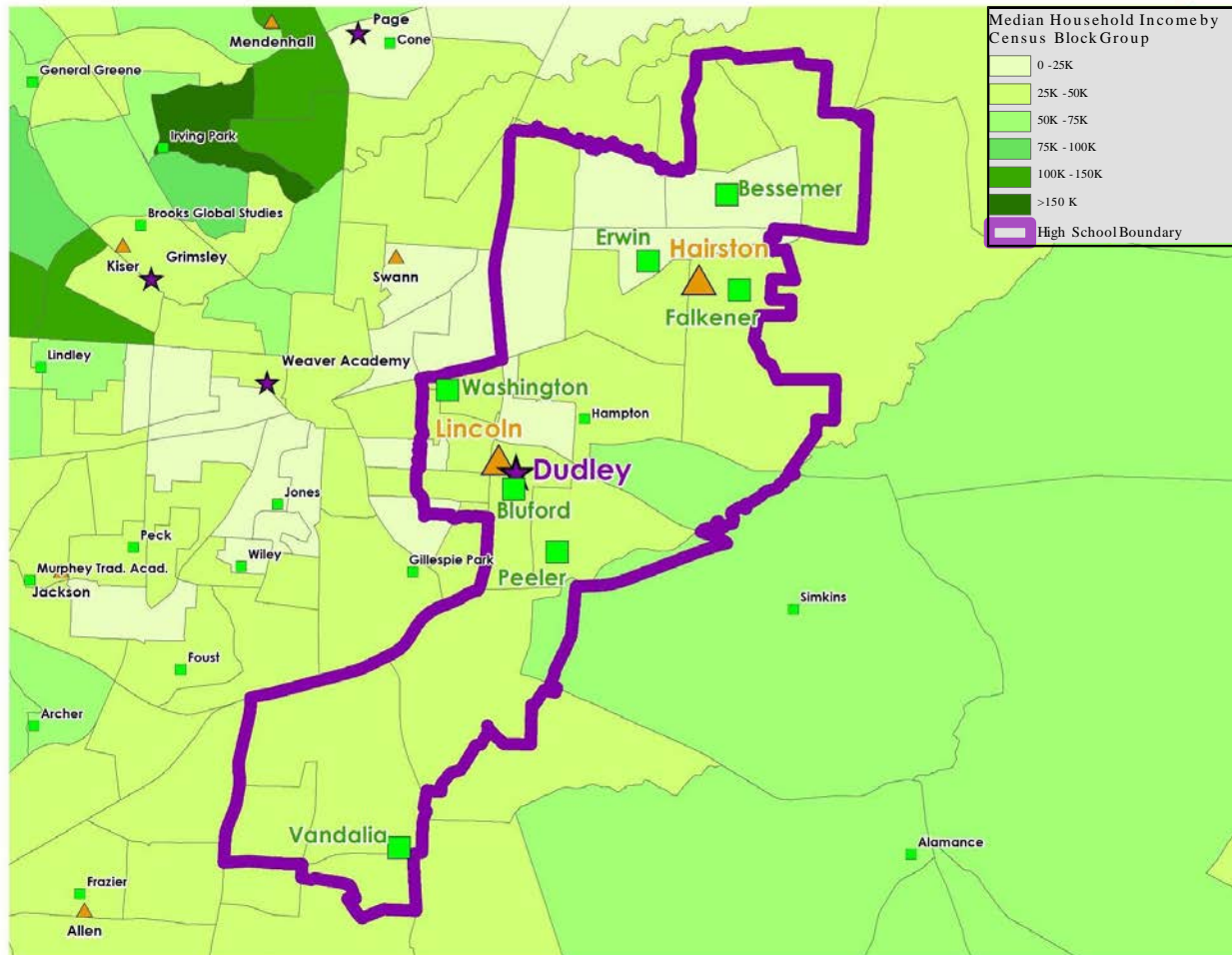
Results

New Construction & Renovation	
Rebuild Hampton-Peeler ES on the Peeler site as a K-5 visual/performing arts magnet school at 700 capacity	\$ 28,665,000
Close Erwin Montessori site	
Renovate and repurpose Lincoln MS as a Advanced Academic Magnet, VS grades 4-8 program, and the MS VPA feeder from Hampton-Peeler K-5 VPA . Students in current Lincoln MS boundary would have choice of attending one of the area middle school magnet programs.	\$ 8,347,500
Rebuild Bessemer ES on-site at 700 capacity	\$ 26,790,750
Rebuild Vandalia ES on-site at 700 capacity	\$ 26,790,750
Rebuild Washington ES on-site as a K-8 computer science magnet at 900 capacity	\$ 35,262,250
Demolish existing Bessemer, Vandalia, Hampton and Peeler facilities	\$ 1,000,000
Subtotal	\$ 126,856,250
Priority Condition Repairs	
Dudley HS	\$ 3,434,215
Hairston MS	\$ 2,158,407
Lincoln Academy MS	\$ 9,109,933
Bessemer ES	see above
Bluford STEM Academy	\$ 663,167
Erwin Montessori	see above
Falkener ES	\$ 2,607,953
Peeler ES	see above
Vandalia ES	see above
Washington ES	see above
Hampton ES	see above
Subtotal	\$ 17,973,675
Area Recommendations Total	\$ 144,829,925

Rebuilds schools in poor condition while providing arts and computer science magnet programs in one of the locations most often selected by parents for magnet programs. The concentration of magnet programs in this area can help improve area utilization while expanding quality choice offerings. Bluford STEM Academy becomes a local elementary school, keeping its STEM theme.

Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 13 | DUDLEY HS AND FEEDER SCHOOLS



Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov



new school construction

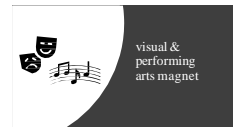
Demolish Hampton, Peeler, Bessemer, Vandalia, and Washington facilities. Rebuild Bessemer and Vandalia on respective sites at 700 capacity. Sell Erwin Montessori site.



school renovations

Invest in priority repairs, safety, security, and technology enhancements to improve existing facilities in the planning area.

Rebuild Hampton-Peeler as a K-5 visual/performing arts magnet school with a capacity of 700 students



Repurpose Lincoln as a 4-8 advanced academics program and 6-8 VPA magnet and give students in Lincoln boundary choice of attending all middle school magnet programs in the area



Rebuild Washington on-site as a K-8 computer sciences magnet with a capacity of 900 students



PLANNING AREA 14 | SMITH HS AND FEEDER SCHOOLS



Enrollment and Facility Data Summary

Schools - Planning Area 14	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Alderman ES	55,692	1968	440		431	9	98%	\$ 12,644,263	\$ 4,578,328	36.21%
Archer ES	47,056	1962	415		427	-12	103%	\$ 10,947,072	\$ 4,921,640	44.96%
Wiley ES	60,198	1954	356		321	35	90%	\$ 12,946,709	\$ 6,961,302	53.77%
Peck ES	62,220	1929	306		285	21	93%	\$ 13,087,538	\$ 5,669,975	43.32%
Foust ES	50,246	1965	363		361	2	99%	\$ 11,990,389	\$ 9,597,920	80.05%
Frazier ES	52,084	1971	315		359	-44	114%	\$ 11,905,870	\$ 3,472,468	29.17%
Hunter ES	88,000	2018	581		566	15	97%	-	-	0.00%
Murphey Traditional Academy	53,028	1956	351		275	76	78%	\$ 12,039,846	\$ 6,629,544	55.06%
Sedgefield ES	52,595	1953	441		537	-96	122%	\$ 11,888,673	\$ 6,083,057	51.17%
ES Total	521,119	1964	3,568		3,562	6	100%	\$ 97,450,360	\$ 47,914,234	49.17%
Allen MS	129,319	1968	741		745	-4	101%	\$ 33,808,224	\$ 15,937,444	47.14%
Jackson MS	112,459	1959	722		474	248	66%	\$ 26,709,134	\$ 14,786,976	55.36%
MS Total	241,778	1964	1,463		1,219	244	83%	\$ 60,517,358	\$ 30,724,420	50.77%
Smith HS	276,492	1963	1,608		1311	297	82%	\$ 62,750,582	\$ 27,883,672	44.44%

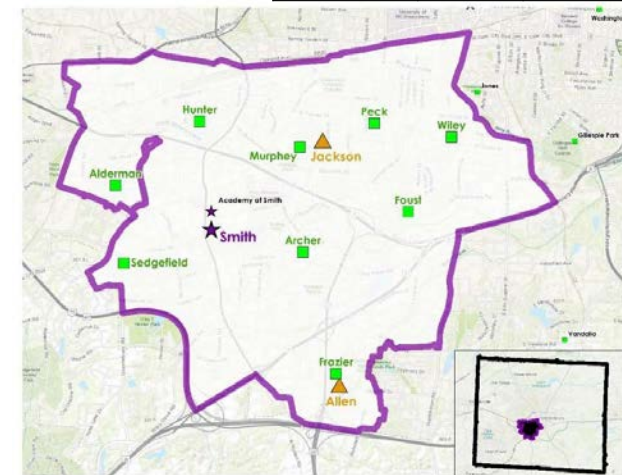
Key factors | elementary schools at capacity, multiple high FCI schools

Elementary schools in this planning area are at a combined 100% utilization. Foust ES needs to be replaced (80% FCI). Multiple schools are above 50% FCI, indicating the district should consider major renovation or replacement within the next 10 years. Area enrollment is projected to increase slightly over the next 5 years, returning to similar levels as the present within 10 years.

Area development and projected enrollment

Planning Area 14 encompasses the southern side of Greensboro, from W Wendover Ave and Gate City Blvd on the north to I-85 and I-73 on the south. This planning area is characterized by densely developed neighborhoods, commercial and office development. The Greensboro Coliseum Complex and Greensboro Aquatic Center are located in the northern portion of this planning area, and Gate City Blvd is seen as a major east/west commercial corridor through the central and south-central portion of the City. A vast majority of the student generation in this area comes from the turnover of existing residential neighborhoods. Residential building permits in this planning area have averaged 11 per year from 2016 through 2018.

Year	Building Permits	Grade	2018 19	2023 24	2028 29
		PK - 5	3,712	3,695	3,756
2016	2	6 - 8	1,526	1,429	1,488
2017	6	9 - 12	1,912	2,203	1,973
2018	16	PK - 12 Total	7,150	7,327	7,217
2019	12				



PLANNING AREA 14 | SMITH HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

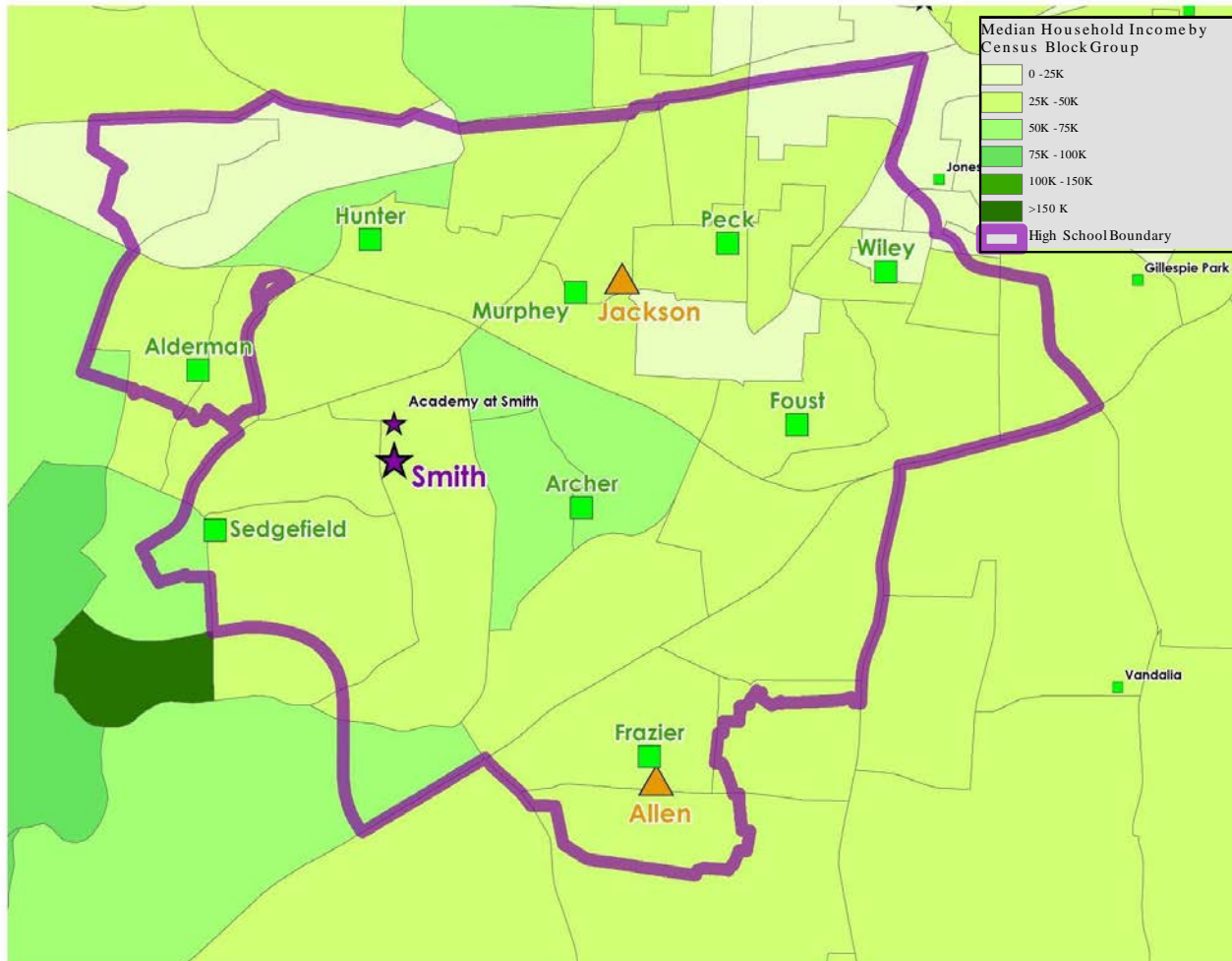
Results

New Construction & Renovation	
Full renovation of Smith HS to include two CTE programs (Gaming & Design Innovation and Advanced Manufacturing)	\$ 41,415,384
Full renovation of Allen MS	\$ 22,313,428
Rebuild Jackson MS on-site as a 6-12 preparatory magnet (Allen Jay Prep Academy East) at 900 capacity	\$ 35,212,250
Rebuild Peck on-site as a regional expeditionary K-8 magnet	\$ 35,412,250
Rebuild Foust on-site at 700 capacity	\$ 26,790,750
Rebuild Frazier on-site at 800 capacity	\$ 30,618,000
Full renovation of Archer on-site as Montessori magnet	\$ 7,225,068
Full Renovation of Sedgefield ES	\$ 7,846,524
Close Murphey ES, redistrict to area schools after finishing new area ES construction	-
Demolish existing facilities	\$ 1,000,000
Close Wiley ES, redistrict to area schools after finishing new area ES construction	\$ 250,000
Subtotal	\$ 208,083,654
Priority Condition Repairs	
Smith HS	see above
Jackson MS	see above
Allen MS	see above
Alderman ES	\$ 4,578,328
Archer ES	see above
Foust ES	see above
Frazier ES	see above
Hunter ES	-
Murphey ES	see above
Peck ES	see above
Sedgefield ES	see above
Wiley ES	see above
Subtotal	\$ 4,578,328
Area Recommendations Total	\$ 212,661,982

Addresses significant area condition needs and improves operational efficiency through fully renovating Smith HS, Allen MS, and Sedgefield ES and rebuilding old, small schools in poor condition with newer facilities while creating magnet programs at Smith HS, Jackson MS, Archer, and Peck.

Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 14 | SMITH HS AND FEEDER SCHOOLS



Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov



new school
construction

Rebuild Jackson MS, Peck, Foust, and Frazier ES on-site. Demolish existing facilities.



school
renovations

Full renovation of Sedgefield ES. Invest in priority repairs, safety, security, and technology enhancements to improve existing



magnet
program

Rebuild and repurpose Jackson MS on-site as a regional K-8 preparatory magnet at 900 capacity. Rebuild Peck on-site as a regional expeditionary K-8 magnet. Renovate Archer on-site as Montessori magnet. Invest in a full renovation of Smith HS for Advanced Manufacturing and Gaming & Design Innovation

PLANNING AREA 15 | GRIMSLEY HS AND FEEDER SCHOOLS



Enrollment and Facility Data Summary 1

Schools - Planning Area 15	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Jones ES	73,545	1954	608		722	-114	119%	\$ 16,978,325	\$ 3,774,524	22.23%
General Greene ES	41,242	1956	495		518	-23	105%	\$ 9,402,103	\$ 3,956,487	42.08%
Gillespie Park ES	75,744	1949	296		242	54	82%	\$ 18,165,016	\$ 2,074,049	11.42%
Lindley ES	69,693	1928	412		504	-92	122%	\$ 14,796,158	\$ 6,327,998	42.77%
Morehead ES	49,210	1968	252		582	-330	231%	\$ 10,446,095	\$ 4,412,316	42.24%
Sternberger ES	50,690	1949	410		431	-21	105%	\$ 10,756,444	\$ 6,621,692	61.56%
ES Total	360,124	1951	2,473		2,999	-526	121%	\$ 80,544,141	\$ 27,167,066	33.73%
Kiser MS	137,935	1957	1,034		987	47	95%	\$ 36,914,295	\$ 24,556,664	66.52%
Swann MS	133,348	1922	952		617	335	65%	\$ 32,056,457	\$ 15,872,251	49.51%
MS Total	271,283	1940	1,986		1,604	382	81%	\$ 68,970,752	\$ 40,428,915	58.62%
Grimsley HS	280,364	1929	1,779		1710	69	96%	\$ 62,170,980	\$ 27,017,928	43.46%

Key factors |significant area over-utilization at ES, multiple high FCI schools

All area elementary schools are over-utilized, except for Gillespie Park. Sternberger ES has a high FCI, indicating the district should consider major renovation or replacement within the next 10 years. Elementary schools have a combined need of at least 526 additional seats to accommodate enrollment. Kiser MS needs to be replaced, as it exceeds 66% FCI. Significant area condition needs found at all grade levels. Area enrollment is projected to increase slightly over the next 10 years.

Area development and projected enrollment

Planning Area 15 encompasses the central portion of Greensboro, including downtown and several of the city's oldest neighborhoods currently protected by the establishment of locally-regulated historic districts. This planning area is characterized by densely developed neighborhoods, commercial and office development, as well as a minor league baseball stadium and newly developed apartment and condo units downtown. A portion of the North Carolina A&T University campus is located in the eastern portion of this planning area, and Bennett College, The University of North Carolina Greensboro, Greensboro College, and Elon University Law School are also located within its limits. A vast majority of the student generation in this area comes from the turnover of existing residential neighborhoods. Residential building permits in this planning area have averaged 12 per year from 2016 through 2018.

Year	Building Permits
2016	9
2017	7
2018	19
2019	6

Grade	2018 19	2023 24	2028 29
PK - 5	2,205	2,262	2,277
6 - 8	1,033	1,007	1,059
9 - 12	1,506	1,763	1,789
PK 12 Total	4,744	5,032	5,125



PLANNING AREA 15 | GRIMSLEY HS AND FEEDER SCHOOLS



Recommendations Summary

Cost Estimate

Results

New Construction & Renovation	
Rebuild Morehead on-site at 500 capacity	\$ 19,136,250
Rebuild Sternberger on-site at 500 capacity	\$ 19,136,250
100 seat addition at Lindley ES	\$ 3,827,250
Rebuild Kiser on-site at 1200 capacity	\$ 47,628,000
Full renovation of Swann to become a 6-12 Girls & Boys Academy	\$ 30,033,303
Build addition to Jones ES to accommodate K-8 Spanish Immersion	\$ 11,907,000
Full renovation of Jones ES to accommodate K-8 conversion	\$ 11,205,695
Full renovation of Grimsley HS	\$ 41,032,847
Full renovation of General Greene ES	\$ 6,205,388
Demolish existing facilities	\$ 750,000
Subtotal	\$ 190,861,983
Priority Condition Repairs	
Grimsley HS	see above
Kiser MS	see above
Swann MS	see above
General Greene ES	see above
Gillespie Park ES	\$ 2,074,049
Jones ES	see above
Lindley ES	\$ 6,327,998
Morehead ES	see above
Sternberger ES	see above
Subtotal	\$ 8,402,047
Area Recommendations Total	\$ 199,264,030

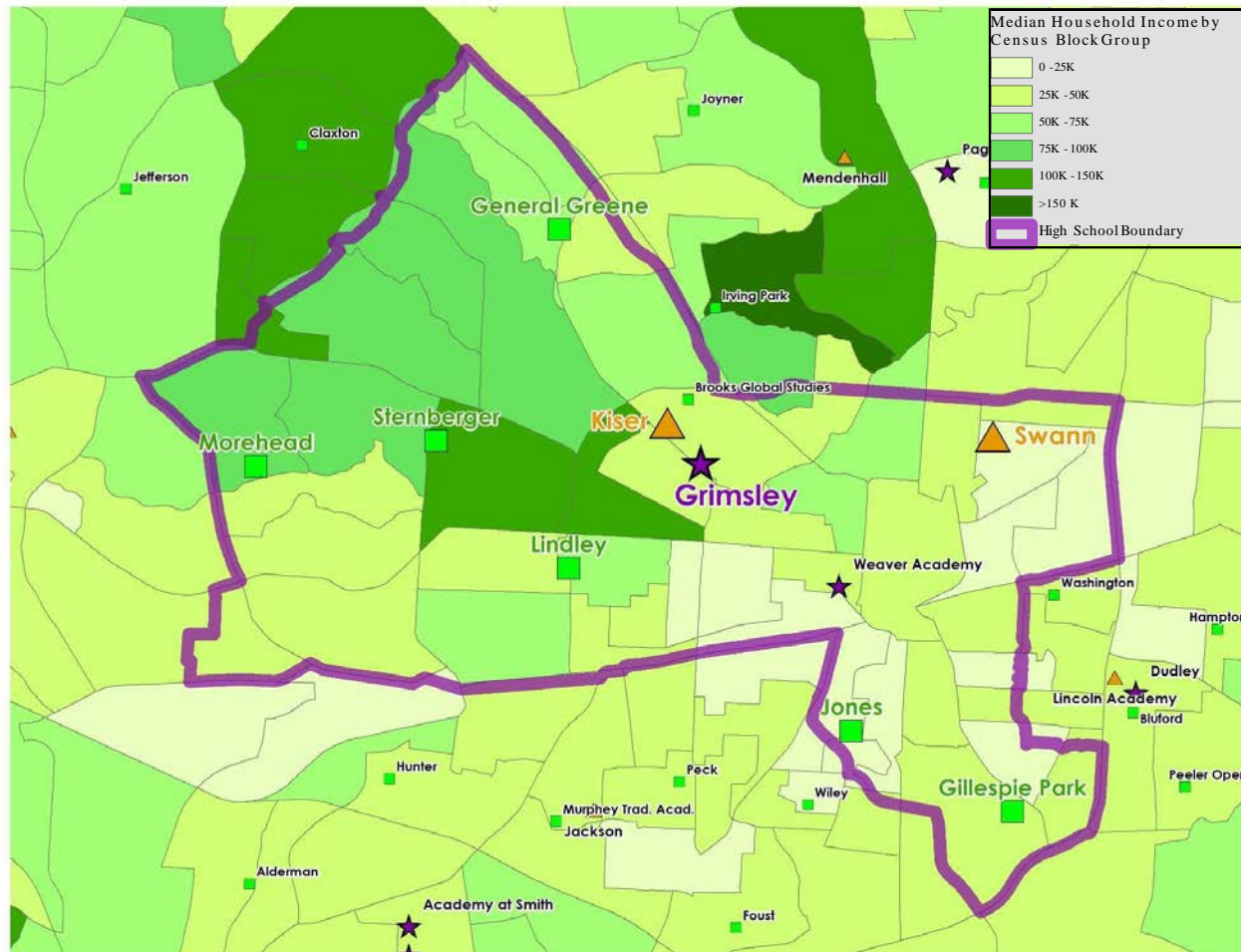
Addresses elementary over-crowding and poor condition through rebuilding Morehead (with a neighborhood expressive arts theme) and Sternberger ES, Kiser MS, and an addition to Lindley ES.

Creates a new magnet program at Swann and builds an addition to Jones ES to accommodate a K-8 Spanish Immersion program.

Fully renovates Grimsley HS.

Priority repairs, security, technology, and educational adequacy investments at all schools.

PLANNING AREA 15 | GRIMSLEY HS AND FEEDER SCHOOLS



new school construction

Rebuild Morehead and Sternberger on-site at 500 capacity. Rebuild Kiser on-site at 1,200 capacity. Build 100 seat addition at Lindley. Demolish existing facilities.



school renovations

Invest in priority repairs, safety, security, and technology enhancements to improve existing facilities in the planning area.










magnet program

Renovate Swann MS for a 6-12 Girls and Boys Leadership Academy. Build addition onto Jones ES to accommodate K-8 Spanish immersion program.

Source: US Census Bureau, American Community Survey (ACS), factfinder.census.gov

DISTRICT-WIDE SCHOOLS |

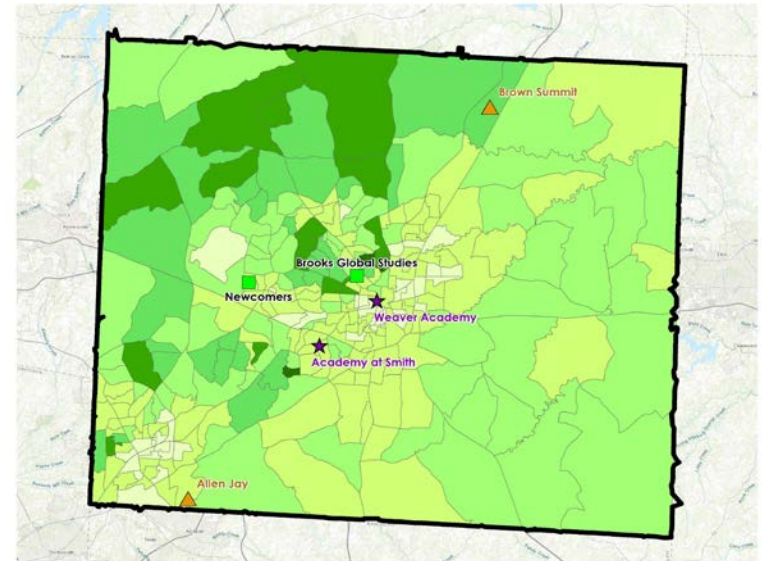
Enrollment and Facility Data Summary

Schools - Districtwide Schools	SF	Year Built	Capacity	2009 to 2018 Enrollment Trend	2018-19 Enrollment	Capacity - Current Enrollment	2018-19 Utilization	Replacement Value	Repair Cost	Total FCI
Allen Jay Prep Academy	39,248	1973	340		185	155	54%	\$ 9,586,718	\$ 897,499	9.36%
Allen Jay MS	90,064	1939	464		105	359	23%	\$ 20,352,861	\$ 383,399	1.88%
Brooks Global Studies ES	48,148	1951	397		363	34	91%	\$ 10,084,635	\$ 5,644,856	55.97%
Newcomers School	33,937	1954	336		244	92	73%	\$ 7,264,330	\$ 2,356,830	32.44%
Guilford Newcomers ES	29,654	1972	301		211	90	70%	\$ 6,313,338	\$ 3,341,770	52.93%
Weaver Education Center	110,970	1977	553		333	220	60%	\$ 23,358,443	\$ 13,121,727	56.18%
Districtwide Total	352,021	1961	2,391		1,441	950	60%	\$ 76,960,325	\$ 25,746,081	33.45%

Newcomers School

Key factors | significant area under-utilization and multiple high FCI schools

Current districtwide schools have nearly 1,000 surplus capacity and three of the six facilities have FCIs greater than 50% with capacity for less than 400 students. Based on 2019-20 parent choice data, the majority all first choice program selections are for Arts (1,114) Middle College (997) and STEM (779) programs. 62% of first choice selections are for programs located in Greensboro and High Point. Additionally, the Erwin Montessori program has been temporarily housed at Alamance ES after the tornado damaged its original facility.



DISTRICT-WIDE SCHOOLS |



Recommendations Summary

Cost Estimate

New Construction & Renovation	
Full renovation of Academy at Smith for Doris Henderson Newcomers School	\$ 7,190,039
New construction for the Academy at Smith Specialized Health Care program at Page HS	see Page HS
Rebuild Brooks Global ES on-site	\$ 19,136,250
Rebuild McIver for the Weaver Academy VPA HS magnet	\$ 21,065,650
Full renovation of the Weaver Academy site for alternative programs	\$ 15,416,572
Build a new 6-12 Preparatory Academy school	\$ 33,442,500
Close Doris Henderson Newcomers facility - moves to Academy at Smith	
Close Brown Summit MS	
Subtotal	\$ 96,251,011
Priority Condition Repairs	
Academy at Smith	see above
Allen Jay Prep Academy	\$ 383,399
Brooks Global Studies ES	see above
Brown Summit MS	see above
Doris Henderson Newcomers School	see above
Weaver Education Center	see above
Subtotal	\$ 383,399
Area Recommendations Total	\$ 96,634,410

Results

Repurposes existing schools, constructs new schools, rebuilds existing schools and provides priority repairs in order to expand existing and establish new magnet offerings. Provides choice options in areas of high demand, with the majority of choice programs offered in repurposed facilities/sites.

Priority repairs at Allen Jay Prep MS.

DISTRICT-WIDE SCHOOLS |

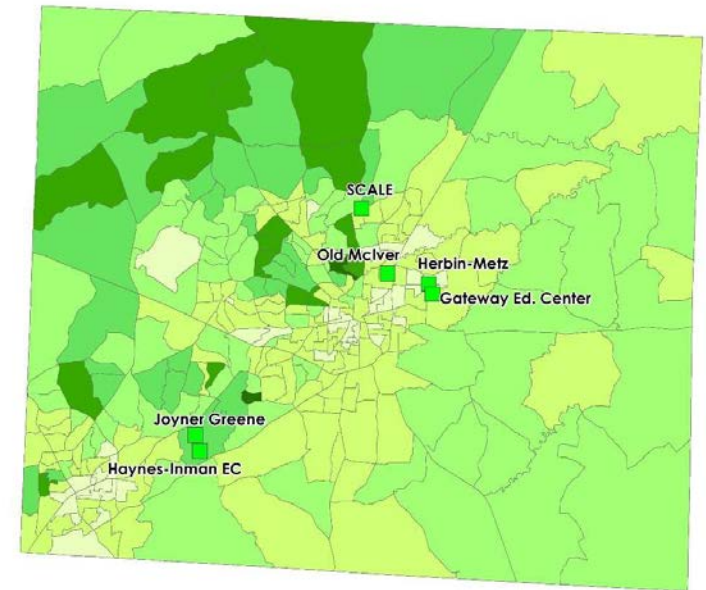


Enrollment and Facility Data Summary

School	SF	Yr Built	Replacement Value	Repair Cost	Total FCI
Gateway Education Center	98782	1983	\$ 21,560,708	\$ 9,536,553	44.23%
Old Mclver	81630	1929	\$ 17,559,738	\$ 8,696,697	49.53%
Herbin-Metz Education Center	51385	2013	\$ 12,705,479	\$	0.00%
Joyner-Greene Education Center	57266	2013	\$ 13,634,383	\$ 29,072	0.21%
Haynes-Inman Education Center	62495	2010	\$ 13,722,004	\$ 18,314	0.13%
	351558	1990	\$ 79,182,312	\$ 18,280,636	23.09%

Key factors | some schools with high FCI scores

Gateway Education and the Old Mclver site have high condition needs, but Gateway has a currently planned and funded roof and window replacement and Old Mclver is receiving gym and AC renovations.



DISTRICT-WIDE SCHOOLS | SPECIALTY SCHOOLS



Recommendations Summary

Cost Estimate

New Construction & Renovation	
Subtotal	
Priority Condition Repairs	
Gateway Education Center	\$ 7,536,553
Herbin-Metz Education Center	\$ -
Joyner-Greene Education Center	\$ 29,072
Haynes-Inman Education Center	\$ 18,314
Subtotal	\$ 7,583,939
Area Recommendations Total	\$ 7,583,939

Results

Priority repairs, security, technology, and educational adequacy investments at all schools.

Note: Pruette SCALEs housed in the English Road administration facility and its condition needs are addressed in those renovations.

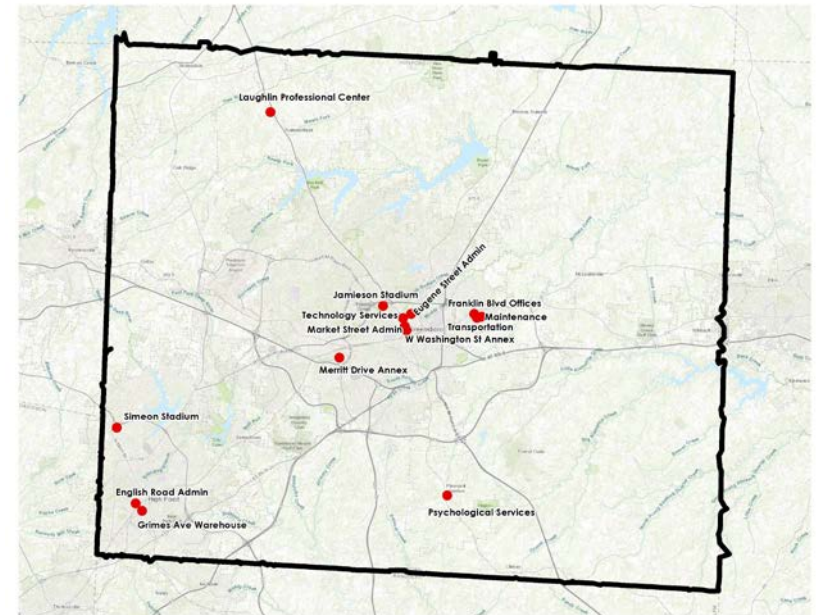
ADMINISTRATION |

Facility Data Summary 1

Administration	SF	Year Built	Replacement Value	Repair Cost	FCI
Merritt Drive Annex	4,375	1983	\$ 1,226,047	\$ 580,323	47%
Washington Street Annex	42,188	1955	\$ 10,465,285	\$ 5,929,121	57%
Lees Chapel	16,931	1950	\$ 4,206,866	\$ 3,423,611	81%
Franklin Boulevard	43,893	1963	\$ 10,492,779	\$ 8,127,864	77%
Eugene Street	48,389	1960	\$ 10,752,452	\$ 7,031,218	65%
Laughlin Professional Center	34,495	1930	\$ 8,387,329	\$ 4,707,602	56%
Psychological Services	15,652	1959	\$ 4,127,496	\$ 1,898,525	46%
Market Street	10,577	1960	\$ 2,532,652	\$ 1,630,141	64%
Jamieson Stadium	62,787	1929	\$ 6,772,729	\$ 2,122,044	31%
Simeon Stadium	52,400	1974	\$ 11,709,177	\$ 1,834,051	16%
English Road	30,657	1947	\$ 7,872,334	\$ 840,402	11%
Transportation	31,282	1970	\$ 9,232,805	\$ 6,742,037	73%
Grimes Avenue Warehouse	30,980	1956	\$ 4,218,921	\$ 2,743,635	65%
Maintanace	34,184	1950	\$ 6,413,432	\$ 2,838,992	44%
Prescott Street Tech Department	14,568	1974	\$ 3,602,213	\$ 1,398,254	39%
Total	473,358	1957	\$ 102,012,517	\$ 51,847,820	51%

Key factors | significant condition needs distributed over multiple facilities

Current administration facilities have significant condition needs with administration functions spread out over a dozen different sites.



ADMINISTRATION |



Recommendations Summary

Cost Estimate

New Construction & Renovation	
Demolish Merrit Drive Annex	\$ 250,000
Full renovation of Washington Street Annex for PD & Technology Department center. Sell Prescott Street facility.	\$ 7,157,088
Build new consolidated administration center on a new site, sell existing administration properties	\$ 31,244,088
Build new consolidated transportation and maintenance facility on existing Greensboro location	\$ 13,100,000
Build West Transportation/Maintenance Hub - Jamestown/HighPoint	\$ 13,100,000
Subtotal	\$ 64,851,176

Priority Condition Repairs	
Merrit Drive Annex	close
Washington Street Annex	see above
Prescott Street	close
Lees Chapel	close
Franklin Boulevard	close
Eugene Street	close
Laughlin Professional Center	close
Psychological Services	close
Market Street	close
Transportation	see above
Grimes Avenue Warehouse	close
Maintenance	close
English Road	\$840,402
Subtotal	\$ 840,402

Area Recommendations Total	\$ 65,691,578
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Results

Consolidates administrative functions from 13 facilities to five. Can repurpose or sell vacated administrative campuses to help offset other facility expenses. Creates one central consolidated administration facility, one professional development and technology center, two transportation and maintenance hubs, and maintains the English Road office in High Point (co-located with Pruette SCALE).

Priority repairs to the English Road office.

Note: Pruette SCALE is housed in the English Road administration facility and its condition needs are addressed in those renovations.

NEXT STEPS |

