

Capital Improvement Plan



**BUILDING FOR
EXCELLENCE**





Objective

Provide a status update on current and future actions related to the Charlotte-Mecklenburg Schools Capital Improvement Plan (CIP)

Agenda

Capital Improvement Plan (CIP) - Current Status

- Plan Development
- General Obligation Bond Referendum
- 2017 Progress & Real Time Updates

Capital Improvement Plan (CIP)– Next Steps

- Projects
- Process





Our Approach

- Starting with students in mind
- Building stimulating, safe learning spaces to positively impact student outcomes
- Enhancing educational environments to make things better for staff, too
- Investing into facilities that support teaching and learning, and not real estate
- Creating additional capacity for students and programs while simultaneously addressing conditions to be efficient and effective stewards





Building for Excellence

On November 7, 2023 the registered voters in Mecklenburg County supported the passage of the general obligation bond referendum to improve teaching and learning environments for thousands of students.

THANK YOU!



Bond Project List



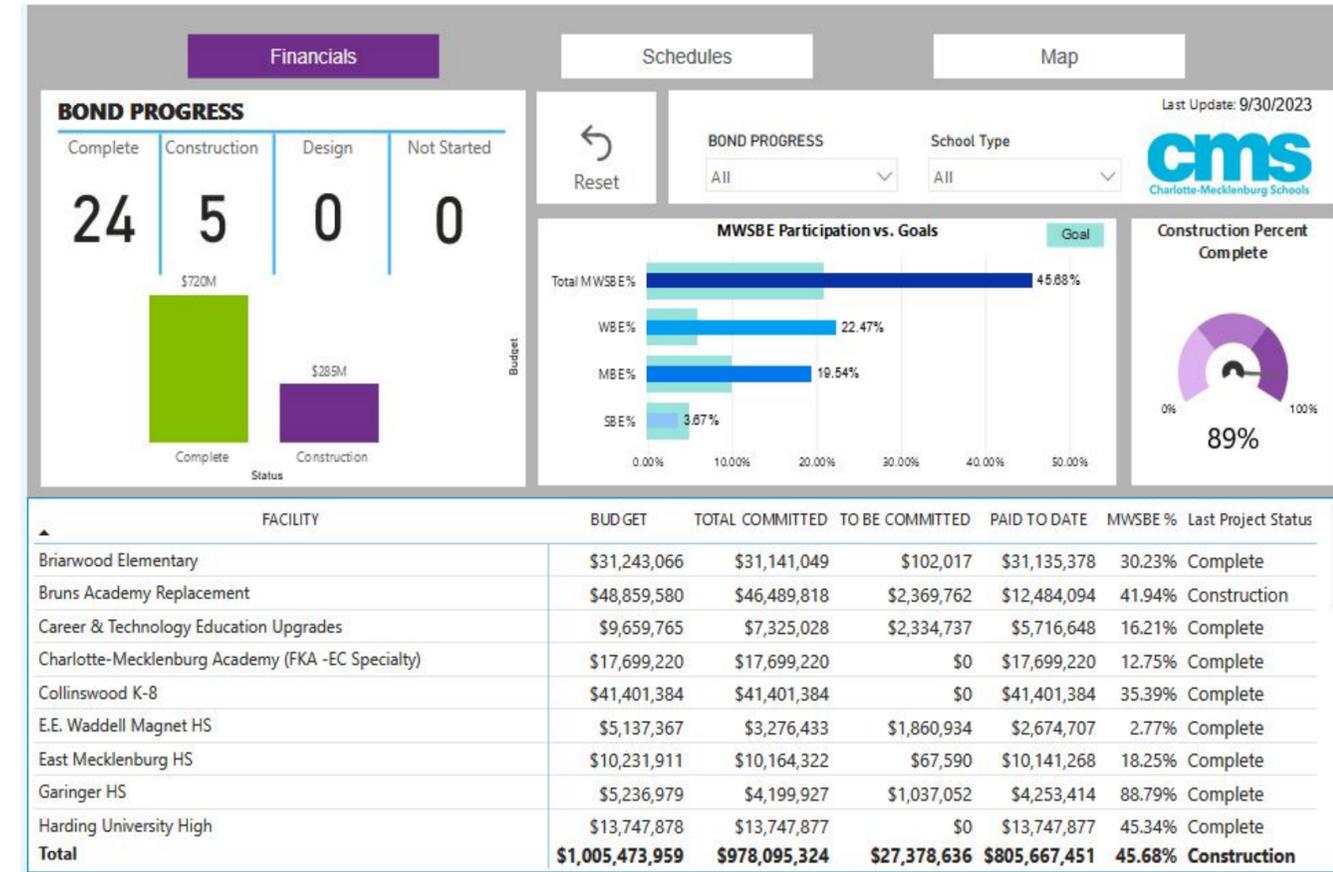
- ALBEMARLE ROAD MIDDLE SCHOOL
- ALLENBROOK ELEMENTARY
- BERRYHILL SCHOOL
- BEVERLY WOODS ELEMENTARY SCHOOL
- COCHRANE COLLEGIATE ACADEMY/IMECK
- CORNELIUS ELEMENTARY SCHOOL
- COTSWOLD/CHANTILLY/BILLINGSVILLE
- COULWOOD STEM ACADEMY
- E.E. WADDELL HIGH SCHOOL
- EAST MECKLENBURG HIGH SCHOOL
- GARINGER HIGH SCHOOL
- HARDING UNIVERSITY HIGH SCHOOL
- HUNTERSVILLE ELEMENTARY SCHOOL
- J.T. WILLIAMS
- MATTHEWS ELEMENTARY SCHOOL
- MONTESSORI SECONDARY AT MARIE G. DAVIS
- NEW MIDDLE SCHOOL #1
- NEW MIDDLE SCHOOL #2
- NEW MIDDLE SCHOOL #3
- NEW SECOND WARD MEDICAL & TECHNOLOGY HIGH SCHOOL
- NORTH MECKLENBURG HIGH SCHOOL
- NORTHWEST SCHOOL OF THE ARTS/FIRST WARD
- PARK ROAD MONTESSORI/SEDGEFIELD/DILWORTH
- SOUTH CHARLOTTE MIDDLE SCHOOL
- SOUTH MECKLENBURG HIGH SCHOOL
- STEELE CREEK ELEMENTARY SCHOOL
- UNIVERSITY PARK CREATIVE ARTS
- VILLA HEIGHTS ELEMENTARY SCHOOL
- WEST REGIONAL ATHLETIC COMPLEX
- WILSON STEM ACADEMY



2017 Capital Investment Plan

Progress - MWSBE & Real-Time Updates

- Bond construction website: www.cmsbondconstruction.com
- MWSBE program serves as a benchmark locally, statewide and nationally
- Highest K-12 participation in the State of North Carolina (45.6%)
- MWSBE requirements included in all informal/formal projects





2017 Capital Investment Plan

29 Total Projects

- 24 of 29 projects complete
- 3 projects on-schedule to open for the 2024-25 school year:
 - Bruns Avenue ES
 - South Charlotte Relief HS
 - Elon Park Relief ES
- 2 projects on schedule to be completed by the end of 2024 calendar year:
 - South Mecklenburg HS
 - Northwest School of the Arts





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CAPITAL IMPROVEMENT PLAN: NEXT STEPS





NEXT STEPS FOR 2024-25 PROJECTS/FACILITIES

2017 Bond

2023 Bond

2017

- Bruns Ave ES
- Elon Park Relief
- NW School of Arts
- Relief HS
- S Meck HS

2023

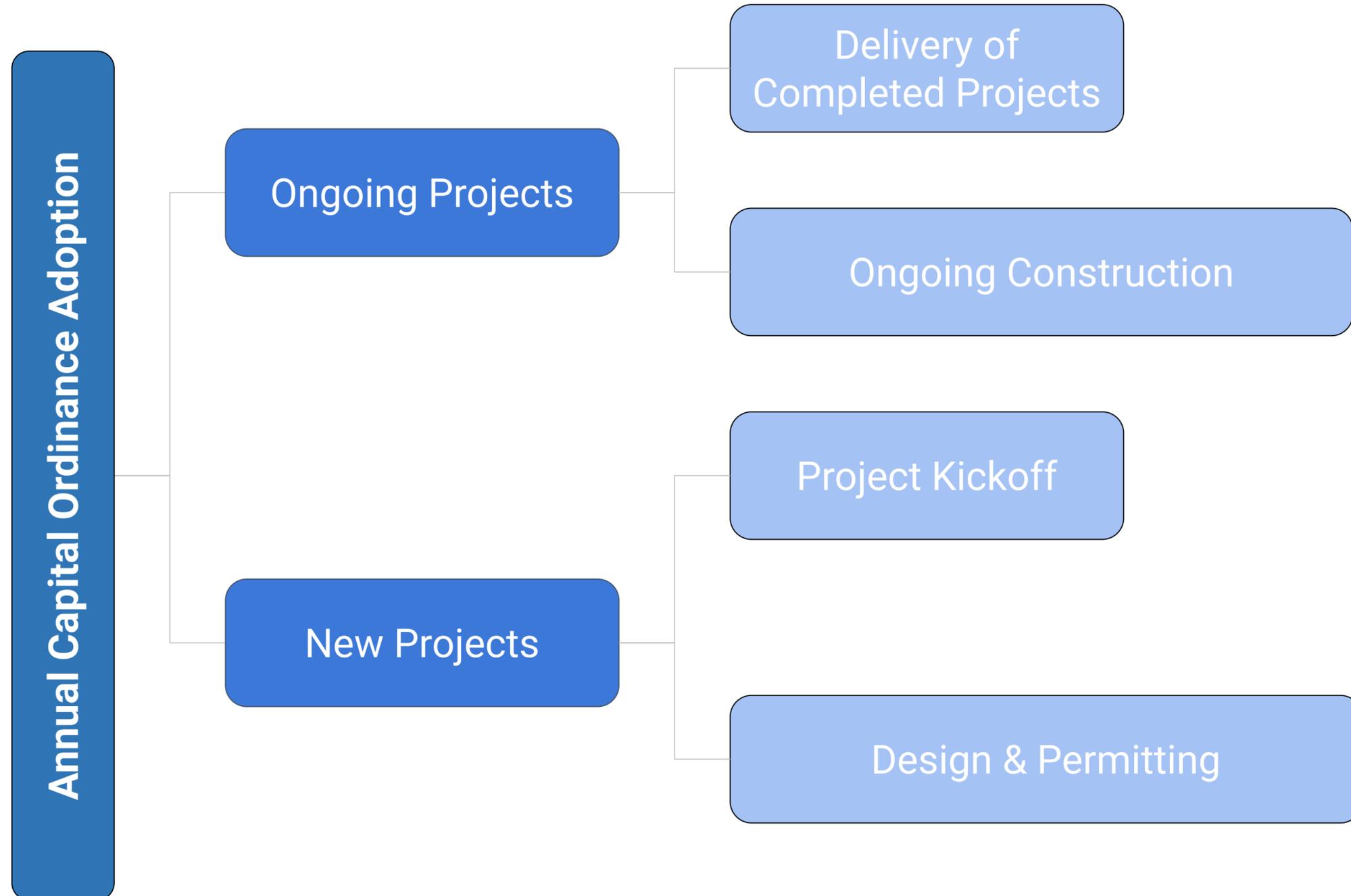
- Chantilly Mont, Billingsville ES, Cotswold ES,
- MS #1
- Mont @ MG Davis
- N Meck HS
- NW School of Arts
- Park Rd Mont, Dilworth ES, Sedgefield ES
- Second Ward HS
- S Meck HS



NEXT STEPS - Projects/Facilities/Process

Project Execution Considerations

- Cash Flow
- Capacity
- Condition
- **Logistics**
- Stewardship

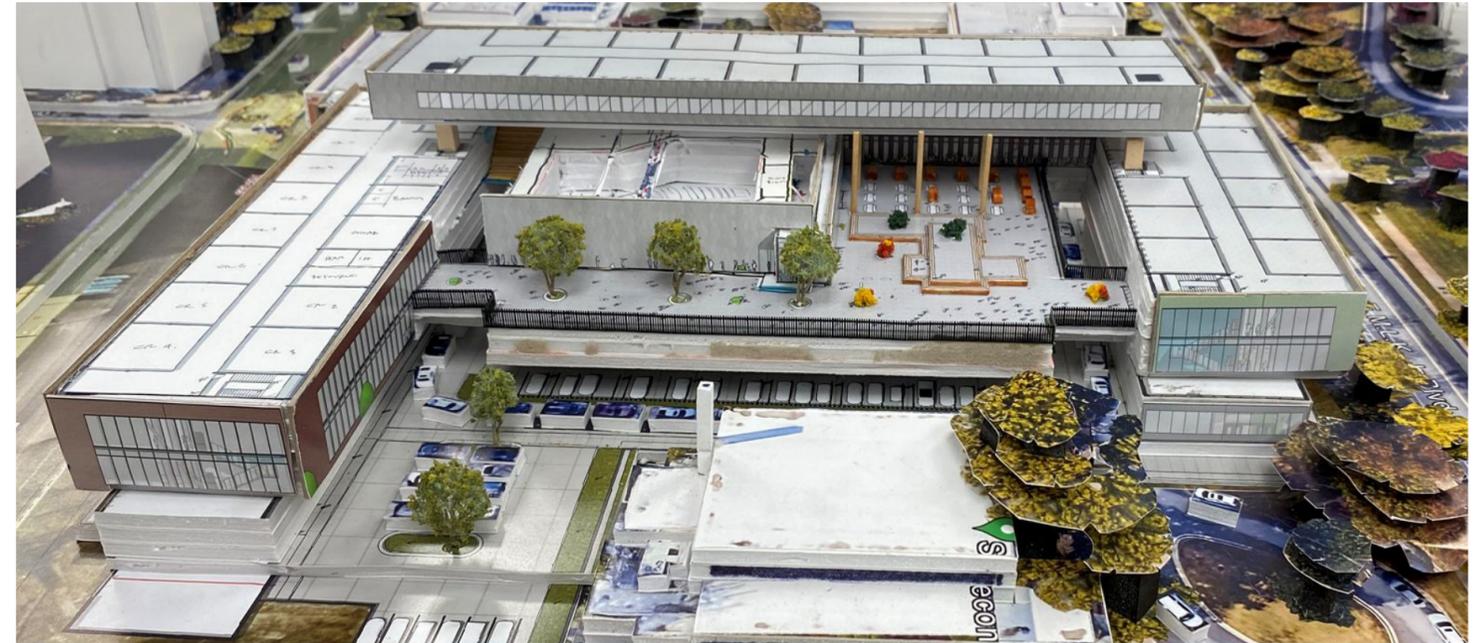




NEXT STEPS - Projects & Process

Initial Projects

- Chantilly Montessori/Cotswold ES/Billingsville ES
- Montessori Secondary @ Marie G. Davis
- New Middle School #1
- New Second Ward Medical & Technology HS
- North Mecklenburg HS
- Northwest School of the Arts/First Ward
- Park Road Montessori/Dilworth ES/Sedgefield ES
- South Mecklenburg HS



**Projects listed in alphabetical order*



NEXT STEPS - Project Development Process

Design

Zoning & Permitting

Construction

Architecture and engineering led process; Schematic Design and Design Development lead to generation of Construction Drawings for permitting and use by Construction Managers

Rezoning or other site permissions; including traffic analysis and due diligence activities; drawings submitted to the appropriate governing authorities (i.e. County, City, State) for permitting and approval

Construction Managers are selected to construct the project(s), and manage subcontractors and trades



NEXT STEPS - Program Management

The Program Manager:

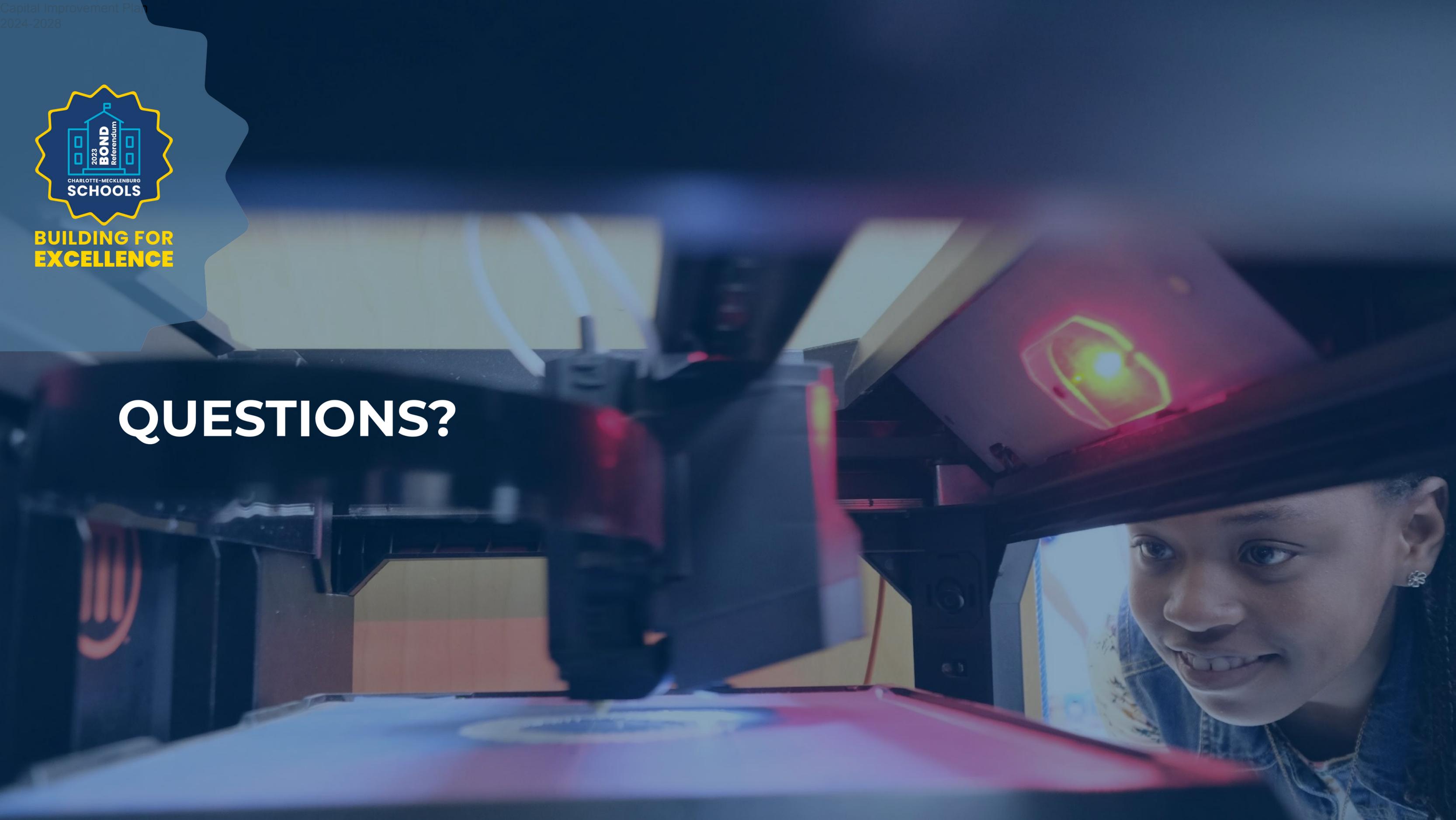
- Manages capital-funded projects
- Reports to CMS Operations Division leaders
- Oversees project logistics, progress, and reporting
- Allows for flexible staffing of required personnel to address program needs

A Request for Qualifications will be issued for program management services within the next 60 days.



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QUESTIONS?





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APPENDIX



2023 Bond Referendum



South Mecklenburg HS	Final phases of work, to include onsite replacement of balance of campus to +/- 100 classroom baseline, comprehensive athletics package	\$127,909,253
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.	\$93,654,147
New MS #1	Baseline 54 classroom facility to relieve Community House MS, Jay M. Robinson MS, and Rea Farms STEAM K-8	\$101,089,262
Beverly Woods ES	Onsite replacement with 45 classroom baseline school	\$71,237,700
Wilson STEM Academy	Onsite replacement with 54 classroom baseline facility	\$92,471,565
Huntersville ES	Onsite replacement with 45 classroom baseline facility	\$66,235,904
Park Road Montessori/ Dilworth ES/ Sedgefield ES	Relocate Montessori PK-6 program to converted Sedgefield ES; replace PRM with 45 classroom school for Dilworth paired schools; repurpose Dilworth for a TBD magnet MS use	\$89,491,970
Cotswold ES/ Chantilly Montessori/ Billingsville ES	Onsite replacement of Cotswold ES with a 45 classroom facility, collapsing paired school into Billingsville for project duration; repurpose Billingsville for relocated Montessori PK-6 program; demolish Chantilly	\$80,555,856
New Second Ward Medical & Technology HS	Full magnet high school on old Metro site; relocate program from Hawthorne site	\$176,810,460
Coulwood STEM Academy	Onsite replacement with 54 classroom baseline facility; STEM program to remain	\$92,706,982

2023 Bond Referendum



North Mecklenburg HS	Final phase, to include onsite replacement of balance of campus, comprehensive athletics package	\$228,464,171
Matthews ES	Replacement with 45 classroom baseline facility	\$79,874,929
Albemarle Road MS	Onsite replacement with 54 classroom baseline facility	\$97,732,036
University Park Arts	Onsite replacement with 39 classroom baseline facility with arts-specific spaces to support program	\$73,119,088
New MS #2	Baseline 54 classroom facility at Stumptown Road to relieve Bailey Road MS, Davidson K-8, and J.M. Alexander MS	\$92,371,482
Allenbrook ES	Offsite replacement at Freedom Driving Range with a 45 classroom baseline school; demolish existing facility	\$74,244,220
Garinger HS	Next phase of work, to include new kitchen/cafeteria, specialty classrooms, gym, and athletics; renovate and repurpose existing kitchen/cafeteria	\$54,905,692
Harding University HS	Final phases of work, to include comprehensive athletics package and balance of campus replacement	\$202,879,499
East Mecklenburg HS	Final phases of work, to include replacement of balance of campus buildings; comprehensive athletics package	\$201,339,353
Steele Creek ES	Onsite replacement with 45 classroom baseline facility	\$80,830,528

2023 Bond Referendum



Cornelius ES	Onsite replacement with 45 classroom baseline facility	\$76,471,997
Berryhill School	Offsite replacement with 54 classroom baseline facility; demolish building	\$104,286,451
Montessori Secondary @ Marie G. Davis	Convert to 7-12 Montessori to replace use at J.T. Williams and expand program; complete renovations at J.T. Williams for use by alternative education programs	\$9,174,783
New MS #3	54 classroom baseline facility on HWY 160 to relieve Southwest and Kennedy middle schools	\$98,436,153
Cochrane Collegiate Academy/iMeck	DESIGN ONLY - Onsite replacement with 54 classroom baseline facility; relocate 9-12 iMeck program to Garinger HS	\$7,506,657
E.E. Waddell HS	DESIGN ONLY- Building addition to support program(s)	\$1,563,349
Villa Heights ES	DESIGN ONLY - 45 classroom baseline school to be constructed on the Hawthorne site; demolish existing Villa Heights	\$6,247,870
South Charlotte MS	DESIGN ONLY - Onsite replacement with 54 classroom baseline facility	\$7,741,099
J.T. Williams	DESIGN ONLY - Final phase of work to support Alternative Education use	\$1,647,753
West Regional Athletic Complex	DESIGN ONLY - New multi-sport regional athletic competition complex with gymnasium; natatorium; stadium; fields; ancillary spaces	\$8,999,791

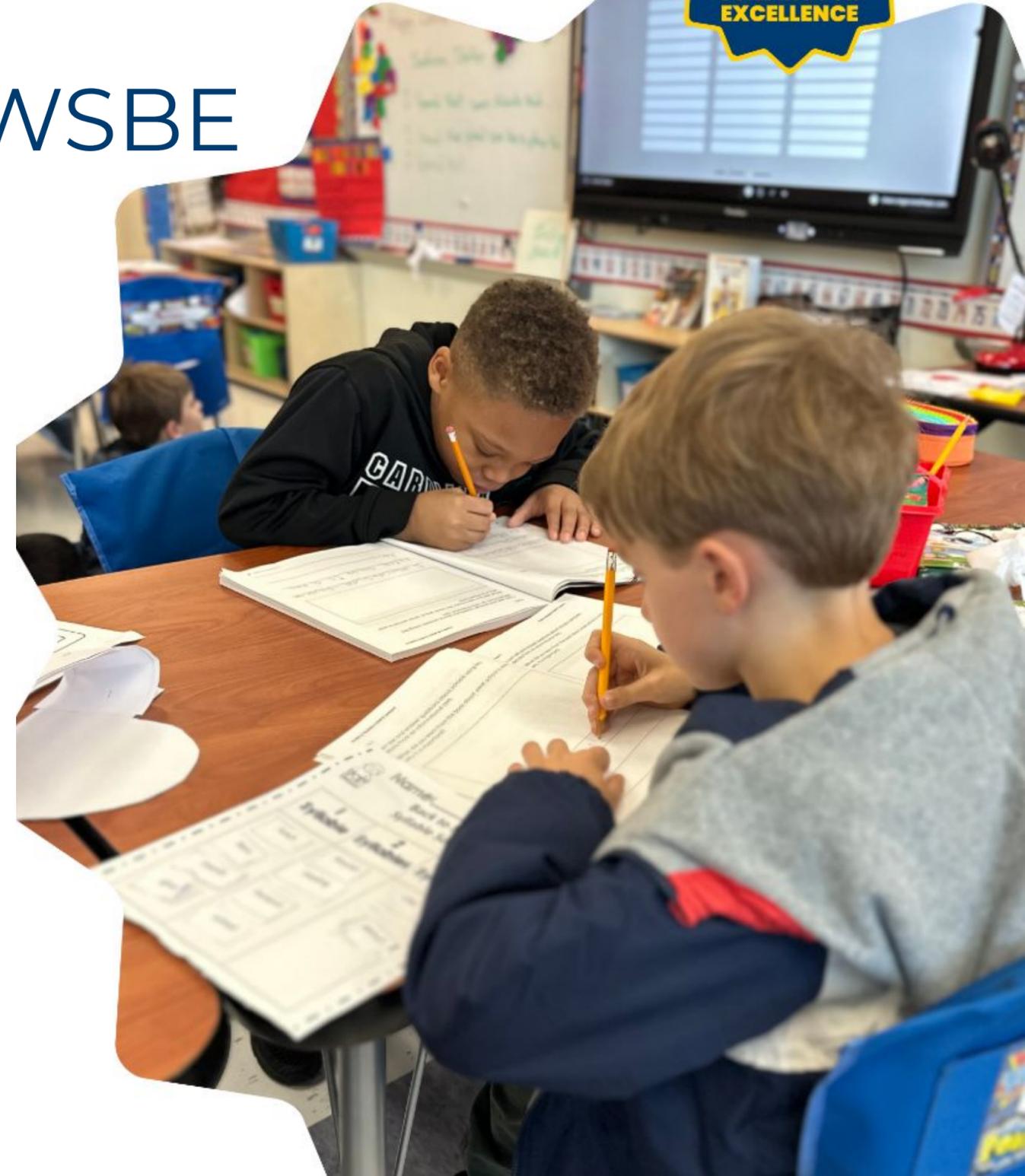


NEXT STEPS

Commitment to Excellence - MWSBE

Strategies

- Vendor outreach and certification
- Supplier Forums
- Participate in the pre-bid/proposal and selection of all design/construction projects
- Review of CM Pre-qualification and scoring prior to pre-qualification process
- Review of CM pre-qualified bidders prior to bidding to ensure inclusion of MWSBE contracts in every package when available





NEXT STEPS

Commitment to Excellence - MWSBE

Strategies *(cont.)*

- Review of all bids prior to award for compliance
- After contract award attend owner/architect/contractor (OAC) meetings to ensure firms are performing on the job
- Review of pay applications ensuring MWSBE firms are paid in accordance with contract award
- Dispute resolution when needed
- Review/track spending to report quarterly and on www.cmsbondconstruction.com
- Workforce Development Program required on all formal construction projects

New funding presents new opportunities!