



Date: April 4, 2016

To: Craig Benedict, Orange County Planning Director

From: Todd LoFrese, Assistant Superintendent for Support Services

Re: SAPFOTAC Draft Annual Report Comments

On March 17, 2016, administration presented the draft SAPFOTAC annual report to the Board at the regular Board of Education meeting. As requested, Board members shared their thoughts and feedback with respect to the draft report. A summary of that feedback is contained below.

- Due to slower growth, the new projections show no new school needs at all levels within the 10-year planning period. However, projects at each level are just outside the 10-year window and we should be mindful that the district is currently operating close to capacity at all levels.
- The Board has approved and requested County financial support for a comprehensive solution to our older facilities' significant needs. Recommendations across all of the older schools include increased capacity as part of the needed renovations. If the recommendations are funded and completed, the need for Elementary #12 and the High School expansion could be delayed significantly; well beyond our 10 year planning window. This would also delay the significant operational expenses with opening new schools and help preserve the few remaining school sites. The potential bond referendum would be the first phase to address our older facilities. The Board requests access to planned new school funds that were included in the County's prior year CIP to address phase two projects. An overview of all of our projects is available at the following link: [March 2016 Facility Recommendations](#)
- There are very few potential new school sites remaining in our district. The Board reiterated our desire to maintain our options of potential new school sites, including potential new school sites at Carolina North, the Green Tract, and property adjacent to Morris Grove Elementary School.
- The Board wishes to maintain close communications with the Town officials regarding development applications and approvals.

Please let me know if you have any questions. Thanks to you and Ashley for leading this process.

CC: D. Andrews, R. Stancil

Phase 1 Projects Rationale



Chapel Hill High School

- significant disrepair and deferred maintenance
- **building has chronic flooding, moisture and mold issues**
- inadequate educational spaces, including severely antiquated science labs
- academic building needs complete replacement
- the entire campus HVAC system needs replacement
- **profound security concerns including: multiple access points, outdated security system, and hard to monitor entrances**
- **major traffic and pedestrian conflicts that cause congestion, busing delays, and safety issues**
- pervasive ADA issues throughout the campus
- scale of project requires significant financial investment (bond appropriate)

Glenwood Elementary School

- provides a solution to continue safe operations for the next 10 years
- **addresses safety and security concerns by providing a secure entrance**
- addresses handicap accessibility and appropriate restrooms
- **addresses flooding, moisture, and mold issues**
- provides for repairs to existing infrastructure
- Glenwood Elementary’s continuance after 10 years is uncertain

PreK Center / Phoenix Academy / Lincoln Center

- provides a comprehensive facility to support early childhood education
 - ✓ improved access to educational resources
 - ✓ improved services for students
 - ✓ disadvantaged student supports
- returns existing space back to elementary schools and allows for phasing of other projects
- provides the greatest increase in capacity
 - ✓ 189 Elementary School seats
 - ✓ 100 High School seats
- provides Phoenix Academy High students with appropriate and supportive facilities, including a biomedical lab
- provides desperately needed additional space for students with mental health needs and for students who need a smaller educational environment
- provides a community meeting space and a Black/education history museum
- provides renovations and A/C to the existing gymnasium
- **addresses moisture and mold concerns**
- addresses handicap accessibility issues
- frees up future capital funding to address other school capital needs
- provides appropriately-sized administrative space on the second floor, reducing total expenditures to a small fraction of the total anticipated CHCCS bond funding allocation

Next Phase Projects

Phase II, to begin in 3-4 years: Improvements at Ephesus, Estes Hills and Seawell Elementary Schools and Phillips Middle School. These improvements provide the second most positive impact to capacity. These improvements will hopefully be funded by long range funds Orange County has planned for the district’s new schools.

Phase III, to begin in 4-7 years: Improvements at Carrboro and Frank Porter Graham Elementary Schools and at Culbreth Middle School. These projects are currently unfunded. It is hoped that future funding sources will be identified to complete all the projects.



Older Facility Recommendations and the 2016-26 CIP

Key Elements of Older Facility Recommendations
(included in the 2016-26 CIP Recommendations)



- The recommendations are for a comprehensive program that focuses on the district’s 10 oldest schools.
- Facility recommendations include:
 - ✓ **correction of building code violations;**
 - ✓ **improved safety by consolidating operations and controlling entry;**
 - ✓ **indoor air quality deficiencies and health concerns addressed;**
 - ✓ replacement of malfunctioning mechanical equipment;
 - ✓ **relief of traffic congestion problems and providing pedestrian access;**
 - ✓ deconstruction of some inefficient buildings;
 - ✓ accessibility for all students and staff;
 - ✓ extending the life of the schools an additional 50 years; and
 - ✓ providing educational facilities that meet Orange County school construction standards.
- Implementation of the recommendations eliminate mobile classrooms (also in need of renovations) while providing additional student capacity.
 - ✓ Elementary school capacity increase = 555.
 - ✓ High school capacity increase = 155.
- Increased student capacity would result in deferment of new elementary school and high school additions well beyond the 10-year CIP window.
 - ✓ Delays nearly \$57.6 million in projected capital expenditures.
 - ✓ Delays significant operational increases with opening a new school.
- Bond funds and future capital funds directed to the 10 oldest schools will make available CIP (Paygo) revenue for needed maintenance at district’s “newer” schools that are 20-30 years of age.

Additional Details of Older School Facility Recommendations (by Phase/School)

Project Name	Phase (funding source)	Estimated Cost	Health/Life Safety/Code	Capacity	Positively Impacts Security	Upkeep/Maintenance \$ / Broken Infastructure	Completed Project Will Meet OCStandards
Glenwood Elementary (maintain existing buildings, provide secure lobby and front entrance, address health/safety concerns and handicapped accessibility)	1 (District Fund Balance)	\$940,000	<ul style="list-style-type: none">Address water infiltration issuesAccessible bathroomsCorrect chronic flooding, moisture and mold issuesCorrect fire/life safety/egress/code concerns	no increase	yes	maintenance and repairs (10-15 year solution)	no
Chapel Hill High (deconstruction and replacement of an existing building, renovation of remaining buildings, new secure lobby and front entrance, greater connectivity of existing buildings)	1 (2016 Bond)	\$52.41 million	<ul style="list-style-type: none">Address pedestrian/vehicular conflicts, separate bus/car drop off locations, appropriate queuing lengthsHVAC replacement for indoor air qualityAddress water infiltration issuesProvide handicapped accessible main entrance and improved access throughout campusCorrect fire/life safety/egress/code concernsCorrect chronic flooding, moisture and mold issuesProvide safe science labs	105 seats	yes	major renovations to remaining facilities provide long-term maintenance solution (up to 50 year solution)	yes (eliminates reliance on mobiles)
PreK/Phoenix Academy High/ Lincoln Center (deconstruction and replacement of existing buildings, renovation of remaining buildings, PreK centralization, Phoenix Academy expansion, administrative workspace on second floor)	1 (2016 Bond)	\$22.62 million	<ul style="list-style-type: none">HVAC replacement for indoor air qualityProvide handicapped accessible main entrance and improved access throughout campusAddress pedestrian/vehicular conflicts, separate bus/car drop off locations, appropriate queuing lengthsCorrect moisture and mold issuesCorrect fire/life safety/egress/code concerns	189 elementary 50-100 high school	yes	major renovations to remaining facilities provide long-term maintenance solution (up to 50 year solution)	yes (eliminates reliance on mobiles)
Ephesus Elementary (renovation, new secure lobby and front entrance, additional space per OC standards)	2 (request access to planned new schools funds)	\$15.54 million	<ul style="list-style-type: none">Correct chronic moisture and mold issuesCorrect fire/life safety/egress/code concernsProvide handicapped accessible main entrance and improved access throughout campusAddress pedestrian/vehicular conflicts, separate bus/car drop off locations, appropriate queuing lengths	137 seats	yes	major renovations provide long-term maintenance solution (up to 50 year solution)	yes (eliminates reliance on mobiles)
Seawell Elementary (deconstruction and replacement of an existing building, renovation of remaining buildings, new secure lobby and front entrance)	2 (request access to planned new schools funds)	\$15.74 million	<ul style="list-style-type: none">Correct flooding, chronic moisture and mold issuesCorrect fire/life safety/egress/code concernsProvide handicapped accessible main entrance and improved access throughout campusAddress pedestrian/vehicular conflicts, separate bus/car drop off locations, appropriate queuing lengths	119 seats	yes	major renovations to remaining facilities provide long-term maintenance solution (up to 50 year solution)	yes (eliminates reliance on mobiles)
Estes Hills Elementary (deconstruction and replacement of an existing building, renovation of remaining buildings, new secure lobby and front entrance)	2 (request access to planned new schools funds)	\$16.73 million	<ul style="list-style-type: none">Correct flooding, chronic moisture and mold issuesCorrect fire/life safety/egress/code concernsProvide handicapped accessible main entrance and improved access throughout campusAddress pedestrian/vehicular conflicts, separate bus/car drop off locations, appropriate queuing lengths	58 seats	yes	major renovations to remaining facilities provide long-term maintenance solution (up to 50 year solution)	yes (eliminates reliance on mobiles)
Phillips Middle (renovation provides additional program space per OC standards, new secure lobby and front entrance)	2 (request access to planned new schools funds)	\$9.4 million	<ul style="list-style-type: none">Correct flooding, chronic moisture and mold issuesCorrect fire/life safety/egress/code concernsProvide handicapped accessible main entrance and improved access throughout campusAddress pedestrian/vehicular conflicts, separate bus/car drop off locations, appropriate queuing lengths	no increase	yes	major renovations to remaining facilities provide long-term maintenance solution (up to 50 year solution)	yes
Carrboro Elementary (deconstruction and replacement of an existing building, renovation of remaining buildings, new secure lobby and front entrance)	3 (unfunded future capital)	\$13.55 million	<ul style="list-style-type: none">Correct flooding, chronic moisture and mold issuesCorrect fire/life safety/egress/code concernsProvide handicapped accessible main entrance and improved access throughout campusAddress pedestrian/vehicular conflicts, separate bus/car drop off locations, appropriate queuing lengths	52 seats	yes	major renovations to remaining facilities provide long-term maintenance solution (up to 50 year solution)	yes (eliminates reliance on mobiles)
Frank Porter Graham Elementary (renovation provides new secure lobby and front entrance)	3 (unfunded future capital)	\$5.48 million	<ul style="list-style-type: none">Correct flooding, chronic moisture and mold issuesCorrect fire/life safety/egress/code concernsProvide handicapped accessible main entrance and improved access throughout campus	no increase	yes	major renovations to remaining facilities provide long-term maintenance solution (up to 50 year solution)	yes
Culbreth Middle (renovation, except for science lab)	3 (unfunded future capital)	\$5.8 million	<ul style="list-style-type: none">Correct fire/life safety/egress/code concerns	no increase (capacity increase occurred as part of recent science wing addition)	yes	major renovations to remaining facilities provide long-term maintenance solution (up to 50 year solution)	yes (this school currently meets Orange County Standards)