

ELBERT COUNTY HIGH SCHOOL FACILITY OPTIONS

Elbert County Comprehensive High School opened its doors in 1976. Since its opening, many additions and upgrades have occurred. The last upgrade to its infrastructure was in 2001 when a new HVAC system was installed. Most infrastructural systems have exceeded their life expectancy.



FACILITY NEEDS:

- **Boiler System:** original to building-failing and inefficient
- **HVAC:** current system is 24 years old
- **Electrical Switchgear:** original to the building-no replacement parts
- **Sanitary and Water Lines:** original to the building-rusting of cast iron pipes
- **Security:** lack of security vestibule-layout and vulnerable entry points
- **Energy Inefficiency:** Current energy costs are four times higher than newer facilities in the district.

OPTIONS:

1. **Do Nothing Proactive - fix systems as they fail.**
 - ♦ Fixing system failures as they occur could result in lengthy unscheduled school closure for repairs.
2. **Targeted Repairs- Replace and update the needs that are feasible.**
 - ♦ This short term option addresses several needs but would not include sanitary lines or address security needs.
3. **Modernization- Gut the building and start over with the same layout.**
 - ♦ This option involves getting all new systems (electrical, plumbing, HVAC) but does not address safety needs. This would be very disruptive to instruction as it will require off campus learning and trailers on campus (an additional expense).
4. **New Construction- Build a new high school.**
 - ♦ This option allows us to design and build an energy efficient building that addresses all needs. This would be less disruptive than modernization.



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FUNDING:

- Capital Outlay Funds and State Grants
- SPLOST- Averaging \$272,000 a month (July 24- Current)
- Assigned for Capital Projects - \$11,000,000
- General Funds - Unassigned Balance of \$13,420,091
- Interest - Beaverdam Bond 1.25% (owe) vs. Money Market 3.75% (earning)
- Bonds - Borrowed money similar to a home mortgage

| Option Comparison | General Repairs | Modernization | New Construction |
|----------------------|-----------------|---------------|------------------|
| Estimated Costs | \$22,000,000 | \$48,000,000 | \$65,000,000 |
| Architect | \$1,100,000 | \$2,400,000 | \$3,250,000 |
| TOTAL | \$23,100,000 | \$50,400,000 | \$68,250,000 |
| Capital Outlay Funds | \$0 | -\$4,500,000 | -\$13,724,928 |
| Assigned Funds | -\$12,000,000 | -\$12,000,000 | -\$12,000,000 |
| Career Academy | \$0 | \$0 | -\$3,000,000 |
| Bond Funds | \$11,100,000 | \$33,900,000 | \$39,525,072 |

With no growth to the SPLOST monthly average, our current collections would approximately match the annual bond payment. This provides us time to budget and plan strategically for the future. At this time, no other major projects are anticipated, and infrastructure across all other buildings and departments remains up to date.

The construction costs provided are estimates only. While we cannot guarantee that supplemental funds will fully cover these expenses, we believe it is a strong possibility.

50 YEAR FACILITY PLAN TO MAXIMIZE STATE CAPITAL OUTLAY FUNDS:

The Department of Education (DOE) expects school buildings to have a lifespan of approximately 40 to 50 years. Throughout this period, renovations and modifications such as roof, HVAC, canopy, and kitchen equipment replacements are necessary to maintain functionality. The state provides capital outlay funds to assist with these improvements.

Once a renovation or new construction project is completed, 10 years must pass before the district can apply for state capital outlay funds towards that building.

By acting now we can create a 50 year facility plan that spaces out major facility upgrades into 10 to 20 year increments allowing us to maximize capital outlay and SPLOST dollars to fund projects.

| FACILITY REPAIR CYCLE | ECCHS | ECES | ECMS | ECPS |
|--------------------------------|-------|------|------|------|
| Proposed Date of Completion | 2029 | 2049 | 2059 | 2074 |
| Age of Building When Renovated | 53 | 50 | 56 | 51 |
| Number of Years Financed | 20 | 10 | 15 | 10 |
| Year Bond Paid Off | 2049 | 2059 | 2074 | 2084 |



ELBERT COUNTY SCHOOL DISTRICT