CHCCS Facilities Assessment Recommendations

CONSTRUCTION LIST		
School Name	**Scope of Work**	**Est. Cost**
CARRBORO ELEMENTARY	• Eliminates life safety issues in Building 100 by deconstruction and building new academic wing • Provide a new administration suite & main entrance • Moves queuing off of the road • Increase capacity by 52 seats	$13.55M
CHAPEL HILL HIGH SCHOOL	• Deconstruct all of Building "A" • Replaces oldest academic building with new • Creates a new entry/ admin suite that is accessible and secure • Addresses oldest building and major mechanical issues • Connects more of the campus • Increases capacity by 105 seats	$52.41M
CULBRETH MIDDLE	• Renovate existing building • Construct small addition that provides new location for administration suite and provides secure main entrance	$7.15M
EPHESUS ELEMENTARY	• Renovate & reorganize the layout of the main building • Relocated the administration suite to the street front & provide a new main entry • Provide additional program space to eliminate mobiles & bring school up to space standards • Increase capacity by 137	$15.54M
ESTES HILLS ELEMENTARY	• Provide an administration addition at front to provide necessary staff space as well as a secure main entry • Classroom wing deconstruction and addition at rear of the school • Enclose breezeways to connect all classrooms with interior corridors • Provide new queuing configuration • Increase capacity by 58 seats	$16.73M
FRANK PORTER GRAHAM ELEMENTARY	• Deconstruct existing admin bldg & construct addition of admin/kitchen space to meet space standards • Provide more prominent front door and secure main entrance • Renovate existing buildings	$9.45M

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GLENWOOD ELEMENTARY	• Maintain existing buildings • Provide small administrative addition • Provide secure main entrance & adequate administrative space	$1.70M
LINCOLN CENTER	• Deconstruct the existing Lincoln Center • Construct a building to house both Pre-K program & new central office • Increase elementary capacity by 189	$15.99M
PHILLIPS MIDDLE	• Renovate existing building • Provide additional program space to meet space standards including increasing the admin suite to provide a secure main entry	$9.61M
SEAWELL ELEMENTARY	• Deconstruct the five classroom pod • Renovate the existing buildings • Provide additional program space to meet space standards &replace deconstructed classrooms • Increase capacity by 119	$15.74M
	Construction Phasing & Temp. Facilities Cost:	$2.98M
	Total Estimated Cost:	**$160.84M**

Factors used to evaluate and formulate the scope of work:

- Critical needs - code, life safety, etc.
- Long range use of facility
- Need for additional seats in geographic location and growth areas
- History of past improvements at facilities
- Safety and security concerns

PROS for Recommendations:

- Eliminates mobiles
- Increases student capacity
- Delays the need for the next new elementary school
- Extends the life of the older schools in the district
- Increase security

CHCCS Facilities Assessment
Construction Phasing / Temporary Facilities Preliminary Analysis 1

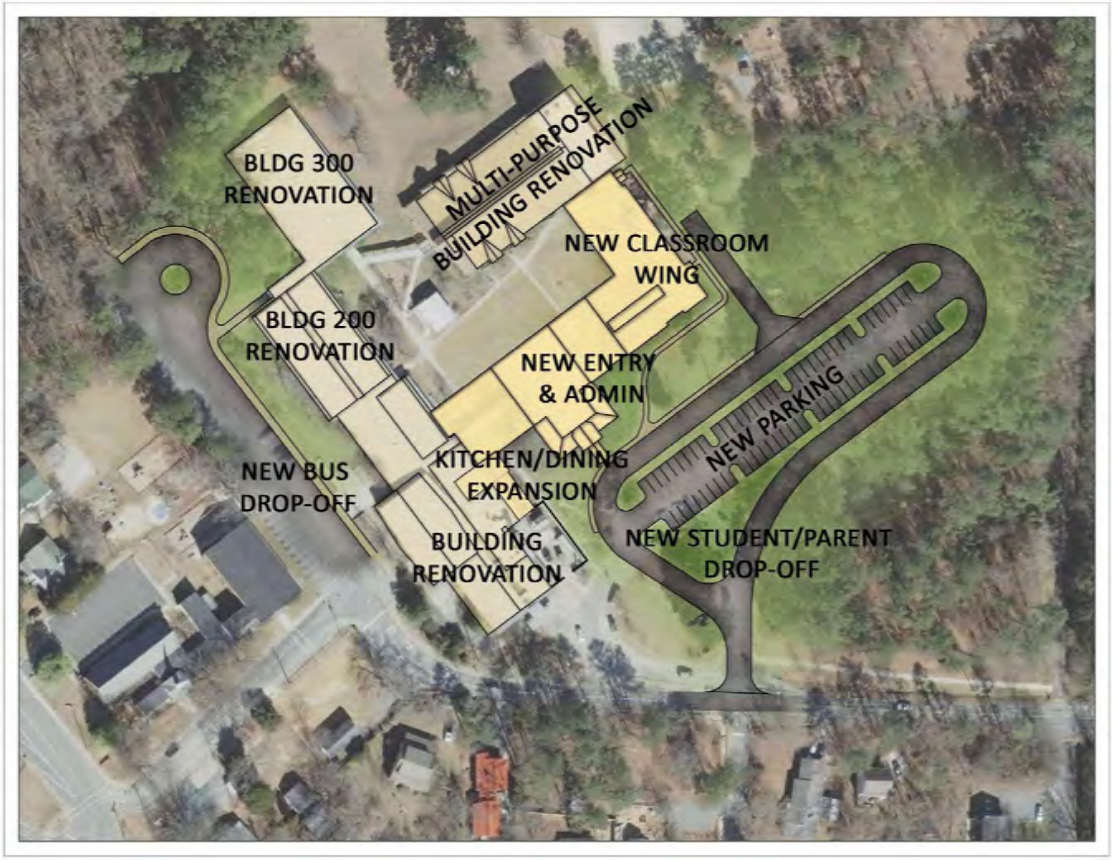
PHASE I CONSTRUCTION LIST		
School Name	**Scope of Work**	**Est. Cost**
CARRBORO ELEMENTARY	• School would be partially occupied and functioning during construction activities. Some student relocations to offsite classrooms would be required. • Relocate bus drop off and provide limited temporary parking areas. • Provide temporary measures to separate construction areas from public access to building. • Phase work in existing buildings to unoccupied times.	$50,000
CHAPEL HILL HIGH SCHOOL	• School would be fully occupied and functional during construction activities. • Provide temporary parking adjacent to existing transportation building. • Provide temporary mobile classrooms to replace spaces to be deconstructed. • Phase work in existing buildings to unoccupied times.	$2.1M
CULBRETH MIDDLE	• School would be occupied and functioning during construction activities. • Phase work in existing buildings to unoccupied times.	$0
EPHESUS ELEMENTARY	• School would be occupied and functioning during construction activities. • Some student relocations to offsite permanent classrooms would be required during major interior renovation phase. • Phase work in existing classroom wing to unoccupied times.	$0
ESTES HILLS ELEMENTARY	• School would be partially occupied by grades K-2 and functioning during construction activities. Relocation of grades 3-5 during to offsite permanent classrooms during construction would be required. • Provide temporary measures to separate construction areas from public access to building. • Phase work in existing buildings to unoccupied times.	$0

FRANK PORTER GRAHAM ELEMENTARY	• School would be occupied and functioning during construction activities. • Provide temporary mobile trailers for administration to replace spaces to be deconstructed. • Provide catered food service based out of Culbreth MS to replace space to be deconstructed. • Phase work in existing buildings to unoccupied times.	$750,000
GLENWOOD ELEMENTARY	• School would be occupied and functioning during construction activities. • Phase work in existing buildings to unoccupied times.	$0
LINCOLN CENTER	• Building would be occupied and functioning during construction activities. • Provide temporary parking at rear and West of existing building.	$75,000
PHILLIPS MIDDLE	• School would be occupied and functioning during construction activities. • Provide temporary measures to separate construction areas from public access to building. • Phase work in existing buildings to unoccupied times.	$0
SEAWELL ELEMENTARY	• School would be partially occupied by grades 3-5 and functioning during construction activities. Relocation of grades K-2 to offsite permanent classrooms during construction would be required. • Phase work in existing buildings to unoccupied times.	$0
	Total Estimated Cost:	**$2.975M**

Factors used in phasing and temporary facility consideration:

- All projects are funded up to the recommended levels.
- Attempt to control costs associated with temporary facilities to the greatest extent possible.
- The Lincoln Center project would conclude early in the process and include a central Pre-K facility for the CHCCS District. By centralizing Pre-K, nine existing classrooms spread throughout the elementary schools would become available for use as traditional classrooms. These classrooms would accept students from elementary schools during construction activities.
- Construction at Carrboro ES and Ephesus ES would conclude prior to Seawell ES or Estes Hills ES project start dates.
- Limited movement of elementary students will occur throughout the cycle of construction. As new classrooms become available, the need to relocate students from campuses under construction will shift from one school to another.

CARRBORO ELEMENTARY SCHOOL



CURRENT CONDITIONS:

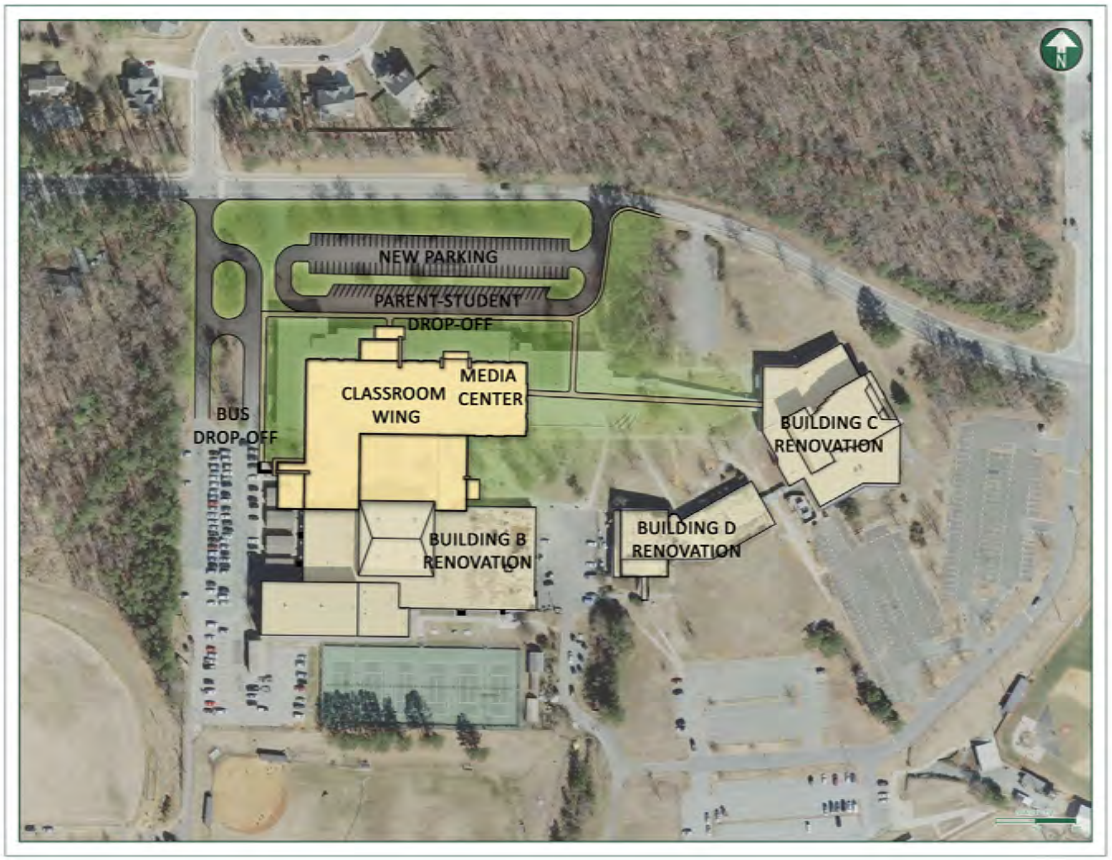
- One mobile unit on-site
- 100 classroom wing has dead-end corridors and does not meet the current NC State Building Code
- Administration area, cafeteria, kitchen and staff support spaces are too small
- Program deficiencies - art room and 5 smaller classroom spaces
- Existing queueing for parent drop-off occurs on Shelton Street
- Stacking traffic onto the public right of way is a safety concern
- Aging mechanical system
- Campus-style layout lacking connection from main building to the multipurpose building
- Modular walls between classrooms causing noise transfer between classrooms

Year Built: 1957
Additions: 1964, 1989
Last Renovation: 2011
Area: 61,562 sf
Acres: 17.7
Student Capacity (per SAPFO): 533 Students
2013 ADM: 468 Students
Construction: Precast concrete frame with brick infill and built-up roof

RECOMMENDATIONS

- Eliminates life safety issues in Building 100 by deconstruction and building new academic wing
- Provide a new administration suite main entrance
- Moves queuing off of the road
- Connects all existing building internally
- Renovate all existing buildings
- Increase capacity by 52 seats.

CHAPEL HILL HIGH SCHOOL



CURRENT CONDITIONS:

- Deteriorated facility conditions
- Building "A" houses most of the classrooms and science rooms that are smaller than the School Construction Standards
- Fourteen mobile units on-site housing 9 academic classrooms, Ridge, 2 Blue Ribbon classrooms, & 2 health classrooms
- Drama, dance, wrestling, & weight rooms are significantly undersized
- Staff support space is undersized and inefficiently configured
- Campus-style layout lacking connection between the four buildings
- Major site drainage issues
- Main entrance is not ADA accessible
- Ramp between Main Building "A" and A2 does not meet Code
- Aging mechanical systems causing humidity issues

Year Built: 1965
Additions: 1969, 1973, 1975,1983, 1990, 1994, 1996, 1997, 2003
Last Renovation: 2007
Area: 256,406 sf
Acres: 87.4
Student Capacity (per SAPFO): 1520 Students
2013 ADM: 1,432 Students
Construction: Load-bearing concrete block & steel frame

RECOMMENDATIONS

- Deconstruct Building A and construct an addition to house the current program spaces as well as the deficient program spaces
- Create a new accessible and secure main entry for students, staff and visitors.
- Address the oldest building on the high school campus and the major mechanical issues.
- Connects more of the campus internally
- Renovate all existing buildings
- Eliminate mobiles on site

CULBRETH MIDDLE SCHOOL

CURRENT CONDITIONS:

- Operating slightly over capacity
- No mobile units
- Six science classroom addition under construction
- Additional staff support space needed
- Location of administration suite presents security concerns
- Modular partition walls between classrooms allow sound transfer between classes
- Water infiltration issues into the lower level Band room
- Major damage to EIFS on exterior of building

Year Built: 1968
Additions: 1977, 1988, 1989, 1997, 1999, 2001
Last Renovation: 2013
Area: 108,058 sf
Acres: 35.4
Student Capacity (per SAPFO): 670 Students
2013 ADM: 696 Students
Construction: Load-bearing CMU wall construction

RECOMMENDATIONS

- Renovate existing building.
- Construct small addition that provides new location for administration suite and provides secure main entrance

EPHESUS ELEMENTARY SCHOOL

CURRENT CONDITIONS:

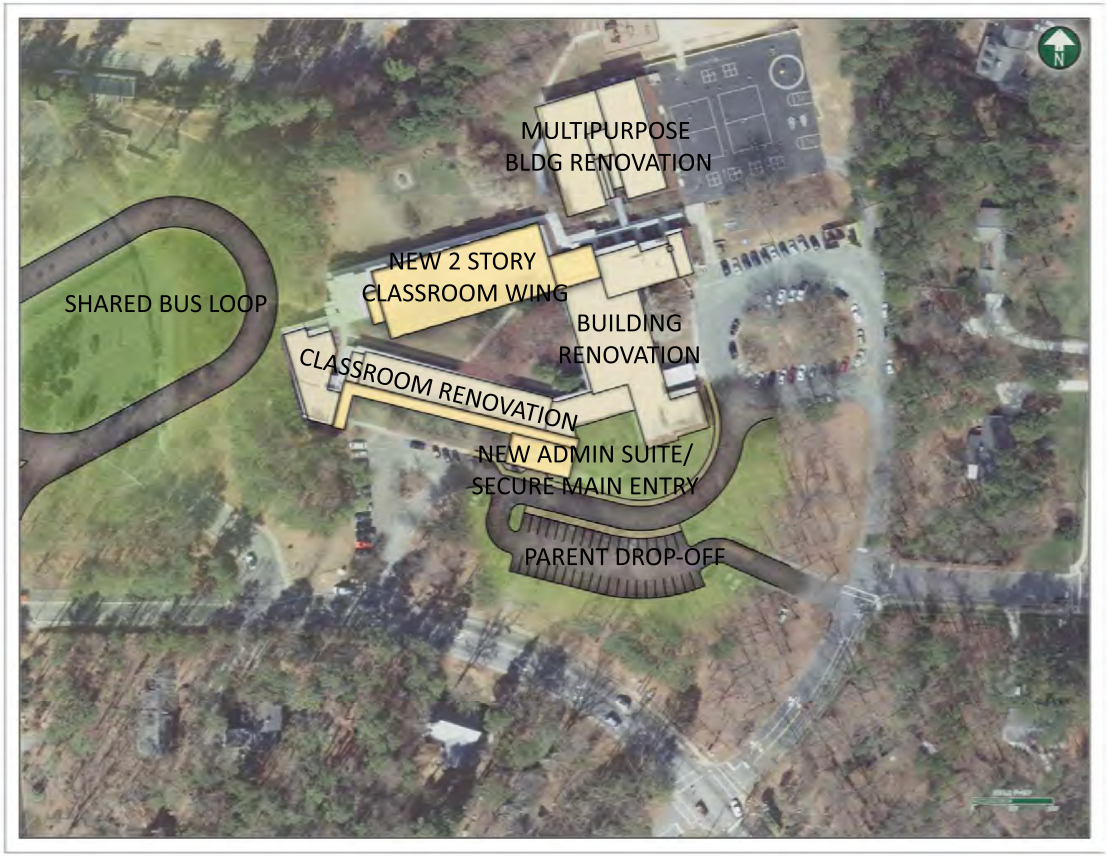
- Seven mobile units on-site housing Pre-K, music, ESL, & administration/guidance offices
- Administration area & cafeteria/kitchen are too small
- Additional classrooms, science project room, music classroom, & administration/staff support spaces are needed
- Main entrance through the atrium does not provide a secure and easily monitored entry point
- Interior layout of existing building is inefficient, many classrooms have no windows
- Aging mechanical system

Year Built: 1971
Additions: 1975. 1989
Last Renovation: 2012
Area: 66,952 sf
Acres: 13.4
Student Capacity (per SAPFO): 448 Students
2013 ADM: 441 Students
Construction: Load-bearing CMU wall construction

RECOMMENDATIONS

- Renovate & reorganize the layout of the main building
- Relocate the administration suite to the street front & provide a new secure, main entry
- Provide additional program space to eliminate mobiles & bring school up the space standards
- Increase capacity by 137.

ESTES HILLS ELEMENTARY SCHOOL



CURRENT CONDITIONS:

- Two mobile units on-site housing Pre-K and a science room
- Most classrooms are 28 to 33% smaller than the current School Construction Standards program
- Program deficiencies, including 4 smaller classroom spaces, administration and staff support spaces
- Classrooms in the 1957 building exit to exterior breezeways and are not secure
- Aging mechanical system
- Queuing forces stacking in the public right of way

Year Built: 1957
Additions: 1986, 1998
Last Renovation: 2011
Area: 58,442
Acres: 33.1
Student Capacity (per SAPFO): 527 Students
2013 ADM: 499 Students
Construction: Load-bearing CMU walls with brick veneer & built-up roof over a poured-gypsum deck.

RECOMMENDATIONS

- Provide an administration addition at front to provide necessary staff space as well as a secure main entry
- Classroom wing deconstruction and addition at rear of the school including Pre-K classroom
- Enclose breezeways to connect all classrooms with interior corridors
- Realign the parent drop-off and combine the bus loop with Phillips Middle School to eliminate stacking on Estes Drive
- Connect internally most of the campus
- Eliminate mobile classrooms
- increase capacity by 58 seats

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CHAPEL HILL-CARRBORO CITY SCHOOLS

FRANK PORTER GRAHAM ELEMENTARY

CURRENT CONDITIONS:

- Magnet Spanish dual-language school
- Two mobile units on-site
- Kitchen, dining, & staff support areas are too small
- Existing reception area is in a large open lobby that is not secure
- Water infilitration issues in Building 5
- Campus-style layout
- Aging mechanical system

Year Built: 1969
Additions: 1977, 1989
Last Renovation: 2012
Area: 68,513sf
Acres: 9.8
Student Capacity (per SAPFO): 538 Students
2013 ADM: 491 Students
Construction: Load bearing CMU walls with brick veneer; built-up roof over a poured-gypsum deck & pre-cast exterior wall construction

RECOMMENDATIONS

- Deconstruct existing administration building & construct addition for new administration/dining/kitchen space to meet space standards.
- Provide more prominent front door and secure main entrance
- Renovate existing buildings.

GLENWOOD ELEMENTARY SCHOOL

CURRENT CONDITIONS:

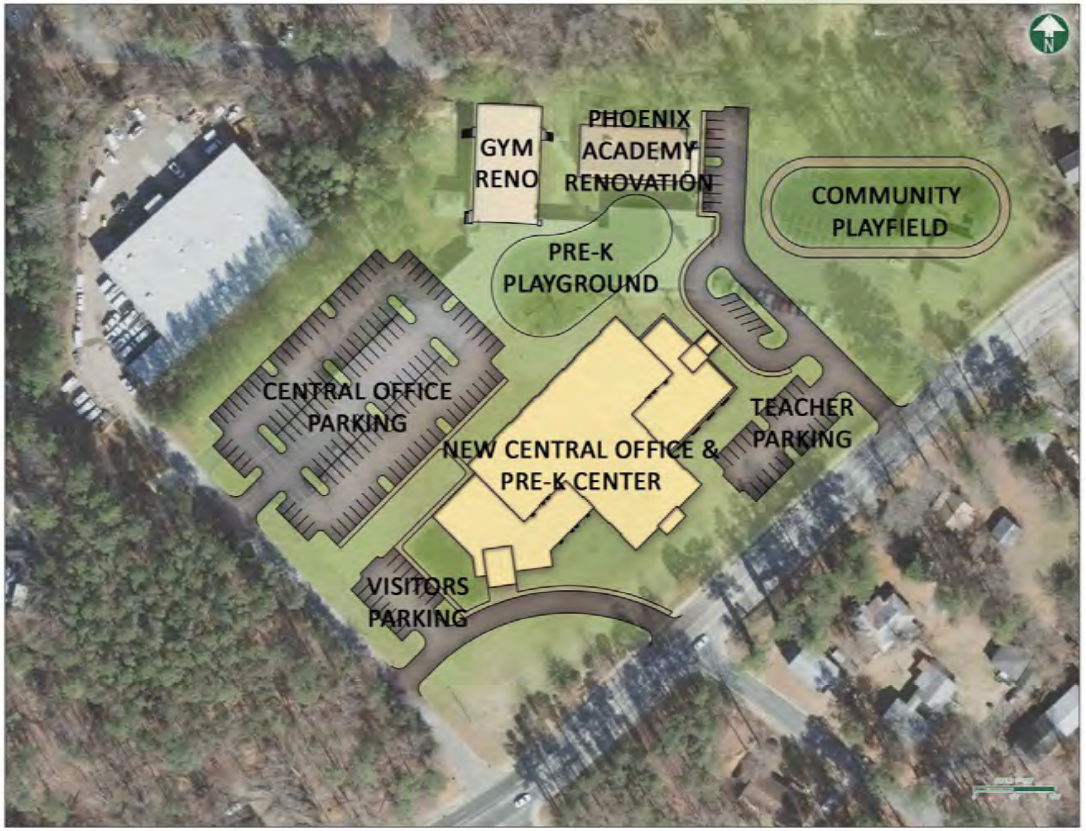
- Operating over capacity
- Oldest school in the district
- Five mobile units on-site housing 1st & 2nd grade classes
- Basement level rooms are substandard and being used for kindergarten, exceptional education & staff offices
- Administration area, cafeteria, physical education area, media center, & staff support areas are too small
- Existing administration suite is undersized and spread out
- Lack of staff toilet rooms
- Aging mechanical system

Year Built: 1952
Additions: 1959, 1986
Last Renovation:
Area: 55,372 sf
Acres: 9.6
Student Capacity (per SAPFO): 423 Students
2013 ADM: 513 Students
Construction: Load-bearing brick in the original building and CMU wall construction in the later additions

RECOMMENDATIONS

- Maintain existing buildings
- Provide small administrative addition and necessary staff space
- Provide secure main entrance

LINCOLN CENTER



CURRENT CONDITIONS:

- Inefficient layout for departments
- Lack of sufficient space for all central office personnel
- Aging mechanical system creating major humidity issues
- Lack of necessary parking
- Lack of Professional Development space

Year Built: 1950
Additions: 1977 (Maintenance building)
Last Renovation: Phoenix Academy - 2008
Area: Lincoln Center - 33,731 sf
Phoenix Academy - 5,622 sf
Maintenance Building - 22,388 sf
Acres: 12.8
Construction: Load-bearing CMU walls

RECOMMENDATIONS

- Deconstruct the existing Lincoln Center building. Gymnasium, Phoenix Academy, & maintenance building to remain
- Construct a building to house both Pre-K program & new central office
- Increase elementary capacity by 189
- Work with Community to preserve historic aspects of building and site

PHILLIPS MIDDLE SCHOOL

CURRENT CONDITIONS:

- No mobile units
- Art education & music spaces and a foreign language classroom are deficient
- Existing main entrance is not secure
- Major water infiltration issues in the basement
- Aging mechanical system

Year Built: 1962
Additions: 1978, 1990
Last Renovation: 2011
Area: 109,498 sf
Acres: 33.1
Student Capacity (per SAPFO): 706 Students
2013 ADM: 659 Students
Construction: Steel frame construction with brick veneer exterior walls and load bearing masonry walls at the gymnasium and concrete retaining walls at the lower level

RECOMMENDATIONS

- Renovate existing building
- Provide additional program space to meet space standards, including increasing the administrative suite to provide a secure main entry
- Provide new queuing configuration

SEAWELL ELEMENTARY SCHOOL

CURRENT CONDITIONS:

- Operating over capacity
- Six mobile units on-site housing classroom space
- Administration area, physical education area & staff support areas are too small
- Media center support spaces are lacking
- Lack of storage rooms
- Aging mechanical system
- Campus-style layout with classrooms exiting to the exterior
- Aging kitchen equipment
- Exterior structural remediation needed at one of the classroom pods

Year Built: 1969
Additions: 1975, 1989
Last Renovation:
Area: 58,629 sf
Acres: 87.5
Student Capacity (per SAPFO): 466 Students
2013 ADM: 539 Students
Construction: Load bearing brick construction appears to be the main structural system for the original building and load bearing CMU and steel frame construction for the 1989 addition

RECOMMENDATIONS

- Deconstruct the five classroom pods.
- Renovate the existing administration/dining building & Lowler Building.
- Eliminate use of mobiles as classrooms
- Provide additional program space to meet space standards & replace deconstructed classroms (do not increase kitchen).
- Increase capacity by 119.

Facilities Assessment Recommendation and Differed Cost of New Schools

Recommendations increase student capacity as follows:

• Carrboro Elementary	+52
• Ephesus	+137
• Estes Hills	+58
• Seawell	+119
• Lincoln Center Pre K	+189
• *Total Elementary*	*+555*
• CHHS	+105
• Total	+660

Facilities Assessment Recommendation and Differed Cost of New Schools

$160.8 mil	Cost of Recommendation
($34.5)	Budgeted Cost of New Elementary School #12 (delayed beyond 10 years)
($23.1)	Budgeted Cost of High School Addition (delayed beyond 10 years)
$103.2 mil	Net 10-Year Cost of Recommendation