



Existing School Prioritization Rubric Update

(Renovations / Replacements)

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April 5, 2022

Presentation Purpose & Goals

- Provide follow-up to March Facilities Committee Meeting update
- Annual rubric scoring update
- 2022 top priority schools
- 7-year rolling CIP is flexible due to enrollment, land availability, market conditions, pandemic related unknowns, etc.
- Recommendations

2022 CIP Key Collaboration

CIP Committee Members:

Facilities Design & Construction	Maintenance & Operations	School Choice, Planning & Assignment	Finance	Academics	Wake County
Mark Strickland		Glenn Carrozza	Alex Dalton	Drew Cook	Mark Roe
Douglas Congdon	Nate Slavik	Marcella Rorie	Trisha Posey	Eric Fitts	Aaron Brown
Elizabeth Sharpe	Tony Champion	Betty Parker			
Jack McAleer					

Stakeholder groups CIP Committee consults with:

Technology	Child Nutrition	Transportation	Security	Communications
Athletics	Media Services	CTE	Wake/WCPSS Core Team	

Rubric Feedback

March Facilities Committee Meeting Comment #01:

- Concern raised about work still to be addressed at Cary High School.

Team Action:

- FD&C has discussed the history of new construction and major renovation projects that had been completed on this campus over the last 20 years, with Long Range Planning, M&O, and Real Estate Services.

Team Response:

- FD&C confirmed it is proceeding with the canopy and window replacement. One of the options the team considered was a high school major renovation, but it was not included in the recommendations as it did not fit within the County funding model. Note it could be considered in a custom option.

Rubric Feedback

March Facilities Committee Meeting Comment #02:

- Concern raised that the 7-year CIP does not include a high school in one of the five major renovation slots.

Team Action:

- FD&C has discussed high school major renovation options with Long Range Planning, M&O, and Real Estate Services.

Team Response:

- One of the options the team considered was a high school major renovation, but it was not included in the recommendations as it did not fit within the County funding model. Note it could be considered in a custom option.

Rubric Feedback

March Facilities Committee Meeting Comment #03

- Concern was raised about several building issues at East Wake High School.

Team Action:

- FD&C has discussed the history of new construction and major renovation projects on this campus with M&O.

Team Response:

- FD&C followed-up with requested information, then met with community leaders and WCPSS staff on March 23, 2022 to walk the building and discuss concerns. FD&C will provide support to M&O as needed to resolve as many of the key items identified.

FY22 Funding - Major Projects

Project Name	Project Type	Location	Building Capacity	Construction NTP	Substantial Completion
Capital Blvd (H-15)*	New	Raleigh	TBD	FY29	FY31
Pleasant Plains ES - (E-53)	New	Apex	716	Feb 2024	May 2025
Bowling Rd ES - (E-49)	New	Fuquay-Varina	716	Feb 2024	May 2025
Fuquay-Varina MS (M-15)	Replace / Renovate	Fuquay-Varina	1,450	May 2022	Feb 2024
Hilltop Needmore ES (E-44)	New	Fuquay-Varina	716	Nov 2022	Feb 2024
Felton Grove HS (H-12)	New	Apex	2,240	Apr 2023	May 2025
		Replace / Renovate Total	1,450		
		NEW TOTAL	4,388		
*Project funding moved to FY27 and FY29					

Recently Complete/Under Construction Projects Funded Prior to 2022 Bond & Recently Completed

Project Name	Project Type	Location	Building Capacity	Construction NTP	Substantial Completion
Willow Springs HS	New	Fuquay-Varina	2,240	Mar 2017	May 2019
Barton Pond ES	New	Raleigh	616	May 2018	Jun 2019
Alston Ridge MS**	New	Cary	1,560	Jul 2017	May 2019
Parkside ES**	New	Morrisville	814	Mar 2018	May 2019
South Lakes ES	New	Fuquay-Varina	716	Feb 2019	Apr 2020
Herbert Akins MS**	New	Fuquay-Varina	1,240	Aug 2020	Apr 2022*
Apex Friendship ES	New	Apex	716	Mar 2021	Jun 2022*
Woods Creek ES ¹	New	Holly Springs	716	Jul 2021	Jan 2023*
		NEW TOTAL	8,618		
* Project is in construction					
** Multi track year round					
¹ Project serves as swing space for Baucom ES till 2025.					

Major Reno Projects Funded Prior to 2022 Bond & Recently Completed

Project Name	Project Type	Location	Building Capacity	Construction NTP	Substantial Completion
Apex HS	Reno	Apex	2,240	Jun 2017	Aug 2019
North Ridge ES	Reno	Raleigh	616	May 2017	Jun 2019
Conn ES	Reno	Raleigh	516	Jun 2019	Dec 2020
Neuse River MS	Reno	Raleigh	1,248	Jul 2018	Apr 2020
Stough ES	Reno	Raleigh	508	May 2019	Jul 2020
Fuquay-Varina HS	Reno	Fuquay-Varina	2,240	Jun 2019	Aug 2021
West Millbrook MS	Reno	Raleigh	1,248	Sep 2020	Apr 2022*
York ES	Reno	Raleigh	616	Apr 2020	Nov 2021
Fuller ES	Reno	Raleigh	508	Feb 2021	June 2022**
		RENO TOTAL	9,740		
* In Construction - Anticipated completion April 2022					
** In Construction - Anticipated completion June 2022					

Herbert Akins Road Middle School

Project Name	Project Type	Location	Construction NTP	Substantial Completion
Herbert Akins Road MS (YR)	New	Fuquay-Varina	Aug 2020	Apr 2022



Apex Friendship Elementary School

Project Name	Project Type	Location	Construction NTP	Substantial Completion
Apex Friendship ES	New	Apex	Mar 2021	Jun 2022



Woods Creek Elementary School

Project Name	Project Type	Location	Construction NTP	Substantial Completion
Woods Creek ES	New	Holly Springs	Jul 2021	Jan 2023



West Millbrook Middle School

Project Name	Project Type	Location	Construction NTP	Substantial Completion
West Millbrook MS	Reno	Raleigh	Sep 2020	Apr 2022

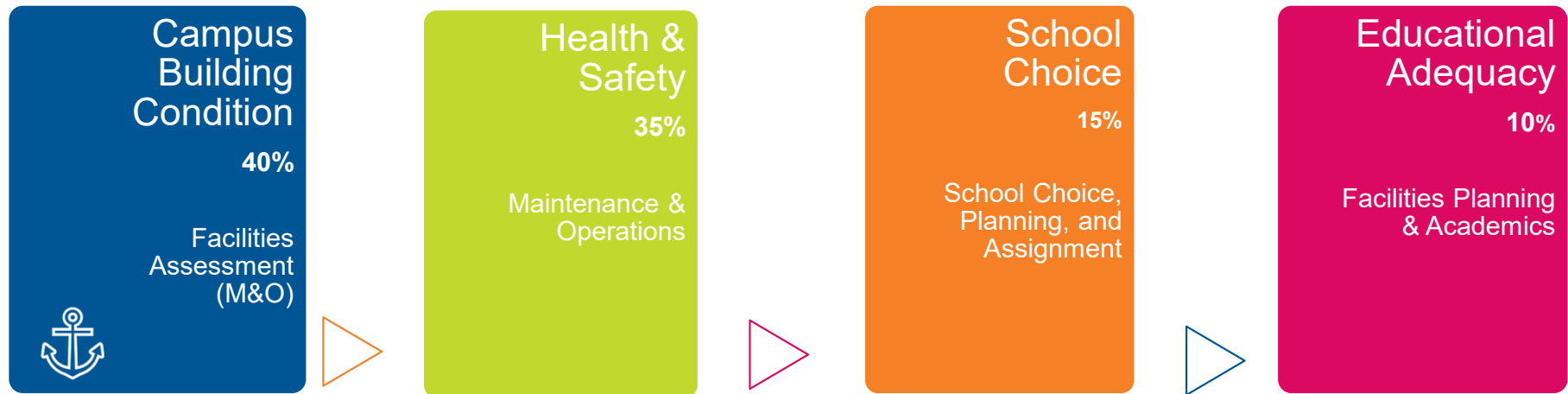


Fuller Elementary School

Project Name	Project Type	Location	Construction NTP	Substantial Completion
Fuller ES	Reno	Raleigh	Feb 2021	Jun 2022



Prioritization Rubric Update



Campus Building Condition is the Anchor for the Rubric

Those schools in the top 25 of the Campus Building Condition are then analyzed in the rest of the rubric analysis

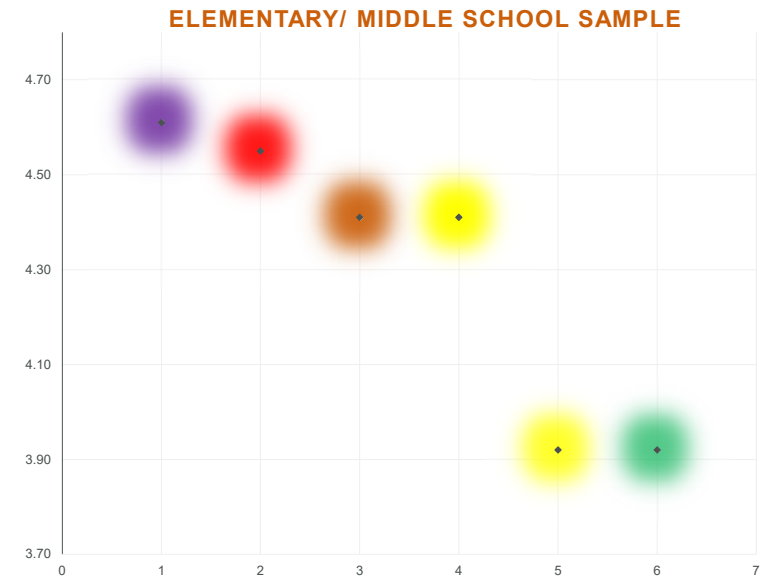
2022 Evaluation Approach

- M&O engaged 3rd party consultant to evaluate physical condition of the 55 oldest schools in WCPSS
- FD&C engaged three consultants to evaluate the top 6 schools from the top 25 list for 2021
- Top 25 scored schools for campus building condition scored in Health & Safety, School Choice, and Education Adequacy
- Long Range Planning, Real Estate Services, M&O, and FD&C evaluated additional criteria (Ability to swing onsite, Phasing, Geographic location, etc.)

Prioritization Rubric Update

Rubric Output

Prioritization Score 2022	Bldg. Condition Score	H&S	School Choice	EAI	Cumulative
Lockhart ES	4.92	4.7	4.00	4	4.61
Ligon MS	4.84	4.3	4.70	4	4.55
Brentwood ES	4.76	4.0	4.70	4	4.41
North Garner MS	5.00	4.15	3.70	4	4.41
Briarcliff ES	4.28	3.85	3.10	4	3.92
Washington ES	4.52	3.45	4.00	3	3.92



Data set of top 6 schools. Comprehensive score is the weighted combination of each category. Full top 25 list of schools can be found via separate document in Simbli.

Prioritization Rubric Update

Transitioning the Rubric to the Capital Improvement Plan

- Final summary was shared with WCPSS Leadership on March 28, 2022
- Presentation was shared with WCPSS/ County Core Team on March 31, 2022
- Options shared with BOE on April 5, 2022, guidance and feedback is requested
- Final discussion and approval at the April 13, 2022 FACCOM meeting and April 19, 2022 BOE Work Session

Recommendations Approach

Transitioning the Rubric Scoring to Analysis

- Numerous options, projects and scenarios were considered by Long-Range Planning, Real Estate Services, M&O & FD&C from the full list of ranked projects as provided by the consultants
- This was the initial basis of our analysis and discussions for any options considered
- We discussed options from a variety of perspectives: data driven [2021 and 2022], perceived needs, swing space, and community input
- Any recommended options had to work with the County debt model, and needed to be data driven, which led us to recommend two options out of several that were considered

Recommendations

Option #1

Major Renovations:

- ES Renovation 1 – Lockhart ES
- ES Renovation 2 – Brentwood ES
- ES Renovation 3 – Briarcliff ES
- TBD Renovation 1 – Ligon MS
- TBD Renovation 2 – North Garner MS – land TBA; Zebulon MS - alternative

New Construction:

- M12 – Bryan Road site [M12]
- HS3 – West Cary/Morrisville area – land TBA*
- ES [TBD] 1 – Wendell/Zebulon area – land TBA*
- ES [TBD] 2 – Eastern Raleigh area – Poole Road site [E28]
- ES [TBD] 3 – Northeastern Raleigh area – land TBA*
- ES [TBD] 4 – Apex/Holly Springs area – land TBA*
- ES [TBD] 5 – West Cary/Morrisville area – land TBA*

* TBA = To be acquired

Recommendations

Option #2

Major Renovations:

- ES Renovation 1 – Briarcliff ES
- ES Renovation 2 – Lockhart ES
- ES Renovation 3 – Adams ES
- TBD Renovation 1 – Powell ES
- TBD Renovation 2 – Brentwood ES

New Construction:

- M12 – Woods Creek MS [M18]
- HS3 – West Cary/Morrisville area – land TBA*
- ES [TBD] 1 – Wendell/Zebulon area – land TBA*
- ES [TBD] 2 – Bryan Road site [M12}
- ES [TBD] 3 – West Cary/Morrisville area – land TBA*
- ES [TBD] 4 – Eastern Raleigh area – Poole Road site [E28]
- ES [TBD] 5 – Northeastern Raleigh area – land TBA*

* To be acquired

Prioritization Rubric Update Major Reno

School	Calendar Year Const Complete	FY23 \$M	FY24 \$M	FY25 \$M	FY26 \$M	FY27 \$M	FY28 \$M	FY29 \$M		
			New Bond							
Baucom ES	2024	42.7								
Swift Creek ES	2025	49.4								
ES Reno 1	2027				11.2	66.7				
ES Reno 2	2027	-			5.5	70.9				
ES Reno 3	2028				-	5.5	-	66.2	2.1	
TBD Reno 1	2029					7.3		-	70.0	59.3
TBD Reno 2	2031								9.3	
Existing School Totals		92.1	16.7	12.8	137.6	66.2	79.3	61.5		

Prioritization Rubric Update New

School	Calendar Year Const Complete	FY23 \$M	FY24 \$M	FY25 \$M	FY26 \$M	FY27 \$M	FY28 \$M	FY29 \$M	
			New Bond						
Fuquay Varina MS (M15)	2024	35.4							
E-52	2024	48.9							
Felton Grove HS (H12)	2025	60.0							
Pleasant Plains ES - (E-53)	2025			59.8					
Bowling Rd ES - (E-49)	2025			59.8					
Parkside MS / Wake EC of Information & biotechnologies	2025			73.2	68.0				
HS 15 (Capital Blvd Site)	2030				-		7.8		94.1
MS 12	2027	6.6			52.1	50.0			
HS 3	2028			8.0		44.3	97.9		
ES (TBD) 1	2027			5.0			63.7		
ES (TBD) 2	2029			5.5			68.1		
ES (TBD) 3	2029			5.5			68.1		
ES (TBD) 4	2030					6.0		73.5	
ES (TBD) 5	TBD						6.5		
New School Totals		150.9	205.9	131.1	94.3	175.4	142.8	167.6	

Prioritization Rubric Wrap Up

Key Components:

- Building Condition and Health & Safety are key drivers
- Equity remains an important component
- Continued process improvement and evaluation
- 7-year rolling CIP is flexible due to enrollment, land availability, market conditions, and pandemic related unknowns, etc.

Moving Forward:

- Implementation into the CIP 2022
- Provide opportunity for continued annual improvement
- SNAP & PRIMP prioritization development based upon new process that went live January 2022

Conclusion

QUESTIONS
COMMENTS
FEEDBACK