

KNOX COUNTY SCHOOLS

ANDREW JOHNSON BUILDING

Dr. James P. McIntyre Jr., Superintendent



MEMORANDUM

To: Chair and Members
Knox County Board of Education

From: Dr. James P. McIntyre, Jr.
Superintendent

A handwritten signature in black ink, appearing to read "James P. McIntyre, Jr.", with a long horizontal flourish extending to the right.

Date: February 14, 2010

Subject: FY2011-13 Capital Improvement Plan

Attached please find a proposed three-year capital improvement plan that builds upon the priorities established by the Board of Education during the Fiscal Year 2010 capital planning process. This plan gives specificity to the Board's established capital priorities and provides a timeline and structure in which to see them accomplished. It also targets some recently identified facilities concerns that require immediate attention. Our planning has been broad and comprehensive, but the proposed plan is limited to projects and concerns of the highest priority due to our constrained resources.

As we discussed last spring, our capital spending over the years has left us with somewhat limited fiscal capacity to undertake a significant increases in the number of capital projects. Even without any major additional capital commitments, our debt service obligation in the general fund would continue to increase somewhat substantially in each of the next several years. Within this environment, we have developed a modest and reasonable plan to address our most pressing short-term and long-term building needs.

The attached documents include:

- a three year capital improvement plan (CIP) summary (FY11-FY13)
- a detailed cost breakdown of several of the larger planned capital projects
- narrative descriptions of each of the CIP major line items
- listings of the proposed Physical Plant Upgrades (PPUs) and Roof/HVAC projects
- schematic drawings for a proposed project at the Carter campus
- a spreadsheet showing student enrollment density at each of our schools, and
- an analysis of debt service obligations under the proposed capital plan.

A few highlights of the plan:

Physical Plant Upgrades / Roofs & HVAC

We have continued a \$5 million annual commitment to PPU's as well as an approximately \$3 million annual commitment to roof and HVAC repair and replacement. The funding we have allocated in these areas over the last several years has allowed us to maintain our facilities in such a manner as to provide a clean, safe and inviting learning environment in our schools. Our PPU and roof/HVAC investments in recent years have also made it possible for us to reduce our deferred maintenance backlog, and to generally improve the quality and efficiency of our school facilities across the county.

Carter Campus

The scope of work for the Carter campus renovation has been clearly defined and detailed plans are in development (design work for this project has been funded by Knox County government). We have budgeted \$5 million for this project in FY11 which will provide some needed improvements and additions to the existing facilities at both the middle and elementary schools. The plan also addresses traffic flow on the campus and adds additional parking.

Southwest Knox County Elementary School

Construction of the new southwest Knox County elementary school has been targeted to begin in FY2012 with architectural work and planning to be conducted in FY11. This timeframe should allow the new elementary school to potentially open as early as August, 2013.

Belle Morris Elementary School

The “green addition” for Belle Morris Elementary School has been budgeted for FY2013 construction. This project is also in the preliminary design stage. However, we need to complete some additional analysis with respect to enrollment and growth trends at Belle Morris in order to verify the need for this environmentally-friendly addition.

Gresham Middle School

We have added a three-phase upgrade for Gresham Middle School to the proposed capital plan. This is not one of the priorities previously approved by the Board of Education, but recent assessments by our maintenance personnel indicate that some rather significant work is needed to maintain and improve the plumbing, HVAC and electrical systems of this facility. A three-year phased schedule will allow a minimum of disruption for students and staff.

Other Projects

A team of composed of persons with various science curriculum area expertise has recently completed an evaluation of all of our high school science labs. We have identified a number of laboratories in need of improvements, and have prioritized the needs to address this critical component of student learning in our high schools. Upgrades are currently proposed for FY13, but we hope to identify resources to begin some of this work in a more accelerated time frame.

The Knox County Schools recently purchased about four acres of land adjacent to Ritta Elementary School in order to address the access challenges that campus faces. \$200,000 is programmed in FY11 to pave that new parcel with parking spaces and driveways to improve the traffic flow at Ritta, and to eliminate the vehicle backup that occurs daily on Washington Pike as parents drop off and pick up their children.

In order to support effective decision-making in our maintenance and buildings program with accurate quantitative information, we will need to update and enhance our facilities assessments. We have programmed a modest amount in each of the next two fiscal years to support this work. In the past, this effort has been contracted out at considerable expense. We believe we can meet our needs with only some limited augmentation of the expertise that exists in our own maintenance and facilities departments.

Conclusion

I believe this proposed capital plan addresses our most pressing short-term and long-term facility needs, reflects the priorities adopted by the Board last year, and will help us to ensure a safe, healthy, inviting learning environment for all our students. I would respectfully request that the Board of Education approve the recommended capital improvement plan.

cc: R. Thomas
R. Oaks
D. Dillingham
J. French
J. Troyer