



Beverly Hills Elementary School

STUDY AND RECOMMENDATION 2.0 - SOS REBUTTAL

JUNE 27, 2018

Beverly Hills Elementary School



STUDY AND RECOMMENDATION **2.0 - SOS REBUTTAL**

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Timeline Review: **Back to the Future**

(As presented by CCS Staff to the Board of Education June 4, 2018)

- **November 2017** Royal Oaks Boundary Committee recommended Scenario E which consolidated Beverly Hills Elementary with Royal Oaks Elementary and Winecoff Elementary. The Superintendent accepted Scenario E and recommended it to the Board of Education.
- **December 2017** Based on K-3 legislation and many unknown factors, the Board recommended and the Board approved the **withhold** Recommendation for Royal Oaks Elementary.
- **February 2018** BOE approved the consolidation of Beverly Hills Elementary and Royal Oaks Elementary. The Board recommended consolidation of Beverly Hills Elementary and Royal Oaks Elementary.
- **May 2018** The Board of Education began the redistricting process.

This timeline review FAILED to include key discussions, information, and votes prior to 2017, as well as relevant information pertaining to the dates in the staff's timeline review.

"GREAT SCOTT!"
DR. Emmett Brown, Nov. 5, 1955



Timeline Review **Response #1**

April 13, 2015 - Board of Education voted to select Royal Oaks *Option 2*.

- Option 2 increased the size of Royal Oaks:
 - The extra space would **first** be used to accommodate students from Beverly Hills, RBMES and CWES “while those schools were **renovated**.”
 - After renovations are completed, the increased space at Royal Oaks was intended for use as Pre-K and new magnet program, or “to reduce overcrowding at *Winecoff*.”
- The Board did **not** vote for Options 3 or 4, which consolidated Beverly Hills with Royal Oaks.
- By voting for Option 2, the Board is **clear** in its expectations for the use of the increased size of Royal Oaks.

Option 2 – Medium-size at Royal Oaks site

Add new building for 648 students (800 core) at Royal Oaks and keep K-1 wing - \$23 million

Eventually K-1 wing could be used for pre-K program but first the combined facilities would be used to accommodate students from Beverly Hills, R. Brown McAllister and Coltrane-Webb while those schools are renovated

Cost to renovate (based on Fanning-Howey 10-year costs + 10% contingency)

- Beverly Hills \$10.8 million
- R. Brown McAllister \$10.8 million
- Coltrane-Webb \$14.3 million (Nov 2013 estimate by Len Witke increased by 50%)

Once renovations are complete, Royal Oaks would have room for about 300 additional students and a pre-K program

(could use for new magnet program or to reduce overcrowding at Winecoff)

Total Plan Cost: \$59 million (does not include costs for transporting students or moving materials)

Source: CCS Presentation to BOE 4.13.2015



Timeline Review **Response #1, continued**

- Prior to selecting Option 2, Board members and Dr. Lowder discussed why it was the **best option**, and also shared their profound concerns about closing Beverly Hills Elementary. (BOE meetings April 6, 2015 and April 13, 2015 – Appendix A)
- Mr. Shoemaker supported increasing the size of Royal Oaks *to absorb growth he was certain would happen, specifically from Winecoff and Boger* (4.13.2015 Meeting – Video Clip #1).
- Ms. Carpenter appropriately likened the County’s smaller elementary schools to ‘families,’ and she strongly stated that she **did not** support dissolving Beverly Hills.
(4.13.2015 Meeting – Video Clip #2)
 - “When I see you saying ‘dissolve them’...merging Royal Oaks and Beverly Hills together...it’s like killing a family, and that bothers me big time.”
 - “These smaller families are important...children usually learn better in a smaller environment. Bigger is not always better. Smaller is usually better.”
 - “You’ve got neighborhoods here that have bound together...”

Video Clip #1:



Video Clip #2:





Something happened between April 13, 2015 (when the BOE approved Option 2 for ROES) and December, 2015 (when the BOE approved a revised version of the 10-year plan, which added closure of BHES).



When asked to explain what changed, the staff has remained silent...

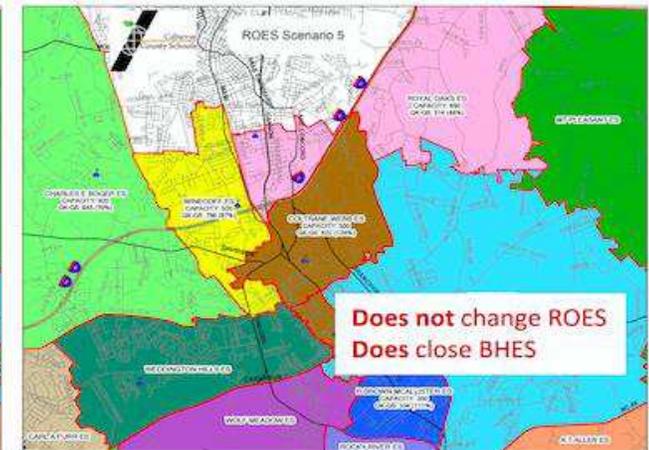
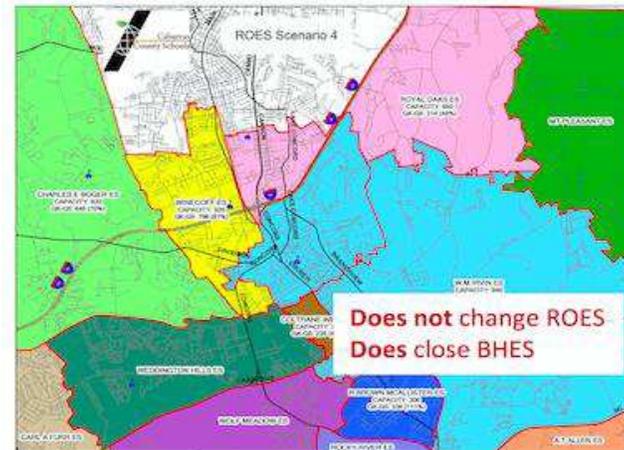
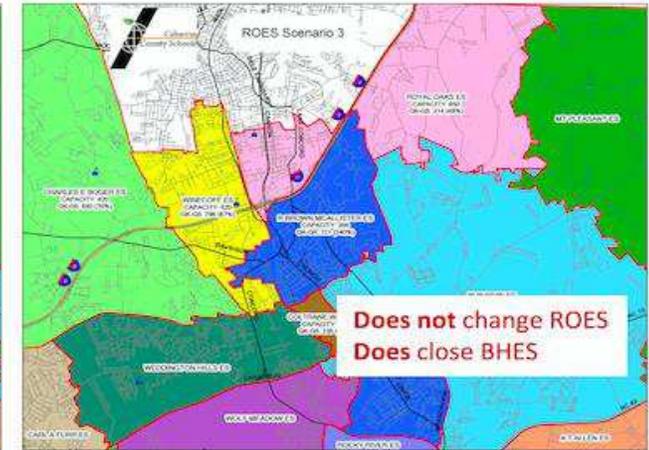
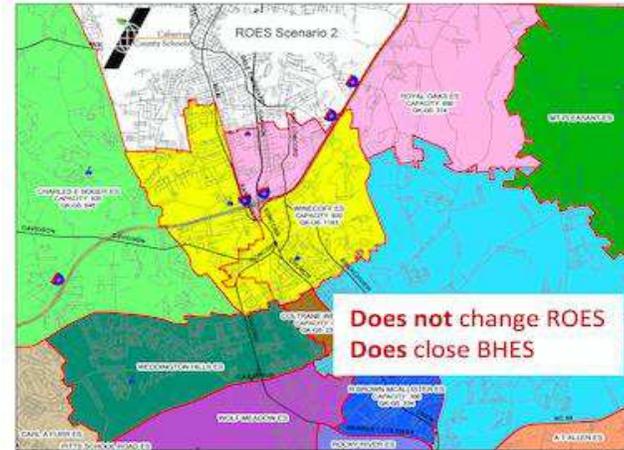




Timeline Review **Response #2**

August, 2017 – Royal Oaks “Boundary Committee” was created to ‘fill the seats at ROES.’

- CCS staff provided scenarios to the committee, rather than allowing them to develop their own.
- **EACH** of those staff-created scenarios closed Beverly Hills, therefore forcing the committee to fill seats at Royal Oaks with Beverly Hills students.
 - This also created the false impression among the committee that keeping Beverly Hills open was **not** an option.
- Eventually, the committee reviewed 13 scenarios. One-third of the original scenarios showed **no change** to the current Royal Oaks boundary, and only showed the closing of Beverly Hills.





Timeline Review **Response #2, continued**

- CCS staff recommendations to the Royal Oaks Boundary Committee were in **direct conflict** with the wishes of the Board of Education, as expressed in the April 13, 2015 vote for “Option 2” for Royal Oaks expansion.
- CCS staff developed bias toward closing BHES, impacting the objectivity and accuracy of data presented to the Board of Education in subsequent meetings.
- Only **one** scenario reviewed by the committee kept Beverly Hills open, and that scenario was added **only** because it was requested by the BHES PTO representative on the committee.
- The Boundary Committee’s recommendation of Scenario E in November 2017 was tainted by the bias created by CCS staff during the committee’s work.



Parents, community members, and taxpayers feel like there has been a ‘bait and switch’ by the CCS staff since the 2015 vote by the Board of Education.



Timeline Review **Response #3**

- **February 2018** BOE approved 10 Year Plan, which included the recommended consolidation of Beverly Hills Elementary School.

Why is the adoption of the Ten Year Plan constantly used as the reason for why CCS Staff is recommending closure, given the 'fluidity' of this plan? Since staff created the 10 year plan why does this carry more weight than what the BOE *actually* voted for (ROES - Option 2)?

As Dr. Lowder has *repeatedly* said throughout this process, the 10-year plan is 'fluid' and not absolute. The following is mentioned at the beginning and end of the current 10 Year Plan document:

This 10 year planning document is a snapshot of options that are open to the district for discussion at this time. Future decisions and situational outcomes may change, influence or redirect the plans that are presented.





Timeline Review **Response #4**

- **May 2018** District Realignment Committee began the redistricting process.
- CCS staff instructed the Realignment Committee and Demographics firm to *assume closure of Beverly Hills* rather than objectively studying its best use.
 - **CCS Staff also instructed the Realignment Committee and Demographics firm to assume that a new 800-seat R. Brown McAllister would be approved and built.**
- Data reported to the Board of Education at its May 14th meeting showed the current BHES zone ***maintaining or growing*** in population.
 - BHES showed to be ABOVE the CCS elementary average for growth. The neighborhood is primed for an uptick in elementary-aged children. Dr. McKibben told the BOE: “you may not have seen school-aged children come out for the last 10 or 15 years...you now start to see kids come back out of there.”
- BHES is one of only a few elementary schools in CCS showing K-5 Enrollment **Gain** in 10 years.

K-5 Enrollment Forecasts

Source: Cropper GIS/McKibben Demographics Report, Appendix D

School	Enrollment Loss/Gain 2028
AT Allen	Loss
Bethel	Gain
BHES	Gain
Carl A Furr	Loss
Charles E Boger	Loss
Coltrane-Webb	Loss
Cox Mill	Loss
Harrisburg	Loss
Mount Pleasant	Loss
Patriots	Loss
Pitts School	Loss
R Brown McAllister	Loss
Rocky River	Gain
Royal Oaks	Loss
WM Irvin	Gain
WR Odell Primary	Loss
WR Odell Elementary	Loss
Weddington Hills	Loss
Wingsoff	Gain





Timeline Review **Response #4 continued**

Beverly Hills Elementary School is the **only** elementary zone in Cabarrus County Schools showing population **growth** to 2025

Population Changes in Current Attendance Zones

Source: Cropper GIS/McKibben Demographics Report, Appendix B

Elementary School	Change 2010-2015	Change 2015-2020	Change 2020-2025	Change from present to 2025
AT Allen	950	720	530	Decrease
Bethel	290	230	180	Decrease
BHES	300	360	390	Increase
Carl A. Furr	830	700	570	Decrease
Charles E. Boger	550	410	220	Decrease
Coltrane-Webb	230	160	100	Decrease
Cox Mill	1160	960	790	Decrease
Harrisburg	1140	840	650	Decrease
Mount Pleasant	360	230	140	Decrease
Patriots	1230	910	750	Decrease
Pitts School	780	520	360	Decrease
R. Brown McAllister	500	470	390	Decrease
Rocky River	1370	1140	1060	Decrease
Royal Oaks	380	330	270	Decrease
WM Irvin	680	530	460	Decrease
WR Odell	1730	1400	1190	Decrease
Weddington Hills	1110	840	610	Decrease
Wincoff	680	590	420	Decrease
Wolf Meadow	1030	940	840	Decrease

The Failed Case for Closure



At the June 4th Board of Education meeting, Cabarrus County Schools staff provided conflicting and inconsistent information to support their recommendation for closing Beverly Hills Elementary School, including (but not limited to):

Financial Impact

- Deceptive construction costs (renovation and new-build)
- Misleading personnel savings
- Irrelevant operational/maintenance cost argument

Facility Analysis

- Incorrect understanding & application of Fanning Howey Assessment report
- Deliberate misrepresentation of Capital Improvement Plan
- Absence of feasibility studies for all replacement schools
- Conflicting facility condition information

Student Impact

- CCS has NOT considered student welfare as a top priority
- Inconvenience/hardship for WHO? CCS or the Students?
- False claims of current transportation safety concerns, course offerings and enrollment
- Unfounded assertions of 'no additional transportation costs'
- Biased data points used to direct demographics firm and the steering of the realignment committee



This presentation provides clarifying information regarding the student impact, construction costs and feasibility, and other relevant facts in rebuttal to the CCS staff presentation to the Board of Education.

Financial Impact: Deceptive Construction Costs



CCS Staff Claims:

- Mr. Lowder states that **\$230 per square foot** is the average cost of new school construction.
- Mr. Lowder's estimate for a new 400-seat BHES on its existing site is estimated at a total of \$20.9MM, or \$243 per square foot including site costs.
- Mr. Lowder claims that 75,000 square feet is needed for a new 400-seat elementary school.
- Mr. Lowder incorrectly calculated NCDPI required fees and contingency at 8.5% and 7.5% respectively.

➤ But the Real Data Shows:

- FACT: According to NCDPI website on construction cost data, the most recently bid school projects submitted averaged **\$200 per square foot**.
- FACT: The three similarly-sized elementary schools recently bid in NC (from NCDPI data) are being built for \$11 million, \$13.5 million, and \$15 million respectively, including site costs.
- FACT: At 75,000 square feet for 400 seats, BHES would yield **187.5** square feet per pupil. The newly completed Royal Oaks was built at **124.8** square feet per pupil.
- FACT: According to NCDPI, architectural fees for new build construction should be carried at 7.5% and contingency at 5%. This represents an error of nearly **\$700K** alone!

Financial Impact: Deceptive Construction Costs



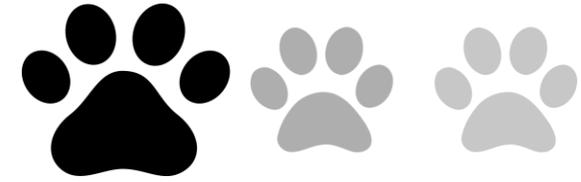
Costs of Recent School Projects

Tuesday, December 19, 2017

DSP NO.	ADMINISTRATIVE UNIT	SCHOOL		BID DATE	BUILDING AREA (s.f.)	COST	SITEWORK	TOTAL COST	PROJ COST . ADM	/sq.ft.	ARCHITECT
995-4842	Yancey County	Blue Ridge Elementary Sch	Pre-K	8/1/17	70,645	\$10,209,099	1,527,000	\$11,736,099	373	166.13	Architectural Design Studio PA (ADS)
800-4832	Rowan-Salisbury	Western Elementary School		5/16/17	99,505	\$19,364,523	3,440,429	\$22,804,952	722	229.18	SFL+A Architects
340-1840	Forsyth County	Paisley Middle	06-10	4/20/17	224,000	\$36,508,154	3,272,600	\$39,780,754	1200	177.59	Walter Robbs Callahan & Pierce Arch
650-2682	New Hanover County	John J Blair Elementary	0K-05	3/30/17	85,799	\$13,031,685	2,107,300	\$15,138,985	526	176.45	SFL+A Architects
920-4814	Wake County	E-45 Elementary School Pro	K-5	3/22/17	112,607	\$22,525,124	5,712,940	\$28,238,064	800	250.77	Moseley Architects
650-2675	New Hanover County	College Park Elementary	0K-05	3/9/17	80,349	\$11,538,624	2,051,376	\$13,590,000	522	169.14	LS3P Associates Ltd
920-3362	Wake County	Vandora Springs Elementar	0K-05	3/7/17	114,140	\$21,734,959	6,302,035	\$28,036,994	800	245.64	Little Diversified Architectural Consulting
120-1243	Burke County	Mountain View Elementary	PK-05	2/7/17	102,800	\$16,573,497	3,121,503	\$19,695,000	800	191.59	Cort Architectural Group PA
600-4816	Mecklenburg County	Language Immersion K-8 Al	K-8	2/2/17	130,319	\$22,440,584	2,743,000	\$25,183,584	1180	193.25	Morris Berg Architects
Year Total:					1,020,164	\$173,926,249		\$204,204,432		\$200.17	/sq.ft. Average

This is the most recent data taken from the NCDPI website. Although the average is \$200 per square foot, the three elementary schools nearest the size and ADM of Beverly Hills Elementary School average \$170.50 per square foot. Even taking Mr. Lowder's estimation of 75,000 square feet for a 400-seat school, this average cost would yield a total cost (all inclusive: site costs, architectural fees, contingency) of \$14,385,937. This is \$6.6MM LESS than Mr. Lowder's estimate of a new 400-seat BHES on its current site.

Financial Impact: Deceptive Construction Costs



CCS Staff Claims:

- Mr. Lowder told the Board of Education that renovating Beverly Hills would cost \$292 per square foot.

➤ But the Real Data Shows:

- FACT: Similar projects completed locally, on buildings of similar age or older, with similar scopes of work, range in cost from \$110 to \$226 per square foot for those renovations (which include additions).

Monroe, NC – School renovations and addition. Work included comprehensive renovations to specialized spaces (non-classroom) within the school, and minor renovations to the remainder of the school. Project bid in 2018. Cost of addition was \$185.15 per square foot. Cost of renovation was \$226.50 per square foot of the comprehensively renovated area. Original building was constructed prior to 1963.

Charlotte, NC – School renovations and addition. Work included comprehensive renovations to entire school, plus a two-story classroom addition and extensive sitework. Project was completed in 2015 at a total cost of \$109.72 per square foot of total area (addition and renovation). Original building dates to 1963.

Charlotte, NC – School renovations. Work included comprehensive renovations to entire school. Project was completed in 2015 at a total cost of \$135.41 per total square foot of building area. Original building dates to the 1940's.

Source: Compiled from 3rd party school construction professionals

- FACT: Third-party professionals are consistent in their estimations of \$14-\$15 million for Beverly Hills Elementary School (at approximately \$230 per square foot for renovating a total of 49,600 square feet and including a 5,000 sf addition).

Financial Impact: Deceptive Construction Costs



	Square Footage	Cost/SF	Total Const. Cost (Bldg & Site)	Arch Fees & Contingency	Cost/Seat @ 400 for BHES costs	Notes and Commentary
CCS Renovation Estimate for BHES	70,000	\$292	\$20,509,000	\$3,281,440	\$51,272	Over-estimates square footage “required” and does not properly account for newer additions
CCS New Build Estimate for BHES	75,000	\$243	\$18,200,000	\$2,760,000	\$45,500	Over-estimates square footage “required” and cost per square foot again
3rd Party Renovation Estimate for BHES	55,600	\$230	12,790,000* <i>*additional \$5MM in savings from not repurposing existing building</i>	\$2,046,400	\$31,975 <i>*19,475 net cost per seat with \$5MM save</i>	Based on the most liberal renovation costs for similarly completed area renovations <i>*all costs and figures are substantially lower when saving the additional \$5MM to repurpose BHES.</i>
3rd Party New Build Estimate for BHES	60,000	\$200	12,000,000* <i>*additional \$5MM in savings from not repurposing existing building</i>	\$1,500,000	\$30,000 <i>*17,500 net cost per seat with \$5MM save</i>	Based on Avg. cost for new build schools from the newest NCDPI data (Avg. cost data of smaller schools were noticeably lower - \$170/sf <i>*all costs and figures are substantially lower when saving the additional \$5MM to repurpose BHES.</i>
R. Brown McAllister 800 seat replacement school	100,000	\$265	26,500,000	\$3,312,500	\$33,125 (based on 800 seats)	Based on Mr. Lowder’s estimate

Financial Impact: Deceptive Construction Costs



CCS Staff Claims:

- Mr. Lowder claims the renovation cost for BHES is \$292/sf. Considering the newer sections and addition cost less per square foot, Mr. Lowder's claim means that the older buildings will be in excess of \$400/sf to renovate.
- Mr. Lowder claims that the majority of the infrastructure is not accessible for repair or replacement as it is "under the slabs."

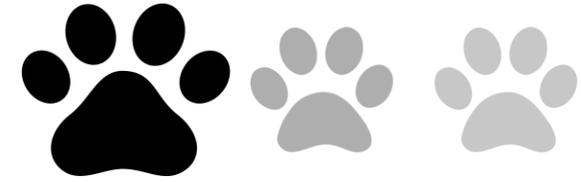


Tim Lowder
video, edited
from June 4,
2018 BOE
meeting

➤ But the Real Data Shows:

- FACT: The newer building at Beverly Hills (built in the 1990s) does **not** need the same scope of work as the older sections of the school to become consistent with NCDPI recommendations or Code compliant. Thus, the cost per square foot should be assumed at a **significantly** lower cost per square foot (Source: 3rd-party construction professionals).
- While the older sections of the building may be less accessible, the only infrastructure that needs to remain under the slab are the drain (sewer) lines. All new electrical feeders or water supply lines can be run overhead as is **typical** in all new construction and modern renovation projects.

Financial Impact: Deceptive Construction Costs



CCS Staff Claims:

- Mr. Lowder told the Board of Education a renovated Beverly Hills Elementary School would need to include over 20,000 additional square feet (still at a cost of \$292 per square foot).
- Mr. Lowder claims that this additional square footage is necessary to be compliant with the new classroom size state law.
- Mr. Lowder also claims that the additional 20,000 sf is needed for Beverly Hills to become “NCDPI Compliant.”



But the Real Data Shows:

- Renovation of the newer building at Beverly Hills (built in the 1990s) is estimated at \$1.2MM, an estimate of \$13.4MM would cover the remainder of the existing facility at \$275/sf. Any addition should not cost over \$230/sf.
- FACT: The existing Beverly Hills facility, at 49,600 square feet, (utilizing two mobile units for classes), is already compliant with the new classroom size state law.
- FACT: NCDPI only **recommends** certain size specifications for spaces and routinely allows less square footage for adequacy on renovations.
- FACT: Royal Oaks Elementary School has a ratio of 124.8 square feet per pupil. The proposed 800 seat R. Brown McAllister would have 125 sf per pupil. The current BHES facility has 124 sf per pupil (49,600 sf).



Financial Impact: Deceptive Construction Costs



Two Solutions to the Growth Issue In Cabarrus County:

(A) Cabarrus County Schools: Staff Solution

School	Plan	Cost	Seats
Royal Oaks	Rebuilt larger (completed)	\$23MM	700
Beverly Hills	Close	\$5MM to Repurpose (est)	0
R. Brown McAllister	Rebuild larger	\$30MM (est) \$5mm for Repurpose	800
Coltrane Webb	Rebuild larger "Downtown Elementary School #2"	\$30MM (est)	800
TOTAL:	\$40,435 PER SEAT	\$93MM	2300

(B) Alternate Solution

School	Plan	Cost	Seats
Royal Oaks	Rebuilt larger (completed)	\$23MM	700
Beverly Hills	Renovate or Rebuild - to gain 42 seats	\$16MM to Renovate \$14.6MM to Rebuild	450
R. Brown McAllister	Renovate or Rebuild- to gain 186 seats	\$17.7MM to Renovate \$16.2MM to Rebuild	500
Coltrane Webb	Renovate or Rebuild - to gain 106 seats	\$23.1MM to Renovate \$21MM to Rebuild	650
TOTAL:	\$ 32,522 PER SEAT	\$74.8MM	2300

FACT: The Alternate Solution yields a savings of \$18.2MM for the SAME number of seats. This savings could be applied to a new school for growth in the county and help fund the 5 year plan. The Alternate Solution is more fiscally responsible and keeps the integrity of all three downtown neighborhood schools. The Alternate Solution is better for growth, yielding more seats for \$93MM and therefore limiting mobile units at a cost of \$90K per unit (103 currently at elementary schools) at their \$200/month utility costs.

Financial Impact: Misleading Personnel Savings



CCS Staff Claims:

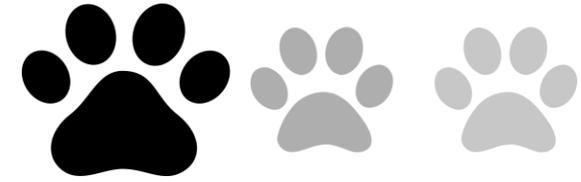
- Consolidating Beverly Hills will save \$534,008 in personnel costs.
- Staff claims that the only change to this amount is the state funding for the principal's salary at Beverly Hills, thus reducing the savings to \$445,211.
- Ms. Klutz stated that there is additional savings of \$55,391 for the elimination of the SRO at Beverly Hills Elementary.



➤ But the Real Data Show:

- From CCS's own data, **\$131,177** is the amount of "local funds" saved. Savings of state and federal funds are **not** 'savings' to the Cabarrus County budget.
- FACT: Dr. Lowder specifically stated that no teachers or staff from BHES will be **laid off**, thus the savings of \$445,211 is not correct. Those personnel costs would be transferred to the consolidation school (or other schools in the system).
- FACT: Beverly Hills currently shares an SRO with R. Brown McAllister Elementary. Thus this claim **does not support** the closure of Beverly Hills.
- The \$131,177 in personnel 'savings' will be offset by the additional principal salary (higher at a larger school) and any additional assistant principals required for 800 seats.

Financial Impact: Irrelevant Maintenance and Operational Cost Argument



CCS Staff Claims:

- Maintenance chart (below) is being used to argue for BHES closure.
- Operational costs are shown as another reason to close Beverly Hills.

Facilities Cost Assessment Sheet						
School	Student Population	Employee Population	Area	Maintenance Cost per Sq/Ft	Energy Cost per Sq/Ft	Cost/Student
Average for all CCS elementary schools	738	95	96,898	.20 Per Sq/Ft	1.11 per Sq/Ft	\$161.38
Beverly Hills Elementary	425	60	49,600	.64 per Sq/Ft	1.10 per Sq/Ft	\$207.00

➤ But the Real Data Shows:

- FACT: Energy costs at BHES are consistent with all the other elementary schools in the district.
- FACT: Maintenance costs are higher **due to** the lack of capital improvements and neglected maintenance of the facility for many years.
- If Beverly Hills were renovated or capital improvements made to the systems requiring the additional maintenance, maintenance and operational costs would certainly be consistent with the other schools in the district.
- Operational costs are in line with the smaller size of Beverly Hills.

Facility Analysis: Fanning Howey



CCS Staff Claims:

- Mr. Lowder claims the Fanning Howey Facility assessment recommends for BHES, “**close facility.**”
- Staff shows 17.2MM for replacement costs for BHES.
- Staff claims that Royal Oaks was not included in the Fanning Howey study because “it was already set to be replaced.”
- Staff claims that the current BHES facility is not adequate for a 400-seat elementary school.

➤ But the Real Data Show:

- FACT: Fanning Howey study recommends “***begin considering replacement***” of the BH facility (**NOT** closure) as Mr. Lowder states.
- FACT: Fanning Howey shows a much lower replacement cost for BHES at \$9.8MM.
- FACT: Royal Oaks was given an assessment by Fanning Howey of ‘good,’ similar to Weddington Hills and Rocky River Elementary Schools (and yet it was **replaced**).
- FACT: Fanning Howey gave BHES an adequacy rating of “good.”



Tim Lowder
video, edited
from June 4,
2018 BOE
meeting

Facility Analysis: Fanning Howey



Educational Adequacy Results

School	Points	Pct.	Rating
ELEMENTARY			
Bethel ES	1174	91%	Excellent
Beverly Hills ES	972	75%	Good
Cox Mill ES	1176	91%	Excellent
Harrisburg ES	1213	94%	Excellent
Irvin ES	1221	95%	Excellent
McAllister ES	868	67%	Good
Mt. Pleasant ES	851	66%	Good
Rocky River ES	1205	93%	Excellent
Weddington Hills ES	1240	96%	Excellent
Winecoff ES	1206	93%	Excellent
Wolf Meadow ES	767	59%	Fair
Mary Francis Wall Center	524	41%	Fair

FACT: The Fanning Howey Report, in addition to the Facility Condition Assessment, also assessed the *Educational Adequacy* of the facility. The goal of the Educational Adequacy was “to compare the current state of the facility with an ‘ideal facility.’”

The items considered in the assessment represent factors which, when adequately present, provide an outstanding learning environment for students. (Fanning Howey Report, pg. 26)

FACT: The table (left) clearly shows that the Fanning Howey assessment for Educational Adequacy rated Beverly Hills as “Good.” Beverly Hills received the perfect “target score” in several key areas, including (per Appendix B, Fanning Howey Report):

- Location
- All Learning Areas
- Educational Environment (Daylighting, Air Quality, Ventilation, etc.)
- Furniture
- Technology
- Specialized Instructional Spaces
- Administrative Offices

Minor capital improvements to the facility would have easily increased the adequacy ranking for Beverly Hills above 80%, resulting in an “Excellent” rating.

Facility Analysis: Fanning Howey



School Conditions Summary

The following table is a numerical summary of the condition assessments. The FCI is the Facility Conditions Index. It is the percentage derived from dividing the immediate one-year needs by the replacement costs. The RI is the Renewal Index. It represents the percentage derived from dividing the five-year needs by the replacement costs.

School Name	Grades	Year Built	FCI [1 Yr]	RI [5 Yr]	5 Yr Rating
Mary Frances Wall Center	Pre-K	1935	0.53	0.54	Evaluate
Royal Oaks Elementary	Elem	1949	0.23	0.34	Good
Beverly Hills Elementary	Elem	1954	0.59	0.64	Replace
R. Brown McAllister Elementary	Elem	1958	0.39	0.58	Evaluate
Northwest Cabarrus High	High	1966	0.29	0.38	Fair
Concord High	High	1967	0.16	0.26	Good
Mt. Pleasant Elementary	Elem	1972	0.51	0.59	Evaluate
Wolf Meadow Elementary	Elem	1975	0.49	0.52	Evaluate
Northwest Cabarrus Middle	Middle	1980	0.34	0.44	Fair
J.N. Fries Middle	Middle	1990	0.19	0.35	Good
(Performance Learning Center)					
Mt. Pleasant High	High	1991	0.08	0.19	Excellent
Weddington Hills Elementary	Elem	1996	0.22	0.39	Good
Rocky River Elementary	Elem	1997	0.25	0.34	Good
W.M. Irvin Elementary	Elem	1999	0.07	0.22	Excellent
Winecoff Elementary	Elem	1999	0.17	0.28	Good
Concord Middle	Middle	1999	0.07	0.25	Excellent

FACT: The Beverly Hills facility was given a five-year rating of “Replace.” No other school evaluated in the study was shown to be replaced .

Why is Beverly Hills Elementary School the ONLY school NOT being considered for replacement? This facility could be replaced on-site (refer to the Financial Impact section of this presentation).

FACT: Royal Oaks Elementary WAS graded for condition in the Fanning Howey report. However, their scores (FCI and RI) and rating were conveniently omitted from the School Conditions Summary (left).

For your convenience, we have included the score for Royal Oaks that was completed as part of this 2014 report. You will notice the FCI and RI scores are similar to scores for Weddington Hills Elementary and Rocky River Elementary, neither of which are being replaced.

Why was Royal Oaks replaced when the five-year rating was “good?” The Fanning Howey report cost Cabarrus County taxpayers several hundred thousand dollars. The new Royal Oaks facility cost them \$23 million.

Facility Analysis: Fanning Howey



Assessment Reports – Asset List Report

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI
Asset Type: Building										
Royal Oaks Elementary	328	65	School	42,963	6,038,345	141	1,608,481	0.27	2,517,341	0.42
Subtotal for Building				42,963	6,038,345	141	1,608,481	0.27	2,517,341	0.42
Asset Type: Site										
Site - Royal Oaks Elementary	328	65		12	1,725,984	143,832	147,617	0.09	147,617	0.09
Subtotal for Site				12	1,725,984	143,832	147,617	0.09	147,617	0.09
Campus Name: Royal Oaks Elementary School					7,764,329		1,756,098	0.23	2,664,958	0.34

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI
Asset Type: Building										
Beverly Hills Elementary	309	61	School	49,600	8,146,303	164	3,987,809	0.49	4,406,627	0.54
Subtotal for Building				49,600	8,146,303	164	3,987,809	0.49	4,406,627	0.54
Asset Type: Site										
Site - Beverly Hills Elementary	309	60		12	906,825	75,569	1,334,664	1.47	1,343,020	1.48
Subtotal for Site				12	906,825	75,569	1,334,664	1.47	1,343,020	1.48
Campus Name: Beverly Hills Elementary					9,053,128		5,322,474	0.59	5,749,647	0.64

FACT: “Guidelines for considering replacement for a school should BEGIN once the Site & Building FCI is 0.50 or more, and should definitely be considered for replacement when the Site & Building FCI exceeds 0.67.” (Fanning Howey, Pg. 19).

Beverly Hills scored 0.59 (lower table, left). This is well below the 0.67 threshold needed to “definitely be considered for replacement.”

FACT: Mr. Lowder told the Board of Education on June 4, 2018 that the Fanning Howey assessment showed Beverly Hills facility to be closed (see video, pg. 22). This is a complete fabrication.

FACT: Royal Oaks received a Site & Building FCI score of 0.23, more than 50 percent *below* the threshold needed to even begin consideration of a replacement facility (upper table, left).

Unfortunately, the 3rd party assessment of the school system’s facilities (Fanning Howey) was done *after* the decision was made to replace the Royal Oaks facility.

“You can learn great things from your mistakes when you aren’t busy denying them.” Stephen Covey

Facility Analysis: Capital Improvement Plan



CCS Staff Claims:

- Mr. Lowder claims that the \$10.6MM Capital Improvement Plan for BHES only covers “fixing what is broken” and is not a “renovation budget.”
- Mr. Lowder claims the Capital Improvement Plan does not include any repairs needed to “bring the facility up to code” or “to be consistent with NCDPI space recommendations.”

➤ But the Real Data Shows:

- FACT: ADA accessibility upgrades **are** included in the Capital Improvement Plan, as well as a \$4.87MM line item for “*renovation functional upgrades.*” This is the same language that Mr. Lowder used in the June 4th presentation to describe a renovation needed to improve the functionality recommended by NCDPI.

- FACT: Items such as constructing bathrooms on the playground, replacing plumbing fixtures and drain/supply lines, and 17 new doors are evidence of additional scope that does not fall under “broken items to be fixed.”



Tim Lowder video, edited from June 4, 2018 BOE meeting

Repair Costs (repairs only)
Major Repairs Needed at Beverly Hills Elementary on Capital Improvement List

- Water Distribution System
- HVAC Replacement
- Water Heater and Fixture Replacement
- ADA Accessibility
- Parking and Paving Replacement
- Flooring Replacement & Asbestos Abatement
- Door Replacement



- Piping removed from the feeder line into the building.
- Most of the piping is under the slab floors and not accessible for replacement.



- Water pooling under boiler unit

[Capital Improvement List \(Appendix F\)](#)

\$10,607,251

Facility Analysis: Capital Improvement Plan



Beverly Hill Elementary Capital Improvement List



CCS Presentation Labeled this as "Repairs Only"

2017-2018	Flooring Replacement and Abatement (Replace carpet, install VCT in abated areas)	Beverly Hills ES	Paint, Trim, Ceiling, Floor	\$	200,000
2018-2019	Construct bathrooms on playground	Beverly Hills ES	Construction (New, Add, Refurb, Renovate)	\$	350,000
2018-2019	Provide New Universal Toilet Room: Estimate # of new Universal Toilet Rooms required	Beverly Hills ES	Construction (New, Add, Refurb, Renovate)	\$	296,162
2018-2019	Renovation Functional Upgrades	Beverly Hills ES	Construction (New, Add, Refurb, Renovate)	\$	4,870,400
2018-2019	Restroom - Complete - Double - Renovate	Beverly Hills ES	Construction (New, Add, Refurb, Renovate)	\$	43,094
2018-2019	Restroom - Complete - Double - Renovate	Beverly Hills ES	Construction (New, Add, Refurb, Renovate)	\$	43,094
2018-2019	Restroom - Complete - Single - Renovate	Beverly Hills ES	Construction (New, Add, Refurb, Renovate)	\$	102,398
2018-2019	Modify Entrance With Barrier Free Access Ramp: Estimate LF of ramp.	Beverly Hills ES	Doors, Windows, Canopies	\$	80,174
2018-2019	Pedestrian Covered Walkways (Sidewalk or Bridges)	Beverly Hills ES	Doors, Windows, Canopies	\$	85,167
2018-2019	63 Add Restroom Fixtures 7 - Std Density - Replacement	Beverly Hills ES	Kitchen, Bathroom, Plumbing	\$	33,801
2018-2019	Install new bathroom partitions	Beverly Hills ES	Kitchen, Bathroom, Plumbing	\$	50,000
2018-2019	Original 54 Restroom Fixtures 7 - Std Density - Replacement	Beverly Hills ES	Kitchen, Bathroom, Plumbing	\$	53,110
2018-2019	Replace water heater, all fixtures, and drain/supply piping in building	Beverly Hills ES	Kitchen, Bathroom, Plumbing	\$	400,000
2018-2019	Sanitary Waste - Gravity Disch - Average -	Beverly Hills ES	Kitchen, Bathroom, Plumbing	\$	85,765
2018-2019	Water Dist. Complete - Average - Installation	Beverly Hills ES	Kitchen, Bathroom, Plumbing	\$	250,000



RENOVATION??

How is this Capital Plan only "fixing what is broken?"



Facility Analysis: Feasibility Studies?



CCS Staff Claims:

- A “Feasibility Study” was completed for BHES in accordance with NCGS 115C-521.



➤ But the Real Data Shows:

- FACT: Feasibility study done for BHES was completed by CCS staff two years **after** the first recommendation was made to close BHES in the December, 2015 10-year plan. An alternate study was completed by a 3rd party professional (see Appendix B) and concluded the site was good feasibility (scored 11 instead of staff score of 7) and the building should be evaluated (scored 13 instead of staff score of 4).
- FACT: North Carolina General Statute 115C-521 (see Appendix C) requires a Board of Education, prior to spending any dollars on a replacement facility, to conduct a feasibility study and analysis of the cost of building new versus the cost of renovating. This study must be submitted to the state superintendent for evaluation.
- FACT: No feasibility studies were completed or submitted to the state superintendent prior to construction of Royal Oaks Elementary School and Mt. Pleasant Middle School.

Facility Analysis: Facility Condition



CCS Staff Claims:

- They claim that Beverly Hills overall condition is “decrepit” and therefore should be closed and consolidated with another facility (rather than being replaced on its own site or renovated).

2015-16 DPI Facility Needs Survey **Capacity Calculator**

Beverly Hills Elementary School No: 130309 Date:

General Building Information

Building Construction History

Form Instructions: Enter building construction history for this school. For example, original building, classroom addition, mini-gym addition, etc. Also complete the requested information concerning the particular construction..

For definition Press Condition or Accessibility

Building	Year Built	SF Area	Condition	Accessibility
original building	1953	17284	Fair	In Compliance
building addition	1963	11005	Fair	In Compliance
building addition	1974	4949	Good	In Compliance
building addition	1985	3372	Good	In Compliance
classroom addition	1991	11223	Very Good	In Compliance

➤ But the Real Data Shows:

- **FACT:** The original building and the 1963 addition are shown in “fair” condition AND accessible, according to the DPI Facility Needs Survey.
- **FACT:** The newest addition (1991) is shown in “very good” condition, and the two renovations (from the 1970s and 1980s) are shown as “good” condition.
- **FACT:** This data is in direct conflict with CCS staff assessment of Beverly Hills Elementary School’s condition.

Student Impact: Welfare of Students



CCS Staff Claims:

- The stairs leading down to the playground are an example of inadequate facilities and the absence of ADA accessibility.
- Closure of BHES will alleviate sharing of resources.
- Creating accessibility for all students is a top priority.
- Creating a learning environment that is appropriate for elementary students in the 21st century is reason for closure.

Studies repeatedly show that students with low socioeconomic statuses benefit from smaller schools. Studies also show that a STEM education improves their opportunity for upward economic mobility. If we are concerned about the welfare of students, we should keep BHES open. Population of BHES is over 70% low SES.

➤ But the Real Data Shows:

- FACT: Fanning Howey adequacy assessment for BHES was “good”.
- FACT: Dr. Lowder has confirmed no accidents have been reported due to the playground stairs or along the route to the playground from the classrooms.
- What resources are BHES students **not** receiving when resources are shared? This is a hardship for CCS, not the students.
- Why hasn't this facility been made to comply with ADA requirements? And why does 2015/16 NCDPI Facility Needs Survey show “In Compliance” for accessibility? Money should have been spent already on ADA upgrades if the welfare of students is the #1 priority.
- What about Beverly Hills isn't “appropriate for students in the 21st century?”

Student Impact: Hardship for WHO?



CCS Staff Claims:

- Closing Beverly Hills will lead to more 'efficiency'
- Current facility doesn't meet the new classroom size law (teacher/student ratio for K-3)
- Costs too much money to renovate or build new on site.
- These were the only hardship points mentioned in the June 4th presentations from the numerous emails sent by SOS to the staff; "Great affection for Beverly Hills Elementary, families have a history with their school, removes the "neighborhood" feel of the school, will not be able to walk to and from school, commute times for students may change, transition from a small school to a larger school."

➤ But the Real Data Shows:

- The *only* efficiency is in CCS managing less schools: one less Title I school, one less facility to maintain, but we lose 408 seats leading to more \$90,000 mobile units at other schools.
- FACT: BHES met the new classroom size law last year and will again be fully compliant in 2018/19 school year as well as future years given the current enrollment trajectory.
- These inconveniences and hardships only scratch the surface as to the true hardships for the students and their families. The CCS staff missed an opportunity here to show they understand the true hardships of this community if faced with BHES closing. As an example, the average household in the BHES district would spend several hundred dollars per school year in additional fuel costs commuting to Royal Oaks.

Student Impact: Transportation Safety



CCS Staff Claims:

- Staff claims that Beverly Hills has unsafe bus parking and staging areas.
- Parent drop off – congestion will be reduced thus lessening the interference with school bus operations
- School buses / students will not be subject to small loading and unloading zones.

If renovated or rebuilt, all of these alleged safety issues could be rectified. However, no transportation safety issues currently exist at Beverly Hills. Therefore, “transportation safety” as a reason for closure is unfounded.



➤ But the Real Data Shows:

- FACT: Dr. Lowder has confirmed that no accidents or instances have been reported at Beverly Hills in reference to bus parking and staging areas.
- FACT: Beverly Hills is a small neighborhood school, and therefore only utilizes six buses. Many parents, due to close proximity to their homes, choose to drive or walk their children to school. With 60+ years of a positive safety record, this is a non-issue that does not support closure.
- FACT: Small schools have small loading zones. Large schools have large loading zones. Why does this support closure?

Student Impact: Transportation Efficiency



CCS Staff Claims:

- Closing Beverly Hills Elementary will not affect the current tier busing schedule.
- Ride times will not change dramatically due to the relocation of students.
- Currently BHES buses will be reassigned to the new proposed attendance area.
- No additional equipment needs are anticipated (given current program choices).

Less children on each bus, combined with more children riding buses, equals more buses required, more bus drivers, more fuel, more maintenance, and a larger maintenance facility and staff.

➤ But the Real Data Shows:

- We agree that closing BHES will not affect the current tier busing schedule...but how does this *support closure* of Beverly Hills since keeping Beverly Hills open *also* does not affect the tier busing schedule?
- FACT: Staff has confirmed that Beverly Hills' student ride times, in many cases, will double to the 'maximum allowable' ride times in Cabarrus County, unless fewer students ride each bus.
- FACT: More parents will elect bus transportation due to the increased commute (more bus riders).
- Beverly Hills' large number of low SES students will not be able to afford Program Choice due to transportation not being provided.

Student Impact: Steering the Realignment



CCS Staff Claims:

- The demographic company was hired and realignment committee was formed to give CCS and the BOE direction on how to deal with projected growth and the new K-3 classroom size law.



➤ But the Real Data Shows:

- FACT: CCS staff directed the realignment committee and demographic company to proceed with BHES as “discontinued,” although the BOE has yet to vote to close the school.
- FACT: CCS staff also directed these groups to plan for an 800-seat RBMES, although the Board of Commissioners has not formally approved funding for this new \$30MM school.
- These directives circumvent the work these groups are asked to do and misuse the \$150K spent on the demographic study while tainting the forthcoming recommendations.

CONCLUSION:



The Cabarrus County BOE had the correct foresight and intuition to VOTE on approving a larger ROES to be used as a swing school for renovating BHES, RBMES, and CWES then fill it with eventual growth in the NW corridor. After which the new administration changed this decree with the submission of the December 2015 ten-year plan. Since that time the new administration has continued to misrepresent data in order to garner support from the Board of Education for closure or consolidation of BHES.

The Real Financial Impact

- **FACT: BHES CAN be renovated or built new onsite affordably**
- **FACT: Personnel savings are net-neutral and not a reason to close BHES**
- **FACT: Maintenance/Operational cost savings are not a reason to close – they are reasons to renovate or re-build**

The Real Facility Analysis

- **FACT: Fanning Howey showed ONLY BHES to be replaced – it did NOT show ROES to be replaced or RBMES**
- **FACT: Capital Improvement Plan is NOT “Repairs Only”**
- **FACT: Facility is NOT completely “beyond it’s useful life,” but has been neglected for twenty years.**

The Real Student Impact

- **FACT: Keeping BHES on site is keeping the students’ welfare a #1 priority**
- **FACT: Keeping BHES limits the hardship of the students affected**
- **FACT: Transportation burden is an overlooked hardship and it is also a barrier for Program Choice for our low SES population**

The COURT OF PUBLIC OPINION has been VERY clear – SAVE BEVERLY HILLS ELEMENTARY SCHOOL! Numerous public speakers, county and city officials, parents, students, older community members, and concerned citizens all over Cabarrus County have written you and our local news agencies with a consistent message – the people of Cabarrus County support the SOS Campaign.

Beverly Hills is about community and what's best for students

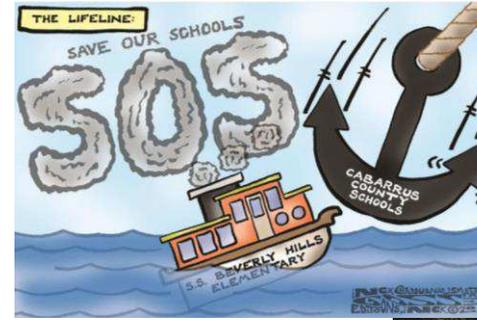
Erin Kidd Jun 18, 2018 Updated 6 hrs ago (0)

SOS Beverly Hills: Restoring harmony

Nancy Fries Faggart Jun 3, 2018 Updated Jun 25, 2018 (3)

Beverly Hills supporters: School best for all of us

Erin Kidd Nov 27, 2017 (1)



N-FAQ Section for CCS Staff

(Not Frequently Answered Questions)



The Board of Education Should Demand Logical and Accurate Answers to the Following:



- What changed between the April 2015 vote to approve Royal Oaks Option 2 and the December Strategic Plan that intends to close Beverly Hills? What happened to the plan to use the extra space at Royal Oaks to house the growth/overcrowding from Boger/Winecoff and/or new magnet students?
- The Fanning Howey estimate for Beverly Hills renovation (\$9.8MM), the Capital Improvement Plan (\$10.6MM), and the renovation estimate from “Option 2 for ROES new build” (\$10.8MM) all showed consistent cost figures. Why is there such a **drastic** difference between these estimates and the current CCS/Tim Lowder estimate of **\$23.8MM**?
- Why is Mr. Lowder adding more than 25,000 square feet to the size of a replacement Beverly Hills facility when the current BHES facility is **in compliance** with the new classroom size state law?
- Why does CCS think it’s rational to close a 400-seat school and then ask taxpayers to fund a larger RBMES because “the county needs more seats”? Why does CCS think it’s rational to close a 400-seat school when the district is currently using 103 mobile classrooms and has requested nine additional mobile units?
- Why did nearly one-third of the scenarios presented for the “redistricting Royal Oaks” initiative close BHES and do **nothing** to change the attendance zone of Royal Oaks? Didn’t this create a bias in the committee toward closing BHES and using those students to fill the extra seats at Royal Oaks?



Questions, Continued

- Why is closure sensible when the McKibben/Cropper GIS report shows that BHES is the **only** attendance zone maintaining/growing in enrollment? Why is closure sensible when the same report shows that the BHES zone has the **highest percentage** in the district of homes set to turnover to younger families with a higher likelihood to have school aged children?
- Why was the Realignment Committee and Demographics firm told to **assume the closure** of Beverly Hills rather than objectively studying its best use? And why were they also instructed to assume R. Brown McAllister at a capacity of 800 students when neither the Board of Education nor the Cabarrus County Commissions have approved the expansion of **that** school? Why spend taxpayer money for this 3rd-party study when the results are already biased by CCS staff?
- Where is the mountain of evidence demonstrating that closing Beverly Hills is the **right** choice?
- Where is the **public** (taxpayer) outcry demanding closure of Beverly Hills?
- Beverly Hills community has paid taxes for decades and is it too much to ask for is a new school every 70 years?
- Where is the outcry from **elected officials** demanding closure of Beverly Hills?



Questions, Continued

- Can the CCS staff provide **specific** examples of “21st Century Resources” currently lacking at BHES? If they do exist, why have BHES students not been given these resources afforded to other students in Cabarrus County?
- What programs or resources do children at Beverly Hills not have access to because of ‘shared resources?’
- If ‘Student Welfare’ is the top-rated priority, why have the most critical safety items **not** been corrected? Why have students been allowed to continue attending a school that its leadership publicly called “decrepit” in the middle of the school year?
- How does a current BHES neighborhood parent with no access to transportation get their student to Winecoff for STEM program choice? BHES is a Title I school with many high-needs students. How can staff say they will have access to “all options” if they lose their neighborhood school? Wouldn’t this be an exclusionary issue for students from families with low SES (the MAJORITY of BHES families)?
- What evidence exists that student welfare, projected enrollment, inconvenience and hardship, and all other factors listed in (G.S. 115C-72) were studied before approving its addition to the 10-year plan? Other than CCS administration, where is the outcry from **educators** demanding the closure of Beverly Hills?

Appendices



Appendix A: Relevant Videos and Links Table



Video: Board of Education meeting (April 6, 2015)



Video: Board of Education meeting (April 13, 2015)



Video: Board of Education meeting (June 4, 2018)

Links to Public Hearings & Petitions	
November 6, 2017 (Part I)	Click Here
November 6, 2017 (Part II)	Click Here
December 4, 2017 (Part I)	Click Here
December 4, 2017 (Part II)	Click Here
Save Neighborhood Schools - Petition	Click Here



Video: Mr. Walter expresses concerns to other members of the Board of Education meeting (June 4, 2018)

Appendix B.1: 3rd Party Feasibility Assessment for BHES (NCDPI Form)



INTRODUCTION

COST AND FEASIBILITY OF RENOVATING OR REPLACING AN OLD SCHOOL BUILDING

GS 521C-521 requires a local school board to submit its long-range plan for meeting school facility needs to the State Board of Education every five years. These plans must consider the cost and feasibility of renovating old school buildings instead of replacing them. No analysis is required at this long-range plan phase. When a school board implements a plan to build a new school that will replace an existing facility, a **FEASIBILITY AND COST ANALYSIS** form must be submitted for each building being replaced. The analysis should be done early, preferably prior to (but not later than) the submittal of preliminary review plans. Send the analysis, along with photographs of the building (copier images are satisfactory, if clear), to:

**NCDPI, School Planning
6319 Mail Service Center
Raleigh, NC 27699-6319
(919) 807-3554**

The Department of Public Instruction is required to submit a copy of the analysis and the photographs to the North Carolina Historical Commission. The Department of Cultural Resources is a good resource for identifying new uses for facilities over fifty years old which no longer meet the educational program needs of the local school system. For their assistance, call Renee Glendhill-Earley, environmental review coordinator, at 919/733-4763.

The Feasibility And Cost Analysis forms are provided as a guide. Other formats may be used, but comparisons must be based on useful life and cost per student. The goals of the forms are:

1. Define "renovation" so that comparisons are uniform.
2. Make cost comparisons valid by comparing costs per year of useful life for program and support spaces or costs per student served per year of use.
3. Provide a system of evaluation that can, in many cases, be done by school system personnel without hiring outside consultants.

The forms establish the following levels of analysis:

1. A checklist and rating system (parts II-A and II-B) are provided to evaluate the feasibility of renovating buildings. The system is designed to establish categories that can be used by school system personnel.
2. If the feasibility analysis is not conclusive, a cost comparison (part III) is done. Cost analysis may require the services of an architect or engineer.

Complete the general information on page 3 and part II-A "Feasibility Analysis-Building" for each building under consideration. Complete part II-B "Feasibility Analysis-Site" for each site, unless it remains in use for the new facility. (Only parts which are applicable to the project under consideration need be submitted.)

Do not submit forms unless one or more building(s) will be demolished at the site of a new school or replaced with a new school at a new location and no further use of the old facility is identified. These forms are not required for renovation projects.

In compliance with federal law, including the provisions of Title IX of the Education Amendments of 1972, N C Public Schools administers all state-operated educational programs, employment activities and admissions without discrimination because of race, religion, national or ethnic origin, color, age, military service, disability, or gender,

COMPARATIVE DESCRIPTION

This criteria is intended to give local school facility planners a uniform criteria for the description of their school buildings. It should simplify the task of individual school evaluation and long-range planning. The descriptions below consider the age, type of construction, apparent condition and design adequacy, life expectancy, feasibility of renovation, and mechanical adequacy. When evaluating a building, consider how it compares to other school buildings across the region or state.

Excellent

Buildings which are of quality construction, of good design to (long-range) accommodate a modern educational program, and flexible enough to be adapted to changing educational programs. Excellent physical condition. Modern mechanical systems with air conditioning typical. Meets all modern code requirements including handicapped use requirements. Analysis will indicate renovation or alteration feasible, if required.

Very Good

Buildings of sound construction, above-average condition, adequate (long-range) in design for a modern educational program and affords some flexibility to accommodate changing programs. Analysis will indicate renovation feasible. Meets present-day building code requirements, but may have handicapped code deficiencies. Mechanical systems adequate.

Good

Buildings of average construction which meet minimum building code (short-range) requirements. Design is generally adequate, but may have some features which are inflexible and limiting to educational programs. Average physical condition. May not provide handicapped accessibility. Mechanical systems average or better. Analysis will indicate renovation is usually feasible.

Fair

Buildings of marginal adequacy in construction and condition. Design (short-range) is typically inadequate for a modern educational program and too inflexible to be adapted. May not meet present-day code requirements and may not provide handicapped accessibility. Mechanical systems may be obsolete and in poor condition. Feasibility and cost analysis will indicate major renovation probably not economically feasible. Typically, should only be maintained for health and safety until replaced.

Poor

Buildings which are structurally and educationally inadequate in construction, design and flexibility. May not meet present-day code requirements for existing facilities, including handicapped accessibility. Mechanical systems may be obsolete or inadequate. Feasibility and cost analysis will indicate renovation or modification is not economically feasible nor recommended. Should be phased out as soon as possible.

Appendix B.2: 3rd Party Feasibility Assessment for BHES (NCDPI Form)



FEASIBILITY AND COST ANALYSIS

(Rev. 4/9/98)

A comparison of the feasibility and cost of constructing a new school building with that of renovating the old school building(s) that it would replace (in accordance with G.S. 115C-521, amended by H.B.1001, 1993).

Date: May 30, 2018
 Administrative Unit: 130
 School Name: 2
 School Address 2
Concord, NC 28025
 School Code: 309
 DSP School Number: _____
 Grades Served: K-5
 Approx. Capacity: 400
 (when renovated)

Building Number: 1
 (from Property Accounting)
 Year Constructed: 2
 Building Area:(sq.ft.) 11
 No. of Stories: 2
 (including occupied basement/ground floor)
 No. of Regular Classrooms: 24
 Other Program and Support Spaces in Building(list and indicate number of each): _____

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Site will be reused 9 sold/transferred 9

"RENOVATION" IS DEFINED AS FULL RENOVATION TO BRING THE BUILDING(S) INTO GENERAL COMPLIANCE WITH CURRENT BUILDING AND HANDICAPPED CODES: BUILDING ENVELOPE (windows, roofing, interior finishes, exterior walls, etc.); PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS WILL BE IMPROVED (or replaced) TO CURRENT STANDARDS; AND PROGRAM AND FUNCTIONAL SPACES WILL BE MADE TO APPROXIMATE CURRENT SPACE STANDARDS.

I. BUILDING DESCRIPTION

Using a School Planning report or a local evaluation of the building(s) based on the example comparative descriptions on page 2. Fair

Describe in general the reason for the proposed action concerning the existing school building(s). The existing building was constructed in 1953 with three additions and latest classrooms in 1991. Original building is in fair condition. All systems are in need of replacement including plumbing, mechanical and electrical. Limited handicap accessibility and significant presence of hazardous materials.

Replacement of major buildings evaluated as very good to excellent long-range facilities requires a more detailed justification.

Proceed with Feasibility Analysis and/or Cost Analysis on following pages.

II. FEASIBILITY ANALYSIS

A. FEASIBILITY ANALYSIS - BUILDING

- A. Educational Program Adequacy** - Typical size of classrooms and other functional spaces compared to the N.C. Public School Facility Guidelines.
- o 85% to 100% of current guidelines = **6**
 - o 75% to 85% of current guidelines = **3**
 - o Less than 75% of guidelines or classrooms less than 600 sq.ft. = **0**
- 3
- B. Historical or Architectural Significance** -
- o Listed on the National Historic Register or of significant regional architectural interest = **2**
 - o Strong local historic interest or sentiment or an example of good school design = **1**
 - o No particular historical value or architectural interest = **0**
- 1
- C. Safety and Code Compliance**
- o Generally meets building code requirements (1978 or 1991 code) = **4**
 - o Needs some modifications in order to meet current bldg. code requirements = **2**
 - o Needs substantial modifications to meet current building code requirements = **0**
- 0
- D. Relationship to Other Buildings on Site** (including proposed additions)
- o Single building or buildings connected with enclosed corridors = **2**
 - o Well organized campus plan, buildings connected with covered walks, interior corridors = **1**
 - o Multiple buildings, not connected, some exterior corridors = **0**
- 0
- E. Handicapped Accessibility**
- o Generally meets state or ADA handicapped code requirements and is suitable for use by physically handicapped persons = **2**
 - o Needs some modifications to meet handicapped code requirements and to be used satisfactorily by physically handicapped persons = **1**
 - o Needs substantial modifications to be used satisfactorily by physically handicapped persons (e.g. elevators, lifts, new toilet rooms, etc.) = **0**
- 0
- F. Physical Condition of Building** - (structural, roof, exterior walls, windows, doors, interior partitions, ceilings, flooring)
- o Very good condition, only minor repairs required = **4**
 - o Moderate repairs required, some replacements (e.g., new windows or roof) = **2**
 - o Structural problems or extensive repairs required, replacement of several systems required (new ceilings, roof, windows, exterior wall repair, moving interior partitions, etc) = **0**
- 0

Appendix B.3: 3rd Party Feasibility Assessment for BHES (NCDPI Form)



- G. Mechanical and Electrical Systems** - (plumbing, heating, air conditioning, electrical service, lighting, telecommunications, fire alarm, computer)
- o Good plumbing, central heating and air conditioning; safe, efficient electrical service and lighting; operable fire alarm and telecommunications = **4**
 - o Moderate repairs and some replacements required (example: may need new air conditioning or lighting, but plumbing, heating and main electrical service in good condition) = **2**
 - o Extensive repairs and/or replacement of several systems required = **0**
- 0
-
- H. Hazardous Materials** - (asbestos, lead, radon, indoor air quality)
- o Asbestos and other hazardous materials either not present or stabilized = **2**
 - o Minor problems with hazardous materials, management program in progress = **1**
 - o Asbestos or other hazardous materials present in building requiring removal = **0**
- 0
-
- Total score (A through H) for building
- 4

A TOTAL SCORE OF 18 OR MORE INDICATES GOOD FEASIBILITY FOR RENOVATION. A TOTAL SCORE OF 12 OR LESS INDICATES POOR FEASIBILITY FOR RENOVATION. PROCEED WITH SITE ANALYSIS.

II-B. FEASIBILITY ANALYSIS - SITE

- A. Site Adequacy** - Size of site compared to the N. C. Public School Facility Guidelines.
- o 80% to 100% of current guidelines (or additional land available) = **2**
 - o 65% to 80% of current guidelines = **1**
 - o Less than 65% of current guidelines = **0**
- 1
-
- B. Location**
- o Near the center of the student population served = **2**
 - o Important focus of an older neighborhood, 50% or more students live in the neighborhood = **1**
 - o Not centrally located, most students would be bussed from other areas = **0**
- 1
-
- C. Sewer and Water Systems**
- o Municipal or county sewer and water system = **2**
 - o On-site sewer, adequate for number of students, county water or good well with pressure tank = **1**
 - o Inadequate on-site sewer system or well = **0**
- 2
-
- D. Parking and Traffic Control**
- o Paved drives with auto and bus traffic separated, adequate parking = **2**
 - o Some paved drives or minor traffic conflicts, not enough parking = **1**
 - o Bus and autos use same drive or children must cross drives to reach playfields or some buildings or bus and/or auto drop-off on street, limited parking = **0**

- E. Playgrounds and Playfields**
- o Ample, well developed playfields, gently sloping, handicapped accessible = **2**
 - o Limited playfields, well developed, can be made handicapped accessible = **1**
 - o Very small playfields or located across a street from the school or near a busy street or on a steeply sloping site = **0**
- 0
-
- F. Drainage**
- o Good site drainage, no problems = **2**
 - o Some minor drainage problems, can be corrected economically = **1**
 - o Drainage problems, standing water on site, would be costly to correct, or in flood plain = **0**
- 1
-
- G. Environmental Problems**
- o No environmental problems = **2**
 - o Minor problems or possibility of minor leaks = **1**
 - o Leaking fuel tank or contaminated well or problems with sewer system discharge or standing water under building or other major problem = **0**
- 1
-
- Total score (A through G) for site
- 7

A TOTAL SCORE OF 10 OR MORE INDICATES GOOD SITE FEASIBILITY. A TOTAL SCORE OF 7 OR LESS INDICATES POOR SITE FEASIBILITY.

IF BUILDING FEASIBILITY SCORE IS 18 OR MORE AND SITE FEASIBILITY SCORE IS 10 OR MORE, NO FURTHER ANALYSIS IS REQUIRED (UNLESS YOU CHOOSE TO DO SO). REPLACEMENT OF THESE BUILDINGS SHOULD NOT NORMALLY BE CONSIDERED.

IF BUILDING FEASIBILITY SCORE IS 12 OR LESS AND/OR SITE FEASIBILITY SCORE IS 7 OR LESS, NO FURTHER ANALYSIS IS REQUIRED (UNLESS YOU CHOOSE TO DO SO). REPLACEMENT OF THESE BUILDINGS SHOULD BE CONSIDERED.

PROCEED WITH COST ANALYSIS FOR BUILDINGS WHERE RENOVATION OR REPLACEMENT IS NOT CLEARLY INDICATED BY THE FEASIBILITY STUDY.

Appendix C: NCGS 115C-521



N.C.G.S.A. § 115C-521

§ 115C-521. Erection of school buildings

Effective: January 1, 2017

Currentness

(a) It shall be the duty of local boards of education to provide classroom facilities adequate to meet the requirements of G.S. 115C-47(10) and 115C-301. Local boards of education shall submit their long-range plans for meeting school facility needs to the State Board of Education by January 1, 1988, and every five years thereafter. In developing these plans, local boards of education shall consider the costs and feasibility of renovating old school buildings instead of replacing them.

(b) It shall be the duty of the local boards of education to make provisions for the public school term by providing adequate school buildings equipped with suitable school furniture and apparatus. The needs and the cost of those buildings, equipment, and apparatus, shall be presented each year when the school budget is submitted to the respective tax-levying authorities. The boards of commissioners shall be given a reasonable time to provide the funds which they, upon investigation, shall find to be necessary for providing their respective units with buildings suitably equipped, and it shall be the duty of the several boards of county commissioners to provide funds for the same.

Upon determination by a local board of education that the existing permanent school building does not have sufficient classrooms to house the pupil enrollment anticipated for the school, the local board of education may acquire and use as temporary classrooms for the operation of the school, relocatable or mobile classroom units, whether built on the lot or not, which units and method of use shall meet the approval of the School Planning Division of the Department of Public Instruction, and which units shall comply with all applicable requirements of the North Carolina State Building Code and of the local building and electrical codes applicable to the area in which the school is located. These units shall also be anchored in a manner required to assure their structural safety in severe weather. The acquisition and installation of these units shall be subject in all respects to the provisions of Chapter 143 of the General Statutes. The provisions of Chapter 87, Article 1, of the General Statutes, shall not apply to persons, firms or corporations engaged in the sale or furnishing to local boards of education and the delivery and installation upon school sites of classroom trailers as a single building unit or of relocatable or mobile classrooms delivered in less than four units or sections.

(c) The building of all new school buildings and the repairing of all old school buildings shall be under the control and direction of, and by contract with, the board of education for which the building and repairing is done. If a board of education is considering building a new school building to replace an existing school building, the board shall not invest any construction money in the new building unless it submits to the State Superintendent and the State Superintendent submits to the North Carolina Historical Commission an analysis that compares the costs and feasibility of building the new building and of renovating the existing building and that clearly indicates the desirability of building the new building. No board of education shall invest any money in any new building until it has (i) developed plans based upon a consideration of the State Board's facilities guidelines, (ii) submitted these plans to the State Board for its review and comments, and (iii) reviewed the

§ 115C-521. Erection of school buildings, NC ST § 115C-521

plans based upon a consideration of the comments it receives from the State Board. No local board of education shall contract for more money than is made available for the erection of a new building. However, this subsection shall not be construed so as to prevent boards of education from investing any money in buildings that are being constructed pursuant to a continuing contract of construction as provided for in G.S. 115C-441(c). All contracts for buildings shall be in writing and all buildings shall be inspected, received, and approved by the local superintendent and the architect before full payment is made therefor. Nothing in this subsection shall prohibit boards of education from repairing and altering buildings with the help of janitors and other regular employees of the board.

In the design and construction of new school buildings and in the renovation of existing school buildings that are required to be designed by an architect or engineer under G.S. 133-1.1, the local board of education shall participate in the planning and review process of the Energy Guidelines for School Design and Construction that are developed and maintained by the Department of Public Instruction and shall adopt local energy-use goals for building design and operation that take into account local conditions in an effort to reduce the impact of operation costs on local and State budgets. In the design and construction of new school facilities and in the repair and renovation of existing school facilities, the local board of education shall consider the placement and design of windows to use the climate of North Carolina for both light and ventilation in case of power shortages. A local board shall also consider the installation of solar energy systems in the school facilities whenever practicable.

In the case of any school buildings erected, repaired, or equipped with any money loaned or granted by the State to any local school administrative unit, no board of education shall invest any money until it has (i) developed plans based upon a consideration of the State Board's facilities guidelines, (ii) submitted these plans to the State Board for its review and comments, and (iii) reviewed the plans based upon a consideration of the comments it receives from the State Board.

(c1) No local board of education shall apply for a certificate of occupancy for any new middle or high school building until the plans for the science laboratory areas of the building have been reviewed and approved to meet accepted safety standards for school science laboratories and related preparation rooms and stockrooms. The review and approval of the plans may be done by the State Board of Education or by any other entity that is licensed or authorized by the State Board to do so.

(d) Local boards of education shall make no contract for the erection of any school building unless the site upon which it is located is owned in fee simple by the board. Provided, that the board of education of a local school administrative unit, with the approval of the board of county commissioners, may appropriate funds to aid in the establishment of a school facility and the operation thereof in an adjoining local school administrative unit when a written agreement between the boards of education of the administrative units involved has been reached and the same recorded in the minutes of the boards, whereby children from the administrative unit making the appropriations shall be entitled to attend the school so established.

In all cases where title to property has been vested in the trustees of a special charter district which has been abolished and has not been reorganized, title to the property shall be vested in the local board of education of the county embracing the former special charter district.

(e) The State Board of Education shall establish within the Department of Public Instruction a central clearinghouse for access by local boards of education that may want to use a prototype design in the construction of school facilities. The State Board shall compile necessary publications and a computer database to distribute information on prototype designs to local school administrative units. All architects and engineers registered in North Carolina may submit plans for inclusion in the computer database and these plans may be accessed by any person. The original architect of record or engineer of record shall retain ownership and liability for a prototype design. The State Board may adopt rules it considers necessary to implement this subsection.

Statue can also be found on the North Carolina General Assembly website [here](#).

Appendix D: Physicians' Petition



Dear Dr. Lowder and Cabarrus County School Board,

We are signing this letter as concerned physicians of Cabarrus County. Beverly Hills Elementary School is a valuable resource to our community, and we want to support our school. Given the school's proximity to the hospital and other medical practices there is a rich history shared by Beverly Hills and our medical community. Many of us are either graduates of Beverly Hills or our children have attended Beverly Hills. Many of us purchased our homes specifically so that our children may have the opportunity to attend Beverly Hills Elementary.

We understand that due to budgetary concerns, Beverly Hills Elementary may be closed at the end of this academic year. As parents, physicians, and citizens of this city, we feel that other options exist and that Beverly Hills Elementary should remain open until it combines with the other STEM programs to form the downtown STEM school as originally planned.

Beverly Hills Elementary has successfully embraced the STEM program with incredible gains due to its dedicated staff, innovative programs and support from its community. We physicians and other healthcare providers are an invaluable community partner for the STEM program at Beverly Hills, and our relationship with the school has never been stronger or more meaningful for the students and the community of Concord.

As a neighborhood STEM school, Beverly Hills Elementary School is a rare treasure and a success story that should be applauded and even copied throughout the district. We appreciate your consideration.

Sincerely,

Physicians advocating for Beverly Hills Elementary

Over 70 Cabarrus County physicians enthusiastically endorsed the Beverly Hills SOS campaign.

