

Union County Public Schools 2020 School Construction Bond Proposal

**Initial Request to the Union County BOCC
For Consideration**

June 2, 2020

Narrative:

With 5 high schools in UCPS at 60+ years of age, equity issues for school facilities, the need to repurpose buildings/sites, the need for replacement of other older schools and planning for the future, this proposal is an important next step for our community as we move forward.

We are planning ahead by continuing to make improvements and upgrades to our facilities to meet future educational and operational needs, while at the same time putting in place the next steps for our school facility improvements. This 2020 proposal is the start of a continuous path of potential bond efforts and projects that could guide us for years to come.

The estimation of final costs for all projects would be determined by BOCC/UCPS agreement on escalation factors, inflation and timing of available funding. We are providing base costs that are calculated on information from industry sources based on the current bid market.

Outlined on the following pages are the seven initial projects (2020 Bond) we believe are critical to our near term goals, as well as proposed future projects we would like to consider.

2020 Potential School Bond Proposal

Project	Type	Base Cost
Forest Hills High	Design/Construction	\$81,000,000
East Union Middle-Phase 1	Design	\$2,421,694
Porter Ridge High	Design/Construction	\$1,500,000
Marvin Ridge High	Design/Construction	\$1,500,000
East Elementary	Design/Construction	\$30,900,000
Parkwood High-Phase 1	Design/Land	\$6,659,636
Cuthbertson Middle	Design/Construction	\$1,750,000
Bond Contingency (3%)	n/a	\$3,771,940
Total Base Cost		\$129,503,270



Bond: 2020

Project: Forest Hills High (construction in 1960, 1962, 1969, 1972, 1973, 1986, 1993, 1994, 2000, 2001 and 2007)

Type: Design and construction - Replacement project

Details: With the majority of the existing school 60 years old, and a site acreage of 54 acres, this school is inadequate for a modern day high school. We are looking to acquire additional land for the construction of a replacement school. Continued use of the existing stadium and main gymnasium is assumed.

Timeline: 36 months to complete from funding approval date

Cost: \$81,000,000 (to be adjusted upon agreed inflation factors)



Bond: 2020

Project: East Union Middle-Phase 1 (construction in 1952, 1963, 1991, 2000, 2001)

Type: Design only- Repurpose existing FHHS for EUMS

Details: Design work would proceed on the existing FHHS site for the planned relocation of EUMS. The project would involve additions and renovations to accommodate middle school programs. The current EUMS site has about 17 acres, and contains a variety of connected buildings constructed at different times. Internal student traffic flow and supervision is a challenge in this dated facility. FHHS and EUMS would be on the same site, with joint use of amenities, similar to seven other cluster schools. This design effort (phase 1) would be for a project (phase 2) to be budgeted for in a future bond proposal.

Timeline: 12 months to complete design from funding approval date

Cost: \$2,421,694 (to be adjusted upon agreed inflation factors)





Bond: 2020

Project: Porter Ridge High (construction in 2004)

Type: Design and construction – Fieldhouse and central plant addition

Details: As one of two district high schools without a fieldhouse, this project would bring their facilities in line with other high schools. A prototype design would be used. The central plant addition would add office, meeting and training space for school transportation staff, district custodial academies, and provide training space for other groups as well.

Timeline: 18 months to complete from funding approval date

Cost: \$1,500,000 (to be adjusted upon agreed inflation factors)



Bond: 2020

Project: Marvin Ridge High (construction in 2007)

Type: Design and construction – Fieldhouse and central plant addition

Details: As one of two district high schools without a fieldhouse, this project would bring their facilities in line with other high schools. A prototype design would be used. The central plant addition would add office, meeting and training space for school transportation staff, district custodial academies, and provide training space for other groups as well.

Timeline: 18 months to complete from funding approval date

Cost: \$1,500,000 (to be adjusted upon agreed inflation factors)



Bond: 2020

Project: East Elementary (construction in 1950, 1965, 1972, 1990, 1993, 2000)

Type: Design and construction – Replacement project

Details: With the original building 70 years old and on a challenging and small site, much of the campus is in need of replacement or major renovations. The design effort would focus on reducing the building footprint in order to better utilize the site for improved access to parking, circulation and enhanced playground spaces. Some existing buildings may remain to be updated, repurposed or used for enhanced programming. Some Pre-k classes at Walter Bickett Ed Center are likely to be moved to this site.

Timeline: 30-36 months to complete from funding approval date

Cost: \$30,900,000 (to be adjusted upon agreed inflation factors)



- Bond:** 2020
- Project:** Parkwood High-Phase 1 (construction in 1960, 1962, 1974, 1975, 1994, 2001, 2006, 2009, 2013)
- Type:** Design/land only- replacement project
- Details:** Design work would proceed on the existing site for the planned construction, replacement and/or renovation of buildings, some of which are approaching 60 years of age. A thorough assessment of existing facilities is needed to determine the final scope of work. With inadequate acreage, we would look to acquire additional land if available. We would assume continued use of the existing stadium. This design effort (phase 1) would be for a project (phase 2) to be budgeted for in a future bond proposal.
- Timeline:** 12 months to complete design from funding approval date
- Cost:** \$6,659,636 (to be adjusted upon agreed inflation factors)



Bond: 2020

Project: Cuthbertson Middle (construction in 2009)

Type: Design and construction- Building addition project

Details: Due to increased pressure from enrollment, this proposed project would be similar to the one completed at Porter Ridge Middle (5 classrooms) for the 2016 Bond. As envisioned, it would involve classroom and resource room additions needed to help with continued growth at the school.

Timeline: 20-24 months to complete from funding approval date

Cost: \$1,750,000 (to be adjusted upon agreed inflation factors)



Bond: 2020

Project: Bond Contingency

Type: n/a

Details: We would request a general bond contingency in the amount of 3% based on the total of the final project budgets to cover cost over runs, unforeseen conditions, changes in scope or other items associated with the unknown costs of construction.

Timeline: n/a

Cost: \$3,771,940 (to be adjusted upon agreed inflation factors)

2022 Potential School Bond Proposal

Project	Type	Base Cost
East Union Middle-Phase 2	Construction	TBD
Parkwood High	Construction	TBD
Piedmont High-Phase 1	Design	TBD
Weddington High	Design/Construction	TBD
S Prov./WBEC-Phase 1	Design	TBD
Cuthbertson High	Design/Construction	TBD
Bond Contingency (3%)	n/a	TBD
Total Base Cost		TBD

2024 Potential School Bond Proposal

Project	Type	Base Cost
CATA	Design/Construction	TBD
Piedmont High-Phase 2	Construction	TBD
Benton Heights Elem	Design/Construction	TBD
S Prov./WBEC-Phase2	Construction	TBD
Bond Contingency (3%)	n/a	TBD
Total Base Cost		TBD

2026 Potential School Bond Proposal

Project	Type	Base Cost
Monroe High	Design/Construction	TBD
Sun Valley High	Design/Construction	TBD
Bond Contingency (3%)	n/a	TBD
Total Base Cost		TBD

Questions?