

**ORANGE COUNTY BOARD OF COMMISSIONERS
CHAPEL HILL-CARRBORO BOARD OF EDUCATION
ORANGE COUNTY BOARD OF EDUCATION**

BOCC/Board of Education Joint Meeting
September 29, 2022
Meeting – 7:00pm
Richard Whitted Meeting Facility
300 West Tryon Street
Hillsborough, NC 27278

As in prior meetings, members of the public will be able to view and listen to the meeting via live streaming video at orangecountync.gov/967/Meeting-Videos and on Orange County Gov-TV on channels 1301 or 97.6 (Spectrum Cable).

Welcome, Call to Order, and Agenda Overview –
Chair Renee Price

Opening Statements from Chairs and Updates on Opening Schools – Facilitator Led

- a. Orange County Board of County Commissioners (BOCC)
- b. Orange County Schools (OCS)
- c. Chapel Hill Carrboro City Schools (CHCCS)

Instructions for Discussions of Issues – Facilitator Led

- a. What’s going well
 - b. What are the challenges
 - c. What’s coming
 - d. Where we need more support
-
1. Update on School Budgets – Chair Deon Temne, CHCCS
 - a. County budget, state budget, additional funding from federal programs
 - b. Requests from schools

 2. School Safety – Chair Will Atherton, OCS
 - a. Access during school hours and school programs, trespassing
 - b. How to Set Boundaries
 - c. Question and Answer with Police Chiefs and Sheriff

 3. School Capital Needs Work Group Report – Chair Renee Price, BOCC
 - a. General perceptions, consultant discussion
 - b. Schools Adequate Public Facilities Ordinance (SAPFO)

Adjourn

Orange County Board of Commissioners’ meetings and work sessions are available via live streaming video at orangecountync.gov/967/Meeting-Videos and Orange County Gov-TV on channels 1301 or 97.6 (Spectrum Cable).

**ORANGE COUNTY
BOARD OF COMMISSIONERS**

ACTION AGENDA ITEM ABSTRACT

Meeting Date: September 29, 2022

SUBJECT: Joint Meeting – Board of County Commissioners, Chapel Hill-Carrboro City Schools Board of Education and Orange County Schools Board of Education

DEPARTMENT: County Manager/Finance and Administrative Services

ATTACHMENT(S):

School Capital Needs Work Group Report
PowerPoint Presentation – Capital Needs Work Group Report
School Facilities Assessment - Supplemental Information

INFORMATION CONTACT:

Bonnie Hammersley, 919-245-2300
Travis Myren, 919-245-2308
Dr. Nyah Hamlett, 919-967-8211
Dr. Monique Felder, 919-732-8126
Gary Donaldson, 919-245-2453
Kirk Vaughn, 919-245-2153

PURPOSE: To discuss the various School related issues that are of interest to the Board of County Commissioners, Chapel Hill-Carrboro City Schools (CHCCS) Board of Education and Orange County Schools (OCS) Board of Education.

BACKGROUND: The County/Schools Collaboration Work Group established the agenda items for this Joint meeting. Both School systems have provided summaries for several of the agenda items, as well as supplemental information and attachments. The appropriate page numbers and/or attachment numbers are referenced in each agenda item.

Welcome and Opening Remarks – Chair Renee Price, Chair Deon Temne, and Chair Will Atherton

1. Update on School Budget

Both School systems will provide updates on the County, State and Federal funding for their districts this fiscal year. Attachments to be provided under separate cover prior to or at the meeting.

2. School Safety

Both School systems will provide information on this item. Attachments to be provided under separate cover prior to or at the meeting.

3. School Capital Needs Work Group Report

Both School systems will provide information on this item. The School Capital Needs Work Group Report is attached. A PowerPoint presentation regarding the Report is also attached, along with a separate supplemental information document. Other attachments will be provided under separate cover prior to or at the meeting.

FINANCIAL IMPACT: There is no financial impact tied directly to the discussion at this work session.

SOCIAL JUSTICE IMPACT: The following Orange County Social Justice Goal is applicable to these items:

- **GOAL: ENABLE FULL CIVIC PARTICIPATION**
Ensure that Orange County residents are able to engage government through voting and volunteering by eliminating disparities in participation and barriers to participation.
- **GOAL: FOSTER A COMMUNITY CULTURE THAT REJECTS OPPRESSION AND INEQUITY**
The fair treatment and meaningful involvement of all people regardless of race or color; religious or philosophical beliefs; sex, gender or sexual orientation; national origin or ethnic background; age; military service; disability; and familial, residential or economic status.
- **GOAL: ENSURE ECONOMIC SELF-SUFFICIENCY**
The creation and preservation of infrastructure, policies, programs and funding necessary for residents to provide shelter, food, clothing and medical care for themselves and their dependents.
- **GOAL: CREATE A SAFE COMMUNITY**
The reduction of risks from vehicle/traffic accidents, childhood and senior injuries, gang activity, substance abuse and domestic violence.

ENVIRONMENTAL IMPACT: There are no Orange County Environmental Responsibility Goal impacts associated with these items.

RECOMMENDATION(S): The Manager recommends that the Boards discuss the issues noted and provide direction to staff, as appropriate.

Executive Summary

In the fall of 2021, in response to a petition from Commissioner Jean Hamilton, the Orange County Board of County Commissioners (BOCC) created the Capital Needs Work Group (the work group). The work group included elected officials and staff from the county and both school districts (Orange County Schools (OCS) and Chapel Hill-Carrboro City Schools (CHCCS) and was charged with focusing on school facilities.

Orange County operates 32 school campuses and seven school administrative offices. Over half of the school buildings in both districts are over 50 years old and all are in need of updating and repair. Many of the newer schools are more than 20 years old and need maintenance and repair. Today more than 2,500 teachers and staff, and nearly 20,000 students work and learn in these school buildings every day.

Orange County funds both school districts. The county's local contribution to per pupil funding ranks Orange County's schools first (CHCCS) and third (OCS) in the state for operating funding. On the other hand, school facilities, like in so many other districts, are chronically underfunded. By state law, Orange County is solely responsible for funding school capital (construction, repair and maintenance). The county's two school districts are responsible for developing facilities plans that are submitted to the county for funding. School capital is included in the county's 10-year capital planning process, where schools compete with county projects for scarce capital funds and access to debt financing.

The work group reviewed current Orange County capital financing policies, planning and design practices and identified issues and obstacles to building and maintaining high quality schools. Current and projected funding sources are not adequate to address the backlog of unfunded school capital needs that are estimated at over \$500 million.

A significant issue is funding availability. The work group is aware that the current county funding model funds based on available funds and debt capacity rather than actual school needs. This restricts the county's ability to adequately fund school construction. Additionally, Orange County often does not qualify for state funded capital and grants that are available to other districts across the state. This is because Orange County is considered a high wealth county based on the formula that includes the median household income of its residents. Given the scale of school facility needs, we recommend that BOCC and county staff immediately begin to explore alternative funding sources to generate additional resources to support this work.

The work group main recommendation is to engage an independent outside consultant that specializes in school facilities issues to assess the current situation and provide recommendations that will help Orange County and both school districts improve their approach to planning, priority management, design and construction and funding of school facilities. These improvements would be integrated into a 10-year plan to address school facility needs that both school districts have begun. In addition, the work group recommends that Orange County update SAPFO to more accurately reflect how school buildings are used.

Report and Recommendations

BACKGROUND

The Capital Needs Work Group (the work group) was established in Fall 2021 as a result of a petition by Commissioner Jean Hamilton of the Orange County Board of County Commissioners (BOCC). The petition requested that the work group address the capital needs of the two public school systems in Orange County: Orange County Schools (OCS) and Chapel Hill Carrboro City Schools (CHCCS), especially the older schools, such that an actionable plan (over 10 years) would be developed that would dedicate funds and a process to address the needs.

The work group was designed to include representatives from the elected boards and staff of Orange County, Orange County Schools, and Chapel Hill Carrboro City Schools. Commissioner Jean Hamilton was designated as the chair and Orange County School Board member Bonnie Hauser was designated as vice-chair. (See table A for the list of participants and their titles.)

Table A: Work Group Participants

Entity Name	Participant Name	Participant Title
Orange County	Renee Price	Board Chair
	Jean Hamilton	Board Member , Work Group Chair
	Gary Donaldson	Chief Financial Officer
	Steven Arndt	Asset Management Director
	Greg Wilder	Assistant to County Manager, Legislative Affairs
	Rebecca Crawford	Deputy Director of Financial Services
	Kirk Vaughn	Budget Analyst II
Chapel Hill Carrboro City Schools	Deon Temne	Board Chair
	Dr. Jillian La Serna	Board Member
	Rani Dasi	Board Vice Chair
	Dr. Nyah Hamlett	Superintendent
	Andre' Stewart	Chief Operations Officer
	Jonathan Scott	Chief Financial Officer
	Eric Allen	Former Director of Capital and School Facilities
	Al Ciarochi	Deputy Superintendent of Operations
Orange County Schools	Carrie Doyle	Board Member
	Bonnie Hauser	Board Member, Work Group Vice Chair
	Brenda Stephens	Former Board Member – served through June 30, 2022
	Dr. Monique Felder	Superintendent
	Patrick Abele	Deputy Superintendent of Operations
	Rhonda Rath	Chief Finance Officer

The work group had its first meeting on November 29, 2021. It generally meets on the third Wednesday of the month and is open to the public to attend remotely. It has met virtually seven times. (Meeting notes can be found in Appendix 1.)

There are 32 K-12 school campuses in Orange County operated by two school districts. These campuses serve nearly 20,000 students and 2,500 employees every day. Over half of the campuses are over 50 years old. Some date back to the 1950s. (See Appendix 2 with lists of all school buildings and their age.)

Funding for school capital needs is included in the Orange County Capital Investment Plan (CIP). Starting in fiscal year 2022, the CIP projects capital projects for 10 years (an increase from the 5 years in prior years). Each year the BOCC approves the capital funding for the current fiscal year providing flexibility for re-prioritization as necessary.

School capital funding sources include the following:

- General obligations bonds that require voter approval
- Limited obligation bonds that are secured with assets
- Lottery funds
- Pay as you go funding (PAYGO). PAYGO funding is funding that comes from general fund revenues.
- 50% of Article 46 quarter-cent sales tax revenue for capital/ technology needs.

Funding is allocated to the two school systems based on average daily membership (ADM) that is set by the North Carolina Department of Public Instruction. While state law requires school operating funds to be allocated by ADM, state law does not require capital expenditures to be allocated the same way.

Over the past 5 years \$154.6 million has been spent on school capital needs. (See table C for a breakdown by category). The last general obligation bond was in 2016 for \$125 million while the school district capital needs were \$232 million. The amount of unfunded school capital needs is estimated at over \$500 million. Both school districts are currently developing updated 10-year plans. The CIP has \$307.3 million planned for schools for the next ten years. The county’s current capital plan and financing does not anticipate funding major improvements to schools through new bond funding before 2027.

Table B: 5 Year Historical Capital Expenditures by Category

Category	Total
Deferred Maintenance	\$3,122,950
Supplemental Deferred Maintenance	\$1,808,999
Vehicles	\$167,971
Rental Space	\$663,705
Safety/Security Improvements	\$2,537,832
Construction	\$91,663,739
Chapel Hill HVAC	\$791
Athletic Facilities	\$713,786

Roofing	\$5,065,404
Equipment	\$15,621,950
General Renovations	\$1,473,743
Emergency/Security System	\$989,370
Door & Window Replacement	\$245,201
Energy Management	\$474,347
Technology	\$13,564,939
Abatement	\$688,333
Other (Recurring Capital)	\$15,832,253
Total	\$154,635,310

Orange County is not alone in dealing with aging school facilities. Wake, Guilford, and Durham Counties have undertaken substantial initiatives to comprehensively address the capital needs of schools.

The work group sees value in collaboration and coordinating capital efforts across the BOCC, county staff and two school districts. The county is responsible for allocating capital funds amongst the schools and county capital needs. The school districts are responsible for managing their individual facilities to best meet local needs. In that context, the workgroup is interested in continuing to explore ways to improve efficiencies and transparency, and to better inform decision-making around the capital needs for all its schools.

FINDINGS

- Facility Planning/Standards
 - Updated facilities studies are needed for our public schools. OCS is planning to start a new study in the coming school year. CHCCS is currently undertaking an updated facility study to be completed in Spring 2023.
 - There are no county standards/guidelines for renovating or replacing aging school buildings. The work group discussed concerns about over-investing in buildings that should be replaced. The work group discussed how a facility condition index (FCI), which is a ratio of deferred maintenance to replacement cost, is one way to determine when a school needs to be replaced.
 - Orange County's School Construction Standards were last updated in 2007. These standards focus on new school construction and include traditional and non-traditional models.
 - School Adequate Public Facilities Ordinance (SAPFO) was adopted in 2003 between BOCC, school boards, and towns (except Mebane) as an attempt to ensure school capacity can meet the population growth. SAPFO has not been updated to meet the current conditions including taking into account Pre-K classrooms, space for special needs students, non-standard room sizes, model capacity assumptions, and growth in the western part of county.
 - Our aging school buildings do not reflect modern building standards and therefore provide sub-optimal learning environments for children with many of them

- lacking natural light,
 - having air quality challenges, including mold
 - not having flexible spaces, e.g. for break-out rooms
 - having small classrooms
 - not meeting modern safety standards including having modular classrooms and open classrooms
 - having heating and cooling system failures,
- Our aging school buildings are energy inefficient and expensive to maintain.
- Facility Maintenance
 - OCS and CHCCS are challenged to recruit and retain facilities staff due to the high demand for those occupations and the relatively low salaries that are offered by the school systems. The pandemic has made these challenges worse.
 - Material costs and delays have increased due to the pandemic.
 - Cost and timing efficiencies may be possible by coordinating the capital and maintenance expenditures of OCS and CHCCS.
 - Major capital projects like new construction and major renovations require time commitments that school facility staff may not have and so these projects may benefit from contracted construction professionals that can be part of the capital budget.
 - There are no standards or funding for ongoing school maintenance.
- Policy/Funding
 - Capital school funding is impacted by BOCC guidelines that limit total (county and schools) debt capacity to about 15 percent of general revenues
 - The target to maintain total school funding (capital debt service, PAYGO, and operations) at 48.1% of the county's general revenue constrains school capital spending given other school needs.
 - Policies have not been developed for how much money needs to be allocated for on-going maintenance needs. Looking at other industries would be helpful to inform policy for school facilities.
 - There is no county-wide plan to land bank for future school needs.
 - State funding sources have not kept up with the school capital needs. Historically, from the late 1940s, North Carolina voters approved state obligation bonds on average every 10 years to help counties with school construction projects. They have not done so since 1996.

RECOMMENDATIONS

- Hire a consultant to evaluate the county's approach to school capital planning, design, contracting, and financing including:
 - Examine the planning, design/build, and maintenance process for both school districts and identify areas for improvement.
 - Work with school districts to evaluate every school campus and administrative building and highlight those that should be urgently replaced or renovated
 - Evaluate the county's school capital funding approach
 - Identify ways to plan and fund ongoing school maintenance.

- Provide insight about approaches, opportunities, and risks around emerging practices for contracting and program management, including projects that could cross campuses and districts.
- Recommend how the county and two school districts can prioritize projects within a 10 year plan to address school facility needs in a transparent way.
- Research alternative funding sources for school capital improvements:
 - Revisit county capital plans and financing to identify potential funding sources for school capital
 - Work with state and federal legislators and the public to advocate for funds for school capital.
- County and both school districts commit to continue working together on school capital planning through the existing work group:
 - Review and update the county's policies governing school facilities planning and financing
 - Work with both school districts to develop a 10 year plan for school facilities – building upon the work that's already been done by both school districts.
 - In parallel, the county should work with the two school districts to update SAPFO to better reflect school capacity characteristics.

NEXT STEPS

If both school boards and the county agree, and the county moves forward with the consulting assessment, the work group should shift to an advisory role working with the consultant. School districts and the county should appoint board and staff leaders to continue.

The work group should also work with the SAPFO Technical Advisory Committee (TAC) to review changes to SAPFO or other capacity planning standards.

Appendix 1: Work Group Meeting Notes

ORANGE COUNTY BOARD OF COMMISSIONERS CHAPEL HILL-CARRBORO BOARD OF EDUCATION ORANGE COUNTY BOARD OF EDUCATION

Capital Needs Work Group

November 29, 2021
Meeting – 8:00am

Due to current public health concerns, the Capital Needs Work Group is conducting a Virtual Meeting on November 29, 2021. Members of the Group will be participating in the meeting remotely.

1. Welcome, Introductions, and Purpose
2. Designate Officers
3. FY 2022-32 Capital Budget Kickoff
4. Deferred Maintenance Planning
5. Schedule Next Meeting

Adjourn

Capital Needs Work Group virtual meetings are open to the public to attend remotely. Should any member of the public wish to view this meeting, please click the following link to register:

https://orangecountync.zoom.us/webinar/register/WN_7QDnY_E4RK-zV3vuAQxtPQ

After registering, you will receive a follow-up email which will allow you to access and view the meeting. If you have any comments or questions, would like to submit any written comments to the group, or would like an emailed copy of the entire agenda package for this meeting, please email Rebecca Crawford at rcrawford@orangecountync.gov before 3:00 pm on November 26, 2021.

**ORANGE COUNTY BOARD OF COMMISSIONERS
CHAPEL HILL-CARRBORO BOARD OF EDUCATION
ORANGE COUNTY BOARD OF EDUCATION**

Capital Needs Work Group

November 29, 2021
Meeting – 8:00am

Due to current public health concerns, the Capital Needs Work Group is conducting a Virtual Meeting on November 29, 2021. Members of the Group will be participating in the meeting remotely.

1. Welcome, Introductions, and Purpose
2. Designate Officers
 - a. Commissioner Jean Hamilton – Chair
 - b. OCS Board of Education member Bonnie Hauser – Vice Chair
3. FY 2022-32 Capital Budget Kickoff
 - a. Gary Donaldson, Orange County Chief Financial Officer and Rebecca Crawford, Orange County Deputy Financial Services Director shared a powerpoint presentation for the FY 2022-32 Capital Budget process kick-off (attached to these notes).
4. Deferred Maintenance Planning
 - a. Work Group members had the following comments:
 - i. Bonnie Hauser – 30 aging buildings in system – missing from the conversation
 1. Is there a way to move some of the costs to PAYGO? Debt is alarming.
 - ii. Patrick Abele – would like to look at feasibility of funding going into old buildings vs building new schools and replacing old ones
 1. Concerned with forecasting 6-10 years based on short time frame and existing facility study is older from 2012 – will need an updated facility study in order to ensure information is accurate – proposed a Phase I for 1-5 years of needs and Phase II 6-10 years of needs, which would be presented after the initial budget period.
 2. Asked the status of land banking for new schools – inventory of sites is low and predicts tremendous growth is coming

- a. SAPFO results will share timeline of when to build new schools
 - b. Will have a need but no land – need to plan 20-30 years from now
- 3. Is there an opportunity for county CIP support to include planning for capital project staff and construction staff to move the projects forward? (now can only move projects ahead when have capacity)
- iii. Renee Price – how definitive is planning for 6-10 years actually?
 - 1. Likes the idea of a plan
 - 2. A lot of maintenance and repair issues, especially in OCS – can't put a bandaid on all of the issues – when do we construct something new?
 - a. Maintenance costs on Chapel Hill High School will be huge – did we plan for those?
 - i. Gary shared we do plan for that
- iv. Jean Hamilton – goal for this group is to look at long term without putting extra work on staff (20 years out)
 - 1. Need to update facility studies – but cost effectively
 - a. can schools piggy-back on county facility study?
- v. Rani Dasi - maintenance needs fresh eyes – what is the right level of maintenance to avoid between 3-6% of asset value
 - 1. CHCCS=less than 1%, which causes big problems
- vi. Bonnie Hauser – how do other counties fund ongoing school maintenance?
 - 1. In-house vs outsource?
 - 2. Can we check with other jurisdictions such as Alamance, Durham, Chatham, Guilford, and Wake?
 - 3. Find new ways to do it in OC
 - 4. All campuses should be on regular, funded schedule
- vii. Renee Price – seeing increased costs for projects and supplies – could the purchases be done across both systems to find savings?
 - 1. Patrick said this is possible
 - 2. Align projects like roofs – did this during COVID on pre-bids and found great results

3. Can do the same with county projects such as tennis courts
- viii. Bonnie Hauser – debt service is in operation budget and rolled into 48% for school funding
 1. Can we uncouple debt service from operating budget %
 2. Wake Co. keeps it separate
 3. Operating is distributed per pupil – capital doesn't have to be since some schools are in worse shape than others
 - a. Can we revisit these policies?
 - b. SAPFO was focused on rapid growth, which we don't have any more – should we focus more on maintenance now?
- ix. Renee Price – no stuck on 48%, just a guideline/target and can be adjusted
 1. Gary Donaldson shared we have been above this in some years
- x. Eric Allen – meeting with architect about CHCCS facility study today and should have an estimated timeline
 1. At a point where need to replace major systems, which will be a bandaid, when go in should replace full systems to make best investment
- xi. Patrick Abele – OCS would need to put out an RFP for facility study – will take 6-8 months
 1. Can easily do years 1-5 now and 3rd week of January is ok for CIP submissions
 2. Echoed Eric's comments – we need to do a better job communicating all of that to public and officials
- xii. Bonnie Hauser – Guilford's CIP increased in cost because focused on school modernization
 1. Can we contract out maintenance so it's off of our financial books?
- xiii. Renee Price – have some unsafe campuses – especially elementary schools
 1. "open" and need to be more safe
 2. Keep seeing school shootings and need to secure our campuses
 3. Would like to see maintenance need list even if don't know when or how much can plan better
 - a. Eric Allen mentioned a roof management plan would help with that – are doing that now with consultants on facility maintenance plan

- b. Rani Dasi mentioned it's reasonable to do with windows, HVAC, etc.
 - 4. Can we share these slides with the BOCC?
Would be really helpful
- xiv. Jean Hamilton – Recap of To Do List:
 - 1. Need for updated facility study
 - 2. Need for updated facility maintenance plan
 - 3. Coordinated capital projects
 - 4. Benchmark how other districts handle ongoing maintenance (share at next meeting)
 - a. When fix vs when replace (County and districts will work on)
 - 5. Long range capital plan
 - 6. Complete normal budget cycle
 - 7. Review state of individual schools and needs (use same format)
 - a. % spent on maintenance right now (Finance can say impact on models – 2019 template?)

5. Schedule Next Meeting

- a. Renee Price and Rani Dasi – would like to see all projects and needs – schools bring requests for next 10 years
- b. Meet Monday mornings
 - i. January 10th from 8am-9:30am

Adjourn

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https://orangecountync.zoom.us/webinar/register/WN_7QDnY_E4RK-zV3vuAQxtPQ

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**ORANGE COUNTY BOARD OF COMMISSIONERS
CHAPEL HILL-CARRBORO BOARD OF EDUCATION
ORANGE COUNTY BOARD OF EDUCATION**

Capital Needs Work Group

January 27, 2022
Meeting – 8:30am

Due to current public health concerns, the Capital Needs Work Group is conducting a Virtual Meeting on January 27, 2022. Members of the Group will be participating in the meeting remotely.

1. Welcome – Commissioner Jean Hamilton, Chair of Work Group
2. Review School Maintenance Needs Reports
3. Peer Jurisdiction School Maintenance Report Outs
4. Discussion and Next Steps
5. Schedule Next Meeting

Adjourn

Capital Needs Work Group virtual meetings are open to the public to attend remotely. Should any member of the public wish to view this meeting, please click the following link to register:

[Capital Needs Workgroup Registration Link](#)

After registering, you will receive a follow-up email which will allow you to access and view the meeting. If you have any comments or questions, would like to submit any written comments to the group, or would like an emailed copy of the entire agenda package for this meeting, please email Rebecca Crawford at rcrawford@orangecountync.gov before 3:00 pm on January 25, 2022.

**ORANGE COUNTY BOARD OF COMMISSIONERS
CHAPEL HILL-CARRBORO BOARD OF EDUCATION
ORANGE COUNTY BOARD OF EDUCATION**

Capital Needs Work Group

January 27, 2022
Meeting – 8:30am

Due to current public health concerns, the Capital Needs Work Group is conducting a Virtual Meeting on January 27, 2022. Members of the Group will be participating in the meeting remotely.

Joining are: Jean Hamilton, Bonnie Hauser, Andre Stewart, Brenda Stephens, Monique Felder, Nyah Hamlett, Eric Allen, Gary Donaldson, Rebecca Crawford, Kirk Vaughn, Greg Wilder, Jonathan Scott, Patrick Abele, Rani Dasi, Renee Price, Rhonda Rath, Steve Arndt, and resident Kari Hamel

1. Welcome – Commissioner Jean Hamilton, Chair of Work Group
 - Jean to provide opening remarks, introduce the panelists and topics
 - Group settles on first names for discussion
 - Staff will rotate note taking
 - Use GARE framework
 - Wants action items and final product to come from this group
 - Jean, Rani, Brenda, Renee, Monique, Gary, Patrick discuss frequency of meetings – Monthly, with ability to drop meetings
 - Jean, Rani, Bonnie discuss outcome of this process – Bond, or other aspects of the CIP process
 - Review School Maintenance Needs Reports
 - Patrick to present Orange County’s School Maintenance
 - Breaking down bond projects –
 - Expanded Parking & Ag Building not complete at CRHS
 - Roof projects complete save one roof, under budget
 - Mechanical projects in process
 - See attached slides
 - School safety projects mostly complete
 - Purchased property OC Welcome Center
 - Break down major projects by school
 - Broken down by safety, new construction, Major Systems 10 year service life, Other Major Building Improvements
 - Total needs of \$142 M over next ten years
 - Shows Grady Brown Major Projects Summary
 - Stresses cost increases and delays for supplies in pandemic.

- Suggests combining projects between county and school districts to mitigate this issue
 - Question: Renee asks if older schools are being banded, if they match the needs of the 21st century
 - Patrick discusses the increased costs for new schools – says \$40 M for Elem \$100 M for High School
 - Question: Bonnie asks if costs of schools are driven by being designed to last 50 years. Is there a model where we build schools for 20 years?
 - Renee and Bonnie point out the design of Grady Brown do not match the modern safety standards
 - Andre to present CHCCS report slideshow
 - 9 structures that are over 50 years, newer structures are 10 – 30 years old
 - Worked with external consultant to plan different structures determined 3 options
 - Eric to discuss difference between repair v new schools
 - New structures may cost more but can save costs in long run
 - Wake County high school building 2200 kids \$176 M costs
 - Question: Jean asks about the cost of land, and how do you move kids from structure in repair?
 - Eric suggests different models, both moving into swing space - building temporary facility - vs keep students on site. Both add costs.
 - Question: Bonnie asked about charter school's cheaper construction costs. How can we use those efficiencies?
 - Eric discuss meeting with construction, generating efficiencies in constructions and operating costs.
 - Question: Bonnie wants group to review innovations in building standards and structures to make efficiencies
 - Patrick discussed getting best practices session from other entities. SOG, other schools.
2. Peer Jurisdiction School Maintenance Report Outs
- Patrick to discuss OCS construction standards, notes other counties that use DPI standards. Orange County standards are out of date and drive up costs. Discuss how schools need to construct for growth, i.e. larger elementary schools.
 - Patrick discussed hiring and retention in trade staff, turnover drives costs, delays
 - Eric shows slide on CHCCS classified employee study, to determine proper salary ranges.
 - Discuss hiring construction professionals as project managers, can be costed in the project budgets.
 - Question: Bonnie asks about hiring versus contracting for this staff.

- Eric discussed how for major construction, school needs to have manager that represents the schools, not the construction company.
 - Question: Bonnie asks about maintenance, and how both are in the CIP process
 - Patrick talks about how construction and maintenance are two different skill sets, and we have same staff doing both.
 - Weakness in maintenance drives costs in CIP, parts not lasting full length.
 - Patrick includes conversation on sustainability possibly built into projects, and how that can drive up costs.
 - Question: Jean asks about maintenance costs, are they capital costs or operating costs
 - Patrick states that they are costs in both. Staff in operating, both school systems use recurring capital for projects
4. Discussion and Next Steps
- Jean wants to get those costs in our meeting, both operating and capital costs
 - Bonnie ask about capital versus operating. County puts schools in tension of deciding between using per-pupil on instructional versus maintenance needs. Should we use separate funding sources
 - Jean wants to know total costs, then we can decide how to get there. Believes this group is the basis to determine the need.
 - Renee points out that we have a CIP budget, separate from operating budget. Should CIP budget be set up differently? Especially since Orange County Schools does not have extra funding source.
 - Rani states that the county has all these assets, between county and two school systems.
 - Renee wants to make sure maintenance costs in new construction are considered
 - Patrick wants to look at other counties that have county/city schools. How do they allocate in timing between systems?
5. Schedule Next Meeting & Next Topics
- Jean wanted to ask about next meeting: timing and items. Suggests 3rd Wednesday of the month in mornings. 8:30 to 10am
 - February 16th at 8:30am – 10am will be next meeting
 - Eric asks timing for construction. Takes 18 months to advertise, plan, get DPI approval. Wants to make sure that construction time is built in.
 - Gary stated that that is built into county CIP
 - Bonnie wants invite an outsider to upcoming meeting to learn about best practices. Wants to ask about different financing methods.

- Steve asked about facility condition index. Ratio of deferred maintenance to replacement cost. Can use that to rank the schools to make decisions on which can be replaced.
 - Eric states Mosley to update report to include that detail.
 - Patrick states that facility study can include that metric.
- Bonnie asks if we have two different frameworks, how can we standardize reports?
 - Eric states we don't have design guideline for school systems, rely on firm. Next step can be merging guidelines.
- Jean made closing statement and requested that CIP budget requests be shared at the next meeting to understand the impact on debt.
 - Gary stated both School District Finance Officers have received the necessary forms and timeline to provide their CIP requests to the county.

Adjourn

Capital Needs Work Group virtual meetings are open to the public to attend remotely. Should any member of the public wish to view this meeting, please click the following link to register:

[Capital Needs Workgroup Registration Link](#)

After registering, you will receive a follow-up email which will allow you to access and view the meeting. If you have any comments or questions, would like to submit any written comments to the group, or would like an emailed copy of the entire agenda package for this meeting, please email Rebecca Crawford at rcrawford@orangecountync.gov before 3:00 pm on January 25, 2022.

2106 EDUCATION BOND					
Project	Budget	Expenditures	% Exp	Balance	Notes
CRHS Classroom Addition	\$14,500,000.00	\$12,984,021.00	89.54%	\$1,515,979.00	Classroom addition completed. Expanded parking and AG building not completed.
Transportation Joint Facility	\$0.00	\$0.00	0.00%	\$0.00	Removed from the projects by CHCCS/OCS
Roof Replacements	\$4,038,889.00	\$3,040,560.00	75.28%	\$998,329.00	See below
Mechanical Systems	\$24,096,118.00	\$14,264,360.92	59.20%	\$9,831,757.08	See below
School Safety	\$2,156,993.00	\$1,940,205.97	89.95%	\$216,787.03	Vesitbules installed all locations except HES.
Purchase Real Property OC-Welcome Center	\$3,100,000.00	\$3,100,000.00	100.00%	\$216,787.03	
	\$47,892,000.00	\$35,329,147.89	73.77%	\$12,562,852.11	
Bond Sales by Orange County Dates					
Year 1 Funding FY'18 (2017-2018)	\$15,964,000				
Year 3 Funding FY'20 (2019-2020)	\$15,964,000				
Year 5 Funding FY'22 (2021-2022)	\$15,964,000				
	\$47,892,000				

BOND PROJECTS 2016		
Mechanical Projects	Status Update	
River Park Elementary Phase II Ongoing	50% complete	
Central Elementary	100% design, rebid in Feb/Mar '22	
Efland Cheeks	100% design, bid in Feb/Mar '22	
AL Stanback	85% design, bid in Feb/Mar '22	
New Hope	Partial complete, working with DPI on replacement schedule	
Hillsborough	Not started	
Grady A Brown	Not started	

BOND PROJECTS 2016	
Roof Projects	Status Update
AL Stanback Middle	Completed
River Park Elementary	Completed
Efland-Cheeks Elementary	Completed
Grady A Brown Elementary	Completed
Hilsborough Elementary	Not completed-TBC '2023

School Name	Safety	New Construction or Additions	Major Systems < 10 Years Service Life	Other Major Building Improvements	Total Projected Cost
Central ES	\$140,000	\$5,707,090	\$5,269,961	\$4,313,469	\$15,430,520
Efand-Cheeks Global ES	\$140,000	\$4,027,933	\$3,780,204	\$1,252,864	\$9,201,001
Grady A Brown ES	\$140,000	\$1,358,930	\$2,792,961	\$5,659,457	\$9,951,348
Hillsborough ES	\$186,948	\$26,848,000	\$5,229,972	\$6,078,122	\$38,343,042
New Hope ES	\$140,000	\$0	\$3,034,092	\$1,300,000	\$4,474,092
Pathways ES	\$140,000	\$0	\$2,567,101	\$643,604	\$3,350,705
River Park ES	\$140,000	\$18,276,225	\$1,724,746	\$778,632	\$20,919,603
A L Stanback MS	\$140,000	\$0	\$1,781,607	\$2,728,768	\$4,650,375
Gravelly Hill MS	\$222,701	\$0	\$2,533,034	\$1,334,593	\$4,090,328
Orange MS	\$184,827	\$0	\$1,908,865	\$3,872,360	\$5,966,052
Cedar Ridge HS	\$325,719	\$0	\$7,285,461	\$523,650	\$8,134,830
Orange HS	\$975,000	\$5,491,775	\$3,922,766	\$5,336,208	\$15,725,749
Partnership	\$47,479	\$2,500,000	\$45,449	\$77,869	\$2,670,797
DISTRICT TOTALS	\$2,922,674	\$64,209,953	\$41,876,219	\$33,899,596	\$142,908,442



 AL STANBACK MIDDLE SCHOOL Major Capital Projects Requiring Additional Funding		School Capacity ¹		
		SAPFO CAPACITY:	740	
		MEMBERSHIP COUNT:	653	
AGE OF SCHOOL/BUILDINGS		1995		
PROJECT PRIORITY & CATEGORY		ESTIMATED RANGE OF COST		CAPACITY IMPACT²
<i>Option</i>	SAFETY	LOW	HIGH	
1	IMPLEMENT SECURITY RECOMMENDATIONS	\$100,000	\$140,000	N
Subtotal		\$100,000	\$140,000	0
<i>Option</i>	NEW CONSTRUCTION & BUILDING ADDITIONS	LOW	HIGH	
Subtotal		\$0	\$0	0
<i>Option</i>	MAJOR SYSTEMS RECOMMENDED FOR REPLACEMENT WITH <10 YEARS OF USABLE LIFE	LOW	HIGH	
1	NEW BOILER	\$242,396	\$302,994	N
3	ENERGY MANAGEMENT SYSTEM UPGRADE	\$515,091	\$721,127	N
1	NEW CHILLER	\$605,989	\$757,486	N
Subtotal		\$1,363,475	\$1,781,607	0
<i>Option</i>	MAJOR BUILDING IMPROVEMENTS	LOW	HIGH	
3	RENOVATE 6TH GRADE CLASSROOM WING	\$136,348	\$166,647	N
1	FOOD SERVICE RENOVATIONS	\$9,090	\$10,908	N
3	INTERIOR FACILITIES UPGRADES AND REPAIRS: SCIENCE ROOM	\$252,495	\$378,743	N
1	LIGHTING: ENERGY EFFICIENT LIGHTING UPGRADE	\$745,366	\$975,642	N
1	NEW EMERGENCY GENERATOR LIGHTING	\$309,054	\$515,091	N
1	EXTERIOR RECOMMENDED REPAIRS	\$605,989	\$681,738	N
Subtotal		\$2,058,342	\$2,728,768	0
Grand Total³ (2024 cost estimate):		\$3,521,818	\$4,650,376	0
Number of classrooms below DPI minimums sf:		TBD		Number of mobile units:
				0

Note: The above cost estimates include major projects that were identified in the 2013-2014 Schools Comprehensive Facilities Assessment as well as projects that have been identified since that study. None of the projects listed have been fully funded.

¹ School Capacity: Orange County NC Schools Adequate Public Facilities Ordinance (SAPFO). Annual membership count November 15, 2019. Option of Service (LOS) means the amount (level) of students that can be accommodated (serviced) at certain school system grade group. [i.e., Elementary Option(K-5), Middle Option(6-8), High School Option(9-12)] Standards for LOS: Elementary 105%, Middle 107%, High School 110%. Source: Orange County NC SAPFO Annual Report. Class size reduction phase-in based on House Bill 90 (SL 2017). Allotment and average class size in grades K-3 shall be at the following ratios for 2021-2022: Kindergarten (1:18), 1st Grade (1:16), 2nd & 3rd Grade (1:17).

² Impact: Y/N (number indicates number of potential seats gained or lost.)

³ Annual inflationary construction cost is calculated at 6%.

Priority Ranking Key

<i>Option1</i>	Repair, replacement or renovation of items, components or systems that are important to the health and safety of the students and staff and to sustain the overall operation of the facility. General maintenance and system service life upgrades. (state building code violations, health department violations, handicapped accessibility issues, removal of hazardous material, security issues not being met by current systems)
<i>Option2</i>	Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf and/or meet future capacity needs and the Orange County School Building Standards of 585 students for elementary schools.
<i>Option3</i>	Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf

REVISED DATE: 2/20/20

 CEDAR RIDGE HIGH SCHOOL Major Capital Projects Requiring Additional Funding		School Capacity ¹		
		SAPFO CAPACITY:	1,500	
		MEMBERSHIP COUNT:	1,067	
AGE OF SCHOOL/BUILDINGS		2002		
PROJECT PRIORITY & CATEGORY		ESTIMATED RANGE OF COST		CAPACITY IMPACT²
Option	SAFETY	LOW	HIGH	
1	IMPLEMENT SECURITY RECOMMENDATIONS	\$287,845	\$325,719	N
Subtotal		\$287,845	\$325,719	0
Option	NEW CONSTRUCTION & BUILDING ADDITIONS	LOW	HIGH	
Subtotal		\$0	\$0	500
Option	MAJOR SYSTEMS RECOMMENDED FOR REPLACEMENT WITH <10 YEARS OF USABLE LIFE	LOW	HIGH	
1	MECHANICAL HVAC SYSTEM	\$1,856,750	\$2,542,124	N
1	ROOF COATING/SEALING (20 yr)	\$2,000,000	\$3,500,000	
1	ENERGY MANAGEMENT SYSTEM UPGRADE	\$626,896	\$940,343	N
1	NEW BOILER	\$242,396	\$302,994	N
Subtotal		\$4,726,041	\$7,285,461	0
Option	MAJOR BUILDING IMPROVEMENTS	LOW	HIGH	
1	FOOD SERVICE RENOVATIONS	\$42,419	\$53,024	N
1	INTERIOR FACILITIES UPGRADES AND REPAIRS: SCIENCE ROOM	\$183,312	\$226,488	N
1	LIGHTING: ENERGY EFFICIENT LIGHTING UPGRADE	\$149,111	\$244,138	N
Subtotal		\$374,842	\$523,650	0
Grand Total (2024 Costs w/increased capacity)		\$5,388,728	\$8,134,831	0
Number of mobile units currently on site				0
Note: The above cost estimates include major projects that were identified in the 2013-2014 Schools Comprehensive Facilities Assessment as well as projects that have been identified since that study. None of the projects listed have been fully funded.				
<small>1 School Capacity: Orange County NC Schools Adequate Public Facilities Ordinance (SAPFO). Annual membership count November 15, 2019. Level of Service (LOS) means the amount (level) of students that can be accommodated (serviced) at certain school system grade group. [i.e., Elementary level (K-5), Middle Level (6-8), High School Level (9-12)] Standards for LOS: Elementary 105%, Middle 107%, High School 110%. Source: Orange County NC SAPFO Annual Report. Class size reduction phase-in based on House Bill 90 (SL 2017). Allotment and average class size in grades K-3 shall be at the following ratios for 2021-2022: Kindergarten (1:18), 1st Grade (1:16), 2nd & 3rd Grade (1:17).</small>				
<small>2Capacity Impact: Y/N (number indicates number of potential seats gained or lost.)</small>				
Priority Ranking Key				
Option 1	Repair, replacement or renovation of items, components or systems that are important to the health and safety of the students and staff and to sustain the overall operation of the facility. General maintenance and system service life upgrades. (state building code violations, health department violations, handicapped accessibility issues, removal of hazardous material, security issues not being met by current systems)			
Option 2	Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf			
Option 3	Repair and long-range improvements that extend a minimum of twenty-five years of additional operation to a facility and meet			

REVISED DATE: 1/8/2022

 CENTRAL ELEMENTARY SCHOOL Major Capital Projects Requiring Additional Funding		School Capacity ¹		
		SAPFO CAPACITY:		428
		MEMBERSHIP COUNT:		286
AGE OF SCHOOL/BUILDINGS		1953		
PROJECT PRIORITY & CATEGORY		ESTIMATED RANGE OF COST		CAPACITY IMPACT²
<i>Option</i>	SAFETY	LOW	HIGH	
1	IMPLEMENT SECURITY RECOMMENDATIONS	\$100,000	\$140,000	N
Subtotal		\$100,000	\$140,000	0
<i>Option</i>	NEW CONSTRUCTION & BUILDING ADDITIONS	LOW	HIGH	
2	CLASSROOM EXPANSION (UNIT PRICES INCLUDE PROJECT COSTS)	\$3,306,427	\$4,133,034	TBD
3	MEDIA CENTER EXPANSION (upgrades completed without SF expansion in 2018)	\$757,486	\$946,858	N
3	OFFICE EXPANSION	\$545,390	\$627,199	N
Subtotal		\$4,609,303	\$5,707,090	TBD
<i>Option</i>	MAJOR SYSTEMS RECOMMENDED FOR REPLACEMENT WITH <10 YEARS OF USABLE LIFE	LOW	HIGH	
1	NEW BOILER	\$121,198	\$151,497	N
1	ENERGY MANAGEMENT SYSTEM UPGRADE	\$325,472	\$418,464	N
1	MECHANICAL HVAC EQUIPMENT/ELECTRICAL UPGRADES	\$2,100,000	\$4,700,000	N
Subtotal		\$2,546,670	\$5,269,961	0
<i>Option</i>	MAJOR BUILDING IMPROVEMENTS	LOW	HIGH	
1	FOOD SERVICE RENOVATIONS	\$151,497	\$181,797	N
1	INTERIOR FINISHINGS (VCT, CABINETS, SINKS, RESTROOM UPGRADES, PAINTING, GYM RENOVATIONS)	\$1,500,000	\$3,000,000	
1	PRE-K PLAYGROUND SURFACE REPLACEMENT	\$348,444	\$475,000	N
1	PLAYGROUND FENCE INSTALLATION	\$121,198	\$166,647	N
1	LIGHTING: ENERGY EFFICIENT LIGHTING UPGRADE	\$212,096	\$257,545	N
1	NEW EMERGENCY GENERATOR LIGHTING	\$139,488	\$232,480	N
Subtotal		\$2,472,723	\$4,313,469	0
Grand Total (2024 Costs w/increased capacity)		\$9,728,696	\$15,430,521	TBD
Number of mobile units currently on site				0

Note: The above cost estimates include major projects that were identified in the 2013-2014 Schools Comprehensive Facilities Assessment as well as projects that have been identified since that study. None of the projects listed have been fully funded.

¹ School Capacity: Orange County NC Schools Adequate Public Facilities Ordinance (SAPFO). Annual membership count November 15, 2019. Level of Service (LOS) means the amount (level) of students that can be accommodated (serviced) at certain school system grade group. [i.e., Elementary level (K-5), Middle Level (6-8), High School Level (9-12)] Standards for LOS: Elementary 105%, Middle 107%, High School 110%. Source: Orange County NC SAPFO Annual Report. **Class size reduction phase-in based on House Bill 90 (SL 2017). Allotment and average class size in grades K-3 shall be at the following ratios for 2021-2022: Kindergarten (1:18), 1st Grade (1:16), 2nd & 3rd Grade (1:17).**

²Capacity Impact: Y/N (number indicates number of potential seats gained or lost.)

Priority Ranking Key

Option 1	Repair, replacement or renovation of items, components or systems that are important to the health and safety of the students and staff and to sustain the overall operation of the facility. General maintenance and system service life upgrades. (state building code violations, health department violations, handicapped accessibility issues, removal of hazardous material, security issues not being met by current systems)
Option 2	Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf
Option 3	Repair and long-range improvements that extend a minimum of twenty-five years of additional operation to a facility and meet

REVISED DATE: 1/8/20

 EFLAND CHEEKS GLOBAL ELEMENTARY S Major Capital Projects Requiring Additional Funding		School Capacity ¹		
		SAPFO CAPACITY:		455
		MEMBERSHIP COUNT:		499
AGE OF SCHOOL/BUILDINGS		1952		
PROJECT PRIORITY & CATEGORY		ESTIMATED RANGE OF COST		CAPACITY IMPACT²
Option	SAFETY	LOW	HIGH	
1	IMPLEMENT SECURITY RECOMMENDATIONS	\$100,000	\$140,000	N
Subtotal			\$140,000	0
Option	NEW CONSTRUCTION & BUILDING ADDITIONS	LOW	HIGH	
2	CLASSROOM EXPANSION	\$2,485,502	\$2,982,602	126
2	PRE-K ADDITION	\$908,983	\$1,045,331	TBD
Subtotal		\$3,394,485	\$4,027,933	TBD
Option	MAJOR SYSTEMS RECOMMENDED FOR REPLACEMENT WITH <10 YEARS OF USABLE LIFE	LOW	HIGH	
3	ROOF REPLACEMENT	\$318,144	\$363,593	N
1	ENERGY MANAGEMENT SYSTEM UPGRADE	\$345,102	\$443,702	N
1	NEW BOILER	\$121,198	\$151,497	N
1	NEW COOLING TOWER	\$48,479	\$60,599	N
1	TOTAL HVAC REPLACEMENT	\$2,366,411	\$2,760,813	N
Subtotal		\$3,199,334	\$3,780,204	0
Option	MAJOR BUILDING IMPROVEMENTS	LOW	HIGH	
1	FOOD SERVICE RENOVATIONS	\$278,906	\$332,385	N
1	EXTERIOR RECOMMENDED REPAIRS	\$181,797	\$206,036	N
1	LIGHTING: ENERGY EFFICIENT LIGHTING UPGRADE	\$357,221	\$467,942	N
1	NEW EMERGENCY GENERATOR LIGHTING	\$147,901	\$246,501	N
Subtotal		\$965,825	\$1,252,864	0
Grand Total (2024 Costs w/increased capacity)		#VALUE!	\$9,201,001	TBD
Number of mobile units currently on site				0

Note: The above cost estimates include major projects that were identified in the 2013-2014 Schools Comprehensive Facilities Assessment as well as projects that have been identified since that study. None of the projects listed have been fully funded.

¹ School Capacity: Orange County NC Schools Adequate Public Facilities Ordinance (SAPFO). Annual membership count November 15, 2019. Level of Service (LOS) means the amount (level) of students that can be accommodated (serviced) at certain school system grade group. [i.e., Elementary level (K-5), Middle Level (6-8), High School Level (9-12)] Standards for LOS: Elementary 105%, Middle 107%, High School 110%. Source: Orange County NC SAPFO Annual Report. Class size reduction phase-in based on House Bill 90 (SL 2017). Allotment and average class size in grades K-3 shall be at the following ratios for 2021-2022: Kindergarten (1:18), 1st Grade (1:16), 2nd & 3rd Grade (1:17).

²Capacity Impact: Y/N (number indicates number of potential seats gained or lost.)

Priority Ranking Key

Option 1	Repair, replacement or renovation of items, components or systems that are important to the health and safety of the students and staff and to sustain the overall operation of the facility. General maintenance and system service life upgrades. (state building code violations, health department violations, handicapped accessibility issues, removal of hazardous material, security issues not being met by current systems)
Option 2	Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf
Option 3	Repair and long-range improvements that extend a minimum of twenty-five years of additional operation to a facility and meet

REVISED DATE: 1/8/2022

 GRADY BROWN ELEMENTARY SCHOOL Major Capital Projects Requiring Additional Funding		School Capacity ¹		
		SAPFO CAPACITY		490
		MEMBERSHIP COUNT		442
AGE OF SCHOOL/BUILDINGS		1974		
PROJECT PRIORITY & CATEGORY		ESTIMATED RANGE OF COST		CAPACITY IMPACT²
Option	SAFETY	LOW	HIGH	
1	IMPLEMENT SECURITY RECOMMENDATIONS	\$100,000	\$140,000	N
Subtotal		\$100,000	\$140,000	0
Option	NEW CONSTRUCTION & BUILDING ADDITIONS	LOW	HIGH	
1	MAIN ENTRANCE ADDITION	\$1,181,678	\$1,358,930	N
Subtotal		\$1,181,678	\$1,358,930	0
Option	MAJOR SYSTEMS RECOMMENDED FOR REPLACEMENT WITH <10 YEARS OF USABLE LIFE	LOW	HIGH	
1	BOILER UPGRADES	\$166,647	\$212,096	N
1	NEW COOLING TOWER	\$48,479	\$60,599	N
1	NEW ENERGY MANAGEMENT SYSTEM	\$397,765	\$511,412	N
1	MECHANICAL HVAC UPGRADE	\$1,702,829	\$2,008,853	N
Subtotal		\$2,315,720	\$2,792,961	0
Option	MAJOR BUILDING IMPROVEMENTS	LOW	HIGH	
3	MEDIA CENTER/TEACHER SUPPORT RENOVATIONS	\$2,461,830	\$2,954,196	N
1	PARKING LOT REPAVING AND CANOPY REPAIR	\$300,000	\$600,000	N
1	HAZARDOUS MATERIALS REMOVAL	\$250,000	\$600,000	N
1	FOOD SERVICE RENOVATIONS	\$202,022	\$251,561	N
3	MOVE FRONT PLAYGROUND/NEW PARKING/QUEUE LINE	\$681,738	\$833,235	N
1	LIGHTING: ENERGY EFFICIENT LIGHTING UPGRADE	\$106,048	\$136,348	N
1	NEW EMERGENCY GENERATOR LIGHTING	\$170,471	\$284,118	N
Subtotal		\$4,172,108	\$5,659,457	0
Grand Total (2024 Costs w/increased capacity)		\$7,769,507	\$9,951,348	0
Number of mobile units currently on site				1

Note: The above cost estimates include major projects that were identified in the 2013-2014 Schools Comprehensive Facilities Assessment as well as projects that have been identified since that study. None of the projects listed have been fully funded.

¹ School Capacity: Orange County NC Schools Adequate Public Facilities Ordinance (SAPFO). Annual membership count November 15, 2019. Level of Service (LOS) means the amount (level) of students that can be accommodated (served) at certain school system grade group. [i.e., Elementary level (K-5), Middle Level (6-8), High School Level (9-12)] Standards for LOS: Elementary 105%, Middle 107%, High School 110%. Source: Orange County NC SAPFO Annual Report. Class size reduction phase-in based on House Bill 90 (SL 2017). Allotment and average class size in grades K-3 shall be at the following ratios for 2021-2022: Kindergarten (1:18), 1st Grade (1:16), 2nd & 3rd Grade (1:17).

²Capacity Impact: Y/N (number indicates number of potential seats gained or lost.)

Priority Ranking Key

Option 1	Repair, replacement or renovation of items, components or systems that are important to the health and safety of the students and staff and to sustain the overall operation of the facility. General maintenance and system service life upgrades. (state building code violations, health department violations, handicapped accessibility issues, removal of hazardous material, security issues not being met by current systems)
Option 2	Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf
Option 3	Repair and long-range improvements that extend a minimum of twenty-five years of additional operation to a facility and meet

REVISED DATE: 1/8/2022

 GRAVELLY HILL MIDDLE SCHOOL Major Capital Projects Requiring Additional Funding		School Capacity ¹		
		SAPFO CAPACITY		700
		MEMBERSHIP COUNT		468
AGE OF SCHOOL/BUILDINGS		2006		
PROJECT PRIORITY & CATEGORY		ESTIMATED RANGE OF COST		CAPACITY IMPACT ²
Option	SAFETY	LOW	HIGH	
1	IMPLEMENT SECURITY RECOMMENDATIONS	\$199,976	\$222,701	N
Subtotal		\$199,976	\$222,701	0
Option	NEW CONSTRUCTION & BUILDING ADDITIONS	LOW	HIGH	
Subtotal		\$0	\$0	0
Option	MAJOR SYSTEMS RECOMMENDED FOR REPLACEMENT WITH <10 YEARS OF USABLE LIFE	LOW	HIGH	
1	NEW BOILER	\$242,396	\$302,994	N
1	NEW CHILLER	\$605,989	\$757,486	N
1	NEW HVAC COMPONENTS (DOAS, AHU, FCU)	\$1,042,301	\$1,472,553	N
Subtotal		\$1,890,685	\$2,533,034	0
Option	MAJOR BUILDING IMPROVEMENTS	LOW	HIGH	
3	INTERIOR RENOVATIONS: UPGRADE SCIENCE CLASSROOMS TO DPI STANDARDS	\$90,000	\$180,000	N
1	NEW GENERATOR	\$60,599	\$75,749	N
1	PAVING/SIDEWALK REPAIR; PAVE REAR GRAVEL LOT	\$502,994	\$840,994	N
1	STORMDRAIN BMP REFURBISHING AND TOPSOIL/SEEDING	\$151,497	\$196,946	N
1	LIGHTING: AUDITORIUM ENERGY EFFICIENT LIGHTING UPGRADE	\$26,815	\$40,904	N
Subtotal		\$831,905	\$1,334,593	0
Grand Total (2024 Costs w/increased capacity)		\$2,922,567	\$4,090,328	0
Number of mobile units currently on site				0
Note: The above cost estimates include major projects that were identified in the 2013-2014 Schools Comprehensive Facilities Assessment as well as projects that have been identified since that study. None of the projects listed have been fully funded.				
¹ School Capacity: Orange County NC Schools Adequate Public Facilities Ordinance (SAPFO). Annual membership count November 15, 2019. Level of Service (LOS) means the amount (level) of students that can be accommodated (served) at certain school system grade group. [i.e., Elementary level (K-5), Middle Level (6-8), High School Level (9-12)] Standards for LOS: Elementary 105%, Middle 107%, High School 110%. Source: Orange County NC SAPFO Annual Report. Class size reduction phase-in based on House Bill 90 (SL 2017). Allotment and average class size in grades K-3 shall be at the following ratios for 2021-2022: Kindergarten (1:18), 1st Grade (1:16), 2nd & 3rd Grade (1:17).				
² Capacity Impact: Y/N (number indicates number of potential seats gained or lost.)				

Priority Ranking Key

Option 1	Repair, replacement or renovation of items, components or systems that are important to the health and safety of the students and staff and to sustain the overall operation of the facility. General maintenance and system service life upgrades. (state building code violations, health department violations, handicapped accessibility issues, removal of hazardous material, security issues not being met by current systems)
Option 2	Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf
Option 3	Repair and long-range improvements that extend a minimum of twenty-five years of additional operation to a facility and meet

REVISED DATE: 1/8/2022

 HILLSBOROUGH ELEMENTARY SCHOOL Major Capital Projects Requiring Additional Funding		School Capacity ¹		
		SAPFO CAPACITY		420
		MEMBERSHIP COUNT		444
AGE OF SCHOOL/BUILDINGS		1952		
PROJECT PRIORITY & CATEGORY		ESTIMATED RANGE OF COST		CAPACITY IMPACT²
Option	SAFETY	LOW	HIGH	
1	IMPLEMENT SECURITY RECOMMENDATIONS	\$143,922	\$186,948	N
Subtotal		\$143,922	\$186,948	0
Option	NEW CONSTRUCTION & BUILDING ADDITIONS	LOW	HIGH	
2	REPLACE BUILDING 100	\$22,500,000	\$26,848,000	TBD
Subtotal		\$22,500,000	\$26,848,000	TBD
Option	MAJOR SYSTEMS RECOMMENDED FOR REPLACEMENT WITH <10 YEARS OF USABLE LIFE	LOW	HIGH	
1	NEW HVAC SYSTEM	\$1,735,837	\$2,433,176	N
1	ENERGY MANAGEMENT SYSTEM UPGRADE	\$386,397	\$496,796	N
1	ROOF REPLACEMENT (BLDG 200/300/100/LC)	\$1,800,000	\$2,300,000	N
Subtotal		\$3,922,234	\$5,229,972	0
Option	MAJOR BUILDING IMPROVEMENTS	LOW	HIGH	
1	BUILDING CONNECTORS	\$2,500,000	\$3,500,000	N
1	OUTDOOR UPGRADE	\$545,390	\$621,139	N
1	SEWER LINE REPAIR	\$340,869	\$393,893	N
1	HAZARDOUS MATERIAL REMOVAL	\$525,492	\$618,987	N
1	FOOD SERVICE RENOVATIONS	\$209,596	\$281,709	N
1	LIGHTING: ENERGY EFFICIENT LIGHTING UPGRADE	\$331,197	\$386,397	N
1	NEW EMERGENCY GENERATOR LIGHTING	\$165,708	\$275,998	N
Subtotal		\$4,618,253	\$6,078,122	0
Grand Total (2024 Costs w/increased capacity)		\$31,184,409	\$38,343,042	TBD
2	OPTION: REMOVE 100,200 AND 300 BUILDINGS AND REPLACE WITH NEW BUILDING BUILT TO NCDPI SPECIFICATIONS	\$28,000,000	\$32,000,000	TBD
Note: The above cost estimates include major projects that were identified in the 2013-2014 Schools Comprehensive Facilities Assessment as well as projects that have been identified since that study. None of the projects listed have been fully funded.				
¹ School Capacity: Orange County NC Schools Adequate Public Facilities Ordinance (SAPFO). Annual membership count November 15, 2019. Level of Service (LOS) means the amount (level) of students that can be accommodated (served) at certain school system grade group. [i.e., Elementary level (K-5), Middle Level (6-8), High School Level (9-12)] Standards for LOS: Elementary 105%, Middle 107%, High School 110%. Source: Orange County NC SAPFO Annual Report. Class size reduction phase-in based on House Bill 90 (SL 2017). Allotment and average class size in grades K-3 shall be at the following ratios for 2021-2022: Kindergarten (1:18), 1st Grade (1:16), 2nd & 3rd Grade (1:17).				
² Capacity Impact: Y/N (number indicates number of potential seats gained or lost.)				
Priority Ranking Key				
Option 1	Repair, replacement or renovation of items, components or systems that are important to the health and safety of the students and staff and to sustain the overall operation of the facility. General maintenance and system service life upgrades. (state building code violations, health department violations, handicapped accessibility issues, removal of hazardous material, security issues not being met by current systems)			
Option 2	Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf and/or meet future capacity needs and the Orange County School Building Standards of 585 students for elementary schools.			
Option 3	Repair and long-range improvements that extend a minimum of twenty-five years of additional operation to a facility and meet future capacity needs or capacity standards of 637 students for elementary schools.			

REVISED DATE: 1/8/2022

 NEW HOPE ELEMENTARY SCHOOL Major Capital Projects Requiring Additional Funding		School Capacity ¹		
		SAPFO CAPACITY		526
		MEMBERSHIP COUNT		579
AGE OF SCHOOL/BUILDINGS		1991		
PROJECT PRIORITY & CATEGORY		ESTIMATED RANGE OF COST		CAPACITY IMPACT ²
Option	SAFETY	LOW	HIGH	
1	IMPLEMENT SECURITY RECOMMENDATIONS	\$100,000.00	\$140,000.00	N
Subtotal		\$100,000.00	\$140,000.00	0
Option	NEW CONSTRUCTION & BUILDING ADDITIONS	LOW	HIGH	
Subtotal		\$0.00	\$0.00	0
Option	MAJOR SYSTEMS RECOMMENDED FOR REPLACEMENT WITH <10 YEARS OF USABLE LIFE	LOW	HIGH	
1	NEW HVAC SYSTEM	\$1,727,825.97	\$2,351,237.09	N
1	ENERGY MANAGEMENT SYSTEM UPGRADE	\$531,109.92	\$682,855.61	N
Subtotal		\$2,258,935.88	\$3,034,092.70	0
Option	MAJOR BUILDING IMPROVEMENTS	LOW	HIGH	
1	FOOD SERVICE RENOVATIONS	\$18,937.15	\$26,057.52	N
1	HAZARDOUS MATERIAL REMOVAL: CARPET AND MASTIC	\$340,868.78	\$378,743.09	N
1	LIGHTING: ENERGY EFFICIENT LIGHTING UPGRADE	\$409,669.73	\$515,835.97	N
1	NEW EMERGENCY GENERATOR LIGHTING	\$227,618.54	\$379,364.23	N
Subtotal		\$997,094.20	\$1,300,000.81	0
Grand Total (2024 Costs w/increased capacity)		\$3,356,030.09	\$4,474,093.50	0
Number of mobile units currently on site				2

Note: The above cost estimates include major projects that were identified in the 2013-2014 Schools Comprehensive Facilities Assessment as well as projects that have been identified since that study. None of the projects listed have been fully funded.

¹ School Capacity: Orange County NC Schools Adequate Public Facilities Ordinance (SAPFO). Annual membership count November 15, 2019. Level of Service (LOS) means the amount (level) of students that can be accommodated (serviced) at certain school system grade group. [i.e., Elementary level (K-5), Middle Level (6-8), High School Level (9-12)] Standards for LOS: Elementary 105%, Middle 107%, High School 110%. Source: Orange County NC SAPFO Annual Report. Class size reduction phase-in based on House Bill 90 (SL 2017). Allotment and average class size in grades K-3 shall be at the following ratios for 2021-2022: Kindergarten (1:18), 1st Grade (1:16), 2nd & 3rd Grade (1:17).

²Capacity Impact: Y/N (number indicates number of potential seats gained or lost.)

Priority Ranking Key

Option 1	Repair, replacement or renovation of items, components or systems that are important to the health and safety of the students and staff and to sustain the overall operation of the facility. General maintenance and system service life upgrades. (state building code violations, health department violations, handicapped accessibility issues, removal of hazardous material, security issues not being met by current systems)
Option 2	Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf
Option 3	Repair and long-range improvements that extend a minimum of twenty-five years of additional operation to a facility and meet

REVISED DATE: 1/8/2022

 ORANGE HIGH SCHOOL Major Capital Projects Requiring Additional Funding		School Capacity ¹		
		SAPFO CAPACITY		1,399
		MEMBERSHIP COUNT		1,296
AGE OF SCHOOL/BUILDINGS		1962		
PROJECT PRIORITY & CATEGORY		ESTIMATED RANGE OF COST		CAPACITY IMPACT²
<i>Option</i>	SAFETY	LOW	HIGH	
1	IMPLEMENT SECURITY RECOMMENDATIONS	\$524,180	\$975,000	N
Subtotal		\$524,180	\$975,000	0
<i>Option</i>	NEW CONSTRUCTION & BUILDING ADDITIONS	LOW	HIGH	
3	REPLACE WORKFORCE DEVELOPMENT BUILDING	\$4,393,420	\$5,491,775	TBD
Subtotal		\$4,393,420	\$5,491,775	TBD
<i>Option</i>	MAJOR SYSTEMS RECOMMENDED FOR REPLACEMENT WITH <10 YEARS OF USABLE LIFE	LOW	HIGH	
1	ROOF REPLACEMENTS (400/AUX GYM)	\$350,000	\$525,000	N
1	NEW BOILER- FIELD HOUSE	\$121,198	\$151,497	N
1	ENERGY MANAGEMENT SYSTEM UPGRADE	\$1,132,112	\$1,455,572	N
1	ELECTRICAL SYSTEMS UGRADE	\$1,375,595	\$1,790,697	N
Subtotal		\$2,978,904	\$3,922,766	0
<i>Option</i>	MAJOR BUILDING IMPROVEMENTS	LOW	HIGH	
1	FOOD SERVICE RENOVATIONS	\$266,938	\$348,065	N
1	BACK DRIVEWAY REPAIR	\$1,363,475	\$1,666,470	N
1	INTERIOR RENOVATIONS: NON-ACCESSIBLE GROUP RESTROOMS	\$699,917	\$769,606	N
1	INTERIOR RENOVATIONS: WOOD GYM FLOORS REFURBISH	\$143,922	\$159,072	N
1	LIGHTING: ENERGY EFFICIENT LIGHTING UPGRADE	\$1,222,252	\$1,584,344	N
1	NEW EMERGENCY GENERATOR LIGHTING	\$485,191	\$808,651	N
Subtotal		\$4,181,696	\$5,336,208	0
Grand Total (2024 Costs w/increased capacity)		\$12,078,201	\$15,725,749	TBD
Number of mobile units currently on site				8
Note: The above cost estimates include major projects that were identified in the 2013-2014 Schools Comprehensive Facilities Assessment as well as projects that have been identified since that study. None of the projects listed have been fully funded.				
¹ School Capacity: Orange County NC Schools Adequate Public Facilities Ordinance (SAPFO). Annual membership count November 15, 2019. Level of Service (LOS) means the amount (level) of students that can be accommodated (serviced) at certain school system grade group. [i.e., Elementary level (K-5), Middle Level (6-8), High School Level (9-12)] Standards for LOS: Elementary 105%, Middle 107%, High School 110%. Source: Orange County NC SAPFO Annual Report. Class size reduction phase-in based on House Bill 90 (SL 2017). Allotment and average class size in grades K-3 shall be at the following ratios for 2021-2022: Kindergarten (1:18), 1st Grade (1:16), 2nd & 3rd Grade (1:17).				
² Capacity Impact: Y/N (number indicates number of potential seats gained or lost.)				
Priority Ranking Key				
<i>Option 1</i>	Repair, replacement or renovation of items, components or systems that are important to the health and safety of the students and staff and to sustain the overall operation of the facility. General maintenance and system service life upgrades. (state building code violations, health department violations, handicapped accessibility issues, removal of hazardous material, security issues not being met by current systems)			
<i>Option 2</i>	Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf			
<i>Option 3</i>	Repair and long-range improvements that extend a minimum of twenty-five years of additional operation to a facility and meet			

REVISED DATE: 1/8/2022

 ORANGE MIDDLE SCHOOL Major Capital Projects Requiring Additional Funding		School Capacity ¹		
		SAPFO CAPACITY:		726
		MEMBERSHIP COUNT:		642
AGE OF SCHOOL/BUILDINGS		1968		
PROJECT PRIORITY & CATEGORY		ESTIMATED RANGE OF COST		CAPACITY IMPACT²
Option	SAFETY	LOW	HIGH	
1	IMPLEMENT SECURITY RECOMMENDATIONS	\$162,102	\$184,827	N
Subtotal		\$162,102	\$184,827	0
Option	NEW CONSTRUCTION & BUILDING ADDITIONS	LOW	HIGH	
Subtotal		\$0	\$0	0
Option	MAJOR SYSTEMS RECOMMENDED FOR REPLACEMENT WITH <10 YEARS OF USABLE LIFE	LOW	HIGH	
1	NEW BOILER	\$242,396	\$302,994	N
1	NEW CHILLER	\$393,893	\$454,492	N
1	REPLACE ALL AIR HANDLERS	\$1,060,481	\$1,151,379	N
Subtotal		\$1,696,769	\$1,908,865	0
Option	MAJOR BUILDING IMPROVEMENTS	LOW	HIGH	
1	REPLACE CANOPIES CAMPUS-WIDE	\$1,724,039	\$1,896,745	N
1	FOOD SERVICE RENOVATIONS	\$268,908	\$309,736	N
1	INTERIOR RENOVATIONS: UPGRADE SCIENCE CLASSROOMS TO DPI STANDARDS	\$325,719	\$356,019	N
1	LIGHTING: ENERGY EFFICIENT LIGHTING UPGRADE	\$655,066	\$859,542	N
1	NEW EMERGENCY GENERATOR LIGHTING	\$270,354	\$450,318	N
Subtotal		\$3,244,086	\$3,872,360	0
Grand Total (2024 Costs w/increased capacity)		\$5,102,957	\$5,966,052	0
Number of mobile units currently on site				0
Note: The above cost estimates include major projects that were identified in the 2013-2014 Schools Comprehensive Facilities Assessment as well as projects that have been identified since that study. None of the projects listed have been fully funded.				
<small>¹ School Capacity: Orange County NC Schools Adequate Public Facilities Ordinance (SAPFO). Annual membership count November 15, 2019. Level of Service (LOS) means the amount (level) of students that can be accommodated (serviced) at certain school system grade group. [i.e., Elementary level (K-5), Middle Level (6-8), High School Level (9-12)] Standards for LOS: Elementary 105%, Middle 107%, High School 110%. Source: Orange County NC SAPFO Annual Report. Class size reduction phase-in based on House Bill 90 (SL 2017). Allotment and average class size in grades K-3 shall be at the following ratios for 2021-2022: Kindergarten (1:18), 1st Grade (1:16), 2nd & 3rd Grade (1:17).</small>				
<small>²Capacity Impact: Y/N (number indicates number of potential seats gained or lost.)</small>				
Priority Ranking Key				
Option 1	Repair, replacement or renovation of items, components or systems that are important to the health and safety of the students and staff and to sustain the overall operation of the facility. General maintenance and system service life upgrades. (state building code violations, health department violations, handicapped accessibility issues, removal of hazardous material, security issues not being met by current systems)			
Option 2	Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf			
Option 3	Repair and long-range improvements that extend a minimum of twenty-five years of additional operation to a facility and meet			

REVISED DATE: 1/8/2022

 PARTNERSHIP ACADEMY Major Capital Projects Requiring Additional Funding		School Capacity ¹		
		SAPFO CAPACITY		40
		MEMBERSHIP COUNT		34
AGE OF SCHOOL/BUILDINGS		2006		
PROJECT PRIORITY & CATEGORY		ESTIMATED RANGE OF COST		CAPACITY IMPACT²
<i>Option</i>	SAFETY	LOW	HIGH	
1	IMPLEMENT SECURITY RECOMMENDATIONS (CURRENT LOCATION)	\$39,389.28	\$48,479.12	N
Subtotal		\$39,389.28	\$48,479.12	0
<i>Option</i>	NEW CONSTRUCTION & BUILDING ADDITIONS	LOW	HIGH	
1	RELOCATION WELCOME CENTER WITH ADMIN AND CAFÉ ADDITION	\$1,200,000.00	\$2,500,000.00	
Subtotal		\$1,200,000.00	\$2,500,000.00	0
<i>Option</i>	MAJOR SYSTEMS RECOMMENDED FOR REPLACEMENT WITH <10 YEARS OF USABLE LIFE	LOW	HIGH	
1	HVAC SYSTEM REPLACEMENTS (CURRENT LOCATION)	\$38,480.30	\$45,449.17	N
Subtotal		\$38,480.30	\$45,449.17	0
<i>Option</i>	MAJOR BUILDING IMPROVEMENTS	LOW	HIGH	
1	EXTERIOR DRAINAGE WORK (CURRENT LOCATION)	\$45,449.17	\$68,173.76	N
1	LIGHTING: EXTERIOR LIGHTING UPGRADE (CURRENT LOCATION)	\$4,847.91	\$9,695.82	N
Subtotal		\$50,297.08	\$77,869.58	0
Grand Total (2024 Costs w/increased capacity)		\$1,328,166.66	\$2,671,797.86	0
Number of mobile units currently on site				0
Note: The above cost estimates include major projects that were identified in the 2013-2014 Schools Comprehensive Facilities Assessment as well as projects that have been identified since that study. None of the projects listed have been fully funded.				
¹ School Capacity: Orange County NC Schools Adequate Public Facilities Ordinance (SAPFO). Annual membership count November 15, 2019. Level of Service (LOS) means the amount (level) of students that can be accommodated (served) at certain school system grade group. [i.e., Elementary level (K-5), Middle Level (6-8), High School Level (9-12)] Standards for LOS: Elementary 105%, Middle 107%, High School 110%. Source: Orange County NC SAPFO Annual Report. Class size reduction phase-in based on House Bill 90 (SL 2017). Allotment and average class size in grades K-3 shall be at the following ratios for 2021-2022: Kindergarten (1:18), 1st Grade (1:16), 2nd & 3rd Grade (1:17).				
² Capacity Impact: Y/N (number indicates number of potential seats gained or lost.)				
Priority Ranking Key				
<i>Option 1</i>	Repair, replacement or renovation of items, components or systems that are important to the health and safety of the students and staff and to sustain the overall operation of the facility. General maintenance and system service life upgrades. (state building code violations, health department violations, handicapped accessibility issues, removal of hazardous material, security issues not being met by current systems)			
<i>Option 2</i>	Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf			
<i>Option 3</i>	Repair and long-range improvements that extend a minimum of twenty-five years of additional operation to a facility and meet			

REVISED DATE: 1/8/2022

 PATHWAYS ELEMENTARY SCHOOL Major Capital Projects Requiring Additional Funding		School Capacity ¹		
		SAPFO CAPACITY:		540
		MEMBERSHIP COUNT:		381
AGE OF SCHOOL/BUILDINGS		2000		
PROJECT PRIORITY & CATEGORY		ESTIMATED RANGE OF COST		CAPACITY IMPACT²
Option	SAFETY	LOW	HIGH	
1	IMPLEMENT SECURITY RECOMMENDATIONS	\$100,000	\$140,000	N
Subtotal		\$100,000	\$140,000	0
Option	NEW CONSTRUCTION & BUILDING ADDITIONS	LOW	HIGH	
Subtotal		\$0	\$0	0
Option	MAJOR SYSTEMS RECOMMENDED FOR REPLACEMENT WITH <10 YEARS OF USABLE LIFE	LOW	HIGH	
1	NEW BOILER	\$242,396	\$302,994	N
1	NEW CHILLER	\$605,989	\$757,486	N
1	MECHANICAL HVAC EQUIPMENT	\$714,309	\$1,054,421	N
1	ENERGY MANAGEMENT SYSTEM UPGRADE	\$323,000	\$452,200	N
Subtotal		\$1,885,694	\$2,567,101	0
Option	MAJOR BUILDING IMPROVEMENTS	LOW	HIGH	
1	FOOD SERVICE RENOVATIONS	\$7,120	\$10,605	N
1	PARKING LOT EXPANSION	\$252,000	\$310,000	N
1	NEW EMERGENCY GENERATOR LIGHTING	\$193,800	\$323,000	N
Subtotal		\$452,920	\$643,604	0
Grand Total (2024 Costs w/increased capacity)		\$2,438,614	\$3,350,705	0
Number of mobile units currently on site				0

Note: The above cost estimates include major projects that were identified in the 2013-2014 Schools Comprehensive Facilities Assessment as well as projects that have been identified since that study. None of the projects listed have been fully funded.

¹ School Capacity: Orange County NC Schools Adequate Public Facilities Ordinance (SAPFO). Annual membership count November 15, 2019. Level of Service (LOS) means the amount (level) of students that can be accommodated (serviced) at certain school system grade group. [i.e., Elementary level (K-5), Middle Level (6-8), High School Level (9-12)] Standards for LOS: Elementary 105%, Middle 107%, High School 110%. Source: Orange County NC SAPFO Annual Report. **Class size reduction phase-in based on House Bill 90 (SL 2017). Allotment and average class size in grades K-3 shall be at the**

²Capacity Impact: Y/N (number indicates number of potential seats gained or lost.)

Priority Ranking Key

Option 1	Repair, replacement or renovation of items, components or systems that are important to the health and safety of the students and staff and to sustain the overall operation of the facility. General maintenance and system service life upgrades. (state building code violations, health department violations, handicapped accessibility issues, removal of hazardous material, security issues not being met by current systems)
Option 2	Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf
Option 3	Repair and long-range improvements that extend a minimum of twenty-five years of additional operation to a facility and meet

REVISED DATE: 1/8/2022

 River Park Elementary School Major Capital Projects Requiring Additional Funding		School Capacity ¹		
		SAPFO CAPACITY		502
		MEMBERSHIP COUNT		601
AGE OF SCHOOL/BUILDINGS		1956		
PROJECT PRIORITY & CATEGORY		ESTIMATED RANGE OF COST		CAPACITY IMPACT²
Option	SAFETY	LOW	HIGH	
1	IMPLEMENT SECURITY RECOMMENDATIONS	\$100,000	\$140,000	N
Subtotal		\$100,000	\$140,000	0
Option	NEW CONSTRUCTION & BUILDING ADDITIONS	LOW	HIGH	
2	RENOVATE/EXPAND EXISTING 2-4 WING	\$4,999,409	\$5,732,655	Y
2	DECONSTRUCT/EXPAND EXISTING 4-5 WING	\$6,665,878	\$8,332,348	Y
3	NEW CONNECTOR	\$587,052	\$733,815	N
3	RENOVATE EXISTING K-1 WING	\$2,670,139	\$3,076,000	N
3	RENOVATE EXISTING OFFICE SUITE	\$348,444	\$401,407	N
Subtotal		\$15,270,921	\$18,276,225	TBD
Option	MAJOR SYSTEMS RECOMMENDED FOR REPLACEMENT WITH <10 YEARS OF USABLE LIFE	LOW	HIGH	
1	NEW BOILER	\$242,396	\$302,994	N
1	HVAC MECHANICAL UPGRADES (CLASSROOM WINGS)	\$439,000	\$939,000	
3	ENERGY MANAGEMENT SYSTEM UPGRADE	\$375,474	\$482,752	N
Subtotal		\$1,056,869	\$1,724,746	0
Option	MAJOR BUILDING IMPROVEMENTS	LOW	HIGH	
1	LIGHTING: ENERGY EFFICIENT LIGHTING UPGRADE	\$370,326	\$510,437	N
1	NEW EMERGENCY GENERATOR LIGHTING	\$160,917	\$268,196	N
Subtotal		\$531,243	\$778,632	150
Grand Total3 (2024 cost estimate):		\$16,959,034	\$20,919,604	TBD
Number of classrooms below DP minimum sq. ft.				2
TBD				Number of mobile
Note: The above cost estimates include major projects that were identified in the 2013-2014 Schools Comprehensive Facilities Assessment as well as projects that have been identified since that study. None of the projects listed have been fully funded.				
¹ School Capacity: Orange County NC Schools Adequate Public Facilities Ordinance (SAPFO). Annual membership count November 15, 2019. Level of Service (LOS) means the amount (level) of students that can be accommodated (serviced) at certain school system grade group. [i.e., Elementary level (K-5), Middle Level (6-8), High School Level (9-12)] Standards for LOS: Elementary 105%, Middle 107%, High School 110%. Source: Orange County NC SAPFO Annual Report. Class size reduction phase-in based on House Bill 90 (SL 2017). Allotment and average class size in grades K-3 shall be at the following ratios for 2021-2022: Kindergarten (1:18), 1st Grade (1:16), 2nd & 3rd Grade (1:17).				
² Capacity Impact: Y/N (number indicates number of potential seats gained or lost.)				
³ Annual inflationary construction cost increased is calculated at 6%				
Priority Ranking Key				
Option 1	Repair, replacement or renovation of items, components or systems that are important to the health and safety of the students and staff and to sustain the overall operation of the facility. General maintenance and system service life upgrades. (state building code violations, health department violations, handicapped accessibility issues, removal of hazardous material, security issues not being met by current systems)			
Option 2	Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf			
Option 3	Repair and long-range improvements that extend a minimum of twenty-five years of additional operation to a facility and meet			

REVISED DATE: 1/8/2022



Date

Joint Taskforce Facilities Report

Andre' Stewart and Eric Allen

Aging Structures

37

CHCCS has 9 structures that are 50 years or older.

- Carrboro ES (1957)
- Glenwood ES (1952)
- Estes Hills ES (1958)
- Seawell ES (1969)
- Culbreth MS (1969)
- Phillips MS (1962)
- FP Graham ES (1963)
- Ephesus ES (1972)
- Lincoln Center (1950)

Our newer structures range between 10 and 30 years old.

- McDougle MS
- McDougle ES
- East CHHS
- Scroggs ES
- Smith MS
- Rashkis ES
- Carrboro HS
- Morris Grove ES
- Phoenix Academy
- Northside



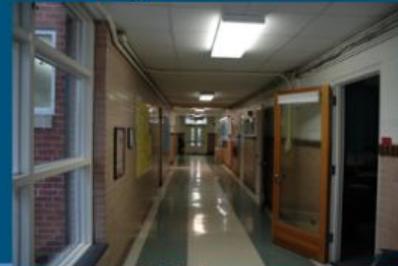
Aging Infrastructure



ADA Egress Issues



Campus Security Issues



Lighting

Options for Structure Renovation or Replacement

Option One

Repair, replacement or renovation of items, components or systems that are important to the health and safety of the students and staff and to sustain the overall operation of the facility. General maintenance and system service life upgrades. (state building code violations, health department violations, handicapped accessibility issues, removal of hazardous material, security issues not being met by current systems)

Option Two

Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf and/or meet future capacity needs and the Orange County School Building Standards of 585 students for elementary schools. (OC standard at 585 currently: New standard =517 with class size changes) INTERIOR RENOVATIONS BUILDING ADDITION AND SITE IMPROVEMENT MECHANICAL SYSTEM UPGRADES MAJOR BUILDING IMPROVEMENTS

Option 3

Repair and renovation of long-range items that also bring the class size square footage of elementary classrooms to 1,200 sf and/or meet future capacity needs and the Orange County School Building Standards of 637 students for elementary schools. Utilize sustainable approaches to extend building life while reducing overall maintenance and operation costs. (DPI building size old standard=700 students/ new standard with class size changes =637 students)

Estimated Renovation Cost

Structures with Option 1 & 3

School Name	Option 1 (cost est. 2024) cost range	Option 3 (cost est. 2024) cost range
Carrboro Elementary School	\$12.3 - \$15.7 million	\$31.5 - \$40.7 million
Estes Hills Elementary School	\$5.2 - \$6.9 million	\$34.9 - \$45.1 million
Ephesus Elementary School	\$5.6 - \$7.3 million	\$35.6 - \$44.4 million

Structures with Option 1

School Name	Option 1 (cost est. 2024) cost range
Glenwood Elementary School	\$5 - \$6.4 million
Frank Porter Graham Elementary School	\$5 - \$6.2 million
Seawell Elementary School	\$6 - \$7.5 million
Phillips Middle School	\$8.5 - \$10.6 million
Culbreth Middle School	\$10 - \$12.9 million
Lincoln Center	\$44.5 - \$46.9 million

Ways in which other counties fund Renovation/Reconstruction

Bonds

Sales Tax

**ORANGE COUNTY BOARD OF COMMISSIONERS
CHAPEL HILL-CARRBORO BOARD OF EDUCATION
ORANGE COUNTY BOARD OF EDUCATION**

Capital Needs Work Group

February 16, 2022
Meeting – 8:30-10am

Due to current public health concerns, the Capital Needs Work Group is conducting a Virtual Meeting on February 16, 2022. Members of the Group will be participating in the meeting remotely.

1. Welcome – Commissioner Jean Hamilton, Chair of Work Group
2. Review School Facilities Definitions (Orange County Finance staff)
 - a. Capital Project
 - b. Maintenance
 - c. Deferred Maintenance
 - d. Recurring Capital
 - e. Operating Costs
3. Current (FY22-23) School Facilities Planning and Budgeting Process (OCS and CHCCS staff)
 - a. Explain how facility needs are planned, and how they are submitted to the county in capital and operating budgets.
 - b. Preview of 2022-23 Capital budgets that are currently under development.
 - c. How are capital and maintenance projects prioritized?
 - d. What needs are excluded from the capital budget request?
 - e. For longer term planning, what if we had a CIP with details for 10 years?
4. Discussion and Next Steps
5. Next Meeting is Wednesday, March 16, 2022

Adjourn

Capital Needs Work Group virtual meetings are open to the public to attend remotely. Should any member of the public wish to view this meeting, please click the following link to register:

[Capital Needs Workgroup Registration Link](#)

After registering, you will receive a follow-up email which will allow you to access and view the meeting. If you have any comments or questions, would like to submit any written comments to the group, or would like an emailed copy of the entire agenda package for this meeting, please email Rebecca Crawford at rcrawford@orangecountync.gov before 3:00 pm on February 14, 2022

**ORANGE COUNTY BOARD OF COMMISSIONERS
CHAPEL HILL-CARRBORO BOARD OF EDUCATION
ORANGE COUNTY BOARD OF EDUCATION**

Capital Needs Work Group

February 16, 2022
Meeting – 8:30-10am

Due to current public health concerns, the Capital Needs Work Group is conducting a Virtual Meeting on February 16, 2022. Members of the Group will be participating in the meeting remotely.

Panelist Attendees: Jean Hamilton, Bonnie Hauser, Andre' Stewart, Carrie Doyle, Dr. Nyah Hamlett, Eric Allen, Greg Wilder, Jonathan Scott, Patrick Abele, Rani Dasi, Renee Price, Rhonda Rath, Steve Arndt, Rebecca Crawford, Kirk Vaughn

Public Attendee: Kari Hamel

1. Welcome – Commissioner Jean Hamilton, Chair of Work Group
 - a. Jean asked if we needed to open the meeting with a motion but the group determined that wasn't necessary for a workgroup
 - b. Jean reviewed the agenda and requested that the definition section last no longer than 20 minutes.
 - c. Jean requested no introductions but that if you are presenting to share your name first for those viewing.
 - d. Jean requested that you submit your slides from previous meetings to Rebecca to share with the group.

2. Review School Facilities Definitions (Orange County Finance staff)
 - a. Capital Project
 - b. Maintenance
 - c. Deferred Maintenance
 - d. Recurring Capital
 - e. Operating Costs
 - Notes: Gary Donaldson shared that the Orange County Finance staff shared this presentation ahead of time for all to review and proceeded to define the items listed on the agenda through PowerPoint slides.
 - Gary clarified that some operating costs can be debt financed as approved by the Local Government Commission such as those related to architectural design, engineering, and project management related to capital expenditures

- LGC wants to prevent a change in scope such that we don't finance soft costs and then don't follow through with the related construction/capital project
 - Operating Cost Impacts are projected to understand the impact of capital projects to our operating budget
 - Ex: Southern Branch Library staff, utilities, etc.
- Patrick shared that SAPFO frequently discusses how to fund future growth and renovations of schools
- Bonnie requested that we review the Finance definitions from the school usage perspective
 - Are computers considered capital equipment? Gary shared that we have financed them in the past
- Bonnie shared that she still has questions about deferred maintenance. District CFOs had no comments. Bonnie asked why are maintenance items deferred rather than being funded and pursued? Requested that we discuss further when we talk about specific priorities.
- Jean commented that she wondered when we get caught-up? What are the actual costs to do everything and how do we do know the funding gap so we can catch up?
- Jean asked about the definition of recurring capital vs capital asset – are they the same?
 - Gary clarified they are different and have different useful life
 - Recurring capital items that are debt financed always match the useful life of the assets with the bond principal amortization schedule.
 - The County delineates recurring capital items separate from longer term projects in its NC Local Government Commission application.
 - Ex: vertical building = capital asset but the furniture inside is recurring capital (shorter useful life)
 - The county would like to shift towards using more PAYGO funding for recurring capital rather than financing
 - Would like to have a better idea of school needs and then figure out how to finance
- Bonnie asked if ongoing maintenance staff are considered operating or capital?
 - Gary shared they should be operating. If you hire a project manager for a specific capital project, that could be financed as a part of the construction cost
 - Bonnie shared that if we aren't making improvements that are needed, it will overinflate our operating budget causing more needs for handymen to fix ongoing

problems. Could that be a savings if we did the renovations in the capital budget?

- Patrick responded that is an issue, especially when you're operating older buildings. More costly to keep older systems up and running. Harder to replace – have to bring other systems up to code at the same time.
- Agrees with Gary that we should try to shift recurring capital off of debt financing so we have as much flexibility as possible about how to use those funds
 - The restrictions cause a burden on schools and parents, especially athletics for paint, grass seed, etc., which don't meet the definition for debt financing and have to be covered in school budgets
- Eric shared that utility usage also contributes to higher operating costs – the longer you use a system, the more costly it is to run vs replace

3. Current (FY22-23) School Facilities Planning and Budgeting Process (OCS and CHCCS staff)

a. Explain how facility needs are planned, and how they are submitted to the county in capital and operating budgets.

i. OCS

1. Patrick shared there is no formal presentation but in the past planning is done through county CIP

a. We are aligning to a new format for a 10 year plan so everyone looks at the same format and will be helpful for ongoing meetings with county staff and both systems

b. Use reports to divide up categories and then analyze projects from there

i. Roof systems, windows, etc. that impact operating costs (mechanical systems such as HVAC, boilers, chillers, fire alarm systems, etc.), sustainability projects, learning environments (need adequate furnishings, bathrooms, learning equipment)

ii. Do assessments, then review available funding both from system and from county

- ii. CHCCS
 - 1. Andre' and Eric shared a PowerPoint presentation
 - a. Partner with Mosley Architects for facility needs study
 - i. Have 9 older buildings and continuously have to band aid systems
 - ii. Eric echoed that failing older units are definitely an issue – there is a point where a system is costing more to fix than to replace
 - 1. Andre' shared that is also true of roofing projects
- b. Preview of 2022-23 Capital budgets that are currently under development.
 - i. CHCCS
 - 1. Athletic field upgrades, abatement projects, building improvements, electrical/lighting and HVAC upgrades, roofing and pavement, security upgrades, technology upgrades
 - ii. OCS
 - 1. Completing HVAC renovation projects, Elfand Cheeks, River Park, Stanback, Grady Brown, Hillsborough (mechanical plus projects – upgrade classrooms and buildings when go in to replace HVAC such as flooring, lighting, ceiling tiles, bathrooms, etc. since they will be impacted by the mechanical system replacements)
 - a. No swing space in OCS – renovations can't necessarily be completed over the summer any more (buildings are in use, not enough time) so have to bring in mobile units for swing space for students during times of renovations while school is in session
- c. How are capital and maintenance projects prioritized?
 - i. CHCCS – Andre'
 - 1. Use Facility Condition Assessment and FCI to determine the prioritization and order of projects to be taken on – structural safety and sustainability come first
 - ii. OCS - Patrick
 - 1. Don't have a sustainability coordinator but will be looking into it

2. Would like to use FCI to prioritize and help with feasibility and planning
- d. What needs are excluded from the capital budget request?
 - i. CHCCS – Andre’
 1. New school construction, swing space needed during renovations not included in request
 - ii. OCS - Patrick
 1. School growth from west (Mebane) – difficult to project increases
- e. For longer term planning, what if we had a CIP with details for 10 years?
 - i. CHCCS
 1. Have shifted to 10 year framework and submitted request to county
 - ii. **Note from Orange County Manager and Finance: It is critical to have detail in years 6 through 10 of the 10 year CIP in order to best understand the implications on debt service and predict next bond issuance.**

4. Discussion and Next Steps

- a. Jean:
 - i. Example of template used for submitting CIP requests to county
 - ii. If there were no funding limits what would that look like?
 1. Patrick and Andre’ shared that if funding wasn’t a limit, would build new schools rather than renovate old schools (would still need swing space to house students while build and demolish older buildings)
 - a. Eric shared that he would engage with Green Tract site to build a new elementary site, land next to Morris Grove for more swing space for Phillips Middle school to start renovate it, and start working on more renovations at other middle schools
 - iii. Could we construct the “aspirational” CIP so we can talk about how could we make it work and look at the priorities countywide?
 1. BOCC will hear the long term financial plan presentation and debt model this Thursday evening so this is good timing
- b. Bonnie:
 - i. Loves the idea of an aspirational CIP.

- ii. Would like to review the idea of standards. Are our useful life standards of buildings too long? How do we build schools cheaper like Eno River Academy and make that consistent across the school district?
 - iii. Can we do maintenance across campuses? Is it currently done at the same time or should we do it that way for economies?
- c. Renee: Both school systems have told us previously what they need but the funding isn't there. Mandates coming from the state have been hard
 - i. Schools and BOCC have had goals with the bonds, but then weather catastrophes and cost increases came up and we had to re-prioritize, The same with state mandated class sizes.
 - 1. Definitely should look at needs but be prepared for things to derail that are unanticipated
 - 2. How can we plan these together? Especially since the state won't give us our lottery money.
- d. Carrie:
 - i. When we do delay replacing school buildings, we do lose ADM when kids go to charter schools and private schools and then lose funding
- e. Rani:
 - i. It's important that we consider the elements of the plan and the funding elements. Renee is right that there are local funding limitations but maybe we can all advocate for more funding on the state level
 - 1. State has a surplus of excess revenue receipts
 - 2. Likes the idea of the aspirational plan to work towards while advocating for other funding from the state
- f. Renee:
 - i. Do you still have your list of capital needs from the last bond? That might help as a starting point
 - 1. Patrick: those are the mechanical projects that we're working on – larger parts are complete and additional funding from the county will be used against escalating costs from the pandemic
 - a. The only project not funded, was the joint transportation facility. Everything else the district intended to fund will be funded with the bond \$
 - 2. Eric: Have the 2013/2014 Facility Commission report – what could do/have to do/like to do
 - a. Updated in 2018 and in the process now to update the last version

- b. CHCCS will use that to create the aspirational list, especially for Lincoln Center and Transportation building (erosion problems)
- 3. Rani:
 - a. Basic needs vs aspirational
 - b. Walked through an older school yesterday and was very apparent how much better it would be to rebuild it vs renovating
 - i. Still constrained by time and energy even if had money
- g. Bonnie
 - i. Our building and construction standards are too outdated and don't match between the two districts
 - 1. Eric asked if Bonnie was referring to joint design standards between both districts? Could draft them but would be up to boards to review and approve
 - a. DPI standards vs Orange County building standards
 - ii. It takes too long to get projects completed
 - iii. Need to take weather conditions into account, too
- h. Jean – Next agenda:
 - i. Discuss difference between OC standards and DPI design standards?
 - 1. Implications on costs?
 - ii. Joint bidding/shared contractors for projects across both districts
 - 1. Implications on costs?
 - iii. Outsourcing of maintenance for assets
 - iv. Someone to present on best practices for construction, design, and maintenance standards
- i. Patrick
 - i. Could they have longer than a month – lots of topics discussed
 - ii. Eric said he could reach out to experts to come back and present about construction standards but would need longer than a month (the group agreed upon May as the target date for the subject matter expert to share information)
 - 1. The group agreed this would be helpful
- j. Jean
 - i. When could we get a spreadsheet with the “aspirational” CIP? To be kept in mind when making decisions about funding?

- k. Bonnie – it’s hard to imagine doing aspirational or the next round of bond funding before we have design standards
- l. Rani isn’t sure that it’s going to change the scale of the needs and the first priorities may need to be to create the list and then break down how we confront each need
 - i. The CHCCS needs assessment is underway and that will help determine needs. Will be completed in April and it may be June at the earliest before can put together the list.
- m. Jean – both districts may not want to have the same standards so we can’t let that slow down the work that needs to be done
 - i. Ok if we have to delay if we need the time to do it right and be prepared for the future
- n. Renee – reminded the group about SAPFO and the implications of Pre-K, which is not included in SAPFO numbers
 - i. Providing universal Pre-K may need to be added and ask Planning staff to redo formula to anticipate that
- o. Carrie – agree with Renee, we really need to integrate Pre-K, was discussed pre-COVID
 - i. At what time do we need to garner stakeholder input for this?
 - ii. Jean responded that she see that coming from the boards – recommendations will go to the boards for their review then
- p. Bonnie – standards are important to her because they would change the urgency for replacing schools and accelerate renovations if we have a plan
 - i. Not having standards is harming our efficiency and not working
 - ii. Would like to see maintenance timelines standards that we should use
- q. Jean – Draft timeline
 - i. March - talk about SAPFO – understand what is SAPFO, how it limits and impacts our decisions
 - 1. Gary shared we could coordinate with Planning Office (Ashley Moncado)
 - 2. How we move forward with funding advocacy
 - ii. April – no meeting
 - iii. May – plan to discuss standards and having a subject matter expert (Eric volunteered to contact a Subject Matter Expert) to share about industry standards, standards for design, efficiencies in contracting and maintenance
 - iv. June/July – have aspirational CIP drafted for review

5. Next Meeting is Wednesday, March 16, 2022

Adjourn

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2022



School Capital Needs Work Group Terms and Definitions

Prepared by Department of Finance

February 16, 2022

Capital Asset and Capital Project

Capital Asset - An item with a value exceeding \$5,000 and a useful life of one year or greater; includes motor vehicles, furniture, fixtures and equipment.

Capital Project - A project with an estimated cost exceeding \$100,000 or more and useful life exceeding ten years or greater. Capital projects include the construction, purchase, or major renovation of buildings, parks, utility systems, or other structures and sites; and purchase of land and major landscaping projects.

Source - Page 375 of the FY 21-22 Commissioner Approved Budget – the preface to the CIP document.

Maintenance & Deferred Maintenance

Maintenance – Regular repair to county and school assets, such as HVACs, Fire Alarm Systems, Roofs, and Electrical systems. To maintain and extend the useful lives of these assets.

Deferred Maintenance – Supplemental Funding provided by the county to fund the backlog of school maintenance needs. In FY 2020-21, the County funded \$30 million over 3 years to the school systems to expedite the list of deferred maintenance projects. Extended to 4 years at school request.

Source – School deferred maintenance projects are found on pages 462 and 479 of the FY 21-22 Commissioner Approved Budget. Similar county maintenance projects can be found on page 389-391 for Facility Safety, 392-393 for HVACs, and 405-406 for Roofs.

Deferred Maintenance

Deferred Maintenance Projects - CHCCS

Project Category	School	Project Status:	Active	Project Type	
Functional Service Area:	Education	Proposed Bid Date:	TBD	New	
School System:	CHCCS	Starting Date:	7/1/2021	Expansion	
Project Number:	54022	Completion Date:	TBD	Renovation	X
				Replacement	X

Project Description/Justification:

The FY 2020-21 CIP included a supplemental funding program for deferred maintenance and life/safety improvements. The program would involve a total of \$30 million over the next three (3) years to expedite each School District's backlog of deferred maintenance projects. Based on the FY 2020-21 Average Daily Membership (ADM) percentage, CHCCS share will be \$17,997,000 over the three (3) year period.

The Supplemental Deferred Maintenance program described above would use debt financing to supplement an additional \$3 million that is recommended to be funded using bond premiums that was earned when the County issued \$85.4 million in General Obligation Bonds in FY 2017-18. The \$3 million appropriation in FY2020-21 will exhaust the bond premium earned in FY 2017-18. CHCCS share of this \$3 million was \$1,799,700 in FY2020-21.

FINANCIAL SUMMARY

Project Budget	Prior Years Funding	Current Fiscal Year 2020-21	Year 1 Fiscal Year 2021-22	Year 2 Fiscal Year 2022-23	Year 3 Fiscal Year 2023-24	Year 4 Fiscal Year 2024-25	Year 5 Fiscal Year 2025-26	Five Year Total	Year 6 to Year 10
Appropriation									
<i>Professional Services</i>		1,300,000							
<i>Construction/Repairs/Renovations</i>	1,804,200	2,299,700	10,000,000	6,197,000			16,197,000	49,207,493	
Appropriation Total	1,804,200	3,599,700	10,000,000	6,197,000			16,197,000	49,207,493	
Revenues/Funding Source									
<i>Debt Financing - School Improvements</i>		1,800,000	10,000,000	6,197,000			16,197,000	49,207,493	
<i>From Capital Reserve Funds</i>	1,804,200	1,799,700							
Revenues/Funding Source Total	1,804,200	3,599,700	10,000,000	6,197,000			16,197,000	49,207,493	

Deferred Maintenance

Deferred Maintenance Projects - OCS

Project Category	School	Project Status:	Active	Project Type	
Functional Service Area:	Education	Proposed Bid Date:	TBD	New	
School System:	OCS	Starting Date:	7/1/2020	Expansion	
Project Number:	51045	Completion Date:	TBD	Renovation	X
				Replacement	X

Project Description/Justification:

The FY2020-21 CIP included a supplemental funding program for deferred maintenance and life/safety improvements. The program would involve a total of \$30 million over the next three (3) year to expedite each School District's backlog of deferred maintenance projects. Based on the FY 2021-22 Average Daily Membership (ADM) percentage, OCS share will be \$12,003,000 over the three (3) year period.

The Supplemental Deferred Maintenance program described above would use debt financing to supplement an additional \$3 million that is recommended to be funded using bond premiums that were earned when the County issued \$85.4 million in General Obligation Bonds in FY 2017-18. The \$3 million appropriation in FY2020-21 will exhaust the bond premium earned in FY 2017-18. OCS share of this \$3 million was \$1,200,300 in FY2020-21.

FINANCIAL SUMMARY

Project Budget	Prior Years Funding	Current Fiscal Year 2020-21	Year 1 Fiscal Year 2021-22	Year 2 Fiscal Year 2022-23	Year 3 Fiscal Year 2023-24	Year 4 Fiscal Year 2024-25	Year 5 Fiscal Year 2025-26	Five Year Total	Year 6 to Year 10
Appropriation									
<i>Construction/Repairs/Renovations</i>	1,195,800	5,350,300	3,600,000	4,253,000				7,853,000	44,303,065
Appropriation Total	1,195,800	5,350,300	3,600,000	4,253,000				7,853,000	44,303,065
Revenues/Funding Source									
<i>Debt Financing - School Improvements</i>		4,150,000	3,600,000	4,253,000				7,853,000	44,303,065
<i>From Capital Reserve Funds</i>	1,195,800	1,200,300							
Revenues/Funding Source Total	1,195,800	5,350,300	3,600,000	4,253,000				7,853,000	44,303,065

Recurring Capital

Recurring Capital - Recurring capital outlay funding supports Category I (facility improvements), Category II (equipment and furnishings), and Category III (vehicles and bus purchases) expenditures. The equal per pupil allocations required by law for current expense appropriations are not applicable to this category of local school funding. However, Orange County splits \$3 million between the school districts by current ADM.

Source – Definition found on 332 of the FY 21-22 Commissioner Approved Budget – the education section of the budget. Project pages found on 471 and 482.

Recurring Capital

Recurring Capital Projects - CHCCS

Project Category:	School	Project Status:	Active	Project Type	
Functional Service Area:	Education	Proposed Bid Date:	TBD	New	
School System:	CHCCS	Starting Date:	7/1/2021	Expansion	
Project Number:	54010	Completion Date:	TBD	Renovation	X
				Replacement	X

Project Description/Justification:

To address recurring capital projects as identified by the school system each fiscal. The \$1,810,800 each fiscal year represents CHCCS portion, based on the current ADM, of the \$3,000,000 provided schools each year for recurring capital projects. The funding source for these annual projects used to be pay-as-you-go, but beginning in FY 2018-19, they changed to debt financing. Examples of FY 2021-22 projects include: furnishings and equipment at schools district-wide, drainage improvements, carpet/tile installation, roof repairs, and mechanical and plumbing repairs/renovations.

FINANCIAL SUMMARY

Project Budget	Prior Years Funding	Current Fiscal Year 2020-21	Year 1 Fiscal Year 2021-22	Year 2 Fiscal Year 2022-23	Year 3 Fiscal Year 2023-24	Year 4 Fiscal Year 2024-25	Year 5 Fiscal Year 2025-26	Five Year Total	Year 6 to Year 10
Appropriation									
<i>Construction/Repairs/Renovations</i>	3,626,100	1,799,700	1,810,800	1,810,800	1,810,800	1,810,800	1,810,800	9,054,000	9,054,000
Appropriation Total	3,626,100	1,799,700	1,810,800	1,810,800	1,810,800	1,810,800	1,810,800	9,054,000	9,054,000
Revenues/Funding Source									
<i>Debt Financing - School Improvements</i>	3,626,100	1,799,700	1,810,800	1,810,800	1,810,800	1,810,800	1,810,800	9,054,000	9,054,000
Revenues/Funding Source Total	3,626,100	1,799,700	1,810,800	1,810,800	1,810,800	1,810,800	1,810,800	9,054,000	9,054,000

Recurring Capital

Recurring Capital Projects - OCS

Project Category	School	Project Status:	New	Project Type	
Functional Service Area:	Education	Proposed Bid Date:	TBD	New	
School System:	OCS	Starting Date:	7/1/2021	Expansion	
Project Number:	51009	Completion Date:	TBD	Renovation	X
				Replacement	X

Project Description/Justification:

To address recurring capital projects as identified by the school system each fiscal. The \$1,189,200 each fiscal year represents OCS portion, based on the current ADM, of the \$3,000,000 provided schools each year for recurring capital projects. The funding source for these annual projects used to be pay-as-you-go, but beginning in FY 2018-19, they changed to debt financing. Examples of FY 2021-22 projects include: mobile units, HVAC replacements, roof repairs, new classroom set-up, computer equipment maintenance, and environmental maintenance.

FINANCIAL SUMMARY

Project Budget	Prior Years Funding	Current Fiscal Year 2020-21	Year 1 Fiscal Year 2021-22	Year 2 Fiscal Year 2022-23	Year 3 Fiscal Year 2023-24	Year 4 Fiscal Year 2024-25	Year 5 Fiscal Year 2025-26	Five Year Total	Year 6 to Year 10
Appropriation									
<i>Construction/Repairs/Renovations</i>	2,373,900	1,200,300	1,189,200	1,189,200	1,189,200	1,189,200	1,189,200	5,946,000	5,946,000
Appropriation Total	2,373,900	1,200,300	1,189,200	1,189,200	1,189,200	1,189,200	1,189,200	5,946,000	5,946,000
Revenues/Funding Source									
<i>Debt Financing - School Improvements</i>	2,373,900	1,200,300	1,189,200	1,189,200	1,189,200	1,189,200	1,189,200	5,946,000	5,946,000
Revenues/Funding Source Total	2,373,900	1,200,300	1,189,200	1,189,200	1,189,200	1,189,200	1,189,200	5,946,000	5,946,000

Operating Cost

Operating Cost – Per the NC Local Government Commission and U.S. Public Finance laws. A limited amount of operating costs tied to capital projects can be capitalized. These specific operating costs are generally restricted to architecture design, engineering and project management costs related to the capital expenditures being debt financed.

The majority of County staff costs to manage the capital projects are funded with operating revenues. Education operating costs are provided by the County through the current expense appropriation. The current expense is funded through taxes and is the primary funding source for capital staff requirements.

Source – The Education funding section of the FY 2021-22 Commissioner Approved Budget begins at page 329.

Operating Cost Impact

Operating Impact – The estimated impact of completing a project on the county’s operating budget in upcoming years. Estimated operating impacts are included in the Long Term Financial Model to better anticipate upcoming budget costs.

Source – Examples of operating impact in the FY 2021-22 Commissioner Approved budget:

Page 399 – The cost to staff and operate the Orange County Southern Branch Library.

Page 412 – The annual subscription costs for IT software in the IT Governance Council Initiatives.

Page 445 – the revenue generated by enclosing the field house for the Sportsplex.

County Example:

Operating Cost Impact – Southern Branch Library

FINANCIAL SUMMARY

Project Budget	Prior Years Funding	Current Fiscal Year 2020-21	Year 1 Fiscal Year 2021-22	Year 2 Fiscal Year 2022-23	Year 3 Fiscal Year 2023-24	Year 4 Fiscal Year 2024-25	Year 5 Fiscal Year 2025-26	Five Year Total	Year 6 to Year 10
Appropriation									
<i>Professional Services</i>	1,172,500	400,000	414,993					414,993	
<i>Construction/Repairs/Renovations</i>									
<i>Parking Construction</i>	1,000,000	950,000	2,125,335					2,125,335	
<i>Construction w/ Contingency</i>	4,625,000		5,339,052					5,339,052	
<i>Equipment/Furnishings</i>			802,225					802,225	
Appropriation Total	6,797,500	1,350,000	8,681,605					8,681,605	
Revenues/Funding Source									
<i>Debt Financing</i>	6,533,500	1,350,000	8,681,605					8,681,605	
<i>Available Project Balances</i>	264,000								
Revenues/Funding Source Total	6,797,500	1,350,000	8,681,605					8,681,605	
Impact on Operating Budget									
<i>Personnel</i>				385,668	385,668	385,668	385,668	1,542,672	1,928,340
<i>Operations</i>				152,000	152,000	152,000	152,000	608,000	760,000
Impact on Operating Budget Total				537,668	537,668	537,668	537,668	2,150,672	2,688,340

QUESTIONS



Date

CHCCS CIP for the Facilities Work Group

February 16, 2022

Presented by: Andre' Stewart and Eric Allen

Question One

Explain how facility needs are planned, and how they are submitted to the county in capital and operating budgets.

Our process begins as a part of the budget process in conjunction with principal and operational department considerations. We analyze the facilities assessments and index to prioritize projects.

Text

Question Two

Preview of 2022-23
Capital budgets that are
currently under
development.

- Athletic field upgrades at CHS
- Abatement Projects
- Building Improvements
- Electrical, lighting and HVAC upgrades
- Roofing and pavement
- Security upgrades
- Technology upgrades

Text

Question Three

How are capital and maintenance projects prioritized?

After collaborating with our outside partners, the prioritization is made by the Facility Condition Assessment and FCI (facilities condition index) on the order of projects. Structural safety and sustainability are taken into account.

Text

Question Four

What needs are excluded from the capital budget request?

New school construction

Text

Question Five

For longer term planning, what if we had a CIP with details for 10 years?

Our plan has been developed on the ten year cycle.

Text

**ORANGE COUNTY BOARD OF COMMISSIONERS
CHAPEL HILL-CARRBORO BOARD OF EDUCATION
ORANGE COUNTY BOARD OF EDUCATION**

Capital Needs Work Group

March 16, 2022
Meeting – 8:30-10am

Due to current public health concerns, the Capital Needs Work Group is conducting a Virtual Meeting on March 16, 2022. Members of the Group will be participating in the meeting remotely.

1. Welcome – Commissioner Jean Hamilton, Chair of Work Group
2. Orange County Schools Adequate Public Facilities Ordinance (SAPFO)
Discussion – Craig Benedict, Orange County Planning and Inspections
 - a. Delayed – Please send Rebecca any questions you have about SAPFO
3. School Funding Advocacy
4. Discussion and Next Steps
5. Next Meeting is Wednesday, May 18, 2022

Adjourn

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Mar 16, 2022 | [Capital Needs Work Group](#)

Attendees:

OC: Renee Price, Jean Hamilton, Gary Donaldson, Rebecca Crawford, Kirk Vaughn, Alan Dorman, and Greg Wilder

OCS: Carrie Doyle, Bonnie Hauser, Dr. Monique Felder, Rhonda Rath, Catherine Mau, and Nick Mincey

CHCCS: Rani Dasi, Jillian Laserna, Dr. Nyah Hamlett, Eric Allen, Andre Stewart, and Jonathan Scott

Notes:

1. Welcome – Commissioner Jean Hamilton, Chair of Work Group
2. Orange County Schools Adequate Public Facilities Ordinance (SAPFO) Discussion – Craig Benedict, Orange County Planning and Inspections

Skipped due to County staff scheduling conflict.

3. School Funding Advocacy

Rani Dasi suggested a collaboration in advocacy between the County and School Districts with the State. Engaging the community in the form of a campaign. Engaging State organizations.

Lobby the State for lottery funds and an additional State bond.

Bonnie Hauser asked if the County raised taxes could they be earmarked for the schools capital needs exclusively? Schools need a recurring revenue stream for capital needs. What is happening with the light rail funds? [Gary Donaldson](#) advised they are for public transportation and administered by Go Triangle.

Rani Dasi asked Gary Donaldson about the timing of the next school bond. Opportunity for \$120 million in fiscal year 2027. There is another opportunity for limited obligation bonds prior to (\$30 million 2024)

Rene Price advised the County does not earmark funds on tax rate increases.

Jean Hamilton suggested the possibility of increasing the Article 46 Sales Tax Revenue percentage to school districts.

Jean Hamilton asked about the status of the original \$30 million limited obligation bonds. Covid Issues, supply chain, lack of central services, contractors would not bid on equipment replacement for materials they could not access.

Dr. Hamlett asked for clarification on deferred maintenance vs. larger renovation projects.

Bonnie Hauser suggested the need for a model or set of standards to dictate renovation timelines.

4. Discussion and Next Steps

May meeting 18th: Presentation on building standards,

June, when to reschedule the (SAPFO), IT allocations,

What is the expectation of the Task Force's work? (Report to the Boards, Plan of Action – discuss at July meeting)

5. Next Meeting is Wednesday, May 18, 2022

Active Chapel Hill Carrboro City Schools Capital Projects as of 3/10/22

Note: () = negative available balance

Project # and Name	Expenditure Budget 3/10/22	Actual Expenditures 3/10/22	Available Balance (including prior year carry overs)	Percent Complete
53001 - CHAPEL HILL HIGH SCHOOL	\$72,295,024.00	\$73,562,288.10	(\$1,267,264.10)	101.75%
53003 - CHHS - MAJOR RENOVATIONS	\$598,478.00	\$598,477.65	\$0.35	100.00%
53018 - TRANSPORTATION CENTER	\$300,508.00	\$300,508.18	(\$0.18)	100.00%
53019 - CARRBORO HIGH SCHOOL	\$75,000.00	\$75,000.15	(\$0.15)	100.00%
53023 - DOORS, HARWARE, CANOPIES	\$678,000.00	\$493,963.27	\$184,036.73	72.86%
53025 - CLASSROOM/ACADEMIC IMPROVEMENTS	\$3,953,227.00	\$3,342,122.81	\$611,104.19	84.54%
53026 - ELECTRICAL SYSTEMS	\$1,683,852.00	\$1,331,398.73	\$352,453.27	79.07%
53027 - WINDOW REPLACEMENTS	\$508,691.00	\$417,647.10	\$91,043.90	82.10%
53040 - LINCOLN CENTER CONVERSION	\$760,868.00	\$796,868.19	(\$36,000.19)	104.73%
53050 - MORRIS GROVE ELEMENTARY	\$38,911.00	\$38,911.36	(\$0.36)	100.00%
53051 - NORTHSIDE ELEMENTARY	\$23,108,762.00	\$23,119,562.29	(\$10,800.29)	100.05%
53052 - CARRBORO HIGH ARTS WING	\$4,048,028.00	\$4,048,027.33	\$0.67	100.00%
54000 - ADA REQUIREMENTS	\$515,616.00	\$248,765.43	\$266,850.57	48.25%
54001 - ABATEMENT PROJECTS	\$1,390,080.00	\$1,037,211.48	\$352,868.52	74.62%
54002 - ATH FACILITIES/PLAYGROUNDS	\$2,424,053.00	\$1,888,297.44	\$535,755.56	77.90%
54003 - ENERGY EFFICIENCY RENOVOS	\$1,125,088.00	\$399,322.55	\$725,765.45	35.49%
54004 - FIRE/SAFETY/SECURITY	\$1,961,053.00	\$1,869,307.73	\$91,745.27	95.32%
54005 - INDOOR AIR QUALITY	\$881,340.00	\$775,246.16	\$106,093.84	87.96%
54006 - MECHANICAL SYSTEMS	\$4,879,359.00	\$4,073,517.91	\$805,841.09	83.48%
54007 - MOBILE CLASSROOMS	\$883,696.00	\$846,616.22	\$37,079.78	95.80%
54008 - PARKING LOT IMPROVEMENTS	\$980,000.00	\$848,318.69	\$131,681.31	86.56%
54009 - PLANNING FOR FUTURE PROJECTS	\$1,200,000.00	\$1,145,550.80	\$54,449.20	95.46%
54010 - RECURRING CAPITAL	\$7,236,600.00	\$6,633,000.00	\$603,600.00	91.66%
54012 - ROOFING PROJECTS	\$6,709,001.00	\$6,303,268.92	\$405,732.08	93.95%
54013 - TECHNOLOGY	\$17,935,839.00	\$17,341,512.95	\$594,326.05	96.69%
54017 - BATHROOM RENOVATIONS	\$193,406.00	\$193,406.00	\$0.00	100.00%
54018 - CULBRETH SCIENCE WING	\$4,971,676.00	\$4,971,676.00	\$0.00	100.00%
54019 - RENTAL SPACE	\$840,000.00	\$688,251.12	\$151,748.88	81.93%
54020 - STORMWATER MANAGEMENT	\$250,000.00	\$160,555.85	\$89,444.15	64.22%
54021 - SUSTAINABILITY INVESTMENT	\$250,000.00	\$177,126.29	\$72,873.71	70.85%
54022 - DEFERRED MAINTENANCE*	\$6,369,224.00	\$2,822,888.32	\$3,546,335.68	44.32%
Total	\$169,045,380.00	\$160,548,615.02	\$8,496,764.98	94.97%

* Only includes funding approved for FY 20-21 and FY 21-22 of the supplemental deferred maintenance plus a prior year balance from previously

Article 46 Sales Tax Projects

Project # and Name	Expenditure Budget 3/10/22	Expenditures 3/10/22	Available Balance (including prior year carry overs)	Percent Complete	
53025 - CLASSROOM/ACADEMIC IMPROVEMENTS - CONSTRUCTION	\$ 380,000.00	\$ 350,281.41	\$ 29,718.59	92.18%	
54006 - MECHANICAL SYSTEMS	890000 - EQUIPMENT	\$1,988,587.00	\$1,614,135.80	\$374,451.20	81.17%
54012 - ROOFING PROJECTS	882000 - ROOFING	\$135,966.00	\$0.00	\$135,966.00	0.00%
54013 - TECHNOLOGY	897100 - TECHNOLOGY	\$6,121,418.00	\$6,097,400.56	\$24,017.44	99.61%
54016 - RENOVATIONS & SITE IMPROVEMENTS	892000 - GENERAL RENOVATIONS	\$2,020,922.00	\$2,029,562.51	(\$8,640.51)	100.43%
54021 - SUSTAINABILITY INVESTMENT	892021 - ENERGY MANAGEMENT	\$90,000.00	\$0.00	\$90,000.00	0.00%
Total		\$10,736,893.00	\$10,091,380.28	\$645,512.72	93.99%

Active Orange County Schools Capital Projects as of 3/10/22

Note: () = negative available balance

Project # and Name	Expenditure Budget 3/10/22	Expenditures 3/10/22	Available Balance (including prior year carry overs)	Percent Complete
50000 - A.L. STANBACK MIDDLE SCHOOL	\$5,795.00	\$5,794.25	\$0.75	99.99%
50001 - CAMERON PARK ELEMENTARY	\$525,468.00	\$524,921.82	\$546.18	99.90%
50003 - EFLAND CHEEKS ELEMENTARY	\$448,423.00	\$443,646.69	\$4,776.31	98.93%
50004 - GRADY BROWN ELEMENTARY	\$54,023.00	\$54,022.65	\$0.35	100.00%
50005 - HILLSBOROUGH ELEMENTARY	\$362,899.00	\$320,300.53	\$42,598.47	88.26%
50006 - ORANGE HIGH SCHOOL	\$558,481.00	\$558,481.22	(\$0.22)	100.00%
50008 - STANFORD MIDDLE SCHOOL	\$686,939.00	\$686,938.00	\$1.00	100.00%
50009 - ALTERNATIVE SCHOOL	\$361,653.00	\$307,043.61	\$54,609.39	84.90%
50010 - NEW HOPE ELEMENTARY RENOVATIONS	\$264,917.00	\$264,917.01	(\$0.01)	100.00%
50011 - ELEMENTARY #8	\$300,000.00	\$0.00	\$300,000.00	0.00%
51002 - ELECTRIC SERVICE UPGRADES	\$83,000.00	\$0.00	\$83,000.00	0.00%
51005 - HANDICAP ACCESSIBILITY	\$483,300.00	\$168,234.02	\$315,065.98	34.81%
51007 - PLANNING FOR FUTURE PROJECTS	\$778,000.00	\$744,269.60	\$33,730.40	95.66%
51009 - RECURRING CAPITAL	\$4,763,400.00	\$4,367,000.00	\$396,400.00	91.68%
51010 - ROOFING PROJECTS	\$6,913,130.00	\$4,678,217.05	\$2,234,912.95	67.67%
51011 - TECHNOLOGY PLAN	\$4,619,893.00	\$3,476,226.17	\$1,143,666.83	75.24%
51013 - HVAC UPGRADE/IMPROVEMENTS	\$1,614,361.00	\$1,533,484.60	\$80,876.40	94.99%
51016 - CENTRAL ELEMENTARY AIR	\$118,584.00	\$111,439.11	\$7,144.89	93.97%
51019 - INDOOR AIR QUALITY	\$4,807.00	\$4,806.33	\$0.67	99.99%
51021 - DISTRICT WIDE IMPROVEMENTS	\$247,487.00	\$234,781.97	\$12,705.03	94.87%
51022 - ORANGE HIGH TRACK REPAIRS	\$495,634.00	\$495,633.97	\$0.03	100.00%
51023 - BATHROOM RENOVATIONS	\$105,314.00	\$105,313.05	\$0.95	100.00%
51024 - FIRE/SAFETY UPGRADES	\$1,224,918.00	\$379,500.53	\$845,417.47	30.98%
51025 - CLASSROOM/BUILDING IMPROVEMENTS	\$6,800,521.00	\$3,860,419.61	\$2,940,101.39	56.77%
51026 - WINDOW REPLACEMENTS	\$575,348.00	\$305,656.70	\$269,691.30	53.13%
51027 - ATHLETIC FACILITIES	\$1,089,931.00	\$561,780.64	\$528,150.36	51.54%
51028 - ENERGY EFF/LIGHTING IMPROVEMENTS	\$259,918.00	\$246,382.27	\$13,535.73	94.79%
51029 - MECHANICAL SYSTEMS	\$1,347,013.00	\$348,934.28	\$998,078.72	25.90%
51030 - PAVING/PARKING LOT IMPROVEMENTS	\$818,000.00	\$256,810.15	\$561,189.85	31.39%
51031 - CEDAR RIDGE AUXILIARY GYM	\$2,846,949.00	\$2,846,948.95	\$0.05	100.00%
51032 - VEHICLE REPLACEMENTS	\$255,000.00	\$267,441.76	(\$12,441.76)	104.88%
51033 - FOOD SERVICES	\$1,047,704.00	\$450,211.00	\$597,493.00	42.97%
51034 - SCHOOL SAFETY/SECURITY	\$2,075,602.00	\$908,815.55	\$1,166,786.45	43.79%
51035 - PROPERTY ACQUISITION	\$3,100,000.00	\$3,104,352.78	(\$4,352.78)	100.14%
51036 - ROOFING PROJECTS - 2016 BONDS	\$4,363,579.00	\$1,876,868.33	\$2,486,710.67	43.01%
51038 - MECHANICAL SYSTEMS - 2016 BONDS	\$22,909,574.00	\$11,783,759.08	\$11,125,814.92	51.44%
51039 - SCHOOL SAFETY/SECURITY - 2016 BONDS	\$2,500,000.00	\$1,508,192.34	\$991,807.66	60.33%
51040 - CEDAR RIDGE AGRICULTURE ADDITION	\$481,801.00	\$45,904.58	\$435,896.42	9.53%
51041 - CRHS CLASSROOM ADDITION-2016 BONDS	\$14,500,000.00	\$13,419,916.56	\$1,080,083.44	92.55%
51042 - CLASSROOM/BLD IMPROV - 2016 BONDS	\$1,284,250.00	\$882,094.06	\$402,155.94	68.69%
51045 - DEFERRED MAINTENANCE*	\$10,712,699.00	\$1,067,210.79	\$9,645,488.21	9.96%
Total	\$101,988,315.00	\$63,206,671.61	\$38,781,643.39	61.97%

* Only includes funding approved for FY 20-21 and FY 21-22 of the supplemental deferred maintenance plus a prior year balance from

Article 46 Sales Tax Projects

Project # and Name	Expenditure Budget 3/10/22	Expenditures 3/10/22	Available Balance (including prior year carry overs)	Percent Complete
51011 - TECHNOLOGY PLAN 897100 - TECHNOLOGY	\$6,975,510.00	\$5,996,115.68	\$979,394.32	85.96%
Total	\$6,975,510.00	\$5,996,115.68	\$979,394.32	85.96%

\$30M Schools Deferred Maintenance Update

District	Bonds Authorized	Bonds Issued	Bonds Authorized but Un-Issued	% Split by ADM (FY 2020-21)
OCS	12,003,000	0	12,003,000	41.10%
CHCCS	17,997,000	631,740	17,365,260	58.90%
Total	30,000,000	631,740	29,368,260	100.00%

BOCC Authorized \$30M to both school systems on an ADM basis in FY 20-21. Bonds issued to date: \$0 for OCS and \$631,740 for CHCCS.

Timing of Original Funding Tranches:

District	FY 2020-21	FY 2021-22	FY 2022-23	Total
OCS	4,150,000	3,600,000	4,253,000	12,003,000
CHCCS*	1,800,000	10,000,000	6,197,000	17,997,000
Total	5,950,000	13,600,000	10,450,000	30,000,000

*Requested to delay Year 2 and Year 3 Tranches for 1 year due to pandemic

K-12 Supplemental Deferred Maintenance Funding	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
Initial Allocation	\$ 5,950,000	\$ 3,600,000	\$ 14,253,000	\$ 6,197,000	\$ 30,000,000
Proposed Additional Allocation			\$ 3,000,000	\$ 27,000,000	\$ 30,000,000
Total	\$ 5,950,000	\$ 3,600,000	\$ 17,253,000	\$ 33,197,000	\$ 60,000,000

**ORANGE COUNTY BOARD OF COMMISSIONERS
CHAPEL HILL-CARRBORO BOARD OF EDUCATION
ORANGE COUNTY BOARD OF EDUCATION**

Capital Needs Work Group

May 18, 2022
Meeting – 8:30-10am

Due to current public health concerns, the Capital Needs Work Group is conducting a Virtual Meeting on May 18, 2022. Members of the Group will be participating in the meeting remotely.

1. Welcome – Commissioner Jean Hamilton, Chair of Work Group
2. Best Practices in School Building Standards
3. Discussion and Next Steps
4. Next Meeting is Wednesday, June 15, 2022

Adjourn

Capital Needs Work Group virtual meetings are open to the public to attend remotely. Should any member of the public wish to view this meeting, please click the following link to register:

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**ORANGE COUNTY BOARD OF COMMISSIONERS
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Capital Needs Work Group

May 18, 2022
Meeting – 8:30-10am

Due to current public health concerns, the Capital Needs Work Group is conducting a Virtual Meeting on May 18, 2022. Members of the Group will be participating in the meeting remotely.

1. Welcome – Commissioner Jean Hamilton, Chair of Work Group
 - a. Steve Arndt, Bonnie Hauser, Greg Wilder, Jean Hamilton, Kirk Vaughn, Patrick Abele, Carrie Doyle, Gary Donaldson, Rani Dasi, Jonathan Scott, Rebecca Crawford, Eric Allen, Thomas Hughes, Nyah Hamlett, Andre Stewart, Renee Price, Jillian La Serna

2. Best Practices in School Building Standards (45 minutes) – Thomas Hughes - sfl@a principle architect
 - a. Tom shared there are lots of state funding sources for school capital right now:
 - i. ESSER, lottery, needs based school funding
 - b. Subheadings
 - i. Education
 1. Sfl&A
 - a. Strong schools create vibrant communities which create sustainable futures
 2. Technology is an important advancement in schools
 - a. Distance learning, etc.
 - b. Computers are a mainstay in education now
 - c. The jobs of architects are to put all of the pieces together (furniture is especially important – kids learn better when they move around and not just sitting at a desk)
 3. Student-Centered collaborative learning environments, natural materials and controlled daylighting, environmental awareness and stewardship, sustainable approach to learning for future generations

ii. Environment

1. Natural light (absolute key to a creative environment)
2. Learning commons
3. Visual transparency (see what's going on in the world around you)
4. Controlled access
5. Appealing interior finishes
6. Flexible space for collaboration
7. Mechanical
8. Technology – wireless hardware (including locks), cameras, lighting controls, etc.
9. Spaces are designed in advance for expansion when necessary
10. Horry County
 - a. Used a lot of pre-manufactured mechanical systems assembled offsite – construction time is minimized as a result
 - b. Net-positive energy (geothermal and solar panels)
 - c. This is the future of school design
 - d. 1,100 students in this middle school
 - e. Sfl&a operates the schools for first 5 years to make sure work to design-build standards

iii. Process

1. Have had to tear down a lot of buildings built in the '80's that aren't sustainable but also have worked on a lot of really well built schools
2. Need to invest and build sustainable facilities
3. \$ not used on facilities can be put back on education
4. The #1 cost savings is on energy efficiency (air-tight, operationally sensitive to the environment they're in)
5. Doing 3 dimensional modeling now when building schools – coordination at every step (REVIT system)
6. Concrete based, spray foam insulation, brick/metal panel veneer – proven construction technology
7. Solar panels are really expensive but key for the payback (8-12 years) for energy efficiency
8. Daylighting reduces need for artificial lighting and saves costs

9. Sharing tech of the building with students so they understand
10. All LED lighting, need for specific color,
11. Have to have bottle fillers (kids are demanding them)
12. Doing less LEED certified focus since much of that technology is now standard in school design/build

iv. Construct

1. Seeing a lot more construction manager at risk (larger districts with multiple projects)
2. Eliminating energy costs over 20 years and can put the savings back into the construction of the building
 - a. Tom can provide this comparative data
3. Procore is the project management system of the day
 - a. Web based, can schedule, document and photo management, communications, quality control access, monthly drone flights to record progress – really helpful for documentation and avoids conflict
4. Supply chain issues
 - a. 56-58 weeks to order a generator
 - b. Steel vs concrete plank because couldn't find steel (or gluelam)
 - c. Have to do lots of work ahead of time to understand availability of workforce and materials for the project
 - d. Be sensitive to having to push schedules out because the supply chain is so limited (pushes costs out and general conditions)
 - e. Have to be able to adapt to the new construction environment (not the same as it was 5 years ago and have to be really flexible)

v. Community

1. Design looks to match the pedagogy of the clients/residents of community (both exterior and interior)

c. Questions:

- i. Renee Price: Concern about safety in schools – some of the slides show how open the campuses are – what do you do about safety?

1. Law enforcement typically prefer wide open areas to be able to see everything going on outside and inside
2. Work with them on hard entrances/exits (LE can get there within 5-6 minutes)
3. Lots of cameras – school administrators and law enforcement can see cameras at any time
- ii. Renee Price: Schools look to be large with multiple levels – how are the fire exits integrated to quickly get large numbers of people out of the building
 1. Tom – line of sight is integrated with purposeful of intersections (avoid hidden corners)
 2. Can close off sections for fire and can control access in an emergency
 3. Exits are all within 250 feet (part of code) but do try to limit exterior exits (all controlled by remote access systems)
- iii. Bonnie Hauser: Do kids do better academically in these facilities?
 1. Tom – they are polling to understand that (especially around performance with more collaborative spaces)
 2. Eric – kids treat buildings differently – when they're new and nice they treat them better and stop each other from mistreating it
- iv. Bonnie Hauser: have about 30 schools between the 2 districts and most are obsolete – how do you build so that these new schools will last 100 years?
 1. Tom - Design is key – have to be built to be flexible (can be easily renovated or reconstructed)
 - a. Concrete base - have to be able to withstand hurricanes (natural environment and the wear and tear schools get)
 - b. Terrazzo floors almost exclusively are added to the schools
 - c. Floors are ground and don't have to be waxed and stripped
 - d. Use carpet tiles so only have to replace the tile, not the whole room
 - e. 100 years may be overstating but 50-60 years is reasonable
- v. Jean Hamilton: how do these compare to the DPI standards and what is required in a school?

1. Tom – work closely with DPI – they require classroom sizes and the building “program”
 - a. DPI tends to be more appreciative of the designs rather than discerning
 - b. More of a dialogue than a review (use DPI as a resource rather than a management structure)
 - c. Department of Insurance does all of the code review
 - d. DPI standards are a minimum but don’t capture new design standards
- vi. Jean Hamilton: cost – pre pandemic what would be the cost per square footage compared to now
 1. Tom - Inflation is driving the market right now. No such thing as a credit
 - a. Have seen an upwards trend in cost
 - b. Used to be upper \$300’s per sq foot, now closer to \$500’s
 - c. Seeing some decrease now (steel almost doubled a few months ago – had to look at alternative products)
 - d. Thinks will stabilize – chip shortage is still out there
 - e. Just bid out a project and it came in under budget – may be a litmus test for the market

3. Discussion and Next Steps

- a. Is SAPFO still possible for June?
 - i. Rebecca will work with Planning team to see if can get a combination of staff to present
- b. Is technology still an area of interest for the group?
- c. What should we be planning for maintenance of buildings? Should we have a guideline for cost per square foot that is shared between districts?
 - i. Next Meeting – discussion of a design standard policy for both districts?
 - ii. Patrick Abele – could we focus on one or 2 systems such as mechanical systems or roof design
 1. New school construction is completely different from renovating older facilities (harder to standardize)
 - iii. Steve Arndt – spent a lot of time in higher ed facilities management
 1. It’s important to understand that we should take the operating costs into account when build new

buildings – lots of info about there about how to standardize – don't have to start from scratch

a. Steve will provide info

iv. Eric Allen- if we have design standard guidelines could use them for bidding (and life cycle management guidelines)

1. This group could construct along with consultants

4. Next Meeting is Wednesday, June 15, 2022

a. SAPFO

5. Meeting after that

a. Design Standard Policy/Guidelines for both Districts Discussion

Adjourn

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EDUCATIONAL FACILITIES PLANNING AND DESIGN



PRINCIPAL-IN-CHARGE

Thomas W. Hughes, AIA, REFP, LEED AP

Within the educational facilities planning and design community, Tom is recognized for supporting a collaborative and interactive approach to educational planning and design. His approach starts with your educational program, promotes an understanding of your vision and goals for curriculum and instruction, and works with your communities as a whole to develop innovative and creative learning environments for students and teachers. Tom has over 35 years of educational facilities planning and design, specialized in K-12 facilities, and is a Recognized Educational Facilities Professional (REFP) as accredited by the Association for Learning Environments (formerly CEFPI). AS a LEED AP, he is well-versed in the design of High Performance educational facilities and LEED certification. Tom has provided leadership on over 100 school projects in his career and brings a unique perspective on the design of educational environments for the 21st century learner.

Registered Architect - NC, SC

Professional Affiliations & Awards:

- American Institute of Architects
- Association for Learning Environments (A4LE)
- A4LE NC Chapter, Board Member/Past President
- NCARB Certified
- Construction Specifications Institute (CSI)
- Recognized Educational Facilities Professional (REFP)
- LEED® Accredited Professional

Education

- University of Richmond, Bachelor of Arts
- Syracuse University, Master of Architecture

Project Experience

- Northwest Harnett Elementary School, New Construction, Harnett County Schools
- Erwin Elementary School, New Construction, Harnett County Schools
- McDeed's Creek Elementary School, New Construction, Moore County Schools
- Aberdeen Elementary School, New Construction, Moore County Schools
- Southern Pines Elementary School, New Construction, Moore County Schools
- Harding HS Renovations/Additions, Charlotte Mecklenburg Schools
- South Mecklenburg HS Renovations/Additions, Charlotte Mecklenburg Schools
- Pinecrest HS and Union Pines HS gymnasium/cafeteria additions, Moore County Schools
- Westmoore ES Addition, Moore County Schools
- Johnsonville ES Phase I & Phase II Add/Reno, Harnett County Schools
- Highland/Overhills/Harnett Primary Additions, Harnett County Schools
- Highland Middle School, New Construction, Harnett County Schools
- Penderlea K-8 School, New Construction, Pender Public Schools
- Ahoskie Elementary School, New Construction, Hertford County Public Schools
- West Rowan Elementary School, New Construction, Rowan-Salisbury School System
- Blair Elementary School, New Construction, New Hanover County Schools
- Turrentine Middle School, Walkway Renovation, Alamance-Burlington Schools
- Boone Trail Elementary School, New Construction, Harnett County Schools
- Poplar Springs ES, New Construction, Stokes County Schools
- Southeastern Middle School Addition/Renovation, Stokes County Schools
- Bleinheim Elementary/Middle School, New Construction, Marlboro County Schools
- Dillon Auditorium/Admin Offices, New Construction, Dillon School District 4, SC
- *Dillon Middle School, New Construction, Dillon School District 4, SC
- Clio Elementary/Middle School Addition & Renovation, Marlboro County Schools, SC
- *Rocky Mount HS, New Construction, Nash-Rocky Mount School System
- Southeastern Middle School Addition/Renovation, Stokes County Schools
- *Career & Technical Education Center, Alamance-Burlington School System
- New Century International ES & Regional Public Library, Cumberland County Schools, NC
- Lakeview High School/Middle School Addition, Dillon School District 4, SC
- Lakeview Elementary Addition/Renovation, Dillon School District 4, SC
- Latta Early Childhood Center, New Construction, Dillon School District 3, SC
- *Snipes Academy of Arts and Design, New Hanover County Schools
- Wagram Classroom Addition/PE Classroom Addition, Scotland County Schools
- Clio Elementary/Middle School Addition & Renovation, Marlboro County Schools, SC
- Croatan HS Auditorium Addition, Carteret County Schools
- East Carteret HS Addition & Renovation, Carteret County Schools, NC
- Knightdale ES Additions, Wake County Public School System
- Newport ES Addition & Renovations, Carteret County Schools
- Fred A. Smith ES Addition & Renovations, New Hanover County Schools
- White Oak ES Addition & Renovations, Carteret County Schools**
- With Other Firm**
- Highland ES, Alamance-Burlington School System**
- Nation Ford High School, Fort Mill School District, SC**
- Northern ES, Guilford County Schools**
- Chapel Hill-Carrboro High School**
- India Hook Elementary School, Rock Hill, SC**
- Whitesides ES, Charleston County Schools, SC**
- *WG Pearson ES, Durham Public School System**
- * LEED Certified facility**

**ORANGE COUNTY BOARD OF COMMISSIONERS
CHAPEL HILL-CARRBORO BOARD OF EDUCATION
ORANGE COUNTY BOARD OF EDUCATION**

Capital Needs Work Group

June 15, 2022
Meeting – 8:30-10am

Due to current public health concerns, the Capital Needs Work Group is conducting a Virtual Meeting on June 15, 2022. Members of the Group will be participating in the meeting remotely.

1. Welcome – Commissioner Jean Hamilton, Chair of Work Group
2. Orange County Schools Adequate Public Facilities Ordinance (SAPFO)
Discussion – Orange County Planning and Inspections
3. Discussion and Next Steps
4. Next Meeting is Wednesday, July 20, 2022
 - a. Design Standard Policy/Guidelines for Both Districts

Adjourn

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June 15, 2022

Meeting – 8:30-10am

Due to current public health concerns, the Capital Needs Work Group is conducting a Virtual Meeting on June 15, 2022. Members of the Group will be participating in the meeting remotely.

1. Welcome – Commissioner Jean Hamilton, Chair of Work Group

Attendees: Bonnie Hauser, Jonathan Scott, Jean Hamilton, Gary Donaldson, Rani Dasi, Perdita Holtz, Travis Myren, Greg Wilder, Patrick Abele, Rhonda Rath, Renee Price, Andre Stewart, Eric Allen, Carrie Doyle, Kirk Vaughn, Steve Arndt, Dr. Nyah Hamlett, Dr. Monique Felder

2. Orange County Schools Adequate Public Facilities Ordinance (SAPFO)

Discussion – Orange County Planning and Inspections

- a. Perdita Holtz from OC Planning and Inspections shared a presentation explaining the purpose, administration, and history of SAPFO
- b. Patrick Abele
 - i. For OCS, Mebane is not a participant of the SAPFO process or MOUs and OCS is facing a tremendous amount of growth from the part of the county – those students aren't considered until they come to school
 1. There are other mechanisms the schools are having to use in addition to SAPFO
 2. OCS approved spot ordinances for some new developments in that part of the county – will have to update GIS maps, etc. since advertised as districted in OC
 - a. Send updates to new Planning Director, Perdita, and Brian Carson
 3. Travis – we've had discussions with Mebane to be a part of SAPFO – they are reluctant to be tied to the CAPS process but send us their numbers
 - a. If capacity didn't exist in district, wouldn't approve the development
 4. Jean – would be helpful to put the Mebane data into our model so we know ahead of time what's happening and when we need to build new

schools or renovate since CAPS is unlikely to be used

- ii. Pre-K: how is SAPFO addressing Pre-K given that those numbers aren't addressed in the numbers used for capacity?
 - 1. Perdita: a committee of elected officials from BOCC and BOE were working on it prior to COVID but it was paused
 - 2. Pre-K numbers are now tracked in the SAPFO report
- iii. Bonnie: special set-asides and special settings aren't included in SAPFO either
- iv. Bonnie: SAPFO doesn't predict school replacement – both districts are facing declining enrollment so don't need new capacity but about when we need maintenance and school replacements
 - 1. Jean: let's get the capacity correct (including pre-K, Mebane, etc.) and then maintenance/replacement is outside of SAPFO
- c. Patrick: as people in Hillsborough look at SAPFO reports it looks like we have plenty of seats and are open to development, same with Mebane, but there are developments in queue that are filling seats that aren't included in the SAPFO reports
 - i. Need a crosswalk with CAPS and SAPFO to see all seats needed
 - ii. Lots of development that is coming quickly but we can't see it until it's actually here
 - iii. Jean: how can re-establish the Pre-K group so we can get the numbers into SAPFO
 - 1. Travis: each agency appointed 2 representatives for the Pre-K group so we can initiate that meeting again and broaden the scope
- d. Carrie: adding Pre-K numbers is also about adding different space – same with special setting students
- e. Eric: Eric reviewed OC construction settings and classroom size numbers have changed dramatically from DPI (DPI #s are smaller than OC construction standards)
 - i. Are we going to look at class size, and what is a reasonable time frame to review
 - 1. Perdita: hasn't changed for many years but DPI standards are included in the SAPFO #s
 - a. Capacity goes down as DPI updates their standards
 - ii. When we reduce the size of the school with same # of kids we're running out of room

- f. Jean: What are the numbers currently for capacity?
 - i. Eric: we've been tracking those and can share them
 - ii. Makes it tricky to house kids when we are renovating
- g. Jean: where do the capacity standards exist? An ordinance?
 - i. Travis: no – policy only but can be amended
 - ii. Can email to group
- h. Bonnie: Is SAPFO a standard tool for capacity building in other districts?
 - i. Eric: his experience is that most districts use DPI standards (online)
 - ii. Rani: clarified how we get ahead of capacity planning and what other tools are other districts using
 - 1. Could the SAPFO task force consider this question and do benchmarking?
 - iii. Renee: SAPFO is pretty unique to OC
 - iv. Perdita: some other districts attempted similar ordinances but were tied to impact fees, which were struck down – original intent was to recognize that development had an impact on school capacity
 - v. Bonnie: we're realizing SAPFO is out of date and so should we be looking at revisiting SAFPO or replacing it
 - vi. Perdita: the modeling and predicting part is used by many other districts; we do include growth in Mebane n our projections
 - 1. Includes those developments/units approved but not yet built
 - vii. Patrick: in other districts they never wait until the kids show up – once CAPS certificates are signed the districts begin planning
 - 1. Happy to reach out to other districts to understand how they plan
 - 2. Having to redistrict kids coming from western OC to Cedar Ridge rather than Orange High because of capacity at Cedar Ridge (planned for this 5 years ago – anticipated would need additional capacity so did expansion to accommodate)
 - 3. Orange Middle School and Culbreth Middle School most likely do not meet standards for room sizes) either OC or DPI but according to SAPFO looks like it meets capacity (older schools)
 - 4. Alamance Co. Is already building schools on the border with OC to account for growth in

- developments shared with OC but OC isn't building new schools
5. Thanks to County staff for all of their work – bound by the same restrictions schools are and have done their best (Perdita, Ashley, and Craig)
- viii. Jean: should make the broader scope of the SAPFO work group more immediate
1. Pre-K, space at schools, don't wait on kids to get to school and predict ahead of time based on capacity, account for age of schools
 2. This is a board issue – SAPFO report has been on consent and we haven't really thought about or considered it
 - a. Staff have done a great job of doing what we've asked them to do but the board needs to figure out what changes are needed to update
 - b. Renee: previous boards have been very active in the review of SAPFO but in the past couple of years it's been placed on consent and no one asked to pull it – COVID may have impacted this
 - i. In the past have pointed out issues with SAPFO, Mebane has always been an issue (definitely should work more closely with Mebane)
 - ii. Have had long discussions about Pre-K with school boards and Finance (Maggie Chotas may have minutes from those meetings)
- ix. Rani: Echoes everything Patrick said
1. Encourage us to be really specific in next steps, very urgent
 2. Willing to be a part of the team to review and discuss (have participated in the past)
 3. Thanks so much to Perdita for all of her help in understanding context
 4. Bonnie: can we send a recommendation forward to boards sooner rather than later (doesn't have to replace, can just update) or include in our final report?
 5. Jean: let's discuss that during next steps
- x. Renee: hard to plan for capacity with charter schools – kids going back and forth (numbers going to charter schools is increasing)

- xi. Jean: with numbers of kids per development that are planned, how do we check that against the actual numbers from those developments attending schools? (check that our assumptions are accurate)
- i. Bonnie: how difficult would it be to update capacity projections with numbers from Eric and Patrick with Pre-K, Mebane, etc
 - i. Perdita: wouldn't be that difficult – models are fairly automated

3. Discussion and Next Steps

a. Next Steps:

- i. Jean: envision that the Capital Needs Work Group would recommend changes to SAPFO as a part of the final report that goes to different boards
- ii. Renee: agree – this group doesn't need to focus on making policy
 - 1. A review of SAPFO is needed
- iii. Travis: could start at a staff level with SAPFOTAC to work through concerns and then use that group to escalate to boards
- iv. Rani: report is important but don't want us to hold our ideas until have a perfect report
 - 1. Could we go ahead and share that SAPFO is understating capacity and recommend to review process for SAPFO through the SAPFOTAC to see if need to make changes for future capacity planning
- v. Renee: could the next Joint meeting review recommendations made for changes by SAPFOTAC?
 - 1. Could be done at next meeting this fall
- vi. Jean: SAPFOTAC can start working on this immediately to update policy and make it more accurate
 - 1. Board representatives on that can go back to boards and report out on work happening
 - 2. Jean could report out at next BOCC meeting
 - 3. Need to work on a report from Capital Needs Work Group, too
- vii. Bonnie: should we think through what we say to boards about changes to be made (unified update to each board)
 - 1. Update formula (how far off are the numbers from SAPFO?)
 - 2. Update or replace SAPFO
 - 3. Can we all get a copy of the ordinance?
 - a. Jean: online on county website
 - 4. Why do we keep putting out wrong numbers when we know they're wrong?

- viii. Renee: pinpoint all of the things that are problematic, make a list, and then make a list of what we're looking for
 - 1. If we're looking for Mebane #s and Mebane isn't participating, that's a problem
 - 2. Do we continue using our formulas with using a standard 3 bedroom house for generating student #s (is this still accurate)
 - 3. Has had issues with SAPFO from day 1 but have learned to live with it
 - 4. How do we integrate universal Pre-K #s?
 - 5. Can bring up at next BOCC meeting but should put it on the agenda for the next meeting in the fall
- ix. Patrick: did an analysis a few years ago with Craig and compared actuals with projections based on developments and found that projects are pretty accurate (some developments are underestimated and others are overestimated)
 - 1. If we're looking at a formula, should run at 100% capacity rather than 105% for E, 107% for middle, and 110% for high schools
 - a. Most districts use 100%
 - b. Have to have seats for kids when they show up
 - c. Eric: agrees about using 100% capacity #s
- x. Carrie: Likes the plan to review this fall but look at specific problems
 - 1. Districts can share specific examples of issues such as the Orange High/Cedar Ridge re-districting
- xi. Jean: What do we do about the older schools in addition to capacity?
 - 1. Group has talked about financing, needs of older schools, what new schools can bring, capacity, next month talking about design standards
 - a. What else do we need to talk about that we haven't addressed to get the full picture that can be put into a report?
 - b. **Email Jean with any ideas**
 - i. Patrick: safety and security
 - ii. Rani: school needs
 - iii. Bonnie: we don't have enough money to do what we need to do

- iv. How do we finance what we need?
 - 2. Do we need a consultant? A professional to help us figure out what needs to be done and how to finance it?
 - xii. Renee: Durham Co. is going to do a bond referendum in a few years for ~\$440 million and are planning for it now to do an overhaul of schools
 - 1. Need safe and modern classrooms
 - 2. Will have an impact on Orange County
 - a. Parents, teachers, and community members will compare OC to Durham Co.
 - 3. Durham is planning videos and ambassadors to share info with public and plan
 - xiii. Bonnie: Guilford did something similar with \$800 million bond, worked with consultant on a joint planning effort and came up with \$2 billion facility plan
 - 1. We could ask Guilford how they did it
 - xiv. Jean: Can we use ARPA \$ to hire a consultant?
 - xv. Eric: leaving CHCCS to work for a private developer to manage the Guilford building project (Wake is doing the same with Cumming Project Management – fees are paid out of the bond)
 - 1. Will be happy to come back and share information about that process with this group
 - 2. Will be a 10 year project over 20 schools
 - a. \$500 million for life cycle replacements
 - 3. Goal is to use as many Guilford County-based companies as possible
4. Next Meeting is Wednesday, July 20, 2022
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Adjourn

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ORANGE COUNTY

NORTH CAROLINA

SCHOOLS ADEQUATE PUBLIC FACILITIES ORDINANCE
(SAPFO) – ADOPTED 2003

Presented by: Perdita Holtz, AICP
Special Projects & GIS Supervisor
Orange County Planning Department

ADOPTION NUTS & BOLTS

- An Ordinance of the County and Towns
 - Based on Statutory Zoning Authority
 - Two 'overlay' districts were created; one for each school district
 - Signatory local governments adopted necessary provisions into their respective zoning and subdivision regulations
 - Inter-local Memorandum of Understanding (MOU) for each appropriate Board of Education (BOE), County, and associated town(s) which defined elements/parameters of SAPFO

PURPOSE

- To the ‘maximum extent practical’:
 - Approval of new residential development will become effective only when it can reasonably be expected that adequate public school facilities [i.e., student capacity] will be available to accommodate the new development
 - Local Governments approve development
 - Synchronized with the availability of capacity
 - Boards of Education determine, within MOU parameters
- School districts will use their best efforts to construct new schools and permanent expansions or additions to existing schools in accordance with the CIP
- County will use its best efforts to provide funding to carry out the CIP

ELEMENTS OF THE ORDINANCE AND MEMORANDA OF UNDERSTANDING

Topic	Level of Service
Standard	Elementary Schools – 105% of capacity (combined) Middle Schools – 107% of capacity (combined) High Schools – 110% of capacity (combined)
Topic	Building Capacity
Standard	2003 NC Department Public Instruction and updates (e.g. Class Size)
Topic	Capital Investment Program (County)
Standard	5 to 10- year plan

ELEMENTS OF THE ORDINANCE AND MEMORANDA OF UNDERSTANDING

Topic	Student Growth Rate
Standard	Average five different student projection models and updates (actual historical numbers)
Topic	Student Generation Rate
Standard	2001 TISCHLER Study and updates (2009, 2014)

SAPFO ADMINISTRATIVE SYSTEM - TWO PARTS

1. Capital Improvement Planning (CIP) Needs (County and Board of Education)
 - Annual budget review

2. Certificate of Adequate Public Schools (CAPS) (Local Governments and Board of Education)
 - Development approval process

PART ONE - CAPITAL IMPROVEMENT PLANNING (CIP) NEEDS

- Historic enrollment
- Actual November enrollment update
- Student projections compared to actual existing capacity
- Identifies new capacity needs in the future
 - Completely new school
 - Renovation and expansion
 - School Construction standards contain school sizes (including targeted maximum number of students in elementary, middle, and high schools)

PART ONE - CAPITAL IMPROVEMENT PLANNING (CIP) NEEDS PROCESS

November	Orange County requests student membership (enrollment) and capacity numbers (based on November 15) from schools
December	BOCC accepts numbers
December - March	Student membership and projections are utilized during the budget process (BOCC and BOE)
January	Schools Technical Advisory Committee (SAPFOTAC) meets to review draft report and 10-year student projections
March	Draft report distributed to SAPFO partners for comment
April	Draft report and 10-year student projections presented to elected officials
May	Final report is certified by the BOCC

PART TWO – CAPS SYSTEM

- A test of new development impacts using Student Generation Rates (SGR's) against available capacity
 - CAPS issued if capacity exists, OR
 - CAPS deferred until Part 1 CIP needs and associated funding for more capacity is achieved
- Historically, the identification of future CIP capacity has been far enough in advance to foresee and construct new capacity without CAPS deferral
 - CAPS system was previously suspended for a certain school level in 2005 until new capacity was constructed for a certain level

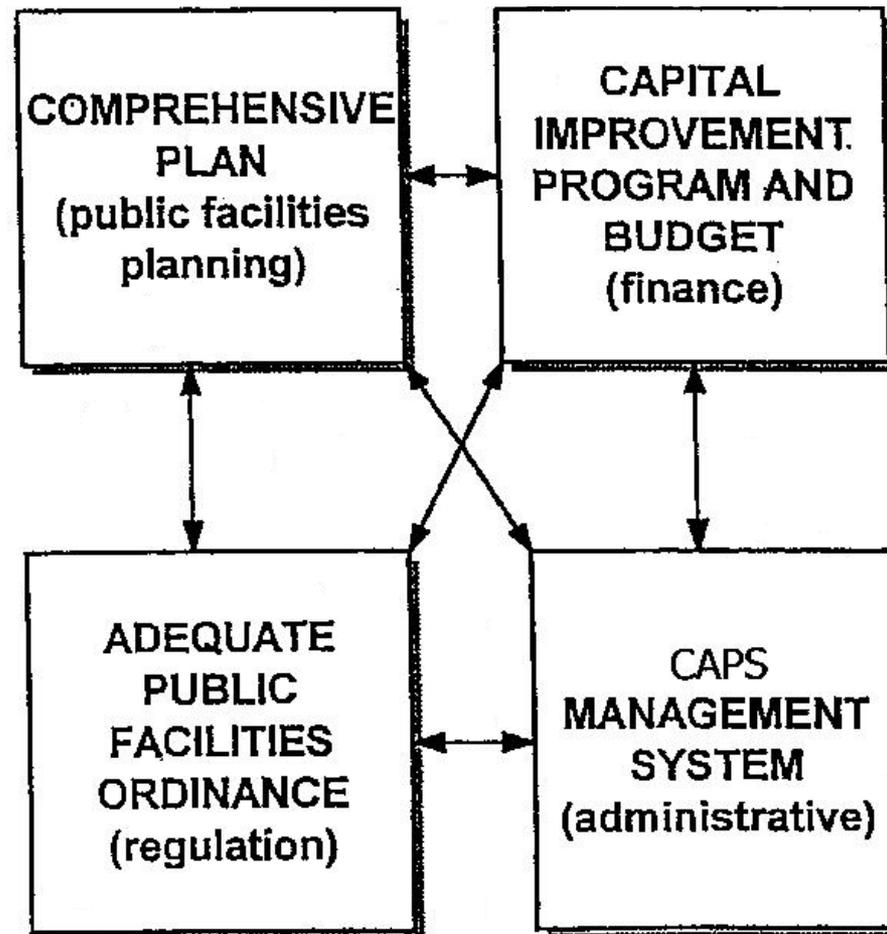
PART TWO – CAPS SYSTEM

- Certificate of Adequate Public Schools (CAPS) contained in a multi-part, integrated Excel workbook
- Tracks existing membership and capacity
- Test for and log new development impacts (multi-year as appropriate) against capacity levels
- Local governments review development projects
- BOE and school staff confirms adequate capacity
- CAPS certificate given to local government from BOE for final development approval

SAPFO – OTHER ASPECTS

- SAPFOTAC (SAPFO Technical Advisory Committee) also monitors and informally reports:
 - Changes in class size averages at the state level
 - Charter school enrollment and impacts
 - Pre-K membership
 - COVID impacts (alternative projections)
 - Future school construction projects
 - Major residential development projects

FOUR ELEMENTS OF THE SAPFO PROGRAM



SAPFO CONSIDERATIONS

- What doesn't SAPFO do?
 - Identify school-by-school capacity needs
 - Level only (elementary, middle, high)
 - Determine per pupil funding
 - Identify school maintenance/repair needs
- SAPFO is better attuned for capital facilities planning for new capacity needs rather than to defer development (i.e. CAPS)
 - Tied to residential land use and student membership/capacity due to residential development

QUESTIONS AND COMMENTS

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 - a. Attendees: Jean Hamilton, Bonnie Hauser, Gary Donaldson, Patrick Abele, Steve Arndt, Al Ciarochi, Andre’ Stewart, Kirk Vaughn, Greg Wilder, Nyah Hamlett, Rebecca Crawford, Carrie Doyle, Jonathan Scott, Monique Felder
2. Design Standard Policy/Guidelines for Both Districts
 - a. Jean: frame conversation today around design standards only, save maintenance standards for another discussion
 - b. Jean: what design standards are used for the school districts?
 - i. Patrick: primary driver of school facility construction across the state is DPI standards
 1. Has prototype school designs in addition to standards
 - a. <https://www.dpi.nc.gov/media/570/download>
 - b. <https://www.dpi.nc.gov/media/569/download>
 2. OC has own design standards – worked with former AMS director to review both DPI and OC standards to find commonalities
 - a. Roofing, energy efficiencies,
 - b. Have heard the cost of doing business in OC from contractors is very high because of the OC specific construction and design standards, zoning is harder to get plans approved – could OC standards be driving up costs
 - c. OC has more initiatives in terms of green policies and energy efficiencies than other counties
 - i. Could we focus on DPI standards but layer over the energy

- efficiency and sustainability policies? Paused this discussion during COVID.
- ii. Would help with alignment between two districts to use DPI standards.
 - iii. Ex. Don't need to build an athletic stadium for capacity in case make it to state playoffs. Can build standard size and rent if ever need more seating
- ii. Jean: Steve, where do we find the OC design standards?
 - 1. Steve: not in county policy but county uses LEED as our county standards – used within design community
 - 2. Al: echoed Patrick and Steve's comments about importance of standards and LEED
 - 3. Patrick: drywall and insulation are not going to protect students and staff in an active shooter situation
 - 4. Jean: do we need county-wide design standards?
 - a. Al: school needs do vary from county building but in his experience design standards are not typically at a local level unless it's a local ordinance that says all new school buildings must be built to a silver LEED standard – just want to make sure we don't restrict ourselves in terms of cost (Platinum may be the standard but then we can't afford to build it in lean economic times).
 - 5. Bonnie: are there standards on size?
 - a. Al: size of the school may depend on the capacity needed
 - b. Jean: hearing the county has additional standards on top of DPI – are districts speaking of the Uniform Development Ordinance? (page 286)
 - c. <https://www.orangecountync.gov/DocumentCenter/View/7179/UDO-MOST-CURRENT-updated-050319>
 - i. Al: these are baseline standards
 - d. Jean: everyone review UDO standards and then discuss at next meeting about whether they are restricting our progress.

- e. Steve: county is going through a Climate Action Plan. Part of that will be recommendations about sustainability of OC construction that may impact school construction
 - f. Bonnie: are there standards for building for long term sustainability but charter schools are building cheaper and may not last as long. Has anyone see any standards that shift public schools towards more of the charter school model?
- iii. Al: you get what you pay for. Drywall is cheaper than block wall but won't last. VCT tile is cheaper than polished concrete but concrete is cheaper in the long run and will last longer.
- 1. Trends in school design come and go – open concept has come around twice in his career
 - 2. Updated standards are applied to new spaces as schools add or replace capacity, not just when buildings are replaced.
 - a. Patrick: This was the approach for the new wing at Cedar Ridge High School
3. Discussion and Next Steps
- a. Jean: Is there anything in the UDO that has maintenance standards? Not sure – Check with Planning
 - i. <http://server3.co.orange.nc.us:8088/weblink/DocView.aspx?id=4105&searchid=2f0baaa8-15f6-4c36-bdda-99ae9d14cdf&dbid=0>
 - ii. <https://www.orangecountync.gov/DocumentCenter/View/7179/UDO-MOST-CURRENT-updated-050319>
 - 1. Beginning page 286
 - b. Bonnie: are there any building maintenance standards in the DPI guidance?
 - i. Al: experience has been that maintenance is a local choice
 - ii. Steve: often maintenance standards are set but funding isn't available to replace according to the standards
 - 1. Renovations and replacements are an intermediary step between maintenance and new construction
 - c. Bonnie: are there any financing standards we should consider for how much to budget for school maintenance?
 - i. Al: could the finance people find a benchmark for % of operating budget to put in for ongoing maintenance? What does the county do?

- ii. Nyah: shared Loudon County Capital Asset Program Fund model via email: <https://www.loudoun.gov/DocumentCenter/View/164124/13a---Capital-Asset-Preservation-Program-Fund>
- d. Jean: Group has met seven times, has been very valuable in understanding the breadth of the issues facing – aging schools aren't serving our students well
 - i. Time to write a report on what we've learned – state of our capital needs - and have recommendations for next steps in the report
 - ii. Would like to have a draft of the report/executive summary for our next meeting in August to be reviewed by group and discuss whether to approve
 - 1. Would then go to BOCC and school boards for review
 - a. Would like to get a consultant to review the needs and come up with a 10 year plan to address needs in both districts
 - i. What policy changes do we need to make
 - 2. Need buy-in from group – would continue to meet but as an advisory group to consultant
 - iii. Bonnie: agrees with Jean's idea
 - iv. Jean: we need a sub-committee – Jean, Bonnie, OC staff, member of staff from each district (total of 5 people)
 - 1. Jean will reach out to people individually outside of the meeting
 - v. Carrie: agrees with plan and thanked chair and vice chair for leadership – should we add a board member from CHCCS to the sub-committee?
 - vi. Bonnie – how hard is it to hire and offer competitive salaries for school facilities staff?
 - 1. Al: Qualified people are out there but salaries are hard – can be rewarding even if not able to pay as much as in private sector
 - 2. Patrick: depends on local contractors – have a large HVAC/mechanical contractor in Hillsborough and often lose HVAC mechanics to that company and to area universities
 - a. No career ladder so how do they do that to retain staff? Help with licensing? Job shadowing with current high school students as a recruitment tool

4. Next Meeting is Wednesday, August 17, 2022

- a. Discuss UDO school design standards and whether too restrictive
- b. Monique: Could we keep in mind that reopening schools next month and some members of the group may not be able to attend the meeting
 - i. Jean: if report isn't ready won't meet. If report is ready and can't attend, feel free to submit comments ahead of time

Adjourn

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Appendix 2: Existing School Building Inventory

Chapel Hill Carrboro City Schools			Orange County Schools		
School Name	Year Built	Age	School Name	Year Built	Age
Lincoln Center	1950	72	Central Elementary	1952	70
Glenwood Elementary	1952	70	Efland Cheeks Global Elementary	1952	70
Carrboro Elementary	1957	65	Hillsborough Elementary	1952	70
Estes Hills Elementary	1957	64	River Park Elementary	1956	66
Phillips Middle	1962	60	Orange High	1962	60
Frank Porter Graham Elementary	1963	59	Orange Middle	1968	54
Chapel Hill High	1966	56	Grady Brown Elementary	1974	48
Seawell Elementary	1969	53	New Hope Elementary	1991	31
Culbreth Middle	1969	53	AL Stanback Middle	1995	27
Ephesus Elementary	1972	50	Pathways Elementary	2000	22
CHCCS Maintenance	1977	45	Cedar Ridge High	2002	20
McDougle Middle	1994	28	Gravelly Hill Middle	2006	16
East Chapel Hill High	1996	26	Partnership Academy	2006	16
Scroggs Elementary	1999	23			
Smith Middle	2001	21			
Rashkis Elementary	2003	19			
Carrboro Elementary	2007	15			
Morris Grove Elementary	2008	14			
Phoenix Academy	2009	13			
Northside Elementary	2013	9			



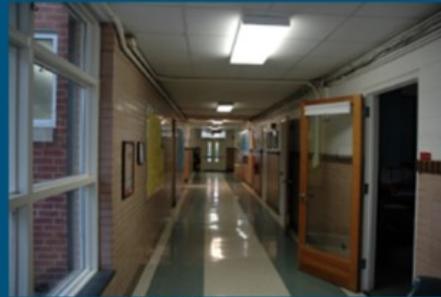
Aging Infrastructure



ADA Egress Issues



Campus Security Issues



Lighting



Chapel Hill-Carrboro City Schools



**Orange
County
Schools**
NORTH CAROLINA



Aging Infrastructure



ADA Egress Issues



Campus Security Issues



Lighting



Joint Meeting

Collaboration Between Chapel Hill-Carrboro City Schools, Orange County Schools and Orange County

September 29, 2022

A large, stylized landscape graphic at the bottom of the page, featuring a blue sky, a green hill, and a red sun or landscape element, mirroring the design of the Orange County logo.

Background

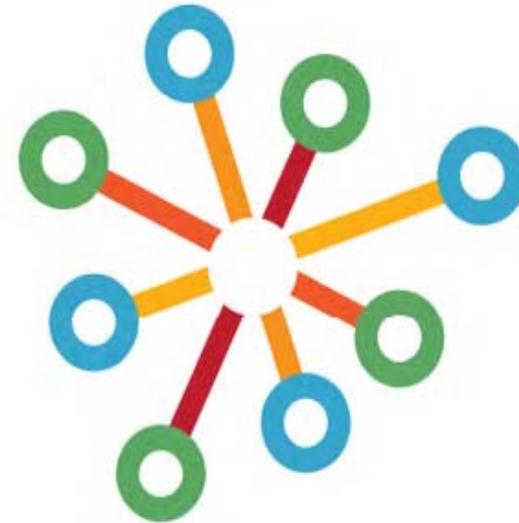
- Capital Needs Work Group established in Autumn 2021 through a petition by Commissioner Jean Hamilton.
- Petition requested that the work group address the capital needs of the two school districts, Orange County Schools (OCS) and Chapel Hill- Carrboro City Schools (CHCCS) particularly the older schools.
- Implement an actionable plan over 10 years that would dedicate funds and a process to address the needs.
- 32 K-12 school campuses operated by both school districts serving approximately 20,000 students and 2,500 employees.
- More than 50% of the school campuses are over 50 years old, which could cost up to \$500 million due to increases in construction costs since our last cost projection.



Chapel Hill-Carrboro City Schools



Peer Facilities Assessment Reports



DURHAM
PUBLIC SCHOOLS

School Board, County Commissioners Receive Facilities Study

Jan. 31, 2019 — The Guilford County Board of Education and Guilford County Board of County Commissioners received the final results of a school district-wide facilities and boundary optimization study at a special meeting Thursday.



Funding Source- Limited Obligation Bonds

Planned and Authorized Additional Limited Obligation Bonds

Fiscal Year	Purpose	Par Amount
2021	Schools	\$30,000,000
2024	Schools	\$30,000,000
Total		\$60,000,000

Proposed GO Bond Issuance in Three Tranches

Fiscal Year	Purpose	Par Amount
2027	Schools	\$45,000,000
2029	Schools	\$45,000,000
2031	Schools	\$40,000,000
Total		\$130,000,000

Recommendation 1

- Hire a consultant to evaluate the county's approach to school capital planning, design, contracting, and financing including:
 - Examine the planning, design/build, and maintenance process for both school districts and identify areas for improvement.
 - Work with school districts to evaluate every school campus and administrative building and highlight those that should be urgently replaced or renovated
 - Evaluate the county's school capital funding approach
 - Identify ways to plan and fund ongoing school maintenance.
 - Provide insight about approaches, opportunities, and risks around emerging practices for contracting and program management, including projects that could cross campuses and districts.
 - Recommend how the county and two school districts can prioritize projects within a 10 year plan to address school facility needs in a transparent way.

Recommendation 2

- Research alternative funding sources for school capital improvements:
 - Revisit county capital plans and financing to identify potential funding sources for school capital
 - Work with state and federal legislators and the public to advocate for funds for school capital.

Recommendation 3

- County and both school districts commit to continue working together on school capital planning through the existing Task Force:
 - Review and update the county’s policies governing school facilities planning and financing
 - Work with both school districts to develop a 10 year plan for school facilities – building upon the work that’s already been done by both school districts.

Consultant Draft Scope of Work

- Project Coordination and Communication
- Existing Program Evaluation including Facility Condition Index
- Project Prioritization
- Benchmark Other Jurisdictions
- Funding Options
- Timeline
- Final Report

Next Steps

- Sub-group to further develop scope and draft/provide feedback on drafted RFQ, make recommendations for award to Work Group
 - Facility representatives, elected official from each board
- Sub-group to draft timeline –
 - RFQ issued by end of October 2022
 - Responses due by end of November 2022
 - Award by mid-December 2022
 - Begin assessment by mid-January 2023
 - Assessment update from consultant in spring 2023
 - Assessment completed within 4-6 months
- BOCC hold work session to review school funding to inform upcoming budget parallel to assessment timing

Discussion



School Facilities Assessment
Supplemental Information

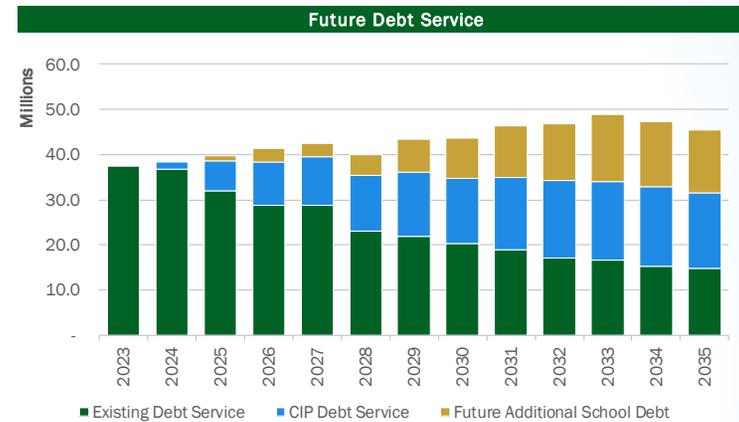
September 29, 2022



Debt Model Metrics

Orange County, NC
Additional School Funding Dashboard

Additional School Funding		
Fiscal Year	Purpose	Amount
2024	School Supplemental Deferred Maintenance	\$ 30,000,000
2027	GO Bond Issuance First Tranche	45,000,000
2029	GO Bond Issuance Second Tranche	45,000,000
2031	GO Bond Issuance Third Tranche	40,000,000
Grand Total		\$ 160,000,000



Cash Flow Statistics						
Year	Tax Rate Equivalent	Gross Annual Surplus/Deficit	Revenue from Tax Rate Equivalent	Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Capital Reserve Balance
2023	-	638,786	-	-	638,786	638,786
2024	1.00¢	(189,498)	2,256,339	-	2,066,840	2,705,626
2025	-	(1,406,158)	2,301,465	-	895,307	3,600,934
2026	-	(2,715,673)	2,351,793	363,880	-	3,237,053
2027	1.12¢	(3,592,046)	5,234,170	-	1,642,124	4,879,178
2028	-	(935,542)	5,342,644	-	4,407,101	9,286,279
2029	-	(4,000,183)	5,453,408	-	1,453,225	10,739,504
2030	-	(4,020,123)	5,566,349	-	1,546,226	12,285,730
2031	-	(6,537,235)	5,681,624	855,611	-	11,430,119
2032	-	(6,737,052)	5,799,330	937,722	-	10,492,396
2033	-	(8,527,624)	5,919,521	2,608,103	-	7,884,293
2034	-	(7,475,521)	5,726,114	1,749,407	-	6,134,887
2035	-	(4,663,611)	6,167,366	-	1,503,755	7,638,641

Key Debt Ratios	
Debt to AV	DS to GF Revenues
1.59%	14.63%
1.73%	14.57%
1.62%	14.78%
1.45%	14.99%
1.57%	14.89%
1.46%	13.72%
1.56%	14.52%
1.42%	14.28%
1.47%	14.84%
1.39%	14.65%
1.27%	14.95%
1.08%	14.16%
0.96%	13.30%

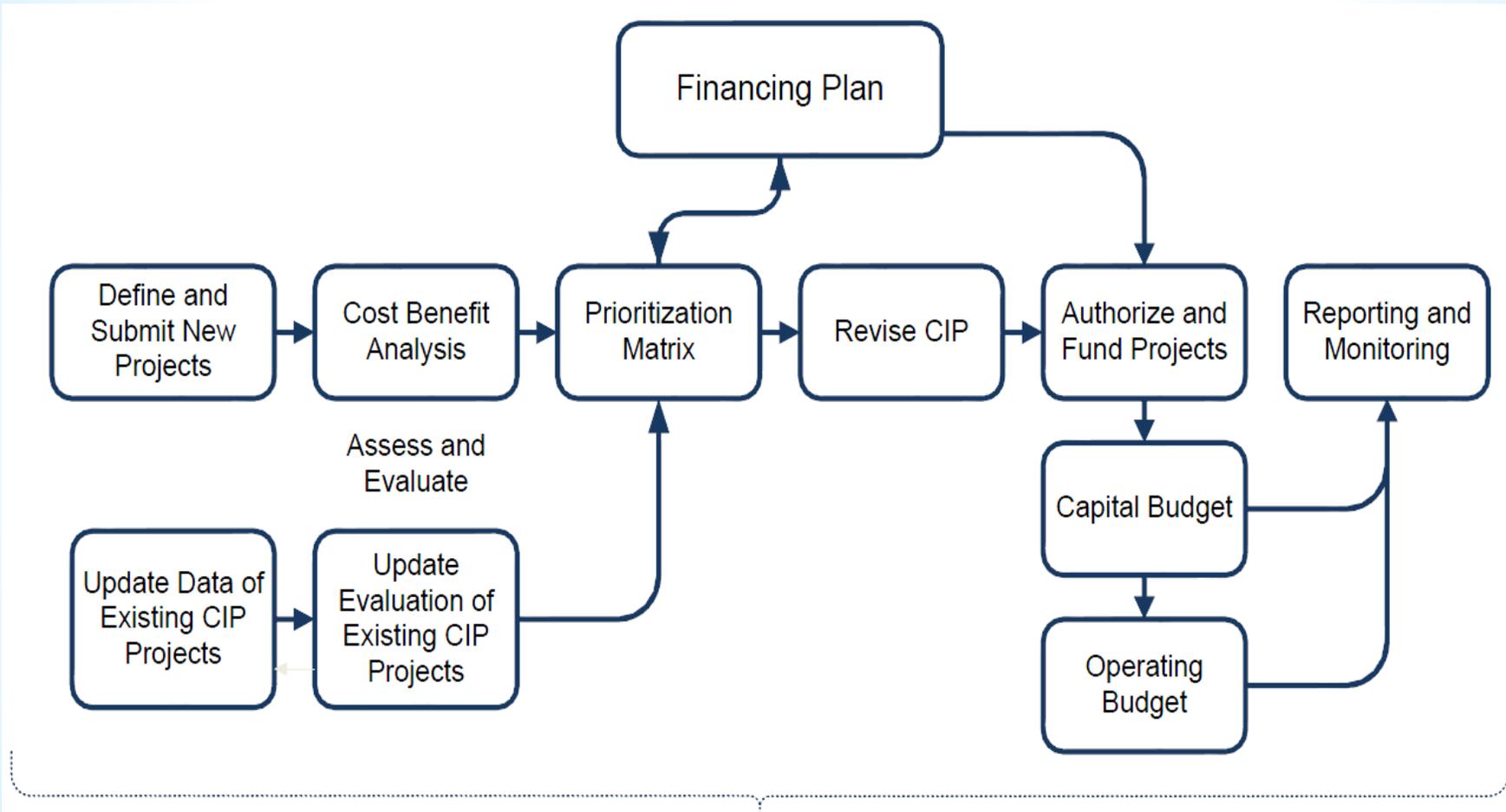
Debt Policy Model Metrics

Year	Debt to Assessed Value	Debt Service to General Fund Revenues
COUNTY POLICY	<3.00%	<15%
2023	1.59%	14.63%
2024	1.73%	14.57%
2025	1.62%	14.78%
2026	1.45%	14.99%
2027	1.57%	14.89%
2028	1.46%	13.72%
2029	1.56%	14.52%
2030	1.42%	14.28%
2031	1.47%	14.84%
2032	1.39%	14.65%
2033	1.27%	14.95%
2034	1.08%	14.16%
2035	0.96%	13.30%

Policy Goal to maintain at or below 15%



CIP Prioritization



A centralized agency-level process replaces decentralized processes.

Consultant Procurement Structure

- NC General Statute 143-64.31 (Mini-Brooks Act) directs NC governments to procure architectural, engineering, surveying, and construction manager-at-risk services through a qualification based process and not price.
- Issue Request for Qualifications (RFQ) to Engineering Firms to perform Financial Conditions Assessment and Index for both school districts.
- Schools Facilities Evaluators coordinate RFQ document and selection criteria and process with County Purchasing Office (entity issuing RFQ).
- Price is negotiated with the best qualified firm by CHCCS, OCS and County.
- If a contract price is not reached with the best qualified firm, then negotiations with that firm ceases and initiated with the next best qualified firm.

Potential Scope Detail

OBJECTIVES:

- To gain an accurate assessment of each of the district schools and facilities and incorporate the information into a facilities database.
- Establish a comprehensive database of facility systems, current deficiencies and long-term capital renewal projections. Organize and coordinate ARCHIBUS and eCOMET database structure.

ACTIVITIES:

- Review existing facility condition data, as available, including inventory information:
- Determine the current number and use of buildings and sites
- Determine the current use for each building space
- Inventory of current site usage including parking spaces, playgrounds, fields, etc.
- Educational room count by space-use category
- Identify District-owned property and facilities not directly related to the District's core educational mission and evaluate management options.

Potential Scope Detail continued

- Prepare a Facilities Condition Report detailing the condition with current and projected deficiencies for each school and support service building and review results with district staff, as available.
- **DELIVERABLE:**
- Facility assessment reports for each building, to be reviewed by district staff and revised by Consultant, as appropriate, and included in final report.
- Summary FCI tables, suitability scores, and composite scores, capital renewal projections for 25 years, and executive summary of assessments.

Facility Condition Index

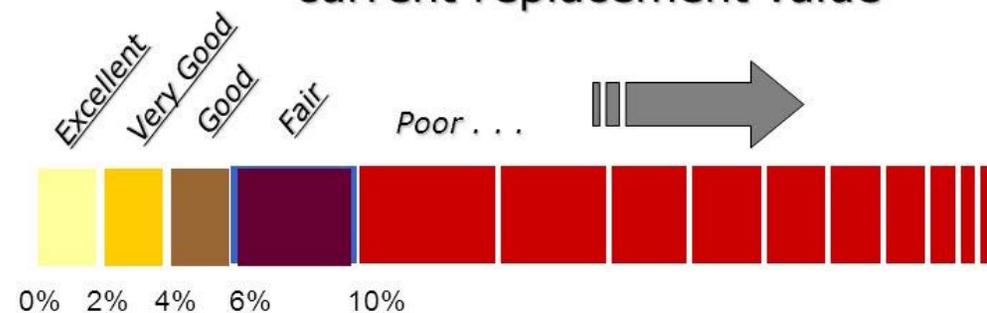


Facility Condition Index (FCI) Understanding and Using FCI

Facility Condition Index (FCI)

Is an industry standard parametric tool used to relatively compare building conditions.

$$\text{FCI} = \frac{\text{total cost of existing repairs}}{\text{current replacement value}}$$



1-21-04

PMP/ORF

3

Three Other Benchmarking Assessments

Scores	Measurement Definition
Suitability	Measures 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.
Technology	Measures the capability of the existing infrastructure to support information technology and associated equipment.
Site	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.

Excerpt of Report Deliverable

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

Excerpt of Report Deliverable

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
High School		4,142,865	\$989,155,953	75.17	\$2,386,486,766
589 Weaver Education Center	1977	110,970	\$23,358,443	43.82	\$63,349,106
536 Southern Guilford High	1970	204,074	\$34,282,308	49.42	\$156,274,738
544 Ben L. Smith High	1963	276,492	\$62,750,582	55.56	\$166,643,631
394 Crimalee 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
595 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	79.05	\$159,392,571
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 Ragdale High	1959	367,837	\$84,155,411	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
338 Eastern Guilford High	2009	301,409	\$76,719,442	97.44	\$140,093,269
489 Northern High	2008	270,000	\$68,802,245	98.85	\$171,099,303
Middle School		2,729,606	\$672,377,522	71.93	\$1,659,199,626