

Capital Program Planning Issues

As Approved by
The Board of Education
&
The Board of County Commissioners

September 21, 2005
Joint Board Meeting

ADDENDUM **Prepared by WCPSS and Wake County Staff**

Achievement Status **As Reflected** **in the Development of** **CIP 2006 School Building Program**

Adopted by
The Board of Education

May 16, 2006
School Board Meeting

Overview

Below is a list of key issues addressed in the planning assumptions adopted by the Board of Education and the Board of Commissioners. These assumptions were achieved in the development of the Board of Education's CIP 2006 except where noted. Deviations from these assumptions are noted with an asterisk and further clarified below.

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|--|--|
| 1. High Performance Guidelines | 12. New School Size & Space Standards* |
| 2. Program Magnet Schools | 13. School Site Size |
| 3. Non-traditional School Facilities - Public/Private Partnerships | 14. Property Acquisition* |
| 4. School Grade Configurations | 15. Support Facilities |
| 5. Class Size Ratio | 16. Technology |
| 6. Renovation of Existing Schools* | 17. Year Round Calendar Schools |
| 7. Student Accommodations* | 18. Student Enrollment Projection |
| 8. Education Program | 19. Timeframe |
| 9. Pre-Kindergarten, Ages 3-4 | 20. Program Price Bases |
| 10. Kindergarten Program | 21. Funding |
| 11. School Capacity Models* | |

6. Renovation of Existing Schools*

- The building assumptions called for the target of eliminating the backlog of deferred major renovation projects and deferred life cycle replacement projects to be attained by 2012.
- This target to be attained by 2015, rather than 2012

7. Student Accommodations*

- The assumptions stated the goal is for no more than 8% of students to be in mobile/modular units, including modular schools; this does not include units provided as swing-space for renovation projects.
- The target of 8% will be attained by 2015 rather than 2012. Mobile percentages are estimated below:

| | 2005-2006 | 2010-2011 |
|------------|-----------|-----------|
| Elementary | 27.3% | 16.2% |
| Middle | 14.7% | 15.5% ** |
| High | 14.5% | 13.4% |
| TOTAL | 20.6% | 17.9% |

** Subject to change pending potential year-round conversions.

- The assumptions called for the long-range capital planning to be based on a target of 95% utilization of permanent elementary and middle school seats, 97.5% utilization of permanent high school seats, and 100% of mobile and modular spaces. This allows for a 2 ½ % to 5% student management factor for flexibility in student assignment and classroom utilization, in recognition of the facts that: a) any given school's enrollment may increase during the school year; and b) it is not reasonable to achieve a one-to-one ratio (100% utilization) of students to available seats in a school, at a grade level, or in a classroom.
- Utilization targets to be attained by 2018 rather than 2015.
- CIP 2006 is based on 100% utilization of all seats, and 100% of mobile and modular space.

11. School Capacity Models*

- CIP 2006 uses larger middle and high school capacity models than those included in the planning assumptions.

| | Planning Assumptions School Capacity | CIP 2006 School Capacity |
|--------|---|-----------------------------|
| Middle | 981 | 1,311 |
| High | 1,663 | 2,223 |

- The assumptions called for the building program's design and construction to be based on the October 2005 Capacity Report's models, definitions, and assumptions.
- Because the models were changed, the program's designs and construction will be based on new models to be included in future capacity reports.

12. New School Size and Space Standards*

- The sizes of new middle and high schools were increased to larger capacities and the standard capacity model for elementary schools was not used.

| Model | DPI Capacity Guidelines | Building Capacity: Traditional Calendar | Capacity with 4 or 6 mobile Classrooms (a&b) | Building Capacity: Year-Round Conversion (c) | Space Standards (Square Feet) Space Std. (d) |
|----------------------------------|-------------------------------|--|---|--|--|
| Elementary (std.) | 400 | 655 | 747 | 843 | 86,880 |
| Elementary (lg.) | 700 | 800 | 892 | 1,124 | 104,039 102,970 |
| Middle (std.) | 600-800 | 981 | 1,137 | 1,293 | 151,760 159,752 |
| Middle (lg.) | 600-800 | 1,311 981 | 1,467 1,137 | 1,623 1,293 | 199,246 159,752 |

| Model | DPI Capacity Guidelines | Building Capacity: Traditional Calendar | Capacity with 4 or 6 mobile Classrooms (a&b) | Building Capacity: Year-Round Conversion (c) | Space Standards (Square Feet) Space Std. (d) |
|-------------|-------------------------|---|--|--|--|
| High (std.) | 800-1200 | 1,663 | 1,807 | N/A | 268,220** 261,744 |
| High (lg.) | 800-1200 | 2,223 1,663 | 2,365 1,807 | N/A | 333,798** 261,744 |

** Corrected to include stadium

- (a) "4 or 6" non-permanent teaching spaces: 4 for elementary, 6 for secondary
- (b) Includes Special Needs teaching spaces.
 - Elementary large - 12.
 - Due to larger school capacities, special needs spaces for middle schools increased to 16 from 12 and special needs spaces in high schools increased to 17 from 14.
- (c) Elementary (lg.): All 4 double loaded tracks with 3 mobiles. Middle schools will be; all single loaded tracks with one double loaded track instead of all single loaded tracks with 1 mobile as noted in the planning assumptions.
- (d) Actual prototypes may vary depending on code requirements. Elementary square footage reflects a 2-story design.

14. Property Acquisition*

- The planning assumptions stated that school sites would be sought for land-banking five years in advance.
- Land banking is not a component of CIP 2006; land will be sought in advance of construction start dates.
- The planning assumptions included a note about the ownership of land needing to be resolved. The ownership of land has been resolved. Title will be temporarily held by Wake County if necessary for sales tax purposes.