

COMPREHENSIVE REVIEW 2023 A STUDENT-CENTERED REVIEW OF PROGRAMS, BOUNDARIES AND FACILITIES Capital Improvement Plan 2024-2028

Feb. 14, 2023

PRESENTATION OVERVIEW

- Comprehensive Review Overview
- Tonight's Objective
- Phase I Overview
- Phase II Overview
- Capital Project Recommendation
- Next Steps

OBJECTIVE

• Recommend the 2024-2028 Capital Improvement Plan (CIP) and hear public feedback prior to the Charlotte-Mecklenburg Board of Education vote and adoption of the CIP on February 28, 2023

OVERARCHING TIMELINE



CHARLOTTE-MECKLENBURG SCHOOLS

4

CAPITAL IMPROVEMENT PLAN

CAPITAL PLANNING AS A FRAMEWORK

What:

• Evaluation of the condition and utilization of our facilities, as well as programmatic offerings and locations supported

Why:

• Results in intentionally designed and built school facilities based on current standards

INPUTS TO THE CAPITAL IMPROVEMENT PLAN





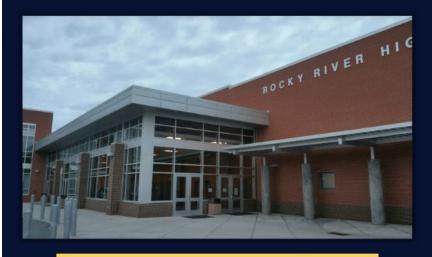


ASSUMPTIONS

METHODOLOGIES

STANDARDS

Rocky River HS



2010: \$52 MM

New South Relief HS



2024: \$130 MM



RUBRIC: BACKGROUND AND EVOLUTION

2007: Rubric inception

• Major emphasis on growth and number of classrooms

2020: Focus shift on educational environment

 Includes facilities condition, staff building utilization, maintenance history, baseline standards (# of classrooms/core spaces) and programmatic implication

2022: New rubric implementation in Capital Improvement Plan

RUBRIC: BACKGROUND AND EVOLUTION

Rubric inputs from departments such as: Academics, Building Services, Finance, Human Resources, Capital Programs, and Architecture include information regarding the following:

- Facilities Condition
- Staff Building Utilization
- Maintenance History
- Baseline Standards (# of classrooms/core spaces)
- Programmatic Implications

EVALUATION RUBRIC

500	400	400	300	300	100	-500	-100
Educational Environment	Current CR Utilization	Condition	Lifecycle	External Mandates/ District Initiatives	Continuity	Logistics	MCA

CAPACITY THROUGH CONDITION

While the bonds in 2007, 2013 and 2017 helped address capacity issues and increasing enrollment, aging facilities and capacity constraints still remain.

Because many of the current facilities with the worst conditions are generally smaller than the current new school size, there is an opportunity to increase capacity while improving conditions.

WHERE WE STARTED



\$5,254,558,754 UNESCALATED TOTAL (MAY 2022)

INITIAL DECISIONS

Lincoln Heights Montessori	Conversion to full PK-6 Montessori magnet
Charlotte East Language	Convert to full K-8 Dual Language Magnet to relieve Oaklawn
E.E. Waddell	Open with PACE Academy, Virtual and additional high school magnet
Charlotte-Mecklenburg Virtual	Relocate to E.E. Waddell
Turning Point	Was in lease space and at Pawtuckett; relocate to Derita (until J.T. Williams is available through CIP adoption)

PHASE I OVERVIEW

COMMUNITY ENGAGEMENT: PHASE I

OCTOBER - NOVEMBER 2022

Thursday, October 6	12 p.m.	Neighborhood K-8s	Virtual
Wednesday, October 12	12 p.m.	Language Magnet Programs	Virtual
Thursday, October 13	12 p.m.	Regional Athletic Facilities	Virtual
Thursday, October 13	6 p.m.	All Topics	Garinger
Wednesday, October 19	6 p.m.	Recapturing Market Share	Virtual
Thursday, October 20	12 p.m.	STE/AM Magnet Programs	Virtual
Wednesday, October 26	6 p.m.	All Topics	Harding
Thursday, October 27	12 p.m.	Boundary Development Process	Virtual
Thursday, November 3	6 p.m.	All Topics	Chambers
Thursday, November 10	6 p.m.	All Topics	Hopewell
Wednesday, November 16	6 p.m.	All Topics	Providence
Wednesday, November 30	6 p.m.	Wrap-up	Virtual

COMMUNITY ENGAGEMENT: STATISTICS FOR PHASE I





750+ attendees

7 virtual sessions



50 in-person sessions (45 requested meetings)

3,000+ survey responses

COMMUNITY ENGAGEMENT: STATISTICS FOR PHASE I

- Widespread support for capital investment in schools and an appreciation for our approach
- Need for clear pathways and K-12 articulation for programs across Mecklenburg County
- Pros and cons noted relative to P/K-8 model and agreement that there is no "one size" answer
- Consensus on regional athletic model as part of a "both/and" strategy at this time
- Clear desire for more stability in student assignment
- Support for CMBE priorities in student assignment process while recognizing challenges inherent in balancing SES diversity, home-to-school distance, intact feeders, and utilization

PHASE II OVERVIEW



\$2,885,000,000 UNESCALATED CURRENT TOTAL

COMMUNITY ENGAGEMENT: PHASE II

JANUARY - FEBRUARY 2023

Wednesday, January 18	7 p.m.	North Mecklenburg High School
Thursday, January 19	12 p.m.	Virtual
Thursday, January 19	6 p.m.	Garinger High School
Wednesday, January 25	6 p.m.	Northwest School of the Arts
Thursday, January 26	12 p.m.	Virtual
Tuesday, January 31	6 p.m.	South Mecklenburg High School
Wednesday, February 1	6 p.m.	East Mecklenburg High School
Thursday, February 2	12 p.m.	Virtual
Thursday, February 2	6 p.m.	Virtual
Wednesday, February 8	6 p.m.	Charlotte East Language Academy (Spanish Presentation)

COMMUNITY ENGAGEMENT: STATISTICS FOR PHASE II





500+ attendees

4 virtual sessions





33 in-person sessions (1 Spanish session; 27 requested sessions)

2,170 website visits

COMMUNITY ENGAGEMENT: WHAT WE HEARD - PHASE II

- Continued widespread support for capital investment in schools/community
- Time for continued engagement at the school and community level for future programmatic decisions (i.e. magnet programs)
- Commitment to deep engagement when future boundary decisions are needed
- Desire to offer support and advocacy
- Grateful for listening to feedback
- Support for healthier and safer schools
- Necessary for the relief of overcrowding

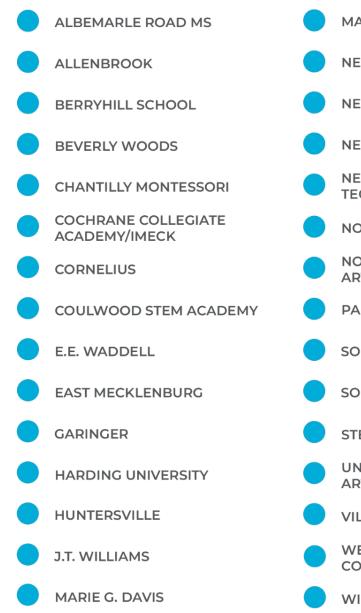
COMMON QUESTIONS

- How are projects identified?
- Why don't I see my school on the project list?
- Is funding available for the proposed projects?
- What is a bond referendum?
- What is the timeline to the Nov. 2023 bond referendum?
- When will the proposed projects begin?
- What is an onsite replacement?
- What is an offsite replacement?
- Will there be new school boundaries for these projects?

RECOMMENDATION



\$2,997,749,160 ESCALATED CURRENT TOTAL



MATTHEWS
NEW MS #1
NEW MS #2
NEW MS #3
NEW SECOND WARD MEDICAL & TECHNOLOGY HS
NORTH MECKLENBURG
NORTHWEST SCHOOL OF THE ARTS
PARK ROAD MONTESSORI
SOUTH CHARLOTTE
SOUTH MECKLENBURG
STEELE CREEK
UNIVERSITY PARK CREATIVE ARTS
VILLA HEIGHTS
WEST REGIONAL ATHLETIC COMPLEX

WILSON STEM ACADEMY

IMPACTED MAGNET PROGRAMS

- UNIVERSITY PARK/CREATIVE ARTS SCHOOL/FIRST WARD/ NORTHWEST SCHOOL OF THE ARTS
- CHANTILLY/PARK ROAD/JOHN
 T. WILLIAMS MONTESSORI/
 MARIE G. DAVIS
- GARINGER HIGH SCHOOL/ COCHRANE

TOP-30 PROJECTS

ALBEMARLE ROAD MS
 Onsite replacement with 45 CR
 baseline facility
 Escalated Cost: \$100,474,587

ALLENBROOK Offsite replacement at Freedom

Driving Range; demolish existing facility Escalated Cost: \$78,774,504

Offsite replacement; demolish building

BERRYHILL SCHOOL

Escalated Cost: \$110,503,393

BEVERLY WOODS

Onsite replacement with 45 CR baseline facility Escalated Cost: \$73,089,212

CHANTILLY MONTESSORI/ COTSWOLD/BILLINGSVILLE

Onsite replacement of Cotswold ES, collapsing paired school into Billingsville for project duration; renovate Billingsville for relocated Montessori PK-6 program; demolish Chantilly Escalated Cost: \$79,177,946

COCHRANE COLLEGIATE ACADEMY/IMECK

Onsite replacement with 54 CR baseline facility; relocate 9-12 iMeck program to Garinger HS Escalated Cost: \$105,750,443

CORNELIUS
 Onsite replacement with 45 CR
 baseline facility
 Escalated Cost: \$78,249,612

COULWOOD STEM ACADEMY
 Onsite replacement with 54 CR
 baseline facility; STEM program to
 remain
 Escalated Cost: \$94,739,834

E.E. WADDELL Addition and renovation for

Addition and renovation for 2nd phase of magnet program implementation Escalated Cost: \$20,519,202

EAST MECKLENBURG

Final phases of work, to inlcude replacement of balance of campus buildings; comprehensive athletics package Escalated Cost: \$206,100,591

TOP-30 PROJECTS (cont'd)

• GARINGER

Next phase of work, to include new kitchen/cafeteria, specialty classrooms, gym, and athletics; renovate and repurpose existing kitchen/cafeteria Escalated Cost: \$56,112,751

 HARDING UNIVERSITY
 Final phases of work, to include comprehensive athletics package and balance of campus replacement

 Escalated Cost: \$207,692,152

HUNTERSVILLE Onsite replacement with 45 CR baseline facility Escalated Cost: \$68,045,003 J.T. WILLIAMS Final phase of renovations to repurpose for alternative education programs Escalated Cost: \$19,057,620

MARIE G. DAVIS Convert facility to 7-12 Montessori to replace use at J.T. Williams and expand program Escalated Cost: \$5,768,523

MATTHEWS Replacement with 45 CR baseline facility Escalated Cost: \$82,544,956

NEW MS #1 Baseline 54 CR facility to relieve Community House MS, Jay M. Robinson MS, and Rea Farms STEAM K-8 Escalated Cost: \$92,050,248 • NEW MS #2 Baseline 54 CR facility at Stumptown Road to relieve Bailey Road, Davidson K-8, and JM Alexander Escalated Cost: \$94,632,734

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NEW MS #3 54 CR baseline facility on HWY 160 to relieve Southwest and Kennedy middle schools Escalated Cost: \$99,370,551

 NEW SECOND WARD MEDICAL & TECHNOLOGY HS

Full magnet high school on old Metro site; additional space to replace 5th floor of CMGC; relocate program from Hawthorne to facilitate Villa Heights replacement *Escalated Cost: \$186,384,308*

TOP-30 PROJECTS (cont'd)

- NORTH MECKLENBURG Final phase, to include onsite replacement of balance of campus, comprehesive athletics package Escalated Cost: \$266,257,972
- NORTHWEST SCHOOL OF THE ARTS/FIRST WARD

Final phase of work, to include new specialty classroom space and 9-12 conversion/expansion; renovate First Ward as full magnet 6-8 Escalated Cost: \$95,954,985

 PARK ROAD MONTESSORI/ SEDGEFIELD ES/DILWORTH

Relocate Montessori PK-6 program to converted Sedgefield ES; replace PRM with 45 CR school for Dilworth paired schools; renovate Dilworth for a TBD magnet use Escalated Cost: \$91,299,501

- SOUTH CHARLOTTE Onsite replacement with 54 CR baseline facility Escalated Cost: \$105,649,139
- SOUTH MECKLENBURG HIGH
 SCHOOL

Final phases of work, to include onsite replacement of balance of campus to +/- 100 CR baseline, comprehensive athletics package *Escalated Cost: \$128,394,161*

- STEELE CREEK Onsite replacement with 45 CR baseline facility Escalated Cost: \$80,297,757
- UNIVERSITY PARK CREATIVE ARTS Onsite replacement with 39 CR performing arts K-5 full magnet ES Escalated Cost: \$77,164,880

- VILLA HEIGHTS Offsite replacement at Hawthorne site; demolish current building Escalated Cost: \$85,294,783
- WEST REGIONAL ATHLETIC COMPLEX

New multi-sport regional athletic competition complex with gymnasium; natatorium; stadium; fields; ancillary spaces Escalated Cost: \$113,638,446

• WILSON STEM ACADEMY Onsite replacement with 54 CR baseline facility Escalated Cost: \$94,759,364

NEXT STEPS

- Feb. 28: Charlotte-Mecklenburg Board of Education adoption of the Capital Improvement Plan (CIP) at the regular meeting
- Mar 4: Presentation of the adopted CIP at Joint Meeting of Charlotte-Mecklenburg Board of Education and Mecklenburg Board of County Commissioners
- Spring: Mecklenburg County Board of County Commissioners CIP adoption
- Spring: Local Government Commission (LGC) authorization for a general obligation bond referendum
- Spring-Fall: Information about the CIP will be disseminated to the community
- Nov. 7: Adopted CIP will appear on a general obligation bond referendum (*pending approval by CMBE, BOCC and LGC*)

APPENDIX

KEY TERMS AND DEFINITIONS

CRITERIA	DEFINITION
Educational Environment:	Measuring classrooms and buildings against the factors that are known to have negative impacts on teaching and learning
Current Utilization	The ratio of available teaching stations to classroom teachers
Condition	Measuring the cost to repair versus replace
Lifecycle	Evaluating deferred maintenance, work order history and component age
External Mandates/District Initiatives	External & internal statutes, policies, and programs
Continuity	Connects multiple phases of work on a single campus or projects related to a group of schools
Logistics	Ensures a chain of projects takes place in the appropriate order
MCA	Municipal Concerns Act

DISCUSSION AND FEEDBACK

