

# **Joint Meeting**

**February 24, 2020**



**Union County Commissioners**

**And**



**Union County Board of Education**

**UCPS Long Range Building Plan Discussion  
2020-2030**

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# UCPS Long Range Building Plan Narrative

## 2020-2030

While the recent School Bond (\$54 million in 2016) has afforded the district a chance to address some critical needs, such as capacity issues at Porter Ridge Middle, additions and renovations at Sun Valley and Monroe High Schools, a long awaited new Transportation Facility and miscellaneous renovations at other schools, the assessment of and planning for new and/or replacement facilities should continue.

Although enrollment numbers are relatively stable, many of our older schools still need to be replaced, repaired, relocated or updated. Years of additions and renovations have created many “campus style” schools where there are multiple buildings, circulation challenges and security concerns not envisioned years ago. Besides the age of the physical structures, many of the infrastructure systems (HVAC, Electrical and Plumbing systems) are inadequate or are in need of replacement. Many sites do not have adequate acreage.

In general, we looked at the areas of greatest need, with the desire to provide some type of equity in terms of facilities and amenities. More specifically, we felt our high schools needed the most attention and have focused on them for now, although several elementary schools need addressing as well.

Our newer high schools (Porter Ridge, Cuthbertson, Weddington, Marvin Ridge, and CATA) are currently well equipped in terms of condition, security, acreage and amenities. There are some exceptions, such as the athletic facilities at CATA. The remaining high schools (Forest Hills, Parkwood, Piedmont, Sun Valley, and Monroe) are all significantly older. We should be planning now for replacement buildings or major projects at these sites.

The following outlines a plan for the next 10 years to provide the district with a roadmap for making major facility upgrades. We know that all needs cannot be met immediately, and we’ve grouped them in terms of what we believe needs attention first. We are also mindful of probable funding limitations so there are near, mid, and long term proposals that would seek to stagger the financial burden as well.

# UCPS Long Range Building Plan

## Near Term – (2-5 years)

## Planning Budget

- **New Forest Hills High (~~Bid Spring 2021~~)**- acquire additional property and construct a new high school.

*The majority of the existing school is almost 60 years old and the site acreage (54 acres) is inadequate and challenging for a modern day high school. We are looking for available property to purchase for the construction of a replacement school. We assume continued use of the existing stadium.*

↑ \$77m

- **East Union Middle (~~Bid Spring 2023~~)**– Renovate FHHS and relocate EUMS to the site. Surplus the EUMS property.

*This proposal would require the existing FHHS to be renovated to accommodate the EUMS students. The current EUMS site (17 acres) is inadequate.*

↑ \$12m

## Mid Term – (5-7 years)

- **Parkwood High** – acquire additional property and and rebuild/replace/renovate on site.

*The majority of the existing school is almost 60 years old and the site acreage (47 acres) is inadequate and challenging for a modern day high school. We are looking for available property to purchase to rebuild/replace/renovate on site. We assume continued use of the existing stadium.*

TBD

- **East Elementary** – Rebuild/replace/renovate on site.

*The majority of the existing school is almost 70 years old and many areas and building systems are in need of updating. Major renovations or large scale replacement of buildings should be considered as well as program additions/offerings.*

TBD

- **Benton Heights Elementary** – Demolish substandard buildings and rebuild/replace/renovate on site.

*Add replacement classrooms for substandard buildings, improve ADA access and renovate/demolish as needed. Future additions would likely need to be multi-story.*

TBD

## Long Term – (7-10 years)

## Planning Budget

- **Piedmont High Additions/Renovations – Rebuild/replace/renovate on site.** TBD

*The majority of the existing school is almost 60 years old and with the recent (Jan 2019) purchase of additional property we now have adequate room for additional fields and swing space for a major project to rebuild/replace/renovate on site.*

- **Sun Valley High – Rebuild/replace/renovate on site.** TBD

*The 2016 Bond project will complete part of the main infrastructure (admin, cafeteria and site athletics) as we move towards additional phases of renovation for the school. The majority of the remaining existing school is almost 60 years old, and the site acreage (30 acres) is inadequate. Future additions would likely need to be multi-story.*

- **Monroe High – Rebuild/replace/renovate on site.** TBD

*The 2016 Bond project will add an additional wing to replace mobile units on site. The majority of the remaining school is over 55 years old, and the site acreage (31 acres) is inadequate. Additional renovations/additions/replacements are needed, and would likely need to be multi-story. On site athletics is very limited due to space, and additional purchase of land and the development of athletic facilities should be considered. A major concern is in upgrading the entire campus and creating a “front entrance” that is clearly defined and used by the public.*

## Property Proposals

## Planning Budget

- Forest Hills High (purchase additional land) \$1.5-2.5m
- Parkwood High (purchase additional land) \$1.0m (on going)
- Piedmont High Completed
- Monroe High (purchase additional land) TBD
- Cox Road (34+ acres) Surplus/sell
- Crow Road (66+ acres) Surplus/sell
- Sanford Lane (103+ acres) Surplus/sell

## Additional Projects

- Marshville Elementary
- Wingate Elementary
- South Providence