



# SCHOOL ASSIGNMENT OPTIMIZATION AND FACILITY CONDITION ASSESSMENT GUILFORD COUNTY SCHOOLS

**Final Report**

January 9, 2019

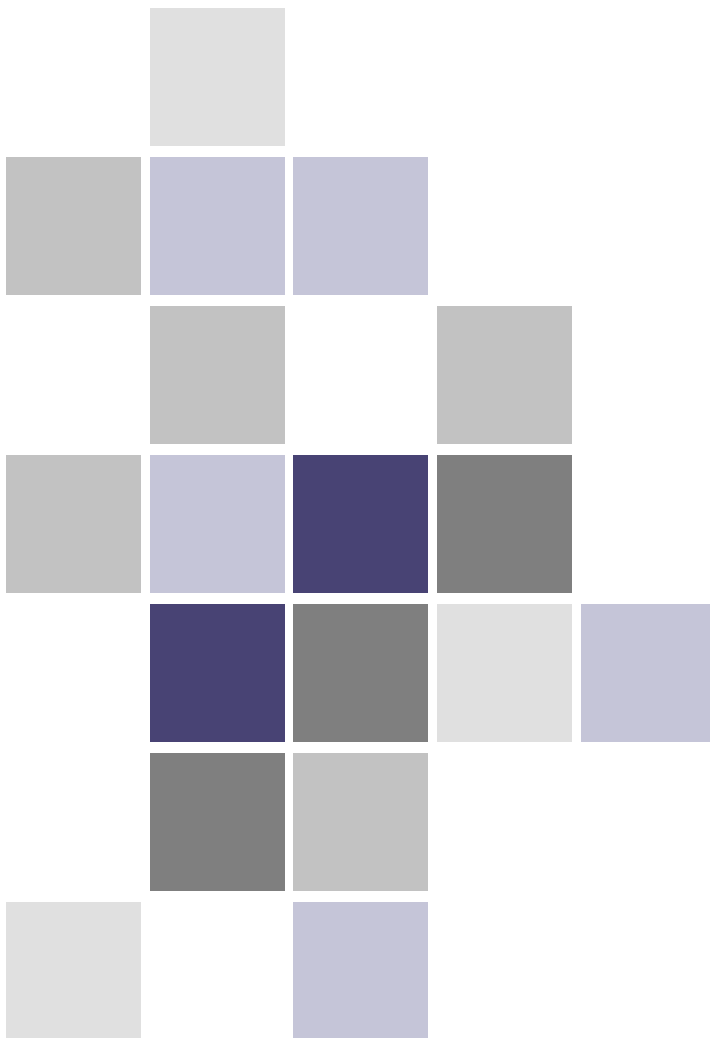


TABLE OF CONTENTS

<b>1.0 EXECUTIVE SUMMARY .....</b>	<b>3</b>
<b>2.0 BACKGROUND.....</b>	<b>5</b>
2.1 DISTRICT INFORMATION .....	5
2.2 PROJECT BACKGROUND .....	8
<b>3.0 DEMOGRAPHICS, ENROLLMENT HISTORY AND PROJECTIONS.....</b>	<b>13</b>
3.1 DEMOGRAPHICS .....	13
3.2 HISTORICAL ENROLLMENT .....	18
3.3 CONCLUSIONS AND OBSERVATIONS ABOUT HISTORICAL DATA .....	27
3.4 ENROLLMENT PROJECTION METHODOLOGY.....	28
3.5 ENROLLMENT PROJECTIONS.....	30
3.6 FINDINGS.....	37
<b>4.0 EDUCATIONAL PROGRAM REVIEW .....</b>	<b>38</b>
4.1 EXCEPTIONAL CHILDREN .....	39
4.2 EARLY CHILDHOOD AND ELEMENTARY PROGRAMS.....	40
4.3 MIDDLE SCHOOLS .....	40
4.4 HIGH SCHOOLS.....	41
4.5 EDUCATIONAL SUITABILITY ASSESSMENT METHODOLOGY .....	43
<b>5.0 CAPACITY AND UTILIZATION.....</b>	<b>45</b>
5.1 FUNCTIONAL CAPACITY.....	45
5.2 UTILIZATION RATES.....	53
5.3 CAPACITY AND UTILIZATION CONCLUSIONS.....	61
<b>6.0 FACILITY ASSESSMENTS.....</b>	<b>62</b>
6.1 BUILDING CONDITION ASSESSMENT .....	63
6.2 EDUCATIONAL SUITABILITY ASSESSMENT .....	65
6.3 TECHNOLOGY READINESS .....	67
6.4 SITE CONDITION ASSESSMENT.....	68
6.5 COMBINED SCORES.....	70
6.6 FINDINGS.....	79

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7.0 MASTER PLAN RECOMMENDATIONS .....80

7.1 DRIVERS AND CONTEXT FOR LONG-RANGE MASTER PLAN RECOMMENDATIONS .....80

7.2 BUDGET ESTIMATES.....81

7.3 FINDINGS AND RECOMMENDATIONS.....84

7.4 INDIVIDUAL SCHOOL RECOMMENDATIONS .....94

7.5 SUMMARY AND IMPACT .....109

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## 1.0 EXECUTIVE SUMMARY

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In December 2017, Guilford County Schools (“GCS” or “the district”) contracted with MGT of America Consulting, LLC (“MGT”) to conduct a School Assignment Optimization and Facility Condition Assessment to address future optimization and facility needs. The goal of a master plan is to create a blueprint or roadmap, based on best practice facility standards, that identifies and prioritizes facility needs and presents strategies for effective and efficient facility improvement and usage over the planning period. For this project, the MGT team gathered facility and community data, as well as input from the school board, county commissioners, the superintendent, and executive-level staff. This report provides findings and recommendations based on that information.

The project included the following tasks:

- ♦ Project initiation
- ♦ Development of facilities and site inventory system
- ♦ Programmatic review of school facilities to establish facility standards
- ♦ Facility assessments
- ♦ Analysis of community demographics, enrollment, and capacities
- ♦ Review of educational trends and best practices
- ♦ Budget estimates
- ♦ Prioritization and budgeting
- ♦ Preparation and presentation of final facilities master plan

This report consists of seven sections. Sections 1-6 include a description of the methodology and the data gathered in that section. The final section contains the findings and recommendations, as well as supporting recommendations that may assist with implementation. The report also includes appendices that contain enrollment projections and capacity review details, the *Educational Suitability Guide* used for facility assessments, and the facility reports for each school.

The report sections are as follows:

Section 1.0 – Executive Summary

Section 2.0 – Background

Section 3.0 – Demographics, Enrollment History and Projections

Section 4.0 – Educational Program Review

Section 5.0 – Capacity and Utilization

Section 6.0 – Facility Assessments

Section 7.0 – Master Plan Recommendations

*Appendix A – Educational Suitability and Technology Readiness Reference Guide*

*Appendix B – GCS Space Guidelines and Capacity*

*Appendix C – Capacity and Utilization Model Comparison*

*Appendix D – Detailed School Reports*

*Appendix E – BASYS and eCOMET Assessment Reports*

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## 2.0 BACKGROUND

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### 2.1 DISTRICT INFORMATION

Guilford County Schools (GCS) is the third largest school district in North Carolina with approximately 72,000 students and encompasses Greensboro, High Point, and many surrounding neighborhoods. There are 126 schools in the district, including 69 elementary schools, 22 middle schools, and 28 high schools.<sup>1</sup>

Of the 72,000 students currently in attendance, GCS services 10,324 students who receive special education services and 14,490 advanced learners. There are 112 languages/dialects spoken throughout the student population, and the current poverty rate is 64 percent. GCS is diverse in language, social economic status, learning differences, and ethnicity.

#### **2017-2018 Student Ethnic Composition (20th Day)<sup>2</sup>**

American Indian - 0.39%  
Asian - 6.42%  
Black - 40.65%  
Hispanic - 15.70%  
Multi-Racial - 4.20%  
Pacific Islander - 0.15%  
White - 32.49%

To support such a large and diverse student population, GCS is broken down into seven different Learning Areas for elementary schools and six different Learning Areas for four middle and high schools and one specialty school. School Support Officers (SSO) provide supervision and support to principals and school leaders.

#### **District Personnel**

Administrators, managers - 65	Consultant, Supervisors of Instruction - 43
Principals - 126	Other Professionals – 595
Assistant Principals - 126	Teacher Assistants - 1,094
Elementary Teachers - 2,381	Technicians - 86
Secondary Teachers - 1,153	Clerical, Secretarial - 488
Other Classroom Teachers - 1,259	Service Workers - 1,269
Guidance - 200	Skilled Crafts - 122
Psychological - 43	Laborers - 15
Media Coordinators, Audiovisual - 112	

**Total Full-Time Personnel - 9,177**

**Total Full-time and Part-time personnel - 10,027**

Source: Guilford County Schools, <https://www.gcsnc.com/Page/4313>, 2018.

The district is directed by the Guilford County Board of Education which is made up of nine members who are elected by citizens in partisan elections every four years. Terms are staggered to ensure continuity of services. Board of Education members create policies that govern the district including its

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<sup>1</sup> Guilford County Schools, <https://www.gcsnc.com/Page/4313>, 2018.

<sup>2</sup> Id.

curriculum, facilities, financial resources, and personnel. The board also evaluates the district's academic performance and monitors its progress.

Adopted by the Guilford County Board of Education on December 12, 2000, the mission of GCS is as follows:

***“Guilford County students will graduate as responsible citizens prepared to succeed in higher education, or in the career of their choice.”***

GCS will accomplish this mission through a commitment to the following core values:

**DIVERSITY** - We are committed to creating an educational organization where a variety of persons and perspectives are welcome. We are committed to providing an environment where students and staff from all cultures and backgrounds may succeed.

**EMPATHY** - We are committed to developing a culture where our employees identify with and understand the feelings of our students and parents as well as their colleagues.

**EQUITY** - We are committed to creating equitable and inclusive schools where adults take ownership for student learning outcomes and make sure students have what they need to succeed in school and in life. We will acknowledge and dismantle systems, processes, and mindsets that perpetuate race, poverty, disability, and English language status as predictors of achievement. We will align resources to create equitable opportunities for students and employees. We will eradicate achievement gaps.

**INNOVATION** - We are committed to fostering a work environment where the goal is not to manage innovations, but to become innovative. Problems are identified, adults in the district assume ownership of the problems, and everyone works together as agents of the solution until the problems are solved. We will not stop until obstacles are removed, solutions are found, and clear and compelling goals are established.

**INTEGRITY** - We are committed to creating a school district that acts with honesty and forthrightness, holding ourselves to high academic and ethical standards and treating everyone with respect.

Guilford County (the county) has approximately 526,953<sup>3</sup> residents with a clear majority residing in the cities of Greensboro and High Point. Morehead, High Point, and Gilmer townships house approximately 70 percent of the total population for the entire county.<sup>4</sup> However, GCS serves students in urban, suburban, and rural areas.

Though Guilford County is large and encompasses several densely populated townships, there has been minimal change to student enrollment numbers over the past ten years, a trend that is expected to continue throughout the next ten years. See **Section 3.0** for historical and projected enrollment numbers.

The county population has grown from 594,833 in the 2010 census to an estimated 2015 level of 599,498. Twenty-two percent of the population is under 18, or school age. As of July 1, 2017, there

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<sup>3</sup> U.S. Census Bureau population estimates 2017, <https://www.census.gov/quickfacts/fact/table/guilfordcountynorthcarolina/PST045217>, 2018.

<sup>4</sup> Statistical Atlas, <https://statisticalatlas.com/county/North-Carolina/Guilford-County/Population>, 2018.

were 228,357 housing units with an average of 2.47 people living in each home, and approximately 34 percent of the population holds at least a bachelor's degree or higher level of education. The county has low unemployment rates (less than 1.2%), and over 255,000 of its residents are currently employed.<sup>5</sup> Live birth data over the past eight years has held steady and is projected that those trends will continue.<sup>6</sup>

The first school in Guilford County opened in 1841, following the passing of the state's Commons School Act of 1839. According to the National Center for Statistics, GCS is the 47th largest school district in the country.<sup>7</sup> The Facilities, and Technology department are responsible for servicing over 12,000,000 sq. ft of school building space. Many schools were built before the 1975 passage of PL 94-142 that supported students with special needs, and many were also constructed before 1990 when the Americans with Disabilities Act (ADA) passed.

The result of the original build dates may impact the number of available spaces for small group instruction and classrooms with restrooms and changing areas to support specialized instruction. They may also lack ramps and elevators to provide universal access to all spaces.

That said, it is important to note that GCS has a long history of consistently upgrading its school buildings through renovations and replacements to mitigate these challenges. For example, the following schools have been built since 2008:

Hunter Elem.	Northern High
Northern Elem.	Haynes-Inman Education Center
McNair Elem.	Herbin-Metz Education Center
Simkins Elem.	Joyner-Greene Education Center
Union Hill Elem.	Western Guilford Middle School
Jamestown Middle	Eastern Guilford High School

MGT and project partner Parsons performed a physical condition, educational suitability, technology readiness, and comprehensive site review of each school building as a part of this project. Any limitations in appropriate and adequate condition, educational suitability, technology readiness, or site condition was captured in the Detailed School Report for each school building in **Appendix D**.

Based on the last available data from the National Center for Statistics (2013), GCS receives approximately \$686 million in revenue. Those dollars are comprised of federal, state, and local dollars, with the bulk of the funds, 55 percent, coming from the state. GCS received \$26,822,000 in Title I funding to service students in 2015.<sup>8</sup>

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<sup>5</sup> U.S. Census Bureau population estimates 2017, <https://www.census.gov/quickfacts/fact/table/guilfordcountynorthcarolina/PST045217>, 2018.

<sup>6</sup> MGT of America Consulting, LLC, Demographics Study for Guilford County Schools, 2018.

<sup>7</sup> National Center for Education Statistics 2015, [https://nces.ed.gov/programs/digest/d15/tables/dt15\\_215.30.asp](https://nces.ed.gov/programs/digest/d15/tables/dt15_215.30.asp), 2018.

<sup>8</sup> National Center for Education Statistics 2015, [https://nces.ed.gov/programs/digest/d15/tables/dt15\\_215.20.asp](https://nces.ed.gov/programs/digest/d15/tables/dt15_215.20.asp), 2018.



According to the district website, GCS receives funding (in dollar amounts) from the following revenue streams:<sup>9</sup>

State Funds - \$404,135,654  
County Funds - \$195,860,398  
Federal Funds - \$59,496,194  
Other Local Funds - \$4,703,424  
School Food Services - \$41,872,322  
ACES - \$7,203,221  
Local Special Revenue - \$11,657,214  
Capital Outlay - \$5,000,000

Those funds were distributed throughout GCS in the following manner:

Salaries - \$411,472,206  
Benefits - \$155,464,282  
Purchased Services - \$83,478,261  
Supplies and Materials - \$53,773,300  
Capital Outlay - \$7,132,634  
Transfers - \$18,607,744

It is important to note that these numbers are current expenditures and may not completely align with the figures that were reported in the 2013 data from the National Center for Statistics.

## 2.2 PROJECT BACKGROUND

In March of 2018, MGT of America Consulting, LLC (MGT) began the process of developing recommendations for a facility master plan that would address the long-term facility needs of the district. The goal of the master plan is to provide long-range facility planning services using best practice facility standards that identify and prioritize facility needs. The plan will also present a blueprint for effective and efficient facility improvement and usage over the planning period.

The project included the following tasks:

- ♦ Project initiation
- ♦ Development of facilities and site inventory system
- ♦ Programmatic review of school facilities to establish facility standards
- ♦ Facility assessments
- ♦ Analysis of school and community demographics
- ♦ Review of school capacity and efficiency
- ♦ Budget estimates
- ♦ Prioritization and budgeting

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<sup>9</sup> Guilford County Schools, <https://www.gcsnc.com/Page/4313>, 2018.

- ♦ Preparation and presentation of final recommendations

To develop recommendations for a long-range facility master plan, MGT gathers and analyzes both *quantitative* and *qualitative* data. The quantitative data includes facility assessments, capacity and enrollment projections, and demographic analysis. Qualitative data is collected from interviews with district officials familiar with educational programs and facilities. Both forms of data are critical to the preparation of a comprehensive set of recommendations for the district that will meet planning needs into the future.

The timeline for the project is shown below.

WORK TASKS	Feb				March				April				May				June				July				August			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Project Initiation																												
PHASE 1 Conduct Facilities Assessment																												
PHASE 2 Develop Master Planning Options																												
PHASE 3 Create Scenarios and Develop Capital Plan																												
PHASE 4 Adoption and Implementation of Master Plan																												

## PROJECT INITIATION

The MGT team reviewed the goals of the project with district staff during the project initiation meeting, established lines of communication, and the work plan and project schedule were reviewed and finalized.

## ENROLLMENT PROJECTIONS

The MGT team prepared enrollment projections for the school district and compared these with district estimates. Understanding current and future enrollment in a district are critical: funding, staffing, and facility decisions hinge on having accurate information about enrollment. MGT gathered demographic data from several sources and prepared the projections using four different projection models. To the extent possible, the projections reflect the current housing trends in the district.

### CAPACITY AND UTILIZATION

MGT worked with district staff to understand the current program offerings and the current capacity and utilization numbers for each building. During the onsite review, MGT staff discussed program needs and plans with the administrative staff at each site. The capacity information used in this report came from the district's data and captured as an "efficiency score." The score reflects the proportion of classroom space used for instruction. A school with a defined capacity of 300 and enrollment of 150 has a utilization score of 50 percent; if the school had an enrollment of 450, the utilization score would be 150 percent.

### PROGRAMMATIC REVIEW

The MGT team conducted extensive interviews with school district leaders and staff to develop an understanding of the educational programs delivered in each of the school facilities. These discussions were used to establish facility standards by which the facilities could be evaluated for educational suitability and program support. For more information about the facility standards related to the educational suitability of each site, please see **Section 6.0** for assessment data about each school and **Appendix A** for the *Educational Suitability Reference Guide* used for the assessments.

### FACILITY ASSESSMENTS

Facility assessments were conducted at each school site using MGT's BASYS® and Parsons' eComet Facility Assessment software. The assessments included:

- ♦ **Building condition** – based on an assessment by Parsons staff who are experienced, national assessors who used eCOMET® software to gather information about all building systems. These data were used to identify systems that are out of date or in need of replacement and define the condition of the facility, often described as a Facility Condition Index (FCI).
- ♦ **Site condition** - based on an assessment by Parsons staff who are experienced, national assessors who used eCOMET® software to gather information about all site systems.
- ♦ **Educational suitability** – based on a walk-through by MGT staff with the building principal/designee that gathered data regarding how well the facility supported the educational programs, including the learning environment, size, location, and fixed equipment. Data were gathered using MGT's BASYS® software system.
- ♦ **Technology readiness** – based on a walk-through by MGT staff reviewing the infrastructure available in each school to support current and future technology applications. Data were gathered using MGT's BASYS® software system.

Each assessment results in a score based on a 100-point scale. The BASYS® and eComet software produce a detailed report for each facility assessment which includes each deficiency identified. See **Section 6.0** for information about the assessment scores for each building and **Appendix E** for BASYS and eComet assessment reports.

The results of the assessments were reviewed with district staff to ensure accuracy and completeness.

### MASTER PLAN FINDINGS AND RECOMMENDATIONS

The MGT team identified findings based on the data gathered throughout the project. The findings were used to develop recommendations to address the facility needs of the district. The recommendations provide a guide for long-range planning and facility improvements.

This study could not have been conducted without the assistance of GCS staff who have provided valuable information and data. MGT has met with and gathered information from each of the departments and individuals listed below.

#### **Acknowledgements**

Dr. Sharon Contreras – Superintendent

#### **Superintendent's Council**

Brian Schultz – Chief Academic Officer

Angie Henry – Chief Financial Officer

Dr. Shirley Morrison – Chief Human Resources Officer

Scott McCully – Chief Operations Officer

Wanda Legrand – Chief Student Support Officer

Dr. Tony Watlington – Chief of Schools

Dr. Nora Carr – Chief of Staff

### Additional Acknowledgements

Julius Monk – Executive Director of Facilities	Ken Woody – Director of Technology Services
Noah Tiluk - Demographer	Amy Pendergrass – Director of Early Learning
Holly Nuttall – Facilities Planner	Whitney Oakley –Assistant Superintendent of Teaching, Learning, and Professional Development
Joy Cantey – Director of Literacy K-12	Kimberly Scott, Montlieu Elementary – Principal
Jen Arberg – Director Math K-12	Marcy Roan, Gibsonville Elementary – Principal
Jonathan Permar – Director of Social Studies	Sheila Gorham, Allen Middle – Principal
Faith Freeman – Director of STEM	Ged O'Donnell, Kiser Middle – Principal
Karen Meadows – Supervisor Elem/Middle School Counseling	Marcus Gause, Andrews High – Principal
Becki Haislip – Supervisor Health/PE	Noel Keener, Northeast High – Principal
Bob Gantt – Director CTE/Secondary Pathways	Tammy Gruer – Director Library Media Services
Brandon Haxton – Program Administrator/Maintenance	Chris Nowlin – Executive Director of Emergency Management
Curtis Stacey – Asst. Director of Transportation	Paul Perrotta – Assistant Superintendent Exceptional Children Services
Nathan Street – Director of Fine Arts	Lessley Mader – Director of EC School Support
Charles Blanchard – Executive Director of CTE	Faith Freeman – Director of STEM
Michelle Hayes – Director of Extended Learning	Jim Faggione – Director School Nutrition
Dibrelle Turret – Executive Director of Advanced Learners	Linda Marshburn – Business Manager School Nutrition
Doyle Craven – Director of Student Assignment	Richard Sumner – Information Technology Coordinator
Sharon McCleese – Director of Student Information	Donna Bell – Director of Planning
Zalonda Purcell – Program Manager (ACES)	Quentin Trent – Director School Safety
Barry Brinkley – Executive Director Equity/Student Achievement	Thomas Griffis – Manager Standards & Design
Leigh Hebbard – Director of Athletics/Drivers Education	

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## 3.0 DEMOGRAPHICS, ENROLLMENT HISTORY AND PROJECTIONS

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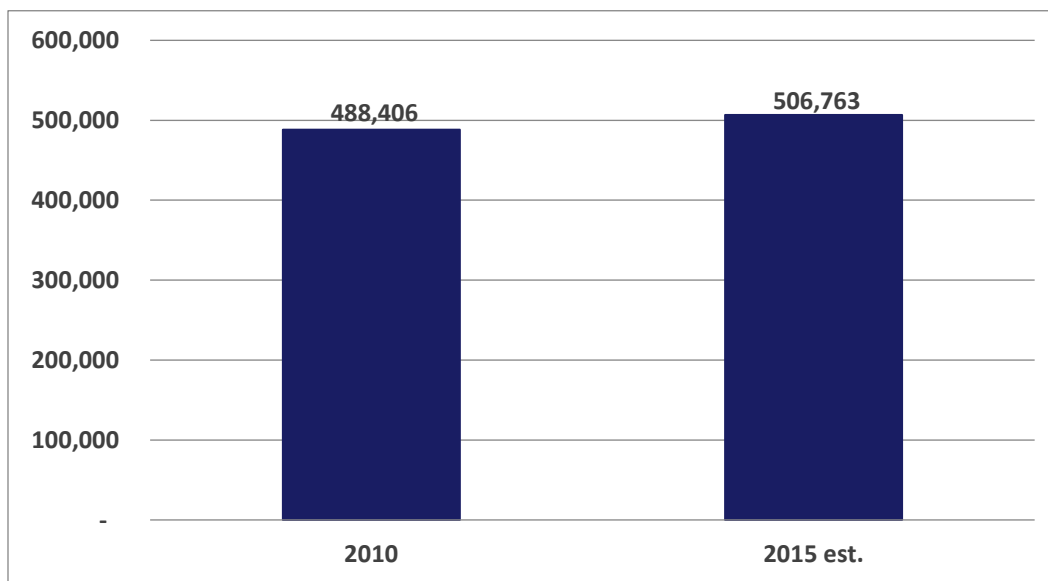
This section provides information about Guilford County demographics as well as Guilford County Schools (GCS), enrollments and projected enrollments.

### 3.1 DEMOGRAPHICS

#### POPULATION

The population in Guilford County, NC, has been growing over the last several years showing a 3.8 percent increase in total population from 2010 to 2015. **Exhibit 3-1** shows the estimated increase in total population from 2010 to 2015.

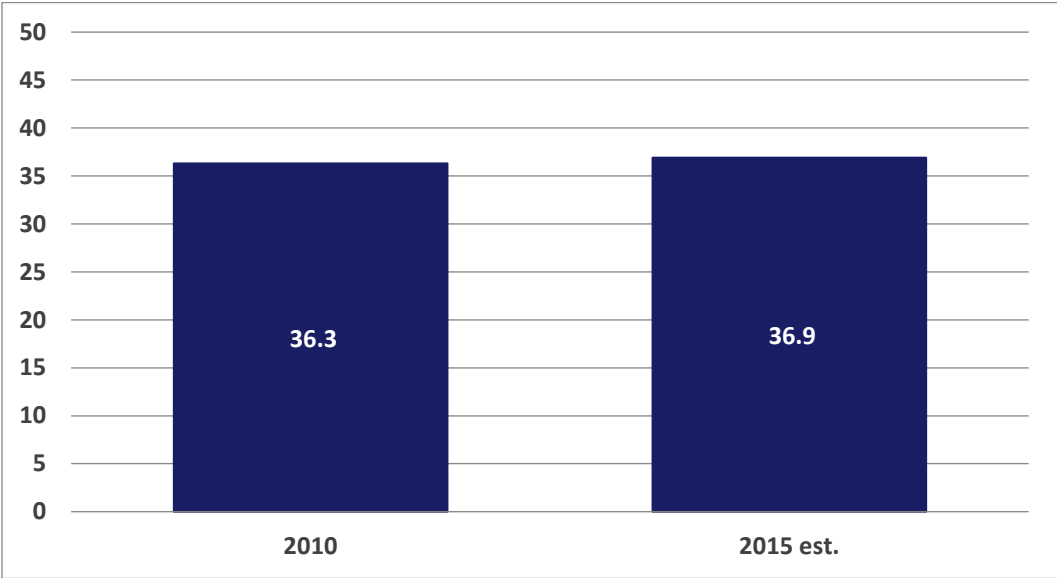
EXHIBIT 3-1  
GUILFORD COUNTY, NC  
TOTAL POPULATION  
2010 TO 2015 EST



Source: U.S. Census Bureau.

A closer look at the Guilford County population data reveals the community is getting slightly older. From 2010 to 2015, the Guilford County median age increased from 36.3 to 36.9. **Exhibit 3-2** shows the increase in median age from 2010 to 2015.

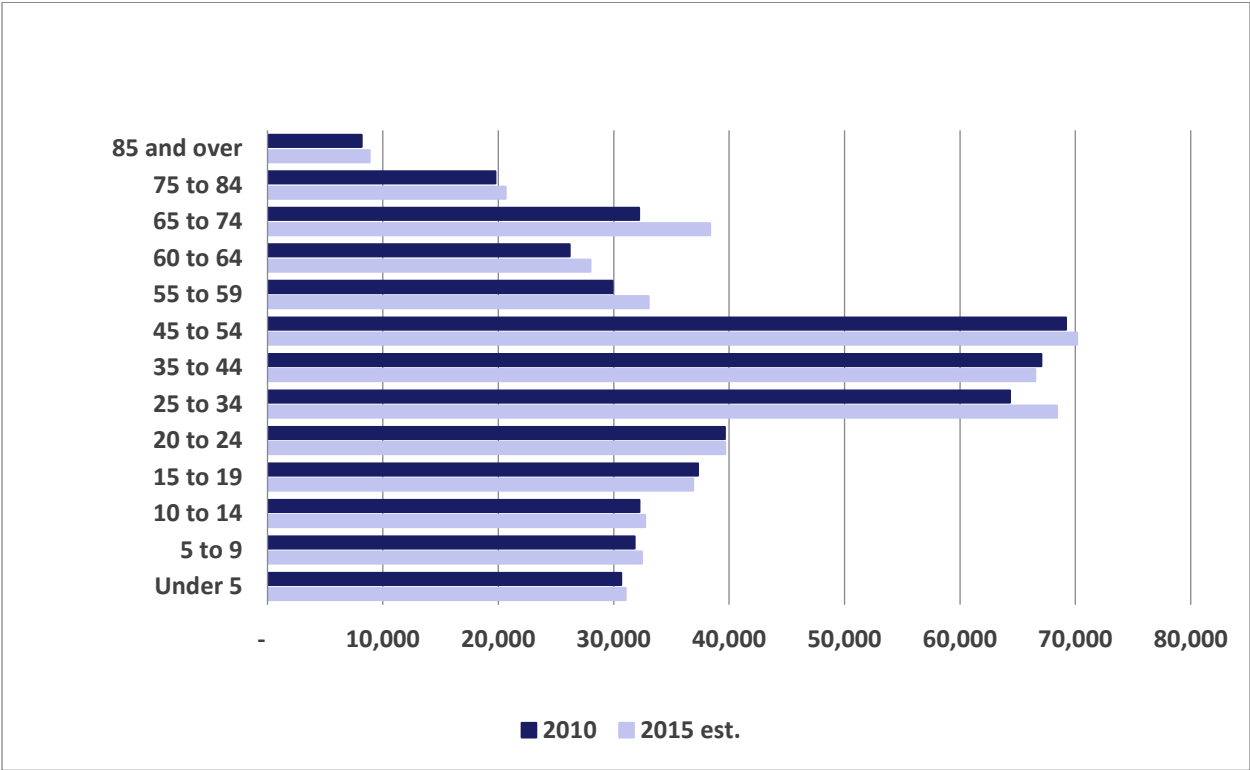
EXHIBIT 3-2  
GUILFORD COUNTY, NC  
MEDIAN AGE OF POPULATION  
2010 TO 2015 EST



Source: U.S. Census Bureau.

Except for age groups 15-19 and 35-44, all other age groups show an increase between 2010 and 2015. The age group 65-74 showed a 19 percent increase, contributing to the slight increase in median age. **Exhibit 3-3** illustrates the changes in the Guilford County age structure.

EXHIBIT 3-3  
GUILFORD COUNTY, NC  
POPULATION AGE STRUCTURE  
(TOTAL BY AGE GROUP)  
2010 TO 2015 EST



Source: U.S. Census Bureau.



## LIVE BIRTHS

There are two key segments within the age structure that have the most bearing on future GSC enrollment: the school age population and the child-bearing age population. These two segments affect either current potential students or future potential students. Both population groups have increased since 2010. **Exhibit 3-4** identifies the change in the population of these two segments between 2010 and 2015.

EXHIBIT 3-4  
GUILFORD COUNTY, NC  
CHANGE IN PERCENT OF POPULATION  
2010 TO 2015 EST.  
(BY AGE SEGMENT)

ELEMENT	AGE SEGMENT	2010	2015	% CHANGE
School Age	Under 19	131,964	133,091	1%
Child-Bearing Age	15-44	208,306	211,500	2%

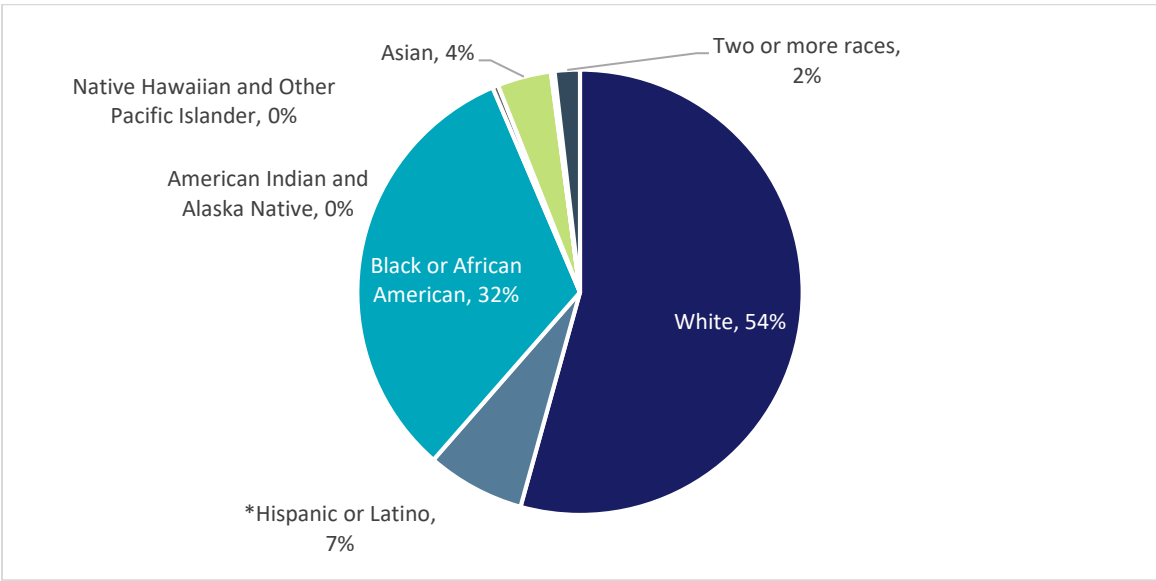
Source: U.S. Census Bureau.

The slight increase in the child-bearing age population has likely contributed to an increase in the number of live births over most of the last 14 years, which has, in turn, led to more school-age children.

## RACE

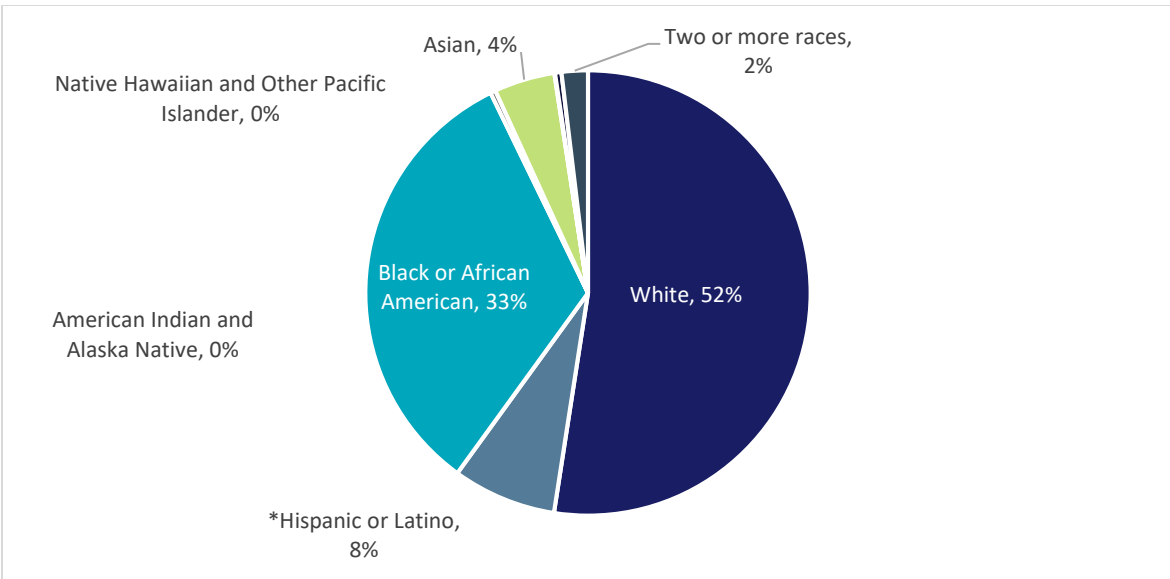
The racial structure in 2015 for Guilford County consisted of 52 percent White, 33 percent African American, 8 percent Hispanic or Latino (any race), 4 percent Asian, and 3 percent other races. As a proportion of the total population, there was minimal change between 2010 and 2015 for all races. **Exhibits 3-5A** and **3-5B** illustrates the racial structure in Guilford County for 2010 and estimated for 2015.

EXHIBIT 3-5A  
GUILFORD COUNTY, NC  
2010 RACIAL STRUCTURE BY PERCENT OF POPULATION



\*Hispanic or Latino (any race)  
Source: U.S. Census Bureau.

EXHIBIT 3-5B  
GUILFORD COUNTY, NC  
2015 EST. RACIAL STRUCTURE BY PERCENT OF POPULATION



\*Hispanic or Latino (any race)  
Source: U.S. Census Bureau.

## 3.2 HISTORICAL ENROLLMENT

### HISTORICAL ENROLLMENT

Total PK-12 enrollment in Guilford County Schools stood at 72,118 students in 2008-09. Since then, enrollment has remained consistent at 72,137 in 2017-18. **Exhibit 3-6** details the enrollment history of PK-12 students, while **Exhibit 3-7** illustrates the slight increase in overall enrollment. These numbers include EC/AC (Exceptional Children/Adaptive Curriculum) students.

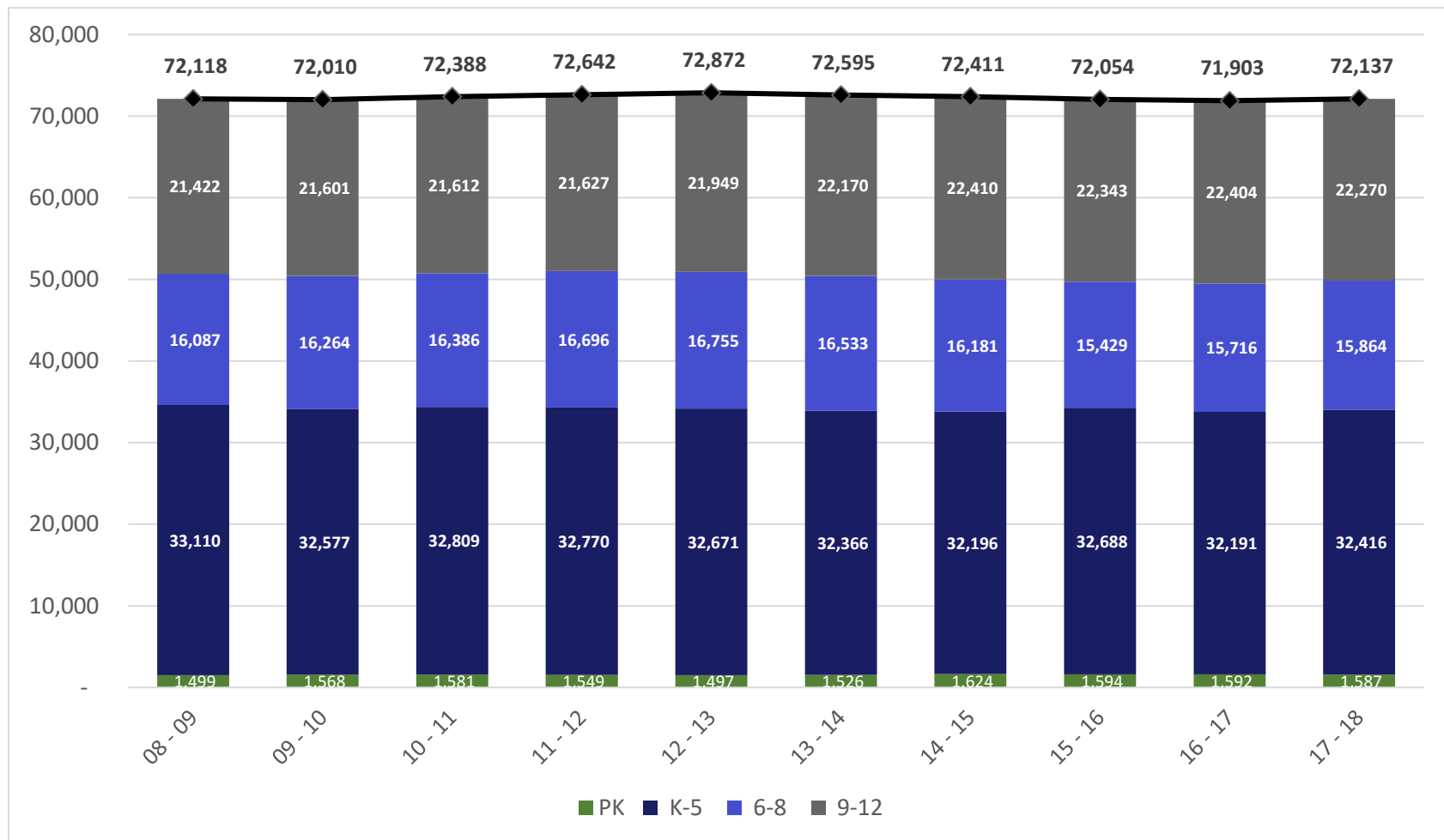
The following schools excluded from the analysis do not occupy GCS facilities: MC at Bennett, Greensboro College MCHS, Early College at Guilford MCHS, GTCC GSO MCHS, Early Middle College at GTCC, HP GTCC MCHS, NC A&T Middle College HS, STEM Early College @ A&T, and UNC-G Middle College.

EXHIBIT 3-6  
GUILFORD COUNTY SCHOOLS  
PK-12 ENROLLMENT HISTORY INCLUDING EC/AC  
2008-2017

GRADE	08 – 09	09 - 10	10 - 11	11 - 12	12 - 13	13 - 14	14 – 15	15 - 16	16-17	17-18
PK	1,499	1,568	1,581	1,549	1,497	1,526	1,624	1,594	1,592	1,587
K	5,334	4,870	5,554	5,485	5,516	5,574	5,398	5,193	5,002	5,265
1	5,529	5,479	4,995	5,624	5,545	5,479	5,630	5,479	5,199	5,119
2	5,576	5,542	5,489	4,970	5,587	5,449	5,417	5,607	5,431	5,252
3	5,672	5,574	5,519	5,575	4,969	5,492	5,469	5,474	5,592	5,538
4	5,440	5,607	5,580	5,519	5,529	4,889	5,441	5,486	5,483	5,693
5	5,559	5,505	5,672	5,597	5,525	5,483	4,841	5,449	5,484	5,549
6	5,392	5,533	5,524	5,720	5,529	5,390	5,352	4,765	5,395	5,406
7	5,333	5,299	5,486	5,451	5,698	5,445	5,334	5,347	4,879	5,430
8	5,362	5,432	5,376	5,525	5,528	5,698	5,495	5,317	5,442	5,028
9	6,478	6,295	6,124	6,101	6,135	6,177	6,313	6,019	5,970	6,015
10	5,677	5,761	5,700	5,763	5,781	5,783	5,805	5,861	5,786	5,624
11	4,903	5,088	5,186	5,189	5,295	5,384	5,387	5,498	5,649	5,496
12	4,364	4,457	4,602	4,574	4,738	4,826	4,905	4,965	4,999	5,135
PK-5	34,609	34,145	34,390	34,319	34,168	33,892	33,820	34,282	33,783	34,003
6-8	16,087	16,264	16,386	16,696	16,755	16,533	16,181	15,429	15,716	15,864
9-12	21,422	21,601	21,612	21,627	21,949	22,170	22,410	22,343	22,404	22,270
PK-12	72,118	72,010	72,388	72,642	72,872	72,595	72,411	72,054	71,903	72,137

Source: GCS, 2018.

EXHIBIT 3-7  
GUILFORD COUNTY SCHOOLS  
HISTORICAL PK-12 ENROLLMENT INCLUDING EC/AC  
2008-2017

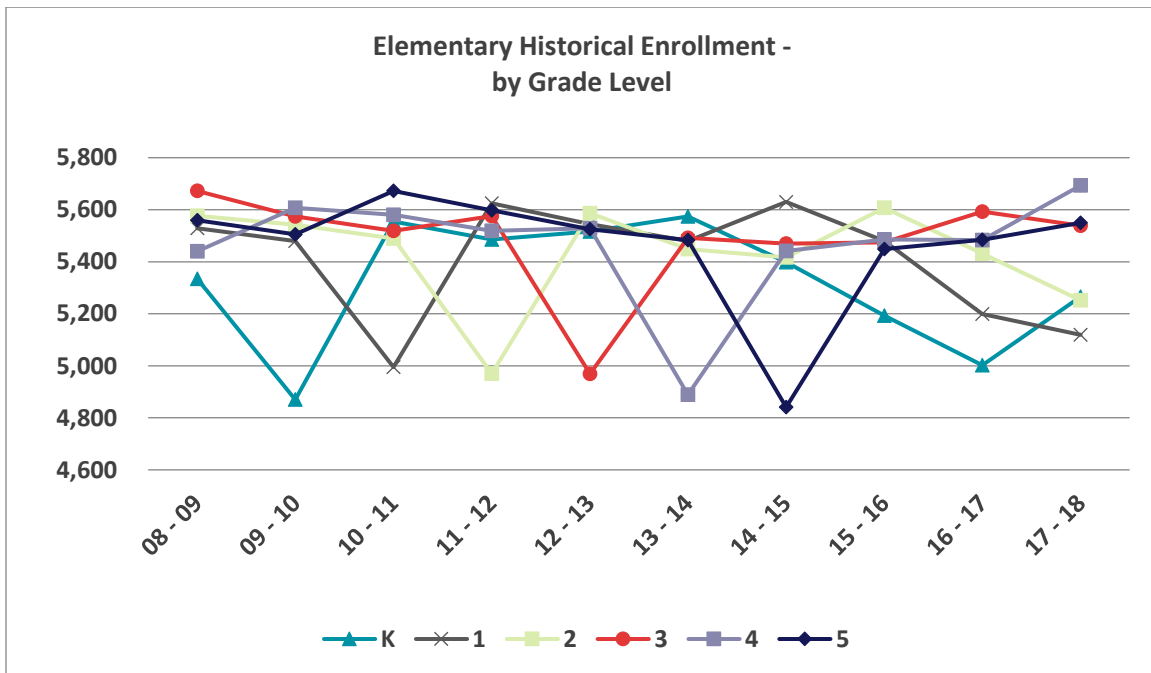


Source: GCS, 2018.

A closer look at GCS data on the historical enrollment at individual grade levels reveals two trends of note. First, at the elementary level, there was a low enrollment bubble in Kindergarten 2009. That bubble is evident in subsequent grade levels as that cohort moved on through 8<sup>th</sup> grade. Grades K,1,2,3, and 4 have all declined since 2008. Second, grades 11 and 12 have increased by 12 percent and 19 percent, respectively, since 2008. The following **Exhibits 3-8, 3-9, and 3-10** illustrate the historical enrollment for each grade level.

**Exhibit 3-8** shows a fluctuating history for K-5<sup>th</sup> grades.

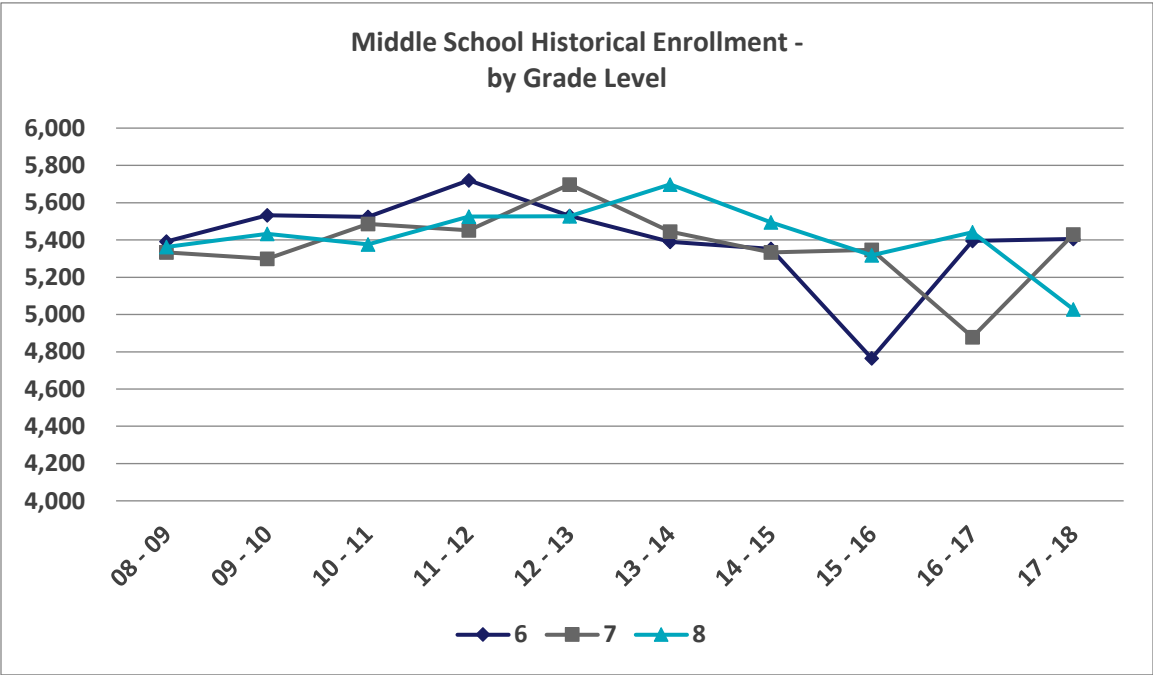
EXHIBIT 3-8  
GUILFORD COUNTY SCHOOLS  
HISTORICAL K-5 ENROLLMENT



Source: GCS, 2018.

**Exhibit 3-9** shows a stable 6-8<sup>th</sup> grade enrollment until the low enrollment bubble begins in 2015 for 6<sup>th</sup> grade and continues through 8<sup>th</sup> grade.

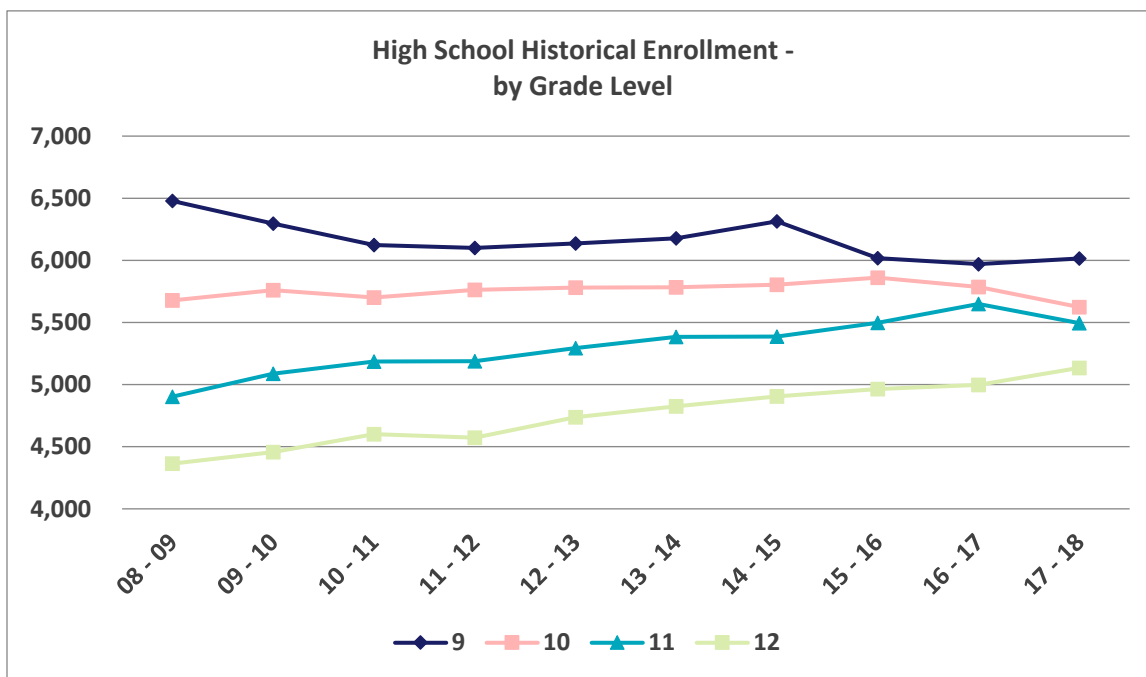
EXHIBIT 3-9  
GUILFORD COUNTY SCHOOLS  
HISTORICAL ENROLLMENT – GRADES 6-8



Source: GCS, 2018.

**Exhibit 3-10** illustrates that 9<sup>th</sup> and 10<sup>th</sup> - grade enrollment has declined while 11<sup>th</sup> and 12<sup>th</sup> -grade enrollment has increased since 2008.

EXHIBIT 3-10  
GUILFORD COUNTY SCHOOLS  
HISTORICAL 9-12 ENROLLMENT



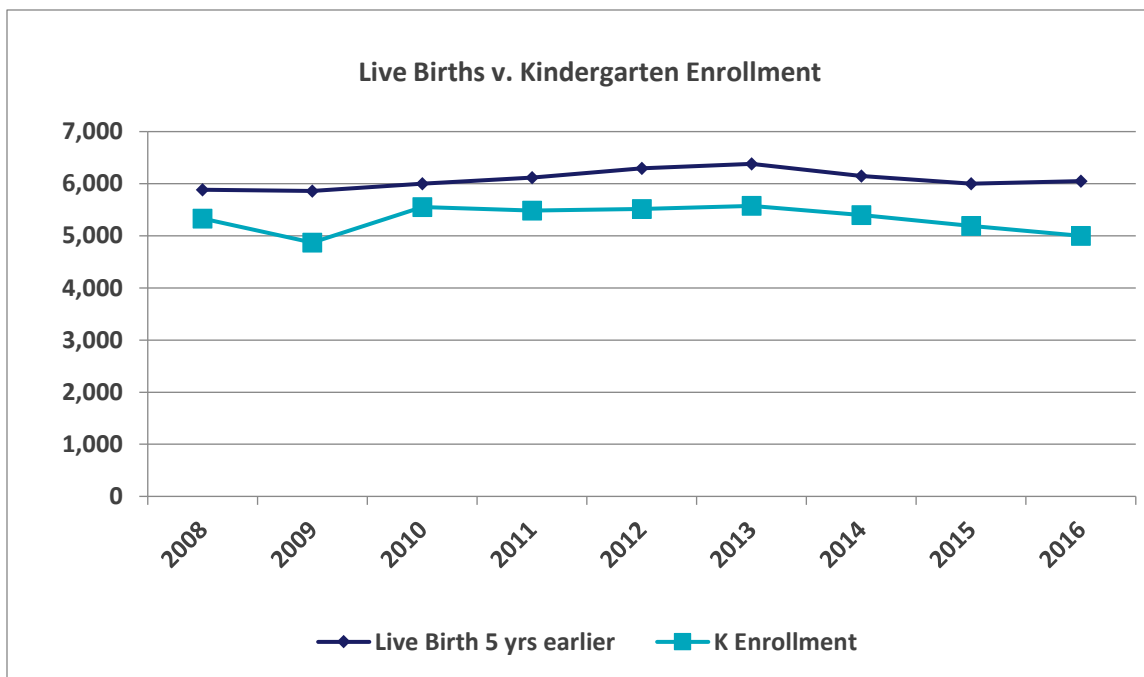
Source: GCS, 2018.

The trends observed in the historical enrollment data will form a key component of the enrollment projections prepared as a part of this master plan.

## LIVE BIRTHS AND KINDERGARTEN ENROLLMENT

A key component to analyzing potential future enrollment is to examine live-birth trends in the area and the live-births-to-kindergarten capture rate.

EXHIBIT 3-11  
GUILFORD COUNTY SCHOOLS  
HISTORICAL KINDERGARTEN ENROLLMENT AND HISTORICAL BIRTH DATA



Source: MGT of America Consulting, LLC, 2018.

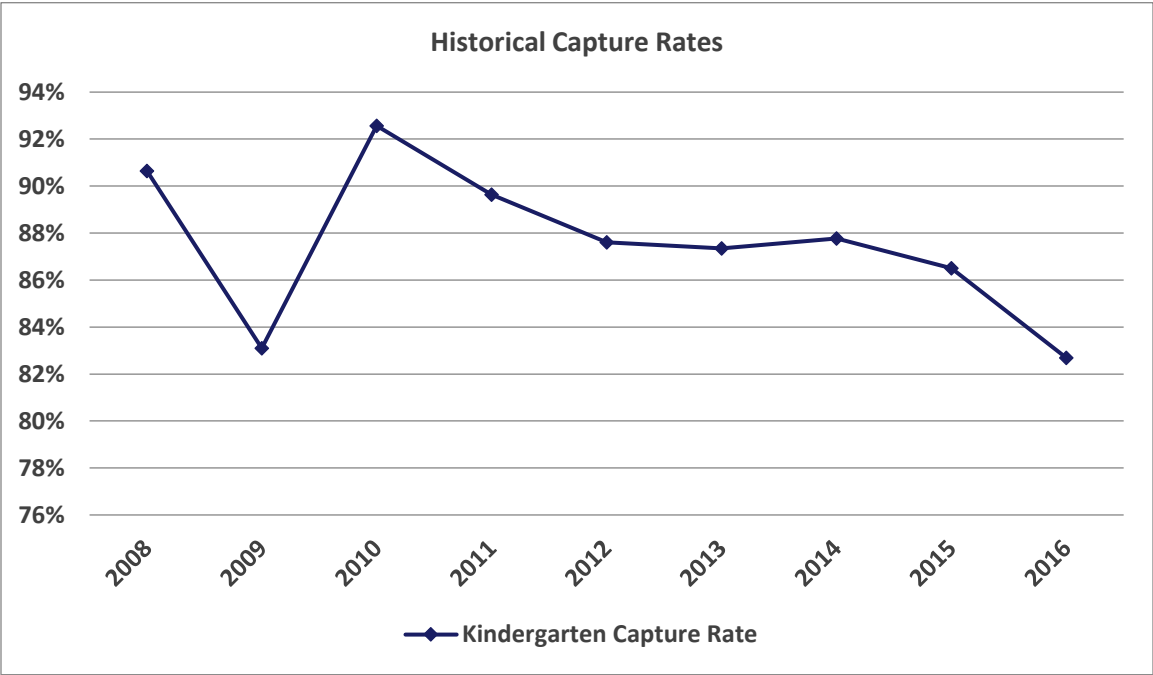
Two statistics are critical to understanding the relationship between live births and kindergarten enrollment in the district: the correlation coefficient and the capture rate.

The correlation coefficient calculates the strength or weakness of the relationship between two series of data. A correlation coefficient of 1 or -1 indicates a strong relationship; a correlation coefficient of 0 indicates a weak relationship. For GCS, the correlation coefficient for kindergarten enrollment to live births is .623 which indicates a moderately positive relationship, and therefore the live birth rate may be a good indicator of future kindergarten enrollment.



The capture rate measures the percentage of live births that resulted in kindergarten enrollment five years later. Over the last ten years, the district’s Kindergarten capture rate has averaged 87.3 percent. The capture rate has shown a decreasing trend since 2010 as **Exhibit 3-12** illustrates.

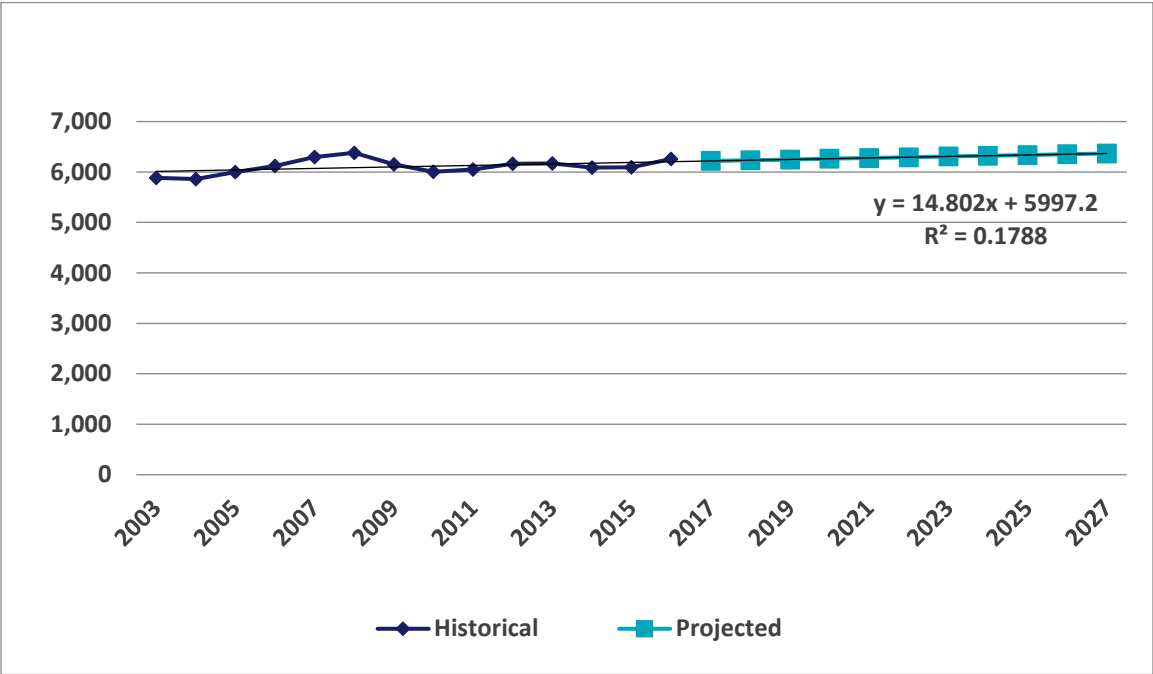
EXHIBIT 3-12  
GUILFORD COUNTY SCHOOLS  
HISTORICAL CAPTURE RATES



Source: MGT of America Consulting, LLC, 2018.

**Exhibit 3-13** illustrates the historical and projected live births for the county. Live births are projected using a linear regression model based on 14 years of historical resident live births in Guilford County. The linear regression analysis predicts a slow but steady increase in live births. For these reasons, we expect that kindergarten enrollment will fluctuate but increase in the coming years.

EXHIBIT 3-13  
GUILFORD COUNTY, NC  
HISTORICAL AND PROJECTED LIVE BIRTHS



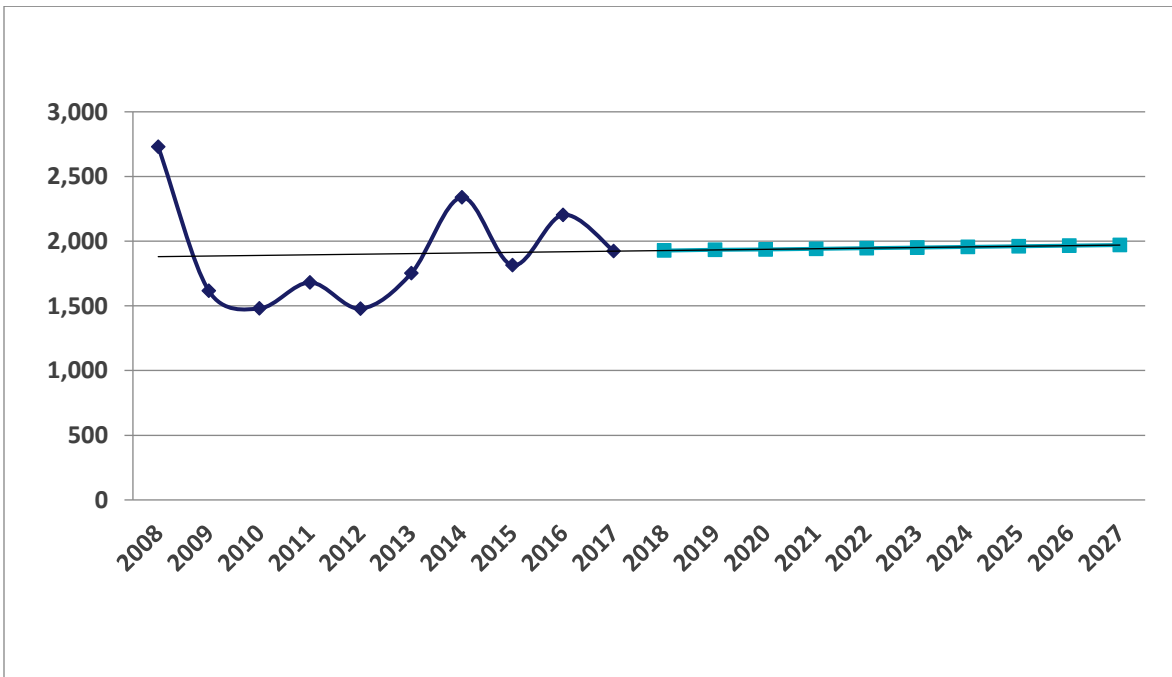
Source: MGT of America Consulting, LLC, 2018.

HOUSING

The volume of permits since 2008 reflects the impact of the Great Recession in 2008 with the decline in permitting activity between 2009 and 2012. There has been some rebound in permitting volume since 2012, but the sustainability of that rebound is questionable. If the recent rebound continues over the next ten years, future permitting can be projected to increase.

**Exhibit 3-14** illustrates the historical building permits and the projected building permits over the next ten years using a simple linear regression forecasting model.

EXHIBIT 3-14  
GUILFORD COUNTY, NC  
HISTORICAL AND PROJECTED HOUSING PERMITS\*

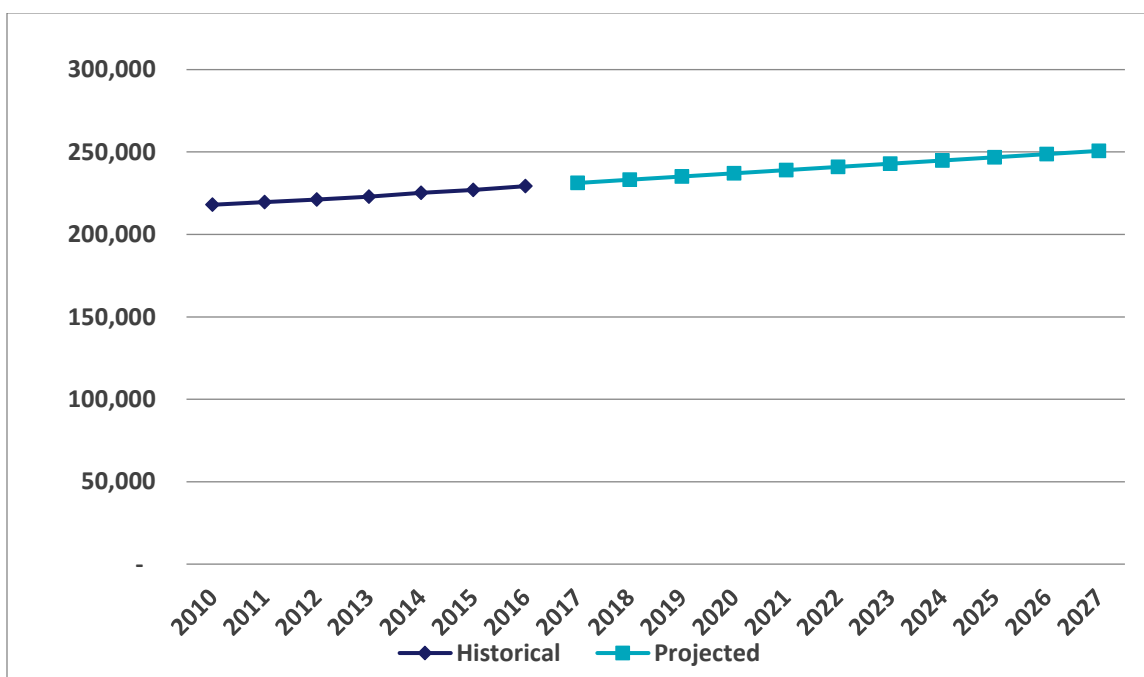


\*Includes single and multifamily units.

Source: U.S. Census Bureau, Building Permits Survey; Projections by MGT, 2018.

The U.S. Census Bureau recorded 180,391 housing units in Guilford County in the 2000 Census and 218,017 housing units in 2010. Using the projected residential building permits (converted to housing units) and if each unit results in a built residence, the number of housing units in Guilford County is expected to increase. This assumption is dependent upon several variables, including the economy, the cost of debt, job creation in the county, and federal, state, and local government policies that might encourage or discourage new housing investment and affect demand for housing. **Exhibit 3-15** illustrates this projected increase in housing units from 2010.

EXHIBIT 3-15  
GUILFORD COUNTY, NC  
HISTORICAL AND ESTIMATED RESIDENTIAL HOUSING UNITS



Source: MGT of America Consulting, LLC, 2018.

### 3.3 CONCLUSIONS AND OBSERVATIONS ABOUT HISTORICAL DATA

Based on the analysis of data presented in this section, we have concluded the following regarding the demographics of GCS and Guilford County:

1. Over the previous ten years, the PK-12 enrollment in Guilford County Schools has increased by 0.03 percent.
2. The general population and demographics in Guilford County are changing, with an increase in the *Under 5* (1.3%), *5 to 9* (2.1%), *10 to 14* (1.5%) population segments, and a decrease in the *15 to 19* (-1.1%) population segments, indicating an overall increase in the school-aged student population.
3. The numbers of live births have increased. The capture rate of those born in the county has averaged 87 percent but has been declining since 2010, which has had a negative impact on kindergarten enrollment.

### 3.4 ENROLLMENT PROJECTION METHODOLOGY

Enrollment projections are merely an *estimate* of future activity based on the historical data and information provided. As demonstrated by the district calculations over the past ten years, there can be constant variations in growth. These numbers can be highly accurate, but it must be remembered that the numbers are still a projection or estimate. If prioritization projects are planned in the future, it is critical that the district reassess these numbers on a regular basis and adjust plans accordingly.

To identify trends and prepare for adequate spaces, teaching staff, and materials and supplies, educational leaders use several methods of projecting enrollment. The *Average Percentage Annual Increase*, *Cohort Survival*, *Linear Regression*, and *Student-per-Housing Unit* models are among the most commonly used models. Because no one model is foolproof, MGT generates a weighted average of these four “base” models to arrive at its enrollment projection.

A rule of thumb when forecasting enrollment is that the models should use as many years of historical data as there are years in the projection period. In other words, if the model is projecting enrollment for five years from now, then five years of historical data is used. If the model is projecting enrollment for ten years from now, then ten years of historical data is used. Each of the following “base” models draw data in this manner for their calculations.

#### AVERAGE PERCENTAGE ANNUAL INCREASE MODEL

The *Average Percentage Annual Increase Model* calculates future school enrollment growth based on the historical average growth from year to year for each grade level. This simple model multiplies the historical average percentage increase (or decrease) by the prior year’s enrollment to project future enrollment estimates. For example, if enrollment in the first grade decreased 5 percent from 2010 to 2011 and decreased 7 percent from 2011 to 2012, then the average percentage change would be a 6 percent decrease, and 6 percent would be the factor used to project future enrollment in this model.

#### COHORT SURVIVAL MODEL

The *Cohort Survival Model* calculates the growth or decline between grade levels over a period of ten years based on the ratio of students who attend each of the previous years, or the “survival rate.” This ratio is then applied to the incoming class to calculate the trends in that class as it “moves” or graduates through the school system. For example, if history shows that between the first and second grades, the classes for the last ten years have grown by an average of 3.5 percent, then the size of incoming classes for the next ten years is calculated by multiplying them by 103.5 percent. If the history shows a declining trend, the multiplying factor would be 100 percent minus the declining trend number.

The determination of future kindergarten enrollment estimates is critical, especially for projections exceeding more than five years. There are two methods of projecting kindergarten enrollment. The first model is based on the correlation between historical resident birth rates (natality rates) and historical kindergarten enrollment. The second model uses a linear regression line based on the historical kindergarten enrollment data. The correlation method was used for GCS due to the moderately strong correlation coefficient (0.623) between live births and kindergarten enrollment.

#### LINEAR REGRESSION MODEL

The *Linear Regression Model* uses a statistical approach to estimate an unknown future value of a variable by performing calculations on known historical values. Once calculated, future values for different future dates

can then be plotted along a “regression line” or “trend line”. MGT has chosen a “straight-line” regression model to estimate future enrollment values, a model that finds the “best fit” based on the historical data.

### STUDENTS-PER-HOUSEHOLD MODEL

The *Students-Per-Household Model* utilizes the estimated number of housing units as its base data. Using the housing unit data and historical enrollment data, MGT created a student generation factor for each projected grade level. By taking the 2010 enrollment by grade level and dividing it by the 2010 census housing levels, a *student generation factor* (SGF) was calculated for each grade level. This factor indicates the number of students within each grade level that will be generated by each new housing unit.

### MODEL WEIGHTING

MGT calculates each of the four base models and generates a weighted average of each of the models. A weighted average allows the analysis to reflect all the trends observed in the historical data and the overarching themes from the qualitative information gathered in this process. The weighted average also works to maximize the strengths of each of the “base” models.

Two models, the Average Percentage Annual Increase Model and the Linear Regression Model, emphasize historical data. These models are quite effective predictors if there is no expectation of unusual community growth or decline and student population rates have had minimal fluctuation.

The Cohort Survival Model also uses historical enrollment numbers but considers student mobility patterns and the effects of the natality rates in prior years. The Cohort Survival Model is perhaps the best-known predictive tool using this type of data. However, like the Annual Percentage Annual Increase Model and the Linear Regression Model, the Cohort Survival Model loses its predictive capabilities in communities that experience, or are expecting to experience, rapid growth or decline.

The Students-Per-Household Model allows the planner to consider projections for housing developments and general growth in the county. This model looks forward and is based on the input from local planners. The planning information is important, and the district should continue to monitor this information.

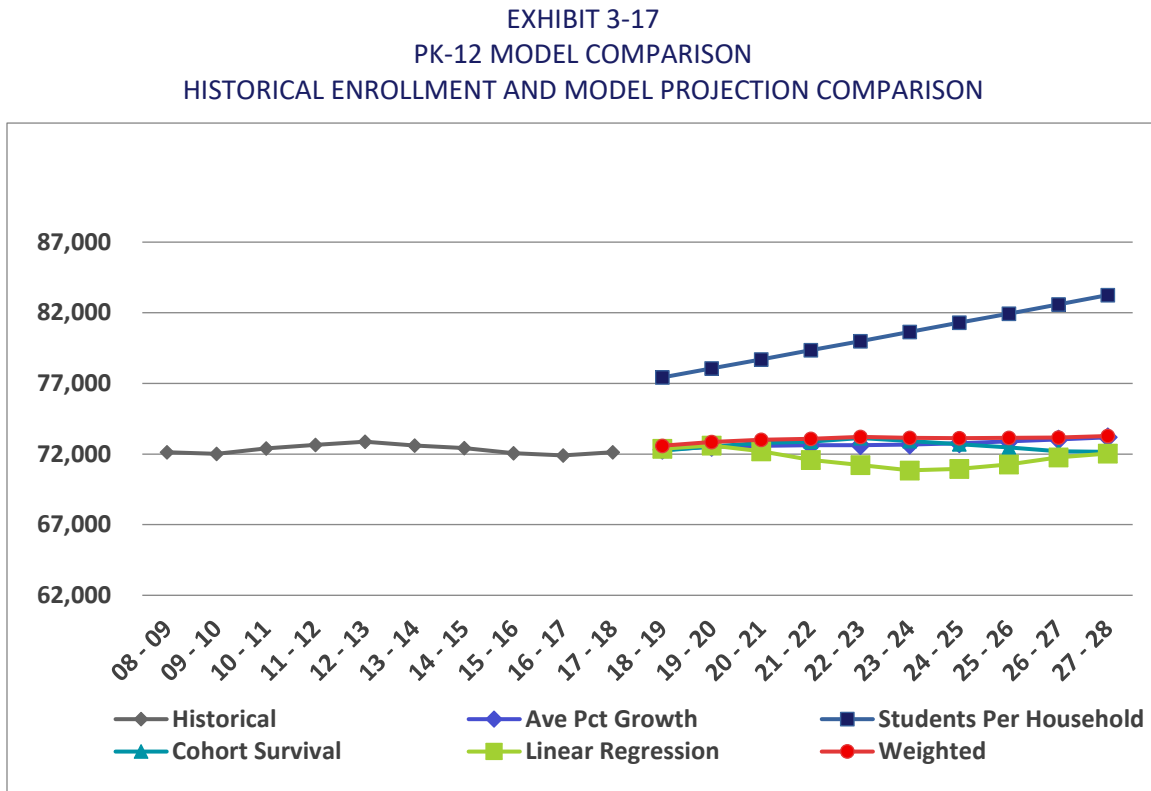
**Exhibit 3-16** identifies the weights used for district projections in this analysis.

EXHIBIT 3-16  
WEIGHTS APPLIED TO DISTRICT “BASE” MODEL

PROJECTION WEIGHTING FACTORS	
BASE MODEL	MODEL WEIGHT
Average Percentage Annual Increase	45%
Students-per-Household	6%
Cohort Survival	43%
Linear Regression	6%

Source: MGT of America Consulting, LLC, 2018.

**Exhibit 3-17** illustrates the four enrollment projection models and the one combined weighted model.



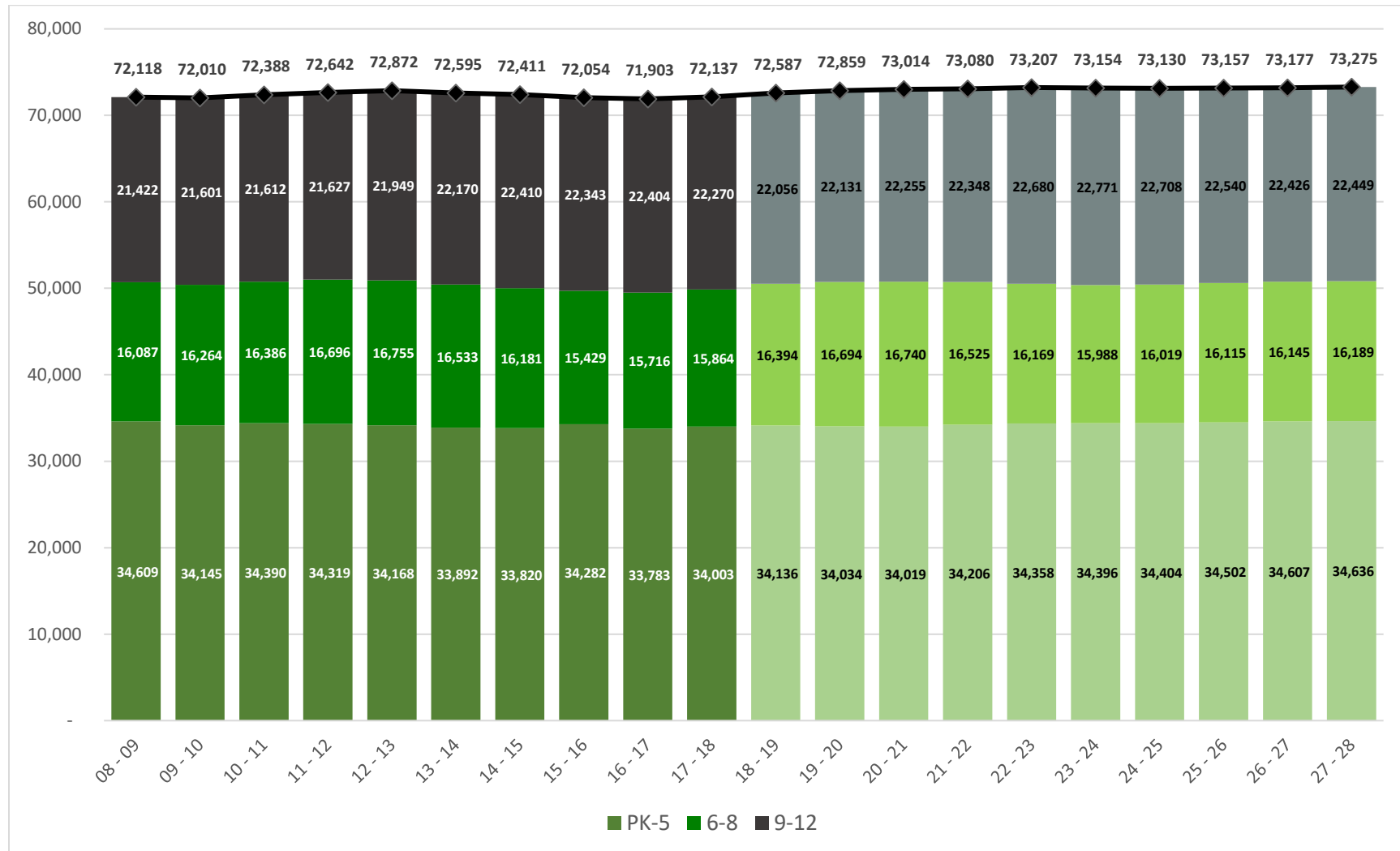
Source: MGT of America Consulting, LLC, 2018.

### 3.5 ENROLLMENT PROJECTIONS

MGT staff has utilized the methodology described above and worked closely with district staff to forecast enrollment for the district over the next ten years. MGT's enrollment projections are shown in **Exhibit 3-18**. **Exhibit 3-19** illustrates the historical and projected enrollment by grade band.

Note: The difference in total projected enrollment for the district (**Exhibit 3-17**) and the total of the individual schools (**Exhibit 3-20**) is due to the mathematics of the models and the historical enrollment of a particular school. For example, a school may show significant growth from year-to-year, which would result in a high cohort survival rate and a high overall projection for that school. However, the abundance of growth at a particular school will be balanced by the other schools in the district-wide model, which leads to a lower cohort survival rate and a less significant increase in future enrollment. The same is true for grade band projections as compared to the sum of the individual schools within a particular grade band. In the end, the district-wide and grade band totals provide good macro views of potential future trends. The individual school projections provide micro views of the potential future of a school, which makes the individual school projections appropriate for planning for that particular building's future.

EXHIBIT 3-18  
GUILFORD COUNTY SCHOOLS  
ENROLLMENT FORECAST BY GRADE BAND



Source: MGT of America Consulting, LLC, 2018.



EXHIBIT 3-19  
GUILFORD COUNTY SCHOOLS  
ENROLLMENT FORECAST BY GRADE

ENROLLMENT FORECAST										
Grade	18 - 19	19 - 20	20 - 21	21 - 22	22 - 23	23 - 24	24 - 25	25 - 26	26 - 27	27 - 28
PK	1,578	1,578	1,591	1,593	1,611	1,621	1,623	1,624	1,630	1,640
K	5,393	5,399	5,358	5,366	5,315	5,307	5,303	5,337	5,379	5,390
1	5,142	5,119	5,000	4,959	4,996	4,958	4,977	5,010	5,007	4,998
2	5,147	5,156	5,176	5,144	5,123	5,197	5,210	5,203	5,200	5,196
3	5,468	5,426	5,547	5,604	5,615	5,646	5,691	5,671	5,670	5,673
4	5,727	5,687	5,661	5,853	5,955	5,899	5,895	5,954	5,949	5,981
5	5,683	5,669	5,687	5,687	5,743	5,767	5,704	5,702	5,771	5,759
6	5,633	5,886	5,928	5,782	5,687	5,733	5,762	5,720	5,730	5,807
7	5,545	5,646	5,667	5,602	5,451	5,363	5,450	5,512	5,487	5,505
8	5,216	5,162	5,145	5,142	5,031	4,891	4,807	4,884	4,927	4,877
9	5,871	6,132	6,099	6,073	6,143	6,075	5,949	5,860	5,938	5,963
10	5,634	5,408	5,607	5,612	5,621	5,689	5,621	5,490	5,401	5,501
11	5,441	5,476	5,348	5,576	5,602	5,636	5,723	5,677	5,585	5,547
12	5,110	5,116	5,201	5,087	5,313	5,371	5,414	5,514	5,502	5,439
PK-12	72,587	72,859	73,014	73,080	73,207	73,154	73,130	73,157	73,177	73,275

Source: MGT of America Consulting, LLC, 2018.

PK enrollment can vary based on local, state, and federal funding, board policy, parental choice, and student accommodations and needs. The enrollment numbers above are based on a 10-year historical analysis of GCS PK enrollment taking into consideration the aforementioned factors.

The district is strongly encouraged to continue to revisit these projections on an annual basis and update them to reflect current trends and data.

The methodologies discussed above were used to generate projections for each school. **Exhibit 3-20** provides the 2027 projection by school, and **Exhibit 3-21** displays the range and average projected enrollment by site type.

EXHIBIT 3-20  
GUILFORD COUNTY SCHOOLS  
CURRENT AND PROJECTED ENROLLMENT

Site Name	2017 PK-12 Enrollment	4 year Historical Trend Line	2018 PK-12 Projected Enrollment	2027 PK-12 Projected Enrollment
Alamance Elem.	544		557	628
Alderman Elem.	451		446	434
Allen Jay Elem.	472		487	434
Archer Elem.	423		415	420
Bessemer Elem.	453		434	481
Bluford Elem.	276		274	255
Brightwood Elem.	571		565	588
Brooks Global Studies	393		386	369
Claxton Elem.	600		614	624
Colfax Elem.	632		643	655
Cone Elem.	489		489	512
Erwin Montessori	306		291	260
Fairview Elem.	429		451	382
Falkener Elem.	593		603	614
Florence Elem.	717		725	694
Foust Elem.	378		384	421
Frazier Elem.	341		358	369
General Greene Elem.	488		500	529
Gibsonville Elem.	523		535	609
Gillespie Park Elem.	251		252	268
Guilford Elem.	554		553	603
Hampton Elem.	334		336	330
Hunter Elem.	579		511	543
Irving Park Elem.	589		582	594
Jamestown Elem.	441		449	433
Jefferson Elem.	691		714	663
Jesse Wharton Elem.	514		533	548
Jones Elem.	720		722	717
Joyner Elem.	298		319	324
Kirkman Park Elem.	351		340	355
Lindley Elem.	504		492	546
Madison Elem.	227		240	237
McLeansville Elem.	344		335	400
McNair Elem.	524		523	561
Millis Road Elem.	497		520	535
Monticello-Brown Summit Elem.	400		402	403
Montlieu Elem.	642		559	622
Morehead Elem.	622		602	602
Murphey Elem.	284		275	269

EXHIBIT 3-20 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CURRENT AND PROJECTED ENROLLMENT

Site Name	2017 PK-12 Enrollment	4 year Historical Trend Line	2018 PK-12 Projected Enrollment	2027 PK-12 Projected Enrollment
Nathanael Greene Elem.	261		267	252
Northern Elem.	632		650	680
Northwood Elem.	567		545	584
Oak Hill Elem.	476		477	525
Oak Ridge Elem.	755		765	801
Oak View Elem.	525		533	525
Parkview Elem.	340		326	294
Pearce Elem.	736		755	781
Peck Elem.	293		265	202
Peeler Elem.	291		274	248
Pilot Elem.	626		609	669
Pleasant Garden Elem.	456		445	425
Rankin Elem.	794		786	817
Reedy Fork Elem.	442		459	494
Sedalia Elem.	466		468	476
Sedgefield Elem.	537		543	566
Shadybrook Elem.	427		415	348
Simkins Elem.	542		552	606
Southern Elem.	312		316	347
Southwest Elem.	900		925	1,037
Sternberger Elem.	418		430	453
Stokesdale Elem.	557		579	603
Summerfield Elem.	643		665	624
Sumner Elem.	604		603	664
Triangle Lake Montessori	518		508	554
Union Hill Elem.	576		520	559
Vandalia Elem.	277		275	295
Washington Elem.	377		353	380
Wiley Elem.	334		326	347
<b>Elementary Total/Average</b>	<b>33,127</b>		<b>33,053</b>	<b>33,984</b>

EXHIBIT 3-20 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CURRENT AND PROJECTED ENROLLMENT























































Site Name	2017 PK-12 Enrollment	4 year Historical Trend Line	2018 PK-12 Projected Enrollment	2027 PK-12 Projected Enrollment
Allen Middle	681		718	738
Allen Jay Middle - Prep Academy	395		400	400
Brown Summit Middle	243		246	246
Eastern Middle	960		978	927
Ferndale Middle	735		745	734
Hairston Middle	654		639	702
Jackson Middle	485		492	545
Jamestown Middle	1,095		1,133	1,175
Johnson Street Elem. (K-8)	481		461	509
Kernodle Middle	779		797	734
Kiser Middle	868		889	986
Lincoln Academy (4-8)	665		675	681
Mendenhall Middle	709		729	665
Northeast Middle	706		692	625
Northern Middle	860		895	918
Northwest Middle	1,044		1,048	1,123
Penn Griffin Schl for the Arts	600		631	647
Southeast Middle	946		955	929
Southern Middle	752		773	738
Southwest Middle	1,196		1,214	1,251
Swann Middle	610		624	627
Welborn Middle	347		352	364
Western Guilford Middle School	637		677	666
<b>Middle Total/Average</b>	<b>16,448</b>		<b>16,762</b>	<b>16,932</b>

EXHIBIT 3-20 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CURRENT AND PROJECTED ENROLLMENT

Site Name	2017 PK-12 Enrollment	4 year Historical Trend Line	2018 PK-12 Projected Enrollment	2027 PK-12 Projected Enrollment
Andrews High	780		759	814
Dudley High	1,433		1,431	1,358
Eastern High	1,274		1,317	1,232
Grimsley High	1,732		1,747	1,699
High Point Central High	1,461		1,441	1,472
Northeast High	1,025		1,020	927
Northern High	1,370		1,351	1,411
Northwest High	2,103		2,110	2,258
Page High	1,930		1,917	1,938
Ragsdale High	1,494		1,492	1,463
Smith High	1,282		1,273	1,334
Southeast High	1,353		1,332	1,350
Southern High	1,095		1,082	1,124
Southwest High	1,606		1,619	1,795
Western High	1,255		1,225	1,219
<b>High School Total/Average</b>	<b>21,193</b>		<b>21,117</b>	<b>21,397</b>
Dean B. Pruette SCALE School	7		7	8
Gateway Ed. Center	146		143	136
Greensboro SCALE School	14		14	18
Guilford Newcomers School	266		239	331
Haynes Inman Education Center	129		126	129
Herbin-Metz Education Center	74		73	80
Joyner-Greene Education Center	87		81	103
Kearns Academy	129		123	142
Old McIver School	N/A		N/A	N/A
Smith Academy	210		209	226
Twilight High School	N/A		N/A	N/A
Weaver Ed. Center	307		311	323
<b>Special Total/Average</b>	<b>1,369</b>		<b>1,327</b>	<b>1,495</b>
<b>District Total/Average</b>	<b>72,137</b>		<b>72,259</b>	<b>73,808</b>

Source: MGT of America Consulting, LLC, 2018.

EXHIBIT 3-21  
GUILFORD SCHOOL DISTRICT  
2027 PROJECTED ENROLLMENT RANGE AND AVERAGE BY SITE TYPE

SITE TYPE	MGT 2027 PK-12 PROJECTED ENROLLMENT		AVERAGE
	RANGE		
	LOW	HIGH	
Elementary Schools	202	1,037	500
Middle Schools	246	1,251	736
High Schools	814	2,258	1,426
Specialty Schools	8	331	150

Source: MGT of America Consulting, LLC, 2018.

### 3.6 FINDINGS

Enrollment across the district is expected to increase 0.95 percent by the end of the ten-year planning period.

- ♦ At the district level, there will be a projected increase at the PK-5 grade band of 1.5 percent, a decrease at the 6-8 grade band of 1.3 percent, and an increase to the 9-12 grade band of 1.8 percent.
- ♦ Live births are projected to slowly increase which could further lead to an increase in kindergarten enrollment. There is a mildly strong correlation between the live birth rate and kindergarten enrollment. The district capture rate has historically averaged 87 percent, but the capture rate has been slowly decreasing since 2010.<sup>10</sup>

**Section 5.0 Capacity and Utilization** will utilize these enrollment projections to measure the future utilization rates in Guilford County Schools and determine whether there will be excess space or a need for additional space.

<sup>10</sup> MGT of America, 2018

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## 4.0 EDUCATIONAL PROGRAM REVIEW

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The focus for GCS is to offer high-quality programs for students and families across the school district. The district's website has outlined six strategic drivers as its focus through 2022.

- ♦ Goal I: To increase the percentage of students who will read proficiently by the end of third grade to 63%.
- ♦ Goal II: To increase the percentage of incoming sixth-graders passing N.C. Math 1 (Algebra 1) with a C or better by the end of their ninth-grade year to 75%.
- ♦ Goal III: To increase the percentage of graduating seniors who complete a rigorous career pathway to 35%.
- ♦ Goal IV: To increase by 50% the number of schools that exceed growth.
- ♦ Goal V: To decrease the achievement gap between Black and Latino students and their white peers by seven percentage points.
- ♦ Goal VI: To increase organizational efficiency and effectiveness to better support student learning.

This educational suitability review directly supports Goal VI “to increase organizational efficiency and effectiveness to better support student learning.” MGT’s educational suitability and technology assessment provided detailed and objective data to assist the school district in determining the extent to which school buildings serve as an instructional tool in delivering a 21<sup>st</sup> century educational environment for students.

**GOAL VI:**  
***To increase organizational  
efficiency and effectiveness to  
better support student  
learning.***

The activities related to the educational suitability review for this project focused on ensuring that MGT fully understood the district’s current and planned instructional programs, especially those with facility implications. To gather this information, MGT interviewed instructional department staff who described the programs of study available at each grade level and the facility needs for each program. These data are a critical component in this facility study as *MGT believes that the educational program should drive facility needs, not the reverse*. The district provides a comprehensive educational program, from early childhood through high school, including some unique and focused approaches.

Adjusting to changing program needs is a huge challenge for public school districts. Most schools in GCS were built long before there were programs for special education, English Language Learners, or Title I, each of which requires space to serve students appropriately. Buildings designed before the mid-1970’s had classrooms only. There were no spaces for itinerant Physical Therapy/Occupational Therapy staff to work with students, for psychologists to facilitate testing, or for staff to provide pull-out groups or instruction. Schools that lack these offices and instructional resource spaces may have to put counselors in closets, speech therapists on the stage, and English tutors out in the hallway.

GCS has committed to providing high-quality academic, athletic, and Career and Technical Education (CTE) programs. There are 45 magnet and choice schools with 54 programs ranging from Science, Technology, Engineering, and Math (STEM) to performing or visual arts.

GCS also offers 187 CTE courses in 50 schools, including programs in culinary arts, business, nursing, computers, and automotive technology, among others. CTE pathways begin in elementary school and continue through high school.

GCS high schools provide more than 30 Advanced Placement (AP) courses. AP courses are college-level classes that prepare students for the higher-level courses they will take upon entering colleges and universities.

GCS also offers the International Baccalaureate Program at four high schools. Only a small number of districts in North Carolina are authorized by the International Baccalaureate Organization to offer the Diploma Programme, and GCS has been a part of it since 1996.

Each of these course areas requires specialized spaces within the school. Schools that lack these spaces understandably use whatever space is available, but those spaces may not be adequate to support the instructional program fully. It is important to note that this educational suitability review provides key data for the development of the long-range facility master plan. This plan is intended to identify the places where the current facilities do not meet educational program needs and to develop strategies and priorities to address those needs.

Below is an overview of the educational programs offered at the elementary, middle, and high school level in GCS.

### 4.1 EXCEPTIONAL CHILDREN

GCS has a strong commitment to meet the needs of all its students. In this vein, GCS offers Exceptional Children services to students as determined by their Individual Education Plan (IEP).

Exceptional Children services, also called special education, is defined as:<sup>11</sup>

- ◆ Specially designed instruction designed to meet the unique needs of a student with a disability.
- ◆ Access to the general curriculum and intervention programs designed to provide maximum opportunities for instruction in the general education setting.
- ◆ Full continuum of service.
- ◆ Curriculum driven instruction using the North Carolina Standard Course of Study and the North Carolina Extended Content Standards.
- ◆ Related services that include but are not limited to speech, occupational, and physical therapy.

Areas of eligibility for the Exceptional Children services include: Autism, Deaf-Blindness, Deafness, Developmentally Delayed, Serious Emotional Disability, Hearing Impairment, Intellectual Disability, Multiple Disabilities, Orthopedic Impairment, Other Health Impairment, Specific Learning Disability, Speech and Language Impairment, Traumatic Brain Injury, and Visually Impaired.

These services are delivered in the appropriate environment, which can be either in a home or a school setting. When in a school setting, additional space, storage, and equipment may be needed to fully meet the

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<sup>10</sup><https://www.gcsnc.com/domain/2414#calendar17067/20181022/month>



needs of each child. There is often a need for additional resource rooms, restrooms, and paraprofessional personnel.

In GCS, Exceptional Children services can begin as early as six months old, in some cases, can continue until a student is 22 years old. While many services are offered in a traditional school setting, GCS does have specialty schools to ensure they fully meet the needs of all students who participate in the Exceptional Schools program.

GCS specialty schools include:

- ♦ Christine Joyner Greene Education Center
- ♦ Gateway Education Center
- ♦ Meredith Leigh Haynes-Bennie Lee Education Center
- ♦ Herbin-Metz Education Center

### 4.2 EARLY CHILDHOOD AND ELEMENTARY PROGRAMS

The Early Childhood Program provides effective teacher-child interactions based on the understanding that high-quality early childhood education is critical to a child's success. The district offers a full-day Pre-K program for four-year-olds who have been identified through a screening process. These programs are funded through Title I federal funds and North Carolina Pre-K state funds.

GCS also has an Exceptional Children's Preschool Program – beginning with three-year-old students. This program provides special education and related services to children as outlined by the child's IEP.

The district provides a robust and comprehensive elementary school model. The elementary program includes instruction in English Language Arts (ELA), math, science, and social studies. All schools are expected to provide spaces for physical education and performing arts. Those spaces can vary and are outlined in the Educational Suitability Guide developed in collaboration with the district.

In addition, there are identified elementary magnet schools with the following areas of specialization: Global Studies, Montessori, Spanish Immersion, International Baccalaureate (IB), Open/Performing Arts, Expressive Arts, and Science, Technology, Engineering, and Mathematics (STEM). These schools have unique facility requirements to allow for full curriculum implementation. Expressive Arts and Performing Arts magnet elementary schools (Morehead, Peeler, and Parkview) are required to have dance and theatre arts classrooms to meet program requirements.

GCS elementary school grade configurations are generally K-5 and PK-5.

### 4.3 MIDDLE SCHOOLS

GCS has implemented a wide-ranging program offering at the middle school level. Some of the CTE explorations available to students in 6<sup>th</sup> grade include Business, Computer Science, Family and Consumer Sciences, Technology, Engineering and Design, and Project Lead the Way.

A range of performing arts is required at the middle school level as well as appropriate spaces and storage needed for chorus, band, orchestra, and a keyboard lab. Middle schools should also have a multipurpose space with a platform for school performances. A separate dance and theatre arts classroom is required.

Magnet Programs at the middle school level include: Global Studies, Arts, Science & Technology, and International Baccalaureate Studies. Swann Middle School and Welborn Middle School are currently designated as STEM middle schools. These schools are required to have an identified and appropriate science lab.

GCS middle schools generally have a 6<sup>th</sup>-8<sup>th</sup> grade configuration. There are also schools with the following grade configurations:

- ♦ 4<sup>th</sup>-8<sup>th</sup> grade (The Academy at Lincoln)
- ♦ 6<sup>th</sup>-12<sup>th</sup> grade (Penn-Griffin School for the Arts)
- ♦ K-8<sup>th</sup> grade (Johnson Street Global Studies)

GCS also provides an interscholastic sports program at the middle school level. While each school may not offer all the courses listed below, there are many opportunities to participate in team sports at the middle school level. Currently, GCS offers the following team sports for middle school students.

Fall	Winter	Spring
Cheerleading	Cheerleading	Baseball
Football	Basketball (Boys and Girls)	Softball
Soccer (Boys and Girls)	Wrestling	Track and Field (Boys and Girls)
Volleyball (Boys and Girls)		

## 4.4 HIGH SCHOOLS

High schools in GCS have a 9<sup>th</sup>-12<sup>th</sup> grade configuration. High schools provide a comprehensive curriculum, and some schools offer access to JROTC courses and training. Art and music are required offerings and all high schools are expected to have an auditorium or theatre, with a host of support spaces. These support spaces include dressing rooms, costume storage, and a scene building shop.

The CTE program is robust in GCS. The mission of CTE is to provide access for all students to obtain a high-quality career and a technical education program that will prepare them for high-skill, high-demand jobs in a changing global economy. The district believes this will be achieved by providing programs that integrate rigorous academic content into technical subject matter. The district offers a variety of CTE course offerings in each high school.

GCS offers 14 CTE Pathways:

- ♦ Agriculture, Food, and Natural Resources
- ♦ Architecture and Construction

- ♦ Arts A/V Technology and Communication
- ♦ Business Management and Administration
- ♦ Finance
- ♦ Health Science
- ♦ Hospitality and Tourism
- ♦ Human Services
- ♦ Information Technology
- ♦ Law, Public Safety, Corrections, and Security
- ♦ Manufacturing
- ♦ Marketing
- ♦ Science, Technology, Engineering, and Mathematics
- ♦ Transportation, Distributions, and Logistics

GCS also provides an interscholastic sports program at the high school level. While each school may not offer all courses listed below, there are wide-ranging opportunities to participate in sports at the high school level. Currently, GCS offers the following athletic activities at the high school level.

Fall	Winter	Spring
Cheerleading	Cheerleading	Baseball
Football	Basketball (Men and Women)	Golf (Men)
Soccer (Men)	Swimming and Diving (Men and Women)	Lacrosse (Men and Women)
Tennis (Women)	Indoor Track (Men and Women)	Soccer (Women)
Volleyball (Women)	Wrestling	Softball (Women, fast pitch)
Cross Country (Men and Women)		Track and Field (Men and Women)
Golf (Women)		Tennis (Men)

The space requirements for all the programs described above, and others not included in this brief description, have significant facility implications. The availability of appropriate spaces such as play fields, performance spaces, storage and fixed structure and general classrooms ensure students with the opportunities to learn in the proper learning environment.

MGT's work in GCS included not only understanding the educational programs in the district, but also defining the facility implications for those programs. To complete this work, MGT conducted a thorough analysis of programs and developed an educational suitability assessment tool based on the program/facility standards. This assessment tool allowed MGT to capture and report data from each school regarding how well each building is supporting the instructional program it houses.

## 4.5 EDUCATIONAL SUITABILITY ASSESSMENT METHODOLOGY

MGT conducted a series of focused interviews and discussions with district staff in Spring 2018. These interviews included administrative and curricular staff representing each content area (e.g., science, performing arts, technology, media). For each area, MGT presented questions regarding both current and planned program changes.

Some content area programs require specialized spaces. For example, STEM program spaces need larger areas and plenty of storage for materials and student projects. Other content areas, like English and social studies, require only adequate general classrooms that provide an appropriate learning environment (heating, lighting, ventilation, etc.), are large enough to accommodate the students, and have adequate storage.

From these discussions and through extensive collaboration with GCS's facilities department, MGT developed the *Educational Suitability and Technology Readiness Reference Guide (Guide)* (see **Appendix A**) to define the Educational Suitability and Technology Readiness standards. These standards are based on the district's current educational specifications and design practices and future program design expectations. This document was co-created with GCS instructional leaders and used as the basis for the Educational Suitability assessments. The standards define four components for each type of instructional space:

- ◆ Learning Environment – Does the space provide an appropriate physical configuration, HVAC, lighting, acoustical treatment, etc. to support student learning?
- ◆ Size – Does the space meet the defined size standard for square footage?
- ◆ Location – Does the space exist in the right location?
- ◆ Storage/Fixed Equipment – Does the space have what teachers and students need to be successful, including safety equipment, permanent cabinetry, and technology?

MGT understands that schools need support spaces for students and staff; thus the *Guide* also defines standards for non-instructional areas like cafeteria, administration, and health suite and deals with safety issues like security vestibules, fencing, and bus/parent traffic patterns.

In addition to curricular areas, MGT discussed the district's current and planned technology structures in support of instruction. Instructional Technology staff from GCS reviewed standards and assisted in the development of the tool used to assess Technology Readiness. The Technology Readiness assessment evaluates how well the infrastructure in schools supports technology. It does not include an evaluation of the IT software or equipment. Instead, it assesses the infrastructure required to support current and future technology: electrical service to support charging of devices, wireless access, video streaming capacity, etc.

All staff from MGT who conducted assessments were trained to use this customized *Guide* as the standard to assess each school. MGT's Educational Suitability assessors are all seasoned educators with vast experience in public schools. They have served as teachers, administrators, and superintendents in school systems across the country.

MGT team's trained evaluators assessed each school based on the standards defined in the *Guide*. Each evaluator met with the school principal (or designee) to review the program(s) at each site and then walked the school to observe the spaces available to support the planned programs. Assessment data were entered into the BASYS® software as each evaluation was completed and the district has reviewed all data as a part of MGT's extensive quality control process. Site visits were scheduled by MGT in coordination with the district to ensure that knowledgeable staff were available at each site.

The *Guide* was used to calibrate the MGT software, BASYS®. BASYS® is based on a 100-point scoring system that is calibrated to the percentage of the building and the costs to update or maintain the space. The results of assessing each building provided MGT with individual school Educational Suitability and Technology Readiness scores. These scores were primary drivers in determining the final recommendations for facility management in GCS.

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## 5.0 CAPACITY AND UTILIZATION

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This section examines and compares the capacity and utilization rates of Guilford County Schools (GCS) facilities over the ten-year planning period of the facility master plan.

The *functional capacity* of an educational facility is defined as the number of students the facility can accommodate. More specifically, a school's capacity is the number of students which can be accommodated given the specific educational programs, class schedules, student-teacher ratios, and size of the rooms. The *utilization rate* of a facility is calculated by dividing the current or projected enrollment of the educational facility by the capacity. The utilization rate is used to determine if the facility has excess space or if it lacks sufficient space for the given enrollment.

### 5.1 FUNCTIONAL CAPACITY

The *functional capacity* used by MGT is calculated using the *Instructional Space Model*. This model counts the number of the various types of instructional rooms and multiplies that number by the maximum students-per-room, or the *loading* factor, to identify the gross capacity for the school. The gross capacity is then multiplied by a scheduling factor, which considers the realities of how the space is used. Typically, not all classrooms are scheduled for every period at a middle school or high school. For example, high school students move from room to room and enroll in a variety of courses. As a result, some rooms will sit empty or will be less than fully occupied at any given time. Teacher preparation periods will also contribute to rooms not being used for instruction at a particular time. Therefore, MGT used a 70 percent scheduling factor at high schools and specialty schools to reduce the gross capacity of the building to reflect the unused rooms. Middle schools were assigned an 80 percent scheduling factor. An elementary school has a much more static and consistent daily use, so MGT used a 90 percent scheduling factor for elementary schools.

**Exhibit 5-1** on the following page lists the loading factors and scheduling factors used to calculate the functional capacities. Changes in functional capacity by year reflect implementation of NC HB 90.

EXHIBIT 5-1  
GUILFORD COUNTY SCHOOLS  
MGT FUNCTIONAL CAPACITY LOADING FACTORS

INSTRUCTIONAL SPACE MODEL GUIDELINES FOR CAPACITY CALCULATIONS				
ROOM TYPE (CURRENT USE)	LOADING FACTOR (STUDENTS/ROOM)			
	2017-18	2019	2020	2021-27
Pre-Kindergarten	18	18	18	18
General classroom grades K	23	22	21	21
General classroom grades 1	23	22	21	19
General classroom grades 2	23	22	21	20
General classroom grades 3	23	22	21	20
General classroom grades 4	30	30	30	30
General classroom grades 5	30	30	30	30
General classroom grades 6-8	30	30	30	30
General classroom grades 9-12	30	30	30	30
Science (6-8)	30	30	30	30
Science (9-12)	30	30	30	30
Science Chemistry (9-12)	25	25	25	25
CTE 1400 SF (6-8)	20	20	20	20
CTE 2400 SF (6-8)	20	20	20	20
CTE Business/Office Education (9-12)	30	30	30	30
CTE 2500 SF (9-12)	20	20	20	20
CTE 3500 SF (9-12)	20	20	20	20
CTE less than 1400 sf (6-12)	20	20	20	20
Dance/Drama (6-8)	30	30	30	30
Music/Chorus (6-8)	30	30	30	30
Orchestra (6-8)	30	30	30	30
Band (6-8)	50	50	50	50
Art (6-8)	30	30	30	30
P.E. (6-8)	30	30	30	30
Health (6-8)	30	30	30	30
Dance/Drama (9-12)	30	30	30	30
Music/Chorus (9-12)	40	40	40	40
Orchestra (9-12)	40	40	40	40
Band (9-12)	60	60	60	60
Art (9-12)	30	30	30	30
P.E. (9-12)	30	30	30	30
JROTC (9-12)	30	30	30	30
Health (9-12)	30	30	30	30

EXHIBIT 5-1 (CONTINUED)  
 GUILFORD COUNTY SCHOOLS  
 MGT FUNCTIONAL CAPACITY LOADING FACTORS

INSTRUCTIONAL SPACE MODEL GUIDELINES FOR CAPACITY CALCULATIONS				
ROOM TYPE (CURRENT USE)	LOADING FACTOR (STUDENTS/ROOM)			
	2017-18	2019	2020	2021-27
Computer Lab	0	0	0	0
K-12 EC/AC	12	12	12	12
K-5 Resource (pull-out)	0	0	0	0
6-12 Resource (pull-out)	0	0	0	0
Portable	0	0	0	0
Vacant ES 1-5 General Classrooms	30	30	30	30
SCHEDULING FACTOR				
Elementary Schools	90%			
Middle Schools	80%			
High Schools	70%			



**Exhibit 5-2** shows how the model is used to calculate the capacity of a high school.

**EXHIBIT 5-2**  
**GUILFORD COUNTY SCHOOLS**  
**EXAMPLE OF CAPACITY CALCULATION**

ROOM TYPE	NUMBER OF CLASSROOMS X	STUDENTS/ CLASSROOM	=CAPACITY
General classroom grades 9-12	41	30	1,230
Science (9-12)	11	30	330
Science Chemistry (9-12)		25	-
CTE Business/Office Education (9-12)	3	30	90
CTE 2500 SF (9-12)		20	-
CTE 3500 SF (9-12)		20	-
CTE less than 1400 sf (6-12)	14	20	280
Dance/Drama (9-12)	2	30	60
Music/Chorus (9-12)	1	40	40
Orchestra (9-12)		40	-
Band (9-12)	2	60	120
Art (9-12)	3	30	90
P.E. (9-12)	6	30	180
JROTC (9-12)		30	-
Health (9-12)		30	-
Computer Lab	4	-	-
K-12 EC/AC	3	12	36
6-12 Resource (pull-out)	5	-	-
Portable		-	-
Gross Capacity (w/o scheduling factor) =			2,456
x High School scheduling factor of			70%
<b>Example High School Capacity =</b>			<b>1,719</b>

**Exhibit 5-3** lists the capacities for GCS as calculated using the Instructional Space Model. As the exhibit shows, the district has current capacity for 80,893 students, with an average per school capacity of 686. The elementary schools have an average-per-school capacity of 518. The middle schools have an average-per-school capacity of 892, and the high schools have an average-per-school capacity of 1,487 students. Specialty school capacities average 270 students.

EXHIBIT 5-3  
GUILFORD COUNTY SCHOOLS  
MGT FUNCTIONAL CAPACITIES

SITE NAME	PK-12 CAPACITY 2018	PK-12 CAPACITY 2019	PK-12 CAPACITY 2020	PK-12 CAPACITY 2021-27
Alamance Elem.	746	725	705	683
Alderman Elem.	474	463	451	440
Allen Jay Elem.	383	373	362	351
Archer Elem.	452	439	427	415
Bessemer Elem.	574	560	545	533
Bluford Elem.	407	398	389	380
Brightwood Elem.	690	673	656	640
Brooks Global Studies	431	419	408	397
Claxton Elem.	522	504	486	468
Colfax Elem.	647	630	613	594
Cone Elem.	468	455	443	430
Erwin Montessori	377	365	354	344
Fairview Elem.	484	472	459	447
Falkener Elem.	609	592	575	557
Florence Elem.	769	749	729	708
Foust Elem.	394	383	373	363
Frazier Elem.	334	328	321	315
General Greene Elem.	541	526	510	495
Gibsonville Elem.	547	533	518	504
Gillespie Park Elem.	321	313	305	296
Guilford Elem.	680	662	645	627
Hampton Elem.	427	416	405	395
Hunter Elem.	631	614	597	581
Irving Park Elem.	589	572	556	541
Jamestown Elem.	469	457	446	433
Jefferson Elem.	680	664	648	634
Jesse Wharton Elem.	580	565	551	537
Jones Elem.	662	644	626	608
Joyner Elem.	353	344	335	325
Kirkman Park Elem.	414	401	389	377
Lindley Elem.	447	436	424	412
Madison Elem.	274	266	259	252
McLeansville Elem.	369	360	351	343

EXHIBIT 5-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
MGT FUNCTIONAL CAPACITIES

SITE NAME	PK-12 CAPACITY 2018	PK-12 CAPACITY 2019	PK-12 CAPACITY 2020	PK-12 CAPACITY 2021-27
McNair Elem.	597	583	570	557
Millis Road Elem.	385	376	367	359
Monticello-Brown Summit Elem.	572	560	548	536
Montlieu Elem.	717	700	683	667
Morehead Elem.	290	277	265	252
Murphey Elem.	375	367	359	351
Nathanael Greene Elem.	274	266	259	252
Northern Elem.	630	612	594	576
Northwood Elem.	518	508	497	486
Oak Hill Elem.	437	427	416	409
Oak Ridge Elem.	754	736	718	700
Oak View Elem.	688	673	659	644
Parkview Elem.	427	416	405	394
Pearce Elem.	736	716	697	678
Peck Elem.	328	320	313	306
Peeler Elem.	336	326	316	304
Pilot Elem.	734	718	702	685
Pleasant Garden Elem.	533	520	508	495
Rankin Elem.	632	610	589	567
Reedy Fork Elem.	705	686	667	648
Sedalia Elem.	495	482	470	458
Sedgefield Elem.	479	466	454	441
Shadybrook Elem.	468	455	443	430
Simkins Elem.	606	590	575	561
Southern Elem.	315	306	297	288
Southwest Elem.	832	810	788	765
Sternberger Elem.	443	432	421	410
Stokesdale Elem.	495	482	470	457
Summerfield Elem.	651	632	613	594
Sumner Elem.	616	599	583	568
Triangle Lake Montessori	624	610	597	583
Union Hill Elem.	580	565	551	536
Vandalia Elem.	327	319	311	304
Washington Elem.	475	464	454	445
Wiley Elem.	389	378	367	356
<b>Elementary Total</b>	<b>35,204</b>	<b>34,294</b>	<b>33,383</b>	<b>32,486</b>

EXHIBIT 5-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
MGT FUNCTIONAL CAPACITIES

SITE NAME	PK-12 CAPACITY 2018	PK-12 CAPACITY 2019	PK-12 CAPACITY 2020	PK-12 CAPACITY 2021-27
Allen Middle	741	741	741	741
Allen Jay Middle - Prep Academy	464	464	464	464
Brown Summit Middle	336	336	336	336
Eastern Middle	1,123	1,123	1,123	1,123
Ferndale Middle	962	962	962	962
Hairston Middle	962	962	962	962
Jackson Middle	722	722	722	722
Jamestown Middle	1,179	1,179	1,179	1,179
Johnson Street Elem. (K-8)	501	493	485	476
Kernodle Middle	1,106	1,106	1,106	1,106
Kiser Middle	1,034	1,034	1,034	1,034
Lincoln Academy (4-8)	1,032	1,032	1,032	1,032
Mendenhall Middle	880	880	880	880
Northeast Middle	904	904	904	904
Northern Middle	914	914	914	914
Northwest Middle	896	896	896	896
Penn Griffin Schl for the Arts	980	980	980	980
Southeast Middle	915	915	915	915
Southern Middle	986	986	986	986
Southwest Middle	1,099	1,099	1,099	1,099
Swann Middle	952	952	952	952
Welborn Middle	736	736	736	736
Western Guilford Middle School	1,083	1,083	1,083	1,083
<b>Middle Total</b>	<b>20,505</b>	<b>20,497</b>	<b>20,489</b>	<b>20,480</b>
Andrews High	1,146	1,146	1,146	1,146
Dudley High	1,744	1,744	1,744	1,744
Eastern High	1,308	1,308	1,308	1,308
Grimsley High	1,779	1,779	1,779	1,779
High Point Central High	1,614	1,614	1,614	1,614
Northeast High	947	947	947	947
Northern High	1,417	1,417	1,417	1,417
Northwest High	1,583	1,583	1,583	1,583
Page High	1,658	1,658	1,658	1,658
Ragsdale High	1,651	1,651	1,651	1,651
Smith High	1,608	1,608	1,608	1,608
Southeast High	1,553	1,553	1,553	1,553
Southern High	1,174	1,174	1,174	1,174
Southwest High	1,719	1,719	1,719	1,719
Western High	1,397	1,397	1,397	1,397
<b>High School Total</b>	<b>22,299</b>	<b>22,299</b>	<b>22,299</b>	<b>22,299</b>

EXHIBIT 5-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
MGT FUNCTIONAL CAPACITIES

SITE NAME	PK-12 CAPACITY 2018	PK-12 CAPACITY 2019	PK-12 CAPACITY 2020	PK-12 CAPACITY 2021-27
Dean B. Pruette SCALE School	147	147	147	147
Gateway Ed. Center	269	269	269	269
Greensboro SCALE School	105	105	105	105
Guilford Newcomers School	305	304	302	301
Haynes Inman Education Center	202	202	202	202
Herbin-Metz Education Center	96	96	96	96
Joyner-Greene Education Center	167	167	167	167
Kearns Academy	232	232	232	232
Old McIver School	406	406	406	406
Smith Academy	340	340	340	340
Twilight High School	63	63	63	63
Weaver Ed. Center	553	553	553	553
<b>Specialty Schools Total</b>	<b>2,884</b>	<b>2,883</b>	<b>2,881</b>	<b>2,880</b>
<b>District Total</b>	<b>80,893</b>	<b>79,972</b>	<b>79,052</b>	<b>78,146</b>

Source: MGT of America Consulting, LLC, 2018.

Guilford County Schools uses several different models for capacity calculations. The GCS formula is different from the Functional capacity model in that they do not use a scheduling factor, and the capacity for chemistry labs and CTE spaces is adjusted by calculating the portion of the room square footage that meets the design standard square footage for the space. GCS room counts are based on designed use whereas the instructional space model is based on current room usage.

- ♦ GCS Local Max Capacity at 30 for all general classrooms K-12 (Exceptions: EC AC, Pre-K, Chemistry, and CTE).
- ♦ GCS Statute Max Capacity K-3 at 23 per statute and at 30 for 4-12 general classrooms. (Exceptions: EC AC, Pre-K, Chemistry, and CTE). Applies only to the 2018-19 school year.
- ♦ **GCS Built Capacity (BC):** Capacity of the school excluding portables.
- ♦ **GCS Campus Capacity:** Capacity of the school including portables.
- ♦ **GCS Core Capacity:** Capacity is calculated by dividing the school's dining room square footage by 14, resulting in the number of students per lunch period. Then multiplying the number of students per lunch by 3, resulting in the core capacity of the dining room and the school.
- ♦ **Square Footage Model:** Capacity calculated by dividing the school gross square footage by regional medians shown in the table below.

School Type	SqFt/Student
ES	136
MS	149
HS	142

Source: School Planning & Management Magazine -  
Annual School Construction Report Region 4 Medians  
(KY, NC, SC, TN)

**Appendix B Guilford County Schools Space Guidelines and Capacity** depicts the GCS space guidelines and examples of the GCS capacity calculations. **Appendix C Capacity and Utilization Comparison** compares the utilization results of the capacity models by school and shows resulting 2027 utilization based on MGT enrollment projections.

## 5.2 UTILIZATION RATES

The effective management of school facilities requires a school's capacity and enrollment to be aligned. When capacity exceeds enrollment (underutilization), operational costs are higher than necessary, and facilities may need to be repurposed, or the facilities removed from inventory. When enrollment exceeds capacity (overutilization), the school may be overcrowded and may require capital expenditures or redistricting (adjustment to attendance boundaries) to alleviate the crowding.

**Exhibit 5-4** shows the corresponding utilization rates calculated using the *functional capacities* and the current and projected enrollment at each school. Excluded from the utilization and capacity analysis are the early/middle colleges located on college/university campuses. The utilization rates are color coded per the key below to provide the reader with an understanding of best practices for utilization.

EXHIBIT 5-4  
GUILFORD COUNTY SCHOOLS  
CURRENT AND PROJECTED UTILIZATION RATES

UTILIZATION	DESCRIPTION
> 110	Inadequate Space
95 - 110	Approaching Inadequate Space
80 - 94	Adequate Space
70 - 79	Approaching Inefficient Use of Space
< 70	Inefficient Use of Space

EXHIBIT 5-4 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CURRENT AND PROJECTED UTILIZATION RATES

SITE NAME	2017 PK-12 ENROLLMENT	2018 PK-12 PROJECTED ENROLLMENT	2027 PK-12 PROJECTED ENROLLMENT	MGT PK-12 CAPACITY 2018	MGT PK-12 CAPACITY 2021-27	MGT 2017 UTILIZATION	MGT 2018 PROJECTED UTILIZATION	MGT 2027 PROJECTED UTILIZATION
Alamance Elem.	544	557	628	746	683	73%	75%	92%
Alderman Elem.	451	446	434	474	440	95%	94%	99%
Allen Jay Elem.	472	487	434	383	351	123%	127%	124%
Archer Elem.	423	415	420	452	415	94%	92%	101%
Bessemer Elem.	453	434	481	574	533	79%	76%	90%
Bluford Elem.	276	274	255	407	380	68%	67%	67%
Brightwood Elem.	571	565	588	690	640	83%	82%	92%
Brooks Global Studies	393	386	369	431	397	91%	89%	93%
Claxton Elem.	600	614	624	522	468	115%	118%	133%
Colfax Elem.	632	643	655	647	594	98%	99%	110%
Cone Elem.	489	489	512	468	430	104%	104%	119%
Erwin Montessori	306	291	260	377	344	81%	77%	76%
Fairview Elem.	429	451	382	484	447	89%	93%	85%
Falkener Elem.	593	603	614	609	557	97%	99%	110%
Florence Elem.	717	725	694	769	708	93%	94%	98%
Foust Elem.	378	384	421	394	363	96%	97%	116%
Frazier Elem.	341	358	369	334	315	102%	107%	117%
General Greene Elem.	488	500	529	541	495	90%	92%	107%
Gibsonville Elem.	523	535	609	547	504	96%	98%	121%
Gillespie Park Elem.	251	252	268	321	296	78%	78%	91%
Guilford Elem.	554	553	603	680	627	82%	81%	96%
Hampton Elem.	334	336	330	427	395	78%	79%	84%
Hunter Elem.	579	511	543	631	581	92%	81%	94%
Irving Park Elem.	589	582	594	589	541	100%	99%	110%

EXHIBIT 5-4 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CURRENT AND PROJECTED UTILIZATION RATES

SITE NAME	2017 PK-12 ENROLLMENT	2018 PK-12 PROJECTED ENROLLMENT	2027 PK-12 PROJECTED ENROLLMENT	MGT PK-12 CAPACITY 2018	MGT PK-12 CAPACITY 2021-27	MGT 2017 UTILIZATION	MGT 2018 PROJECTED UTILIZATION	MGT 2027 PROJECTED UTILIZATION
Jamestown Elem.	441	449	433	469	433	94%	96%	100%
Jefferson Elem.	691	714	663	680	634	102%	105%	105%
Jesse Wharton Elem.	514	533	548	580	537	89%	92%	102%
Jones Elem.	720	722	717	662	608	109%	109%	118%
Joyner Elem.	298	319	324	353	325	84%	90%	100%
Kirkman Park Elem.	351	340	355	414	377	85%	82%	94%
Lindley Elem.	504	492	546	447	412	113%	110%	132%
Madison Elem.	227	240	237	274	252	83%	88%	94%
McLeansville Elem.	344	335	400	369	343	93%	91%	117%
McNair Elem.	524	523	561	597	557	88%	88%	101%
Millis Road Elem.	497	520	535	385	359	129%	135%	149%
Monticello-Brown Summit Elem.	400	402	403	572	536	70%	70%	75%
Montlieu Elem.	642	559	622	717	667	90%	78%	93%
Morehead Elem.	622	602	602	290	252	215%	208%	239%
Murphey Elem.	284	275	269	375	351	76%	73%	77%
Nathanael Greene Elem.	261	267	252	274	252	95%	98%	100%
Northern Elem.	632	650	680	630	576	100%	103%	118%
Northwood Elem.	567	545	584	518	486	109%	105%	120%
Oak Hill Elem.	476	477	525	437	409	109%	109%	129%
Oak Ridge Elem.	755	765	801	754	700	100%	101%	114%
Oak View Elem.	525	533	525	688	644	76%	78%	81%
Parkview Elem.	340	326	294	427	394	80%	76%	75%
Pearce Elem.	736	755	781	736	678	100%	103%	115%



EXHIBIT 5-4 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CURRENT AND PROJECTED UTILIZATION RATES

SITE NAME	2017 PK-12 ENROLLMENT	2018 PK-12 PROJECTED ENROLLMENT	2027 PK-12 PROJECTED ENROLLMENT	MGT PK-12 CAPACITY 2018	MGT PK-12 CAPACITY 2021-27	MGT 2017 UTILIZATION	MGT 2018 PROJECTED UTILIZATION	MGT 2027 PROJECTED UTILIZATION
Peck Elem.	293	265	202	328	306	89%	81%	66%
Peeler Elem.	291	274	248	336	304	87%	82%	81%
Pilot Elem.	626	609	669	734	685	85%	83%	98%
Pleasant Garden Elem.	456	445	425	533	495	86%	84%	86%
Rankin Elem.	794	786	817	632	567	126%	124%	144%
Reedy Fork Elem.	442	459	494	705	648	63%	65%	76%
Sedalia Elem.	466	468	476	495	458	94%	95%	104%
Sedgefield Elem.	537	543	566	479	441	112%	113%	128%
Shadybrook Elem.	427	415	348	468	430	91%	89%	81%
Simkins Elem.	542	552	606	606	561	89%	91%	108%
Southern Elem.	312	316	347	315	288	99%	100%	121%
Southwest Elem.	900	925	1,037	832	765	108%	111%	135%
Sternberger Elem.	418	430	453	443	410	94%	97%	110%
Stokesdale Elem.	557	579	603	495	457	113%	117%	132%
Summerfield Elem.	643	665	624	651	594	99%	102%	105%
Sumner Elem.	604	603	664	616	568	98%	98%	117%
Triangle Lake Montessori	518	508	554	624	583	83%	81.5%	95%
Union Hill Elem.	576	520	559	580	536	99%	90%	104%
Vandalia Elem.	277	275	295	327	304	85%	84%	97%
Washington Elem.	377	353	380	475	445	79%	74%	85%
Wiley Elem.	334	326	347	389	356	86%	84%	97%
<b>Elementary Total</b>	<b>33,127</b>	<b>33,053</b>	<b>33,984</b>	<b>35,204</b>	<b>32,486</b>	<b>94%</b>	<b>94%</b>	<b>105%</b>

EXHIBIT 5-4 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CURRENT AND PROJECTED UTILIZATION RATES

SITE NAME	2017 PK-12 ENROLLMENT	2018 PK-12 PROJECTED ENROLLMENT	2027 PK-12 PROJECTED ENROLLMENT	MGT PK-12 CAPACITY 2018	MGT PK-12 CAPACITY 2021-27	MGT 2017 UTILIZATION	MGT 2018 PROJECTED UTILIZATION	MGT 2027 PROJECTED UTILIZATION
Allen Middle	681	718	738	741	741	92%	97%	100%
Allen Jay Middle - Prep Academy	395	400	400	464	464	85%	86%	86%
Brown Summit Middle	243	246	246	336	336	72%	73%	73%
Eastern Middle	960	978	927	1,123	1,123	85%	87%	83%
Ferndale Middle	735	745	734	962	962	76%	77%	76%
Hairston Middle	654	639	702	962	962	68%	66%	73%
Jackson Middle	485	492	545	722	722	67%	68%	76%
Jamestown Middle	1,095	1,133	1,175	1,179	1,179	93%	96%	100%
Johnson Street Elem. (K-8)	481	461	509	501	476	96%	92%	107%
Kernodle Middle	779	797	734	1,106	1,106	70%	72%	66%
Kiser Middle	868	889	986	1,034	1,034	84%	86%	95%
Lincoln Academy (4-8)	665	675	681	1,032	1,032	64%	65%	66%
Mendenhall Middle	709	729	665	880	880	81%	83%	76%
Northeast Middle	706	692	625	904	904	78%	77%	69%
Northern Middle	860	895	918	914	914	94%	98%	101%
Northwest Middle	1,044	1,048	1,123	896	896	117%	117%	125%
Penn Griffin Schl for the Arts	600	631	647	980	980	61%	64%	66%
Southeast Middle	946	955	929	915	915	103%	104%	101%
Southern Middle	752	773	738	986	986	76%	78%	75%
Southwest Middle	1,196	1,214	1,251	1,099	1,099	109%	110%	114%
Swann Middle	610	624	627	952	952	64%	66%	66%
Welborn Middle	347	352	364	736	736	47%	48%	49%
Western Guilford Middle School	637	677	666	1,083	1,083	59%	62%	61%
<b>Middle Total</b>	<b>16,448</b>	<b>16,762</b>	<b>16,932</b>	<b>20,505</b>	<b>20,480</b>	<b>80%</b>	<b>82%</b>	<b>83%</b>

EXHIBIT 5-4 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CURRENT AND PROJECTED UTILIZATION RATES

SITE NAME	2017 PK-12 ENROLLMENT	2018 PK-12 PROJECTED ENROLLMENT	2027 PK-12 PROJECTED ENROLLMENT	MGT PK-12 CAPACITY 2018	MGT PK-12 CAPACITY 2021-27	MGT 2017 UTILIZATION	MGT 2018 PROJECTED UTILIZATION	MGT 2027 PROJECTED UTILIZATION
Andrews High	780	759	814	1,146	1,146	68%	66%	71%
Dudley High	1,433	1,431	1,358	1,744	1,744	82%	82%	78%
Eastern High	1,274	1,317	1,232	1,308	1,308	97%	101%	94%
Grimsley High	1,732	1,747	1,699	1,779	1,779	97%	98%	96%
High Point Central High	1,461	1,441	1,472	1,614	1,614	91%	89%	91%
Northeast High	1,025	1,020	927	947	947	108%	108%	98%
Northern High	1,370	1,351	1,411	1,417	1,417	97%	95%	100%
Northwest High	2,103	2,110	2,258	1,583	1,583	133%	133%	143%
Page High	1,930	1,917	1,938	1,658	1,658	116%	116%	117%
Ragsdale High	1,494	1,492	1,463	1,651	1,651	90%	90%	89%
Smith High	1,282	1,273	1,334	1,608	1,608	80%	79%	83%
Southeast High	1,353	1,332	1,350	1,553	1,553	87%	86%	87%
Southern High	1,095	1,082	1,124	1,174	1,174	93%	92%	96%
Southwest High	1,606	1,619	1,795	1,719	1,719	93%	94%	104%
Western High	1,255	1,225	1,219	1,397	1,397	90%	88%	87%
<b>High School Total</b>	<b>21,193</b>	<b>21,117</b>	<b>21,397</b>	<b>22,299</b>	<b>22,299</b>	<b>95%</b>	<b>95%</b>	<b>96%</b>

EXHIBIT 5-4 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CURRENT AND PROJECTED UTILIZATION RATES

SITE NAME	2017 PK-12 ENROLLMENT	2018 PK-12 PROJECTED ENROLLMENT	2027 PK-12 PROJECTED ENROLLMENT	MGT PK-12 CAPACITY 2018	MGT PK-12 CAPACITY 2021-27	MGT 2017 UTILIZATION	MGT 2018 PROJECTED UTILIZATION	MGT 2027 PROJECTED UTILIZATION
Dean B. Pruette SCALE School	7	7	8	147	147	5%	5%	5%
Gateway Ed. Center	146	143	136	269	269	54%	53%	51%
Greensboro SCALE School	14	14	18	105	105	13%	14%	17%
Guilford Newcomers School	266	239	331	305	301	87%	78%	110%
Haynes Inman Education Center	129	126	129	202	202	64%	62%	64%
Herbin-Metz Education Center	74	73	80	96	96	77%	76%	83%
Joyner-Greene Education Center	87	81	103	167	167	52%	49%	62%
Kearns Academy	129	123	142	232	232	56%	53%	61%
Old McIver School	N/A	N/A	N/A	406	406	N/A	N/A	N/A
Smith Academy	210	209	226	340	340	62%	62%	66%
Twilight High School	N/A	N/A	N/A	63	63	N/A	N/A	N/A
Weaver Ed. Center	307	311	323	553	553	56%	56%	58%
<b>Specialty Schools Total</b>	<b>1,369</b>	<b>1,327</b>	<b>1,495</b>	<b>2,884</b>	<b>2,880</b>	<b>47%</b>	<b>46%</b>	<b>52%</b>
<b>District Total</b>	<b>72,137</b>	<b>72,259</b>	<b>73,808</b>	<b>80,893</b>	<b>78,146</b>	<b>89%</b>	<b>89%</b>	<b>94%</b>

Source: MGT of America Consulting, LLC, 2018.

**Exhibit 5-5** shows the corresponding minimum, maximum, and average utilization rates calculated using the *functional capacities* and the current enrollment at each school level.

**EXHIBIT 5-5**  
**GUILFORD COUNTY SCHOOLS**  
**CURRENT RANGE AND AVERAGE UTILIZATION RATES**

SITE TYPE	MGT 2017-18 CURRENT UTILIZATION		AVERAGE
	RANGE		
	LOW	HIGH	
Elementary Schools	63%	215%	94%
Middle Schools	47%	117%	80%
High Schools	68%	133%	95%
Specialty Schools	5%	87%	47%

Source: MGT of America Consulting, LLC, 2018.

**Exhibit 5-6** shows the corresponding minimum, maximum, and average utilization rates calculated using the *functional capacities* and the 2027-28 projected enrollment at each school level.

**EXHIBIT 5-6**  
**GUILFORD COUNTY SCHOOLS**  
**PROJECTED RANGE AND AVERAGE UTILIZATION RATES**

SITE TYPE	MGT 2027-28 PROJECTED UTILIZATION		AVERAGE
	RANGE		
	LOW	HIGH	
Elementary Schools	66%	239%	105%
Middle Schools	49%	125%	83%
High Schools	71%	143%	96%
Specialty Schools	5%	110%	52%

Source: MGT of America Consulting, LLC, 2018.

### 5.3 CAPACITY AND UTILIZATION CONCLUSIONS

The district should examine the specific situation for the schools that are projected to have “inefficient,” “approaching inadequate,” or “inadequate” utilization rates to determine if action is required and whether the approach will include capital improvements or redistricting. In **Section 7.0** of the Master Plan Report are options for addressing this need.

#### ELEMENTARY SCHOOLS

The 2018 functional capacity for the elementary schools varies from a low of 274 to a high of 832. The district’s elementary schools are utilized at an “adequate” rate on a district-wide basis of 94 percent. The projected district-wide utilization for 2027-28 will increase to 105 percent with 27 elementary schools projected to have “inadequate” space at the end of the ten-year period.

#### MIDDLE SCHOOLS

The 2018 functional capacity for the middle schools varies from a low of 336 to a high of 1,179. Presently the district’s middle schools are utilized with “adequate space,” with a current utilization rate of 80 percent. The average utilization is projected to increase but remain adequate, with a rate of 83 percent by 2027-28. Currently, seven middle schools scored as having an “inefficient use of space,” and one school is being overutilized. It is projected that seven middle schools will have “inefficient capacity” and two middle schools will have “inadequate space” in 2027.

#### HIGH SCHOOLS

The 2018 functional capacity for the high schools varies from a low of 947 to a high of 1,779. The district’s high schools are currently “approaching inadequate” use of facilities, with a district-wide rate of 95 percent. This rate is projected to increase, but still approaching an inadequate use of space, at 96 percent utilization by 2027-28. Two high schools are projected to be overutilized by 2027-28.

#### SPECIALTY SCHOOLS

The 2018 functional capacity for the specialty schools ranges from a low of 63 to a high of 553. The district’s specialty schools are currently “using space inefficiently,” with a district-wide rate of 47 percent. This rate is projected to increase to 52 percent by 2027-28. Eight specialty schools are projected to be underutilized, with utilization rates lower than 70 percent, in 2027-28.

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## 6.0 FACILITY ASSESSMENTS

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This section presents the results of the facility assessments that were conducted by the MGT project team.

Building and site condition assessments were conducted at each school site. Data were collected using Parson's eComet® assessment software. Educational suitability and technology readiness information were collected using MGT's BASYS® facility assessment software. The assessments included:

- ♦ Building Condition which evaluates the physical condition of all building systems.
- ♦ Educational Suitability which evaluates the ability of the facility to support and enhance educational program delivery.
- ♦ Site Condition which evaluates the physical condition of all site systems.
- ♦ Technology Readiness which evaluates the level to which the building infrastructure supports information technology.

Each assessment results in a score based on a 100-point scale. Scores are interpreted as shown on the following chart.

NUMERICAL SCORE	INTERPRETATION
90 – 100	New or like new, Excellent
80 – 89	Good
70 – 79	Fair
60 – 69	Poor
Below 60	Unsatisfactory

The scoring is structured to measure the level of deficiencies as related to the total value of the building. Consequently, scores can be used to calculate the budgets required to remediate the deficiencies identified in the assessments. The BASYS® software produces a detailed report for each facility assessment which includes each deficiency identified.

The results of the assessments were reviewed with district staff to ensure accuracy and completeness.

A summary of the assessment results and budgets can be found in **Appendix D** Detailed School Reports. BASYS and eCOMET assessment reports are provided in **Appendix E**. **Appendix E** identifies specific deficiencies by school.

## 6.1 BUILDING CONDITION ASSESSMENT

The eComet® building condition index estimates the amount of deferred maintenance in the building's systems and components. The key tasks were to determine the physical condition of the selected schools using industry standard techniques and then recommend repairs or improvements to remediate observed or predicted deficiencies of the facilities. Parsons conducted visual, non-destructive, non-invasive inspections and evaluations of the facilities which included permanent buildings and associated site improvements. Each separate building at a site is evaluated individually on each of the systems, and the overall building condition index of a facility is the cumulative cost of repair/replacement of the deferred maintenance items divided by the total cost or replacement of all the buildings at a site. The "index" is converted to a "score" representing that portion of the value of the building which is in good condition and in that format is compatible with the educational evaluation scoring. Here is how that is calculated.

Parsons' assessment process is based on national standards such as ASTM E2018-15 Standard Guide for Property Condition Assessments and best practices developed over 20 years of FCA services. Each building is a complex assembly of systems and components. Each of the systems is defined by UNIFORMAT II (ASTM E1557-97) for consistency, assigned an expected service life (life-cycle) using industry guidelines and our client's best practices, and then priced using parametric estimating methods and the RSMeans national construction cost databases correlated to recent local construction projects plus "soft costs" (non-bricks-and-mortar expenses). Each building and the campus grounds are modeled in the eCOMET® software using these systems and cost methods. After the district database is built in the computer, assessors physically walk and observe every part of every building and discuss operations with facilities staff. Systems that have reached their expected service life (or "expiration date") or have failed are called deficiencies, and their replacement costs are added to the deferred maintenance budgets. By this two-step process, assessors can verify, adjust, and correct the life-cycle status, remaining service life, and observe premature degradation or failure of all the parts.

The condition data is revised, profiles finalized, and metrics calculated to develop recommendations for deferred maintenance budgets, timelines for repair or replacement, and future expectations for needed capital renewal. The most prominent metric is the simple but powerful ratio called **facility condition index** or **FCI** which is the total cost of replacing the deferred maintenance (deficiencies) divided by the total replacement cost of the facility; usually expressed as a percentage.

To be usable in combination with the educational scoring, the index percentages are converted to the 100-based scoring model. The FCI percentage can be simply changed to a whole number and called capital needs score (for example, a .20 or 20% FCI = 20 capital needs score). A capital needs score of 20 indicates that 20 percent of the value of the building can be reinvested in the building to attain a score of 100 and put the building in a "like new" condition. Taking the inverse creates the **condition score** of 80 ( $100 - 20 = 80$ ) which fits the rating scale below and is compatible with the educational ratings. The condition score represents how much of the building has remaining service life versus the capital needs score or FCI that indicates how much of the building systems have expired and need replacement.



The Building Condition Scores are interpreted as follows:

<b>90+</b>	<b>New or Like New:</b> The building and/or a majority of its systems are in very good condition and only require preventive maintenance; only a few, if any, systems have reached their expected life-cycle age. The total replacement cost of any “expired” systems is less than 10% of the current replacement value of the facility.
<b>80-89</b>	<b>Good:</b> The building and/or a majority of its systems are in good condition and only require routine maintenance; the total replacement cost of systems that have reached or exceed their expected service life (life-cycle age) is between 10 and 20% of the current replacement cost of the facility.
<b>70-79</b>	<b>Fair:</b> The building and/or some of its systems are in fair condition based on age and operations; the total replacement cost of systems that have reached or exceed their expected service life (life-cycle age) is between 20 and 30% of the current replacement cost of the facility.
<b>60-69</b>	<b>Poor:</b> The building and/or a significant number of its systems are in poor condition and require major repair, renovation, or replacement; the total replacement cost of systems that have reached or exceed their expected service life (life-cycle age) is between 30 and 40% of the current replacement cost of the facility.
<b>BELOW 60</b>	<b>Unsatisfactory:</b> The building and/or a majority of its systems should be replaced due to risk of system failure, inefficient operation and increased maintenance requirements; the total replacement cost of systems that have reached or exceed their expected service life (life-cycle age) is greater than 40% of the current replacement cost of the facility.

The condition score and resulting calculations do not include the costs of any additions to increase the size or capacity of a school, site improvements, improvements for educational suitability, or technology readiness improvement.

**Exhibit 6-1** presents the range of the building condition scores by site type. As the exhibit shows, there is a range of condition scores, from 17 to 100 with the average condition scores in the “Fair” to “Unsatisfactory” range.

EXHIBIT 6-1  
GUILFORD COUNTY SCHOOLS  
BUILDING CONDITION SCORE (FCA) RANGE AND AVERAGE

SITE TYPE	BUILDING CONDITION FCA SCORE RANGE		AVERAGE
	LOW	HIGH	
Elementary Schools	20	100	69
Middle Schools	23	100	71
High Schools	40	99	71
Specialty Educational Facilities	40	100	68
Administration	17	89	47

Source: Parsons, 2018.

Starting on page 71, **Exhibit 6-7** presents the summary data for each facility, including the building condition score. As the exhibit shows, building condition scores range from “New or Like New” to “Unsatisfactory” which indicates that the facilities vary significantly in the amount of deferred maintenance required.

## 6.2 EDUCATIONAL SUITABILITY ASSESSMENT

The educational suitability assessment evaluates how well the facility supports the educational program that it houses. Each site receives one suitability score which applies to all the buildings at the facility. The educational suitability/functionality of each facility was assessed with BASYS® using the following categories:

ENVIRONMENT	The overall environment of the facility with respect to creating a safe and positive working/learning environment.
CIRCULATION	Pedestrian/vehicular circulation and the appropriateness of site facilities and signage.
SUPPORT SPACE	The existence of facilities and spaces to support the educational/governmental program being offered. These include offices, general classrooms, special learning spaces (e.g., music rooms, libraries, science labs), and support spaces (e.g., administrative offices, counseling offices, reception areas, kitchens, health clinics).
SIZE	The adequacy of the size of the program spaces.
LOCATION	The appropriateness of adjacencies (e.g., physical education space separated from quiet spaces).
STORAGE & FIXED EQUIPMENT	The appropriateness of utilities, fixed equipment, storage, and room surfaces (e.g., flooring, ceiling materials, and wall coverings) as well as safety and program equipment (e.g., kiln, sinks, safety shower/eyewash equipment).

Suitability scores are interpreted as follows:

<b>90+</b>	<b>Excellent:</b> The facility is designed to provide for and support the educational/governmental program offered. It may have minor suitability/functionality issues but overall it meets the needs of the educational/governmental program.
<b>80-89</b>	<b>Good:</b> The facility is designed to provide for and support a majority of the educational/governmental program offered. It may have minor suitability/functionality issues but generally meets the needs of the educational/governmental program.
<b>70-79</b>	<b>Fair:</b> The facility has some problems meeting the needs of the educational/governmental program and will require remodeling/renovation.
<b>60-69</b>	<b>Poor:</b> The facility has numerous problems meeting the needs of the educational/governmental program and needs significant remodeling, additions, or replacement.
<b>BELOW 60</b>	<b>Unsatisfactory:</b> The facility is unsuitable in support of the educational/governmental program.

**Exhibit 6-2** presents the range and average of suitability scores by site type. The suitability scores range from 34 to 94. The average scores fall within the “Fair” to “Poor” ranges.

EXHIBIT 6-2  
GUILFORD COUNTY SCHOOLS  
SUITABILITY SCORE RANGE AND AVERAGE

SITE TYPE	SUITABILITY SCORE RANGE		AVERAGE
	LOW	HIGH	
Elementary Schools	47	94	67
Middle Schools	55	88	71
High Schools	61	79	69
Specialty Schools	34	91	62

Source: MGT of America Consulting, LLC, 2018.

**Exhibit 6-7**, starting on page 71, presents the educational suitability score for each facility. As the scores indicate, some facilities have significant suitability deficiencies.

### 6.3 TECHNOLOGY READINESS

The BASYS® technology readiness score measures the capability of the existing infrastructure to support information technology and associated equipment. The technology infrastructure assessment was conducted by an assessor without any invasive or longitudinal speed or data usage measurements and should be viewed as a “snapshot in time.” The score can be interpreted as follows:

<b>90+</b>	<b>Excellent:</b> The facility has excellent infrastructure to support information technology.
<b>80-89</b>	<b>Good:</b> The facility has the infrastructure to support information technology.
<b>70-79</b>	<b>Fair:</b> The facility is lacking in some infrastructure to support information technology.
<b>60-69</b>	<b>Poor:</b> The facility is lacking significant infrastructure to support information technology.
<b>BELOW 60</b>	<b>Unsatisfactory:</b> The facility has little or no infrastructure to support information technology.

**Exhibit 6-3** presents the range of technology scores and the average technology scores by site type. Technology readiness scores vary from 50 to 100, with the average scores in the “Good” range.

EXHIBIT 6-3  
GUILFORD COUNTY SCHOOLS  
TECHNOLOGY SCORE RANGE AND AVERAGE

SITE TYPE	TECHNOLOGY READINESS SCORE RANGE		AVERAGE
	LOW	HIGH	
Elementary Schools	63	100	84
Middle Schools	56	100	88
High Schools	72	100	83
Specialty Schools	50	100	80

Source: MGT of America Consulting, LLC, 2018.

**Exhibit 6-7**, starting on page 71, presents the technology readiness score for each facility.

## 6.4 SITE CONDITION ASSESSMENT

The site condition assessment was conducted by walking each facility with a district or building maintenance staff member to observe both current conditions and learn about regularly occurring events – e.g., flooding during rain events that might not be visible during the site visit. The site score is a measure of the amount of capital needs or deferred maintenance at the site, which includes the driveways and walkways, the parking lots, the playfields, the utilities, fencing, etc. The site was scored using eCOMET®.

The site condition scores were calculated in the same manner as the building condition scores and interpreted as follows:

<b>90+</b>	<b>New or Like New:</b> The site and/or a majority of its systems are in very good condition and only require preventive maintenance; only a few, if any, systems have reached or exceed their expected service life (life-cycle age), the total replacement cost of these “expired” systems is less than 10% of the current replacement value of the site systems.
<b>80-89</b>	<b>Good:</b> The site and/or a majority of its systems are in good condition and only require routine maintenance; the total replacement cost of systems that have reached or exceed their expected service life (life-cycle age) is between 10 and 20% of the current replacement cost of the site systems.
<b>70-79</b>	<b>Fair:</b> The site and/or some of its systems are in fair condition based on age and operations; the total replacement cost of systems that have reached or exceed their expected service life (life-cycle age) is between 20 and 30% of the current replacement cost of the site systems.
<b>60-69</b>	<b>Poor:</b> The site and/or a significant number of its systems are in poor condition and require major repair, renovation, or replacement; the total replacement cost of systems that have reached or exceed their expected service life (life-cycle age) is between 30 and 40% of the current replacement cost of the site systems.
<b>BELOW 60</b>	<b>Unsatisfactory:</b> The site and/or a majority of its systems should be replaced due to risk of system failure, inefficient operation and increased maintenance requirements; the total replacement cost of systems that have reached or exceed their expected service life (life-cycle age) is greater than 40% of the current replacement cost of the site systems.

**Exhibit 6-4** presents the range of site assessment scores and the average site assessment scores for GCS. The site assessment scores ranged from 5 to 100. The average scores fall within the “Good” to “Unsatisfactory” range.

EXHIBIT 6-4  
GUILFORD COUNTY SCHOOLS  
SITE CONDITION SCORE RANGE AND AVERAGE

SITE TYPE	SITE CONDITION SCORE RANGE		AVERAGE
	LOW	HIGH	
Elementary Schools	18	100	71
Middle Schools	8	100	75
High Schools	49	100	83
Specialty Schools	16	100	64
Admin	5	100	49

Source: Parsons, 2018.

**Exhibit 6-7**, starting on page 71, presents the site condition score for each facility.

## 6.5 COMBINED SCORES

The building condition, educational suitability, technology readiness, and site condition scores are combined into one score for each facility to assist in the task of prioritizing projects. Since the condition score is a measure of the maintenance needs (e.g., leaky roofs, etc.) and the suitability score is a measure of how well the building design and configuration supports the educational program or building function, it is possible to have a high score for one assessment and a low score for another assessment. It is the combined score that attempts to give a comprehensive picture of the conditions that exist at each facility and how each facility compares relative to the other facilities in the district.

To create the Combined Score, the four scores are weighted, based on which deficiencies the district wants to emphasize and the relative impact on capital costs. Guilford County Schools determined the scores should be weighted as follows:

- ♦ Building Condition score - 50 percent
- ♦ Educational Suitability score - 45 percent
- ♦ Technology Readiness score - 0 percent
- ♦ Site Condition score - 5 percent

**Exhibit 6-5** presents the range of the Combined Scores and the average scores by site type. The Combined Scores vary from 34 to 97, with the average scores in the “Fair” to “Poor” ranges.

EXHIBIT 6-5  
GUILFORD COUNTY SCHOOLS  
COMBINED SCORE RANGE AND AVERAGE

SITE TYPE	COMBINED SCORE (50/45/0/5)		AVERAGE
	LOW	HIGH	
Elementary Schools	34	97	68
Middle Schools	42	95	71
High Schools	56	90	71
Specialty Schools	41	96	65

Source: MGT of America Consulting, LLC, 2018.

**Exhibit 6-6** presents the key for color coding and interpretation of the scores. **Exhibit 6-7** presents the scores for each school by site type as well as each school's combined score, based on the weighting formula described above. Though Technology Readiness is not weighted within the Combined Score, it has been included in **Exhibit 6-7** below to provide a comprehensive snapshot for each school site.

EXHIBIT 6-6  
GUILFORD COUNTY SCHOOLS  
SCORE KEY

COMBINED SCORES	DESCRIPTION
> 90%	Excellent/Like New
80 - 89	Good
70 - 79	Fair
60 - 69	Poor
< 60	Unsatisfactory

EXHIBIT 6-7  
GUILFORD COUNTY SCHOOLS  
ASSESSMENT SCORES – BY SITE TYPE

SITE NAME	GRADE CONFIGURATION	GSF	BUILDING FCA SCORE	SUITABILITY SCORE	TECHNOLOGY SCORE	SITE FCA SCORE	COMBINED SCORE (50/45/0/5)
Alamance Elem.	PK-5	93,113	96	77	95	98	87
Alderman Elem.	PK-5	55,692	65	57	93	54	61
Allen Jay Elem.	PK-5	43,043	57	50	78	60	54
Archer Elem.	PK-5	47,056	59	58	65	34	57
Bessemer Elem.	PK-5	68,893	39	59	79	32	48
Bluford Elem.	PK-5	59,451	98	79	95	76	89
Brightwood Elem.	PK-5	85,277	90	79	86	100	85
Brooks Global Studies	PK-5	48,148	43	50	68	52	47
Claxton Elem.	PK-5	51,949	37	47	87	67	43



EXHIBIT 6-7 (CONTINUED)  
 GUILFORD COUNTY SCHOOLS  
 ASSESSMENT SCORES – BY SITE TYPE

SITE NAME	GRADE CONFIGURATION	GSF	BUILDING FCA SCORE	SUITABILITY SCORE	TECHNOLOGY SCORE	SITE FCA SCORE	COMBINED SCORE (50/45/0/5)
Colfax Elem.	PK-5	102,480	89	78	73	94	84
Cone Elem.	PK-5	66,277	63	53	90	37	57
Erwin Montessori	PK-5	52,738	66	62	85	26	63
Fairview Elem.	PK-5	76,058	83	71	82	84	78
Falkener Elem.	PK-5	85,277	85	76	97	92	81
Florence Elem.	PK-5	78,712	74	73	76	91	74
Foust Elem.	PK-5	50,246	20	52	80	18	34
Frazier Elem.	PK-5	52,084	69	55	84	85	63
General Greene Elem.	PK-5	41,242	60	59	79	41	59
Gibsonville Elem.	PK-5	98,133	89	80	90	95	85
Gillespie Park Elem.	PK-5	75,744	87	81	90	100	85
Guilford Elem.	PK-5	89,639	98	82	82	100	91
Hampton Elem.	PK-5	48,448	54	54	72	29	52
Hunter Elem.	PK-5	88,635	100	93	100	100	97
Irving Park Elem.	PK-5	62,743	52	63	81	67	58
Jamestown Elem.	PK-5	68,702	65	66	75	85	66
Jefferson Elem.	PK-5	88,500	88	79	84	99	85
Jesse Wharton Elem.	PK-5	88,500	72	79	88	79	75
Jones Elem.	PK-5	73,555	82	55	80	54	68
Joyner Elem.	PK-5	44,320	42	50	71	63	46
Kirkman Park Elem.	PK-5	42,589	54	59	88	18	54
Lindley Elem.	PK-5	69,693	56	67	81	67	61
Madison Elem.	PK-5	44,794	63	59	69	99	63

EXHIBIT 6-7 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
ASSESSMENT SCORES – BY SITE TYPE

SITE NAME	GRADE CONFIGURATION	GSF	BUILDING FCA SCORE	SUITABILITY SCORE	TECHNOLOGY SCORE	SITE FCA SCORE	COMBINED SCORE (50/45/0/5)
McLeansville Elem.	PK-5	68,409	92	61	88	52	76
McNair Elem.	PK-5	92,039	100	94	100	100	97
Millis Road Elem.	PK-5	59,009	50	48	63	84	51
Monticello-Brown Summit Elem.	PK-5	88,500	94	79	81	85	87
Montlieu Elem.	PK-5	65,741	54	52	83	85	55
Morehead Elem.	PK-5	49,210	59	59	84	51	59
Murphey Elem.	PK-5	53,028	47	57	86	31	51
Nathanael Greene Elem.	PK-5	55,523	60	65	80	63	63
Northern Elem.	PK-5	79,633	99	88	81	100	94
Northwood Elem.	PK-5	68,588	46	60	100	37	52
Oak Hill Elem.	PK-5	60,820	64	67	100	53	65
Oak Ridge Elem.	PK-5	103,891	94	86	95	93	90
Oak View Elem.	PK-5	68,554	57	72	83	85	65
Parkview Elem.	PK-5	80,512	81	71	95	86	77
Pearce Elem.	PK-5	89,207	98	76	100	100	88
Peck Elem.	PK-5	62,220	56	50	73	35	52
Peeler Elem.	PK-5	49,376	55	64	77	60	60
Pilot Elem.	PK-5	88,500	68	79	83	81	74
Pleasant Garden Elem.	PK-5	115,288	75	72	68	59	73
Rankin Elem.	PK-5	91,968	90	56	86	88	75
Reedy Fork Elem.	PK-5	86,847	99	87	93	100	93
Sedalia Elem.	PK-5	65,451	74	74	93	84	74

EXHIBIT 6-7 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
ASSESSMENT SCORES – BY SITE TYPE

SITE NAME	GRADE CONFIGURATION	GSF	BUILDING FCA SCORE	SUITABILITY SCORE	TECHNOLOGY SCORE	SITE FCA SCORE	COMBINED SCORE (50/45/0/5)
Sedgefield Elem.	PK-5	52,592	49	66	82	50	56
Shadybrook Elem.	PK-5	62,210	41	61	87	90	53
Simkins Elem.	PK-5	92,812	100	92	92	100	96
Southern Elem.	PK-5	39,052	26	57	100	74	42
Southwest Elem.	PK-5	98,523	92	66	83	97	80
Sternberger Elem.	PK-5	50,690	36	51	71	52	44
Stokesdale Elem.	PK-5	75,190	81	68	68	75	75
Summerfield Elem.	PK-5	96,616	87	76	84	91	83
Sumner Elem.	PK-5	84,776	27	63	98	60	45
Triangle Lake Montessori	PK-5	85,277	93	78	93	93	86
Union Hill Elem.	PK-5	92,931	99	84	84	99	93
Vandalia Elem.	PK-5	34,820	46	49	88	37	47
Washington Elem.	PK-5	49,723	72	53	74	32	62
Wiley Elem.	PK-5	60,198	46	51	83	48	48
<b>Elementary Total/Average</b>		<b>4,759,455</b>	<b>69</b>	<b>67</b>	<b>84</b>	<b>71</b>	<b>68</b>
Allen Middle	6-8	129,319	52	67	93	56	59
Allen Jay Middle - Prep Academy	5-8	90,064	98	81	100	99	90
Brown Summit Middle	6-8	33,937	76	55	90	8	63
Eastern Middle	6-8	137,550	76	79	93	85	78
Ferndale Middle	6-8	149,372	69	71	93	83	71
Hairston Middle	6-8	142,872	90	78	78	93	85
Jackson Middle	6-8	112,459	45	61	83	44	52
Jamestown Middle	6-8	162,154	100	88	91	100	95

EXHIBIT 6-7 (CONTINUED)  
 GUILFORD COUNTY SCHOOLS  
 ASSESSMENT SCORES – BY SITE TYPE

SITE NAME	GRADE CONFIGURATION	GSF	BUILDING FCA SCORE	SUITABILITY SCORE	TECHNOLOGY SCORE	SITE FCA SCORE	COMBINED SCORE (50/45/0/5)
Johnson Street Elem. (K-8)	PK-8	72,120	62	57	90	71	61
Kernodle Middle	6-8	141,332	92	79	81	100	86
Kiser Middle	6-8	137,935	23	63	98	29	42
Lincoln Academy (4-8)	4-8	95,409	67	66	88	49	66
Mendenhall Middle	6-8	122,250	52	70	56	77	61
Northeast Middle	6-8	131,184	66	63	78	83	65
Northern Middle	6-8	142,474	98	81	90	100	90
Northwest Middle	6-8	144,210	31	64	89	81	48
Penn Griffin Schl for the Arts	6-12	168,696	79	71	88	80	75
Southeast Middle	6-8	133,693	65	72	98	100	70
Southern Middle	6-8	143,877	99	79	88	100	90
Southwest Middle	6-8	138,143	86	73	84	96	81
Swann Middle	6-8	133,348	53	60	93	35	55
Welborn Middle	6-8	139,188	60	69	100	48	63
Western Guilford Middle School	6-8	157,889	100	80	95	100	91
<b>Middle Total/Average</b>		<b>2,959,475</b>	<b>71</b>	<b>71</b>	<b>88</b>	<b>75</b>	<b>71</b>
Andrews High	9-12	230,224	79	71	92	88	76
Dudley High	9-12	281,894	95	73	78	96	85
Eastern High	9-12	288,769	97	79	76	100	89
Grimsley High	9-12	343,151	46	65	72	80	56
High Point Central High	9-12	311,554	65	63	86	89	65

EXHIBIT 6-7 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
ASSESSMENT SCORES – BY SITE TYPE

SITE NAME	GRADE CONFIGURATION	GSF	BUILDING FCA SCORE	SUITABILITY SCORE	TECHNOLOGY SCORE	SITE FCA SCORE	COMBINED SCORE (50/45/0/5)
Northeast High	9-12	185,359	56	61	83	61	59
Northern High	9-12	270,000	99	79	100	100	90
Northwest High	9-12	249,264	78	61	81	79	70
Page High	9-12	230,174	66	66	84	49	65
Ragsdale High	9-12	367,837	91	73	100	88	83
Smith High	9-12	276,492	57	62	81	49	59
Southeast High	9-12	264,328	77	69	74	89	74
Southern High	9-12	204,074	40	69	88	91	56
Southwest High	9-12	280,614	66	72	78	100	70
Western High	9-12	258,860	52	70	73	78	61
<b>High School Total/Average</b>		<b>4,042,594</b>	<b>71</b>	<b>69</b>	<b>83</b>	<b>83</b>	<b>71</b>
Dean B. Pruette SCALE School	6-12	27,475	89	66	100	89	79
Gateway Ed. Center	6 mo.- 22 years	98,782	54	80	88	64	67
Greensboro SCALE School	Admin	18,668	40	49	58	16	43
Guilford Newcomers School	3-11	29,654	47	34	60	40	41
Haynes Inman Education Center	3 years - 22 years	62,495	100	91	92	100	96
Herbin-Metz Education Center	K-8	51,385	100	82	98	100	92
Joyner-Greene Education Center	9th grade -22 years	57,266	100	87	78	100	94
Kearns Academy	9-12	45,000	60	55	100	48	57

EXHIBIT 6-7 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
ASSESSMENT SCORES – BY SITE TYPE

SITE NAME	GRADE CONFIGURATION	GSF	BUILDING FCA SCORE	SUITABILITY SCORE	TECHNOLOGY SCORE	SITE FCA SCORE	COMBINED SCORE (50/45/0/5)
Old McIver School	9-12	81,630	55	47	50	28	50
Smith Academy	6-12	39,248	90	63	78	99	78
Twilight High School	9-12	8,309	40	45	66	16	41
Weaver Ed. Center	12th	110,970	40	42	90	71	42
<b>Specialty Schools Total/Average</b>		<b>630,882</b>	<b>68</b>	<b>62</b>	<b>80</b>	<b>64</b>	<b>65</b>
English Road Admin/Dean B Pruette SCALE School	Admin	3,182	89	N/A	N/A	89	N/A
Franklin Blvd- Main	Admin	43,893	26	N/A	N/A	5	N/A
Transportation- Main	Admin	31,282	28	N/A	N/A	9	N/A
Jamieson Stadium	Admin	62,787	46	N/A	N/A	80	N/A
Laughlin Professional Center	Admin	34,495	36	N/A	N/A	87	N/A
Psychological Services-Idol Building	Admin	15,652	61	N/A	N/A	8	N/A
Lee Chapel -Learning Area Admin	Admin	16,931	17	N/A	N/A	29	N/A
Eugene Street Admin- Main	Admin	48,389	38	N/A	N/A	11	N/A
Market Street Administration Building	Admin	10,577	32	N/A	N/A	82	N/A

EXHIBIT 6-7 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
ASSESSMENT SCORES – BY SITE TYPE

SITE NAME	GRADE CONFIGURATION	GSF	BUILDING FCA SCORE	SUITABILITY SCORE	TECHNOLOGY SCORE	SITE FCA SCORE	COMBINED SCORE (50/45/0/5)
Grimes Avenue Warehouse	Admin	30,980	40	N/A	N/A	9	N/A
Simeon Stadium	Admin	3,000	63	N/A	N/A	100	N/A
Prescott Street Tech Department	Admin	14,568	65	N/A	N/A	38	N/A
Washington Street Annex	Admin	42,188	39	N/A	N/A	77	N/A
Maintenance- Main	Admin	34,184	70	N/A	N/A	10	N/A
Merrit Drive Annex	Admin	4,375	48	N/A	N/A	100	N/A
Admin Total/Average		396,483	47	N/A	N/A	49	N/A
District Total/Average		12,788,889	67	67	84	70	69

Source: MGT of America Consulting, LLC, Parsons, 2018.

### 6.6 FINDINGS

The four facility assessments have identified deficiencies in all areas of GCS facilities. While there are some exceptions, it is a fair generalization to say that some GCS school buildings are not providing an adequate environment for teaching and learning. The individual schools scoring less than 70 as a Combined Score will need the most attention. For those schools, there were a variety of challenges at the building level. Some scored poorly in the building condition assessment, while others scored poorly in the suitability portion of the assessment. An individual building/school level analysis will be necessary across all four assessment areas to make a final determination of the capital investment required to provide a high-quality learning environment in all schools.

These facility assessments provide the data to prioritize projects based on the overall facility needs of the district. These data, combined with the utilization analysis, the educational goals and programs, and capital improvement budgets, will be used to develop master planning recommendations in **Section 7.0**.



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## 7.0 MASTER PLAN RECOMMENDATIONS

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This section presents the process to determine priorities and prepare recommendations for the facility master planning for the District's review. This section is divided into the following components:

- ♦ **Drivers** – the parameters/considerations within which recommendations were developed.
- ♦ **Findings** – a description of issues that MGT identified through the study process that have facility implications for short- and long-range planning.
- ♦ **Recommendations** – a set of issues that the Board may want to consider for school facility planning, including possible program placement changes, facility improvements, and opportunities for repurposing.

### 7.1 DRIVERS AND CONTEXT FOR LONG-RANGE MASTER PLAN RECOMMENDATIONS

Based on the findings described above, MGT recommends that the board of Guilford County Schools develop a long-range plan that includes the activities described below. Each activity addresses district needs found in the district during this project.

To ensure that the recommendations meet the unique needs of Guilford County Schools, MGT utilized the following drivers as the thresholds and context for making the recommendations below:

- ♦ If a school building was over 110 percent (overutilized) or under 70 percent (underutilized) the building was addressed to increase operational efficiency and to meet the space needs of the students and the programs located at that individual school. Overutilization often means cramming students and programs into spaces that are not optimal for the programs implemented. This scenario could impact a teacher's ability to store instructional materials or to provide learning experiences that are integral to the fidelity of the program. Underutilization, on the other hand, presents a separate set of concerns. Without an appropriate amount of Fulltime Equivalent dollars, schools may not be able to employ a full-time counselor, librarian or gym teacher. These scenarios can limit access to programs in an individual school, create inequities across the district and facility maintenance may suffer. The resources currently allocated for the maintenance and operations of school and district buildings will not be sufficient to maintain the current condition of buildings.
- ♦ Magnet school utilization is not balanced across the district. In some magnet school sites are overutilized while others are underutilized. Recommendations in this chapter balance utilization numbers in magnet program sites by either increasing the capacity of a magnet school site or by expanding the program to a different school site. When a program is expanded to another school, all necessary storage and spaces needed for that program were considered. For magnet program schools that were underutilized, additional students were given an opportunity to access the magnet program. MGT was mindful of moving students from schools that are currently overutilized.
- ♦ If a combined building score (condition, site, educational suitability, and technology) was below 50 percent, MGT considered the school for repurposing. However, some schools required renovations instead of repurposing due to population density in a particular geographical area. Replacements were recommended instead of renovations when the renovation costs were 60 percent or more than the costs to replace a new school site or when the school capacity needed to be increased.

- ♦ MGT understands those boundary adjustments, even when necessary, can be very impactful for the school community. Therefore, the recommendations below provide the least number of boundary changes as possible while balancing individual school utilization across the school district.
- ♦ MGT commits to help school districts maintain fiscal responsibility. The staff at MGT acknowledge that number that exceeds a \$1 billion price tag to address school facilities is an enormous challenge for any school systems. These funds will likely need two (\$500 million each) or three (\$350 million each) bond cycles to secure, and the community will need to understand why these dollars are necessary to support school facility improvement across the district. To assist in Guilford County School's community engagement effort, we include detailed reports for each school building with its current and projected capacity and utilization, and its combined building score (considering educational suitability, site, technology, and building condition scores). The dollars needed to remediate each school to a new or like new status were also included for each school on the detailed reports. These reports will help your community to fully understand why those dollars are needed and how the additional funds will serve the needs of the school district.
- ♦ MGT was very mindful in its recommendation of whether to replace a school instead of renovating the building. For each school that was a candidate for replacement, MGT referred to a replacement candidate ratio for each school building. Therefore, if renovation costs were more than 60% of the costs to replace a building, MGT determined replacement as the best option. Conversely, if the renovation costs were less than the 60 percent threshold, renovations seemed to be a better choice. MGT also considered non-capital solutions to balance program equity and utilization. Boundary adjustments and additional instances of programs were implemented where appropriate to ensure equity and access. These lenses helped keep a close watch on the dollar amounts while still balancing school utilization across the district.

## 7.2 BUDGET ESTIMATES

The following chart in **Exhibit 7-1** shows the construction per square foot costs and factors that were used to create budget estimates. A budget is developed using recent construction costs appropriate for each project type, and then adding factors for soft costs, furnishings, and contingencies.

EXHIBIT 7-1  
GUILFORD COUNTY SCHOOLS  
MGT BUDGET ESTIMATES

BUDGET ESTIMATE FORMULA								
Project Type	Formula	Cost per GSF for new const.	FF&E @ 10%	Contingency @ 5%	A&E, permit, testing, etc. @10%	Replacement Cost per GSF	Renovation factor @ 10%	Renovation Cost per GSF
<b>Building Condition Deficiencies ES</b>	Bldg. construction cost based on average replacement cost	<b>\$169.00</b>	\$16.90	\$9.30	\$19.52	\$214.71	\$21.47	236.19
Educational Suitability Deficiencies	35% of Building Cost	\$59.15	\$5.92	\$3.25	\$6.83	N/A	\$7.52	82.67
Technology Readiness Deficiencies	30% of Electrical system costs	\$3.27	N/A	\$0.16	\$0.34	N/A	\$0.38	4.15
Grounds Condition Deficiencies	Site development cost per building square foot as established by MGT historical data (20% Bldg Cost)	\$33.80	N/A	\$1.69	\$3.55	\$39.04	\$3.90	42.94
<b>Building Condition Deficiencies MS</b>	Bldg. construction cost based on average replacement cost	<b>\$182.50</b>	\$18.25	\$10.04	\$21.08	\$231.87	\$23.19	255.05
Educational Suitability Deficiencies	35% of Building Cost	\$63.88	\$6.39	\$3.51	\$7.38	N/A	\$8.12	89.27
Technology Readiness Deficiencies	30% of Electrical system costs	\$3.53	N/A	\$0.18	\$0.37	N/A	\$0.41	4.49
Grounds Condition Deficiencies	Site development cost per building square foot as established by MGT historical data (20% Bldg Cost)	\$36.50	N/A	\$1.83	\$3.83	\$42.16	\$4.22	46.37

EXHIBIT 7-1  
GUILFORD COUNTY SCHOOLS  
MGT BUDGET ESTIMATES

BUDGET ESTIMATE FORMULA								
Project Type	Formula	Cost per GSF for new const.	FF&E @ 10%	Contingency @ 5%	A&E, permit, testing, etc. @10%	Replacement Cost per GSF	Renovation factor @ 10%	Renovation Cost per GSF
<b>Building Condition Deficiencies HS/Specialty</b>	Bldg. construction cost based on average replacement cost	<b>\$172.00</b>	\$17.20	\$9.46	\$19.87	\$218.53	\$21.85	240.38
Educational Suitability Deficiencies	35% of Building Cost	\$60.20	\$6.02	\$3.31	\$6.95	N/A	\$7.65	84.13
Technology Readiness Deficiencies	30% of Electrical system costs	\$3.33	N/A	\$0.17	\$0.35	N/A	\$0.38	4.23
Grounds Condition Deficiencies	Site development cost per building square foot as established by MGT historical data (20% Bldg Cost)	\$34.40	N/A	\$1.72	\$3.61	\$39.73	\$3.97	43.71

Source: Parsons and MGT of America Consulting, LLC, 2018.

## BUDGET ESTIMATES

Deficiency budget estimates are calculated based on the scores of the four assessments, cost per gross square footage values and the GSF of each building or site.

Deficiency budget estimates for building and site condition are based on identifying system lifespans and then recommending repairs or improvements to remediate observed or predicted deficiencies of the facilities. Condition budget estimates represent the cumulative cost of repair/replacement of the deferred maintenance items identified at each school.

Deficiency budget estimates for suitability and technology readiness assessments are calculated using the Renovation Cost per GSF and assuming a final score of 100 for the suitability and technology readiness scores. The renovation cost/GSF is based on the average cost/GSF of all buildings of the same site type.

## NEW CONSTRUCTION AND ADDITIONS

Budgets for new construction can be determined by projecting the size of the new building or total GSF and using the Replacement Cost per GSF.

Soft costs are included in the estimates as shown in **Exhibit 7-2**. Inflation costs are not included.

## 7.3 FINDINGS AND RECOMMENDATIONS

Any long-range study includes gathering information and documenting issues, conditions, ideas, and data. In Guilford, this information has come from interviews, document reviews, and on-site assessments of each of the district's facilities.

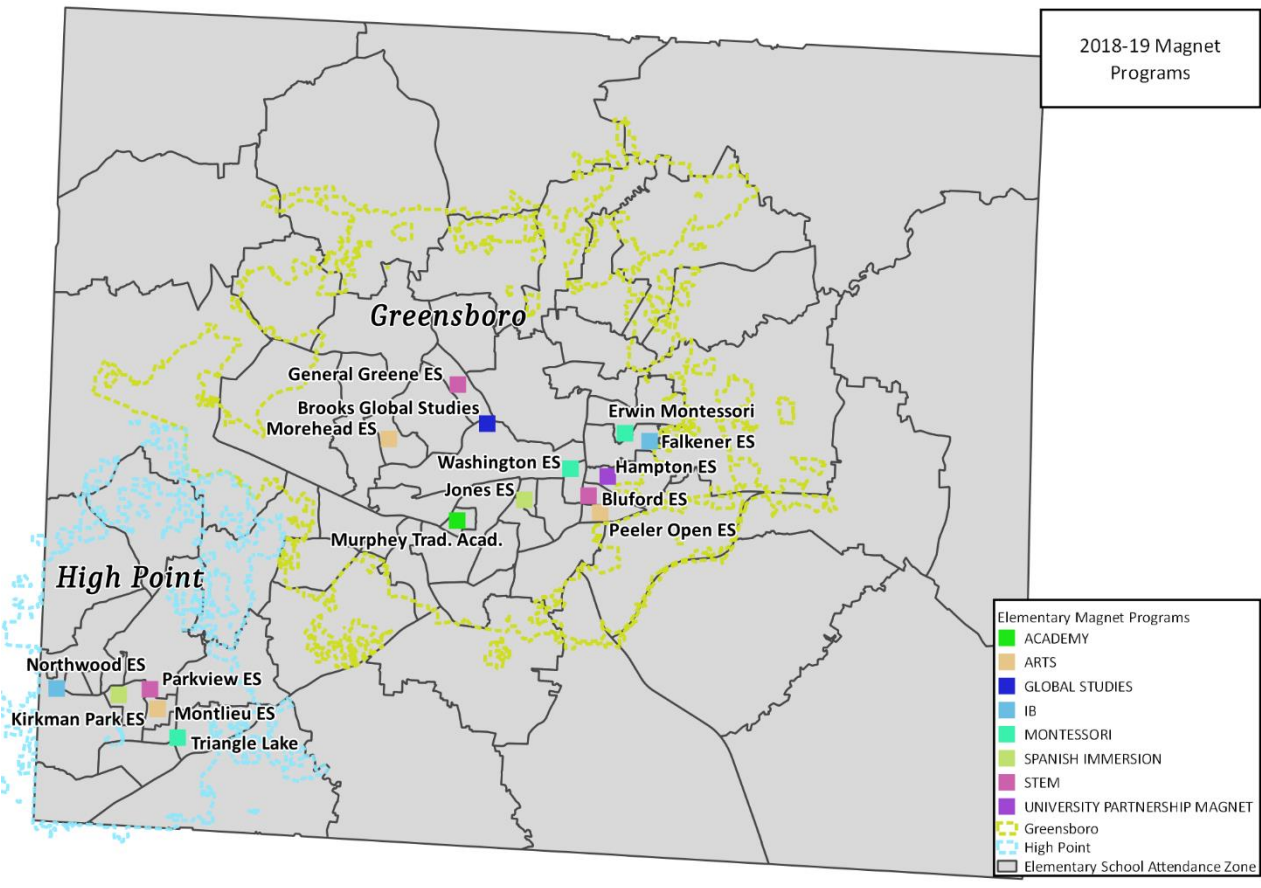
Four themes rose to the forefront as we considered the drivers above: the need to balance magnet schools' utilization across the district, the need for district-wide facility modernization, the need to address educational suitability, and the need to balance district-wide utilization. The recommendations below provide a path to remedy these four areas of concern. Please note that the corresponding budgets for these recommendations account for educational suitability updates that are necessary to meet the requirements of the programs housed in each school site.

### 7.3.1 SITE UTILIZATION FOR MAGNET PROGRAMS ARE NOT BALANCED ACROSS THE DISTRICT.

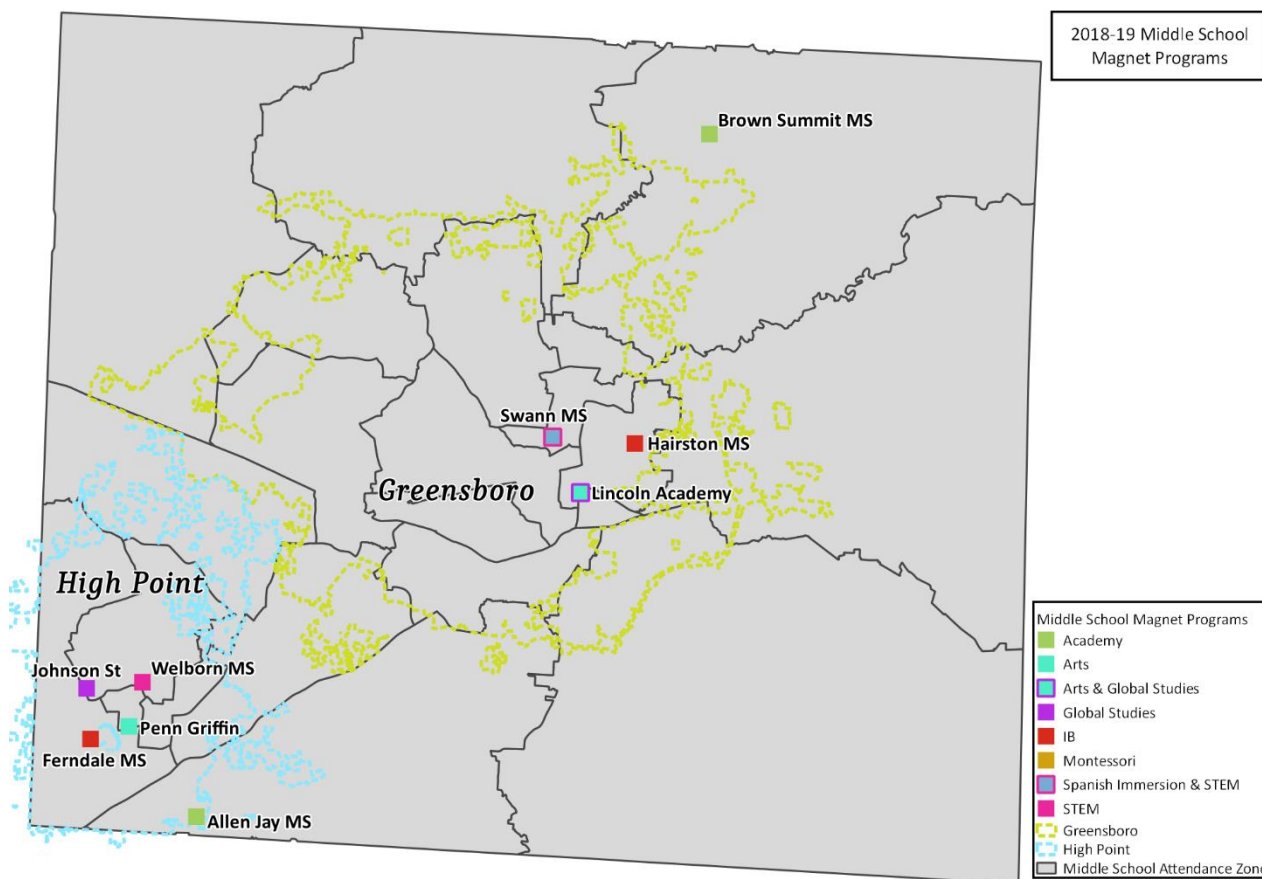
Guilford County Schools should be complimented on its full range of magnet programs. Students have opportunities to access Arts, International Baccalaureate, Montessori, Global Studies, Language Immersion, and Science and Technology magnet offerings. Four schools are non-attendance boundary schools (Brooks Global ES, Erwin Montessori ES, Brown Summit MS, and Allen Jay MS). The other 21 magnet programs have attendance boundaries but do accept non-attendance boundary students, when space is available.

The maps on the following pages show the location of elementary and middle school programs across Guilford County Schools.

Elementary Magnet Programs



## Middle School Magnet Programs



Nearly 12,000 students access magnet programs in Guilford County. Some students travel across five or more boundary attendance areas to access a particular magnet experience, while other students attend a magnet school that is within their attendance boundary area.

Currently, several magnet sites are overutilized or approaching overutilization. The following schools have utilization rates (2018) of 95 percent or higher.

SCHOOL NAME	2017 UTILIZATION RATE	PROJECTED 2027 UTILIZATION RATE
Jones ES - Spanish Immersion	109%	118%
Morehead ES – Expressive Arts	208%	239%
Northwood ES – IB PYP	105%	120%
Falkner ES – IB PYP	99%	110%
Allen Jay ES - Academy	127%	124%



Allen Jay ES is a non-attendance boundary schools. The other four schools accept a good percentage of their student body from other attendance areas throughout the district.

Overutilization may impact a school's ability to deliver the instructional program effectively. Often, there are not enough office spaces for resource teachers, limited storage for supplies, and inadequate common spaces (i.e., cafeteria and food service area, library, gymnasium) to support the student body. There may not be enough science labs for experiments or computer labs to enhance program offerings. Space deficiencies can also impact movement throughout the building and limit the types of educational experiences within the school facility.

MGT suggests balancing overutilization of magnet boundary sites by either adjusting its attendance area boundary (non-capital solution) or by increasing the facility capacity of the current program site (capital solution). Sometimes, both solutions are necessary to achieve the desired utilization levels.

To balance overutilization of magnet schools in Guilford County Schools, MGT suggests the following:

SCHOOL NAME	RECOMMENDED CHANGE
Jones ES - Spanish Immersion	Adjust boundary Move 150 non-attendance boundary students to Kirkman Park ES.
Morehead ES – Expressive Arts	Replace school with a new 525 student capacity elementary school Move 77 non-attendance boundary students to Peeler ES.
Northwood ES – IB PYP	Replace school with a new 650 student capacity elementary school
Falkner ES – IB PYP	Add a 125 Student Addition
Allen Jay ES - Academy	Replace school with a new 480 student capacity elementary school.

The capital funding needed to balance overutilization at the sites listed in the table above is \$61,848,000.

Please note that the total budget for the schools listed includes remediating all current facility deficiencies. The costs to replace a school includes all requisite spaces needed to fully implement the assigned program. The costs to increase the capacity of a school includes all program requirements as well.

Several magnet schools are currently underutilized. This scenario can increase operational costs and limit program opportunities. School sites that are underutilized may have reduced staffing (i.e., part-time school nurses, no assistant principal, part-time resource teachers) to balance low enrollment. Utilities must be paid, and entire roofs replaced even if the building is not adequately utilized. These costs can be impactful for the school district.



The magnet schools below are currently (2017) underutilized (<70%):

SCHOOL NAME	2017 UTILIZATION RATE	PROJECTED 2027 UTILIZATION RATE
Bluford ES - STEM	67%	67%
Lincoln Academy MS – Arts	65%	66%
Hairston MS – IB MYP	66%	73%
Penn-Griffin School for the Arts	64%	66%
Swann MS – STEM, Spanish Immersion	66%	66%
Welborn MS – STEM	48%	49%

MGT suggests balancing underutilization of magnet boundary sites by adjusting their attendance area boundaries (non-capital solution) and/or by increasing their building capacity (capital solution).

To balance underutilization of magnet school sites in Guilford County, MGT recommends the following:

SCHOOL NAME	RECOMMENDED CHANGE
Bluford ES - STEM	Build a 100 Student Addition. boundary, 175 students from Hampton ES.
Lincoln Academy MS – Arts	Becomes a 6-8 Global Studies Magnet Adjust boundary Add 169 students from Johnson Street ES. 126 students to Brooks Global Studies
Hairston MS – IB MYP	Adjust boundary Move 237 students from Kiser MS to Hairston MS
Penn-Griffin School for the Arts	Adjust boundary Move 364 students from Welborn MS to Penn-Griffin MS. Add an 80 student STEM addition Becomes two program school Arts and STEM
Swann MS – STEM, Spanish Immersion	Replace with 1,150 student capacity MS Adjust boundary 503 students from Kiser MS to Swann MS.
Welborn MS – STEM	Repurpose Welborn MS 364 students to Penn Griffin

These recommendations increase utilization for magnet school program sites across the district. Welborn MS was repurposed due to its low enrollment and for operational savings. However, moving those students and its STEM program to Penn-Griffin increases utilization at Penn-Griffin and assists in balancing district-wide utilization. Changes at Lincoln Academy balances utilization at Johnson-Street and Brooks Global Studies.

### 7.3.2 CAPITAL NEEDED TO ADDRESS LOW EDUCATIONAL SUITABILITY SCORES IN MAGNET SCHOOL SITES

Compounded with utilization concerns, several magnet programs are in school sites that scored poorly in educational suitability. Low Educational Suitability scores mean that the school sites do not currently have the appropriate spaces, equipment, storage, and/or learning environment to implement the magnet programs assigned to those schools. In this study, an Educational Suitability score less than 60 means the school facility is a barrier to implement the prescribed curriculum fully.

Site Name	Suitability Score	Suit Est.
General Greene Elem.	59	\$1,405,457
Hampton Elem.	54	\$1,856,688
Jones Elem.	55	\$2,727,845
Montlieu Elem.	52	\$2,611,376
Morehead Elem.	59	\$1,654,552
Murphey Elem.	57	\$1,869,739
Washington Elem.	53	\$1,929,706
Johnson Street Elem. (K-8)	57	\$2,748,104
<b>District Total/Average</b>	<b>57</b>	<b>\$16,803,467</b>

The total budget to remediate current educational suitability deficiencies in Guilford County Schools magnet program school sites is **\$16,803,467**.

In some cases, MGT does not suggest school remediation. When combined facility assessment scores are low, and when there are opportunities to save operational costs, repurposing schools is more appropriate.

For this reason, MGT recommends repurposing **Hampton ES**.

There are also cases where schools need to be replaced to increase their capacity to balance utilization across the school district. For this reason, MGT recommends replacing **General Greene ES, Morehead ES, and Murphey Traditional Academy**.

To better position magnet school sites for success, their buildings must be appropriately utilized and in good condition. The recommendations listed above will provide students and staff with the facilities needed to implement magnet programs with fidelity.

### 7.3.2 GUILFORD COUNTY SCHOOLS HAS MORE CAPACITY THAN NEEDED TO SUPPORT CURRENT AND PROJECTED STUDENT ENROLLMENT

Utilization is tough for any school district but can be especially challenging in a school district with varying student populations and geography. Guilford County has densely populated areas and rural areas. Students are traveling to attend schools that offer programs of interest. With this much movement and stark differences in population density and program availability, it is difficult to balance district-wide utilization. The recommendations below have taken the class-size reduction policies into account and balance utilization at a 92 percent utilization rate across the school district. To balance utilization, MGT recommends that Guilford County Schools:

- ◆ Address capacity at schools with a projected utilization of over 110 percent or less than 70 percent.
- ◆ Adjust capacity through non-capital solutions (i.e., boundary changes or program changes).
- ◆ Add space to existing school buildings to ensure seats are available for the projected number of students.
- ◆ Replace schools with larger buildings to accommodate the projected number of students.
- ◆ Add capacity to areas that are densely populated and growing at rapid rates.
- ◆ Repurpose schools that are underutilized, where appropriate.

There are 8,634 (2018 projected enrollment) empty seats across the GCS system based on MGT instructional space capacity calculations. Over the next three years, the number of excess seats will slowly decline because of capacity decreases at the elementary schools based on the class size reduction legislation in North Carolina.

The Department of Public Instruction in North Carolina has released policy changes from 2019-2022 to decrease class sizes for kindergarten-3<sup>rd</sup> grade. These changes directly impact the capacity of elementary school buildings through a decrease in the allowable number of students per classroom, which in turn affects the capacity of the entire school building. This policy change will move many schools from appropriately utilized to overutilized between 2018-2027, the timespan for this long-range facilities master plan. The recommendations in this section consider the capacity and utilization impact resulting from the decreased classroom sizes in those grade bands.

In 2019-2022, there will be a reduction of 920 seats of capacity, and without changes, the number is projected to grow to more than 2,747 seats. Having “empty seats” carries several costs, including lost revenue and increased per student energy and operational costs. Without changes in the district’s facility inventory, these costs are projected to increase over time. The results of implementing the recommendations below place the school district at an overall 92 percent utilization rate and reduces the number of open seats in the district from 8,634 to 4,337.

EXHIBIT 7-2  
EMPTY STUDENT SEATS AND CAPACITY REDUCTION CALCULATIONS

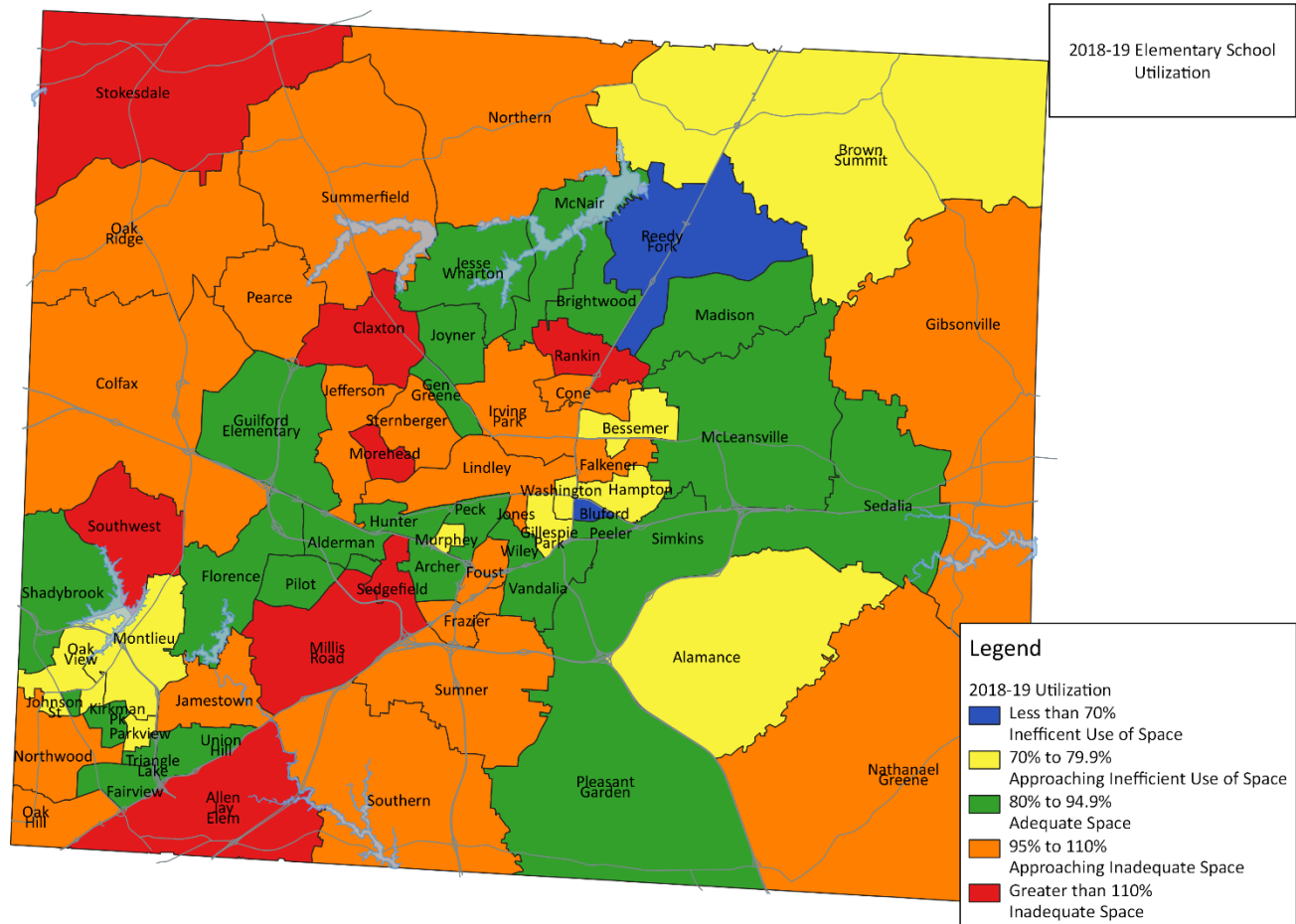
	2018 PK-12 Projected Enrollment	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2018	MGT PK-12 Capacity 2019	MGT PK-12 Capacity 2020	MGT PK-12 Capacity 2021-27
	72,259	73,808	80,893	79,972	79,052	78,146
Empty Seats			8,634	7,713	6,793	4,337
Capacity Reduction K-3				920	920	907

Source: MGT of America Consulting, LLC, 2018.

### RECOMMENDATION 7.3.2

MGT suggests repurposing the following elementary schools to reduce capacity and to conserve operational costs: **Bessemer ES, Hampton ES, Vandalia ES, and Wiley ES.**

However, MGT also recommends building a new elementary school in the northwestern portion of the county. The area is growing rapidly, and surrounding schools (Summerfield ES, Oak Ridge ES, Colfax ES, Pearce ES, and Stokesdale ES) are highly utilized. They are each projected to be at 110 percent or more utilization by 2027. Because the area is so densely populated, boundary adjustments alone will not solve its utilization challenges. A new elementary school will provide much needed capacity in this region. The map on the following page provides a visual representation of the utilization rates in this part of the district.



7.3.3 THE LOWEST EVALUATION SCORES WERE IN EDUCATIONAL SUITABILITY

The district has consistently made improvements and renovations to school buildings to ensure they were meeting the needs of the programs and the students in which they serve. Updates have been made with a limited operations/facility budget, which has affected the district’s ability to keep up with the rising costs of maintaining their asset portfolio. Therefore, a school could score well in one area (i.e., technology) and poorly in another (i.e., educational suitability).

GCS facilities scored lowest in Educational Suitability. Educational Suitability is an assessment of the appropriateness of existing learning and support spaces in comparison to the program needs at that school. For example, if the district’s elementary curriculum contains a music component, each elementary school should have a music room with an appropriate learning environment, good acoustics, and space to store instruments or other equipment.

Our trained Educational Suitability Assessors walked every school building to determine if the learning environment, spaces, fixed equipment, and technology met the standards developed by the instructional leaders of Guilford County Schools. The table below shows the range of educational suitability scores for ES, MS, HS, and Specialty Schools.

SITE TYPE	SUITABILITY SCORE		AVERAGE
	RANGE		
	LOW	HIGH	
Elementary Schools	47	94	67
Middle Schools	55	88	71
High Schools	61	79	69
Specialty Schools	34	91	62

Though each school had unique challenges, MGT captured themes of Educational Suitability concerns stretched across the district.

- ♦ Elementary and middle school playgrounds were in poor condition, and many did not have perimeter fencing.
- ♦ Many schools lacked the appropriate number of video cameras for safety and security.
- ♦ There were limited acoustical treatments in the music rooms.
- ♦ Humidified storage rooms for music were not present.
- ♦ There was an inadequate number of Career and Technology Education classrooms, and many of the spaces available did not meet the size requirements.
- ♦ Many elementary schools did not have appropriately sized classrooms or restrooms within classrooms when required.
- ♦ Many elementary school physical education spaces did not meet the standard. If a separate gymnasium was not available, GCS required a retractable wall.
- ♦ There were many portable structures used for classrooms, offices, and storage.
- ♦ Entire classrooms were used as offices instead of utilizing smaller spaces.
- ♦ Only the very new schools had the appropriate rooms for the required library suite.
- ♦ Nurses centers were poorly equipped. Many were too small and were missing the required equipment.
- ♦ Performing Arts spaces were not generally well equipped according to GCS requirements.
- ♦ Exceptional Children Adaptive Curriculum bathrooms were poorly equipped.

For a comprehensive listing of the requirements for each academic and support area, see the Educational Suitability Guide in **Appendix A**.

The individual school budgets listed in **Exhibit 7-3** on page 95 include the costs to remedy Educational Suitability deficiencies. All renovations/replacements budgets are based on the capital needed to return each building to a new or like new status.

### RECOMMENDATION 7.3.3

The overall cost to address current Educational Suitability deficiencies in Guilford County is **\$320,980,569.00**.

### 7.3.4 THE DISTRICT HAS CONSIDERABLE BUILDING DEFICIENCIES. THE DISTRICT'S ESTIMATED COST TO IMPROVE ALL FACILITIES TO A NEW OR LIKE NEW STATUS IS **\$1,179,414,700.**

The estimated budget for the district is over \$1 billion (\$1,179,414,700) to address the facility and program needs across the district. This budget will bring all school buildings to a new or like new status.

Guilford County is the third largest school district in the state and has a vast portfolio of building assets. Many school sites have educational suitability, technology readiness, building condition, and site scores that are in the poor or unsatisfactory range. When the needs are significant, it is important to prioritize which schools should be addressed.

#### RECOMMENDATION 7.3.4

MGT recommends that GCS use the following parameters to address building deficiencies:

- ♦ Renovate or replace schools with a combined score of less than 50, where appropriate.
- ♦ Renovate schools instead of replacing them when the renovation ratio is less than 60 percent of the costs of replacing a school building.
- ♦ Repurpose buildings that have poor or unsatisfactory combined scores to save on operational and staffing costs. Note that there are instances where this isn't possible because the student population density or program popularity requires that the school building to remain in place.
- ♦ Prioritize capital to ensure the core systems (HVAC, electrical, etc.) are in working order and appropriate for students and staff.
- ♦ Consider capital for educational suitability to ensure school buildings are instructional tools and not barriers. This means that the appropriate educational spaces, storage, and fixed equipment are in place so that the curriculum can be implemented with fidelity.

## 7.4 INDIVIDUAL SCHOOL RECOMMENDATIONS

Based on the findings from our analysis of Guilford County Schools data, the umbrella drivers provided context for addressing the recommendations, detailed interviews, and individual assessments, for individual school recommendations. It is important to note that individual school recommendations feed into a comprehensive plan to address district-wide issues of magnet program utilization, school building modernization, utilization, and Educational Suitability. Therefore, a recommendation for a school to receive 150 students from another school could expand a current program or address utilization at that school or for schools within a certain geographical area.

Renovation or replacement budgets could reflect capital needed for educational suitability, building condition, site condition, or technology readiness. Moreover, additions could balance utilization, or they could expand capacity to implement a particular magnet program. There is a cascading effect when putting together the puzzle pieces of a comprehensive long-range facilities master plan.

It is important to note that a district-wide master plan ensures that all concerns are addressed so that all program and building needs are met. A summary of each school building's historic and projected utilization, current capacity, and the capital needed to meet the needs of each building, access the detailed school reports in **Appendix D**.

MGT suggests that the district develop a comprehensive implementation plan which includes phasing, a detailed boundary analysis, and the identification of resources. Provided in the Individual School Recommendations table (**Exhibit 7-3**) is a possible phasing structure. This phasing structure considers all facility deficiencies. If the district chooses this phasing structure, the following resources will be needed in each phase:

Phase I –	<b>\$961,865,400</b>
Phase II –	<b>\$185,727,900</b>
Phase III –	<b>\$203,067,400</b>
Phase IV –	<b>\$127,698,300</b>
<b>Total -</b>	<b>\$1,478,359,000</b>

There are a few points to note before reviewing individual school changes in the table below:

- ♦ Acreage and other site considerations were considered before recommending a school addition or replacement.
- ♦ The recommendations budget differs from the total deficiency budget because the recommendations include additions, new schools, and some schools are repurposed.
- ♦ The storm damaged schools were assessed before the storm. Therefore, the budgets reflect the information gathered prior to the damage caused by the storm. The final determination on school renovations or replacements hinge on the School Board's decisions.
- ♦ Magnet school feeder patterns may need to be reviewed and adjusted based on program expansion recommendations.

The impact of this long-range facilities master plan for each school building in Guilford County Schools is in **Exhibit 7-3**, on the following pages.



EXHIBIT 7-3  
GUILFORD COUNTY SCHOOLS  
INDIVIDUAL SCHOOL RECOMMENDATIONS

Site Name	Combined Score (50/45/0/5)	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2021-27	MGT 2027 Projected Utilization	FMP Phase 1 Deficiencies Budget Estimate	Addn for Capacity	FMP Phase 1 Addition Budget Estimate	Student Change	FMP Replacement Budget Estimate	Recommendation	Resulting 2027 Enrollment	Resulting 2027 Capacity	Resulting Utilization	FMP Phase 1 Total Budget Estimate	FMP Phase 2 Deficiency Budget Estimate (Comb Score 60-69)	FMP Phase 3 Deficiency Budget Estimate (Comb score 70-79)	FMP Phase 4 Deficiency Budget Estimate (Comb score 80+)	FMP Total Budget Estimate Phases 1-4
Alamance Elem.	87	628	683	92%						No change	628	683	92%	\$0	\$0	\$0	\$2,699,200	\$2,699,200
Alderman Elem.	61	434	440	99%	\$6,579,600	40	\$1,518,500			Renovate and a 40 student addition.	434	480	90%	\$8,098,100	\$0	\$0	\$0	\$8,098,100
Allen Jay Elem.	54	434	351	124%					\$16,565,100	Replace with 480 student capacity ES.	434	480	90%	\$16,565,100	\$0	\$0	\$0	\$16,565,100
Archer Elem.	57	420	415	101%					\$15,529,800	Replace with 450 student capacity ES	420	450	93%	\$15,529,800	\$0	\$0	\$0	\$15,529,800
Bessemer Elem.	48	481	533	90%				(481)		Repurpose Adjust boundary, 281 students to Erwin, 200 students to Washington ES.	-	-	-	\$0	\$0	\$0	\$0	\$0
Bluford Elem.	89	255	380	67%		100	\$3,796,200	175		100 Student Addition. Adjust boundary, 175 students from Hampton ES.	430	480	90%	\$3,796,200	\$0	\$0	\$1,687,400	\$5,483,600
Brightwood Elem.	85	588	640	92%						No change	588	640	92%	\$0	\$0	\$0	\$3,188,600	\$3,188,600
Brooks Global Studies	47	369	397	93%				126	\$18,980,800	Replace with 550 capacity school move 4th and 5th grade (126 students) from Lincoln Academy.	495	550	90%	\$18,980,800	\$0	\$0	\$0	\$18,980,800
Claxton Elem.	43	624	468	133%				(140)	\$17,255,300	Replace with 500 student capacity ES. Adjust boundary, 140 students to Joyner ES.	484	500	97%	\$17,255,300	\$0	\$0	\$0	\$17,255,300
Colfax Elem.	84	655	594	110%				(100)		Adjust boundary, 100 students to New ES.	555	594	93%	\$0	\$0	\$0	\$4,226,600	\$4,226,600

EXHIBIT 7-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
INDIVIDUAL SCHOOL RECOMMENDATIONS

Site Name	Combined Score (50/45/0/5)	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2021-27	MGT 2027 Projected Utilization	FMP Phase 1 Deficiencies Budget Estimate	Addn for Capacity	FMP Phase 1 Addition Budget Estimate	Student Change	FMP Replacement Budget Estimate	Recommendation	Resulting 2027 Enrollment	Resulting 2027 Capacity	Resulting Utilization	FMP Phase 1 Total Budget Estimate	FMP Phase 2 Deficiency Budget Estimate (Comb Score 60-69)	FMP Phase 3 Deficiency Budget Estimate (Comb score 70-79)	FMP Phase 4 Deficiency Budget Estimate (Comb score 80+)	FMP Total Budget Estimate Phases 1-4
Cone Elem.	57	512	430	119%	\$9,192,300	100	\$3,796,200			Renovate and a 100 student addition.	512	530	97%	\$12,988,500	\$0	\$0	\$0	\$12,988,500
Erwin Montessori	63	260	344	76%				281	\$19,843,600	Replace storm damaged school with 575 student capacity school. Receive 281 students from Bessemer ES.	541	575	94%	\$19,843,600	\$0	\$0	\$0	\$19,843,600
Fairview Elem.	78	382	447	85%						No change	382	447	85%	\$0	\$0	\$4,855,900	\$0	\$4,855,900
Falkener Elem.	81	614	557	110%		125	\$4,733,000			125 Student Addition	614	682	90%	\$4,733,000	\$0	\$0	\$4,313,100	\$9,046,100
Florence Elem.	74	694	708	98%						No change	694	708	98%	\$0	\$0	\$6,049,200	\$0	\$6,049,200
Foust Elem.	34	421	363	116%					\$15,529,800	Replace with 450 student capacity ES.	421	450	94%	\$15,529,800	\$0	\$0	\$0	\$15,529,800
Frazier Elem.	63	369	315	117%				295	\$24,157,400	Replace with 700 student capacity ES. Adjust boundary, 295 students from Vandalia ES.	664	700	95%	\$24,157,400	\$0	\$0	\$0	\$24,157,400
General Greene Elem.	59	529	495	107%					\$18,980,800	Replace with a 550 student capacity ES.	529	550	96%	\$18,980,800	\$0	\$0	\$0	\$18,980,800
Gibsonville Elem.	85	609	504	121%		173	\$6,571,200			173 Student Addition	609	677	90%	\$6,571,200	\$0	\$0	\$3,873,700	\$10,444,900
Gillespie Park Elem.	85	268	296	91%						No change	268	296	91%	\$0	\$0	\$0	\$3,315,400	\$3,315,400
Guilford Elem.	91	603	627	96%						No change	603	627	96%	\$0	\$0	\$0	\$1,674,600	\$1,674,600
Hampton Elem.	52	330	395	84%				(330)		Repurpose. 175 students to Bluford ES, 155 students to Peeler ES.	-	-	-	\$0	\$0	\$0	\$0	\$0
Hunter Elem.	97	543	581	94%						No change	543	581	94%	\$0	\$0	\$0	\$504,000	\$504,000

EXHIBIT 7-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
INDIVIDUAL SCHOOL RECOMMENDATIONS

Site Name	Combined Score (50/45/0/5)	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2021-27	MGT 2027 Projected Utilization	FMP Phase 1 Deficiencies Budget Estimate	Addn for Capacity	FMP Phase 1 Addition Budget Estimate	Student Change	FMP Replacement Budget Estimate	Recommendation	Resulting 2027 Enrollment	Resulting 2027 Capacity	Resulting Utilization	FMP Phase 1 Total Budget Estimate	FMP Phase 2 Deficiency Budget Estimate (Comb Score 60-69)	FMP Phase 3 Deficiency Budget Estimate (Comb score 70-79)	FMP Phase 4 Deficiency Budget Estimate (Comb score 80+)	FMP Total Budget Estimate Phases 1-4
Irving Park Elem.	58	594	541	110%	\$8,957,900	50	\$1,898,100			Renovate and a 50 student addition.	594	591	101%	\$10,856,000	\$0	\$0	\$0	\$10,856,000
Jamestown Elem.	66	433	433	100%						No change	433	433	100%	\$0	\$7,001,800	\$0	\$0	\$7,001,800
Jefferson Elem.	85	663	634	105%						No change	663	634	105%	\$0	\$0	\$0	\$3,583,000	\$3,583,000
Jesse Wharton Elem.	75	548	537	102%						No change	548	537	102%	\$0	\$0	\$6,963,500	\$0	\$6,963,500
Jones Elem.	68	717	608	118%				(150)		Adjust boundary, 150 non-attendance boundary students to Kirkman Park ES.	567	608	93%	\$0	\$6,563,500	\$0	\$0	\$6,563,500
Joyner Elem.	46	324	325	100%				140	\$16,392,500	Replace with 475 student capacity ES. Adjust boundary 140 students from Claxton ES.	464	475	98%	\$16,392,500	\$0	\$0	\$0	\$16,392,500
Kirkman Park Elem.	54	355	377	94%				150	\$20,016,100	Replace with 580 student capacity ES. Adjust boundary, 150 students from Jones ES.	505	580	87%	\$20,016,100	\$0	\$0	\$0	\$20,016,100
Lindley Elem.	61	546	412	132%	\$8,308,300	194	\$7,371,500			Renovate and a 194 student addition	546	606	90%	\$15,679,800	\$0	\$0	\$0	\$15,679,800
Madison Elem.	63	237	252	94%				300	\$18,980,800	Replace with 550 capacity ES. Adjust boundary, 300 students from Rankin (east side of freeway)	537	550	98%	\$18,980,800	\$0	\$0	\$0	\$18,980,800
McLeansville Elem.	76	400	343	117%		101	\$3,851,100			101 Student Addition	400	444	90%	\$3,851,100	\$0	\$4,360,400	\$0	\$8,211,500
McNair Elem.	97	561	557	101%						No change	561	557	101%	\$0	\$0	\$0	\$491,500	\$491,500

EXHIBIT 7-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
INDIVIDUAL SCHOOL RECOMMENDATIONS

Site Name	Combined Score (50/45/0/5)	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2021-27	MGT 2027 Projected Utilization	FMP Phase 1 Deficiencies Budget Estimate	Addn for Capacity	FMP Phase 1 Addition Budget Estimate	Student Change	FMP Replacement Budget Estimate	Recommendation	Resulting 2027 Enrollment	Resulting 2027 Capacity	Resulting Utilization	FMP Phase 1 Total Budget Estimate	FMP Phase 2 Deficiency Budget Estimate (Comb Score 60-69)	FMP Phase 3 Deficiency Budget Estimate (Comb score 70-79)	FMP Phase 4 Deficiency Budget Estimate (Comb score 80+)	FMP Total Budget Estimate Phases 1-4
Millis Road Elem.	51	535	359	149%					\$20,706,300	Replace with 600 student capacity ES.	535	600	89%	\$20,706,300	\$0	\$0	\$0	\$20,706,300
Monticello-Brown Summit Elem.	87	403	536	75%				120		Adjust boundary, 120 from Northern ES.	523	536	98%	\$0	\$0	\$0	\$3,048,100	\$3,048,100
Montlieu Elem.	55	622	667	93%	\$8,693,500					Renovate	622	667	93%	\$8,693,500	\$0	\$0	\$0	\$8,693,500
Morehead Elem.	59	602	252	239%				(77)	\$18,118,000	Replace with 525 student capacity ES. Move 77 non-attendance boundary students to Peeler ES.	525	525	100%	\$18,118,000	\$0	\$0	\$0	\$18,118,000
Murphey Elem.	51	269	351	77%				(269)	See Jackson MS	Replace with a K-8 school on the Murphey / Jackson site, built to a capacity of 850. Combine Murphey and Jackson.	-	-	-	\$0	\$0	\$0	\$0	\$0
Nathanael Greene Elem.	63	252	252	100%	\$6,787,800					Renovate	252	252	100%	\$6,787,800	\$0	\$0	\$0	\$6,787,800
Northern Elem.	94	680	576	118%				(120)		Adjust boundary, 120 students to Monticello ES.	560	576	97%	\$0	\$0	\$0	\$1,057,400	\$1,057,400
Northwood Elem.	52	584	486	120%					\$22,431,900	Replace with 650 student capacity ES.	584	650	90%	\$22,431,900	\$0	\$0	\$0	\$22,431,900
Oak Hill Elem.	65	525	409	129%	\$6,562,500	175	\$6,640,000			Renovate and a 175 student addition	525	584	90%	\$13,202,500	\$0	\$0	\$0	\$13,202,500

EXHIBIT 7-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
INDIVIDUAL SCHOOL RECOMMENDATIONS

Site Name	Combined Score (50/45/0/5)	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2021-27	MGT 2027 Projected Utilization	FMP Phase 1 Deficiencies Budget Estimate	Addn for Capacity	FMP Phase 1 Addition Budget Estimate	Student Change	FMP Replacement Budget Estimate	Recommendation	Resulting 2027 Enrollment	Resulting 2027 Capacity	Resulting Utilization	FMP Phase 1 Total Budget Estimate	FMP Phase 2 Deficiency Budget Estimate (Comb Score 60-69)	FMP Phase 3 Deficiency Budget Estimate (Comb score 70-79)	FMP Phase 4 Deficiency Budget Estimate (Comb score 80+)	FMP Total Budget Estimate Phases 1-4
Oak Ridge Elem.	90	801	700	114%				(150)		Adjust boundary, 150 students to New ES in area to balance utilization.	651	700	93%	\$0	\$0	\$0	\$2,685,900	\$2,685,900
Oak View Elem.	65	525	644	81%						No change	525	644	81%	\$0	\$7,450,400	\$0	\$0	\$7,450,400
Parkview Elem.	77	294	394	75%						No change	294	394	75%	\$0	\$0	\$5,298,900	\$0	\$5,298,900
Pearce Elem.	88	781	678	115%				(160)		Adjust boundary, 160 students to New ES in area to balance utilization.	621	678	92%	\$0	\$0	\$0	\$2,050,300	\$2,050,300
Peck Elem.	52	202	306	66%				347	\$20,706,300	Replace with 600 student capacity ES. Adjust boundary, 347 students from Wiley ES.	549	600	92%	\$20,706,300	\$0	\$0	\$0	\$20,706,300
Peeler Elem.	60	248	304	81%				232		Renovate and 221 student addition. Adjust boundary, 155 students from Hampton ES. 77 non-boundary students from Morehead.	480	525	91%	\$15,167,800	\$0	\$0	\$0	\$15,167,800
Pilot Elem.	74	669	685	98%	\$6,778,300	221	\$8,389,500			No change	669	685	98%	\$0	\$0	\$7,284,200	\$0	\$7,284,200
Pleasant Garden Elem.	73	425	495	86%						No change	425	495	86%	\$0	\$0	\$9,834,000	\$0	\$9,834,000
Rankin Elem.	75	817	567	144%				(300)		Adjust boundary, 300 students to Madison ES	517	567	91%	\$0	\$0	\$5,435,500	\$0	\$5,435,500
Reedy Fork Elem.	93	494	648	76%						No Change	494	648	76%	\$0	\$0	\$0	\$1,183,500	\$1,183,500
Sedalia Elem.	74	476	458	104%		50	\$1,898,100			50 Student Addition	476	508	94%	\$1,898,100	\$0	\$5,093,200	\$0	\$6,991,300

EXHIBIT 7-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
INDIVIDUAL SCHOOL RECOMMENDATIONS

Site Name	Combined Score (50/45/0/5)	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2021-27	MGT 2027 Projected Utilization	FMP Phase 1 Deficiencies Budget Estimate	Addn for Capacity	FMP Phase 1 Addition Budget Estimate	Student Change	FMP Replacement Budget Estimate	Recommendation	Resulting 2027 Enrollment	Resulting 2027 Capacity	Resulting Utilization	FMP Phase 1 Total Budget Estimate	FMP Phase 2 Deficiency Budget Estimate (Comb Score 60-69)	FMP Phase 3 Deficiency Budget Estimate (Comb score 70-79)	FMP Phase 4 Deficiency Budget Estimate (Comb score 80+)	FMP Total Budget Estimate Phases 1-4
Sedgefield Elem.	56	566	441	128%					\$22,431,900	Replace with 650 student capacity ES.	566	650	87%	\$22,431,900	\$0	\$0	\$0	\$22,431,900
Shadybrook Elem.	53	348	430	81%				320	\$24,157,400	Replace with 700 student capacity ES. Adjust boundary, 320 students from Southwest ES. District will need to acquire 10-12 acre site for school	668	700	95%	\$24,157,400	\$0	\$0	\$0	\$24,157,400
Simkins Elem.	96	606	561	108%		100	\$3,796,200			100 Student Addition	606	661	92%	\$3,796,200	\$0	\$0	\$666,800	\$4,463,000
Southern Elem.	42	347	288	121%					\$13,804,200	Replace with 400 student capacity ES.	347	400	87%	\$13,804,200	\$0	\$0	\$0	\$13,804,200
Southwest Elem.	80	1,037	765	135%				(320)		Adjust boundary, 320 students to Shady brook ES.	717	765	94%	\$0	\$0	\$0	\$4,548,300	\$4,548,300
Sternberger Elem.	44	453	410	110%					\$17,255,300	Replace with 500 student capacity ES.	453	500	91%	\$17,255,300	\$0	\$0	\$0	\$17,255,300
Stokesdale Elem.	75	603	457	132%		200	\$7,592,400			200 Student Addition.	603	657	92%	\$7,592,400	\$0	\$5,182,300	\$0	\$12,774,700
Summerfield Elem.	83	624	594	105%				(65)		Adjust boundary, 65 students to New ES in area to balance utilization.	559	594	94%	\$0	\$0	\$0	\$4,528,600	\$4,528,600
Sumner Elem.	45	664	568	117%					\$24,157,400	Replace with 700 student capacity ES.	664	700	95%	\$24,157,400	\$0	\$0	\$0	\$24,157,400
Triangle Lake Montessori	86	554	583	95%						No change	554	583	95%	\$0	\$0	\$0	\$2,973,200	\$2,973,200
Union Hill Elem.	93	559	536	104%		50	\$1,898,100			50 Student Addition	559	586	96%	\$1,898,100	\$0	\$0	\$1,409,400	\$3,307,500

EXHIBIT 7-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
INDIVIDUAL SCHOOL RECOMMENDATIONS

Site Name	Combined Score (50/45/0/5)	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2021-27	MGT 2027 Projected Utilization	FMP Phase 1 Deficiencies Budget Estimate	Addn for Capacity	FMP Phase 1 Addition Budget Estimate	Student Change	FMP Replacement Budget Estimate	Recommendation	Resulting 2027 Enrollment	Resulting 2027 Capacity	Resulting Utilization	FMP Phase 1 Total Budget Estimate	FMP Phase 2 Deficiency Budget Estimate (Comb Score 60-69)	FMP Phase 3 Deficiency Budget Estimate (Comb score 70-79)	FMP Phase 4 Deficiency Budget Estimate (Comb score 80+)	FMP Total Budget Estimate Phases 1-4
Vandalia Elem.	47	295	304	97%				(295)		Repurpose. Adjust boundary, 295 students to Frazier.	-	-	-	\$0	\$0	\$0	\$0	\$0
Washington Elem.	62	380	445	85%				200		Renovate and a 200 student addition. Adjust boundary, 200 students from Bessemer ES	580	645	90%	\$13,456,400	\$0	\$0	\$0	\$13,456,400
					\$5,864,000	200	\$7,592,400											
Wiley Elem.	48	347	356	97%				(347)		Repurpose. Adjust boundary, 347 students to Peck ES.	-	-	-	\$0	\$0	\$0	\$0	\$0
New ES School 500 Student Capacity	-	-	-	-				475	\$17,255,300	New 500 student capacity ES. Adjust boundaries 100 student from Colfax, 160 students from Pearce, 65 students from Summerfield, 150 students from Oak Ridge	475	500	95%	\$17,255,300	\$0	\$0	\$0	\$17,255,300
Elementary School Total	67	33,984	32,486	105%	\$67,724,200	1,879	\$71,342,500	(143)	\$403,256,000		33,841	36,469	93%	\$542,322,700	\$21,015,700	\$60,357,100	\$53,708,600	\$677,404,100
Allen Middle	59	738	741	100%				(100)		Renovate. Adjust boundary, 100 students to W. Guilford MS.	638	741	86%	\$19,792,400	\$0	\$0	\$0	\$19,792,400
					\$19,792,400													
Allen Jay Middle - Prep Academy	90	400	464	86%						No change	400	464	86%	\$0	\$0	\$0	\$1,946,200	\$1,946,200
Brown Summit Middle	63	246	336	73%						Renovate	246	336	73%	\$3,727,600	\$0	\$0	\$0	\$3,727,600
					\$3,727,600													
Eastern Middle	78	927	1,123	83%						No change	927	1,123	83%	\$0	\$0	\$11,434,600	\$0	\$11,434,600



EXHIBIT 7-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
INDIVIDUAL SCHOOL RECOMMENDATIONS

Site Name	Combined Score (50/45/0/5)	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2021-27	MGT 2027 Projected Utilization	FMP Phase 1 Deficiencies Budget Estimate	Addn for Capacity	FMP Phase 1 Addition Budget Estimate	Student Change	FMP Replacement Budget Estimate	Recommendation	Resulting 2027 Enrollment	Resulting 2027 Capacity	Resulting Utilization	FMP Phase 1 Total Budget Estimate	FMP Phase 2 Deficiency Budget Estimate (Comb Score 60-69)	FMP Phase 3 Deficiency Budget Estimate (Comb score 70-79)	FMP Phase 4 Deficiency Budget Estimate (Comb score 80+)	FMP Total Budget Estimate Phases 1-4
Ferndale Middle	71	734	962	76%				185		Adjust boundary 185 students from Southwest MS.	919	962	96%	\$0	\$0	\$14,089,200	\$0	\$14,089,200
Hairston Middle	85	702	962	73%				237		Adjust boundary, 237 students from Kiser.	939	962	98%	\$0	\$0	\$0	\$6,371,800	\$6,371,800
Jackson Middle	52	545	722	76%				269	\$34,588,700	Replace with a K-8 school on the Murphy / Jackson site, built to a capacity of 850. Combine Murphey and Jackson.	814	850	96%	\$34,588,700	\$0	\$0	\$0	\$34,588,700
Jamestown Middle	95	1,175	1,179	100%				(150)		Adjust boundary 150 students to W. Guilford	1,025	1,179	87%	\$0	\$0	\$0	\$1,755,400	\$1,755,400
Johnson Street Elem. (K-8)	61	509	476	107%				(169)		Renovate. Send 169 students (6-8) to Lincoln Academy. Johnson converts to K-5 Global studies.	340	476	71%	\$8,857,300	\$0	\$0	\$0	\$8,857,300
Kernodle Middle	86	734	1,106	66%				170		Adjust boundary, 170 students from Northwest MS	904	1,106	82%	\$0	\$0	\$0	\$5,075,700	\$5,075,700
Kiser Middle	42	986	1,034	95%				(986)		Repurpose. Adjust boundary, 237 students to Hairston MS, 246 to Mendenhall MS and 503 to Swann MS.	-	-	-	\$0	\$0	\$0	\$0	\$0

EXHIBIT 7-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
INDIVIDUAL SCHOOL RECOMMENDATIONS



Site Name	Combined Score (50/45/0/5)	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2021-27	MGT 2027 Projected Utilization	FMP Phase 1 Deficiencies Budget Estimate	Addn for Capacity	FMP Phase 1 Addition Budget Estimate	Student Change	FMP Replacement Budget Estimate	Recommendation	Resulting 2027 Enrollment	Resulting 2027 Capacity	Resulting Utilization	FMP Phase 1 Total Budget Estimate	FMP Phase 2 Deficiency Budget Estimate (Comb Score 60-69)	FMP Phase 3 Deficiency Budget Estimate (Comb score 70-79)	FMP Phase 4 Deficiency Budget Estimate (Comb score 80+)	FMP Total Budget Estimate Phases 1-4
Lincoln Academy (4-8)	66	681	1,032	66%	\$12,076,300			43		Renovate. Becomes 6-8 global studies. Adjust boundary, 169 students from Johnson Street ES. 126 students to Brooks Global Studies	724	1,032	70%	\$12,076,300	\$0	\$0	\$0	\$12,076,300
Mendenhall Middle	61	665	880	76%	\$17,022,000			246		Renovate. Adjust boundary, 246 students from Kiser MS.	911	880	104%	\$17,022,000	\$0	\$0	\$0	\$17,022,000
Northeast Middle	65	625	904	69%				150		Boundary adjustment, 150 students from Northern MS.	775	904	86%	\$0	\$14,613,000	\$0	\$0	\$14,613,000
Northern Middle	90	918	914	101%				(150)		Boundary adjustment, 150 students to Northeast MS.	768	914	84%	\$0	\$0	\$0	\$3,090,400	\$3,090,400
Northwest Middle	48	1,123	896	125%				(170)	\$48,831,100	Replace with 1,200 student capacity MS. Adjust boundary, 170 students to Kernodle MS.	953	1,200	79%	\$48,831,100	\$0	\$0	\$0	\$48,831,100
Penn Griffin Schl for the Arts	75	647	980	66%		80	\$3,581,000	364		Adjust boundary, 364 students from Welborn MS. 80 student STEM addition. Becomes two program school Arts and STEM	1,011	1,060	95%	\$3,581,000	\$0	\$12,652,800	\$0	\$16,233,800
Southeast Middle	70	929	915	101%				(125)		Adjust boundary, 125 students to Southern MS.	804	915	88%	\$0	\$0	\$14,411,000	\$0	\$14,411,000

EXHIBIT 7-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
INDIVIDUAL SCHOOL RECOMMENDATIONS

Site Name	Combined Score (50/45/0/5)	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2021-27	MGT 2027 Projected Utilization	FMP Phase 1 Deficiencies Budget Estimate	Addn for Capacity	FMP Phase 1 Addition Budget Estimate	Student Change	FMP Replacement Budget Estimate	Recommendation	Resulting 2027 Enrollment	Resulting 2027 Capacity	Resulting Utilization	FMP Phase 1 Total Budget Estimate	FMP Phase 2 Deficiency Budget Estimate (Comb Score 60-69)	FMP Phase 3 Deficiency Budget Estimate (Comb score 70-79)	FMP Phase 4 Deficiency Budget Estimate (Comb score 80+)	FMP Total Budget Estimate Phases 1-4
Southern Middle	90	738	986	75%				125		Adjust boundary, 125 students from Southeast MS.	863	986	88%	\$0	\$0	\$0	\$3,227,400	\$3,227,400
Southwest Middle	81	1,251	1,099	114%				(185)		Adjust boundary 185 students to Ferndale MS.	1,066	1,099	97%	\$0	\$0	\$0	\$7,244,400	\$7,244,400
Swann Middle	55	627	952	66%				503	\$46,796,500	Replace with 1,150 student capacity MS. Adjust boundary, 503 students from Kiser MS.	1,130	1,150	98%	\$46,796,500	\$0	\$0	\$0	\$46,796,500
Welborn Middle	63	364	736	49%				(364)		Repurpose. 364 students to Penn Griffin	-	-	-	\$0	\$0	\$0	\$0	\$0
Western Guilford Middle School	91	666	1,083	61%				250		Adjust boundary 100 students from Allen MS, 150 students from Jamestown MS.	916	1,083	85%	\$0	\$0	\$0	\$2,859,500	\$2,859,500
Middle School Total	71	16,932	20,480	83%	\$61,475,600	80	\$3,581,000	143	\$130,216,300		17,075	19,421	88%	\$195,272,900	\$14,613,000	\$52,587,600	\$31,570,800	\$294,044,300
Andrews High	76	814	1,146	71%						No change	814	1,146	71%	\$0	\$0	\$15,580,700	\$0	\$15,580,700
Dudley High	85	1,358	1,744	78%				300		Adjust boundary 300 students from Page HS	1,658	1,744	95%	\$0	\$0	\$0	\$10,205,700	\$10,205,700
Eastern High	89	1,232	1,308	94%						No Change	1,232	1,308	94%	\$0	\$0	\$0	\$7,323,800	\$7,323,800
Grimsley High	56	1,699	1,779	96%						Renovate due to historic significance. 10% added for historical renovation cost.	1,699	1,850	92%	\$46,026,600	\$0	\$0	\$0	\$46,026,600
High Point Central High	65	1,472	1,614	91%	\$46,026,600					No change	1,472	1,614	91%	\$0	\$32,870,100	\$0	\$0	\$32,870,100

EXHIBIT 7-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
INDIVIDUAL SCHOOL RECOMMENDATIONS

Site Name	Combined Score (50/45/0/5)	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2021-27	MGT 2027 Projected Utilization	FMP Phase 1 Deficiencies Budget Estimate	Addn for Capacity	FMP Phase 1 Addition Budget Estimate	Student Change	FMP Replacement Budget Estimate	Recommendation	Resulting 2027 Enrollment	Resulting 2027 Capacity	Resulting Utilization	FMP Phase 1 Total Budget Estimate	FMP Phase 2 Deficiency Budget Estimate (Comb Score 60-69)	FMP Phase 3 Deficiency Budget Estimate (Comb score 70-79)	FMP Phase 4 Deficiency Budget Estimate (Comb score 80+)	FMP Total Budget Estimate Phases 1-4
Northeast High	59	927	947	98%	\$23,935,100					Renovate	927	947	98%	\$23,935,100	\$0	\$0	\$0	\$23,935,100
Northern High	90	1,411	1,417	100%						No change	1,411	1,417	100%	\$0	\$0	\$0	\$5,534,300	\$5,534,300
Northwest High	70	2,258	1,583	143%				(600)		Adjust boundary, 600 students to Western HS	1,658	1,583	105%	\$0	\$0	\$20,699,600	\$0	\$20,699,600
Page High	65	1,938	1,658	117%				(300)		Adjust boundary, 300 students to Dudley HS.	1,638	1,658	99%	\$0	\$27,822,300	\$0	\$0	\$27,822,300
Ragsdale High	83	1,463	1,651	89%				142		142 students from Kearns Academy	1,605	1,651	97%	\$0	\$0	\$0	\$16,497,000	\$16,497,000
Smith High	59	1,334	1,608	83%	\$37,038,900					Renovate	1,334	1,608	83%	\$37,038,900	\$0	\$0	\$0	\$37,038,900
Southeast High	74	1,350	1,553	87%						No change	1,350	1,553	87%	\$0	\$0	\$21,986,000	\$0	\$21,986,000
Southern High	56	1,124	1,174	96%					\$45,937,700	Replace with 1,250 student capacity HS.	1,124	1,250	90%	\$45,937,700	\$0	\$0	\$0	\$45,937,700
Southwest High	70	1,795	1,719	104%						No change	1,795	1,719	104%	\$0	\$0	\$26,066,400	\$0	\$26,066,400
Western High	61	1,219	1,397	87%				600		Renovate and a 350 student addition. Adjust boundary, 600 students from Northwest HS.	1,819	1,747	104%	\$44,687,600	\$0	\$0	\$0	\$44,687,600
					\$30,538,800	350	\$14,148,800											
High School Total	71	21,397	22,299	96%	\$137,539,400	350	\$14,148,800	142	\$45,937,700		21,539	22,796	94%	\$197,625,900	\$60,692,400	\$84,332,700	\$39,560,800	\$382,211,800
Dean B. Pruette SCALE School	79	8	147	5%						No change	8	147	5%	\$0	\$0	\$784,200	\$0	\$784,200
Gateway Ed. Center	67	136	269	51%						No change	136	269	51%	\$0	\$11,229,400	\$0	\$0	\$11,229,400
Greensboro SCALE School	43	18	105	17%				(18)		Repurpose and relocate students to leased office space	-	-	-	\$0	\$0	\$0	\$0	\$0
Guilford Newcomers School	41	331	301	110%					\$12,862,600	Replace with 350 student capacity school	331	350	95%	\$12,862,600	\$0	\$0	\$0	\$12,862,600

EXHIBIT 7-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
INDIVIDUAL SCHOOL RECOMMENDATIONS

Site Name	Combined Score (50/45/0/5)	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2021-27	MGT 2027 Projected Utilization	FMP Phase 1 Deficiencies Budget Estimate	Addn for Capacity	FMP Phase 1 Addition Budget Estimate	Student Change	FMP Replacement Budget Estimate	Recommendation	Resulting 2027 Enrollment	Resulting 2027 Capacity	Resulting Utilization	FMP Phase 1 Total Budget Estimate	FMP Phase 2 Deficiency Budget Estimate (Comb Score 60-69)	FMP Phase 3 Deficiency Budget Estimate (Comb score 70-79)	FMP Phase 4 Deficiency Budget Estimate (Comb score 80+)	FMP Total Budget Estimate Phases 1-4
Haynes Inman Education Center	96	129	202	64%						No change	129	202	64%	\$0	\$0	\$0	\$520,300	\$520,300
Herbin-Metz Education Center	92	80	96	83%						No change	80	96	83%	\$0	\$0	\$0	\$782,500	\$782,500
Joyner-Greene Education Center	94	103	167	62%						No change	103	167	62%	\$0	\$0	\$0	\$714,800	\$714,800
Kearns Academy	57	142	232	61%				(142)		Repurpose. 142 students to Ragsdale HS.	-	-	-	\$0	\$0	\$0	\$0	\$0
Smith Academy	78	226	340	66%						No change	226	340	66%	\$0	\$0	\$2,166,800	\$0	\$2,166,800
Twilight High School	41	N/A	63	N/A						Repurpose school and relocate students to leased office space	-	-	N/A	\$0	\$0	\$0	\$0	\$0
Weaver Ed. Center	42	323	553	58%					\$13,781,300	Replace with 375 student capacity school.	323	375	86%	\$13,781,300	\$0	\$0	\$0	\$13,781,300
Old McIver School	50	N/A	406	N/A						Repurpose	-	-	-	\$0	\$0	\$0	\$0	\$0
Specialty School Total	65	1,495	2,880	52%	\$0	0	\$0	(160)	\$26,643,900		1,336	1,945	69%	\$26,643,900	\$11,229,400	\$2,951,000	\$2,017,600	\$42,841,900
English Road Admin/Dean B Pruette SCALE School	89	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$0	\$0	\$840,500	\$840,500
Franklin Blvd-Main	26	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$8,127,700	\$0	\$0	\$8,127,700
Transportation-Main	28	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$7,321,500	\$0	\$0	\$7,321,500
Jamieson Stadium	46	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$31,255,700	\$0	\$0	\$31,255,700
Laughlin Professional Center	36	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$4,707,700	\$0	\$0	\$4,707,700
Psychological Services-Idol Building	61	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$1,898,600	\$0	\$0	\$1,898,600
Lee Chapel - Learning Area Admin	17	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$3,423,700	\$0	\$0	\$3,423,700

EXHIBIT 7-3 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
INDIVIDUAL SCHOOL RECOMMENDATIONS

Site Name	Combined Score (50/45/0/5)	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2021-27	MGT 2027 Projected Utilization	FMP Phase 1 Deficiencies Budget Estimate	Addn for Capacity	FMP Phase 1 Addition Budget Estimate	Student Change	FMP Replacement Budget Estimate	Recommendation	Resulting 2027 Enrollment	Resulting 2027 Capacity	Resulting Utilization	FMP Phase 1 Total Budget Estimate	FMP Phase 2 Deficiency Budget Estimate (Comb Score 60-69)	FMP Phase 3 Deficiency Budget Estimate (Comb score 70-79)	FMP Phase 4 Deficiency Budget Estimate (Comb score 80+)	FMP Total Budget Estimate Phases 1-4
Eugene Street Admin- Main	38	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$7,031,300	\$0	\$0	\$7,031,300
Market Street Administration Building	32	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$1,630,200	\$0	\$0	\$1,630,200
Grimes Avenue Warehouse	40	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$2,743,700	\$0	\$0	\$2,743,700
Simeon Stadium	63	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$2,129,400	\$0	\$0	\$2,129,400
Prescott Street Tech Department	65	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$1,398,300	\$0	\$0	\$1,398,300
Washington Street Annex	39	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$5,929,200	\$0	\$0	\$5,929,200
Maintenance-Main	70	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$0	\$2,839,000	\$0	\$2,839,000
Merrit Drive Annex	48	N/A	N/A	N/A						No change	N/A	N/A	N/A	\$0	\$580,400	\$0	\$0	\$580,400
Admin Total	47	-	-	N/A	\$0	0	\$0	0	\$0		-	N/A	N/A	\$0	\$78,177,400	\$2,839,000	\$840,500	\$81,856,900
District Total	66	73,808	78,146	94%	\$266,739,200	2,309	\$89,072,300	(18)	\$606,053,900		73,790	80,631	92%	\$961,865,400	\$185,727,900	\$203,067,400	\$127,698,300	\$1,478,359,000

Source: MGT of America Consulting, LLC, 2018.

## CAPITAL RENEWAL SCHEDULES

There are two key measurements that are the objectives of the condition assessment process: deferred maintenance and capital renewal.

**Deferred maintenance** is condition work that has been delayed on a planned or unplanned basis to a future budget cycle or postponed until funds are available. This is the value on which the facility condition index (FCI) and the facility condition score (FC Score) are based. For each building on each campus the cost model is used to evaluate the life cycle status and/or failure condition of building systems as defined by the UNIFORMAT II classification system. Each system is assigned a life cycle duration in years of expected service life. By comparing the installation date (whether as new construction or replacement of aged/failed items) to the expected replacement date calculated using the life cycle duration, we can determine when systems reach the end of their expected service life, i.e., “expiration date.” Those systems that have reached or exceed their expiration date at the time of the assessment are called “deficiencies” that form the deferred maintenance category.

**Capital renewal** refers to the cyclical replacement of building systems or elements as they become obsolete or beyond their useful life. Taking the life cycle durations, we project into the future to identify in which years systems will reach their expiration date and thus estimate budgets for replacement including an annual escalation factor (GCS chose 3% per year). In each campus assessment report and for each building and the site there is a capital renewal schedule showing when each UNIFORMAT item will reach the end of its expected service life and the estimated budget for replacement at that time.

The Capital Renewal Schedules shown in **Exhibit 7-4** on the following pages summarize for each facility the annual estimated replacement cost for systems that expire in each year looking out 30 years. GCS can project into the future cash flow to maintain a school or a collection of facilities and chart what the capital burden is for each year as systems reach maturity. There are sub-total columns for every five years.

Using a combination of the current deferred maintenance values and FC Scores (included on the tables) and looking out years for capital renewal, GCS can predict an optimum replacement time to coincide with other like buildings or to add up additional system costs if a replacement or major renovation were to be delayed. For example, a school is recommended for replacement or major renovation based on today’s educational suitability rating and current deferred maintenance (FC Score). Using the capital renewal schedules, GCS could evaluate the added costs that should be considered for future expired systems if the target project date were say three years away or delayed further; also, what other systems might be nearing expiration shortly after the target time such that they should be considered for inclusion in the project budget.

The four variations of the capital renewal schedule data are arranged to provide useful ways to view the information.

**Facility Renewal Schedule by FC Score (Worst to Best).** All facilities are arranged according to the FC Score in ascending order (Worst to Best - 100 is best) and color-coded to the scale used in the report. This organization shows which facilities have the greatest proportion of component systems that exceed the expected service life regardless of function, size, or total cost.

**Facility Renewal Schedule by Facility Numeric Order.** All facilities are arranged in ascending numeric order by the Facility Number assigned by the District.

**Facility Renewal Schedule by Function and by FC Score (Worst to Best).** Facilities are first sorted into their functional categories – Administration, Elementary School, High School, Middle School, and Special Use – then ordered by the FC Score from lowest (worst) to highest (best). This organization displays the condition status of each facility within its functional group and summarizes the relative condition of each group.

**Facility Renewal Schedule by Function and by Facility Numeric Order.** Facilities are first sorted into their functional categories – Administration, Elementary School, High School, Middle School, and Special Use – then arranged in ascending numeric order by the Facility Number assigned by the District.



EXHIBIT 7-4  
GUILFORD COUNTY SCHOOLS  
CAPITAL RENEWAL SCHEDULE BY FUNCTION AND FCI (WORST TO BEST)

Facility Name	Year Built	Gross Area	Replacement Value	FC Score	Current Needs 2018	2019	2020	2021	2022	2023	5-Year Needs 2019-2023
<b>Guilford County Schools</b>		<b>888,888,888</b>	<b>\$2,023,088,351</b>	<b>72.64</b>	<b>\$796,738,611</b>	<b>\$36,210,375</b>	<b>\$143,474,333</b>	<b>\$70,036,928</b>	<b>\$137,301,043</b>	<b>\$101,304,362</b>	<b>\$480,617,039</b>
Administration		473,358	\$102,012,517	40.18	\$51,847,645	\$189,586	\$3,376,040	\$594,936	\$283,265	\$5,337,946	\$9,801,782
Elementary School		4,784,629	\$1,073,809,007	72.88	\$281,170,968	\$13,972,360	\$51,565,838	\$18,735,849	\$40,424,568	\$40,435,730	\$167,134,283
High School		4,142,865	\$889,135,933	73.17	\$245,637,238	\$2,041,231	\$40,075,370	\$28,305,928	\$46,740,037	\$34,625,800	\$151,788,426
Middle School		2,729,806	\$672,377,322	71.93	\$188,824,932	\$17,871,277	\$43,951,391	\$21,479,352	\$49,877,397	\$18,971,274	\$154,130,891
Specialty Schools		378,333	\$85,353,332	73.96	\$22,277,830	\$136,021	\$4,305,665	\$920,661	\$265,776	\$1,895,332	\$7,721,635
<b>Administration</b>		<b>473,358</b>	<b>\$102,012,517</b>	<b>40.18</b>	<b>\$51,847,645</b>	<b>\$189,586</b>	<b>\$3,376,040</b>	<b>\$594,936</b>	<b>\$283,265</b>	<b>\$5,337,946</b>	<b>\$9,801,782</b>
643 Lees Chapel - Learning Area Admin	1950	16,931	\$4,206,866	18.62	\$3,423,612			\$1,771		\$130,071	\$131,842
300 Franklin Blvd- Main	1963	43,893	\$10,492,779	22.54	\$8,127,684		\$205,425	\$34,211	\$22,400	\$542,123	\$894,136
301 Transportation- Main	1970	31,282	\$8,232,805	26.98	\$6,742,037						\$926,438
700 Eugene Street Admin- Main	1960	48,589	\$10,732,432	34.61	\$7,031,218		\$422,842			\$248,594	\$671,436
705 Grimes Avenue Warehouse	1956	30,980	\$4,218,921	34.97	\$2,743,635		\$13,045			\$62,775	\$75,820
704 Market Street Administration Building	1960	10,577	\$2,532,652	35.04	\$1,630,141		\$34,605	\$48,266			\$82,871
605 Washington Street Annex	1955	42,188	\$10,465,285	43.34	\$5,929,121		\$709,722		\$133,845	\$344,504	\$1,298,071
443 Laughlin Professional Center	1930	34,495	\$8,387,329	43.87	\$4,707,602		\$189,463	\$80,084	\$107,020	\$20,774	\$507,341
Mount Drive Annex	1983	4,375	\$1,236,047	52.67	\$98,323		\$25,231			\$189,485	\$214,714
612 Psychological Services-Idol Building	1959	15,652	\$4,127,496	34.00	\$1,898,525		\$187,988			\$261,652	\$960,640
911 Maintenance- Main	1950	36,184	\$6,413,432	35.73	\$2,838,992		\$98,403			\$283,838	\$660,301
822 Prescott Street Tech Department	1974	14,568	\$3,602,213	61.18	\$1,396,234	\$189,586		\$287,686		\$499,963	\$977,235
394 Jamison Stadium	1929	82,787	\$6,772,729	68.67	\$2,122,044		\$981,807				\$181,807
710 Simon Stadium	1974	32,400	\$11,709,177	84.34	\$1,834,031			\$142,918			\$142,918
1001 English Road Admin/Dean B Pruetts SCALE School	1947	30,657	\$7,872,334	89.32	\$840,402					\$1,974,189	\$1,974,189
<b>Elementary School</b>		<b>4,784,629</b>	<b>\$1,073,809,007</b>	<b>72.88</b>	<b>\$281,170,968</b>	<b>\$13,972,360</b>	<b>\$51,565,838</b>	<b>\$18,735,849</b>	<b>\$40,424,568</b>	<b>\$40,435,730</b>	<b>\$167,134,283</b>
373 Frost Elementary	1965	30,246	\$11,090,389	18.95	\$9,597,820			\$612,561			\$0
377 Summer Elementary	1930	84,820	\$19,931,371	31.90	\$13,373,772			\$671,294		\$108,684	\$1,392,539
333 Southern Elementary	1975	39,052	\$8,333,199	33.90	\$6,169,577	\$16,894				\$187,426	\$204,320
336 Resamer Elementary	1952	68,893	\$15,587,897	36.13	\$9,644,865	\$252,675	\$474,006		\$1,181,191	\$14,564	\$1,922,436
368 Sternberger Elementary	1949	30,690	\$10,736,444	36.44	\$6,221,692		\$897,000	\$18,611	\$53,481		\$989,092
343 Claxton Elementary	1960	51,949	\$11,243,933	41.11	\$6,621,613	\$158,538	\$372,315				\$130,833
337 Brooks Global Studies	1951	48,148	\$10,084,635	44.03	\$5,644,836	\$70,791	\$188,579				\$236,370
436 Joyner Elementary	1955	44,320	\$10,488,479	44.73	\$5,798,818	\$740,741	\$288,321				\$1,229,062
583 Vandalla Elementary	1958	34,820	\$8,165,558	44.68	\$4,500,544	\$366,474	\$83,781		\$446,298	\$65,877	\$982,430
478 Murphy Traditional Academy	1956	53,028	\$12,039,846	44.04	\$6,829,544	\$320,560	\$321,342	\$242,842			\$884,744
598 Calvin Wiley Elementary	1954	60,198	\$12,946,700	46.23	\$6,961,302	\$132,475	\$218,414		\$1,493,933	\$11,343	\$1,856,185
398 Guilford Newcomers	1972	29,654	\$6,313,338	47.07	\$3,341,770	\$13,394	\$949,461		\$465,792		\$1,430,647
541 Shadybrook Elementary	1970	62,310	\$13,786,471	47.71	\$7,206,273		\$1,466,735	\$218,619		\$1,334,383	\$3,036,737
439 Kirkman Park Elementary	1961	42,389	\$9,442,546	48.61	\$4,852,242	\$16,845	\$742,261	\$400,414		\$390,437	\$1,540,937
538 Sedgewick Elementary	1953	52,395	\$11,888,673	48.83	\$6,083,057		\$825,956		\$1,089,737	\$80,494	\$1,996,207
496 Northwood Elementary	1956	68,368	\$14,039,098	49.45	\$7,096,424		\$1,273,617	\$799,442			\$2,073,036
403 Hampton Elementary	1964	48,448	\$11,389,086	50.20	\$5,671,490	\$16,767	\$407,691	\$379,901	\$178,636	\$460,998	\$1,443,993
412 Irving Park Elementary	1949	62,743	\$15,133,940	53.68	\$7,010,575	\$69,917	\$934,878	\$1,226,203	\$185,663		\$2,116,661
466 Mills Road Elementary	1959	59,009	\$14,945,111	54.34	\$6,823,430		\$222,489		\$2,374,852		\$2,397,341
322 Archer Elementary	1962	47,056	\$10,947,072	55.04	\$4,921,640		\$306,120		\$277,821		\$183,941
517 Pewler Elementary	1968	49,376	\$11,988,926	56.00	\$5,275,098	\$19,719	\$502,425	\$318,133		\$34,543	\$874,820
514 Clara J. Peck Elementary	1929	62,220	\$13,087,538	56.68	\$5,669,975	\$17,368	\$887,026		\$299,101	\$137,694	\$1,342,089
451 Lindley Elementary	1928	69,693	\$14,796,138	57.23	\$6,327,998	\$11,443	\$244,531	\$174,711	\$82,800	\$960,282	\$1,473,787
510 Allen Jay Elementary	1955	45,043	\$9,671,801	57.76	\$4,085,511		\$1,324,150		\$735,419		\$2,324,571
472 Morehead Elementary	1968	49,210	\$10,446,095	57.76	\$4,412,316		\$29,730	\$448,829		\$434,568	\$893,127
388 General Greene Elementary	1956	41,242	\$9,402,103	57.92	\$3,956,487		\$361,728	\$105,569	\$768,365		\$1,233,662
469 Montleu Elementary	1956	65,741	\$14,413,799	58.14	\$6,834,245			\$1,829,446		\$81,607	\$2,613,053
349 Cone Elementary	1935	66,277	\$16,475,115	59.91	\$6,804,052			\$541,223		\$2,856,147	\$3,397,370
481 Nathaniel Greene Elementary	1923	55,523	\$13,061,554	60.68	\$5,135,951		\$563,830	\$105,516		\$2,222,318	\$2,951,664
361 Erwin Montessori	1949	52,738	\$12,244,739	60.80	\$4,799,860	\$695,322	\$1,477,249		\$1,401,049	\$432,253	\$3,665,873
305 Oak View Elementary	1953	68,354	\$15,047,368	61.38	\$5,810,631		\$520,299	\$1,048,019	\$696,883	\$1,033,965	\$3,096,166
499 Oak Hill Elementary	1955	60,820	\$12,992,248	62.26	\$4,905,226	\$19,545	\$135,177	\$213,734	\$405,792	\$1,654,942	\$2,427,190
427 Johnson Street Elementary	1955	72,120	\$16,644,582	63.49	\$6,679,819	\$136,384	\$840,103		\$4,314,768		\$5,491,235
307 Alderman Elementary	1968	55,692	\$12,644,265	63.79	\$4,578,328		\$95,007		\$1,301,707	\$660,124	\$2,236,838
586 Washington Elementary	1951	49,723	\$11,676,533	66.76	\$5,880,919		\$2,928,955		\$431,951		\$5,360,906
418 Jamestown Elementary	1930	68,702	\$15,456,715	67.68	\$4,096,246	\$40,544	\$570,589	\$188,504	\$1,130,868	\$3,096,328	\$5,226,833
454 Madison Elementary	1977	40,794	\$10,017,585	68.30	\$3,175,661	\$23,392	\$869,183	\$252,877	\$308,364		\$1,354,018
522 Pilot Elementary	1996	88,500	\$19,134,591	70.40	\$5,663,851			\$2,132,955	\$330,338		\$2,453,293
378 Frazier Elementary	1971	52,084	\$11,903,670	70.83	\$5,472,468			\$610,448	\$922,428	\$269,418	\$1,811,292
323 Pleasant Garden Elementary	1940	115,288	\$25,840,273	72.86	\$7,011,773		\$6,035,950	\$218,578	\$25,648	\$1,972,420	\$8,232,596
424 Jesse Whitton Elementary	1998	88,300	\$19,738,598	72.89	\$5,333,233		\$301,949			\$2,846,418	\$1,148,567
535 Satalia Elementary	1947	65,451	\$14,962,942	75.36	\$5,632,682		\$1,239,413	\$2,000,576	\$937,882	\$332,180	\$4,330,031
370 Florence Elementary	1955	78,712	\$17,687,701	76.21	\$4,207,031			\$356,442	\$92,654	\$1,474,861	\$1,923,937
430 David D. Jones Elementary	1954	73,545	\$16,978,325	77.77	\$5,774,524		\$3,628,528				\$5,628,528
571 Stokesdale Elementary	1953	75,190	\$15,847,751	80.49	\$5,091,130		\$298,451	\$280,131	\$28,048		\$608,630
511 Parkview Village Elementary	1958	80,512	\$18,012,359	81.40	\$5,350,239		\$1,104,508			\$1,885,991	\$2,990,499
364 Fairview Elementary	1956	76,058	\$18,248,895	85.34	\$5,002,857	\$2,202,991	\$532,236		\$548,237	\$654,865	\$5,936,347
366 Falkner Elementary	2002	85,277	\$18,884,549	86.19	\$2,607,853		\$220,386		\$4,732,583		\$4,252,869
461 McLeanville Elementary	1955	68,409	\$15,704,740	86.55	\$1,112,857	\$47,427	\$32,899	\$1,130,557	\$435,172	\$559,378	\$2,225,433
574 Summerfield Elementary	1936	90,616	\$21,253,428	87.96	\$2,556,534		\$523,204	\$583,213		\$64,446	\$770,863
385 Gillespie Park Elementary	1949	75,744	\$18,165,016	88.58	\$2,074,049		\$76,239			\$7,191,274	\$7,191,274
546 Colfax Elementary	1955	102,480	\$21,130,679	89.55	\$2,207,234		\$4,315,187		\$620,445		\$5,011,871
423 Jefferson Elementary	1999	88,500	\$19,302,845	89.67	\$1,993,788	\$4,452,611	\$301,949				\$4,734,560
382 Obsonville Elementary	1950	98,133	\$21,352,006	89.80	\$2,179,396		\$290,802	\$2,044,573	\$269,055		\$2,604,430
532 Rankin Elementary	1924	91,968	\$20,044,581	89.82	\$2,040,552	\$5,110,538		\$513,781			\$5,424,318
334 Brightwood Elementary	2002	85,277	\$18,764,351	91.28	\$1,636,342				\$4,767,808		\$4,767,808
559 Southwest Elementary	1979	98,523	\$22,179,184	92.23	\$1,722,342		\$4,729,873			\$371,409	\$5,101,282
340 Monticello Brown Summit Elementary	2000	88,500	\$19,723,437	92.67	\$1,446,444		\$4,877,267				\$4,877,267
578 Triangle Lake Montessori	2003	85,277	\$19,162,584	92.76	\$1,386,805					\$5,139,502	\$5,139,502
302 Oak Ridge Elementary	1923	115,785	\$24,440,263	94.13	\$1,435,470	\$437,663	\$194,495	\$861,629		\$415,276	\$1,909,063
331 Bluford STEM Academy	1956	30,451	\$14,866,452	95.54	\$665,167		\$258,124				\$258,124
304 Alliance Elementary	2011	93,117	\$23,898,122	96.29	\$885,649				\$538,377		\$538,377
400 Guilford Elementary	2007	89,639	\$19,052,404	98.42	\$300,111				\$825,679		\$825,679
491 E.P. Pearce Elementary	2007	89,207	\$19,321,758	98.45	\$298,665				\$821,700		\$821,700
530 Reedy Fork Elementary	2007	86,847	\$18,712,547	98.45	\$198,645				\$1,806,739		\$1,806,739
488 Northern Elementary	2008	79,633	\$16,810,919	98.08	\$171,298		\$271,184			\$1,997,321	\$2,268,505
580 Union Hill Elementary	2009	92,931	\$23,114,725	99.33	\$155,277	\$341,003					\$541,003
46											



EXHIBIT 7-4 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CAPITAL RENEWAL SCHEDULE BY FUNCTION AND FCI (WORST TO BEST)

Facility Name	Year Built	Gross Area	Replacement Value	FC Score	Current Needs	2019	2020	2021	2022	2023	5-Year Needs 2019-2023
<b>High School</b>		<b>4,142,865</b>	<b>\$989,135,935</b>	<b>75.17</b>	<b>\$245,637,238</b>	<b>\$2,041,231</b>	<b>\$40,075,370</b>	<b>\$28,305,928</b>	<b>\$46,740,037</b>	<b>\$34,625,860</b>	<b>\$151,788,426</b>
389 Weaver Education Center	1977	110,970	\$23,358,443	43.82	\$13,123,727		\$3,128,257	\$405,308			\$3,533,565
336 Southern Guilford High	1970	204,074	\$34,282,306	49.42	\$27,456,129		\$3,313,214	\$3,128,851		\$317,900	\$6,760,025
344 Ben L. Smith High	1963	278,492	\$62,750,582	35.56	\$27,883,672		\$810,053	\$9,083,544	\$2,442,414		\$12,336,011
394 Ormsley High	1929	280,364	\$62,170,980	36.54	\$27,017,928	\$19,053	\$3,216,172		\$633,935	\$2,883,268	\$6,753,028
484 Northeast High	1961	185,359	\$41,289,260	37.13	\$17,701,530		\$1,406,020	\$6,273,263		\$500,245	\$8,179,528
395 Western Guilford High	1968	258,860	\$35,924,190	61.86	\$21,326,792	\$20,943	\$2,398,314		\$9,827,217	\$698,609	\$13,045,083
308 Walter Page High	1958	230,174	\$37,176,018	65.12	\$21,085,144	\$315,845	\$3,174,447	\$421,070	\$3,134,618	\$2,386,620	\$9,432,600
406 High Point Central High	1936	311,554	\$75,712,040	66.76	\$23,025,961		\$4,086,866		\$862,186	\$6,151,229	\$11,102,281
362 Southwest High	1979	280,614	\$68,219,980	71.76	\$19,264,199	\$23,727	\$3,254,835		\$335,403	\$490,228	\$4,122,213
347 Southeast Guilford High	1962	294,328	\$71,007,636	79.05	\$14,876,993		\$130,309		\$2,231,741	\$386,623	\$2,948,673
319 Andrews High	1967	230,244	\$50,678,467	80.67	\$9,796,967	\$46,442	\$82,241	\$8,937,132	\$1,722,874	\$3,417,201	\$14,225,890
490 Northwest High	1962	249,264	\$35,818,938	85.80	\$7,826,600		\$3,523,344		\$19,808,584	\$366,729	\$23,698,857
329 Ragdale High	1959	367,837	\$84,135,411	90.42	\$8,063,641		\$415,360		\$1,867,863	\$1,913,804	\$4,197,027
345 Academy at Smith High	1973	39,248	\$9,586,718	90.64	\$897,499		\$430,399		\$2,041,897		\$2,472,296
335 Dudley High	1928	282,074	\$73,505,297	93.33	\$3,434,215		\$9,463,125	\$36,780		\$2,333,722	\$13,546,912
338 Eastern Guilford High	2009	301,409	\$76,719,442	97.44	\$1,963,088	\$1,614,621	\$375,355			\$62,813	\$2,252,789
489 Northern High	2008	270,000	\$68,802,245	98.85	\$793,130		\$666,839			\$12,534,809	\$13,181,648
<b>Middle School</b>		<b>2,729,606</b>	<b>\$672,577,522</b>	<b>71.93</b>	<b>\$188,824,932</b>	<b>\$17,871,277</b>	<b>\$43,951,391</b>	<b>\$21,479,552</b>	<b>\$49,877,397</b>	<b>\$18,971,274</b>	<b>\$154,150,891</b>
442 Kiser Middle	1957	137,933	\$36,914,295	35.46	\$24,356,604		\$886,731		\$1,083,366		\$1,970,097
493 Northwest Middle	1970	144,210	\$34,938,004	44.08	\$10,336,489	\$18,366	\$1,993,240	\$481,531	\$26,776	\$113,690	\$2,633,605
415 Jackson Middle	1959	112,459	\$26,709,134	44.64	\$14,786,976	\$199,331	\$4,352,725				\$4,732,076
325 Aycock (Swann) Middle	1922	133,348	\$32,056,437	50.49	\$15,872,251		\$3,429,528	\$80,762	\$3,189,464		\$10,699,754
316 Allen Middle	1968	129,319	\$33,808,224	52.88	\$15,937,444	\$1,192,890	\$972,106	\$1,119,556		\$1,498,562	\$4,783,114
463 Mendenhall Middle	1968	122,540	\$31,063,984	56.66	\$15,462,856		\$6,221,630		\$46,130	\$1,907,177	\$8,174,937
392 Welborn MS and 407 Kearns Academy	1958	139,188	\$33,397,067	58.21	\$15,956,524		\$1,995,377	\$4,793,317			\$6,788,694
448 Lincoln Academy	1945	95,409	\$25,880,242	64.80	\$9,109,933	\$137,008	\$4,387,366	\$678,026	\$625,264		\$5,828,564
341 Brown Summit Middle	1954	33,937	\$7,264,330	67.56	\$2,356,830	\$427,037	\$990,834		\$46,825		\$1,423,336
487 Northeast Middle	1967	131,054	\$32,241,000	68.66	\$10,104,758		\$3,603,460		\$2,736,062		\$6,319,522
350 Southeast Middle	1969	133,893	\$35,725,838	69.13	\$11,046,664	\$3,040,417	\$664,620	\$943,158		\$3,482,399	\$8,136,594
367 Fernside Middle	1931	149,372	\$34,934,617	71.04	\$10,118,808	\$377,830		\$12,487,009	\$1,897,892	\$1,181,254	\$13,945,981
460 Eastern Guilford Middle	1999	137,350	\$38,662,994	77.10	\$8,855,377	\$12,041,933				\$633,454	\$12,673,389
391 Penn-Griffin Middle	1930	168,696	\$38,288,029	78.69	\$8,159,408	\$234,923	\$2,162,187	\$896,197		\$3,711,736	\$9,005,043
365 Southwest Middle	1962	138,143	\$31,086,379	87.87	\$3,769,584		\$42,208		\$10,287,878	\$4,445,002	\$14,775,088
402 Hainston Middle	2002	142,872	\$37,408,732	90.74	\$3,464,407		\$972,083		\$15,220,476		\$16,193,561
437 Kennedie Middle	2000	141,352	\$31,730,214	92.65	\$2,330,646		\$9,756,868				\$9,756,868
311 Allen Jay Middle	1939	90,064	\$20,352,861	98.12	\$363,399						\$0
488 Northern Middle	2007	142,474	\$33,332,922	98.28	\$374,717				\$2,812,143		\$2,812,143
313 Southern Middle	2007	143,877	\$40,734,978	98.96	\$423,799				\$10,125,121		\$10,125,121
421 Jamestown Middle	2010	162,154	\$35,997,221	99.96	\$15,400		\$1,360,406				\$1,360,406
<b>Specialty Schools</b>		<b>378,333</b>	<b>\$85,333,332</b>	<b>73.96</b>	<b>\$22,277,830</b>	<b>\$136,021</b>	<b>\$4,303,665</b>	<b>\$920,661</b>	<b>\$265,776</b>	<b>\$1,893,532</b>	<b>\$7,721,635</b>
333 Greensboro SCALE School and Twilight High	1955	26,977	\$6,371,040	37.26	\$3,997,195		\$1,239,903		\$265,776		\$1,505,879
396 Old McIver School	1929	81,630	\$17,359,738	50.47	\$8,696,897	\$136,021	\$1,900,513			\$30,983	\$2,087,517
379 Gateway Education Center	1983	98,782	\$21,560,708	55.77	\$9,336,533		\$990,516	\$920,661		\$1,023,529	\$2,934,506
458 Joyner-Greene Education Center	2013	57,266	\$13,634,383	99.79	\$29,072					\$431,781	\$431,781
464 Haynes-Inman Education Center	2010	62,495	\$13,722,004	99.87	\$18,314		\$374,733				\$374,733
457 Herbin-Metz Education Center	2013	51,385	\$12,705,479	100.00	\$0					\$387,439	\$387,439

EXHIBIT 7-4 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CAPITAL RENEWAL SCHEDULE BY FUNCTION AND FCI (WORST TO BEST)

Facility Name	Year Built	Gross Area	Replacement Value	FC Score	2024	2025	2026	2027	2028	5-Year Needs 2024-2028
<b>Guilford County Schools</b>		<b>4,794,829</b>	<b>\$2,923,088,351</b>	<b>72.04</b>	<b>\$52,397,762</b>	<b>\$108,094,565</b>	<b>\$100,549,623</b>	<b>\$147,322,788</b>	<b>\$140,711,198</b>	<b>\$549,075,936</b>
Administration		479,358	\$102,012,517	40.18	\$1,303,448	\$5,777,163	\$1,113,805	\$353,330	\$5,157,396	\$11,303,162
Elementary School		4,794,829	\$1,073,809,007	72.88	\$23,743,404	\$27,813,735	\$43,737,322	\$47,407,507	\$60,462,182	\$205,164,380
High School		4,142,865	\$989,135,933	73.17	\$21,477,433	\$45,235,849	\$37,709,077	\$53,720,430	\$53,328,184	\$211,470,973
Middle School		2,729,606	\$672,377,322	71.93	\$6,075,477	\$28,936,929	\$15,989,219	\$45,274,743	\$14,045,997	\$110,326,365
Specialty Schools		378,335	\$85,553,332	73.96		\$2,350,869		\$566,738	\$7,717,449	\$10,615,056
<b>Administration</b>		<b>479,358</b>	<b>\$102,012,517</b>	<b>40.18</b>	<b>\$1,303,448</b>	<b>\$5,777,163</b>	<b>\$1,113,805</b>	<b>\$353,330</b>	<b>\$5,157,396</b>	<b>\$11,303,162</b>
643 Lees Chapel - Learning Area Admin	1950	16,951	\$4,206,866	18.02	\$35,911				\$118,499	\$355,071
300 Franklin Blvd- Main	1963	43,893	\$10,462,779	22.54		\$814		\$45,891	\$367,381	\$414,086
301 Transportation- Main	1970	31,282	\$8,232,805	26.98					\$272,074	\$272,074
700 Eugene Street Admin- Main	1960	48,389	\$10,752,452	34.61		\$174,219			\$546,554	\$726,773
705 Ormes Avenue Warehouse	1956	30,980	\$4,218,821	34.97		\$285,002			\$515,715	\$789,717
704 Market Street Administration Building	1960	10,577	\$2,532,652	35.04		\$62,580	\$67,046	\$101,021	\$281,792	\$512,439
805 Washington Street Annex	1955	42,188	\$10,465,285	43.34		\$518,651	\$726,604			\$1,245,255
445 Laughlin Professional Center	1930	34,495	\$8,587,329	43.97	\$168,136	\$1,165,151		\$192,190	\$115,711	\$1,641,188
Marin Drive Annex	1983	4,375	\$1,236,047	52.07		\$176,272		\$14,248		\$196,520
612 Psychological Services-Idol Building	1959	15,652	\$4,127,496	54.00					\$129,239	\$129,239
911 Maintenance- Main	1950	36,184	\$6,413,432	55.75		\$415,743			\$167,039	\$582,782
822 Prescott Street Tech Department	1974	14,368	\$3,602,213	61.18	\$488,243		\$244,483		\$249,975	\$982,701
394 Jamieson Stadium	1929	82,787	\$6,772,729	68.07		\$695,908				\$695,908
710 Simon Stadium	1974	32,405	\$11,709,177	84.34			\$75,672			\$75,672
1001 English Road Admin/Dean B Pruett SCALE School	1947	30,657	\$7,872,134	89.32	\$411,138	\$122,162			\$2,395,417	\$2,928,737
<b>Elementary School</b>		<b>4,794,829</b>	<b>\$1,073,809,007</b>	<b>72.88</b>	<b>\$23,743,404</b>	<b>\$27,813,735</b>	<b>\$43,737,322</b>	<b>\$47,407,507</b>	<b>\$60,462,182</b>	<b>\$205,164,380</b>
573 Foust Elementary	1965	30,246	\$11,990,189	18.02					\$460,261	\$460,261
577 Sumner Elementary	1930	84,920	\$19,931,871	31.80		\$270,465	\$55,962		\$951,887	\$1,258,314
553 Southern Elementary	1975	30,052	\$6,351,199	33.80		\$578,654		\$302,055	\$557,721	\$1,258,430
528 Bessemer Elementary	1952	68,803	\$15,587,897	38.13		\$95,542		\$1,193,716	\$368,022	\$1,656,280
568 Stenberg Elementary	1949	50,690	\$10,756,444	38.44	\$572,602	\$125,438	\$1,135,022	\$73,018	\$165,948	\$1,870,028
543 Claxton Elementary	1960	51,949	\$11,245,953	41.11	\$553,372	\$722,024			\$398,784	\$1,474,180
537 Brooks Global Studies	1951	48,148	\$10,084,635	44.03	\$782,130		\$1,617,755	\$218,985	\$157,627	\$2,756,515
436 Joyner Elementary	1955	44,320	\$10,488,479	44.73	\$1,143,082	\$282,945	\$11,453			\$1,437,480
583 Vandallia Elementary	1958	34,820	\$8,165,358	44.88		\$374,425				\$374,425
478 Murphy Traditional Academy	1956	53,028	\$12,039,846	44.94	\$134,596	\$201,132	\$498,616			\$834,344
598 Calvin Wiley Elementary	1954	60,198	\$12,946,709	46.23	\$84,158	\$176,216		\$494,582		\$754,956
398 Guilford Newcomers	1972	29,654	\$6,313,338	47.07			\$41,472		\$97,080	\$138,552
541 Shadybrook Elementary	1970	62,310	\$13,786,471	47.71		\$832,740			\$597,943	\$1,430,683
439 Kirkman Park Elementary	1961	42,589	\$9,442,546	48.61	\$513,054	\$676,319	\$110,707		\$188,192	\$1,288,272
538 Sedgfield Elementary	1953	52,595	\$11,888,673	48.83		\$236,749	\$34,574	\$336,362	\$721,001	\$1,328,068
496 Northwood Elementary	1956	68,588	\$14,039,098	49.45			\$264,171		\$224,542	\$488,713
403 Hampton Elementary	1964	48,448	\$11,389,086	50.20		\$986,010	\$347,203			\$1,333,213
412 Irving Park Elementary	1949	62,743	\$15,133,940	53.68	\$124,532	\$185,781	\$1,695,419		\$259,278	\$2,265,010
466 Mills Road Elementary	1959	50,009	\$14,945,111	54.34		\$504,516		\$1,025,374	\$298,875	\$1,828,765
522 Archer Elementary	1962	47,056	\$10,947,072	55.04	\$188,060	\$2,129,956	\$221,746			\$2,539,762
517 Pewler Elementary	1968	49,376	\$11,988,926	56.08		\$163,080	\$824,647		\$161,646	\$1,140,373
514 Clara J. Peck Elementary	1929	62,220	\$13,087,538	56.68	\$1,059,614			\$879,567	\$203,695	\$2,142,876
451 Lindley Elementary	1928	69,693	\$14,796,138	57.21	\$395,254			\$100,391	\$4,664,827	\$5,160,427
510 Allen Jay Elementary	1955	43,043	\$9,671,801	57.76		\$22,412		\$234,054	\$247,596	\$504,062
472 Monrovia Elementary	1968	40,210	\$10,446,095	57.76	\$580,712		\$1,661,270	\$430,705	\$161,103	\$2,633,790
388 General Greene Elementary	1956	41,242	\$9,402,105	57.92		\$55,997	\$266,637	\$1,219,102		\$1,541,736
469 Monticue Elementary	1956	65,741	\$14,415,799	58.14			\$1,145,699		\$215,221	\$1,358,920
349 Cone Elementary	1935	66,277	\$16,475,115	59.91		\$568,784		\$1,248,822		\$1,817,606
481 Nathaniel Greene Elementary	1923	55,523	\$13,061,554	60.68		\$1,056,852	\$51,708	\$144,408	\$222,622	\$1,455,590
361 Erwin Montessori	1949	52,738	\$12,244,739	60.80	\$295,901	\$213,671		\$1,197,338	\$392,029	\$2,008,939
505 Oak View Elementary	1953	68,554	\$15,047,308	61.38	\$66,484			\$1,692,711	\$1,165,582	\$2,824,777
499 Oak Hill Elementary	1955	60,820	\$12,992,248	62.26		\$157,126	\$363,894			\$521,020
472 Johnson Street Elementary	1955	72,120	\$16,644,582	63.49		\$1,079,331		\$1,215,022	\$236,105	\$2,336,458
307 Alderman Elementary	1968	55,692	\$12,644,263	63.79	\$1,208,747			\$1,376,886	\$182,324	\$2,767,957
586 Washington Elementary	1951	46,723	\$11,676,533	66.76	\$426,052	\$741,517	\$801,203			\$1,968,772
418 Jamestown Elementary	1930	68,702	\$15,456,715	67.68		\$1,110,105		\$1,001,789	\$224,915	\$2,336,809
454 Madison Elementary	1977	44,794	\$10,017,583	68.30		\$53,812	\$378,114	\$2,331,975		\$2,763,901
522 Pilot Elementary	1996	88,500	\$19,134,591	70.40		\$120,164	\$9,051,671	\$418,472	\$289,730	\$9,880,057
376 Frazier Elementary	1971	52,084	\$11,905,870	70.83				\$2,605,407	\$795,304	\$3,400,711
523 Pleasant Garden Elementary	1940	115,288	\$25,840,273	72.86	\$551,858			\$127,223	\$5,074,982	\$5,554,063
424 Jesse Wharton Elementary	1908	88,500	\$19,738,598	72.89					\$11,363,187	\$11,363,187
535 Sedalia Elementary	1947	85,451	\$14,962,942	75.59	\$461,462	\$169,935	\$2,115,954	\$1,050,537	\$240,517	\$4,036,225
370 Florence Elementary	1955	78,712	\$17,687,701	76.21		\$71,357	\$321,478	\$90,701	\$5,208,372	\$5,691,008
430 David D. Jones Elementary	1954	75,545	\$16,978,325	77.77		\$2,420,954			\$582,294	\$3,003,248
571 Skokdale Elementary	1953	75,190	\$15,847,751	80.49		\$27,796	\$3,949,323		\$1,033,597	\$5,016,016
511 Parkview Village Elementary	1958	80,512	\$18,012,559	81.40		\$528,872		\$344,144	\$1,780,248	\$2,653,264
364 Fairview Elementary	1956	76,058	\$18,248,895	83.54	\$3,358,273	\$20,527		\$458,482	\$2,319,097	\$6,156,379
366 Falkner Elementary	2002	85,277	\$18,884,549	86.19				\$3,690,508	\$126,524	\$3,817,032
461 McLeanville Elementary	1935	68,409	\$15,704,740	86.55		\$121,451	\$2,860,870	\$686,077	\$176,391	\$3,844,889
374 Summerfield Elementary	1936	96,616	\$21,253,428	87.96			\$1,336,564		\$568,666	\$1,905,230
385 Oleppie Park Elementary	1949	75,744	\$18,165,016	88.58	\$829,087				\$3,366,111	\$4,195,198
348 Colfax Elementary	1955	102,480	\$21,150,879	89.35		\$3,688,439	\$417,497	\$97,634	\$535,497	\$4,559,067
423 Jefferson Elementary	1999	88,500	\$19,502,845	89.67	\$2,316,789			\$120,164	\$602,295	\$3,039,248
383 Olinville Elementary	1950	88,133	\$21,372,098	89.80			\$301,046	\$4,741,767		\$5,042,813
332 Rankin Elementary	1924	91,868	\$20,044,581	89.82	\$3,608,617					\$4,008,424
314 Redwood Elementary	1927	118,764	\$24,331,351	91.28				\$3,690,508		\$3,690,508
359 Southwest Elementary	1979	89,523	\$22,179,184	92.23					\$1,931,888	\$5,398,410
340 Monticello Brown Summit Elementary	2000	88,300	\$19,723,437	92.67	\$636,378	\$2,336,660			\$289,730	\$3,262,738
578 Triangle Lake Montessori	2003	85,277	\$19,162,584	92.76					\$3,744,838	\$3,744,838
502 Oak Ridge Elementary	1923	115,785	\$24,440,263	94.13	\$879,354	\$179,696	\$6,182,239		\$579,054	\$7,800,565
511 Buford STEM Academy	1956	50,451	\$14,866,452	95.54			\$430,175	\$487,719	\$148,073	\$1,063,967
304 Alliance Elementary	2011	93,117	\$23,898,122	96.29			\$3,190,388			\$3,190,388
400 Guilford Elementary	2007	89,639	\$19,052,404	96.42				\$5,337,352	\$680,882	\$6,018,434
491 E.P. Pearce Elementary	2007	89,207	\$19,321,758	96.45				\$6,281,230	\$677,600	\$6,958,830
530 Ready Fork Elementary	2007	86,847	\$18,712,247	96.94		\$345,504		\$4,967,305	\$284,318	\$5,593,127
486 Northern Elementary	2008	79,653	\$16,810,919	96.98					\$4,966,384	\$4,966,384
580 Union HS Elementary	2009	92,851	\$23,114,725	99.33	\$3,973,416					\$3,973,416
462 Ronald E. McNair Elementary	2013	92,059	\$20,035,554	99.88					\$1,841,483	\$1,841,483
542 George E. Simkins Elementary	2013	92,812	\$19,008,323	100.00					\$1,829,656	\$1,829,656

EXHIBIT 7-4 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CAPITAL RENEWAL SCHEDULE BY FUNCTION AND FCI (WORST TO BEST)

Facility Name	Year Built	Gross Area	Replacement Value	FC Score	2024	2025	2026	2027	2028	5-Year Needs 2024-2028
<b>High School</b>		<b>4,142,805</b>	<b>\$689,135,953</b>	<b>75.17</b>	<b>\$21,477,433</b>	<b>\$43,235,849</b>	<b>\$57,709,077</b>	<b>\$55,720,450</b>	<b>\$53,328,164</b>	<b>\$211,470,073</b>
389 Weaver Education Center	1977	110,970	\$23,358,443	43.82		\$1,309,842	\$1,106,322	\$460,435	\$15,149	\$2,801,748
356 Southern Guilford High	1970	204,074	\$54,282,306	49.42	\$740,592	\$2,180,029	\$8,325,265		\$1,587,300	\$12,843,186
344 Ben L. Smith High	1963	276,492	\$62,730,582	55.36		\$785,398	\$1,594,206	\$866,057	\$1,683,032	\$4,928,693
394 Grimsley High	1929	280,364	\$62,170,980	56.34		\$762,068	\$1,282,198	\$2,160,968	\$1,643,391	\$5,848,625
484 Northeast High	1961	185,359	\$41,289,260	57.13		\$675,285	\$5,164,869	\$275,710	\$105,293	\$6,219,157
395 Western Guilford High	1968	258,860	\$55,924,190	61.86		\$1,248,568	\$114,068	\$4,587,022	\$1,017,440	\$6,067,098
508 Walter Page High	1958	230,174	\$57,176,018	65.12	\$1,023,040	\$5,235,152		\$2,232,714	\$1,471,777	\$7,062,683
406 High Point Central High	1926	311,354	\$73,712,040	68.76		\$533,466	\$11,374,460	\$5,938,860	\$1,049,060	\$17,295,846
362 Southwest High	1979	280,614	\$68,219,980	71.76		\$13,871,772	\$1,062,511		\$941,297	\$15,875,580
347 Southwest Guilford High	1962	264,328	\$71,007,636	79.05		\$1,691,587		\$14,631,962	\$51,687	\$16,335,236
319 Andrews High	1967	230,344	\$50,678,467	80.67	\$24,115	\$3,457,987	\$7,341,050		\$2,049,098	\$12,872,230
490 Northwest High	1962	249,284	\$55,818,938	85.80				\$8,437,094	\$856,135	\$9,273,229
329 Ragdale High	1959	367,837	\$84,135,411	90.42	\$305,458	\$281,829		\$13,746,533	\$7,301,231	\$12,833,051
345 Academy at Smith High	1973	39,248	\$9,586,718	90.64		\$276,878		\$2,383,095		\$2,659,973
355 Outley High	1928	282,074	\$75,503,297	95.33	\$6,147,477	\$14,201,545	\$344,128		\$5,137,769	\$25,836,919
358 Eastern Guilford High	2009	301,409	\$76,719,442	97.44	\$13,236,751	\$914,443			\$50,636	\$14,201,830
489 Northern High	2008	270,000	\$68,802,245	98.85					\$27,609,869	\$27,609,869
<b>Middle School</b>		<b>2,729,608</b>	<b>\$672,577,522</b>	<b>71.93</b>	<b>\$6,075,477</b>	<b>\$28,936,929</b>	<b>\$15,989,219</b>	<b>\$45,274,743</b>	<b>\$14,045,997</b>	<b>\$110,320,365</b>
442 Kiser Middle	1957	137,635	\$36,914,295	33.48			\$1,604,471	\$2,261,600	\$625,092	\$4,791,163
493 Northwest Middle	1970	144,210	\$34,938,004	44.08			\$1,119,841		\$658,991	\$1,778,832
415 Jackson Middle	1959	112,459	\$26,709,134	44.64	\$58,632	\$1,481,242				\$1,539,874
325 Aycock (Swann) Middle	1922	153,348	\$32,056,457	50.49	\$51,304	\$2,507,914			\$141,442	\$2,700,660
316 Allen Middle	1968	129,319	\$33,808,224	52.86		\$251,929	\$2,104,573		\$433,789	\$2,790,291
463 Mendenhall Middle	1968	122,340	\$31,063,984	56.66		\$3,881,185			\$298,406	\$4,179,591
392 Welborn MS and 407 Kearns Academy	1958	139,188	\$33,397,067	58.21		\$1,415,326	\$1,771,212	\$815,063		\$4,001,601
448 Lincoln Academy	1945	95,409	\$25,880,242	64.80	\$195,030	\$1,335,615	\$408,994	\$906,909	\$818,482	\$3,865,030
341 Brown Summit Middle	1954	33,937	\$7,264,330	67.36	\$1,340,383	\$550,599			\$113,839	\$2,004,821
487 Northeast Middle	1967	131,034	\$32,241,000	68.66		\$108,473		\$4,758,473		\$4,866,946
330 Southeast Middle	1969	133,693	\$35,735,838	69.11			\$3,479,501			\$3,479,501
367 Ferndale Middle	1931	149,372	\$34,934,617	71.04	\$51,036		\$4,309,844	\$1,453,831	\$501,056	\$6,315,767
460 Eastern Guilford Middle	1999	137,350	\$38,662,994	77.10	\$3,914,214			\$672,135		\$4,586,349
391 Penn-Griffin Middle	1930	168,696	\$38,288,029	78.69	\$59,567	\$1,016,533		\$802,253	\$6,323,283	\$8,201,636
365 Southwest Middle	1992	138,143	\$31,086,379	87.87		\$5,390,538	\$699,281	\$467,196	\$463,389	\$7,020,404
402 Hainston Middle	2002	142,872	\$37,408,732	90.74				\$5,447,403	\$497,684	\$5,945,087
437 Kernodle Middle	2000	141,332	\$31,730,214	92.65		\$5,846,630			\$474,087	\$6,320,717
311 Allen Jay Middle	1939	90,064	\$20,352,861	98.12	\$403,311		\$491,502		\$12,945	\$907,758
488 Northern Middle	2007	142,474	\$33,332,922	98.28				\$13,802,674	\$1,228,754	\$15,031,428
313 Southern Middle	2007	143,877	\$40,754,978	98.96				\$14,359,341	\$482,623	\$15,041,964
421 Jamestown Middle	2010	162,154	\$35,997,221	99.96		\$4,950,945				\$4,950,945
<b>Specialty Schools</b>		<b>378,535</b>	<b>\$85,353,352</b>	<b>73.96</b>		<b>\$2,330,869</b>		<b>\$366,738</b>	<b>\$7,717,449</b>	<b>\$10,615,056</b>
333 Greensboro SCALE School and Twilight High	1955	26,977	\$6,371,040	37.26			\$274,548			\$274,548
396 Old Meigs School	1929	81,630	\$17,359,738	50.47		\$1,318,230		\$366,738		\$1,684,968
379 Gateway Education Center	1983	98,782	\$21,560,706	55.77		\$374,673			\$353,181	\$727,854
438 Joyner-Greene Education Center	2013	57,268	\$13,634,385	96.79					\$3,915,755	\$3,915,755
464 Haynes-Inman Education Center	2010	62,493	\$13,722,004	99.87		\$363,398				\$363,398
437 Herbin-Metz Education Center	2013	51,383	\$12,705,479	100.00					\$3,448,513	\$3,448,513



EXHIBIT 7-4 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CAPITAL RENEWAL SCHEDULE BY FUNCTION AND FCI (WORST TO BEST)

Facility Name	Year	Gross Area	Replacement Value	FC Score	2029	2030	2031	2032	2033	5-Year Needs 2029-2033
<b>Guilford County Schools</b>		<b>4,784,629</b>	<b>\$2,925,088,551</b>	<b>72.64</b>	<b>\$108,822,811</b>	<b>\$190,380,120</b>	<b>\$127,291,037</b>	<b>\$227,467,544</b>	<b>\$517,527,008</b>	<b>\$971,598,420</b>
Administration		473,358	\$102,012,517	49.18	\$248,140	\$5,202,174	\$2,142,195	\$2,230,888	\$15,008,738	\$22,841,164
Elementary School		4,784,629	\$1,075,809,007	72.88	\$42,211,928	\$69,562,470	\$54,262,960	\$74,564,819	\$122,524,134	\$365,126,320
High School		4,142,865	\$680,135,935	75.17	\$45,525,833	\$39,832,816	\$55,543,830	\$80,646,450	\$105,340,080	\$312,892,047
Middle School		2,729,606	\$672,577,522	71.93	\$20,393,157	\$66,780,262	\$32,962,233	\$60,013,587	\$65,056,405	\$243,405,404
Specialty Schools		378,555	\$85,555,552	73.96	\$2,343,744	\$9,011,598	\$2,379,761		\$15,598,522	\$29,533,425
<b>Administration</b>		<b>473,358</b>	<b>\$102,012,517</b>	<b>49.18</b>	<b>\$248,140</b>	<b>\$5,202,174</b>	<b>\$2,142,195</b>	<b>\$2,230,888</b>	<b>\$15,008,738</b>	<b>\$22,841,164</b>
643 Lees Chapel - Learning Area Admin	1950	16,951	\$4,206,866	18.62		\$21,549			\$1,191,187	\$1,212,536
300 Franklin Blvd - Main	1963	43,893	\$10,492,779	22.54			\$142,636	\$149,868	\$800,585	\$1,153,080
301 Transportation - Main	1970	31,282	\$9,233,805	20.08		\$1,229,816			\$1,636,439	\$2,866,235
700 Eugene Street Admin - Main	1960	48,389	\$10,752,452	34.61	\$96,307	\$322,104		\$177,648	\$2,488,347	\$3,084,406
705 Orimes Avenue Warehouse	1956	30,080	\$4,218,921	34.97					\$1,320,287	\$1,320,287
704 Market Street Administration Building	1960	10,577	\$2,532,652	35.64			\$22,181		\$640,096	\$662,277
805 Washington Street Annex	1955	42,188	\$10,465,285	43.34		\$105,293	\$631,936	\$206,734	\$336,787	\$1,340,770
445 Laughlin Professional Center	1930	34,495	\$8,387,329	43.87	\$151,842	\$112,332		\$1,098,073	\$1,394,659	\$3,556,006
Merritt Drive Annex	1983	4,375	\$1,226,047	52.67		\$20,885		\$7,545	\$82,532	\$110,962
612 Psychological Services-Idol Building	1959	15,652	\$4,127,496	54.00					\$402,943	\$402,943
931 Maintenance - Main	1950	34,184	\$6,413,432	55.73					\$958,559	\$958,559
822 Prescott Street Tech Department	1974	14,568	\$3,602,213	61.18					\$248,252	\$248,252
394 Jamieson Stadium	1929	62,787	\$6,772,729	68.67		\$3,187,739			\$136,345	\$3,344,104
710 Simon Stadium	1974	52,400	\$11,709,177	84.34			\$1,488,078			\$1,488,078
1003 English Road Admin/Dean B Puente SCALE School	1947	30,657	\$7,872,334	89.32					\$1,291,740	\$1,291,740
<b>Elementary School</b>		<b>4,784,629</b>	<b>\$1,075,809,007</b>	<b>72.88</b>	<b>\$42,211,928</b>	<b>\$69,562,470</b>	<b>\$54,262,960</b>	<b>\$74,564,819</b>	<b>\$122,524,134</b>	<b>\$365,126,320</b>
373 Foust Elementary	1965	50,246	\$11,990,589	19.95	\$157,745			\$467,865	\$3,033,599	\$5,659,209
577 Sumner Elementary	1930	84,920	\$19,931,871	31.80		\$616,114		\$695,634	\$2,424,281	\$5,736,029
553 Southern Elementary	1975	39,052	\$9,333,199	33.80			\$144,987	\$102,780	\$762,956	\$1,010,725
328 Bessemer Elementary	1952	68,895	\$15,587,897	38.13			\$261,831		\$3,017,025	\$5,828,095
568 Stenberg Elementary	1949	50,690	\$10,736,444	38.44			\$236,762	\$152,731		\$723,467
543 Claxton Elementary	1960	51,949	\$11,243,953	41.11	\$760,405	\$819,478	\$662,798		\$1,007,164	\$3,249,643
537 Brooks Global Studies	1951	48,148	\$10,084,635	44.03	\$391,337	\$364,128		\$163,198		\$918,663
436 Joyner Elementary	1955	44,320	\$10,488,479	44.73	\$1,160,973	\$1,164,713			\$531,954	\$2,857,640
583 Vandalia Elementary	1958	34,820	\$8,165,358	44.88	\$293,847	\$356,252		\$1,583,213	\$2,332,222	\$4,565,534
478 Murphy Traditional Academy	1956	53,028	\$12,039,846	44.94	\$457,209	\$886,394	\$1,895,232		\$1,042,287	\$4,281,122
598 Calvin Wiley Elementary	1954	60,198	\$12,946,709	46.23	\$836,205	\$369,046		\$2,658,801	\$788,592	\$4,852,642
598 Guilford Newcomers	1972	29,854	\$6,313,338	47.07	\$147,773		\$141,552		\$693,554	\$982,879
541 Shadybrook Elementary	1970	62,210	\$13,786,471	47.71			\$364,011	\$1,596,070	\$1,224,696	\$3,184,777
439 Kirkman Park Elementary	1961	42,589	\$9,442,546	48.61		\$791,326	\$376,400		\$765,970	\$2,153,696
538 Sedgewick Elementary	1953	52,595	\$11,886,673	48.83		\$1,262,021		\$1,850,224	\$2,173,804	\$5,293,049
496 Northwood Elementary	1956	68,588	\$14,039,098	49.45	\$187,984	\$1,270,604	\$2,338,907	\$134,569	\$1,233,803	\$5,165,886
403 Hampton Elementary	1964	48,448	\$11,389,086	50.20		\$577,746		\$240,072	\$670,881	\$1,488,299
412 Irving Park Elementary	1949	62,743	\$15,133,940	53.68		\$1,206,854	\$1,184,480	\$249,516	\$2,357,999	\$4,908,855
466 Mills Road Elementary	1959	59,009	\$14,945,111	54.34		\$914,983	\$39,448	\$3,387,367	\$2,644,741	\$6,986,539
522 Archer Elementary	1962	47,056	\$10,947,072	55.04		\$1,829,962		\$321,745		\$2,151,707
517 Pawler Elementary	1968	49,376	\$11,988,926	56.00			\$2,147,119		\$46,423	\$2,193,542
514 Clara J. Peck Elementary	1929	62,220	\$13,087,538	56.68	\$1,969,234	\$943,784		\$401,219	\$905,787	\$4,220,024
451 Lindley Elementary	1928	69,693	\$14,796,158	57.23	\$490,225			\$574,857	\$3,936,821	\$4,753,874
510 Allen Jay Elementary	1955	43,043	\$9,671,801	57.76		\$836,987		\$1,054,049	\$2,366,382	\$4,257,618
472 Morehead Elementary	1968	49,210	\$10,446,095	57.76		\$39,954	\$1,427,746	\$185,788	\$625,831	\$2,279,519
388 General Greene Elementary	1956	41,242	\$9,402,105	57.92		\$79,559	\$1,554,566	\$1,646,065	\$660,687	\$3,940,877
469 Montileu Elementary	1956	65,741	\$14,415,799	58.14	\$594,998		\$4,448,512	\$79,911	\$1,769,910	\$6,695,551
349 Cone Elementary	1935	66,277	\$16,475,115	59.91		\$600,800		\$5,264,515	\$2,972,445	\$8,837,560
481 Nathaniel Greene Elementary	1923	55,523	\$15,061,554	60.68	\$66,139	\$735,116	\$2,130,145		\$483,331	\$5,414,731
361 Erwin Montessori	1949	52,738	\$12,244,739	60.80		\$161,684	\$115,773		\$1,342,463	\$3,544,639
505 Oak View Elementary	1953	68,554	\$15,047,368	61.38				\$123,029	\$1,647,886	\$4,285,481
499 Oak Hill Elementary	1955	60,820	\$12,992,248	62.26		\$1,080,119		\$786,535	\$553,080	\$2,065,516
427 Johnson Street Elementary	1955	72,120	\$16,644,582	63.40		\$1,801,509		\$1,779,007	\$1,178,160	\$6,758,676
507 Alderman Elementary	1968	55,692	\$12,644,265	63.79	\$160,891			\$2,406,801	\$808,421	\$3,466,113
586 Washington Elementary	1951	49,723	\$11,676,535	66.76			\$2,032,853		\$1,305,511	\$3,336,364
418 Jamestown Elementary	1930	68,702	\$15,456,715	67.68	\$605,267	\$365,985	\$963,110	\$409,385	\$1,036,544	\$5,380,291
454 Madison Elementary	1977	44,794	\$10,017,585	68.30		\$1,013,332	\$218,282	\$627,682	\$452,598	\$2,281,804
522 Pilot Elementary	1996	88,500	\$19,134,591	70.40				\$729,292	\$1,062,228	\$1,791,520
376 Frazier Elementary	1971	52,084	\$11,905,870	70.83				\$2,168,525	\$2,386,874	\$4,705,499
523 Pleasant Garden Elementary	1940	115,288	\$25,840,275	72.86		\$903,330	\$41,471	\$235,687	\$1,501,945	\$2,682,435
424 Jesse Wharton Elementary	1998	88,500	\$19,738,598	72.89		\$405,794			\$1,128,412	\$1,534,206
535 Sedalia Elementary	1947	65,451	\$14,962,942	75.59			\$1,642,674	\$636,364	\$1,187,091	\$5,466,129
370 Florence Elementary	1955	78,712	\$17,687,701	76.21		\$1,587,947	\$461,094	\$182,288	\$4,043,886	\$6,275,195
430 David D. Jones Elementary	1954	73,545	\$16,978,325	77.77	\$852,705	\$6,881,731		\$882,849		\$8,617,283
571 Stokesdale Elementary	1953	75,190	\$15,847,751	80.49		\$544,765	\$2,482,872	\$125,560	\$303,906	\$3,266,603
511 Parkview Village Elementary	1958	80,512	\$18,012,559	81.40			\$1,679,078		\$4,522,073	\$6,201,151
364 Fairview Elementary	1956	76,058	\$18,248,895	83.54	\$6,244,980	\$38,908		\$762,055	\$1,753,264	\$8,819,187
566 Falkner Elementary	2002	85,277	\$18,884,549	86.19		\$298,180		\$10,797,227	\$1,651,700	\$12,745,107
461 McLeansville Elementary	1935	88,409	\$15,704,740	86.55				\$1,208,915	\$1,724,240	\$2,937,155
374 Summerfield Elementary	1936	96,616	\$21,253,428	87.98	\$263,519	\$205,528	\$5,022,513		\$1,099,956	\$6,591,516
385 Gillespie Park Elementary	1940	75,744	\$18,165,056	88.58					\$4,216,921	\$8,216,921
340 Monticello Brown Summit Elementary	1953	102,480	\$21,130,679	89.33		\$9,776,679		\$299,495	\$486,719	\$10,562,890
425 Jefferson Elementary	1969	88,500	\$19,302,845	89.67	\$8,938,030	\$405,794			\$1,561,906	\$11,823,730
582 Olinville Elementary	1950	98,133	\$21,352,006	89.80		\$390,814	\$4,353,512	\$361,588	\$948,582	\$5,354,298
532 Ravin Elementary	1924	91,968	\$20,044,581	89.82	\$8,943,936	\$421,696			\$1,623,112	\$10,888,744
334 Brightwood Elementary	2002	85,277	\$18,796,151	91.08				\$11,427,827	\$1,503,024	\$12,921,051
539 Southwest Elementary	1976	98,523	\$22,179,184	92.39		\$11,668,569			\$1,671,440	\$13,546,209
540 Monticello Brown Summit Elementary	2000	88,500	\$19,723,437	92.67	\$711,507	\$11,440,173			\$762,753	\$12,914,435
378 Triangle Lake Montessori	2003	85,277	\$19,162,584	92.76					\$14,013,628	\$14,013,628
502 Oak Ridge Elementary	1923	115,785	\$24,440,263	94.13	\$470,312	\$910,723	\$3,909,428		\$189,036	\$5,479,499
331 Bluford STEM Academy	1956	59,453	\$14,896,452	95.54			\$3,462,730			\$3,462,730
504 Alamance Elementary	2011	93,117	\$23,898,122	96.29			\$7,442,583			\$7,442,583
400 Guilford Elementary	2007	89,639	\$19,052,404	96.42				\$4,350,718		\$4,350,718
491 E. P. Pearce Elementary	2007	89,207	\$19,321,738	96.45				\$4,675,313		\$4,675,313
130 Ready Park Elementary	2007	86,847	\$18,712,347	96.94				\$4,079,636		\$4,079,636
486 Northern Elementary	2008	79,633	\$16,810,919	98.08		\$364,449			\$3,291,998	\$3,656,447
580 Union Hill Elementary	2009	92,931	\$23,114,725	99.33	\$6,325,047					\$6,325,047
462 Ronald E. McNair Elementary	2013	92,039	\$20,035,554	99.88					\$7,414,602	\$7,414,602
542 George E. Simkins Elementary	2013	92,812	\$19,008,325	100.00					\$6,616,227	\$6,616,227

EXHIBIT 7-4 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CAPITAL RENEWAL SCHEDULE BY FUNCTION AND FCI (WORST TO BEST)

Facility Name	Year Built	Gross Area	Replacement Value	FC Score	2029	2030	2031	2032	2033	5-Year Needs 2029-2033
<b>High School</b>		<b>4,142,865</b>	<b>\$980,135,933</b>	<b>75.17</b>	<b>\$43,525,813</b>	<b>\$30,832,816</b>	<b>\$35,343,830</b>	<b>\$60,649,430</b>	<b>\$105,340,089</b>	<b>\$312,892,047</b>
589 Weaver Education Center	1977	110,970	\$23,358,443	43.82		\$1,210,946	\$3,375		\$2,200,766	\$3,415,087
536 Southern Guilford High	1970	204,074	\$54,282,306	49.42	\$8,591		\$2,669,247	\$274,626	\$7,474,247	\$10,426,711
544 Ben L. Smith High	1963	276,492	\$62,750,582	55.36		\$1,063,398	\$12,325,636	\$715,123	\$3,767,468	\$18,071,625
394 Grimsley High	1929	280,364	\$62,170,980	56.34	\$7,029,086	\$3,096,777	\$213,337	\$701,394	\$15,905,767	\$26,946,381
484 Northeast High	1961	185,359	\$41,289,280	57.13		\$2,795,890	\$1,944,044	\$127,731	\$4,368,336	\$9,235,051
595 Western Guilford High	1968	258,860	\$55,924,190	61.86		\$1,204,080		\$10,891,737	\$6,094,613	\$18,190,450
508 Walter Page High	1958	230,174	\$57,176,018	63.12	\$8,119,309	\$2,684,446	\$1,001,058	\$1,179,408	\$6,787,713	\$19,768,234
406 High Point Central High	1926	311,354	\$73,712,040	68.70		\$4,164,047	\$1,185,911	\$5,426,743	\$12,380,345	\$25,157,048
562 Southwest High	1979	280,614	\$68,219,980	71.76	\$990,364	\$11,323,571		\$1,756,274	\$7,436,781	\$21,506,990
547 Southwest Guilford High	1962	264,328	\$71,007,636	79.05		\$502,398		\$24,599,272	\$1,018,014	\$26,116,884
319 Andrews High	1967	230,244	\$50,678,467	80.67	\$11,968	\$6,115	\$15,326,129	\$711,404	\$5,446,070	\$21,501,686
490 Northwest High	1962	249,264	\$55,818,938	85.80		\$375,804		\$16,205,481	\$4,264,170	\$21,045,455
529 Ragsdale High	1959	367,837	\$84,135,411	90.42				\$19,736,046	\$5,737,609	\$25,493,655
545 Academy at Smith High	1973	39,248	\$9,586,718	90.64		\$63,793		\$873,394	\$11,007	\$948,194
335 Outley High	1928	282,074	\$73,503,297	95.33	\$894,925	\$8,847,670	\$675,102	\$1,928,208	\$4,452,263	\$16,798,168
338 Eastern Guilford High	2009	301,409	\$76,719,442	97.44	\$26,471,590	\$1,397,505		\$5,525,607	\$1,013,238	\$34,407,940
489 Northern High	2008	270,000	\$68,802,245	98.85		\$896,176			\$14,961,702	\$15,857,878
<b>Middle School</b>		<b>2,729,606</b>	<b>\$672,577,522</b>	<b>71.93</b>	<b>\$30,593,157</b>	<b>\$66,780,262</b>	<b>\$32,962,233</b>	<b>\$60,013,387</b>	<b>\$69,056,405</b>	<b>\$243,405,464</b>
442 Kiser Middle	1957	137,953	\$36,914,295	33.48		\$1,191,693	\$1,789,871	\$5,896,598	\$9,350,768	\$18,228,930
493 Northwest Middle	1970	144,210	\$34,938,004	44.08		\$2,400,322	\$2,618,130	\$1,782,912	\$1,869,685	\$8,671,069
415 Jackson Middle	1959	112,459	\$26,709,134	46.04		\$6,233,984			\$4,733,615	\$10,986,599
325 Aycock (Swann) Middle	1922	133,348	\$32,056,457	50.49		\$5,177,149	\$99,195	\$2,675,647	\$5,441,413	\$15,593,404
316 Allen Middle	1968	129,319	\$33,808,224	52.86			\$5,185,343		\$83,222	\$5,268,565
463 Mendenhall Middle	1968	122,540	\$31,063,984	56.05		\$1,671,893		\$252,379	\$1,469,305	\$3,393,575
592 Welborn MS and 407 Kearns Academy	1958	139,188	\$33,397,067	58.21		\$4,852,324	\$3,429,613		\$3,174,069	\$13,456,006
448 Lincoln Academy	1945	95,409	\$25,880,242	64.80		\$305,804		\$6,363,737	\$1,267,662	\$7,937,203
341 Brown Summit Middle	1954	33,937	\$7,264,330	67.56	\$726,815	\$278,411		\$386,503	\$696,305	\$2,088,034
487 Northeast Middle	1967	131,054	\$32,241,000	68.66		\$3,167,902		\$1,478,564	\$182,880	\$4,829,346
550 Southeast Middle	1969	133,693	\$35,755,838	68.11	\$176,256		\$6,190,513			\$6,366,769
367 Ferndale Middle	1931	149,372	\$34,934,617	71.04	\$139,628		\$8,877,833	\$4,053,900	\$4,323,438	\$17,596,819
460 Eastern Guilford Middle	1999	137,350	\$38,662,994	77.10	\$17,478,406				\$10,142,315	\$27,620,721
391 Penn-Griffin Middle	1950	168,696	\$38,288,029	78.09	\$645,590	\$6,836,666		\$1,364,751	\$12,243,225	\$21,090,232
565 Southern Middle	1993	138,143	\$31,086,379	87.87		\$621,603	\$445,497	\$687,030	\$2,190,216	\$3,944,354
402 Hernton Middle	2002	142,872	\$37,408,732	90.74		\$1,306,402		\$18,820,721	\$3,276,330	\$23,403,633
437 Kennedie Middle	2000	141,352	\$31,730,214	92.05		\$19,806,054			\$2,275,010	\$21,881,064
311 Allen Jay Middle	1939	90,064	\$20,352,861	98.12	\$1,428,462		\$150,779		\$114,729	\$1,691,970
488 Northern Middle	2007	142,474	\$33,332,922	98.28			\$2,175,459	\$6,548,828		\$8,724,287
313 Southern Middle	2007	143,877	\$40,754,978	98.96				\$9,701,808		\$9,701,808
421 Jamestown Middle	2010	162,154	\$35,997,221	99.96		\$15,128,036				\$15,128,036
<b>Specialty Schools</b>		<b>378,335</b>	<b>\$85,553,352</b>	<b>73.96</b>	<b>\$2,343,744</b>	<b>\$9,011,398</b>	<b>\$2,379,761</b>		<b>\$15,398,522</b>	<b>\$29,333,425</b>
533 Greensboro SCALE School and Twilight High	1955	26,977	\$6,371,040	37.26		\$705,256			\$486,195	\$1,191,451
396 Old McIver School	1929	81,630	\$17,559,738	50.47	\$2,343,744	\$2,787,606	\$1,225,697		\$886,558	\$7,243,605
379 Gateway Education Center	1983	98,782	\$21,560,708	55.77		\$987,117	\$1,154,064		\$2,495,836	\$4,637,017
458 Joyner-Greene Education Center	2013	57,266	\$13,634,383	99.79					\$6,128,244	\$6,128,244
484 Haynes-Inman Education Center	2010	62,493	\$13,722,004	99.87		\$4,531,419				\$4,531,419
437 Herbin-Metz Education Center	2013	51,383	\$12,705,479	100.00					\$3,601,689	\$3,601,689

**EXHIBIT 7-4 (CONTINUED)**  
**GUILFORD COUNTY SCHOOLS**  
**CAPITAL RENEWAL SCHEDULE BY FUNCTION AND FCI (WORST TO BEST)**

Facility Name	Year Built	Gross Area	Replacement Value	FC Score	2024	2025	2026	2027	2028	3-Year Needs 2024-2028
<b>Guilford County Schools</b>		<b>#####</b>	<b>\$2,925,088,351</b>	<b>72.64</b>	<b>\$54,879,513</b>	<b>\$126,377,513</b>	<b>\$133,359,962</b>	<b>\$188,633,270</b>	<b>\$572,322,718</b>	<b>\$1,075,572,776</b>
<b>Administration</b>			<b>475,358</b>	<b>\$102,012,517</b>	<b>48.18</b>	<b>\$373,777</b>	<b>\$4,421,876</b>	<b>\$1,403,874</b>	<b>\$279,036</b>	<b>\$11,246,092</b>
<b>Elementary School</b>			<b>4,784,629</b>	<b>\$1,073,808,007</b>	<b>72.88</b>	<b>\$16,170,971</b>	<b>\$20,519,916</b>	<b>\$79,109,428</b>	<b>\$59,835,804</b>	<b>\$390,396,431</b>
<b>High School</b>			<b>4,142,865</b>	<b>\$989,135,053</b>	<b>75.17</b>	<b>\$27,070,284</b>	<b>\$74,171,063</b>	<b>\$54,295,334</b>	<b>\$51,328,858</b>	<b>\$381,162,791</b>
<b>Middle School</b>			<b>2,730,806</b>	<b>\$672,577,522</b>	<b>71.85</b>	<b>\$11,186,360</b>	<b>\$23,346,433</b>	<b>\$18,131,070</b>	<b>\$76,702,937</b>	<b>\$247,835,231</b>
<b>Specialty Schools</b>			<b>378,333</b>	<b>\$85,333,332</b>	<b>73.90</b>	<b>\$67,921</b>	<b>\$3,918,435</b>	<b>\$420,476</b>	<b>\$386,613</b>	<b>\$24,832,191</b>
<b>Administration</b>			<b>475,358</b>	<b>\$102,012,517</b>	<b>48.18</b>	<b>\$373,777</b>	<b>\$4,421,876</b>	<b>\$1,403,874</b>	<b>\$279,036</b>	<b>\$11,246,092</b>
643 Lees Chapel - Learning Area Admin	1950	16,931	\$4,206,866	18.62	\$48,262				\$1,395,106	\$1,645,368
300 Franklin Blvd- Main	1963	43,893	\$10,492,779	22.54					\$2,271,935	\$2,271,935
301 Transportation- Main	1970	31,282	\$9,232,805	26.98					\$1,135,176	\$1,135,176
700 Eugene Street Admin- Main	1960	48,369	\$10,752,432	34.61		\$1,431,936		\$15,589	\$2,164,926	\$5,612,451
705 Grimes Avenue Warehouse	1956	30,880	\$4,218,921	34.97					\$307,688	\$307,688
704 Market Street Administration Building	1960	10,577	\$2,332,632	33.64		\$91,887	\$75,196		\$355,091	\$522,174
905 Washington Street Annex	1955	42,188	\$10,465,285	43.34		\$2,580,579			\$2,529,385	\$5,109,962
445 Loughlin Professional Center	1930	34,493	\$6,387,529	43.87		\$43,397		\$244,299	\$2,487,409	\$2,775,105
Memri Drive Annex	1983	4,375	\$1,226,047	52.07				\$16,148	\$101,745	\$120,893
612 Psychological Services-Idol Building	1959	15,652	\$4,127,496	54.00	\$325,515				\$2,490,295	\$2,815,808
931 Maintenance- Main	1950	34,184	\$6,413,432	55.73		\$108,701			\$755,308	\$869,099
822 Prescott Street Tech Department	1974	14,568	\$3,602,213	61.18					\$1,425,237	\$1,425,237
394 Jamieson Stadium	1929	62,787	\$6,772,729	68.67					\$864,285	\$864,285
710 Simon Stadium	1974	52,400	\$11,709,177	84.34			\$1,328,478			\$1,328,478
1001 English Road Admin/Dean B Puette SCALE School	1947	30,657	\$7,872,334	89.32		\$164,176			\$6,286,261	\$6,450,437
<b>Elementary School</b>			<b>4,784,629</b>	<b>\$1,073,808,007</b>	<b>72.88</b>	<b>\$16,170,971</b>	<b>\$20,519,916</b>	<b>\$79,109,428</b>	<b>\$59,835,804</b>	<b>\$390,396,431</b>
373 Fount Elementary	1965	50,346	\$11,990,389	19.92				\$594,335	\$5,272,929	\$5,867,264
377 Sumner Elementary	1930	84,920	\$19,931,871	31.90				\$830,298	\$521,143	\$6,408,890
553 Southern Elementary	1975	39,052	\$9,333,199	35.90	\$124,081				\$110,113	\$3,054,299
328 Bessemer Elementary	1952	68,893	\$15,587,897	36.13			\$434,952	\$68,727	\$603,185	\$4,235,937
368 Sternberger Elementary	1949	50,690	\$10,756,444	36.44					\$426,649	\$3,032,766
343 Clanton Elementary	1960	51,949	\$11,243,933	41.11			\$722,329	\$362,957	\$12,290	\$4,516,164
337 Brooks Global Studies	1951	48,148	\$10,084,635	44.05	\$182,454	\$377,421			\$513,520	\$3,105,023
436 Joyner Elementary	1955	44,320	\$10,488,479	44.73						\$3,827,232
583 Vandalla Elementary	1958	34,820	\$8,165,358	44.88	\$339,090				\$293,074	\$2,292,673
478 Murphy Traditional Academy	1956	53,028	\$12,039,846	44.94	\$316,550	\$193,952			\$397,424	\$3,890,917
598 Calvin Wiley Elementary	1954	60,198	\$12,946,790	46.23					\$401,057	\$3,027,888
398 Guilford Newcomers	1972	29,654	\$6,313,338	47.07			\$307,021	\$247,169	\$1,305,851	\$2,060,041
541 Shadybrook Elementary	1970	62,210	\$13,786,471	47.71				\$34,692	\$243,480	\$3,148,700
309 Kirkman Park Elementary	1961	42,589	\$9,442,546	48.61				\$1,191,080	\$1,859,938	\$5,051,918
538 Sedgewick Elementary	1953	52,595	\$11,888,673	48.83		\$36,326	\$1,599		\$2,337,867	\$2,375,992
496 Northwood Elementary	1956	68,588	\$14,039,098	49.45		\$910,521			\$4,633,617	\$5,544,138
403 Hampton Elementary	1964	48,448	\$11,389,086	50.20		\$181,615	\$591,873		\$3,764,696	\$4,538,184
412 Irving Park Elementary	1949	62,743	\$15,133,940	53.68				\$3,868,264	\$3,006,055	\$6,874,319
466 Mills Road Elementary	1959	50,009	\$14,945,111	54.34	\$651,587				\$2,809,890	\$3,541,477
322 Archer Elementary	1962	47,056	\$10,947,072	55.04		\$198,796	\$877,683		\$2,969,618	\$4,046,097
517 Peeler Elementary	1968	49,376	\$11,988,926	56.00		\$219,166	\$2,324,216	\$15,585	\$4,321,860	\$6,880,827
514 Clara J. Pack Elementary	1929	62,220	\$13,087,538	56.68	\$1,231,405	\$322,071		\$2,055,860	\$2,884,793	\$6,494,129
451 Lindsey Elementary	1928	69,693	\$14,786,158	57.23		\$62,337		\$41,183	\$3,878,674	\$5,982,194
130 Allen Jay Elementary	1955	43,043	\$9,671,801	57.76					\$1,965,757	\$1,965,757
472 Morehead Elementary	1968	49,210	\$10,446,095	57.76			\$2,429,782		\$2,315,412	\$4,745,194
388 General Greene Elementary	1956	41,242	\$9,402,103	57.92					\$2,183,341	\$2,183,341
469 Montieu Elementary	1956	65,741	\$14,415,799	58.14	\$440,952				\$3,428,411	\$5,869,365
349 Cone Elementary	1935	66,277	\$16,475,115	59.91		\$3,540,070			\$2,726,227	\$6,266,297
481 Nathaniel Greene Elementary	1923	55,523	\$13,061,554	60.68	\$88,268	\$515,251	\$503,416	\$201,016	\$3,316,212	\$4,624,163
361 Erwin Montessori	1949	52,738	\$12,244,739	60.80	\$1,272,076	\$19,523		\$174,805	\$2,342,856	\$3,810,180
505 Oak View Elementary	1953	68,354	\$15,047,368	61.38	\$89,348			\$87,083	\$4,328,638	\$2,217,724
499 Oak Hill Elementary	1955	60,820	\$12,992,248	62.26				\$231,105	\$2,806,390	\$3,037,495
427 Johnson Street Elementary	1955	72,120	\$16,644,582	63.40		\$2,536,170	\$139,969		\$3,392,782	\$6,068,921
307 Alderman Elementary	1968	55,692	\$12,644,263	63.79	\$490,632			\$82,447	\$2,549,242	\$3,122,321
586 Washington Elementary	1951	49,723	\$11,676,535	66.76	\$489,277	\$394,485			\$2,491,446	\$5,375,208
418 Jamestown Elementary	1930	68,702	\$15,456,715	67.68				\$419,500	\$5,122,206	\$5,665,641
454 Madison Elementary	1977	44,794	\$10,017,583	68.30	\$377,331	\$45,440	\$1,433,018	\$1,183,100	\$633,541	\$3,872,230
522 Pilot Elementary	1996	88,500	\$19,134,591	70.40			\$495,388	\$751,854	\$8,373,786	\$9,601,028
376 Frazier Elementary	1971	52,084	\$11,905,870	70.83					\$2,130,422	\$2,130,422
523 Pleasant Garden Elementary	1940	115,288	\$25,840,273	72.86					\$14,514,183	\$14,514,183
424 Jesse Wharton Elementary	1998	88,500	\$19,738,598	72.89					\$8,337,641	\$8,337,641
535 Sedalia Elementary	1947	65,451	\$14,962,942	75.59		\$2,580,004	\$933,275		\$1,041,041	\$4,554,320
370 Florence Elementary	1955	78,712	\$17,687,701	76.21		\$19,304	\$2,042,697		\$10,074,912	\$12,136,913
430 David D. Jones Elementary	1954	73,545	\$16,978,325	77.77		\$580,520			\$1,873,533	\$2,454,053
571 Stokesdale Elementary	1953	75,190	\$15,847,751	80.49	\$764,290		\$7,789,280		\$1,198,350	\$8,751,920
511 Parkview Village Elementary	1958	80,512	\$18,012,559	81.40	\$1,447,373			\$462,501	\$7,480,786	\$9,390,680
364 Fairview Elementary	1956	76,058	\$18,248,895	83.54				\$798,610	\$2,446,867	\$5,245,477
366 Falkner Elementary	2002	85,277	\$18,884,549	86.19					\$480,541	\$480,541
461 McLeanville Elementary	1935	68,409	\$15,704,740	86.25		\$2,992,263	\$6,904,309	\$1,179,572	\$489,069	\$11,565,213
574 Summerfield Elementary	1936	96,616	\$21,253,428	87.96	\$30,337	\$490,572	\$4,303,486		\$1,068,181	\$6,492,576
385 Gillespie Park Elementary	1949	75,744	\$18,165,016	88.58					\$2,731,432	\$2,731,432
346 Coffey Elementary	1955	102,480	\$21,130,679	89.55		\$708,392	\$906,362	\$98,084	\$1,419,147	\$5,151,985
423 Jefferson Elementary	1999	88,500	\$19,502,845	89.67					\$1,131,673	\$1,131,673
382 Olssonville Elementary	1950	98,133	\$21,352,006	89.80			\$14,573,247		\$1,128,339	\$15,761,586
532 Rankin Elementary	1924	91,968	\$20,044,581	89.82		\$370,294			\$162,449	\$552,743
334 Brightwood Elementary	2002	85,277	\$18,764,351	91.28					\$310,503	\$310,503
559 Southwest Elementary	1979	98,523	\$22,179,184	92.23				\$419,070	\$455,761	\$874,831
340 Monticello Brown Summit Elementary	2000	88,500	\$19,723,437	92.67		\$161,400			\$389,372	\$550,862
578 Triangle Lake Montessori	2003	85,277	\$19,162,584	92.76					\$933,361	\$933,361
502 Oak Ridge Elementary	1923	115,785	\$24,440,263	94.13	\$2,814,676	\$183,588	\$13,708,462		\$509,417	\$17,218,143
331 Blufford STEM Academy	1956	59,451	\$14,866,432	95.34			\$6,607,299	\$738,195	\$83,753	\$7,429,247
304 Alamance Elementary	2011	93,117	\$23,898,122	96.29			\$5,233,265		\$207,602	\$5,440,867
400 Guilford Elementary	2007	89,639	\$19,052,404	98.42				\$15,024,575	\$915,048	\$15,939,623
491 E.P. Pearce Elementary	2007	89,207	\$19,321,738	98.45					\$13,394,485	\$14,394,485
530 Ready Fork Elementary	2007	86,847	\$18,712,347	98.94		\$461,640		\$14,859,533	\$698,320	\$18,019,493
486 Northern Elementary	2008	79,633	\$16,810,919	98.98				\$809,483	\$14,052,682	\$14,862,165
580 Union Hill Elementary	2009	82,951	\$23,114,725	99.33	\$4,860,344					\$4,860,344
462 Ronald E. McNair Elementary	2013	82,059	\$20,035,354	99.88					\$5,184,464	\$5,184,464
542 George E. Simkins Elementary	2013	82,812	\$19,008,323	100.00					\$5,400,999	\$5,400,999



EXHIBIT 7-4 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CAPITAL RENEWAL SCHEDULE BY FUNCTION AND FCI (WORST TO BEST)

Facility Name	Year Built	Gross Area	Replacement Value	FC Score	2034	2035	2036	2037	2038	5-Year Needs 2034-2038
<b>High School</b>		<b>4,142,865</b>	<b>\$989,135,933</b>	<b>75.17</b>	<b>\$27,070,284</b>	<b>\$74,171,083</b>	<b>\$54,295,334</b>	<b>\$51,328,858</b>	<b>\$184,297,252</b>	<b>\$381,162,791</b>
589 Weaver Education Center	1977	110,970	\$23,338,443	43.82		\$1,466,442			\$5,347,383	\$6,813,825
556 Southern Guilford High	1970	204,074	\$54,282,306	49.42	\$781,819	\$962,037	\$10,625,577	\$1,784,601	\$15,830,674	\$29,984,708
544 Ben L. Smith High	1963	276,492	\$62,730,382	35.56	\$1,418,660	\$1,781,830	\$1,262,282	\$3,473,530	\$12,630,209	\$20,566,511
394 Grimsley High	1929	280,364	\$62,170,080	36.54	\$84,998	\$757,050			\$22,602,287	\$25,445,235
484 Northeast High	1961	185,359	\$41,289,260	37.13		\$1,189,518	\$18,956,169		\$5,493,681	\$25,619,368
395 Western Guilford High	1968	258,860	\$55,024,100	61.86					\$13,414,535	\$13,414,535
508 Walter Page High	1958	230,174	\$57,176,018	63.12	\$4,427,231	\$476,119	\$1,365,702	\$551,451	\$6,935,642	\$16,736,165
406 High Point Central High	1926	311,554	\$73,712,040	68.76			\$1,247,500	\$5,779,381	\$15,739,393	\$22,786,274
562 Southwest High	1979	280,614	\$68,219,980	71.76		\$19,300,848	\$217,860	\$63,475	\$7,678,226	\$27,260,409
547 Southeast Guilford High	1962	264,328	\$71,007,636	79.05		\$967,723		\$10,109,536	\$5,328,571	\$18,605,630
319 Andrews High	1967	230,244	\$50,678,467	80.67	\$108,398	\$1,133,695			\$4,603,140	\$5,847,233
490 Northwest High	1962	249,264	\$55,818,938	85.80	\$1,415,706	\$27,763		\$4,477,295	\$2,679,337	\$8,596,101
529 Ragdale High	1959	367,837	\$84,135,411	90.42	\$682,520	\$1,313,235		\$17,620,344	\$8,806,519	\$28,422,638
545 Academy at Smith High	1973	39,248	\$9,586,718	90.64		\$372,101		\$6,947,128	\$848,606	\$8,167,835
355 Outley High	1928	282,074	\$75,503,297	95.53	\$2,117,232	\$40,990,870	\$640,344	\$522,317	\$2,510,093	\$46,590,776
358 Eastern Guilford High	2009	301,409	\$76,719,442	97.44	\$16,035,680	\$3,428,912			\$551,092	\$19,815,684
489 Northern High	2008	270,000	\$68,802,245	98.85					\$60,477,864	\$60,477,864
<b>Middle School</b>		<b>2,729,608</b>	<b>\$672,577,522</b>	<b>71.95</b>	<b>\$11,196,360</b>	<b>\$23,346,423</b>	<b>\$18,131,050</b>	<b>\$76,702,957</b>	<b>\$118,958,461</b>	<b>\$247,935,251</b>
442 Kiser Middle	1957	137,935	\$36,914,295	35.48					\$818,488	\$16,213,039
493 Northwest Middle	1970	144,210	\$34,938,004	44.08				\$3,015,505	\$14,288,598	\$17,304,103
415 Jackson Middle	1959	112,459	\$26,709,134	44.64	\$1,002,980	\$1,916,026		\$108,060	\$6,624,363	\$9,651,409
325 Aycock (Kearns) Middle	1922	135,348	\$32,056,457	50.49				\$167,393	\$7,648,697	\$7,816,090
316 Allen Middle	1968	129,319	\$33,808,224	52.86				\$3,942,810	\$12,653,467	\$16,596,277
465 Mendenhall Middle	1968	122,540	\$31,063,984	56.66		\$3,318,228			\$8,322,770	\$13,640,998
592 Welborn MS and 407 Kearns Academy	1958	139,188	\$35,397,067	58.21			\$906,220	\$1,122,880	\$6,896,672	\$8,888,872
446 Lincoln Academy	1940	95,409	\$25,880,342	64.80	\$262,303	\$249,792	\$657,135	\$1,294,966	\$6,139,850	\$6,583,866
341 Brown Summit Middle	1954	33,957	\$7,264,330	67.56	\$2,305,329	\$281,303	\$151,380		\$1,004,596	\$5,522,608
487 Northeast Middle	1967	131,034	\$32,241,000	68.66		\$145,777		\$10,224,113	\$3,517,029	\$15,886,919
550 Southeast Middle	1969	133,693	\$35,735,838	69.11			\$6,968,403		\$7,341,719	\$14,310,122
367 Ferndale Middle	1951	149,372	\$34,034,617	71.04		\$64,093		\$3,409,111	\$4,065,481	\$8,439,585
460 Eastern Guilford Middle	1999	137,550	\$38,662,994	77.10					\$3,066,466	\$3,066,466
391 Penn-Griffin Middle	1930	168,696	\$38,288,029	78.69	\$515,553				\$12,237,718	\$12,551,271
565 Southwest Middle	1992	138,143	\$31,086,379	87.87		\$3,000,250	\$1,207,880		\$2,362,281	\$6,570,411
402 Hainston Middle	2002	142,872	\$37,408,732	90.74					\$668,846	\$668,846
437 Kernodle Middle	2000	141,332	\$31,730,214	92.65		\$266,304			\$637,133	\$905,437
311 Allen Jay Middle	1939	90,064	\$20,352,861	96.12	\$7,512,415		\$1,043,244		\$167,420	\$8,725,079
488 Northern Middle	2007	142,474	\$33,332,922	98.28		\$2,356,156		\$23,263,683	\$1,651,342	\$27,271,181
313 Southern Middle	2007	143,877	\$40,734,978	98.96				\$36,569,616	\$1,290,074	\$37,860,590
421 Jamestown Middle	2010	162,154	\$35,997,221	99.96		\$9,547,594				\$9,547,594
<b>Specialty Schools</b>		<b>378,335</b>	<b>\$85,353,332</b>	<b>73.96</b>	<b>\$67,921</b>	<b>\$3,618,435</b>	<b>\$420,476</b>	<b>\$386,615</b>	<b>\$20,038,744</b>	<b>\$24,832,101</b>
533 Greensboro SCALE School and Twilight High	1955	26,977	\$6,371,040	37.26					\$1,706,420	\$1,706,420
396 Old McIver School	1929	81,630	\$17,359,738	50.47	\$67,921	\$143,610	\$420,476		\$3,524,537	\$4,156,544
379 Gateway Education Center	1983	98,782	\$21,560,708	55.77		\$501,696		\$386,615	\$8,484,937	\$9,463,248
458 Joyner-Greene Education Center	2013	57,266	\$13,634,383	99.79					\$3,389,406	\$3,389,406
464 Haynes-Inman Education Center	2010	62,495	\$15,722,004	99.87		\$3,183,129				\$3,183,129
457 Harbin-Metz Education Center	2013	51,385	\$12,705,479	100.00					\$2,933,444	\$2,933,444

**EXHIBIT 7-4 (CONTINUED)**  
**GUILFORD COUNTY SCHOOLS**  
**CAPITAL RENEWAL SCHEDULE BY FUNCTION AND FCI (WORST TO BEST)**

Facility Name	Year Built	Gross Area	Replacement Value	FC Score	2039	2040	2041	2042	2043	5-Year Needs 2039-2043
<b>Guilford County Schools</b>		<b>4,784,629</b>	<b>\$1,073,809,007</b>	<b>72.64</b>	<b>\$172,236,319</b>	<b>\$282,327,749</b>	<b>\$165,181,065</b>	<b>\$448,130,058</b>	<b>\$995,239,134</b>	<b>\$1,361,134,485</b>
<b>Administration</b>		<b>475,358</b>	<b>\$102,012,517</b>	<b>46.18</b>	<b>\$342,413</b>	<b>\$4,830,803</b>	<b>\$1,160,360</b>	<b>\$1,160,360</b>	<b>\$21,893,725</b>	<b>\$53,393,876</b>
Elementary School		4,784,629	\$1,073,809,007	72.68	\$61,237,843	\$81,194,257	\$58,059,308	\$81,051,951	\$148,831,523	\$431,294,882
High School		4,142,865	\$989,135,933	75.17	\$67,610,778	\$66,473,772	\$42,681,388	\$219,264,368	\$103,309,648	\$493,340,350
Middle School		2,729,606	\$672,577,522	71.93	\$42,826,801	\$113,367,365	\$59,966,182	\$42,052,831	\$78,899,083	\$337,242,242
Specialty Schools		378,535	\$85,535,532	73.96	\$238,886	\$22,431,552	\$1,293,449	\$1,714,103	\$59,885,145	\$65,685,135
<b>Administration</b>		<b>475,358</b>	<b>\$102,012,517</b>	<b>46.18</b>	<b>\$342,413</b>	<b>\$4,830,803</b>	<b>\$1,160,360</b>	<b>\$1,160,360</b>	<b>\$21,893,725</b>	<b>\$53,393,876</b>
643 Lees Chapel - Learning Area Admin	1950	16,931	\$4,206,866	18.62					\$1,277,444	\$1,277,444
300 Franklin Blvd- Main	1963	43,893	\$10,492,779	22.54		\$593,725	\$61,789	\$388,193	\$2,994,791	\$4,038,498
301 Transportation- Main	1970	31,282	\$9,232,805	26.98			\$739,537		\$5,608,207	\$6,347,744
700 Eugene Street Admin- Main	1960	48,389	\$10,752,452	34.61			\$866,907		\$2,373,808	\$3,240,715
705 Ormes Avenue Warehouse	1956	30,980	\$4,218,921	34.07		\$23,560		\$22,442	\$843,726	\$869,728
704 Market Street Administration Building	1960	10,577	\$2,532,052	35.64				\$235,428	\$793,002	\$1,048,430
905 Washington Street Annex	1955	42,188	\$10,465,285	43.34		\$689,698		\$277,861	\$1,536,982	\$2,504,541
445 Laughlin Professional Center	1930	34,495	\$8,387,529	43.87		\$109,009	\$110,266	\$2,133,120	\$716,265	\$3,068,660
Merritt Drive Annex	1983	4,375	\$1,226,047	32.67			\$279,154	\$80,541	\$464,462	\$833,157
612 Psychological Services-Idol Building	1959	15,652	\$4,127,496	34.00			\$292,382		\$1,047,232	\$1,339,634
931 Maintenance- Main	1950	34,184	\$6,413,432	35.73			\$122,347		\$2,883,919	\$3,006,266
822 Precott Street Tech Department	1974	14,368	\$3,602,213	61.18	\$342,413				\$272,527	\$614,740
394 Jameison Stadium	1929	62,787	\$6,772,729	68.67		\$1,114,484			\$928,247	\$2,042,731
710 Simon Stadium	1974	52,400	\$11,709,177	84.34				\$2,088,305		\$2,088,305
1001 English Road Admin/Dean B Pruett SCALE School	1947	30,657	\$7,872,334	80.32					\$153,283	\$153,283
<b>Elementary School</b>		<b>4,784,629</b>	<b>\$1,073,809,007</b>	<b>72.68</b>	<b>\$61,237,843</b>	<b>\$81,194,257</b>	<b>\$58,059,308</b>	<b>\$81,051,951</b>	<b>\$148,831,523</b>	<b>\$431,294,882</b>
373 Foust Elementary	1965	30,246	\$11,990,389	19.95				\$139,438	\$1,812,875	\$1,972,333
377 Sumner Elementary	1930	84,920	\$19,931,871	31.90		\$2,197,850		\$2,013,478	\$3,153,479	\$7,364,807
553 Southern Elementary	1975	39,052	\$9,333,199	35.90		\$30,513	\$443,378		\$2,675,714	\$3,149,805
328 Bessemer Elementary	1952	68,893	\$15,587,897	38.13		\$456,358	\$497,614	\$3,082,951	\$2,782,639	\$6,819,562
568 Sternberger Elementary	1949	30,690	\$10,736,444	38.44			\$1,620,083	\$405,767	\$113,759	\$4,235,959
343 Clanton Elementary	1960	51,949	\$11,243,955	41.13		\$446,079	\$451,823		\$1,759,223	\$2,657,125
337 Brooks Global Studies	1951	48,148	\$10,084,635	44.03			\$340,595		\$1,608,383	\$3,924,473
436 Joyner Elementary	1955	44,320	\$10,488,479	44.73		\$1,281,493	\$1,338,024		\$79,061	\$3,688,578
583 Vandalia Elementary	1958	34,820	\$8,165,338	44.88		\$429,479	\$391,506	\$951,307	\$1,322,265	\$3,054,357
478 Murphey Traditional Academy	1956	53,028	\$12,039,846	44.94		\$928,518	\$692,555	\$438,601	\$1,770,364	\$5,804,036
598 Calvin Wiley Elementary	1954	60,198	\$12,946,709	46.23		\$462,744	\$321,823	\$3,291,935	\$2,787,821	\$7,064,323
398 Guilford Newcomers	1972	29,654	\$6,313,338	47.07		\$27,804	\$966,171	\$419,270	\$3,983,387	\$1,966,632
341 Shadybrook Elementary	1970	62,210	\$13,786,471	47.71			\$885,552	\$589,529	\$761,796	\$5,959,829
439 Kirkman Park Elementary	1961	42,589	\$9,442,546	48.01	\$1,068,629	\$1,340,606	\$275,359		\$1,126,777	\$3,611,371
358 Sedgwick Elementary	1953	52,395	\$11,888,673	48.83			\$1,845,856		\$2,011,667	\$5,746,858
496 Northwood Elementary	1956	68,388	\$14,039,098	49.45				\$1,050,359	\$2,365,324	\$5,719,881
403 Hampton Elementary	1964	48,448	\$11,589,085	50.20		\$30,284	\$3,092,400		\$322,837	\$4,347,520
412 Irving Park Elementary	1940	62,743	\$13,133,040	53.68		\$128,279	\$849,875	\$335,132	\$1,280,219	\$2,301,700
466 Mills Road Elementary	1959	59,009	\$14,945,111	54.34			\$1,265,293	\$4,354,668	\$3,126,237	\$8,726,198
322 Archer Elementary	1962	47,056	\$10,947,072	55.04	\$1,238,362	\$4,203,618	\$343,472	\$301,775	\$673,907	\$6,663,354
517 Peeler Elementary	1968	49,378	\$11,988,926	56.00		\$33,615	\$907,436	\$1,436,195	\$1,838,638	\$4,207,884
314 Clara J. Peck Elementary	1979	62,220	\$13,087,538	56.68			\$350,860		\$351,875	\$1,617,306
451 Lindley Elementary	1978	69,893	\$14,796,138	57.23		\$41,522	\$369,385	\$313,547	\$301,180	\$4,436,033
310 Allen Jay Elementary	1953	43,043	\$9,671,801	57.76			\$1,101,795		\$1,385,898	\$3,273,391
472 Marshhead Elementary	1968	49,210	\$10,446,095	57.76		\$393,158	\$33,695	\$35,625	\$1,444,713	\$2,127,173
388 General Greene Elementary	1956	41,242	\$9,402,103	57.92			\$818,770	\$187,057	\$1,844,617	\$3,889,695
469 Montleu Elementary	1956	65,741	\$14,415,799	58.14				\$3,563,309	\$2,367,436	\$6,130,745
349 Cone Elementary	1953	66,277	\$16,475,115	58.91			\$947,626		\$7,359,317	\$10,776,319
481 Nathaniel Greene Elementary	1923	55,523	\$13,061,554	60.68		\$3,058	\$1,020,061	\$1,703,061	\$1,202,274	\$5,971,417
361 Erwin Montessori	1949	52,738	\$12,244,739	60.80			\$428,178		\$2,578,134	\$4,944,619
505 Oak View Elementary	1953	68,554	\$15,047,588	61.38		\$46,552	\$403,528	\$232,982	\$3,017,587	\$5,700,649
499 Oak Hill Elementary	1955	60,820	\$12,992,248	62.26		\$35,301	\$413,538	\$2,254,231	\$732,906	\$5,520,947
427 Johnson Street Elementary	1955	72,120	\$16,644,582	63.49		\$27,369			\$3,757,778	\$1,069,104
367 Alderman Elementary	1968	55,692	\$12,644,263	63.79	\$2,836,311				\$2,809,186	\$3,214,744
586 Washington Elementary	1951	49,723	\$11,676,533	66.76			\$2,406,352		\$1,291,529	\$3,697,881
418 Jamestown Elementary	1930	68,702	\$15,456,715	67.68		\$174,158	\$1,437,301	\$198,148	\$1,848,031	\$4,834,488
454 Madison Elementary	1977	44,794	\$10,017,583	68.30		\$25,746	\$2,010,510		\$434,321	\$3,454,929
522 Pilot Elementary	1996	88,500	\$19,134,591	70.40			\$187,211		\$1,230,532	\$1,417,743
579 Frazer Elementary	1971	52,084	\$11,905,870	70.83					\$5,245,823	\$6,022,623
523 Pleasant Garden Elementary	1940	115,388	\$25,840,273	72.86		\$3,709,994	\$598,884	\$48,228	\$4,578,862	\$8,935,968
424 Jesse Wharton Elementary	1998	88,500	\$19,738,598	72.89			\$545,354		\$848,419	\$2,440,400
535 Sedalia Elementary	1947	65,451	\$14,962,942	75.50			\$591,718	\$2,540,893	\$346,017	\$4,080,552
770 Florence Elementary	1955	78,712	\$17,687,701	76.21				\$236,805	\$167,344	\$848,786
430 David D. Jones Elementary	1954	73,545	\$16,978,325	77.77			\$7,354,481		\$1,046,613	\$6,001,094
571 Stoddard Elementary	1953	75,190	\$15,847,751	80.49			\$306,641		\$771,480	\$2,019,930
511 Parkview Village Elementary	1958	80,512	\$18,012,559	81.40	\$2,410,813	\$348,539			\$3,877,027	\$6,636,379
364 Fairview Elementary	1956	76,058	\$18,248,895	83.54	\$4,246,249	\$961,313	\$848,607	\$1,345,254	\$1,543,977	\$8,945,400
366 Falkner Elementary	2002	85,277	\$18,884,549	86.10			\$398,042		\$9,117,549	\$9,515,591
461 McLeanville Elementary	1935	68,409	\$15,704,740	86.55				\$4,735,227	\$1,146,537	\$5,881,764
574 Summerfield Elementary	1936	96,616	\$21,253,428	87.96		\$848,342		\$14,808,817	\$926,225	\$18,148,128
385 Otisville Park Elementary	1949	75,744	\$18,165,016	88.58						\$10,939,811
346 Colfax Elementary	1955	102,480	\$21,130,679	89.55		\$172,151	\$7,889,270		\$69,655	\$8,131,076
423 Jefferson Elementary	1999	88,500	\$19,302,845	89.67		\$8,630,405	\$1,532,281		\$24,400	\$10,207,146
382 Otisville Elementary	1950	68,133	\$21,352,006	89.80			\$325,221		\$485,943	\$6,070,718
532 Rankin Elementary	1924	91,068	\$20,044,581	89.82	\$9,729,392		\$761,272	\$130,635		\$10,633,049
334 Brightwood Elementary	2002	85,277	\$18,794,351	91.28			\$180,393		\$9,181,109	\$9,361,502
593 Southwest Elementary	1979	98,523	\$22,179,184	92.23			\$8,927,318		\$670,807	\$9,598,125
340 Monticello Brown Summit Elementary	2000	88,500	\$19,723,437	92.67			\$9,179,239		\$945,027	\$10,124,266
578 Triangle Lake Montessori	2003	85,277	\$19,162,584	92.76					\$9,031,521	\$9,031,521
502 Oak Ridge Elementary	1923	115,785	\$24,440,265	94.13			\$138,452		\$102,941	\$273,392
331 Bluford STEM Academy	1956	59,451	\$14,866,452	95.54			\$466,202	\$2,294,347	\$704,794	\$4,526,098
304 Alamance Elementary	2011	93,117	\$23,898,122	96.29				\$22,421,885	\$2,600,253	\$25,022,138
400 Guilford Elementary	2007	80,639	\$18,052,404	96.42						\$24,774
491 E.P. Pearce Elementary	2007	89,207	\$19,321,738	96.45						\$24,654
530 Reedy Fork Elementary	2007	86,847	\$18,712,347	96.94						\$24,003
486 Northern Elementary	2008	79,633	\$16,810,919	98.08			\$489,789			\$489,789
580 Union Hill Elementary	2009	92,951	\$23,114,725	98.53	\$24,894,579					\$24,894,579
462 Ronald E. McNair Elementary	2013	92,059	\$20,035,554	99.88					\$20,245,764	\$20,245,764
542 George E. Simkins Elementary	2013	92,812	\$19,008,323	100.00					\$18,943,365	\$18,943,365



**EXHIBIT 7-4 (CONTINUED)**  
**GUILFORD COUNTY SCHOOLS**  
**CAPITAL RENEWAL SCHEDULE BY FUNCTION AND FCI (WORST TO BEST)**

Facility Name	Year built	Gross Area	Replacement Value	FC Score	2039	2040	2041	2042	2043	5-Year Needs 2039-2043
<b>High School</b>		<b>4,142,803</b>	<b>\$989,135,933</b>	<b>75.17</b>	<b>\$67,610,778</b>	<b>\$60,473,772</b>	<b>\$42,681,366</b>	<b>\$219,264,368</b>	<b>\$109,509,646</b>	<b>\$493,540,350</b>
369 Weaver Education Center	1977	110,970	\$25,158,443	43.82		\$1,164,234	\$732,030		\$1,938,431	\$5,894,093
336 Southern Guilford High	1970	204,074	\$54,282,306	49.42		\$1,498,355			\$5,906,726	\$7,405,081
344 Ben L. Smith High	1963	276,492	\$62,730,582	35.36		\$2,053,076	\$14,878,899	\$238,959	\$7,476,219	\$24,727,133
394 Grimsley High	1929	280,364	\$62,170,980	36.24	\$5,565,863	\$5,212,134		\$1,475,496	\$18,831,656	\$29,083,169
484 Northeast High	1961	185,359	\$41,289,260	37.13		\$5,756,558		\$489,483	\$6,842,448	\$11,088,489
395 Western Guilford High	1968	258,860	\$55,924,190	61.86	\$37,823	\$4,255,662		\$20,898,367	\$7,324,670	\$32,516,524
308 Walter Page High	1958	230,174	\$57,176,018	63.12	\$137,338	\$6,236,188	\$25,412	\$7,534,834	\$19,255,682	\$27,169,454
406 High Point Central High	1926	311,354	\$73,712,040	68.76		\$2,912,747		\$11,403,772	\$19,825,962	\$34,142,481
362 Southwest High	1979	280,614	\$68,219,980	71.76		\$25,991,070	\$1,402,798	\$840,009	\$7,389,771	\$35,832,648
347 Southeast Guilford High	1962	264,328	\$71,007,636	79.05		\$949,520		\$55,245,745	\$2,311,633	\$56,708,899
319 Andrews High	1967	230,344	\$50,678,467	80.67	\$1,410,806	\$577,388	\$18,378,242	\$2,996,704	\$4,065,252	\$27,428,392
490 Northwest High	1962	249,264	\$55,818,938	85.80	\$1,582,603	\$539,083		\$35,770,387	\$1,318,341	\$37,210,414
329 Ragdale High	1959	367,837	\$84,135,411	90.42			\$1,827,113	\$81,077,488	\$1,792,954	\$84,697,555
345 Academy at Smith High	1973	39,248	\$9,586,718	90.64		\$777,348		\$428,913	\$65,083	\$1,271,344
355 Dudley High	1928	282,074	\$75,503,297	95.33		\$526,868	\$5,337,092	\$4,857,411	\$4,723,965	\$15,245,356
338 Eastern Guilford High	2009	301,409	\$76,719,442	97.44	\$60,876,321	\$1,039,155			\$240,855	\$62,156,331
489 Northern High	2008	270,000	\$68,802,245	98.85		\$1,204,386				\$1,204,386
<b>Middle School</b>		<b>2,729,606</b>	<b>\$672,577,522</b>	<b>71.93</b>	<b>\$42,826,801</b>	<b>\$113,397,305</b>	<b>\$59,966,162</b>	<b>\$42,052,831</b>	<b>\$78,999,083</b>	<b>\$337,242,242</b>
442 Kiser Middle	1957	137,935	\$36,914,295	33.48		\$1,601,535	\$425,665	\$2,049,643	\$3,154,230	\$6,231,063
493 Northwest Middle	1970	144,210	\$34,938,004	44.08	\$33,171		\$6,846,390		\$10,889,095	\$17,768,656
415 Jackson Middle	1959	112,459	\$26,709,134	44.64	\$360,051	\$8,773,736			\$4,785,375	\$13,919,162
325 Aycock (Swann) Middle	1922	133,348	\$32,056,437	50.49		\$7,809,695			\$7,183,812	\$14,993,507
316 Allen Middle	1968	129,319	\$33,808,224	52.86	\$2,154,493		\$9,065,472		\$3,054,440	\$14,774,405
463 Mendenhall Middle	1968	122,340	\$31,063,984	56.66		\$7,960,379		\$83,316	\$5,491,274	\$13,534,969
392 Welborn MS and 407 Kearns Academy	1958	139,188	\$33,397,067	58.21		\$3,784,484	\$9,280,834	\$1,269,840	\$5,278,406	\$16,613,564
448 Lincoln Academy	1945	95,409	\$25,880,242	64.80	\$249,077	\$5,121,159	\$795,099	\$473,044	\$3,178,079	\$9,816,458
341 Brown Summit Middle	1954	53,937	\$7,264,330	67.56	\$408,956	\$1,563,609		\$88,402	\$548,188	\$2,611,205
487 Northeast Middle	1967	131,034	\$32,241,000	68.66	\$2,124,458	\$6,308,252		\$3,241,406	\$3,172,645	\$15,046,761
330 Southeast Middle	1969	133,693	\$35,735,838	69.11	\$35,532	\$1,200,378	\$17,727,424		\$6,289,600	\$25,252,934
367 Ferndale Middle	1931	149,372	\$34,934,617	71.04	\$1,043,625		\$11,564,137	\$1,146,880		\$13,754,662
460 Eastern Guilford Middle	1999	137,350	\$38,662,994	77.10	\$22,596,361				\$1,468,796	\$24,065,357
391 Penn-Griffin Middle	1930	168,696	\$38,288,029	78.69	\$2,423,186	\$658,565	\$1,388,986		\$12,322,024	\$16,992,761
365 Southwest Middle	1992	138,143	\$31,086,379	87.87		\$12,800,714	\$1,089,457	\$4,047,125	\$10,103,760	\$28,041,056
402 Hairston Middle	2002	142,872	\$37,408,732	90.74		\$1,753,695		\$28,494,984		\$30,250,679
437 Kernodle Middle	2000	141,332	\$31,730,214	92.05	\$1,530,189	\$18,210,185				\$19,740,374
311 Allen Jay Middle	1939	90,064	\$20,352,861	96.12	\$9,867,302		\$1,582,678		\$79,369	\$11,528,549
488 Northern Middle	2007	142,474	\$33,332,922	96.28						\$0
313 Southern Middle	2007	143,877	\$40,734,978	96.96				\$1,158,191		\$1,158,191
421 Jamestown Middle	2010	162,154	\$35,997,221	99.96		\$35,046,929				\$35,046,929
<b>Specialty Schools</b>		<b>378,555</b>	<b>\$85,553,552</b>	<b>73.96</b>	<b>\$298,886</b>	<b>\$22,451,552</b>	<b>\$1,293,449</b>	<b>\$1,714,103</b>	<b>\$39,983,145</b>	<b>\$65,663,133</b>
333 Greensboro SCALE School and Twilight High	1955	26,977	\$6,371,040	37.26	\$133,921	\$1,883,977	\$767,113		\$1,368,505	\$4,153,516
396 Old McIver School	1929	81,630	\$17,559,738	30.47	\$104,965	\$3,828,083	\$888,390		\$3,323,993	\$8,145,431
379 Gateway Education Center	1983	98,782	\$21,560,708	35.77		\$3,387,357	\$405,059	\$946,990	\$3,561,332	\$10,309,738
458 Joyner-Greene Education Center	2013	57,266	\$13,634,383	99.79					\$13,670,256	\$13,670,256
464 Haynes-Inman Education Center	2010	62,495	\$13,722,004	99.87		\$13,332,135				\$13,332,135
457 Herbin-Metz Education Center	2013	51,385	\$12,705,479	100.00					\$14,061,059	\$14,061,059

**EXHIBIT 7-4 (CONTINUED)**  
**GUILFORD COUNTY SCHOOLS**  
**CAPITAL RENEWAL SCHEDULE BY FUNCTION AND FCI (WORST TO BEST)**

Facility Name	Year Built	Gross Area	Replacement Value	FC Score	2044	2045	2046	2047	2048	5-Year Needs 2044-2048
<b>Guilford County Schools</b>		<b>8,823,088,331</b>	<b>\$2,823,088,331</b>	<b>72.64</b>	<b>\$71,364,727</b>	<b>\$68,865,934</b>	<b>\$119,902,340</b>	<b>\$185,194,184</b>	<b>\$1,215,012,806</b>	<b>\$1,670,339,991</b>
Administration		473,358	\$102,012,517	40.18	\$1,088,728	\$3,019,323	\$2,035,770	\$2,853,217	\$75,435,332	\$84,432,390
Elementary School		4,784,629	\$1,073,809,007	72.88	\$7,672,051	\$12,947,150	\$79,415,859	\$55,374,405	\$430,981,666	\$584,391,221
High School		4,142,863	\$989,135,933	75.17	\$32,600,342	\$65,163,660	\$28,740,609	\$29,445,695	\$434,044,835	\$589,994,941
Middle School		2,729,608	\$672,377,322	71.93	\$29,748,194	\$17,667,487	\$2,794,748	\$77,886,619	\$249,233,433	\$377,320,481
Specialty Schools		378,335	\$85,353,352	73.96		\$68,314	\$6,045,354	\$1,634,158	\$25,297,520	\$84,200,958
<b>Administration</b>		<b>473,358</b>	<b>\$102,012,517</b>	<b>40.18</b>	<b>\$1,088,728</b>	<b>\$3,019,323</b>	<b>\$2,035,770</b>	<b>\$2,853,217</b>	<b>\$75,435,332</b>	<b>\$84,432,390</b>
643 Lees Chapel - Learning Area Admin	1950	16,931	\$4,206,866	18.62	\$64,850				\$4,804,696	\$4,920,553
300 Franklin Blvd- Main	1963	43,893	\$10,492,779	22.54					\$9,805,139	\$9,805,139
301 Transportation- Main	1970	31,282	\$9,232,805	26.98		\$359,701			\$8,628,301	\$8,988,082
700 Eugene Street Admin- Main	1960	48,389	\$10,752,432	34.61	\$54,598				\$11,390,348	\$11,739,605
705 Orimes Avenue Warehouse	1956	30,980	\$4,218,021	34.97		\$478,623			\$4,958,023	\$5,436,646
704 Market Street Administration Building	1960	10,577	\$2,532,652	35.64		\$113,026	\$121,093		\$3,202,470	\$3,436,589
905 Washington Street Annex	1953	42,188	\$10,465,285	43.34		\$311,409	\$1,312,328		\$8,895,402	\$10,519,229
445 Laughlin Professional Center	1930	34,495	\$8,387,329	43.87	\$540,237	\$270,322			\$7,059,774	\$7,870,333
Merritt Drive Annex	1983	4,375	\$1,226,047	52.67				\$56,172	\$1,074,696	\$1,130,868
612 Psychological Services-Idol Building	1959	15,652	\$4,127,496	54.00					\$2,329,638	\$2,329,638
931 Maintenance- Main	1950	34,184	\$6,413,432	55.73		\$147,429			\$3,013,180	\$3,160,589
822 Prescott Street Tech Department	1974	14,568	\$3,602,215	61.18	\$429,034		\$602,349		\$2,409,317	\$3,440,700
394 Jamieson Stadium	1929	62,787	\$6,772,729	68.67		\$803,336			\$809,056	\$1,612,392
710 Simeon Stadium	1974	52,400	\$11,709,177	84.34						\$0
1001 English Road Admin/Dean B Pruett SCALE School	1947	30,657	\$7,872,334	89.32		\$220,658		\$2,787,045	\$6,935,332	\$9,053,035
<b>Elementary School</b>		<b>4,784,629</b>	<b>\$1,073,809,007</b>	<b>72.88</b>	<b>\$7,672,051</b>	<b>\$12,947,150</b>	<b>\$79,415,859</b>	<b>\$55,374,405</b>	<b>\$430,981,666</b>	<b>\$584,391,221</b>
373 Foult Elementary	1965	50,246	\$11,990,389	19.05					\$12,141,385	\$12,141,385
377 Summer Elementary	1930	84,820	\$19,931,871	31.90			\$101,074	\$1,492,114	\$18,605,321	\$20,198,509
333 Southern Elementary	1975	39,052	\$9,333,199	33.90	\$445,092			\$545,345	\$8,567,448	\$9,058,085
328 Bessemer Elementary	1952	68,893	\$15,587,897	38.13					\$12,456,469	\$12,456,469
368 Sternberger Elementary	1949	50,090	\$10,736,444	38.44			\$687,499	\$147,646	\$9,757,017	\$10,592,162
343 Claxton Elementary	1960	51,949	\$11,243,933	41.11					\$7,898,399	\$7,898,399
337 Brooks Global Studies	1951	48,148	\$10,084,635	44.03	\$1,796,639				\$7,422,300	\$9,219,939
436 Joyner Elementary	1955	44,320	\$10,488,479	44.73					\$7,251,067	\$7,251,067
583 Vandalia Elementary	1958	34,820	\$8,165,356	44.88		\$629,524			\$5,256,260	\$5,256,260
478 Murphy Traditional Academy	1956	53,028	\$12,039,846	44.94			\$224,105	\$210,686	\$6,603,433	\$7,038,244
598 Calvin Wiley Elementary	1954	60,198	\$12,946,709	46.23		\$629,524			\$8,086,578	\$8,716,162
398 Guilford Newcomers	1972	29,654	\$6,313,336	47.07	\$230,225	\$867,904	\$85,486	\$905,666	\$5,534,825	\$7,624,106
541 Shadybrook Elementary	1970	62,210	\$13,786,471	47.71		\$1,877,125			\$12,620,584	\$14,497,709
439 Kirkman Park Elementary	1961	42,389	\$9,442,546	48.01			\$199,949		\$7,659,218	\$7,859,167
538 Sedgewick Elementary	1953	52,595	\$11,888,673	48.85	\$446,156				\$7,993,839	\$8,439,995
496 Northwood Elementary	1956	68,588	\$14,039,098	49.45					\$7,386,191	\$7,386,191
403 Hampton Elementary	1964	48,448	\$11,589,086	50.20		\$3,365,399	\$627,087		\$6,347,365	\$10,539,851
412 Irving Park Elementary	1949	62,743	\$15,135,940	53.68		\$319,261	\$3,304,256		\$10,117,550	\$13,741,067
466 Mills Road Elementary	1959	50,009	\$14,945,111	54.34			\$93,693		\$9,859,783	\$9,955,476
322 Archer Elementary	1962	47,058	\$10,947,072	55.04					\$5,362,572	\$5,362,572
517 Peeler Elementary	1968	49,376	\$11,988,926	56.00			\$294,341	\$4,701,278	\$6,285,771	\$11,261,560
514 Clara J. Peck Elementary	1929	62,220	\$13,087,538	56.98	\$999,337	\$1,040,496		\$1,693,617	\$8,132,968	\$11,866,418
451 Lindsey Elementary	1928	69,693	\$14,796,158	57.25					\$7,248,653	\$7,248,653
350 Allen Jay Elementary	1955	43,043	\$9,671,801	57.76					\$6,189,072	\$6,189,072
472 Morehead Elementary	1968	49,210	\$10,446,095	57.76			\$2,492,874		\$6,423,998	\$8,916,872
388 General Greene Elementary	1956	41,242	\$9,402,105	57.92	\$108,416				\$4,894,683	\$5,003,099
469 Montilus Elementary	1956	65,741	\$14,413,799	58.14	\$20,393				\$8,701,613	\$8,722,006
349 Cone Elementary	1935	66,277	\$16,473,115	58.91		\$197,175			\$7,869,213	\$8,066,386
481 Nathaniel Greene Elementary	1923	55,523	\$13,061,554	60.68	\$3,362	\$20,534	\$4,322,902	\$1,946,367	\$6,652,340	\$11,335,405
361 Erwin Montessori	1949	52,738	\$12,244,739	60.80	\$212,418	\$179,071		\$278,673	\$3,888,976	\$6,359,138
305 Oak View Elementary	1953	68,554	\$15,047,568	61.38	\$120,077			\$2,949,323	\$10,116,166	\$13,185,368
499 Oak Hill Elementary	1955	60,820	\$12,992,248	62.26		\$1,202,237	\$4,303,127		\$7,869,059	\$13,374,423
427 Johnson Street Elementary	1953	72,120	\$16,644,582	63.40		\$1,314,917		\$144,802	\$9,257,798	\$10,717,317
307 Alderman Elementary	1968	55,892	\$12,644,263	63.79	\$95,580				\$6,573,240	\$6,668,820
566 Washington Elementary	1951	49,723	\$11,676,533	66.76		\$904,410		\$2,774,351	\$3,778,761	\$5,778,761
418 Jameson Elementary	1930	68,702	\$15,456,715	67.68	\$325,773	\$91,712		\$50,466	\$6,242,300	\$9,810,251
434 Madison Elementary	1977	44,794	\$10,017,583	68.30		\$61,068		\$722,335	\$5,077,887	\$7,478,737
522 Pilot Elementary	1996	88,500	\$19,134,591	70.40			\$7,291,768		\$3,405,211	\$10,696,079
576 Frazier Elementary	1971	52,064	\$11,909,670	70.81				\$1,150,244	\$7,296,961	\$8,417,205
523 Pleasant Garden Elementary	1940	115,288	\$25,840,273	72.86					\$8,525,983	\$8,525,983
424 Jesse Wharton Elementary	1998	88,500	\$19,738,598	72.89					\$12,466,012	\$12,466,012
535 Sedalia Elementary	1947	65,451	\$14,962,942	75.59		\$362,443	\$527,821	\$6,076,767	\$7,462,902	\$14,529,833
370 Florence Elementary	1955	78,712	\$17,687,701	76.21			\$617,394		\$12,185,746	\$12,803,140
430 David D. Jones Elementary	1954	73,545	\$16,978,325	77.77					\$5,937,646	\$5,937,646
571 Statesdale Elementary	1953	75,190	\$15,847,731	80.49			\$7,362,226	\$195,619	\$4,813,997	\$12,371,842
511 Parkview Village Elementary	1958	80,512	\$18,012,559	81.40				\$1,739,826	\$6,554,371	\$8,294,197
364 Fairview Elementary	1956	76,058	\$18,248,895	83.54					\$4,202,520	\$4,202,520
366 Falkner Elementary	2002	85,277	\$18,884,549	86.19					\$3,984,138	\$3,984,138
461 McLeansville Elementary	1935	68,409	\$15,704,740	86.55			\$5,432,676		\$1,797,795	\$7,230,471
574 Summerfield Elementary	1936	96,616	\$21,253,428	87.96	\$673,590				\$5,230,786	\$5,904,376
585 Diligle Park Elementary	1949	75,744	\$18,165,016	88.58					\$5,241,819	\$5,241,819
346 Colfax Elementary	1955	102,480	\$21,130,679	89.55			\$754,046	\$460,480	\$4,105,931	\$5,520,466
423 Jefferson Elementary	1999	88,500	\$19,302,843	89.67					\$4,748,220	\$4,748,220
382 Olssonville Elementary	1950	98,133	\$21,352,006	89.80				\$9,258,822	\$2,799,264	\$12,058,086
532 Rankin Elementary	1924	91,968	\$20,044,581	89.82		\$497,644			\$3,803,648	\$4,301,462
534 Brighwood Elementary	2002	85,277	\$18,764,351	91.26					\$3,527,104	\$3,527,104
559 Southwest Elementary	1979	98,523	\$22,179,184	92.23					\$4,663,259	\$4,663,259
340 Monticello Brown Summit Elementary	2000	88,500	\$19,723,437	92.67					\$2,938,638	\$2,938,638
578 Triangle Lake Montessori	2003	85,277	\$19,162,584	92.76					\$2,384,521	\$2,384,521
502 Oak Ridge Elementary	1923	115,785	\$24,440,265	94.13	\$1,995,193			\$11,444,852	\$3,468,648	\$16,908,885
531 Buford STEM Academy	1956	59,451	\$14,866,432	95.34				\$13,604,058	\$267,436	\$13,871,494
304 Alliance Elementary	2011	93,117	\$23,898,122	96.29					\$2,120,676	\$2,120,676
400 Guilford Elementary	2007	89,639	\$19,052,404	98.42				\$10,334,771	\$1,229,748	\$11,564,519
491 E.P. Pearce Elementary	2007	89,207	\$19,321,738	98.45				\$12,035,808	\$1,225,821	\$13,259,629
530 Ready Fork Elementary	2007	86,847	\$18,712,347	98.94		\$620,406		\$9,644,431	\$315,509	\$10,778,346
486 Northern Elementary	2008	79,633	\$16,810,919	98.98					\$9,604,644	\$9,604,644
580 Union Hill Elementary	2009	92,931	\$23,114,725	99.31						\$0
462 Ronald E. McNair Elementary	2013	92,039	\$20,035,354	99.88						\$0
542 George E. Simkins Elementary	2015	92,812	\$19,008,323	100.00						\$0

**EXHIBIT 7-4 (CONTINUED)**  
**GUILFORD COUNTY SCHOOLS**  
**CAPITAL RENEWAL SCHEDULE BY FUNCTION AND FCI (WORST TO BEST)**

Facility Name	Year Built	Gross Area	Replacement Value	FC Score	2044	2045	2046	2047	2048	5-Year Needs 2044-2048
<b>High School</b>		<b>4,142,803</b>	<b>\$989,135,933</b>	<b>75.17</b>	<b>\$32,600,142</b>	<b>\$65,163,600</b>	<b>\$28,740,809</b>	<b>\$28,445,893</b>	<b>\$434,844,835</b>	<b>\$589,094,941</b>
369 Weaver Education Center	1977	110,070	\$25,158,443	43.82		\$6,083,713			\$21,832,746	\$27,716,459
356 Southern Guilford High	1970	204,074	\$54,282,306	40.42	\$1,337,391	\$2,468,764	\$15,224,840		\$42,386,903	\$61,398,898
344 Ben L. Smith High	1963	276,492	\$62,750,582	35.36			\$3,323,049	\$10,213,133	\$37,993,184	\$51,529,066
394 Grimsley High	1929	280,364	\$62,170,980	36.34	\$896,665	\$2,143,472			\$36,088,577	\$59,128,514
484 Northeast High	1961	185,359	\$41,289,260	37.13		\$767,282	\$9,774,043	\$1,490,835	\$24,698,039	\$36,730,239
395 Western Guilford High	1968	258,860	\$55,924,130	61.86				\$116,367	\$39,701,925	\$39,818,282
308 Walter Page High	1958	230,174	\$37,176,018	63.12	\$18,241,865	\$1,151,030	\$32,347		\$20,788,397	\$40,213,639
406 High Point Central High	1926	311,354	\$75,712,040	68.76		\$1,028,301		\$13,781,806	\$41,687,003	\$56,497,110
362 Southwest High	1979	280,614	\$68,219,980	71.76			\$17,329,270	\$292,786	\$31,825,962	\$49,448,018
347 Southeast Guilford High	1962	264,328	\$71,007,636	79.05		\$1,969,492			\$23,779,763	\$25,779,253
319 Andrews High	1967	230,344	\$50,678,467	80.67	\$43,535				\$19,347,149	\$19,390,704
490 Northwest High	1962	249,264	\$55,818,938	85.80	\$425,748				\$14,293,566	\$14,719,114
329 Ragdale High	1959	367,837	\$84,135,411	90.42	\$551,691	\$3,444,481			\$14,914,743	\$18,810,815
345 Academy at Smith High	1973	39,248	\$9,586,718	90.64		\$399,459		\$3,843,334	\$1,664,474	\$6,107,467
335 Dudley High	1928	282,074	\$73,503,297	95.33	\$11,103,027	\$26,493,810	\$93,144		\$7,642,265	\$43,334,246
338 Eastern Guilford High	2009	301,409	\$76,719,442	97.44		\$1,651,586			\$3,646,021	\$5,297,607
489 Northern High	2008	270,000	\$68,802,245	98.85					\$51,974,508	\$51,974,508
<b>Middle School</b>		<b>2,729,606</b>	<b>\$672,577,522</b>	<b>71.93</b>	<b>\$26,748,194</b>	<b>\$17,667,487</b>	<b>\$2,764,748</b>	<b>\$77,886,819</b>	<b>\$249,253,433</b>	<b>\$377,520,481</b>
442 Kiser Middle	1957	157,035	\$36,914,295	33.48	\$312,171				\$31,259,373	\$51,571,544
493 Northwest Middle	1970	144,210	\$34,938,004	44.08		\$1,967,182		\$36,063	\$18,825,662	\$20,848,007
415 Jackson Middle	1959	112,459	\$26,709,134	44.64					\$17,379,175	\$17,379,175
325 Aycock (Swann) Middle	1922	153,348	\$32,056,457	50.49		\$95,440			\$16,098,509	\$16,193,049
316 Allen Middle	1968	129,319	\$33,808,224	52.86	\$2,497,648	\$2,035,374			\$20,677,934	\$23,210,956
463 Mendenhall Middle	1968	122,340	\$31,063,984	56.66	\$2,262,911	\$2,496,397		\$2,055,359	\$19,193,034	\$26,007,901
392 Welborn MS and 407 Kearns Academy	1958	139,188	\$33,397,067	58.21	\$435,001		\$163,770		\$14,977,790	\$15,576,561
448 Lincoln Academy	1945	95,409	\$25,880,242	64.80	\$352,244	\$4,731,136		\$10,005,856	\$11,953,778	\$27,621,014
341 Brown Summit Middle	1954	53,937	\$7,264,330	67.56	\$2,320,914	\$263,018			\$3,030,340	\$5,616,272
487 Northeast Middle	1967	151,034	\$32,241,000	68.66		\$5,994,117		\$10,116,956	\$15,412,228	\$29,523,301
330 Southwest Middle	1969	153,693	\$35,735,838	69.11	\$1,636,620		\$304,967		\$16,340,280	\$18,281,867
367 Ferndale Middle	1931	149,372	\$34,934,617	71.04				\$2,656,416	\$17,831,417	\$20,487,833
400 Eastern Guilford Middle	1999	157,350	\$38,662,994	77.10					\$17,107,496	\$17,107,496
391 Penn-Griffin Middle	1930	168,696	\$38,288,029	78.69	\$1,926,185				\$8,245,277	\$10,171,462
365 Southwest Middle	1992	138,143	\$31,086,379	87.87					\$4,989,580	\$4,989,580
402 Hainston Middle	2002	142,872	\$37,408,732	90.74					\$7,847,838	\$7,847,838
437 Kernodle Middle	2000	141,332	\$31,730,214	92.05					\$6,244,881	\$6,244,881
311 Allen Jay Middle	1939	90,064	\$20,352,861	98.12	\$18,004,500	\$82,823	\$2,296,011		\$367,904	\$20,951,238
488 Northern Middle	2007	142,474	\$33,332,922	98.28				\$26,034,717	\$2,219,266	\$28,253,983
313 Southern Middle	2007	145,877	\$40,734,978	98.96				\$26,963,052	\$871,671	\$27,834,723
421 Jamestown Middle	2010	162,154	\$35,997,221	99.95						\$0
<b>Specialty Schools</b>		<b>378,555</b>	<b>\$85,555,352</b>	<b>73.96</b>	<b>\$255,612</b>	<b>\$68,314</b>	<b>\$6,945,354</b>	<b>\$1,634,158</b>	<b>\$25,297,520</b>	<b>\$34,200,958</b>
333 Greensboro SCALE School and Twilight High	1955	26,977	\$6,371,040	37.26		\$68,314			\$4,538,214	\$4,606,528
396 Old McIVER School	1929	81,650	\$17,559,738	50.47	\$255,612		\$3,891,561		\$10,376,889	\$14,524,062
379 Gateway Education Center	1983	98,782	\$21,560,708	55.77			\$3,053,793	\$1,634,158	\$10,382,417	\$15,070,368
458 Joyner-Greene Education Center	2013	57,268	\$13,634,383	99.79						\$0
464 Haynes-Inman Education Center	2010	62,495	\$13,722,004	99.87						\$0
457 Herbin-Metz Education Center	2013	51,385	\$12,705,479	100.00						\$0

**EXHIBIT 7-4 (CONTINUED)**  
**GUILFORD COUNTY SCHOOLS**  
**CAPITAL RENEWAL SCHEDULE BY FUNCTION AND FCI (WORST TO BEST)**

Facility Name	Year Built	Gross Area	Replacement Value	FC Score	Total Current and Forecast Needs 2018-2048
<b>Guilford County Schools</b>		<b>888,888,888</b>	<b>\$2,825,088,351</b>	<b>72.84</b>	<b>\$6,918,097,258</b>
<b>Administration</b>		<b>473,358</b>	<b>\$102,012,517</b>	<b>48.18</b>	<b>\$245,068,109</b>
<b>Elementary School</b>		<b>4,784,829</b>	<b>\$1,073,809,007</b>	<b>72.88</b>	<b>\$2,432,698,507</b>
<b>High School</b>		<b>4,142,805</b>	<b>\$885,135,933</b>	<b>73.17</b>	<b>\$2,386,486,766</b>
<b>Middle School</b>		<b>2,729,806</b>	<b>\$672,377,522</b>	<b>71.93</b>	<b>\$1,656,199,626</b>
<b>Specialty Schools</b>		<b>376,335</b>	<b>\$85,553,332</b>	<b>73.96</b>	<b>\$194,644,250</b>
<b>Administration</b>		<b>473,358</b>	<b>\$102,012,517</b>	<b>48.18</b>	<b>\$245,068,109</b>
643 Lees Chapel Learning Area Admin	1950	16,931	\$4,206,866	18.62	\$12,933,428
300 Franklin Blvd- Main	1963	43,893	\$10,402,779	21.34	\$26,794,368
301 Transportation- Main	1970	31,282	\$9,232,809	26.08	\$27,278,826
700 Eugene Street Admin- Main	1960	48,389	\$10,752,432	34.61	\$26,120,804
705 Grimes Avenue Warehouse	1926	30,980	\$4,218,921	34.97	\$11,334,321
704 Market Street Administration Building	1960	10,377	\$2,332,632	35.64	\$7,894,921
905 Washington Street Annex	1923	42,188	\$10,465,283	43.34	\$27,946,949
445 Loughlin Professional Center	1930	34,493	\$8,387,529	43.87	\$23,817,135
Merri Drive Annex	1963	4,375	\$1,226,047	52.67	\$3,181,437
612 Psychological Services-Idol Building	1959	15,652	\$4,127,496	54.00	\$6,885,427
931 Maintenance- Main	1950	34,184	\$8,413,432	55.73	\$12,092,388
822 Prescott Street Tech Department	1974	14,568	\$3,602,213	61.18	\$6,087,119
394 Jamieson Stadium	1929	62,787	\$6,772,729	68.67	\$11,063,269
710 Simon Stadium	1974	32,400	\$11,709,177	84.34	\$7,837,302
1001 English Road Admin/Dean B Pruett SCALE School	1947	30,657	\$7,872,334	89.32	\$23,589,783
<b>Elementary School</b>		<b>4,784,829</b>	<b>\$1,073,809,007</b>	<b>72.88</b>	<b>\$2,432,698,507</b>
373 Foule Elementary	1965	30,246	\$11,990,380	10.95	\$33,608,372
377 Sumner Elementary	1930	84,820	\$19,931,871	31.90	\$55,932,860
353 Southern Elementary	1975	39,052	\$9,333,190	33.90	\$24,509,433
328 Bessemer Elementary	1952	68,893	\$15,587,897	38.13	\$43,690,504
368 Sternberger Elementary	1940	30,890	\$10,756,444	38.44	\$28,801,328
343 Claxton Elementary	1960	51,949	\$11,243,933	41.11	\$28,045,753
337 Brooks Global Studies	1951	48,148	\$10,084,635	44.03	\$26,901,234
336 Joyner Elementary	1955	44,320	\$10,488,479	44.73	\$24,877,877
383 Vandalia Elementary	1958	34,820	\$8,165,338	44.88	\$21,878,367
478 Murphy Traditional Academy	1956	33,028	\$12,039,846	44.94	\$28,296,877
398 Calvin Wiley Elementary	1954	60,198	\$12,946,709	46.23	\$33,574,455
398 Guilford Newcomers	1972	29,654	\$6,313,338	47.07	\$17,574,627
341 Shadybrook Elementary	1970	62,210	\$13,786,471	47.71	\$38,466,719
439 Kirkman Park Elementary	1961	42,389	\$9,442,546	48.61	\$24,546,623
338 Sedgewick Elementary	1953	52,595	\$11,888,673	48.83	\$31,465,844
496 Northwood Elementary	1956	68,588	\$14,039,098	49.43	\$33,474,272
403 Hampton Elementary	1964	48,448	\$11,389,086	50.20	\$29,162,329
412 Irving Park Elementary	1949	62,743	\$15,133,940	53.68	\$39,898,187
466 Mills Road Elementary	1959	59,009	\$14,945,111	54.34	\$40,430,206
322 Archer Elementary	1962	47,056	\$10,947,072	55.04	\$26,590,853
317 Fowler Elementary	1968	49,376	\$11,988,926	56.00	\$31,845,134
314 Clara J. Peck Elementary	1929	62,220	\$13,087,538	56.68	\$33,652,817
451 Lindsey Elementary	1928	69,693	\$14,796,138	57.21	\$33,383,011
310 Allen Jay Elementary	1955	43,043	\$9,671,801	57.76	\$24,896,682
472 Morehead Elementary	1968	49,210	\$10,446,095	57.76	\$26,007,791
388 General Greene Elementary	1956	41,242	\$9,402,105	57.82	\$21,298,341
469 Monticello Elementary	1956	65,741	\$14,415,799	58.14	\$34,821,683
349 Cone Elementary	1955	66,277	\$16,475,115	59.91	\$43,765,362
481 Nathaniel Greene Elementary	1923	55,323	\$13,061,554	60.68	\$34,688,921
361 Erwin Montessori	1949	32,738	\$12,244,739	60.80	\$29,723,526
305 Oak View Elementary	1953	66,354	\$15,047,368	61.38	\$36,729,965
499 Oak Hill Elementary	1955	60,820	\$12,992,248	62.26	\$32,747,817
427 Johnson Street Elementary	1955	72,120	\$16,644,582	63.49	\$42,497,867
307 Alderman Elementary	1968	35,892	\$12,644,263	63.79	\$31,726,618
386 Washington Elementary	1951	49,723	\$11,676,533	66.76	\$23,294,811
418 Janeltown Elementary	1930	68,702	\$15,456,713	67.68	\$36,130,361
454 Madison Elementary	1977	44,794	\$10,017,383	68.30	\$24,371,390
322 Pilot Elementary	1996	88,500	\$19,134,591	70.40	\$41,504,451
376 Frasier Elementary	1971	32,084	\$11,905,870	70.83	\$30,620,222
323 Pleasant Garden Elementary	1940	115,288	\$29,840,273	72.86	\$53,874,099
424 Jesse Whorton Elementary	1998	88,500	\$19,738,598	72.89	\$43,618,899
335 Sedalia Elementary	1947	65,451	\$14,962,942	73.59	\$38,640,872
370 Florence Elementary	1955	78,712	\$17,887,701	76.21	\$42,291,167
430 David D. Jones Elementary	1954	73,545	\$16,978,525	77.77	\$34,016,374
371 Stokesdale Elementary	1953	75,190	\$15,847,751	80.46	\$35,669,432
311 Parkview Village Elementary	1958	80,512	\$18,012,539	81.40	\$36,516,409
364 Fairview Elementary	1956	76,058	\$18,248,895	83.34	\$38,308,267
366 Falkner Elementary	2002	85,277	\$18,884,549	86.19	\$38,103,331
461 McLeanville Elementary	1935	68,409	\$15,704,740	86.55	\$36,002,779
374 Summerfield Elementary	1936	96,616	\$21,253,428	87.96	\$42,372,203
385 Gillespie Park Elementary	1940	75,744	\$18,165,016	88.58	\$40,590,524
346 Colfax Elementary	1955	102,480	\$21,130,679	89.55	\$38,904,579
423 Jefferson Elementary	1999	88,500	\$19,302,845	89.67	\$37,800,385
382 Oboonsville Elementary	1950	96,133	\$21,352,006	89.80	\$44,877,243
332 Rankin Elementary	1924	91,968	\$20,044,581	89.82	\$37,925,923
334 Brightwood Elementary	2002	85,277	\$18,764,351	91.28	\$36,342,566
359 Southwest Elementary	1979	98,523	\$22,179,184	92.23	\$40,898,458
340 Monticello Brown Summit Elementary	2000	88,500	\$19,723,437	92.67	\$36,114,878
378 Triangle Lake Montessori	2003	85,277	\$19,162,584	92.76	\$36,654,174
302 Oak Ridge Elementary	1923	115,785	\$24,440,263	94.13	\$50,823,023
331 Blufford STEM Academy	1956	39,451	\$14,866,452	95.54	\$31,076,847
304 Alamance Elementary	2011	93,117	\$23,898,122	96.29	\$44,890,393
400 Guilford Elementary	2007	89,659	\$19,052,404	98.42	\$39,025,858
491 E.P. Pearce Elementary	2007	89,207	\$19,321,738	98.45	\$40,343,276
330 Reedy Fork Elementary	2007	86,847	\$18,712,347	98.94	\$38,302,009
486 Northern Elementary	2008	79,653	\$16,810,919	98.98	\$36,019,232
380 Union Hill Elementary	2009	92,951	\$23,114,725	99.33	\$40,946,666
462 Ronald E. McNair Elementary	2013	92,039	\$20,035,534	99.88	\$35,315,240
342 George E. Smkins Elementary	2013	92,812	\$19,008,523	100.00	\$33,496,371



EXHIBIT 7-4 (CONTINUED)  
GUILFORD COUNTY SCHOOLS  
CAPITAL RENEWAL SCHEDULE BY FUNCTION AND FCI (WORST TO BEST)

Facility Name	Year Built	Gross Area	Replacement Value	FC Score	Total Current and Forecast Needs 2018-2048
<b>High School</b>		<b>4,142,865</b>	<b>\$989,133,933</b>	<b>75.17</b>	<b>\$2,386,486,766</b>
589 Weaver Education Center	1977	110,970	\$23,358,443	43.82	\$63,349,106
556 Southern Guilford High	1970	204,074	\$54,282,306	49.42	\$156,274,738
544 Ben L. Smith High	1963	276,492	\$62,750,582	55.56	\$160,043,631
394 Crimsley High	1929	280,364	\$62,170,980	56.54	\$158,222,880
484 Northeast High	1961	185,359	\$41,289,260	57.13	\$114,774,272
525 Western Guilford High	1968	258,860	\$55,924,190	61.86	\$145,278,764
508 Walter Page High	1958	230,174	\$57,176,018	63.12	\$142,588,619
406 High Point Central High	1926	311,354	\$73,712,040	68.76	\$188,007,001
562 Southwest High	1979	280,614	\$68,219,980	71.76	\$173,110,057
547 Southeast Guilford High	1962	264,328	\$71,007,636	78.05	\$159,392,371
319 Andrews High	1967	230,244	\$50,678,467	80.67	\$111,063,122
490 Northwest High	1962	249,264	\$55,818,938	85.80	\$122,471,770
529 Ragsdale High	1959	367,837	\$84,135,411	90.42	\$191,620,482
545 Academy at Smith High	1973	39,248	\$9,586,718	90.64	\$22,524,608
355 Dudley High	1928	282,074	\$73,503,297	95.33	\$166,770,572
358 Eastern Guilford High	2009	301,409	\$76,719,442	97.44	\$140,095,289
489 Northern High	2008	270,000	\$68,802,245	98.85	\$171,099,303
<b>Middle School</b>		<b>2,729,806</b>	<b>\$672,377,522</b>	<b>71.93</b>	<b>\$1,658,199,626</b>
442 Kiser Middle	1957	137,935	\$36,914,295	33.48	\$107,380,988
493 Northwest Middle	1970	144,210	\$34,938,004	44.08	\$86,541,659
415 Jackson Middle	1959	112,439	\$26,709,134	44.64	\$73,218,271
325 Aycock (Swann) Middle	1922	133,348	\$32,056,457	50.49	\$81,669,615
316 Allen Middle	1968	129,319	\$33,808,224	52.86	\$84,861,052
463 Mendenhall Middle	1968	122,940	\$31,063,984	56.66	\$82,594,827
592 Welborn MS and 407 Kearns Academy	1958	139,188	\$33,397,067	58.21	\$82,281,622
448 Lincoln Academy	1945	95,409	\$25,880,242	64.80	\$72,162,068
341 Brown Summit Middle	1954	33,937	\$7,264,330	67.56	\$18,625,106
487 Northeast Middle	1967	131,034	\$32,241,000	68.66	\$84,377,353
550 Southeast Middle	1969	133,693	\$35,755,838	69.11	\$86,868,451
367 Fernside Middle	1931	149,372	\$34,934,617	71.04	\$92,637,455
460 Eastern Guilford Middle	1999	137,350	\$38,662,994	77.10	\$98,873,353
391 Penn-Griffin Middle	1930	168,696	\$38,288,029	78.69	\$86,171,813
565 Southwest Middle	1992	138,143	\$31,086,379	87.87	\$69,110,477
402 Hairston Middle	2002	142,872	\$37,408,732	90.74	\$87,773,071
437 Kernodle Middle	2000	141,332	\$31,730,214	92.65	\$67,177,967
311 Allen Jay Middle	1939	90,064	\$20,352,861	98.12	\$44,186,993
488 Northern Middle	2007	142,474	\$33,332,922	98.28	\$82,667,739
313 Southern Middle	2007	143,877	\$40,754,978	98.96	\$102,148,196
421 Jamestown Middle	2010	162,154	\$35,997,221	99.96	\$64,646,330
<b>Specialty Schools</b>		<b>378,535</b>	<b>\$85,553,552</b>	<b>73.96</b>	<b>\$194,644,250</b>
533 Greensboro SCALE School and Twilight High	1955	26,977	\$6,371,040	37.26	\$17,435,337
596 Old McIver School	1929	81,630	\$17,559,738	50.47	\$46,738,844
379 Gateway Education Center	1983	98,782	\$21,360,708	55.77	\$52,670,284
458 Joyner-Greene Education Center	2013	57,266	\$13,634,383	99.79	\$29,564,514
464 Haynes-Inman Education Center	2010	62,495	\$13,722,004	99.87	\$21,803,128
457 Herbin-Metz Education Center	2013	51,385	\$12,705,479	100.00	\$26,432,144

## 7.5 SUMMARY AND IMPACT

MGT has developed the recommendations above to support and enhance the program offerings of Guilford County Schools. Recommendations provide a more balanced utilization across the school building portfolio, modernizes facility infrastructure, and addresses educational suitability concerns.

Below is the summation of the previous recommendations included in the tables above (**Exhibit 7-3**).

### PHASE I RECOMMENDATION SUMMARY

#### ELEMENTARY SCHOOLS

At the elementary school level, replace twenty-one schools, renovate nine schools, and repurpose four schools. Fifteen schools will receive additions, and twenty-eight schools will be impacted by either a boundary change or program relocation. One new school is recommended. Total cost for these recommendations is **\$542,322,700**. There will be 36,469 elementary school seats available for a 2027 projected enrollment of 33,841 elementary enrollment. District-wide elementary school utilization is projected to be at 93 percent.

#### MIDDLE SCHOOLS

At the middle school level there will be three schools replaced, five schools renovated, and two schools repurposed. One school will receive an addition and twenty schools will be impacted by either a boundary change or program change. Total cost for these recommendations is **\$195,272,900**. There will be 19,421 middle school seats available for a 2027 projected enrollment of 17,075 student. District-wide middle school utilization is projected to be at 88 percent.

#### HIGH SCHOOL

At the high school level, there will be one high school replaced, four schools renovated, and zero schools repurposed. One school will receive an addition, and five schools will be impacted by either a boundary change or program change. Total cost for these recommendations is **\$197,625,900**. There will be 22,796 high school seats available for a 2027 projected enrollment of 21,539 students. District-wide high school utilization is projected to be at 94 percent.

#### SPECIALTY SCHOOLS

For the specialty schools, two schools will be replaced, zero schools renovated, and four schools repurposed. Zero schools will receive an addition. Two schools will be impacted by either a boundary change or program change. Total cost for these recommendations is **\$26,643,900**. There will be 1,945 seats available for a 2027 projected enrollment of 1,336 specialty school students. District-wide specialty school utilization is projected to be at 69 percent.

### PHASES 2 THROUGH 4 RECOMMENDATIONS

Schools that didn't meet the priority one criteria are assigned to other phases 2-4 based on their combined score. In the case of the Administrative facilities, the building condition score is used to prioritize since they do not receive a combined score. **Exhibit 7-3** details the deficiency budgets and assigned phases to the remaining facilities.

### PHASES 1-4 RECOMMENDATIONS SUMMARY

**Exhibit 7-5** provided the budget estimates for all four phases of the master plan subtotaled by site type.

EXHIBIT 7-5  
GUILFORD COUNTY SCHOOLS  
PHASE 1-4 BUDGET SUMMARY

Site Name	Combined Score (50/45/0/5)	2027 PK-12 Projected Enrollment	MGT PK-12 Capacity 2021-27	MGT 2027 Projected Utilization	Resulting 2027 Enrollment	Resulting 2027 Capacity	Resulting Utilization	FMP Phase 1 Total Budget Estimate	FMP Phase 2 Deficiency Budget Estimate (Comb Score 60-69)	FMP Phase 3 Deficiency Budget Estimate (Comb score 70-79)	FMP Phase 4 Deficiency Budget Estimate (Comb score 80+)	FMP Total Budget Estimate Phases 1-4
Elementary School Total	67	33,984	32,486	105%	33,841	36,469	93%	\$542,322,700	\$21,015,700	\$60,357,100	\$53,708,600	\$677,404,100
Middle School Total	71	16,932	20,480	83%	17,075	19,421	88%	\$195,272,900	\$14,613,000	\$52,587,600	\$31,570,800	\$294,044,300
High School Total	71	21,397	22,299	96%	21,539	22,796	94%	\$197,625,900	\$60,692,400	\$84,332,700	\$39,560,800	\$382,211,800
Specialty School Total	65	1,495	2,880	52%	1,336	1,945	69%	\$26,643,900	\$11,229,400	\$2,951,000	\$2,017,600	\$42,841,900
Admin Total	47	-	-	N/A	-	N/A	N/A	\$0	\$78,177,400	\$2,839,000	\$840,500	\$81,856,900
District Total	66	73,808	78,146	94%	73,790	80,631	92%	\$961,865,400	\$185,727,900	\$203,067,400	\$127,698,300	\$1,478,359,000