



Tony Baldwin, Ed.D., Superintendent

175 Bingham Road, Asheville, NC 28806
P 828.255.5921 F 828.255.5923
www.buncombe.k12.nc.us

Ms. Wanda Greene
Buncombe County Manager
205 College Street, Ste. 300
Asheville, NC 28801

February 10, 2011

SUBJECT: NCDPI Facility Needs Survey

Ms. Greene,

Buncombe County Schools has prepared the 5 year North Carolina DPI Capacity and Facilities Needs Assessment and submitted the documentation attached to the State Board of Education. The report summarizes school capacities and large capital improvement projects anticipated over the next 10 years.

The report has been accepted by the Buncombe County Board of Education and certified by the Chairman to the Board as required. Certification by the Chairman of the Buncombe County Commissioners is also required. Attached is the Certification Form, the executive summary submitted to the Buncombe County Board of Education as well as the Capacity Report and Capital Improvement Plans.

If requested, I am available to present the report findings and to answer any questions from the Commissioners or staff. Please advise when it will be presented to the Commissioners for action.

Thank you for your consideration, and if acceptable, please return the executed original of the Certification Form to my attention.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Fierle", is written over a horizontal line.

Tim Fierle, AIA
Director of Facilities and Planning
Buncombe County Schools

Attachments

CC: Dr. Tony Baldwin, no attachments
Dr. Larry McCallum, no attachments
Ms. Kathy Hughes



Tony Baldwin, Ed.D., Superintendent

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MEMO TO: Dr. Tony Baldwin

FROM: Tim Fierle, AIA 
Director of Facilities

DATE: January 26, 2011

SUBJECT: NCDPI Facility Needs Survey

Every five years, local Boards of Education in North Carolina are required to submit their Capacity & Facilities Needs Assessment and long-range plans to the State Board of Education. The School Planning Division of School Support provided a reporting system that translates input of building area standards and capital improvements into a standardized reporting system for capacity and capital budgets for 1-5 years and for 6-10 year periods. Attached are the report summaries for your consideration.

The NCDPI Capacity Calculator's assumptions are the basis that Buncombe County Schools Facilities and Planning has used for the past 11 years to determine current school capacities that are reported to the Board of Education in the yearly Facilities Work Session. The following resources were used to develop the database input into the Capacity Calculator:

On-site inspections; correspondence and reports from school administrators; the Property Accounting Survey updated in 2007 with known additions and renovations to date; the Modular Report developed by BCS Maintenance; correspondence with department directors, including Child Nutrition, Media Services, Career-Technical Education, Special Services, Student Services; the Personnel Report provided by Ms. Lopez; the Technology Report provided by Mr. Fuchs; floor plan mark-ups provided by school administrators; and finally, the yearly Facilities Plan presented to the Board of Education each May. The information provided to School Planning is triangulated from these sources to provide a snapshot of school use and capacity. It should be noted that each change of use of spaces within schools effects capacity and is therefore a fluid and changing snapshot. The theoretical capacity developed through the School Planning Capacity Calculator should be seen as an approximation rather than a concrete and static number.

Facilities needs are reported across 10 years in 2-year increments. The Facilities Needs for Buncombe County Schools, reported to School Planning, are only the large, costly projects that would not normally be funded through the yearly Capital Outlay budget. These projects typically require funding through bonds, COPs, or other

leveraged funding sources. Smaller projects typically under the \$200,000 threshold are not documented in this report and assumed to be addressed by the annual Capital Outlay funding process. For your information, a worksheet is attached but is not part of the official report. It provides more detailed description of each Capital Need reported to DPI. The level of confidence and accuracy of known needs for the next 3 years is much higher than projections for 3 years to 10 years. Unknown conditions, new building codes, new curriculum directions and unanticipated product, building and site failures will undoubtedly occur and require Capital resources to make corrections, repairs and replacements.

Report Highlights

Schools under construction are required to be included in the current capacity of the system. Eblen and Koontz Intermediate Schools, each with 850 student capacity, are counted in the system-wide 30,664 student capacity. The planned intermediate school for the Enka District is reported as a budgeted need but not counted in capacity. Feeder schools to the new intermediate schools maintain their current ADM in this report.

DPI's projections of ADM for 2015-2016 show a slight increase in K-5 ADM and slight decreases in middle and high school ADM, resulting in a 206 student increase system-wide. The latest "BCS Enrollments and Facilities Needs" report generally agrees with slight system-wide growth projections across this time frame.

According to the DPI projections for 5 years, schools with under capacity concerns after occupancy of the two new intermediate schools in Fall 2011 are: 1. Enka Middle, 2. North Buncombe Elementary, 3. Candler Elementary, 4. Pisgah Elementary, 5. Weaverville Primary and 6. North Buncombe High. The North Buncombe High capacity issue is a function of a smaller than standard media center, which reduces total school capacity. With the advent of mobile technology, the physical size of the media center may not be a concern as in the past and therefore the North Buncombe High concern is lessened or eliminated.

Major Capital projects reported include: a new intermediate school in the Enka District; a significant addition to North Buncombe Elementary; numerous large-scale re-roofing and window replacement projects; renovation and/or replacement of private waste water treatment plants at 3 locations; and HVAC system replacements at 3 high schools: Enka, North Buncombe and Owen. Finally, several elevators and accessibility projects are reported at AC Reynolds Middle, Erwin Middle and Owen Middle.

DPI requires certification of the report by the Chairman of the Board of Education and the Chairman of the County Commissioners. The Certification Letter is attached.

CC: Dr. Larry McCallum

2010-11 N.C. Public School Facility Needs

Buncombe County Schools Capacity Summary & Plan (0 to 5 years)

UNIT: 110			ADM 10/11	Current Capacity					Mobile Teach Station		Needs	Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
110	303	COMMUNITY HIG	199	0	0	0	205	205	4	3	none needed	0	0	0	205	205
110	304	A C REYNOLDS H	1,362	0	0	0	1,660	1,660	1	1	Renovations	0	0	0	1,660	1,660
110	306	A C REYNOLDS M	591	0	0	748	0	748	1	4	Renovations	0	0	748	0	748
110	308	BARNARDSVILLE	172	0	241	0	0	241	1	1	Renovations	0	241	0	0	241
110	318	BLACK MOUNTAI	231	0	332	0	0	332	2	1	none needed	0	332	0	0	332
110	320	BLACK MOUNTAI	490	18	566	0	0	566	3	3	none needed	18	566	0	0	566
110	322	BUNCOMBE COU	242	0	0	0	242	242	0	0	none needed	0	0	0	242	242
110	323	BUNCOMBE COU	54	0	0	0	54	54	0	0	none needed	0	0	0	54	54
110	324	CANDLER ELEME	624	18	654	0	0	654	3	3	none needed	18	654	0	0	654
110	326	CANE CREEK MI	812	0	0	826	0	826	1	2	none needed	0	0	826	0	826
110	332	CHARLES C BELL	299	18	450	0	0	450	2	2	none needed	18	450	0	0	450
110	336	CHARLES D OWE	888	0	0	0	1,135	1,135	0	0	addition/renovation	0	0	0	1,135	1,135
110	338	CHARLES D OWE	604	0	0	775	0	775	1	1	Renovations	0	0	775	0	775
110	340	CLYDE A ERWIN	1,374	0	0	0	1,342	1,342	0	0	addition/renovation	0	0	0	1,342	1,342
110	342	CLYDE A ERWIN	1,107	0	0	1,139	0	1,139	3	10	addition/renovation	0	0	1,139	0	1,139
110	348	EMMA ELEMENT	529	0	514	0	0	514	3	2	New School (Under C	0	514	0	0	514
110	352	ENKA HIGH	1,260	0	0	0	1,430	1,430	0	0	addition/renovation	0	0	0	1,430	1,430
110	356	FAIRVIEW ELEME	734	18	828	0	0	828	3	5	none needed	18	828	0	0	828
110	366	GLEN ARDEN EL	622	18	690	0	0	690	8	11	none needed	18	690	0	0	690
110	368	HAW CREEK ELE	435	18	826	0	0	826	6	6	none needed	18	826	0	0	826
110	370	HOMINY VALLEY	500	0	597	0	0	597	0	0	none needed	0	597	0	0	597
110	372	JOHNSTON ELEM	369	0	336	0	0	336	2	3	New School (Under C	0	336	0	0	336
110	376	LEICESTER ELEM	615	18	576	0	0	576	2	4	New School (Under C	18	576	0	0	576
110	379	NORTH BUNCOM	726	18	701	0	0	701	8	9	addition	0	701	0	0	701
110	380	NORTH BUNCOM	1,154	0	0	0	1,128	1,128	0	0	addition/renovation	0	0	0	1,128	1,128
110	381	NORTH BUNCOM	558	0	0	687	0	687	6	10	none needed	0	0	687	0	687
110	382	NORTH WINDY RI	639	0	357	357	0	714	0	0	none needed	0	357	357	0	714
110	384	OAKLEY ELEMEN	497	0	581	0	0	581	1	1	none needed	0	581	0	0	581
110	388	PISGAH ELEMEN	225	0	251	0	0	251	2	2	none needed	0	251	0	0	251
110	401	ENKA MIDDLE	1,076	0	0	1,044	0	1,044	3	6	New School	0	0	1,044	0	1,044

2010-11 N.C. Public School Facility Needs

Buncombe County Schools Capacity Summary & Plan (0 to 5 years)

UNIT: 110			ADM 10/11	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
110	408	SAND HILL-VENA	741	18	893	0	0	893	0	0	none needed	18	893	0	0	893
110	410	AVERY'S CREEK	750	0	722	0	0	722	1	4	New School (Under C	0	722	0	0	722
110	412	W D WILLIAMS E	450	18	628	0	0	628	1	1	none needed	18	628	0	0	628
110	416	T C ROBERSON	1,479	0	0	0	1,880	1,880	3	5	addition/renovation	0	0	0	1,880	1,880
110	420	VALLEY SPRINGS	772	0	0	949	0	949	0	0	none needed	0	0	949	0	949
110	422	WILLIAM W ESTE	814	18	841	0	0	841	7	9	New School (Under C	18	841	0	0	841
110	428	WEAVERVILLE E	327	0	501	0	0	501	1	1	none needed	0	501	0	0	501
110	432	WEAVERVILLE P	236	18	248	0	0	248	2	5	none needed	18	248	0	0	248
110	436	WEST BUNCOMB	741	0	763	0	0	763	5	7	New School (Under C	0	763	0	0	763
110	444	WOODFIN ELEME	183	0	267	0	0	267	2	2	none needed	0	267	0	0	267
110	450	KOONTZ INTERM	0	0	425	425	0	850	0	0		0	425	425	0	850
110	451	EBLEN INTERME	0	0	425	425	0	850	0	0		0	425	425	0	850
Totals:			25,481	216	14,213	7,375	9,076	30,664	88	124		198	14,213	7,375	9,076	30,664

	<u>K-5</u>	<u>Middle</u>	<u>High</u>	<u>K-12</u>
Current Capacity:	14,213	7,375	9,076	30,664
ADM 2010/11:	11,641	5,828	8,012	25,447
Difference:	2,572	1,547	1,064	5,217

	<u>K-5</u>	<u>Middle</u>	<u>High</u>	<u>K-12</u>
Total Capacity:	14,213	7,375	9,076	30,664
Proj Enrollment 15/16:	12,178	5,623	7,852	25,653
Difference:	2,035	1,752	1,224	5,011

Buncombe County Schools Cost Summary (0 to 5 years)

Unit: 110		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
304	A C REYNOLDS HIGH	2	0	0	872,613	0	0	\$872,613
306	A C REYNOLDS MIDDLE	2	0	0	342,000	0	0	\$342,000
308	BARNARDSVILLE ELEM	2	0	0	228,000	0	0	\$228,000
336	CHARLES D OWEN HIG	2	0	0	461,700	0	0	\$461,700
338	CHARLES D OWEN MID	2	0	0	692,550	0	0	\$692,550
340	CLYDE A ERWIN HIGH	2	0	0	273,600	0	0	\$273,600
342	CLYDE A ERWIN MIDDLE	2	0	0	1,710,000	0	0	\$1,710,000
352	ENKA HIGH	2	0	0	10,830,000	0	0	\$10,830,000
379	NORTH BUNCOMBE EL	2	0	2,248,075	572,936	181,219	0	\$3,002,230
380	NORTH BUNCOMBE HI	2	0	0	352,944	0	0	\$352,944
401	ENKA MIDDLE	2	16,751,601	0	0	1,479,367	1,800,000	\$20,030,968
416	T C ROBERSON HIGH	2	0	0	313,500	0	0	\$313,500
Totals:			16,751,601	2,248,075	16,649,843	1,660,586	1,800,000	\$39,110,105

2010-11 N.C. Public School Facility Needs

Buncombe County Schools Capacity Summary & Plan (6 to 10 years)

UNIT: 110			ADM 10/11	Current Capacity					Mobile Teach Station Needs			Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
110	303	COMMUNITY HIG	199	0	0	0	205	205	4	3	none needed	0	0	0	205	205
110	304	A C REYNOLDS H	1,362	0	0	0	1,660	1,660	1	1	none needed	0	0	0	1,660	1,660
110	306	A C REYNOLDS M	591	0	0	748	0	748	1	4	none needed	0	0	748	0	748
110	308	BARNARDSVILLE	172	0	241	0	0	241	1	1	Renovations	0	241	0	0	241
110	318	BLACK MOUNTAI	231	0	332	0	0	332	2	1	none needed	0	332	0	0	332
110	320	BLACK MOUNTAI	490	18	566	0	0	566	3	3	none needed	18	566	0	0	566
110	322	BUNCOMBE COU	242	0	0	0	242	242	0	0	none needed	0	0	0	242	242
110	323	BUNCOMBE COU	54	0	0	0	54	54	0	0	none needed	0	0	0	54	54
110	324	CANDLER ELEME	624	18	654	0	0	654	3	3	none needed	0	654	0	0	654
110	326	CANE CREEK MI	812	0	0	826	0	826	1	2	none needed	0	0	826	0	826
110	332	CHARLES C BELL	299	18	450	0	0	450	2	2	none needed	18	450	0	0	450
110	336	CHARLES D OWE	888	0	0	0	1,135	1,135	0	0	Renovations	0	0	0	1,135	1,135
110	338	CHARLES D OWE	604	0	0	775	0	775	1	1	none needed	0	0	775	0	775
110	340	CLYDE A ERWIN	1,374	0	0	0	1,342	1,342	0	0	addition/renovation	0	0	0	1,342	1,342
110	342	CLYDE A ERWIN	1,107	0	0	1,139	0	1,139	3	10	addition/renovation	0	0	1,139	0	1,139
110	348	EMMA ELEMENT	529	0	514	0	0	514	3	2	none needed	0	514	0	0	514
110	352	ENKA HIGH	1,260	0	0	0	1,430	1,430	0	0	none needed	0	0	0	1,430	1,430
110	356	FAIRVIEW ELEME	734	18	828	0	0	828	3	5	none needed	0	828	0	0	828
110	366	GLEN ARDEN EL	622	18	690	0	0	690	8	11	none needed	18	690	0	0	690
110	368	HAW CREEK ELE	435	18	826	0	0	826	6	6	none needed	0	826	0	0	826
110	370	HOMINY VALLEY	500	0	597	0	0	597	0	0	none needed	0	597	0	0	597
110	372	JOHNSTON ELEM	369	0	336	0	0	336	2	3	none needed	0	336	0	0	336
110	376	LEICESTER ELEM	615	18	576	0	0	576	2	4	addition/renovation	0	576	0	0	576
110	379	NORTH BUNCOM	726	18	701	0	0	701	8	9	none needed	0	701	0	0	701
110	380	NORTH BUNCOM	1,154	0	0	0	1,128	1,128	0	0	addition/renovation	0	0	0	1,128	1,128
110	381	NORTH BUNCOM	558	0	0	687	0	687	6	10	none needed	0	0	687	0	687
110	382	NORTH WINDY RI	639	0	357	357	0	714	0	0	none needed	0	357	357	0	714
110	384	OAKLEY ELEMEN	497	0	581	0	0	581	1	1	none needed	0	581	0	0	581
110	388	PISGAH ELEMEN	225	0	251	0	0	251	2	2	none needed	0	251	0	0	251

2010-11 N.C. Public School Facility Needs

Buncombe County Schools Capacity Summary & Plan (6 to 10 years)

UNIT: 110			ADM 10/11	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
110	401	ENKA MIDDLE	1,076	0	0	1,044	0	1,044	3	6		0	0	1,044	0	1,044
110	408	SAND HILL-VENA	741	18	893	0	0	893	0	0	Renovations	0	893	0	0	893
110	410	AVERY'S CREEK	750	0	722	0	0	722	1	4	addition	0	722	0	0	722
110	412	W D WILLIAMS E	450	18	628	0	0	628	1	1	none needed	0	628	0	0	628
110	416	T C ROBERSON	1,479	0	0	0	1,880	1,880	3	5	addition/renovation	0	0	0	1,880	1,880
110	420	VALLEY SPRINGS	772	0	0	949	0	949	0	0	none needed	0	0	949	0	949
110	422	WILLIAM W ESTE	814	18	841	0	0	841	7	9	none needed	0	841	0	0	841
110	428	WEAVERVILLE E	327	0	501	0	0	501	1	1	none needed	0	501	0	0	501
110	432	WEAVERVILLE P	236	18	248	0	0	248	2	5	none needed	0	248	0	0	248
110	436	WEST BUNCOMB	741	0	763	0	0	763	5	7	none needed	0	763	0	0	763
110	444	WOODFIN ELEME	183	0	267	0	0	267	2	2	none needed	0	267	0	0	267
110	450	KOONTZ INTERM	0	0	425	425	0	850	0	0		0	425	425	0	850
110	451	EBLEN INTERME	0	0	425	425	0	850	0	0		0	425	425	0	850
Totals:			25,481	216	14,213	7,375	9,076	30,664	88	124		54	14,213	7,375	9,076	30,664

	<u>K-5</u>	<u>Middle</u>	<u>High</u>	<u>K-12</u>
Current Capacity:	14,213	7,375	9,076	30,664
ADM 2010/11:	11,641	5,828	8,012	25,447
Difference:	2,572	1,547	1,064	5,217

	<u>K-5</u>	<u>Middle</u>	<u>High</u>	<u>K-12</u>
Total Capacity:	14,213	7,375	9,076	30,664
Proj Enrollment 2020/21:	13,091	6,123	7,449	26,663
Difference:	1,122	1,252	1,627	4,001

Buncombe County Schools Cost Summary (6 - 10 years)

Unit: 110		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
308	BARNARDSVILLE ELEM	4	0	0	277,106	0	0	\$277,106
336	CHARLES D OWEN HIG	4	0	0	7,994,250	0	0	\$7,994,250
340	CLYDE A ERWIN HIGH	3	0	0	570,000	0	0	\$570,000
342	CLYDE A ERWIN MIDDLE	4	0	0	1,710,000	0	0	\$1,710,000
376	LEICESTER ELEMENTA	3	0	0	329,551	0	0	\$329,551
380	NORTH BUNCOMBE HI	3	0	0	923,400	0	0	\$923,400
408	SAND HILL-VENABLE E	3	0	0	500,175	0	0	\$500,175
410	AVERY'S CREEK ELEM	3	0	285,936	0	23,998	0	\$309,934
416	T C ROBERSON HIGH	4	0	0	654,075	0	0	\$654,075
Totals:			0	285,936	12,958,557	23,998	0	\$13,268,491

BCS Cost Summary (6-10 Years)**revised 1-6-11**

School	Project	Cost
Avery's Creek Elementary	Dining area	\$309,934
Barnardsville Elementary	Sewer system	\$277,106
CD Owen High	Ceilings Other Plbg/HVAC/Elec.	\$7,994,250
CA Erwin High	Replace storm water system	\$570,000
CA Erwin Middle	Accessibility and egress improvements	\$1,710,000
Leicester Elementary	On-site sewer system On-site well	\$329,551
North Buncombe High	Roof replacement	\$923,400

Sand Hill-Venable Elementary	Roof replacement	\$500,175
TC Roberson High	Roof replacement	\$654,075

TOTAL \$13,268,491

Buncombe County Schools Long Range Plan

2010-11 North Carolina Public School Facility Needs Survey

Administrative Unit: Buncombe County Schools (Unit 110)

I. Certification of Board of Education

The Buncombe County Schools Board of Education hereby submits its Facility Needs Survey dated 1/6/2011 listing all improvements and additional facilities needed to accomodate projected enrollments through the 2015-16 school year and improvements to existing facilities to provide safe, comfortable environments that support the educational programs.

We do hereby certify that the needs identified herein are a true representation of our situation. Alternatives were considered and this plan provides the best balance between cost and benefit to our students. We understand that costs have been standardized to statewide averages to provide uniform comparisons.

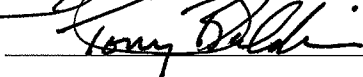
Signed:



, Chairman

2/3/11

Date



, Secretary, Ex-officio

2/4/11

Date

2. Certification of Board of County Commissioners

The Buncombe County Board of Commissioners has received and reviewed a copy of this survey prior to submission to the State Board of Education. This does not necessarily constitute endorsement of or committment to fund the Facility Needs Survey.

_____, Chairman

_____ Date

_____, County Manager or Clerk

_____ Date