

# Horry County Schools

## Proposed Facilities Plan 2008-2013



**Horry County Schools**

# Assumptions

- Everyone agrees that existing conditions will influence recommendations. One size will not fit all.
- Elementary school capacities can be expanded and/or constructed to accommodate 1,050 students where feasible.
- The FIRST option to increase capacities at middle and high schools should be higher utilization rates.
- Future school funding will be through a local option sales tax.
- The population will continue the trend of increasing approximately 1,000 students per year over a 15 year period.
- Estimated construction costs are based on Horry County Schools' most recent project bids.



# Budget Examples

## NEW ELEMENTARY SCHOOL FOR 800 CAPACITY (w/ Core for 1,050)

<b>SIZE:</b>	<u>CAPACITY</u> 800	<u>SF</u> 107,000	(Ocean Bay Site Adapt)
<b>ACRES:</b>	<u>ACRES</u> 30	<u>PRICE</u> \$ 50,000	<u>LAND COST</u> \$ 1,500,000
<b>CONSTRUCTION COST:</b>			
Utilities to Site:			\$ 200,000
Highway Improvements:			\$ 300,000
Site Development Cost:	(\$13.00 sf)		\$ 1,820,000
Building Cost 5' Line:	(\$137.00 sf)		<u>\$ 14,659,000</u>
		<b>Sub Cost:</b>	\$ 18,479,000
FFE			\$ 600,000
Technology			\$ 2,352,000
		<b>Subtotal:</b>	\$ 21,431,000
Fees			\$ 2,143,100
Contingency			\$ 2,143,100
		<b>Estimated Project Cost:</b>	\$ 25,717,200

\*Assumes site development costs for 1,050 capacity.



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Estimated construction costs based on Horry County Schools' most recent project bids.

# Budget Examples (cont.)

## NEW ELEMENTARY SCHOOL FOR 1,050 CAPACITY

<b>SIZE:</b>	<u>CAPACITY</u> 1050	<u>SF</u> 140,000	
<b>ACRES:</b>	<u>ACRES</u> 30	<u>PRICE</u> \$ 50,000	<u>LAND COST</u> \$ 1,500,000
<b>CONSTRUCTION COST:</b>			
Utilities to Site:			200,000
Highway Improvements:			300,000
Site Development Cost:	(\$13.00 sf)		1,820,000
Building Cost 5' Line:	(\$137.00 sf)		<u>19,180,000</u>
		<b>Sub Cost:</b>	23,000,000
FFE			787,500
Technology			3,310,000
		<b>Subtotal:</b>	27,097,500
Fees			2,709,750
Contingency			2,709,750
		<b>Estimated Project Cost:</b>	32,517,000



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# Budget Examples (cont.)

## Carolina Forest Elementary School (Additions/Renovations to increase Capacity to 1,050)

FUNCTION	TOTAL NET SQ. FT.	CIRC. FACTOR	GROSS SQ FT	SQ FT COST	TOTAL COST
<b>Educational</b>					
10 Elementary Classrooms (800 sf)	8,000				
6 Primary Classrooms (800 sf)	4,800				
1 Kindergarten Classroom (1,200 sf)	1,200				
4 Child Development Classrooms (1,200 sf)	4,800				
2 Computer Lab (1,000 sf)	2,000				
1 Music Classroom (1,000 sf)	1,000				
1 Art Classroom (1,000 sf)	1,000				
1 PE Facility/Storage/Office (no stage)	5,500				
1 Self-Contained Classroom (800 sf)	800				
<b>General Support</b>					
Guidance Suite	1,200				
Teacher Work Room	800				
2 Itinerant Rooms	500				
Storage	1,200				
	32,800	1.4	45,920	150	6,888,000
FFE					506,250
Technology					2,070,520
Cafeteria Addition					500,000
<b>Sub-total</b>					<b>9,964,770</b>
Fees					996,477
Contingency					996,477
<b>Grand Total</b>					<b>11,957,724</b>



# Challenges

- Accurately forecasting over a 15 year period:
  - the impact adjustments to staffing formulas and/or programmatic changes may have on a facility's ability to function as designed
  - the influence of the economy on revenue streams, inflation and growth
  - the impact "Choice" may have on a school's student population
  - the impact of alternate schooling methods
  - the rate at which growth will move inland
- Effectively communicating to everyone that changing the way we do business does not only apply to building schools.



# Brutal Facts

- Higher utilization rates must be sustained or planned facilities will not be adequate.
- Programmatic and staffing changes must not be made in isolation.
- The district's transfer policy should be reviewed.



# Strategies for Addressing Growth through 2012-13

- Expand existing schools to increase capacity/accommodate unique populations
- Build additional schools
- Utilization of other properties
- Explore primary-elementary-intermediate grade structure where feasible
- Evaluate and reorganize grade structures to take advantage of total available classrooms (PK-12) inside the attendance area
- Increase utilization rates at middle schools and high schools
- Continued and expanded use of temporary classrooms
- Explore possible attendance line adjustments where feasible
- Did not consider:
  - Multiple shifts
  - Year-round calendars



# Project Development Process

The following planning process has been ongoing since 2006.

- School/Community meetings
- Scope review & adjustments for eight (8) Phase III projects
- Review of financing options
- District-wide classroom needs analysis
- Attendance area classroom needs analysis
- Focus group meetings by attendance area
- Follow-up focus group meetings by attendance area
- Development of project list



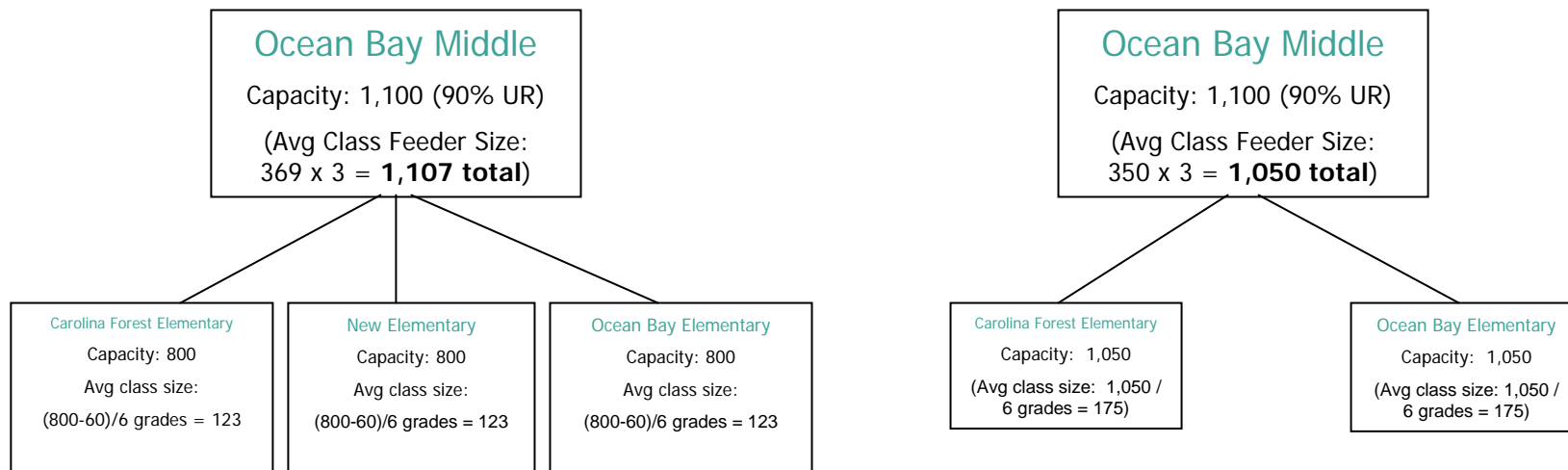
# Outcomes of Project Development Process

- Consideration of multiple options to accommodate facility needs for 15 year period
- Development of a project list that provides options for years 1-5 and will allow flexibility to address facility needs in multiple ways for years 6 -15



# Planning Process

## Possible Feeder System for Ocean Bay Middle



# Horry County Schools Potential Project List



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# Potential Project List – 5 yrs

## \* Additions/Renovations:

- Expand Burgess Elementary
- Expand Conway Education Center
- Gym Sound System Upgrades
  - ALL Middle Schools
- Auditorium Sound/Light Upgrades
  - Aynor Middle
  - Forestbrook Middle
  - Loris Middle
  - Myrtle Beach Middle
  - North Myrtle Beach Middle
  - St. James Middle
- 1 field house expansion
  - SJH

## \* New Facilities:

- 3 new elementary schools
- Joint use facilities
- 6 game day field houses
  - Carolina Forest High
  - Loris High
  - Green Sea Floyds High
  - Myrtle Beach High
  - North Myrtle Beach High
  - Socastee High
- 7 visitor side concession stands (all high schools except St. James and Conway)

*Estimated construction costs based on Horry County Schools' most recent project bids.*



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# Potential Project List – 15 yrs

## \*Additions/Renovations:

- Additions/renovations to all 26 elementary schools
- Additions/renovations to all 10 middle schools
- Additions/renovations to all 9 high schools
- Additions/renovations to all Academies and Education Centers

## \*New Facilities:

- 15 new elementary schools
- 3 new middle schools
- 3 new high schools
- Joint use facilities
- 6 game day field houses
- 7 visitor side concession stands

