



SCOTLAND COUNTY SCHOOLS



*An Investment in the Future*



# FACILITIES STUDY Scotland County Schools

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# **Executive Summary**

## **INTRODUCTION**

Scotland County Public Schools began the process of conducting a five-year facility study in October 2010. The district employed Pinnacle Architecture to conduct this study. This study was undertaken to determine the facility needs over the next five-year span, 2011-2016. Underlining principles that were to guide this study included: eliminating the use of all current mobile classrooms, address plans to improve the safety and security at all campuses, update facilities at each site to eliminate disparities among schools, update and modernize HVAC/Mechanical, child nutrition and roofing systems, and identify future facility expansion needs. The report that follows is the result of this study. Routine maintenance and operating costs were not included as part of this study. Additionally, the current project at Wagram Elementary and upcoming project at Washington Park Elementary are not a part of this study.

## **PROCESS**

The study was conducted by Dr. Jim R. Watson, Educational Consultant with Pinnacle Architecture. A primary goal in the process of the study was to include as many stakeholders as possible. Mr. Roger Ammons, Director of Facilities and Maintenance with Scotland County Public Schools, served as a valuable resource during this study. Each of the schools was visited, and school principals were interviewed to gather basic information and input to the perception regarding overall facility needs. Central office directors were also interviewed. Additionally, school board members were given the opportunity to be interviewed and provide comments and views.

In addition, the system had conducted a comprehensive survey and costs estimates for roofs and HVAC/Mechanical systems. This information was provided by Mr. Ammons and was thus incorporated into the study. An in-depth analysis of all building systems was beyond the scope of this study.

In the "Individual School Reports" section of this study, each school facility is represented through an overall summary of current school conditions. Included are recommendations for new construction, renovations, roofing, HVAC/Mechanical, Safety/Security, Child Nutrition Equipment, Technical and Contingency Fees.

ALL COSTS INCLUDED IN THIS STUDY ARE BASED ON "TODAY'S" COSTS. HOWEVER, INCLUDED IS A 10% CONTINGENCY LINE FOR EACH PROJECT. THIS SHOULD PROVIDE SOME LEVEL OF FUTURE INFLATION. ONCE THE BOARD OF EDUCATION DETERMINES A TIMELINE FOR EACH PROJECT, AN UPDATED ESTIMATE SHOULD BE DEVELOPED.

## **FUTURE CONSIDERATIONS / DEMOGRAPHICS**

Scotland County is experiencing slow growth or basically flat growth in population. During the past decade Scotland's population has grown from 36,008 in 2000, to an estimated 36,292 in 2009. (FIGURE 1) This represents a net increase of 286 residents and a 0.79% population increase over the past ten years. Scotland County Public Schools during this same period of time actually has experienced even lower growth trends, in 2001-02 the average daily membership (ADM) was 6,897, and by 2005-06 ADM had decreased to 6,848, and in 2009-10 had dropped to 6,430. This represents a decrease of 467 students over the past ten years. ADM projections continue to show a projected decline, bottoming out in 2017-18 with 5,818 students. Projections show that beginning in 2018-19 student enrollments will slowly begin to trend upward, rising to 5,927 in 2020-21. (FIGURE 2) One other data trend reviewed was in the area of single family new house/mobile and modular building permits. In 2000, 88 new building permits were issued in 2009, there were only 19 new building permits issued. The trend

showed flat growth and no new infusion of residential population is anticipated. (FIGURE 3).

## **RESULTS**

The finding from the study resulted in an estimated cost of \$16,981,587 needed for facility construction, renovations, upgrades and improvements. (TABLE 1) These needs are broken down in major categories by function as follows: New Construction \$7,256,250; Renovations \$857,500; Roofing \$3,198,750; HVAC/Mechanical \$1,775,000; Safety/Security \$1,410,000; Child Nutrition Equipment \$114,125; Technical Fees \$727,094; Contingency Fees \$1,542,868. Total \$16,981,587. (TABLE 2)

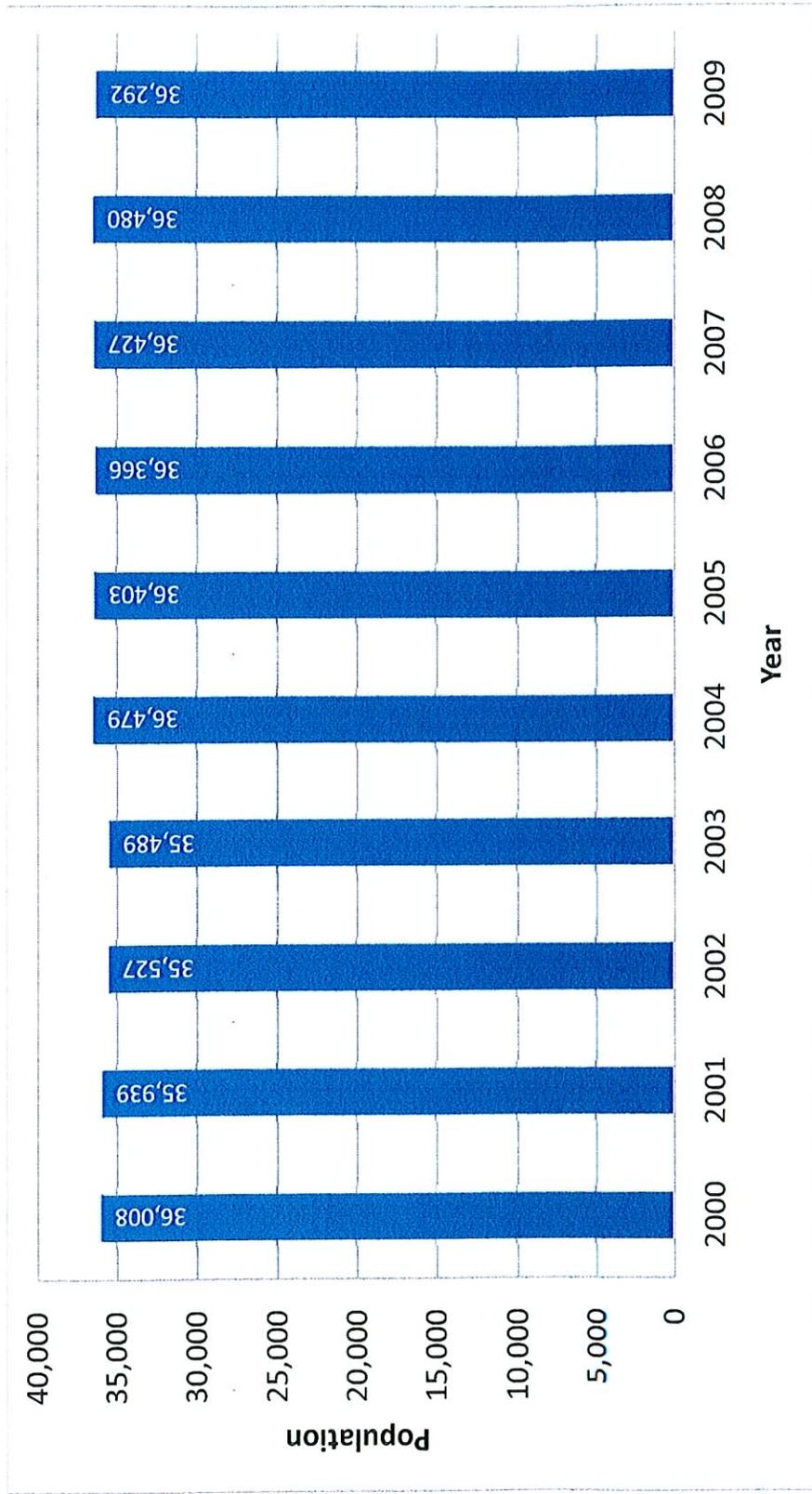
A detailed breakdown of facility needs by individual schools is found in this report. The A.B. Gibson Center, bus garage and maintenance facilities were not included in this study.

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## **FIGURES / TABLES**



**FIGURE 1**  
**Scotland County Population Trends, 2000 - 2009**

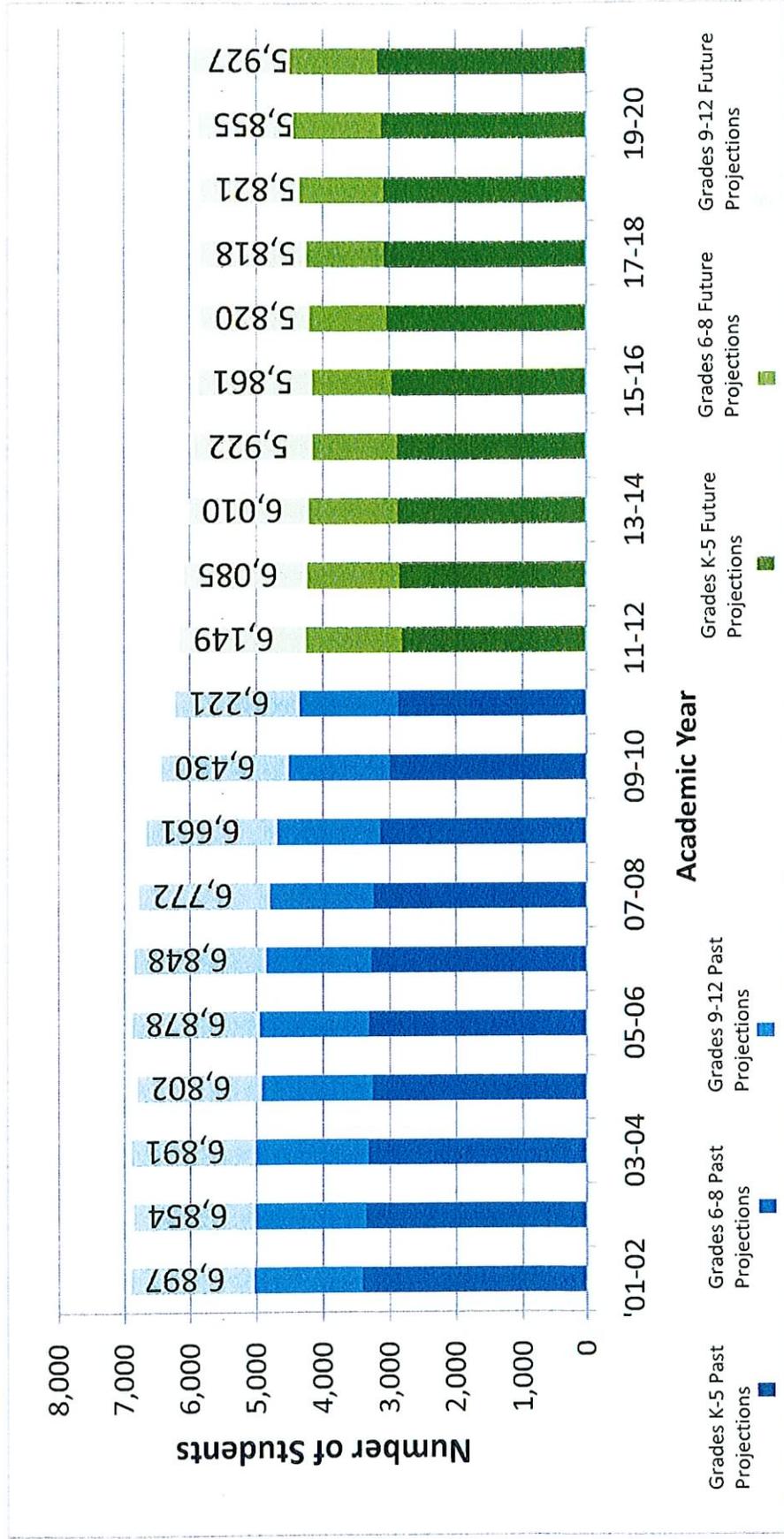


Source: United States Census Bureau



**FIGURE 2**

**Projected Average Daily Membership, Scotland County Public Schools, 2001 - 2021**



Source: North Carolina Department of School Construction



# FIGURE 3

## Cumulative Summary of ADM Trends, Scotland County Public Schools, 2001 - 2021

To find the growth projections for any given county, fill in the LEA # in the YELLOW area highlighted below. Total NC = 999  
 What is your LEA number? 830

**Best 1 of 2 Average Daily Membership**

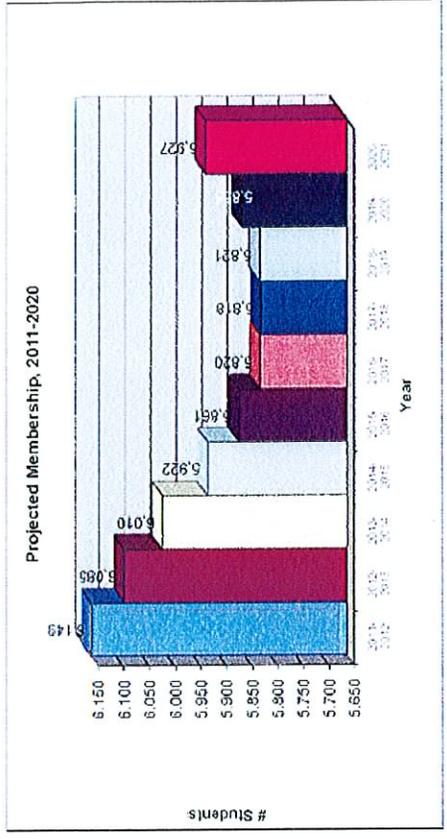
Year of Births	# of Births	School Year	KG	1	2	3	4	5	6	7	8	9	10	11	12	Total
1996	556	2001-2002	569	535	607	540	591	565	540	538	530	612	524	381	345	6,897
1997	564	2002-2003	575	569	525	570	521	592	591	557	518	618	464	405	319	6,854
1998	592	2003-2004	592	602	545	509	549	519	590	572	538	603	496	417	359	6,891
1999	510	2004-2005	556	573	562	535	494	529	533	587	556	626	487	407	357	6,802
2000	553	2005-2006	602	549	559	570	524	544	544	525	582	650	511	421	340	6,878
2001	460	2006-2007	532	614	544	532	552	514	520	558	510	614	566	448	364	6,848
2002	505	2007-2008	545	519	601	518	515	536	522	501	540	562	595	432	386	6,772
2003	448	2008-2009	509	528	533	548	513	506	545	515	491	624	532	422	389	6,661
2004	496	2009-2010	453	540	492	498	515	481	513	521	485	536	585	425	371	6,430
2005	491	2010-2011	467	466	495	468	477	487	484	503	503	546	544	460	319	6,221

**Projected Best 1 of 2 Average Daily Membership**

Year of Births	# of Births	School Year	KG	1	2	3	4	5	6	7	8	9	10	11	12	Total
2006	517	2011-2012	526	477	438	466	451	449	492	471	483	563	537	421	375	6,149
2007	563	2012-2013	573	537	449	412	425	425	454	479	453	541	553	416	343	6,085
2008	530	2013-2014	539	585	505	423	397	424	429	442	460	507	532	428	339	6,010
2009	511	2014-2015	520	550	550	475	408	374	428	418	425	515	498	412	349	5,922
2010	542	2015-2016	551	531	518	518	458	384	378	417	402	476	506	386	326	5,861
2011	549	2016-2017	559	562	500	487	500	431	388	368	401	450	468	392	314	5,820
2012	556	2017-2018	566	570	529	471	470	471	436	378	354	449	442	363	319	5,818
2013	563	2018-2019	573	578	536	498	454	443	476	425	363	396	441	342	296	5,821
2014	570	2019-2020	580	585	544	504	480	427	448	464	408	406	389	342	278	5,855
2015	577	2020-2021	587	592	550	512	486	452	431	436	446	457	399	301	278	5,927

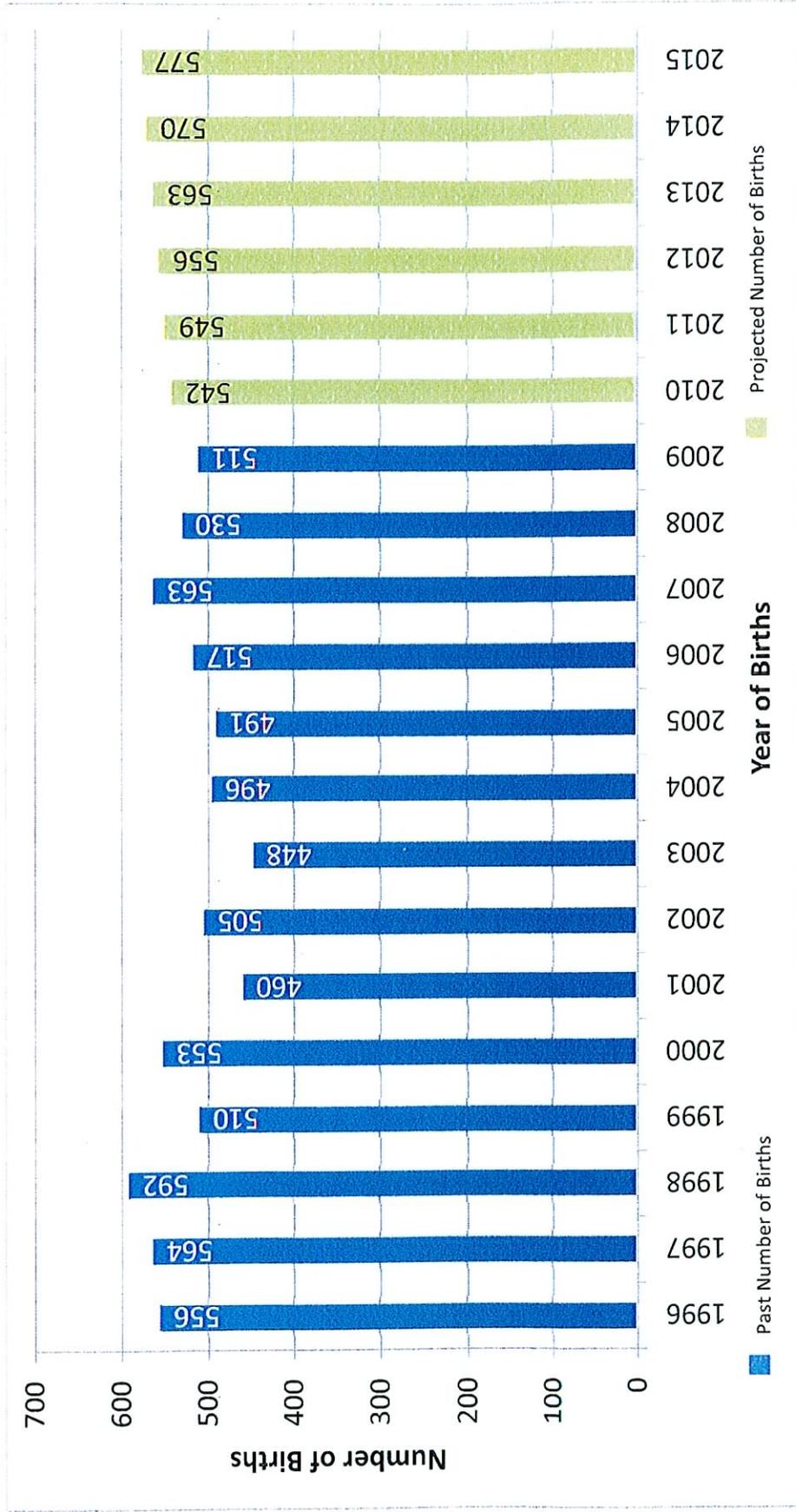
**Cumulative Summary of ADM by Grade Level**

School Year	K-3	K-5	6-8	9-12	K-12
2001-2002	2,251	3,407	1,638	1,862	6,897
2002-2003	2,259	3,352	1,666	1,836	6,854
2003-2004	2,248	3,316	1,700	1,875	6,891
2004-2005	2,226	3,249	1,676	1,877	6,802
2005-2006	2,280	3,305	1,651	1,922	6,876
2006-2007	2,202	3,266	1,588	1,992	6,848
2007-2008	2,183	3,234	1,563	1,975	6,772
2008-2009	2,118	3,137	1,551	1,973	6,681
2009-2010	1,988	2,994	1,519	1,917	6,430
2010-2011	1,896	2,860	1,490	1,869	6,221
2011-2012	1,907	2,807	1,446	1,896	6,149
2012-2013	1,971	2,846	1,386	1,853	6,085
2013-2014	2,052	2,873	1,331	1,806	6,010
2014-2015	2,095	2,877	1,271	1,774	5,922
2015-2016	2,118	2,960	1,197	1,704	5,861
2016-2017	2,108	3,039	1,157	1,624	5,820
2017-2018	2,136	3,077	1,168	1,573	5,821
2018-2019	2,185	3,082	1,264	1,475	5,821
2019-2020	2,213	3,120	1,320	1,415	5,855
2020-2021	2,241	3,179	1,313	1,435	5,927





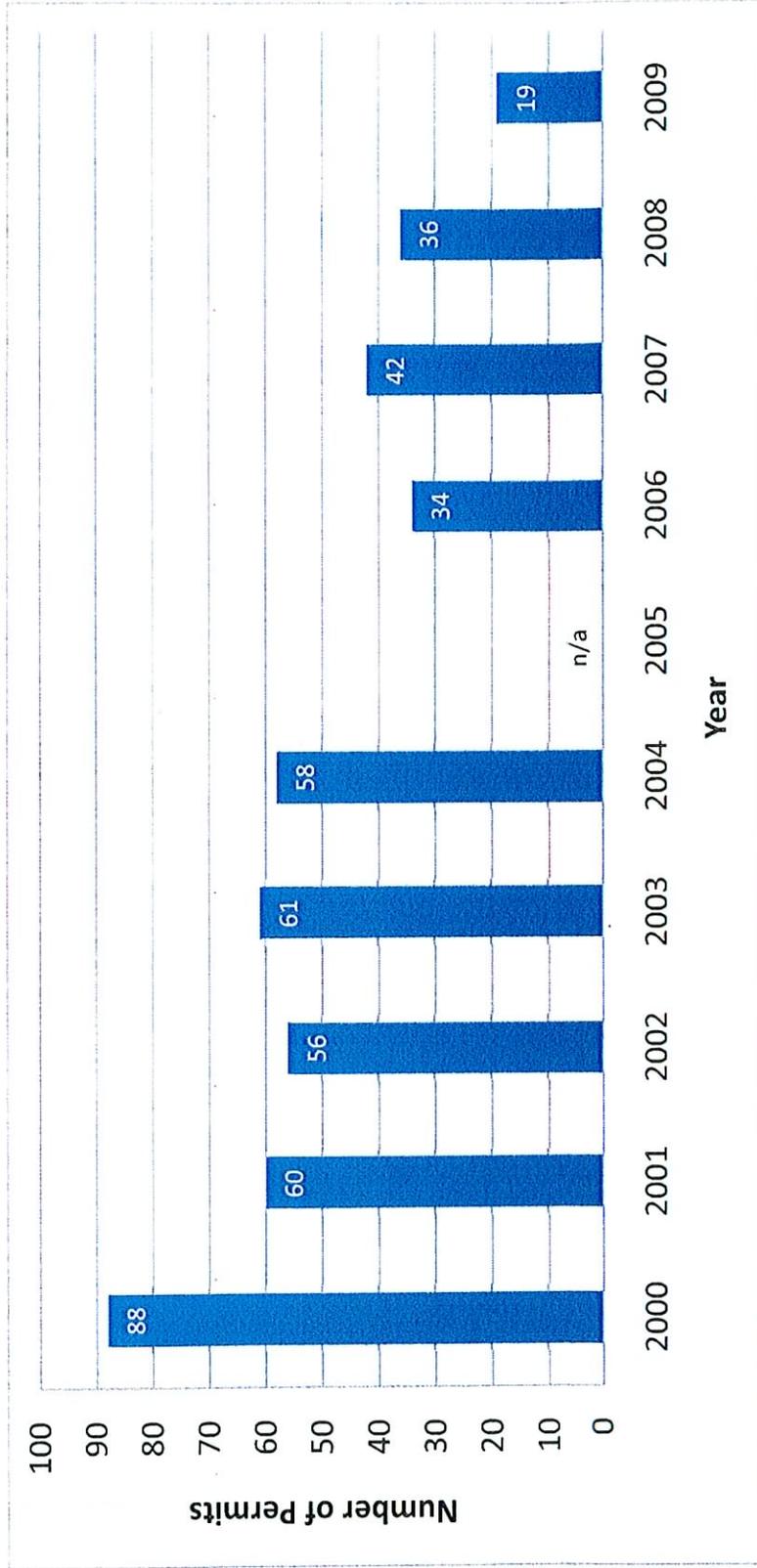
**FIGURE 4**  
**Scotland County Birth Trends, 1996 - 2015**



Source: North Carolina Department of School Construction



**FIGURE 5**  
**Single Family New House/Mobile/Modular Building Permits, 2000-2009**



Source: Scotland County, North Carolina Government



**TABLE 1**

**Facility Needs by School, Scotland County Public Schools**

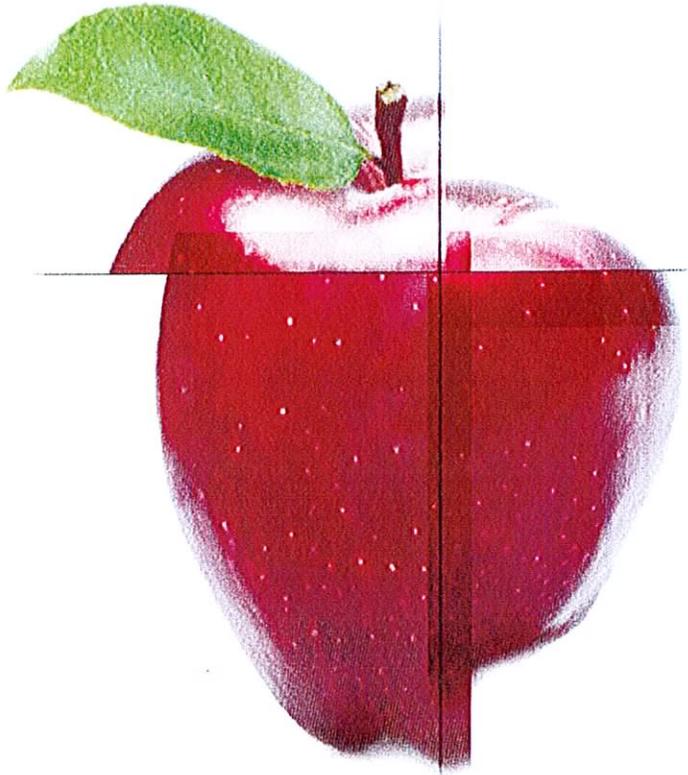
<b>School</b>	<b>Total Estimated Cost</b>
Carver Middle School	\$115,500
Covington Street Elementary School	\$2,090,594
I.E. Johnson Elementary School	\$451,837
Laurel Hill Elementary School	\$511,427
North Laurinburg Elementary School	\$2,006,748
Pate Gardner Elementary School	\$1,594,450
Scotland Accelerated Academy	\$811,724
Scotland County High School	\$3,515,926
Shaw Elementary School	\$617,180
South Scotland Elementary School	\$652,385
Spring-Hill Middle School	\$141,829
Sycamore Lane Elementary School	\$3,817,286
Wagram Elementary School	\$147,138
Washington Park Elementary School	\$507,563
<b>Total Estimated Cost =</b>	<b>\$16,981,587</b>



**TABLE 2**  
**Facility Needs by Category,**  
**Scotland County Public Schools**

<b>Category</b>	<b>Total Estimated Cost</b>
New Construction	\$7,256,250
Renovations	\$857,500
Roofing	\$3,198,750
HVAC/Mechanical	\$1,775,000
Safety/Security	\$1,410,000
Child Nutrition Equipment	\$214,125
Technical Fees	\$727,094
Contingency Fees	\$1,542,868
<b>Total Estimated Cost =</b>	<b>\$16,981,587</b>

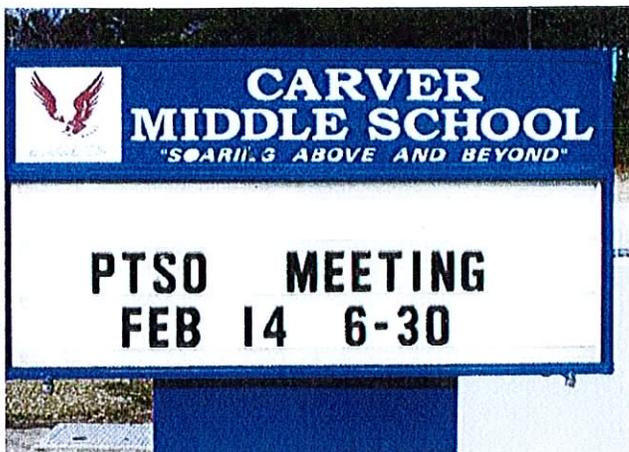




## Individual School Reports



## CARVER MIDDLE SCHOOL



Construction Date: 2000

88,500 sq. ft.

Capacity - 738

Current Enrollment - 511

Mobile Classroom Units - 0

### FACILITY NEEDS

Carver Middle School was constructed in 2000. Overall this facility is in excellent condition. Very limited needs have been identified that must be addressed over the next five years.

Outdoor Storage Building  
Refurbish Gym Ceiling

\$30,000  
\$35,000

**Total Estimated Cost - \$65,000**

### ROOFING

Both roof systems are in good shape. Roof 2 has some gutter leaks that maintenance has addressed. Both systems have a future life span of over 10 years.

**Total Estimated Cost - \$0**

**HVAC/MECHANICAL**

No needs projected over the next five years.

**Total Estimated Cost - \$0**

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**SAFETY/SECURITY**

16 Wireless Security Cameras  
Perimeter Fencing

\$16,000

\$24,000

**Total Estimated Cost - \$40,000**

---

**CHILD NUTRITION EQUIPMENT**

No needs projected over the next five years.

\$0

**Total Estimated Cost - \$0**

---

**TECHNICAL FEES**

No projected needs.

\$0

**Total Estimated Cost - \$0**

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**CONTINGENCY FEES**

10% of the total estimated facility needs will be added for contingency.

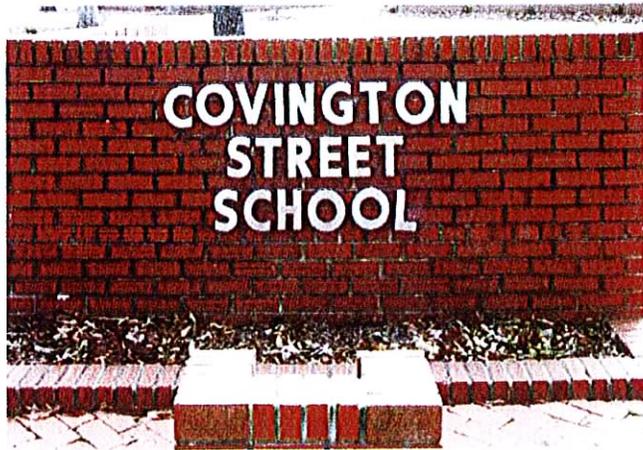
**Total Estimated Facility Needs - \$105,000 x .10 = \$10,500**

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**Total Estimated Facility Needs - \$115,500**



# COVINGTON STREET ELEMENTARY SCHOOL



Construction Date: 1952  
 36,390 sq. ft.  
 Capacity - 325  
 Current Enrollment - 344  
 Mobile Classroom Units - 3

## FACILITY NEEDS

An 11,500 sq. ft. addition is needed. This addition would include the following:

Physical Education Multipurpose Room	4,800 sq. ft.
Third Grade Classroom	875 sq. ft.
AIG/Flex Classroom	875 sq. ft.
Two EC Classrooms	1,200 sq. ft.
Music Room	1,000 sq. ft.
Art Room	1,200 sq. ft.
Teacher Workroom	400 sq. ft.
Custodial Closet	300 sq. ft.
Storage Closet	200 sq. ft.
Student Restrooms	500 sq. ft.
Staff Toilets	150 sq. ft.

**Total Estimated Cost @ \$135.00 per sq. ft. x 11,500 sq. ft. = \$1,552,500**

## ROOFING

No needs projected over the next five years.

**Total Estimated Cost - \$0**

## HVAC/MECHANICAL

20 Bard Heat Pumps to replace existing units 20 \$75,000

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### SAFETY/SECURITY

Electronic Card Security System	\$10,000
16 Security Cameras	\$16,000
New 40 Space Parking lot for Teacher and Staff Parking	\$50,000
Covered Walkway and Awning	\$45,000
Exterior lighting	\$10,000

**Total Estimated Cost - \$131,000**

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### CHILD NUTRITION EQUIPMENT

3 Door Cooler	\$3,044
Warmer	\$1,967
Milk Box	\$2,029

**Total Estimated Cost - \$7,040**

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### TECHNICAL FEES

Architectural Cost + Civil Engineering + Soil Testing + any Additional Services.

**Total Estimated Cost - \$135,000**

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### CONTINGENCY FEES

10% of the total estimated facility needs will be added for contingency.

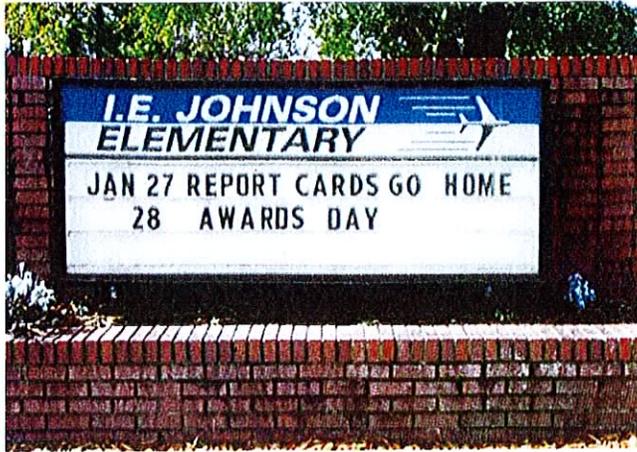
**Total Estimated Facility Needs - \$1,900,540 x .10 = \$90,054**

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**Total Estimated Facility Needs - \$2,090,594**



# I. E. JOHNSON ELEMENTARY SCHOOL



Construction Date: 1956

67,930 sq. ft.

Capacity - 566

Current Enrollment - 393

Mobile Classroom Units - 0

## FACILITY NEEDS

Several renovations are needed at I.E. Johnson that include:

Air conditioning for Kitchen in Child Nutrition area	\$10,000
Replace bleachers in the Gymnasium	\$15,000

**Total Estimated Cost = \$25,000**

(Other items were identified and they are listed in the sections below.)

## ROOFING

Gymnasium roof needs replacing (immediately)	\$168,750
--	-----------

**Total Estimated Cost = \$168,750**

(Please refer to Appendix A for detailed descriptions and conditions.)

## HVAC/MECHANICAL

Gym Boiler replacement

\$45,000

**Total Estimated Cost - \$45,000**

---

## SAFETY/SECURITY

Electronic Card Security System

\$10,000

16 Security Cameras

\$16,000

Perimeter Lighting

\$10,000

Fenced Patio Area (5<sup>th</sup> grade)

\$3,000

Enclose and connect Exterior Corridor

\$75,000

Canopy Car Area

\$45,000

**Total Estimated Cost - \$159,000**

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## CHILD NUTRITION EQUIPMENT

2 Door Cooler

\$3,044

Serving Line

\$8,000

Warmer

\$1,967

**Total Estimated Cost - \$13,011**

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## TECHNICAL FEES

No needs projected.

\$0

**Total Estimated Cost - \$0**

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## CONTINGENCY FEES

10% of the total estimated facility needs will be added for contingency.

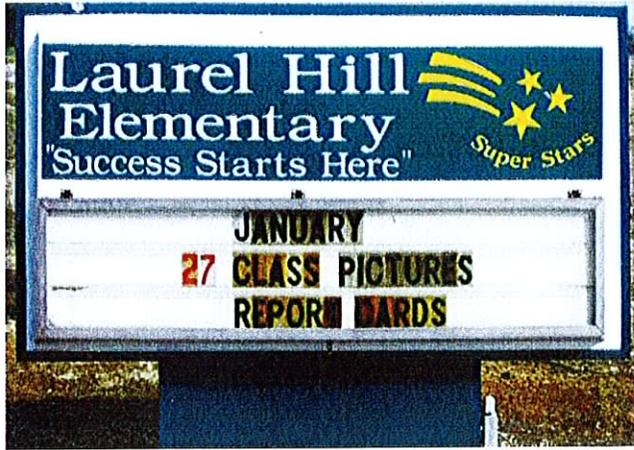
**Total Estimated Facility Needs - \$410,761 x .10 = \$41,076**

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**Total Estimated Facility Needs - \$451,837**



## LAUREL HILL ELEMENTARY SCHOOL



Construction Date: 1999

76,150 sq. ft.

Capacity - 635

Current Enrollment - 467

Mobile Classroom Units - 0

### FACILITY NEEDS

Overall Laurel Hill is in good condition. Some recommendations are listed below that need to be addressed.

**Total Estimated Cost = \$0**

### ROOFING

No needs projected over the next five years.

**Total Estimated Cost = \$0**

## HVAC/MECHANICAL

35 Heat Pumps (each) \$10,000

**Total Estimated Cost - \$350,000**

---

## SAFETY/SECURITY

Electronic Card Security System \$10,000  
16 Security Cameras \$16,000  
Perimeter Fencing \$10,000  
Expand Current Parking Lot \$75,000

**Total Estimated Cost - \$111,000**

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## CHILD NUTRITION EQUIPMENT

2 Warmers \$3,934

**Total Estimated Cost - \$3,934**

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## TECHNICAL FEES

No needs projected.

**Total Estimated Cost - \$0**

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## CONTINGENCY FEES

10% of the total estimated facility needs will be added for contingency.

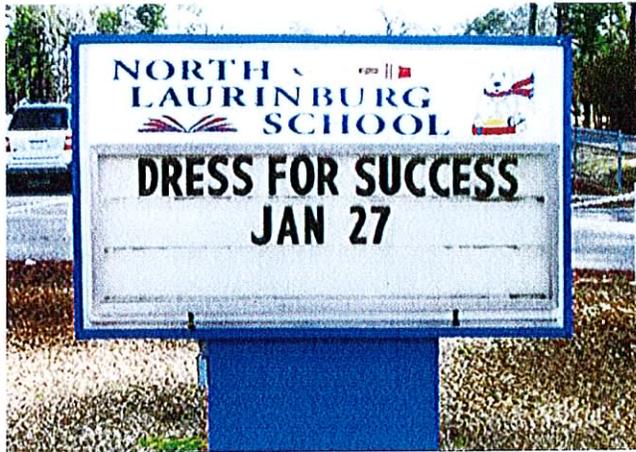
**Total Estimated Facility Needs - \$464,934 x .10 = \$46,493**

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**Total Estimated Facility Needs - \$511,427**



## NORTH LAURINBURG ELEMENTARY SCHOOL



Construction Date: 1958

39,650 sq. ft.

Capacity - 338

Current Enrollment - 257

Mobile Classroom Units - 1

### FACILITY NEEDS

North Laurinburg currently needs a multi-purpose room for indoor physical education activities. Also a small classroom addition for music, art, and a computer lab is recommended. Existing bathrooms for students and staff located in the current buildings need uplifts and renovations.

Physical Education Multipurpose Room	4,200 sq. ft.
Music/Art Classrooms, Computer Lab	3,050 sq. ft.

**Estimated Cost @ \$135.00 per sq. ft. x 7,250 sq. ft. = \$978,750**

Bathroom Renovation	\$40,000
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**Total Estimated Cost = \$1,018,750**

### ROOFING

North Laurinburg has three buildings all in need of replacing or repairs.

**Total Estimated Cost - \$465,000**

(Please refer to Appendix A for detailed descriptions and existing conditions.)

## HVAC/MECHANICAL

Condensation Piping \$75,000

**Total Estimated Cost - \$75,000**

---

## SAFETY/SECURITY

Electronic Card Security System \$10,000

16 Security Cameras \$16,000

Enclose and Connect Exterior Walkways \$75,000

Additional Staff Parking \$40,000

**Total Estimated Cost - \$141,000**

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## CHILD NUTRITION EQUIPMENT

3 Door Freezer \$3,940

3 Door Cooler \$3,044

Dishwasher \$9,038

Warmer \$1,967

Blodgett Ovens \$8,703

**Total Estimated Cost - \$26,692**

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## TECHNICAL FEES

Architectural cost + civil engineering + soil testing + any additional services

**Total Estimated Cost - \$97,875**

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## CONTINGENCY FEES

10% of the total estimated facility needs will be added for contingency.

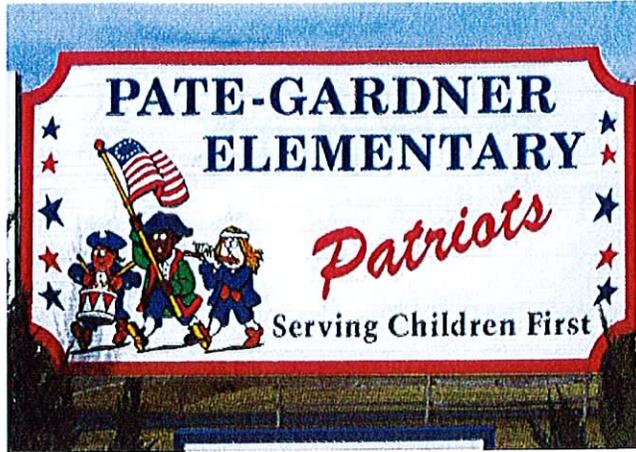
**Total Estimated Facility Needs - \$1,824,317 x .10 = \$182,431**

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**Total Estimated Facility Needs - \$2,006,748**



# PATE-GARDNER ELEMENTARY SCHOOL



Construction Date: 1957  
 26,900 sq. ft.  
 Capacity - 239  
 Current Enrollment - 163  
 Mobile Classroom Units - 2

## FACILITY NEEDS

A multipurpose room is need for indoor physical education. Additionally a two classroom addition is needed to provide teaching space for art and music. These facilities will add an additional 7,000 sq. ft.

Physical Education Multipurpose Room	4,200 sq. ft.
Music/Art Classroom	2,200 sq. ft.

**Total Estimated Cost @ \$135.00 per sq. ft. x 6,400 sq. ft. = \$864,000**

## ROOFING

Pate Gardner has three buildings all in need of replacing or repairs.

**Total Estimated Cost - \$365,000**  
 (Please refer to Appendix A for detailed descriptions and existing conditions.)

## HVAC/MECHANICAL

Underground Storage Tank

\$25,000

**Total Estimated Cost - \$25,000**

---

## SAFETY/SECURITY

Electronic Card Security System

\$10,000

16 Security Cameras

\$16,000

Perimeter Fencing

\$10,000

New Lighted Bus Parking Lot

\$65,000

**Total Estimated Cost - \$101,000**

---

## CHILD NUTRITION EQUIPMENT

No needs projected over the next five years.

\$0

**Total Estimated Cost - \$0**

---

## TECHNICAL FEES

Architectural cost + civil engineering + soil testing + any additional services

**Total Estimated Cost - \$94,500**

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## CONTINGENCY FEES

10% of the total estimated facility needs will be added for contingency.

**Total Estimated Facility Needs - \$1,449,500 x .10 = \$144,950**

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**Total Estimated Facility Needs - \$1,594,450**



## SCOTLAND ACCELERATED ACADEMY



Construction Date: 1951

50,500 sq. ft.

Capacity - 421

Current Enrollment - 245

Mobile Classroom Units - 0

### FACILITY NEEDS

This facility needs several renovations and refurbishment projects. Signs need to be addressed from a DOT perspective. On-site school signs and office directional signs are needed. Covered walkways for the car rider area additionally need to be added. Throughout the facility updating the VCT tile and carpet are necessary.

Covered Walkways	\$45,000
Enclosed Exterior Walkways	\$50,000
Flooring (tile and carpet)	\$22,500

**Total Estimated Cost = \$117,500**

### ROOFING

Scotland Accelerated School has multiple buildings on its campus all either in need of replacing or repairs.

**Total Estimated Cost = \$478,000**

(Please refer to Appendix A for detailed descriptions and existing conditions.)

## HVAC/MECHCANICAL

Condensation Piping

\$75,000

**Total Estimated Cost - \$75,000**

---

## SAFETY/SECURITY

Electronic Card Security System

\$10,000

16 Security Cameras

\$16,000

Perimeter Fencing

\$10,000

Exterior Lighting

\$8,000

**Total Estimated Cost - \$44,000**

---

## CHILD NUTRITION EQUIPMENT

3 Door Refrigerator

\$3,044

2 Door Refrigerator

\$3,044

Serving Line

\$ 8,000

Warmer

\$1,967

Walk-in Freezer (outside)

\$7,376

**Total Estimated Cost - \$23,431**

---

## TECHNICAL FEES

No needs projected.

\$0

**Total Estimated Cost - \$0**

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## CONTINGENCY FEES

10% of the total estimated facility needs will be added for contingency.

**Total Estimated Facility Needs - \$737,931 x .10 = \$73,793**

---

**Total Estimated Facility Needs - \$811,724**



## SCOTLAND COUNTY HIGH SCHOOL



Construction Date: 1967  
270,500 sq. ft.  
Capacity – 2,269  
Current Enrollment – 1,717  
Mobile Classroom Units - 2

### FACILITY NEEDS

Scotland County High School currently has 2 mobile units in use as classrooms for foreign language courses. Additionally, there is a mobile EC classroom used to teach a special program in cooking/food preparation. It is the desire of the school administration to teach these classes within a permanent structure and eliminate the use of mobile units due to issues of: safety, security, communication, and undesirable student movement during inclement weather.

During the four lunch serving periods overflow seating is necessary and spills outside to a covered area with seating. Also, the ventilation system in the kitchen area is not working efficiently and the space experiences uncomfortable temperature levels for the staff. Enclosing the outdoor covered area for overflow dining seating would create a climate controlled area that would also enhance the school's ability to provide safe and secure exterior access to the building.

The Math/Science/Technology School overall space is satisfactory. There is one current classroom that is not being used. Cabinet and storage space is dated and somewhat limited. Future consideration should be given to replacing old case work and creating additional storage areas.

In the Health Sciences School there are no surplus classrooms. As noted above foreign language is being taught in mobile classrooms. Several classrooms need secure storage areas.

The Visual & Performing Arts School has several facility needs. The art program needs a space to display student art, such as an art gallery space. Also, an adaptive P.E. class is being taught in a very inadequate space. The auditorium was originally built in 1967. Even though some uplifts have occurred such as new carpet, the overall facility needs updating which would include: sound proofing, stage lighting, handicapped accessibility, and storage areas are needed.

Unless there is a relocation or reduction of current program offerings at Scotland County High School, there is a need for a small classroom addition that would eliminate mobile units and inadequate teaching stations. This would address the areas of foreign language, adaptive P.E., and the Special EC Cooking Program. Approximately, 5,500 sq. ft. of new space is needed. These programs would not necessarily be located in the new addition.

## FACILITY NEEDS (continued)

Auditorium Enhancement and Refurbishing	\$175,000
Cabinet and Casework Renovations/Refurbishing	\$85,000

**Total Estimated Cost = \$260,000**

New Classroom Addition	5,500 sq. ft.
Connecting Enclosed Common Area Buildings:	
Buildings #2 and #3	5,000 sq. ft.
Buildings #4 and #5	500 sq. ft.
Buildings #6 and #7	900 sq. ft.

**Total Estimated sq. ft. = 11,900**

### Total Estimated Cost

**@ \$135.00 per sq. ft. x 11,900 sq. ft. = \$1,606,500 + \$260,000 = \$1,866,500**

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## ROOFING

1991 P.E. building roof replacement (immediate need)	\$275,000
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**Total Estimated Cost = \$275,000**

(Please refer to Appendix A for detailed descriptions and existing conditions.)

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## HVAC/MECHCANICAL

Chiller for Building #4	\$250,000
4 Large Air Handlers for Building #1	\$120,000
2 Small Air Handlers for Building #1	\$30,000
4 Electric Duct Heaters for Building #1	\$20,000
HVAC Controls	\$225,000
Electrical Switch gear for Buildings #2 and #3	\$125,000

**Total Estimated Cost - \$770,000**

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## SAFETY/SECURITY

Safety facility needs discussed included wireless security cameras, parking lot lighting, additional exploration into connecting buildings for safety and security.

Keyless Entry	\$50,000
32 Wireless Security Cameras	\$32,000
Parking Lot Lighting	\$25,000

**Total Estimated Cost - \$107,000**

## CHILD NUTRITION EQUIPMENT

Steam Kettles	\$10,680
Walk in Freezer (outside)	\$ 7,376
	<b>Total Estimated Cost - \$18,056</b>

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## TECHNICAL FEES

Architectural cost + civil engineering + soil testing + any additional services

**Total Estimated Cost - \$160,650**

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## CONTINGENCY FEES

10% of the total estimated facility needs will be added for contingency.

**Total Estimated Facility Needs - \$3,187,206 x .10 = \$318,720**

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**Total Estimated Facility Needs - \$3,515,926**

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## SHAW ELEMENTARY SCHOOL



Construction Date: 1951

54,890 sq. ft.

Capacity - 547

Current Enrollment - 172

Mobile Classroom Units - 0

### FACILITY NEEDS

With the opening of the Wagram addition Shaw Elementary School will relocate all its students to that site. The current alternative program is housed at East Laurinburg. This facility will close and the alternative program will relocate to the Shaw site. The anticipated enrollment for Shaw is approximately 100 students. The current facility is more than adequate to serve this program. There are several renovations and improvements that will be needed. Additionally there is a 1966 metal building located on campus. This building is in overall poor condition. Until a new use for the building is determined, no cost, other than roof repair has been estimated.

Group Toilets (renovation/uplifts)	\$70,000
Gym Floor (refurbish)	\$10,000
Gym Locker Room (renovation/uplifts)	\$15,000

**Total Estimated Cost = \$95,000**

### ROOFING

Shaw has three roof systems. The main 1950s building and the 1983 Media Center were replaced in 2000. The 1956 gymnasium building roof is in immediate need of replacement. The 1966 metal building roof is in poor condition. Depending on the future use of this building, the roof will need to be replaced within 5 years.

1956 Gymnasium Building (immediately)	\$100,000
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**Total Estimated Cost - \$100,000**

(Please refer to Appendix A for detailed descriptions and existing conditions.)

### HVAC/MECHANICAL

20 Bard Units	\$75,000
Removal of Underground Storage Tanks (2)	\$50,000
Condensation Piping	\$75,000

**Total Estimated Cost - \$200,000**

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### SAFETY/SECURITY

16 Security Cameras	\$16,000
Electronic Card Security System	\$10,000
Perimeter Fencing	\$10,000
Construction New Parking Lot	\$50,000
Enclose Exterior Corridors	\$75,000

**Total Estimated Cost - \$161,000**

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### CHILD NUTRITION EQUIPMENT

3 Door Cooler	\$3,044
Milk Box	\$2,029

**Total Estimated Cost - \$5,073**

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### TECHNICAL FEES

No projected needs other than those already needed for new construction.

**Total Estimated Cost - \$0**

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### CONTINGENCY FEES

10% of the total estimated facility needs will be added for contingency.

**Total Estimated Facility Needs - \$561,073 x .10 = \$56,107**

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37 **Total Estimated Facility Needs - \$617,180**



## SOUTH SCOTLAND ELEMENTARY SCHOOL



Construction Date: 1960

46,475 sq. ft.

Capacity - 387

Current Enrollment - 379

Mobile Classroom Units - 0

### FACILITY NEEDS

South Scotland Elementary School has received several renovations and improvements over the past several years. Overall this facility is in very good condition. Listed below are several improvements that need to be addressed over the next five years.

### ROOFING

1974 Classroom Roof Replacement (immediately)	\$200,000
1983 Classroom Roof Replacement (3-5 years)	\$156,000

**Total Estimated Cost - \$356,000**

(Please refer to Appendix A for detailed descriptions and existing conditions.)

## HVAC/MECHANICAL

20 Bard Units to Replace Existing Units	\$75,000
Underground Storage Tank	\$35,000

**Total Estimated Cost - \$110,000**

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## SAFETY/SECURITY

Electronic Card Security System	\$10,000
16 Security Cameras	\$16,000
Exterior Lighting	\$15,000
Perimeter Fencing	\$10,000
New Parking Lot	\$60,000

**Total Estimated Cost - \$111,000**

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## CHILD NUTRITION EQUIPMENT

Milk Box	\$2,029
2 Door Cooler	\$3,044
Dishwasher	\$9,038
Warmer	\$1,967

**Total Estimated Cost - \$16,078**

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## TECHNICAL FEES

No projected needs.

**Total Estimated Cost - \$0**

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## CONTINGENCY FEES

10% of the total estimated facility needs will be added for contingency.

**Total Estimated Facility Needs - \$593,078 x .10 = \$59,307**

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**Total Estimated Facility Needs - \$652,385**



## SPRINGHILL MIDDLE SCHOOL



Construction Date: 2000

88,500 sq. ft.

Capacity - 738

Current Enrollment - 458

Mobile Classroom Units - 0

### FACILITY NEEDS

Spring Hill Middle School was constructed in 2000. Overall, this facility is in excellent condition. Very limited needs have been identified that must be addressed over the next five years.

Acoustical Tiles Chorus/Band Room	\$5,000
Covered Canopy for Bus Lot	\$45,000
Outdoor Storage Building	\$30,000

**Total Estimated Cost = \$80,000**

### ROOFING

Both roof systems are in good shape. Roof 2 has experienced some leaks that have been addressed. Both systems have a future life span of in over 10 years.

**Total Estimated Cost - \$0**

## HVAC/MECHANICAL

No needs projected over the next five years.

**Total Estimated Cost - \$0**

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## SAFETY/SECURITY

16 Wireless Security Cameras	\$16,000
Perimeter Fencing	\$10,000
Covered Walkways	\$15,000

**Total Estimated Cost - \$41,000**

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## CHILD NUTRITION EQUIPMENT

Milk Box	\$2,029
Freezer/Refrigerator	\$3,940
Warmer	\$1,967

**Total Estimated Cost - \$7,936**

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## TECHNICAL FEES

No projected needs other than those already needed for new construction.

**Total Estimated Cost - \$0**

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## CONTINGENCY FEES

10% of the total estimated facility needs will be added for contingency.

**Total Estimated Facility Needs - \$128,936 x .10 = \$12,893**

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**Total Estimated Facility Needs - \$141,829**



## SYCAMORE LANE MIDDLE SCHOOL



Construction Date: 1983  
 80,000 sq. ft.  
 Capacity - 732  
 Current Enrollment - 517  
 Mobile Classroom Units - 9

### FACILITY NEEDS

Sycamore Lane currently has 9 mobile units in use. A 16,700 sq. ft. addition is needed. This addition would include the following:

4 Classrooms 6 <sup>th</sup> Grade Wing	3,400 sq. ft.
4 Classrooms 7 <sup>th</sup> Grade Wing	3,400 sq. ft.
4 Classrooms 8 <sup>th</sup> Grade Wing	3,400 sq. ft.
3 Group Toilet Facilities	900 sq. ft.
Teacher Workrooms	1,050 sq. ft.
Staff Toilets	350 sq. ft.
Corridors	4,200 sq. ft.

Total sq. ft. = 16,700

**Estimated Cost @ \$135.00 per sq. ft. x 16,700 sq. ft. = \$2,254,500**

Sound System for Gym	\$10,000
Outdoor Storage Building	\$30,000

**Total Estimated Cost = \$2,294,500**

### ROOFING

Sycamore Lane has three roof systems. Both roof systems 1 and 2 were built in 1983 and are in need of immediate replacement. The 1983 gymnasium is in good condition, however some previous repairs need to be addressed.

Roof #1	\$100,000
Roof #2	\$675,000

**Total Estimated Cost - \$775,000**

(Please refer to Appendix A for detailed descriptions and existing conditions.)

## HVAC/MECHANICAL

Locker Room Heating System (replacement)

\$50,000

**Total Estimated Cost - \$50,000**

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## SAFETY/SECURITY

16 Wireless Security Cameras

\$16,000

Perimeter Fencing

\$10,000

Covered Walkways

\$45,000

**Total Estimated Cost - \$71,000**

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## CHILD NUTRITION EQUIPMENT

2 Door Cooler

\$3,044

Steam Kettle

\$10,680

Severing Line

\$25,000

Warmer

\$1,967

**Total Estimated Cost - \$40,691**

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## TECHNICAL FEES

Architectural Cost + Civil Engineering + Soil Testing + any Additional Services.

**Total Estimated Cost - \$239,069**

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## CONTINGENCY FEES

10% of the total estimated facility needs will be added for contingency.

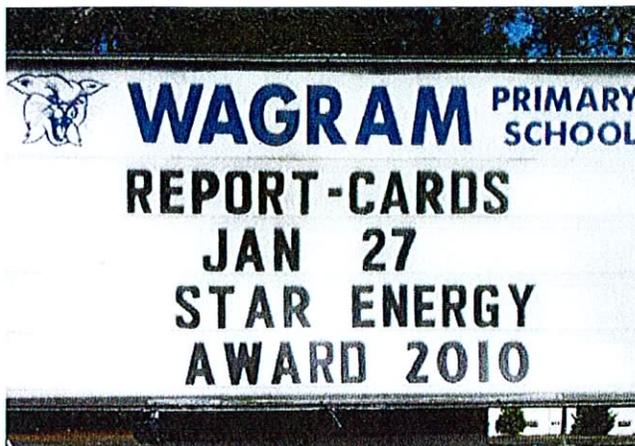
**Total Estimated Facility Needs - \$3,470,260 x .10 = \$347,026**

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**Total Estimated Facility Needs - \$3,817,286**



## WAGRAM ELEMENTARY SCHOOL



Construction Date: 1983

48,960 sq. ft.

Capacity - 437

Current Enrollment - 350

Mobile Classroom Units - 4

### FACILITY NEEDS

Currently Wagram has a 16 classroom (22,000 sq. ft.) addition and a multi-purpose room (5,000 sq. ft.) under construction. These new facilities will be ready for occupancy in August 2011 at a cost of \$3,000,000. This will increase the current student capacity by an additional 183 students and the new student capacity will total 620. The need for mobile classrooms will be eliminated.

Additional needs:

Carpet Replacement from 1983	\$25,000
Air Conditioning for Kitchen in Child Nutrition Area	\$25,000

**Total Estimated Cost = \$50,000**

### ROOFING

No needs projected over the next five years. \$0

**Total Estimated Cost = \$0**

### HVAC/MECHANICAL

No needs projected over the next five years. \$0

**Total Estimated Cost - \$0**

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### SAFETY/SECURITY

Electronic Card Security System	\$10,000
Resurface Existing Car Parking Lot	\$35,000
16 Security Cameras	\$16,000

**Total Estimated Cost - \$61,000**

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### CHILD NUTRITION EQUIPMENT

Reach in Cooler/2 Warmers	\$3,044
Dishwasher	\$9,038
Steam Kettle	\$10,680

**Total Estimated Cost - \$22,762**

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### TECHNICAL FEES

No needs projected. \$0

**Total Estimated Cost - \$0**

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### CONTINGENCY FEES

10% of the total estimated facility needs will be added for contingency.

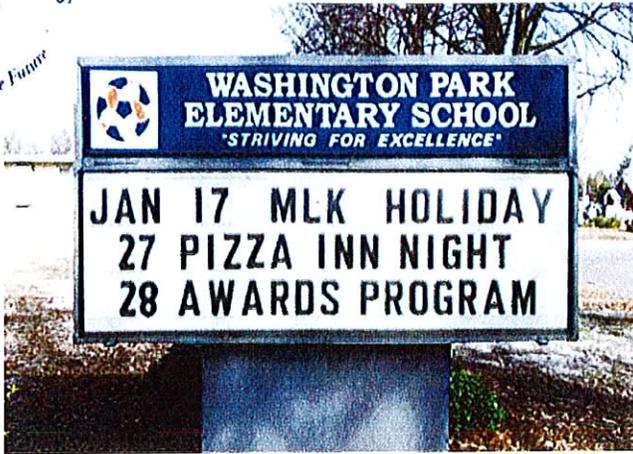
**Total Estimated Facility Needs - \$133,762 x .10 = \$13,376**

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**Total Estimated Facility Needs - \$147,138**



## WASHINGTON PARK ELEMENTARY SCHOOL



Construction Date: 1951

37,775 sq. ft.

Capacity - 365

Current Enrollment - 337

Mobile Classroom Units - 7

### FACILITY NEEDS

Washington Park has been approved for an eight classroom addition. This will eliminate the need for the current seven mobile units. Additionally, alternate bids will be received for a 4,500 sq. ft. multipurpose room and an additional two classrooms. Bids are scheduled to be received in early 2011. There is a \$1,791,000 budget for this project.

Renovation of Existing Toilets	\$75,000
Air Condition Kitchen	\$10,000

**Total Estimated Cost = \$85,000**

### ROOFING

Washington Park has five separate buildings on campus. The Kindergarten building roof needs replacing immediately. The 1983 media center and cafeteria roofs needs replacement within the next 3-5 years. The remaining buildings, 1952 classroom building and 1962 addition, were replaced in 2006 with a 15 year+ replacement timeline.

1983 Media Center (3-5 years)	\$100,000
Kindergarten Building (immediately)	\$41,000
Cafeteria (3-5 years)	\$75,000

**Total Estimated Cost - \$216,000**

(Please refer to Appendix A for detailed descriptions and existing conditions.)

## HVAC/MECHANICAL

No needs projected over the next five years. \$0

**Total Estimated Cost - \$0**

---

## SAFETY/SECURITY

16 security cameras	\$16,000
Electronic Card Security System	\$10,000
Recovering Existing Parking Lot	\$60,000
Covered Walkways and Awnings for Car Riders	\$45,000

**Total Estimated Cost - \$131,000**

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## CHILD NUTRITION EQUIPMENT

Mixer	\$7,828
2 Door Cooler	\$3,044
3 Door Cooler	\$3,044
Dishwasher	\$9,038
Warmer	\$1,967
2 Burner Stove	\$4,500

**Total Estimated Cost - \$29,421**

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## TECHNICAL FEES

No projected needs other than those already needed for new construction.

**Total Estimated Cost - \$0**

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## CONTINGENCY FEES

10% of the total estimated facility needs will be added for contingency.

**Total Estimated Facility Needs - \$461,421 x .10 = \$46,142**

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**Total Estimated Facility Needs - \$507,563**

# GENERAL RECOMMENDATIONS

The concepts of closing schools or redistricting were beyond the scope of this study. The premise of this was to assume each school was to continue to operate at its current location and serve students in the present grade level configurations. To reiterate, the study was based on the guidelines of eliminating mobile classroom units, enhancing safety and security, modernizing HVAC and Mechanical systems, replacing worn out Child Nutrition equipment and providing for equity among schools.

The following is an attempt to prioritize work for recommended new construction projects:

## **1 – Sycamore Lane Middle School**

- Eliminate 9 mobile classrooms units
- Address equity among Carver and Springhill Middle Schools
- 16,700 sq. ft. New Construction
- New Construction Budget - \$2,742,925 (Includes Technical & Contingency Fees)

## **2 – Covington Elementary School**

- Eliminate 3 mobile classrooms units
- Address lack of multipurpose room
- Classroom space for elective courses (Art, Music, etc.)
- 11,500 sq. ft. New Construction
- New Construction Budget - \$1,856,250 (Includes Technical & Contingency Fees)

## **3 – North Laurinburg Elementary School**

- Eliminate 1 mobile classroom unit
- Address lack of multipurpose room
- Classroom space for elective courses (Art, Music, etc.)
- 7,250 sq. ft. New Construction
- New Construction Budget - \$1,184,287 (Includes Technical & Contingency Fees)

#### **4 – Pate Gardner Elementary School**

- Eliminate 2 mobile classrooms units
- Address lack of multipurpose room
- Classroom space for elective courses (Art, Music, etc.)
- 6,400 sq. ft. New Construction
- New Construction Budget - \$1,054,350 (Includes Technical & Contingency Fees)

#### **5 – Scotland County High School**

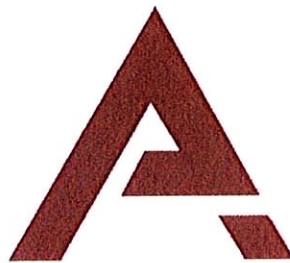
- Eliminate 2 mobile classrooms units
- Address safety/security needs
  - Enclosing exterior corridors
- Common area for dining
- 11,900 sq. ft. New Construction
- New Construction Budget - \$1,943,865 (Includes Technical & Contingency Fees)

The Other facility improvement recommendations will need to be prioritized with much discussion. Issues to consider include addressing immediate needs versus needs that fall within the five year timeline. Obviously roofs and HVAC systems that are in failure are of immediate concern.

A good facility study provides opportunities for discussion, debate and planning. The options the school board has to consider will certainly be challenging. All the facility improvements are needed, however, limited resources will not allow all these projects to be addressed at once. This study provides a framework for the discussion of priorities to be addressed to over the next five years.

## Acknowledgements

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