



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

EARLY 2022

COMPREHENSIVE REVIEW LAUNCH

AUGUST/NOVEMBER

EARLY ACTIONS TAKEN WITHIN CONTEXT OF LARGER PLAN

FALL/WINTER 2022

COMMUNITY ENGAGEMENT FOR COMPREHENSIVE PLAN TO INCLUDE SOUTH CHARLOTTE RELIEF HS AND CAPITAL NEEDS ASSESSMENT

JANUARY 2023

COMPREHENSIVE PLAN REVISION SHARED FOR FEEDBACK AND REFINEMENT; SEPARATE SOUTH CHARLOTTE RELIEF PROJECT FOR APPROVAL IN MAY



FEBRUARY 2023

CMBE VOTE ON 2024-2028 CIP

MARCH 2023

PRESENT CIP TO MECKLENBURG COUNTY BOARD OF COMMISSIONERS

SPRING/FALL 2023

BOND REFERENDUM INFORMATION COMMUNICATION; CONTINUED BOUNDARY AND PROGRAM WORK

NOVEMBER 2023

GENERAL OBLIGATION BOND REFERENDUM

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

125

**TOTAL
PROJECTS**

\$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 Pawtucket; 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

TOP
40
PROJECTS

\$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 <i>(Spanish Presentation)</i>

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

COMMUNITY ENGAGEMENT:

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

TOP
30
PROJECTS

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

- ALBEMARLE ROAD MS
- ALLENBROOK
- BERRYHILL SCHOOL
- BEVERLY WOODS
- CHANTILLY MONTESSORI
- COCHRANE COLLEGIATE ACADEMY/IMECK
- CORNELIUS
- COULWOOD STEM ACADEMY
- E.E. WADDELL
- EAST MECKLENBURG
- GARINGER
- HARDING UNIVERSITY
- HUNTERSVILLE
- J.T. WILLIAMS
- MARIE G. DAVIS
- 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
- **BERRYHILL SCHOOL**
Offsite replacement; demolish building
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 2nd phase of magnet program implementation
Escalated Cost: \$20,519,202
- **EAST MECKLENBURG**
Final phases of work, to include 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
- **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, comprehensive 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