AGENDA
SPECIAL JOINT MEETING
CATAWBA COUNTY BOARD OF COMMISSIONERS
AND
CATAWBA COUNTY SCHOOLS BOARD OF EDUCATION
CATAWBA COUNTY BOARD OF ELECTIONS
145 GOVERNMENT DRIVE, NEWTON, NORTH CAROLINA
THURSDAY, MAY 1, 2025, 6:00 PM

1. Welcome

2. Convene, Catawba County Board of Education, Confirm Quorum — Chairman Tim Settlemyre

3. Convene Catawba Board of Commissioners, Confirm Quorum — Chairman Randy Isenhower

4. Presentation
   Catawba County Schools Facility and Population Study Results. *Presented by Catawba County Schools' Board of Education Chair Tim Settlemyre, Superintendent Matthew Stover and Assistant Superintendent for Operations Dan Moore*.

5. Discussion by Elected Bodies

6. Adjournment

CATAWBA County Schools

Facilities Assessment & Master Planning Study

System-Wide Master Planning Study

Master Plan Development

Joint School Board & County Commissioner's Work Session

McKISSICK ASSOCIATES

5/1/2025

3-Phase Study Process Overview

Phase 1: Data Collection

A comprehensive evaluation of all facilities conditions and capacities, current and projected enrollments, and educational curriculum

- **Multi-part evaluation**
- **Evaluation of enrollment projections based upon historic data**
- **Evaluation of future growth based upon population shifts**
- **Evaluation of existing facilities (Including review of hypothetical and actual useable capacity)**
- **Development of initial pass on potential building scenarios and comparison to projections**

Phase 2: Option Generation

The formulation of options for improvement of building utilization and implementation of 21st Century learning modalities across K12.

- **Gather additional information about student enrollment as the school year progresses (moving target)**
- **Research additional educational programming needs within the district**
- **Develop a broad range of options for public discussion that address administrative, school board and community concerns**

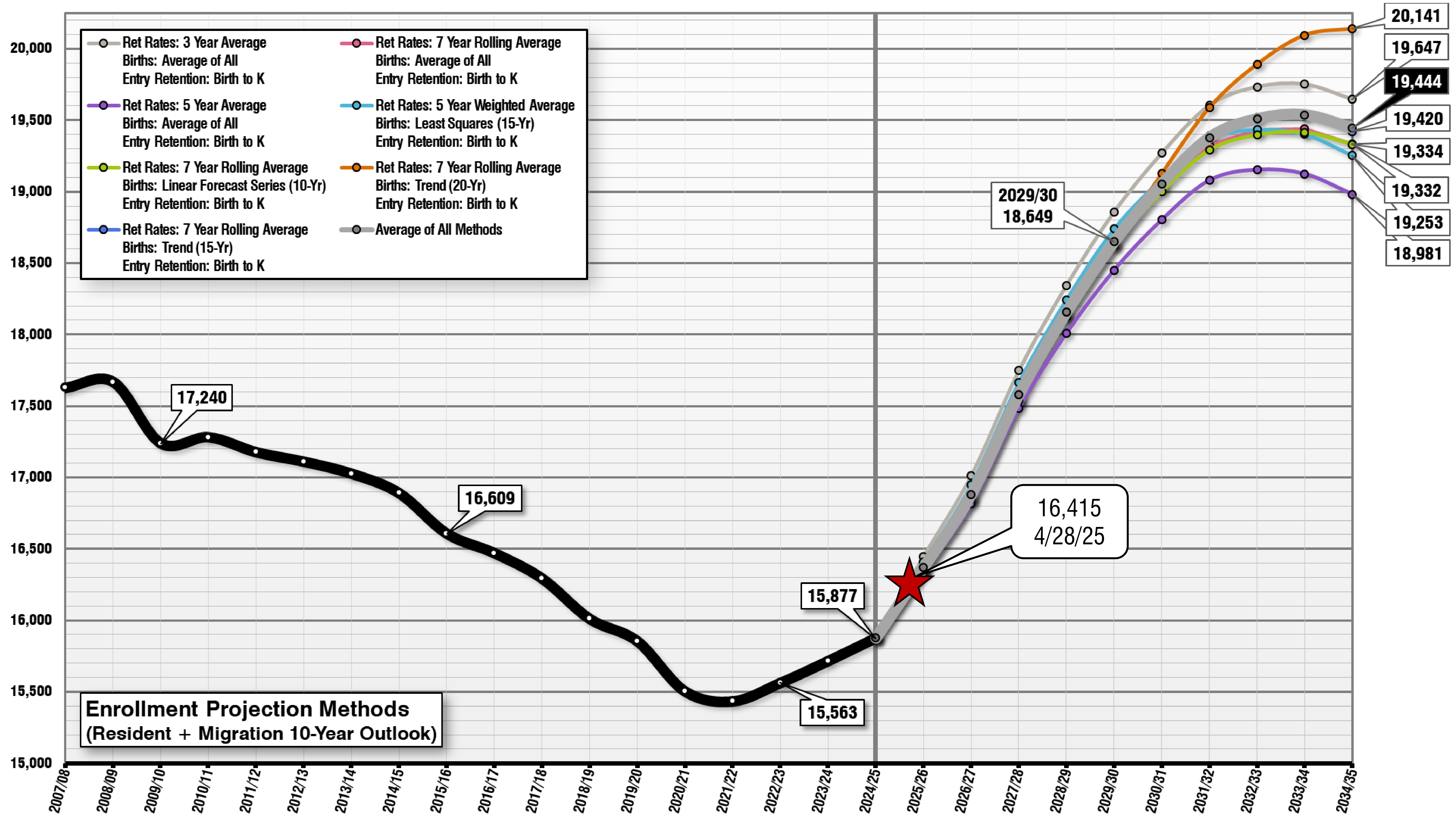
Phase 3: Master Action Plan

The development of a master action plan for implementation of selected option(s) in accordance with all state requirements and fiduciary responsibility.

- **Narrowing of options to select a very few options for in-depth scenario development**
- **Develop rough schematic plans for selected option**
- **Develop construction cost projections and state reimbursement estimates**
- **Develop implementation timelines**
- **Prepare necessary materials to pursue funding and resources**

Enrollment History with 7 Projection Methods & Average

Resident & Migration 10-Year Outlook



Capacity & Utilization by Facility

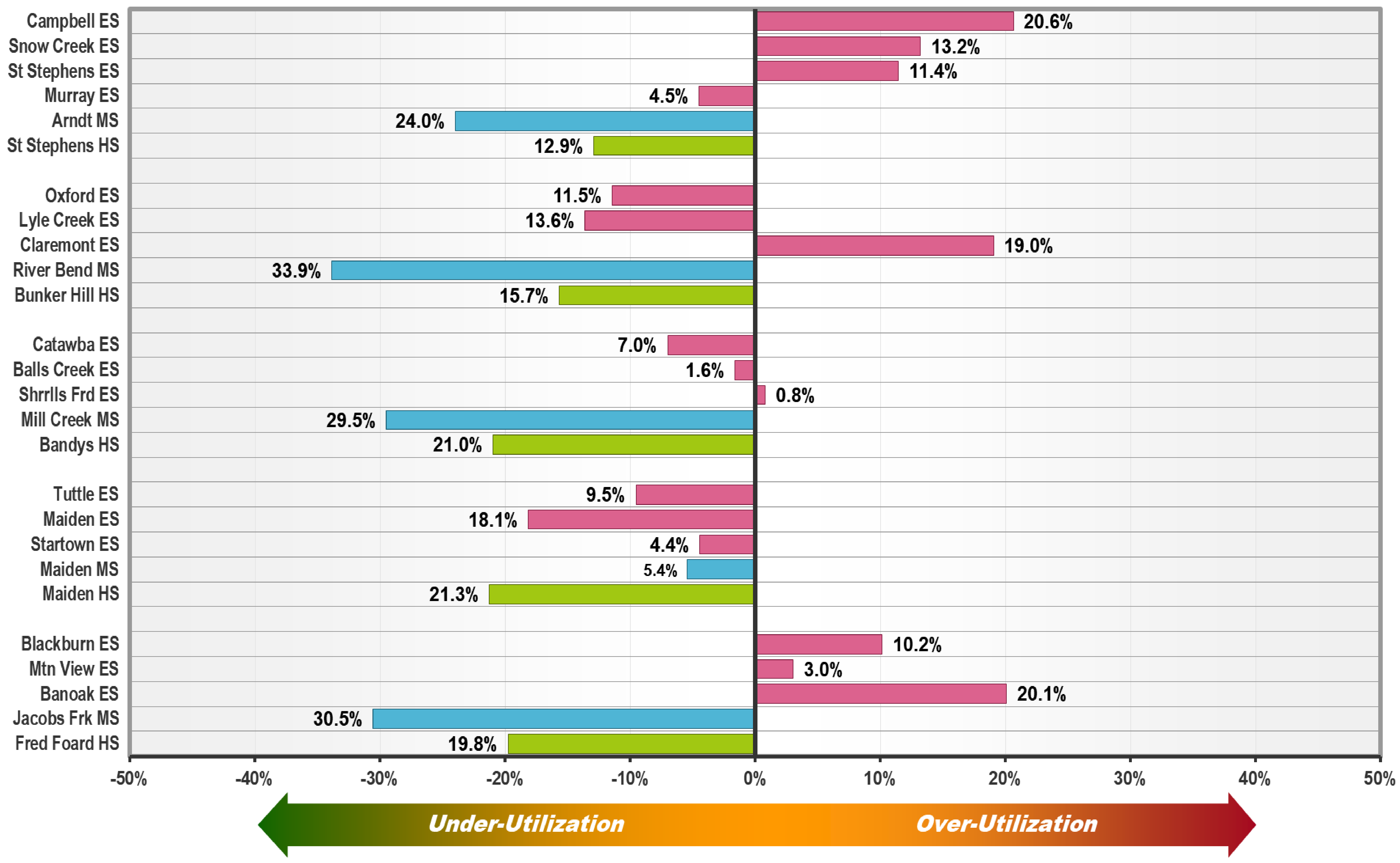
Estimated Anticipated New Students within 5 & 10 Years

FACILITY		CAPACITY		ENROLL	UTILIZATION	ENROLL	UTILIZATION	LIKELY NEW STUDENTS	
NAME	FEEDER HS	GROSS	ADJUSTED	2023/24	CURRENT	2024/25	CURRENT	2024 - 2029	2030 - 2035
Campbell ES	St Stephens	472	402	481	119.7%	485	120.6%	157	37
Snow Creek ES	St Stephens	575	493	570	115.6%	558	113.2%	39	2
St Stephens ES	St Stephens	758	649	736	113.4%	723	111.4%	78	15
Murray ES	St Stephens	444	378	368	97.4%	361	95.5%	47	4
Arndt MS	St Stephens	986	797	632	79.3%	606	76.0%	45	
St Stephens HS	St Stephens	1,771	1,424	1,275	89.5%	1,240	87.1%	15	
Oxford ES	Bunker Hill	728	619	551	89.0%	548	88.5%	13	38
Lyle Creek ES	Bunker Hill	556	477	392	82.2%	412	86.4%		
Claremont ES	Bunker Hill	445	378	426	112.7%	450	119.0%		24
River Bend MS	Bunker Hill	856	691	443	64.1%	457	66.1%		
Bunker Hill HS	Bunker Hill	1,250	1,008	895	88.8%	850	84.3%		
Catawba ES	Bandys	550	471	413	87.7%	438	93.0%	611	360
Balls Creek ES	Bandys	794	684	675	98.7%	673	98.4%	368	341
Shrrlls Frd ES	Bandys	747	635	582	91.7%	640	100.8%	635	199
Mill Creek MS	Bandys	845	678	422	62.2%	478	70.5%	243	70
Bandys HS	Bandys	1,484	1,193	911	76.4%	943	79.0%	212	44
Tuttle ES	Maiden	479	409	386	94.4%	370	90.5%		
Maiden ES	Maiden	760	656	523	79.7%	537	81.9%	133	96
Startown ES	Maiden	629	540	516	95.6%	516	95.6%	144	61
Maiden MS	Maiden	590	479	409	85.4%	453	94.6%	40	12
Maiden HS	Maiden	1,366	1,099	884	80.4%	865	78.7%	20	2
Blackburn ES	Fred Foard	516	443	495	111.7%	488	110.2%	156	70
Mtn View ES	Fred Foard	805	690	714	103.5%	711	103.0%		
Banoak ES	Fred Foard	287	244	271	111.1%	293	120.1%		
Jacobs Frk MS	Fred Foard	865	694	444	64.0%	482	69.5%	24	4
Fred Foard HS	Fred Foard	1,412	1,138	938	82.4%	913	80.2%	11	
Rosenwald HS	Spec Prgms	0	0	0		9			
Challenger HS	Spec Prgms	0	0	364		378			
TOTAL		**20,970**	**17,369**	**15,716**	**90.5%**	**15,877**	**91.4%**	**2,991**	**1,379**
Elementary		**9,545**	**8,168**	**8,099**	**99.2%**	**8,203**	**100.4%**	**2,381**	**1,247**
Middle		**4,142**	**3,339**	**2,350**	**70.4%**	**2,476**	**74.2%**	**352**	**86**
High		**7,283**	**5,862**	**5,267**	**89.8%**	**5,189**	**88.5%**	**258**	**46**

Facility Study and Population Solutions

- Modular use (but only as needed in anticipation of projects)
- Elementary redistricting (as needed)
- Change to K–5 and move to 6–8 utilizing available space....
- Additions and Renovations to Middle Schools, including major renovations to Arndt and MMS. Additional classroom space added at our footprint schools RMBS, JFMS, Mill Creek
- High School Additions with additional needed capacity
- Bus Garage Major Renovation and Additions
- Elementary Additions: dependent upon number of additional elementary students after the 6th grade is moved
  - Catawba
  - Sherrills Ford
  - Snow Creek
  - Mt. View
  - Murray
- Possible––New Elementary in the BHS feeder, depending on core capacity at SFES.

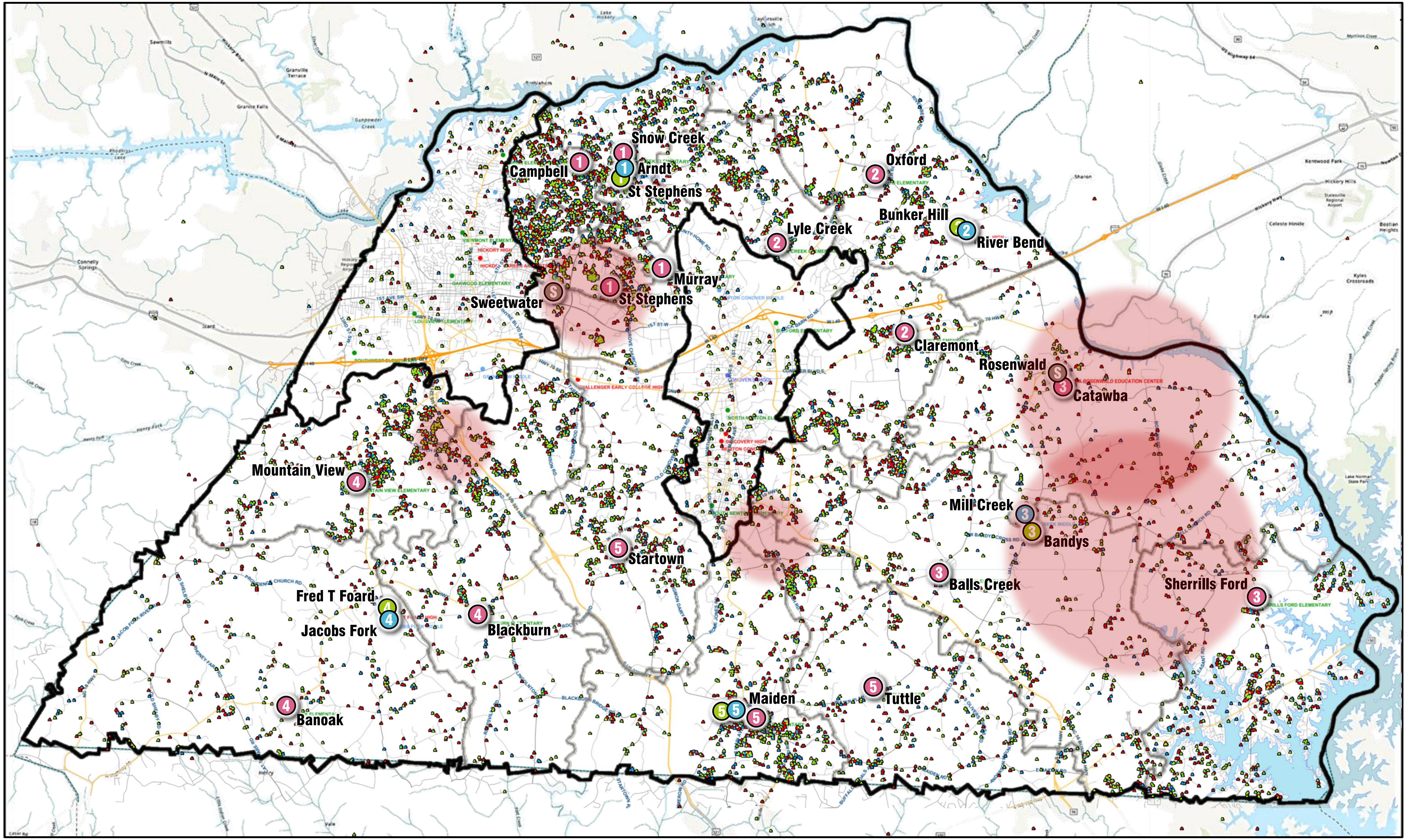
Current Building Utilization for Enrollment @ Buffered Capacity



Catawba County Schools

Schools, Students, Boundaries

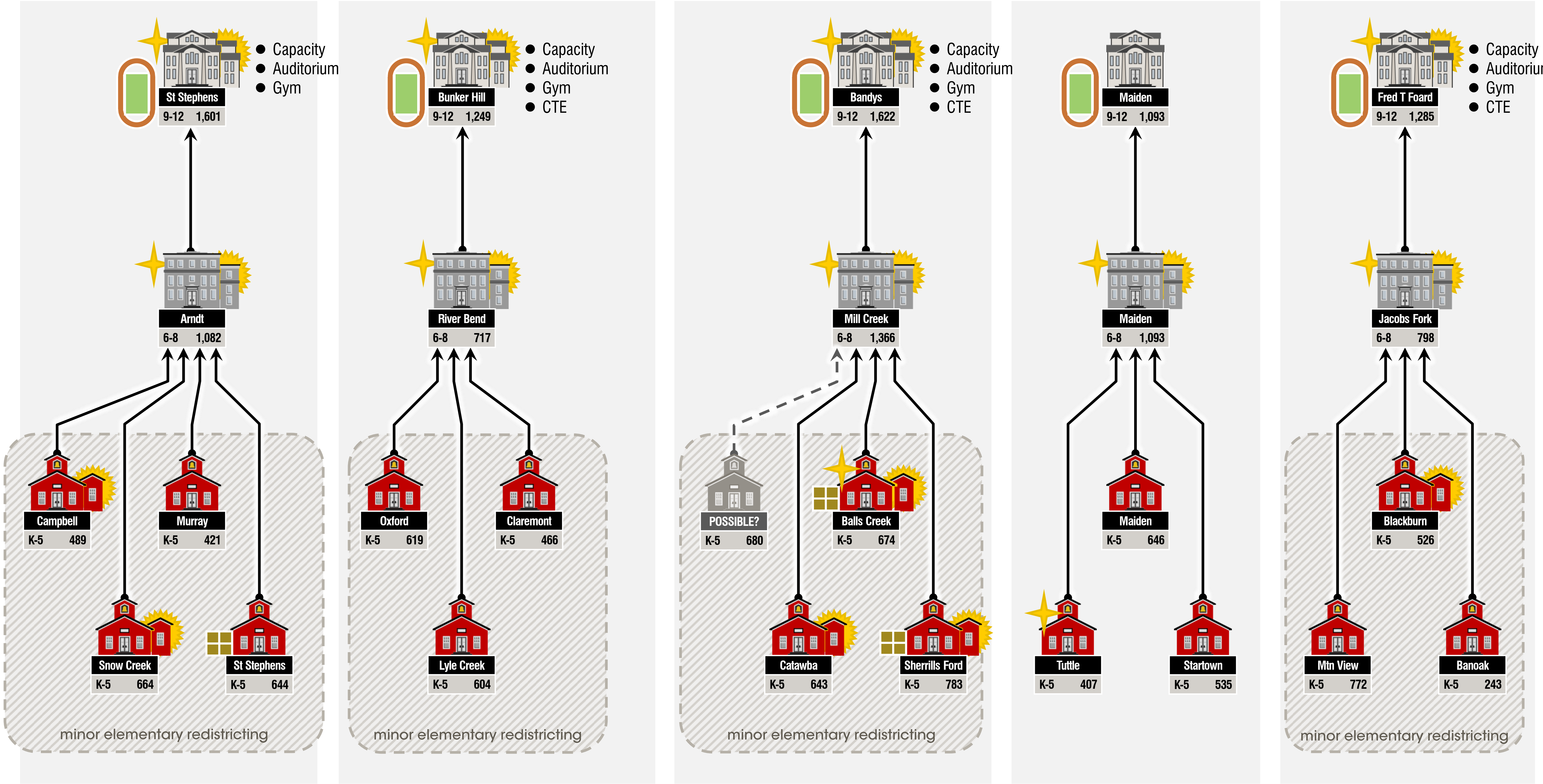
Elementary Schools · Middle Schools · High Schools · Education Centers



Master Plan Option:

K-5/6-8 with HS Equity

Grade Level		Schools	Seats	Buffer	Capacity	Renov SF	New SF	Cost
Elementary Schools	K–5	16	10,756	@ 85%	9,136	TBD	TBD	$ TBD
Middle Schools	6–8	5	5,944	@ 80%	4,755	TBD	TBD	$ TBD
High Schools	9–12	5	8,566	@ 80%	6,850	TBD	TBD	$ TBD
Total		**26**	**25,268**		**20,741**	**TBD**	**TBD**	**$ TBD**



Master Plan Option: Grade Reconfiguration to K-5, 6-8, 9-12

Advantages

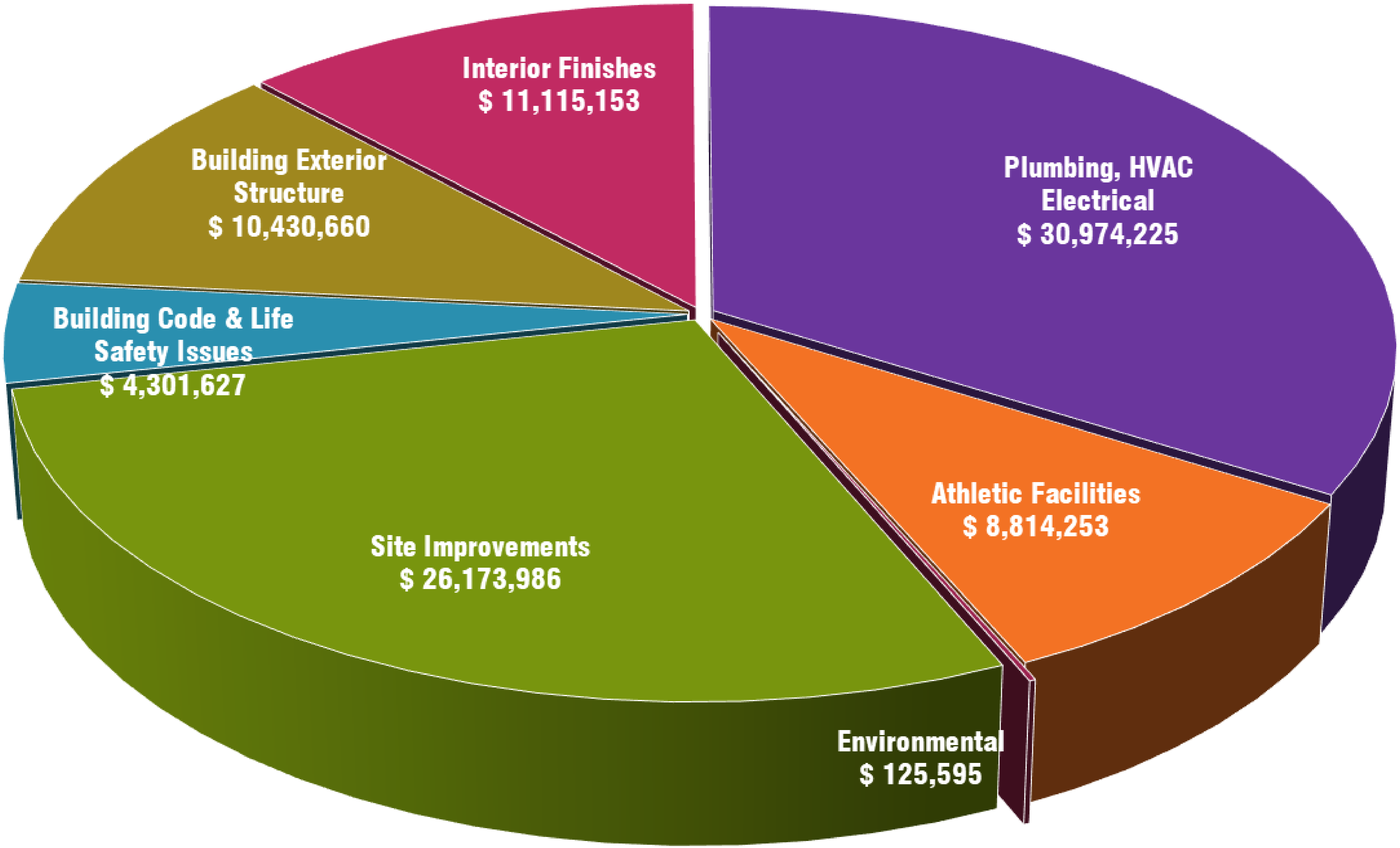
- Respect current feeder/attendance area boundaries.
- Smaller Elementary School populations – Limits total pupil population growth.
- Creates space at existing elementary schools for regular education and EC and educational support programs without construction.
- Utilizes existing excess capacity at several Middle Schools to accommodate 6th grade.
- Fewer elementary sites (5 total) will require construction.
- Sites with new construction and existing sites can be configured to provide 6th–grade transitional academy separation.
- Potentially may result in continued/improved parental involvement at the Middle School level.
- Equity issues at Bandys are partly addressed due to the expansion's necessary size.

Disadvantages

- Change. Changes the historical definition of Middle School Education at Catawba County Schools.
- Will result in larger middle school populations with the addition of 6th grade.
- This will result in uneven high school pupil populations – Bandys HS at a 1,646 population,.
- Does not fully address equity in classroom/support instructional support spaces at all secondary sites.
- Requires construction at four of the Middle School sites
- Raised discussion of the issue of best long term solution for the Maiden Middle School – renovation/addition/replacement?
- More expensive than Option #3.

Option Facility ID	Facility Group Name	Grades Begin	Grades End	Capacity Adjusted	Capacity Gross	Pre-Existing Area Building	Building Summary New	Building Summary Renovation	Building Summary Building	Site Summary Cost	CONSTRUCTION TOTAL	CONSTRUCTION TOTAL w/SOFT $	MAINTENANCE TOTAL w/SOFT $	GRAND TOTAL
ES | Campbell	St Stephens	K	5	496	584	74,117 SF	11,397 SF	7,412 SF	$ 5,730,572	$ 80,000	$ 5,810,572	$ 7,147,003	$ 1,796,697	$ 8,943,700
ES | SnowCreek	St Stephens	K	5	480	565	80,314 SF							$ 1,256,337	$ 1,256,337
ES | StStephens	St Stephens	K	5	635	748	94,909 SF							$ 1,249,583	$ 1,249,583
ES | Murray	St Stephens	K	5	360	424	78,242 SF							$ 2,904,435	$ 2,904,435
MS | Arndt	St Stephens	6	8	1,083	1,354	102,863 SF	35,034 SF	15,429 SF	$ 17,263,652	$ 1,272,772	$ 18,536,424	$ 22,799,802	$ 6,477,566	$ 29,277,367
HS | StStephens	St Stephens	9	12	1,381	1,727	169,919 SF	102,900 SF		$ 13,399,200		$ 13,399,200	$ 16,481,016	$ 5,943,960	$ 22,424,976
ES | Oxford	Bunker Hill	K	5	507	597	98,539 SF							$ 1,600,817	$ 1,600,817
ES | LyleCreek	Bunker Hill	K	5	420	495	86,902 SF							$ 1,236,074	$ 1,236,074
ES | Claremont	Bunker Hill	K	5	379	446	70,438 SF							$ 1,904,769	$ 1,904,769
MS | RiverBend	Bunker Hill	6	8	1,029	1,287	105,569 SF	41,031 SF		$ 16,586,863	$ 2,989,438	$ 19,576,301	$ 24,078,850	$ 2,776,100	$ 26,854,949
HS | BunkerHill	Bunker Hill	9	12	906	1,133	148,560 SF	128,739 SF	11,180 SF	$ 24,763,850		$ 24,763,850	$ 30,459,536	$ 10,122,294	$ 40,581,829
ES | Catawba	Bandys	K	5	712	838	83,000 SF	26,970 SF	8,300 SF	$ 11,713,068	$ 300,000	$ 12,013,068	$ 14,776,073	$ 1,155,020	$ 15,931,093
ES | SherrillsFord	Bandys	K	5	683	804	88,066 SF	7,569 SF	4,403 SF	$ 3,584,216	$ 50,000	$ 3,634,216	$ 4,470,086	$ 1,803,452	$ 6,273,538
ES | BallsCreek	Bandys	K	5	828	975	111,390 SF	18,531 SF	11,139 SF	$ 9,135,230	$ 250,000	$ 9,385,230	$ 11,543,833	$ 2,850,399	$ 14,394,232
MS | MillCreek	Bandys	6	8	1,366	1,708	105,569 SF	82,158 SF	26,392 SF	$ 38,390,369	$ 2,989,438	$ 41,379,807	$ 50,897,163	$ 3,329,969	$ 54,227,131
HS | Bandys	Bandys	9	12	1,646	2,058	156,840 SF	202,713 SF	50,065 SF	$ 71,334,707	$ 4,239,211	$ 75,573,918	$ 92,955,919	$ 9,665,690	$ 102,621,608
ES | Tuttle	Maiden	K	5	386	455	75,598 SF							$ 2,917,944	$ 2,917,944
ES | Maiden	Maiden	K	5	513	604	83,090 SF								
ES | Startown	Maiden	K	5	518	610	93,125 SF							$ 3,850,065	$ 3,850,065
MS | Maiden	Maiden	6	8	792	990	79,487 SF	43,180 SF	10,333 SF	$ 19,681,932	$ 2,989,438	$ 22,671,370	$ 27,885,785	$ 11,904,131	$ 39,789,915
HS | Maiden	Maiden	9	12	1,005	1,257	259,822 SF	88,639 SF		$ 4,282,850		$ 4,282,850	$ 5,267,906	$ 4,201,299	$ 9,469,205
ES | Blackburn	Fred Foard	K	5	579	682	81,750 SF	16,182 SF	8,993 SF	$ 7,655,396	$ 200,000	$ 7,855,396	$ 9,662,136	$ 3,748,748	$ 13,410,884
ES | MountainView	Fred Foard	K	5	625	736	101,000 SF							$ 1,789,943	$ 1,789,943
ES | Banoak	Fred Foard	K	5	257	303	35,517 SF							$ 607,905	$ 607,905
MS | JacobsFork	Fred Foard	6	8	799	999	105,569 SF	12,757 SF	13,724 SF	$ 7,864,781	$ 2,989,438	$ 10,854,219	$ 13,350,690	$ 1,040,193	$ 14,390,883
HS | Foard	Fred Foard	9	12	1,030	1,288	181,436 SF	136,486 SF	10,333 SF	$ 27,986,900		$ 27,986,900	$ 34,423,887	$ 5,802,116	$ 40,226,003
SP | Challenger	Special Programs	9	12	382	478									
SP | Rosenwald	Special Programs	9	12	13	17									
SP | Sweetwater	Special Programs	K	8			35,587 SF							$ 1,195,547	$ 1,195,547
AM | Admin	Administrative					44,060 SF		4,406 SF	$ 231,315		$ 231,315	$ 284,517	$ 1,330,637	$ 1,615,154
AM | Annex	Administrative					13,839 SF		1,384 SF	$ 72,655		$ 72,655	$ 89,365	$ 2,492,411	$ 2,581,776
AM | Maint	Administrative					12,368 SF		10,513 SF	$ 1,746,207		$ 1,746,207	$ 2,147,835	$ 668,696	$ 2,816,530
AM | Trans	Administrative					16,305 SF	34,350 SF	16,305 SF	$ 12,929,202	$ 1,374,000	$ 14,303,202	$ 17,592,938	$ 1,263,092	$ 18,856,030
				19,810	24,162	2,873,790 SF	988,636 SF	210,311 SF	$ 294,352,964	$ 19,723,735	$ 314,076,699	$ 386,314,339	$ 98,885,880	$ 485,200,219

Renovation Costs by Category for Maintenance Needs: $ 91,935,500
(Instructional space only, construction & project costs.)



	2025 Project Cost	Compounded 4.5% Infation	Calculated Inflation	Total Project Cost w/Infation
MS | Arndt	$ 22,799,802	14.12%	$ 3,218,560	$ 26,018,362
MS | RiverBend	$ 24,078,850	14.12%	$ 3,399,118	$ 27,477,968
MS | MillCreek	$ 50,897,163	14.12%	$ 7,184,955	$ 58,082,118
MS | Maiden	$ 27,885,785	14.12%	$ 3,936,528	$ 31,822,313
MS | JacobsFork	$ 13,350,690	14.12%	$ 1,884,665	$ 15,235,355
General Maintenance at all buildings	$ 50,689,821	14.12%	$ 7,155,686	$ 57,845,506
PHASE 1 (2028)	**$ 189,702,109**		$ 26,779,512	**$ 216,481,621**
50% of Remaining Work	$ 123,651,025	30.23%	$ 37,374,774	$ 161,025,800
General Maintenance at all buildings	$ 33,660,375	30.23%	$ 10,174,189	$ 43,834,565
PHASE 2 (2031)	**$ 157,311,401**			**$ 204,860,364**
50% of Remaining Work	$ 123,651,025	48.61%	$ 60,106,163	$ 183,757,188
General Maintenance at all buildings	$ 14,535,684	48.61%	$ 7,065,725	$ 21,601,409
PHASE 3 (2034)	**$ 138,186,709**			**$ 205,358,597**
10-Year Project Schedule	**$ 485,200,219**		$ 26,779,512	**$ 626,700,583**

Ultimate Goal is an Actionable Plan that Addresses:

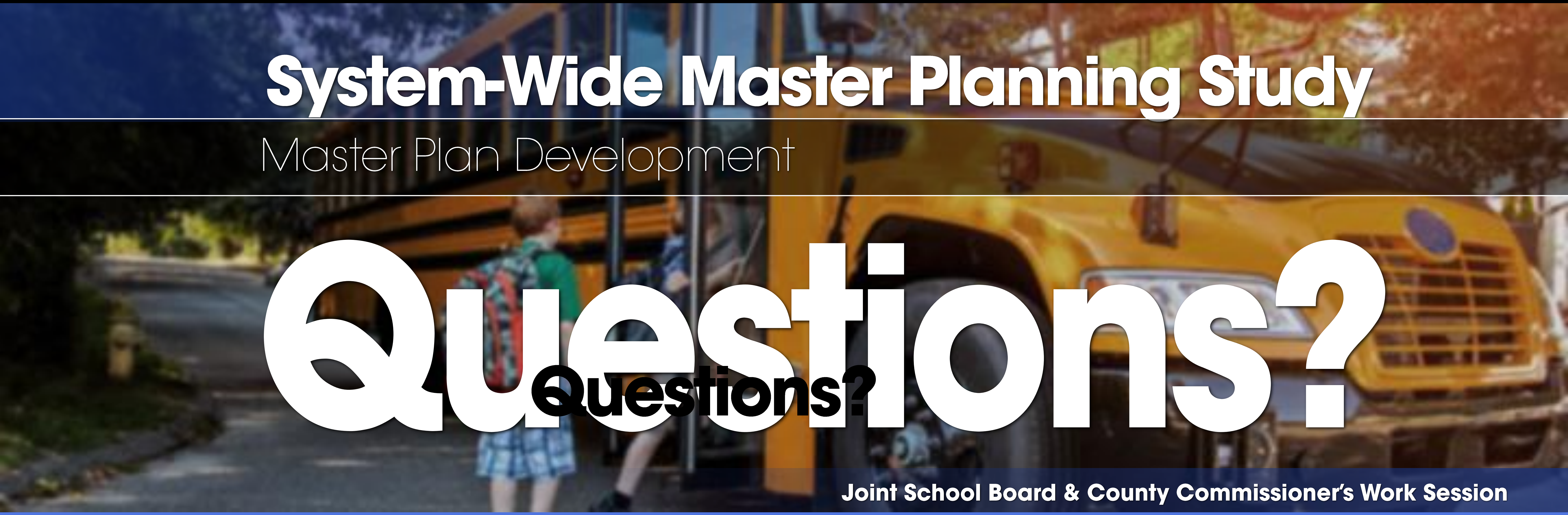
- Projected growth
- Phasing timeline for complete implementation in 10-years (prioritizing permanent growth capacity within 5 years)
- Ongoing redirection and elasticity as growth continues or changes
- Optimal cost investment

Master Plan Option for Review:

- Some modular use (but only as needed in anticipation of projects)
- Change to K-5 / 6-8 Grade Structure utilizing the excess middle school capacity to reduce size of additions needed at elementaries
- Additions at all middle schools to accommodate incoming 6th graders
- Significant Additions & Renovations at Maiden and Arndt Middle Schools to address site circulation and building flow
- High School equity additions: Auditoriums, Gymnasiums, CTE Programs as well as additional student classroom capacity

CATAWBA County Schools

Facilities Assessment & Master Planning Study



System-Wide Master Planning Study

Master Plan Development

Questions?

Questions?

Joint School Board & County Commissioner's Work Session