

Stokes County Schools



Analysis of Potential School Closures

Lawsonville Elementary School

Pine Hall Elementary School

Pinnacle Elementary School

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Stokes County Schools

Analysis of Potential School Closures

Section 1: Evaluation of Facilities

The County of Stokes contracted with Peterson/Gordon Architects and Consultant Engineering Service to conduct a Facility Assessment of school campuses, as well as the bus garage and facility maintenance shop. The Facility Condition Assessment (FCA) inspected the condition of the Stokes County Schools' buildings to provide data to help determine whether or not to continue to maintain, repair, or replace each of the represented school facilities.

The comprehensive report provided information on the following:

- General School Architectural Observations
- Architectural Assessments
- Specific School Architectural Data
- Specific School Plumbing Systems
- Specific School HVAC Systems
- Specific School Electrical Systems

Stokes County Schools

Facility Assessment

December 2022

Prepared by:
Peterson/Gordon Architects
Consultant Engineering Service



Introduction

A Facility Condition Assessment (FCA) is an inspection of the current condition of each of the Stokes County School buildings. It is prepared to provide data to help determine whether or not to continue to maintain, repair, or replace each of the represented school facilities.

Peterson/Gordon Architects and Consultant Engineering Service were hired by Stokes County to perform this assessment.

Over a period of time from August 2022 thru October 2022 the team visited every school in Stokes County. Many forms of data and information were collected to define the condition of the schools. Exteriors, interiors, roof surfaces, plumbing systems, HVAC systems, and electrical systems are the focus of this report. With the collected data different assessments have been provided. This provides different ways to look at and evaluate schools in determining the best way forward to provide quality facilities for the students attending Stokes County Schools.

This report records the condition of each school facility. It is not meant to report on the housekeeping or maintenance being provided at each school. It was our opinion that all schools housekeeping practices are current and each school is clean and very well kept. Stokes County School Maintenance Department is charged with keeping all schools and equipment in working order. The proactive scheduled maintenance we were aware of was for roof replacements and mechanical equipment requirements. Beyond that capital improvements were somewhat minimal and varied at each school. Special thanks are in order to Ricky Goins, SCS Director of Maintenance and Richie Roberts, SCS Maintenance Supervisor for assisting with each school visit.

This report is organized as follows:

General School Architectural Observations

Architectural Assessments

Specific School Architectural Data

Specific School Plumbing Systems

Specific School HVAC Systems

Specific School Electrical Systems

Stokes County Schools General Architectural Observations

Building Grounds/Site

Landscaping

Stokes County Schools have well manicured landscaping. This improves the curb appeal and impression at each front entrance. It appears the High Schools agriculture programs are at work as the amount of landscaping is more than that found at the lower grades. Exterior signage is generally in good condition.

Access Roads

Roads on school sites vary in condition due to age of the surface. Roads have been maintained and are in satisfactory condition. As with all road surfaces some sub-grade issues can be seen by the "alligator" cracks on the surface. As these surfaces further deteriorate more extensive repairs will be required. Newer schools are in good condition and should be relatively maintenance free for the next 10-15 years.

Parking Areas

Parking at school sites is in satisfactory condition. Like roads sub-grade issues are seen by cracks in the pavement. Most parking areas are asphalt paved. Parking areas that show the most wear are at North and South Stokes High Schools. They are some of the oldest and receive the most use. When buildings are renovated funds should be allocated for repairs or repaving of parking areas.

Sidewalks, Exterior Stairs

Sidewalks are typically constructed out of concrete with the exception of some asphalt paved walks. Walks have been maintained by School Maintenance and are in satisfactory condition. Walks where the surface has deteriorated have been noted and should be replaced. Exterior stairs are found at older schools and are also being maintained by School Maintenance. Metal handrails have been noted to receive preparation and painting. This is needed at every stair.

Football Fields

Football fields are found at Middle and High Schools. Athletic programs are tasked with the upkeep. High School programs allocate the most funds and attention to their fields. Middle School fields are less intensive and are used as general outdoor play areas. High Schools have stadiums that have home and visitor bleachers. These bleachers were found to be in satisfactory condition and can be kept in good condition with annual maintenance reviews. Concessions stands are provided at High Schools. Local booster clubs typically maintain any equipment being used for food preparation.

Tracks

The school system maintains the tracks. Again High School track programs are more intensive than Middle School programs. Currently North Stokes H.S. is in the process of a complete track renovation. This includes a new track surface and drainage. It was found that the old track had a 4 foot vertical elevation change that is being corrected. Tracks at the other two high schools are in satisfactory condition.

Baseball and Softball Fields

These fields appear to be maintained by the school Baseball and Softball programs. Condition is satisfactory. Dugouts, where found are showing age and in need of some updating. Fencing is minimal but in satisfactory condition. High Schools have a small number of bleacher seating available to spectators.

Tennis Courts

Tennis courts are found at the High Schools and some Middle Schools. They are maintained by the school tennis program with some assistance by School Maintenance. Courts are asphalt paved with a finished coating over. Court surface issues are noted in the specific school data reports. Some fencing will need preparation and painting to deal with rust issues.

Playgrounds

Playgrounds are found at the Elementary Schools. In general they are very new and in good condition. Playground safety has been an issue in the past that has been addressed by replacing equipment. School PTA organizations have been responsible for funding and carrying out these efforts. Detailed condition of the playgrounds should be evaluated by School Maintenance on an annual basis.

Building Exteriors

Roof Surfaces

Stokes County School Maintenance has implemented a roof replacement program that allows low sloping roof surfaces a 20 year life. In most cases this time period will coincide with the roof warranty. Funds can be budgeted in advance for the amount of roofing to be replaced in a given year. Moisture intrusion has the potential to create the most costly repairs to any building. The program in place will protect the buildings thus making them viable for a longer period of time. High sloping roofs will perform for a range of 35-50 years. Finish and substrate will dictate the life of these roof surfaces

School buildings roof surfaces in Stokes County can be separated in two categories-

-Low sloping- 1/8" to 1/4" per foot to a drain or gutter

-High sloping- 2/12 s and up to a gutter

Low sloping Roof types include:

- Ballasted EPDM
- Fully Adhered EPDM
- Mechanically Attached TPO
- Fully Adhered TPO

High Sloping Roofs include:

- Steel coated roof panels
- Aluminum coated roof panels

These roof surfaces shed water very quickly. Both substrate types are coated with a high performance coating that will resist any rusting and will resist fading in sunlight. These roof panels will last anywhere from 35-50 years. About 15 years ago many low sloping roofs were covered with high sloping roof systems. This roof change was performed on single, regular shaped rectangular buildings. (most typically stand alone classroom and gym buildings)

It is recommended that a replacement program similar to the low sloping roof surfaces program be adopted for high sloping roofs.

Exterior Walls

Brick masonry in old and new schools are in surprisingly good condition. Very few issues were noted with minimal areas needing attention. Brick masonry has a sand finish on a clay body that has shown very minor weathering. Mortar joints are standard concave type in good condition. It is common in older buildings to repair/replace failing joints by a tuckpointing process. Many nearby local building mortar contain Yadkin River sand. These buildings experience widespread joint failure. It is apparent that the Stokes County Schools mortar sand source was not the Yadkin River. The condition of the joints will extend the longevity of these buildings. Projections of overall building lifespan have been increased to an 80-100 year range.

Fascias

Most pre-1985 buildings have a common detail for fascias with a vertical surface over 24" in height. Typically there is a wood framing system with a finished composite material in an off white color. This material has shown it's age and in many areas in a state of disrepair. Buildings that qualify for large scale renovation should address these fascias at that time.

Buildings 1985 and newer have metal gravel stops 6"-10" in depth. This finish material over the next 15 years will require attention. (new finish topcoat or replacement)

Soffits

Soffits in the older buildings are constructed with the same composite material used on fascias. They too are in varied states of condition. For now they should be repaired. Again, buildings that qualify for large scale renovation should replace these soffits. Newer buildings are designed without a soffit.

Exterior Doors

Exterior doors on a majority of the schools regardless of age are hollow metal construction. Thin skins of metal are place over a metal frame. They are in varied states condition depending on age and amount of exposure to the elements. They are subject to rusting when the finish (paint) fails. In addition to rusting the painted finishes fade drastically when exposed to direct sunlight. All exterior doors throughout the school system need to receive a fresh coat of finish as soon as possible. Failure to maintain these doors will result in a door replacement.

Windows

Buildings older than 1985 have metal frames and 1/4" float glass. These units aren't insulated and require the heating and cooling systems to work harder and use more energy. The maintenance for these units is replacing glazing compound and painting the metal frames. If funds can be made available it is advisable to replace the windows.

Buildings newer than 1985 have insulated glass that provides a much more energy efficient opening. Frames are either painted steel or aluminum. Painted steel frames require monitoring for condition of the painted surface and potential rust. Insulated glass has a normal life of 20 years. Glass that experiences a seal failure will need replacement. Seal failure glass shows condensation between the two panes of glass.

Building Interiors, by Surfaces

Ceilings

Original ceilings in buildings pre 1985 are 2x4 suspended acoustical tiles or plaster on metal lathe. As noted at each school most 2x4 ceiling tiles are sagging and in need of replacement. Ceiling grids differ in condition. Those in good condition can remain. Adding a cross "T" converts the ceiling from 2x4 to 2x2. These square tiles are less prone to sagging.

Original ceilings in 1985 and newer buildings are 2x2 suspended acoustical tiles in good condition. Intermittently running air conditioning in the summer months reduces humidity. Less humidity extends the ceiling panel lifespan.

Walls

1985 and older buildings are constructed with concrete masonry units (CMU) for all walls throughout the building. They are by far the most abuse resistant, long lasting walls possible. In addition they are a very stable substrate for paint. This is a contributing factor to the increase of lifespan of these buildings.

In 1985 and newer buildings many interior walls are metal stud framed with gypsum wallboard (GWB) on each side. They are not as abuse resistant as CMU. Repairs from time to time are necessary. GWB is a good substrate for paint. GWB walls have been used for the speed they can be constructed and cost savings over CMU.

Base

Where the wall meets the floor a base is used as the transition. In buildings 1975 and older ceramic tile is used extensively throughout the buildings. There are many areas in corridors with missing ceramic tile base. In buildings 1975 and newer rubber base material is used as much as possible. Ceramic tile base is still used in toilet rooms and quarry tile is used in Kitchens. Gyms with wood floors have a special vented base that allow air to enter the sleeper cavity below the wood flooring. Base material is typically replaced when the floor surface is being replaced.

Flooring

Flooring material is determined by room use. Whenever possible vinyl composition tile (VCT) is used as it is the least expensive flooring material to install. The benefit of VCT is that it is a very long lasting, resilient, abuse resistant material. The main negative to VCT is that it must be stripped and waxed 1-2 times a year to retain a shining presentable finish.

Carpet is found in Offices and Media Centers. It requires periodic cleaning and would be considered to be a higher maintenance material. Typically carpet is replaced every 10 years. Many schools have carpet areas older than 10 years.

Ceramic tile is used in toilet rooms. It is an easily cleanable surface approved by the Health Department.

Quarry Tile is used in Kitchens. It can be hosed down daily for cleaning. It too is an easily cleanable surface approved by the Health Department

Wood flooring is found in High School and Middle School Gymnasiums. Basketball and volleyball sports are the main reason for this floor surface. They require refinishing every 20 years.

Concrete floors, painted or sealed are found in vocational areas and locker rooms.

Building Interiors, by Room Type

Offices

Offices have suspended acoustical tile ceilings, painted walls, rubber base, and carpeted floors. In addition to these finishes there is wood casework with plastic laminate counter tops. In older buildings the casework is beyond its normal lifespan needing replacement.

Corridors

Corridors have suspended acoustical tile ceilings, painted walls, rubber or ceramic tile base and VCT flooring. Some lobbies are finished with Terrazzo flooring. All surfaces are to be abuse resistant.

Classrooms

Classrooms have suspended acoustical tile ceilings, painted walls, rubber base, and VCT flooring. In addition to these finishes chalkboards, markerboards, and tackboards of varying conditions are found. In elementary schools wood casework, plastic laminate countertops, and sinks are included. At this point in time chalkboards can be removed and the number of markerboards can be decreased.

Dining Rooms

Dining rooms throughout the school system vary greatly. Most have suspended acoustical ceilings and painted CMU walls. Different Base and Flooring can be found. Combinations include: VCT with rubber base, VCT with ceramic tile base, Ceramic tile floor with ceramic tile base. All are abuse resistant and easily cleanable.

Kitchens

1985 and Newer

Kitchens in the newer buildings are in excellent condition. They conform with current codes and health department requirements. Very minor maintenance will be needed in the near future

1985 and Older

Kitchens in the older buildings have numerous deficiencies. On the plus side in most kitchens new water heaters have been installed and larger cooler/freezers have been added. On the minus side the following is a list of deficient items:

Lack of a grease trap

No indirect drains for equipment

Porous Ceiling Tiles (not considered a cleanable surface)

Wall surfaces needing paint

Marginal condition quarry tile and grout floors (repairs needed)

Outdated Cooking and Serving Equipment (varies at each school)

*Sewer line condition

*It is recommended that sewer lines in Kitchens built prior to 1980 have a camera test to determine the actual condition. Failures of the sewer lines have been experienced at some schools already and it is likely to happen more frequently as the lines age further.

In relation to other school room types a Kitchen is by far the most costly and time consuming space to renovate. Our experience has been that a full Kitchen renovation requires 12+ work weeks to complete. (longer than current summer vacation breaks) A schedule/budget planning study for these renovations can be created by the Maintenance staff. To give a rough idea of cost smaller kitchens would approximately be a \$500k event and larger kitchens would be a \$700k event. These budgeted numbers would cover replacing all of the below slab sewer lines.

Media Centers

Media Centers have suspended acoustical tile ceilings, painted walls, rubber base, and carpet flooring. In addition to these finishes there is an extensive amount of wood casework including: Shelving units, Magazine displays, Display cases, Main checkout desk, tables, and chairs. Refinishing of casework is needed every 20 years or sooner as the condition of the wood necessitates. Lighting is key in this space and is covered in the PME report.

Gyms

High School and Middle School gyms have exposed roof structures painted with dry-fall paint, painted CMU walls, special vented base, and wood athletic flooring. Elementary School gyms have suspended acoustical tile ceilings, painted walls, rubber base, and VCT flooring. The spaces are heavily used with appropriate materials to combat abuse.

Locker Rooms

Locker Rooms as their name indicates contain metal lockers appropriate to the sport they serve. They experience the most abuse of any item in a school. Many are dented and in need of paint. Others are missing parts in some state of disrepair. Finishes are painted GWB ceilings, painted CMU walls, rubber base, and concrete flooring. These rooms should be renovated at a minimum every 20 years.

Vocational Spaces

These spaces include wood shop, metal shop, auto mechanics, art, agriculture, and computer robotics. These are work and studio spaces and not meant to be finely finished. Finishes include: exposed painted roof structures, painted CMU walls, rubber base, and sealed concrete floors.

Miscellaneous Assessments

School Total Student Capacity vs. Current Enrollment

Each school is listed with the building's total student capacity and Year 2022 current student enrollment. The last heading shows total student capacity and current enrollment for the three main age groups: Elementary, Middle, and High School.

Issues raised by this assessment are:

- Schools with current enrollment nearing the 100 student threshold (funding issue)

- Level of unused capacity at most schools

- Overall trend of decreasing enrollment numbers

- Schools with higher enrollment numbers

With overall enrollment at 50% at Elementary Schools, 68% at Middle Schools and High Schools at 57% the current configuration is inefficient and costly to maintain. As staffing and energy costs increase there will be a need to determine how to make the schools in service operate nearer to capacity.

Below are the diagrams of Total Student Capacity vs. Current Enrollment:

Building Lifespan

All buildings have a lifespan where they perform at a reasonable level or condition without the need of excessive repairs. A typical range is from 50- 100 years. After that extensive renovation or replacement of major building systems would be necessary. Stokes County school buildings are in good condition considering the age. It is possible for these buildings to last over 100 years. Significant repair costs will occur as their age exceeds the 80 year mark. The table below documents the age of each school with lifespan and end date to keep the building in service.

Building Lifespan Table

	Constr. Date	Lifespan 1	End Date	Remain Yr (Under 20)	Lifespan 2	End Date
Chestnut Grove Middle School						
Main Building	1973	80	2053	31	100	2073
Addition	1999	80	2079	57	100	2099
Germanton Elementary School						
Main Building	1974	80	2054	32	100	2074
King Elementary School						
Main Building	1952	80	2032	10	100	2052
Other Buildings	1970	80	2050	28	100	2070
Lawsonville Elementary School						
Renovation Cost	1974	80	2054	32	100	2074
Addition	2014	80	2094	72	100	2114
London Elementary School						
Main Building	1956	80	2036	14	100	2056
Addition	1986	80	2066	44	100	2086
Meadowbrook Academy						
Main Building	1990	80	2070	48		
Mount Olive Elementary School						
Main Building	1977	80	2057	35	100	2077
Nancy Reynolds Elementary						
Original Classrooms	1951	80	2031	9	100	2051
Addition	2010	80	2090	68	100	2110

	Constr. Date	Lifespan 1	End Date	Remain Yr	Lifespan 2	End Date
North Stokes High School						
Main Building	1964	80	2044	22	100	2064
Other Buildings	1973	80	2053	31	100	2073
Pine Hall Elementary School						
Main Building	1954	80	2034	12	100	2054
Addition	1974	80	2054	32	100	2074
Piney Grove Middle School						
Main Building	1999	80	2079	57	100	2099
Pinnacle Elementary School						
Main Building	1957	80	2037	15	100	2057
Poplar Springs Elementary School						
Main Building	2012	80	2092	70	100	2112
Sandy Ridge Elementary						
Main Building	1950	80	2030	8	100	2050
South Stokes High School						
Main Building	1964	80	2044	22	100	2064
Other Buildings	1973	80	2053	31	100	2073
Southeastern Middle School						
Main Building	1951	80	2031	9	100	2051
Addition	2012	80	2092	70	100	2112
Walnut Cove Elementary						
Main Building	1991	80	2071	49	100	2091
West Stokes High School						
Main Building	1999	80	2079	57	100	2099

Renovation Costs

Buildings 1985 and older are a part of this list. Some schools are better candidates for renovations. As an example schools with more recent additions will cost less to renovate. For the purpose of this review all schools were included. This assessment addresses the following:

- Overall scope (cost) to fully renovate all schools
- Overall scope (cost) to partially renovate all schools
- Need for the County schedule and budget significant money for renovations
- Different costs of renovation for each school

Below is a table for the following schools to potentially be renovated:

Renovation Costs- Projected Today's \$

School Name	Bldg SF	Cost	Amount	Full Cost	Limited Cost
Chestnut Grove Middle School					
Renovation Cost	93,488	x \$180	x 50%	8,413,920	5,048,352
Germanton Elementary School					
Renovation Cost	36,831	x \$150	x 50%	2,762,325	1,657,395
King Elementary School					
Renovation Cost	61,427	x \$150	x 100%	9,214,050	5,528,430
Lawsonville Elementary School					
Renovation Cost	36,361	x \$150	x 50%	2,727,075	1,636,245
London Elementary School					
Renovation Cost	61,427	x \$150	x 100%	9,214,050	5,528,430
Mount Olive Elementary School					
Renovation Cost	63,117	x \$150	x 60%	5,680,530	3,408,318
North Stokes High School					
Renovation Cost	106,794	x \$150	x 100%	16,019,100	9,611,460

School Name	Bldg SF		Cost		Amount	Full Cost	Limited Cost
Pine Hall Elementary School							
Renovation Cost	27,833	x	\$150	x	100%	4,174,950	2,504,970
Pinnacle Elementary School							
Renovation Cost	27,415	x	\$150	x	100%	4,112,250	2,467,350
Sandy Ridge Elementary							
Renovation Cost	32,841	x	\$150	x	100%	4,926,150	2,955,690
South Stokes High School							
Renovation Cost	117,979	x	\$150	x	100%	17,696,850	10,618,110
Southeastern M.S.							
Renovation Cost	96,105	x	\$150	x	40%	5,766,300	3,459,780
Totals						90,707,550	54,424,530

*Schools showing less than 100% include more recent additions

Stokes County Schools

Architectural Assessment Checklist

School Name	Lawsonville Elementary School	
Address	4611 NC Hwy. 8, Lawsonville, NC 27022	
Grades Served	K-5	
Maximum Student Capacity	300	
Current Enrollment	118	
Percentage Occupied	39%	
Overall Building Square Footage	36,361	
Area per Student Capacity	145	Square Feet

Site	Condition	Photo Ref.
Drives	Asphalt- Good Condition	
Parking	Asphalt- Good Condition	
Walks	Concrete- Good Condition	LA-1
Covered Walkways	Aluminum, Good Condition	LA-2
Landscaping	Good Condition	LA-2
Fencing	Good Condition	
Drainage issues	None observed	
Overall observations	Basketball court- needs repairs Kitchen loading asphalt repair needed	Photo Ref. LA-4

Building Name- Original Building

Year Constructed- 1957, 1974

Buildings, Exterior		Photo Ref.
Roof	TPO Membrane	
Roof Replacement Projection- 2034		
Exterior Walls	Brick	LA-1
Windows, Frames	Hollow Metal, Single Glazed	LA-7
Doors, Frames	Hollow Mtl. Need painting	
Sealants	n/a	

Overall Observations	Perforated Soffit needs painting Downspouts-treat rust, paint Window frames- treat rust, paint New Cooler/Freezer	Photo Ref. LA-3
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Buildings, Interior		Photo Ref.
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Lobby	Floors Terrazzo	Base Rubber	Walls Ptd. Gwb.	Ceilings 2x5, 5x5	Doors Hollow Metal	
Office	Floors VCT	Base Rubber	Walls Ptd. Gwb.	Ceilings 2x2 yellowed grid	Doors Stained Wood	
Toilets	Floors Cer. Tile	Base Cer. Tile	Walls FRP/Gwb.	Ceilings 2x2	Doors Stained Wood	LA-25
Kitchen	Floors Quarry T.	Base Quarry T.	Walls Ptd. Gwb.	Ceilings 2x2- replace	Doors Stained Wood	LA-12
Cafeteria	Floors VCT	Base Rubber	Walls Ptd. CMU	Ceilings 2x5, 5x5	Doors Hollow Metal	LA-9
Gymnasium	Floors VCT	Base Rubber	Walls Ptd. CMU	Ceilings 2x4 sagging	Doors H.M./Wood	LA-14
Gymnasium Toilets	Floors Cer. Tile	Base Cer. Tile	Walls Ptd. CMU	Ceilings 2x4	Doors Stained Wood	LA-15
Classrooms	Floors VCT	Base Rubber	Walls Ptd. Gwb.	Ceilings 2x2 or 2x5, 5x5	Doors Stained Wood	LA-24
Media Center	Floors Carpet	Base Rubber	Walls Ptd. Gwb.	Ceilings 2x5, 5x5	Doors Stained Wood	LA-22
Overall Observations						Photo Ref. LA-11 LA-25 LA-27 LA-21

Building Name- Addition

Year Constructed- 2014

Buildings, Exterior

Roof	TPO Membrane
Roof Replacement Projection- 2034	
Exterior Walls	Brick
Windows, Frames	Aluminum, Double Glazed

Photo Ref.

LA-4

	Doors, Frames Sealants		Hollow Metal Urethane, good condition			
Buildings, Interior						Photo Ref.
Corridors	Floors VCT	Base Rubber	Walls Ptd. CMU	Ceilings 2x2 Good	Doors Stained Wood	
Toilets	Floors Cer. Tile	Base Cer. Tile	Walls Ptd. CMU	Ceilings Ptd. Gwb.	Doors Stained Wood	
Classrooms	Floors VCT	Base Rubber	Walls Ptd. CMU	Ceilings 2x2 Good	Doors Stained Wood	LA-17
Overall Observations			Interior- Good condition ADA compliant Casework- Good condition Doors- Good condition			Photo Ref. LA-18



LA-1



LA-2



LA-3



LA-4



LA-5



LA-6



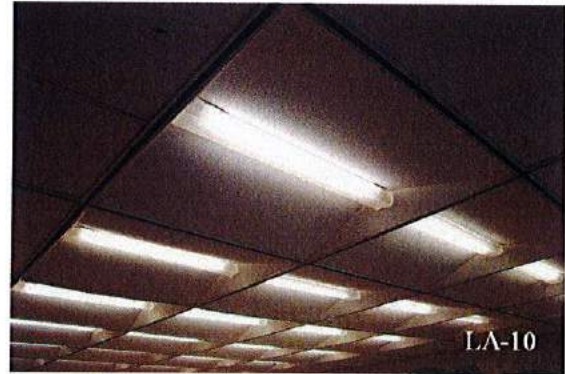
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LA-8



LA-9



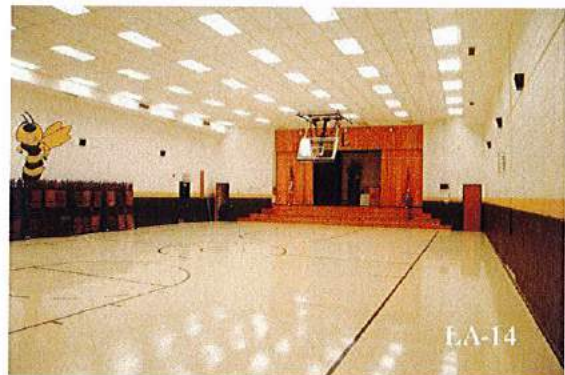
LA-10



LA-11



LA-13



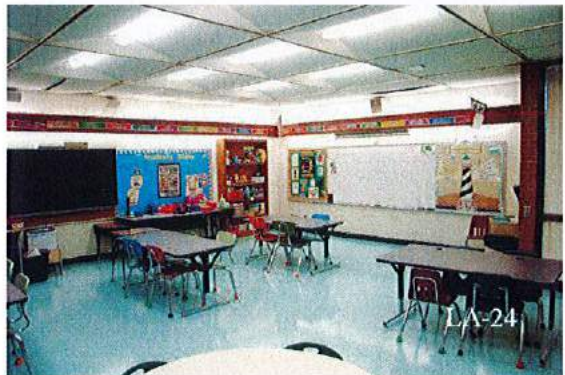
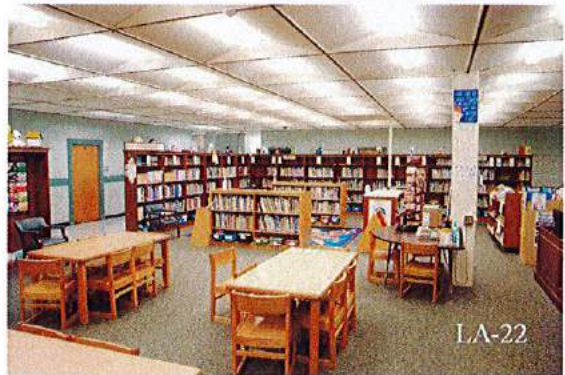
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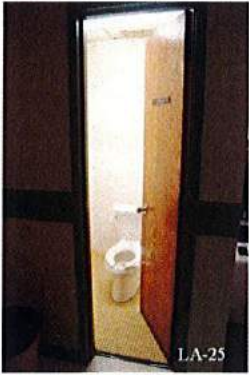


LA-15

LAWSONVILLE ELEMENTARY SCHOOL
2014
STOKES COUNTY
BOARD OF EDUCATION
Becky Bales Sonya Cox Pat Messick
Mike Rogers Jamie Yontz
Superintendent — Ronnie Mendenhall
Assistant Superintendent — Tony George
Director of Operations — David Burge
Architect — Peterson/Gordon Architects, PA
General Contractor — Garano, Inc.

LA-16





Stokes County Schools

Architectural Assessment Checklist

School Name	Pine Hall Elementary
Address	1400 Pine Hall Road, Pine Hall, NC 27042
Grades Served	K-5
Maximum Student Capacity	350
Current Enrollment	103
Percentage Occupied	29%
Overall Building Square Footage	27,833
Area per Student Capacity	80 Square Feet

Site	Condition	Photo Ref.
Drives	Asphalt- Satisfactory, some repairs needed	PH-2
Parking	Asphalt- Satisfactory, some repairs needed	
Walks	Concrete- Satisfactory	PH-1
Covered Walkways	Aluminum- Satisfactory	PH-1
Landscaping	Good Condition	PH-3
Fencing	Good Condition	
Drainage issues	Concrete Courtyard has issues	PH-17
Site Observations	Playground- Good condition	Photo Ref. PH-15

Building Name- Main Building

Year Constructed- 1954

Buildings, Exterior		Photo Ref.
Roof	Single Ply Rubber Membrane	
Roof Replacement Projection-		
2023		
Exterior Walls	Brick	PH-3
Windows, Frames	Metal, Single Glaze, treat rust, paint or replace	PH-8
Doors, Frames	Hollow Metal	
Covered Walkway	Aluminum, good condition	PH-1
Sealants	Replacement needed	
Overall Exterior Observations		Photo Ref.
	Mildew, roof issue at Kitchen	PH-5
	Primary fascia panels in poor condition	PH-7

Buildings, Interior						Photo Ref.
Lobby						
Floors	Base	Walls	Ceilings	Doors		PH-27
VCT	Rubber	Ptd. CMU	Ptd. Plaster	Hollow Metal		
Exterior Corridor						
Floors	Base	Walls	Ceilings	Doors		PH-22
Ptd. Conc.	None	Brick	Ptd. Plaster	Hollow Metal		
Connector Corridor to Gym						PH-28
Floors	Base	Walls	Ceilings	Doors		
Carpet	Rubber	Ptd. CMU	2x2	n/a		
Dining Room						
Floors	Base	Walls	Ceilings	Doors		
VCT	Rubber	Ptd. CMU	2x4 sagging	Wood/Metal		
Kitchen						PH-31
Floors	Base	Walls	Ceilings	Doors		
Quarry T.	Quarry T.	Ptd. CMU	Ptd. Plaster	Stained Wood		
Classrooms						PH-25
Floors	Base	Walls	Ceilings	Doors		
Carpet	Rubber	Ptd. CMU	Ptd. Plaster	Stained Wood		

Overall Interior Observations		Photo Ref.
	Lighting- poor	PH-30
	Replace Kitchen ceiling w/Vinyl Wrapped Gwb.	PH-31
	Exterior Corridor- repair concrete floor	PH-26

Building Name- Primary

Year Constructed- 1974

Buildings, Exterior		Photo Ref.
Roof	Single Ply Rubber Membrane	
Roof Replacement Projection- 2023		
Exterior Walls	Brick	PH-10
Windows, Frames	Metal, Single Glaze, treat rust, paint or replace	PH-19
Doors, Frames	Hollow Mtl. Need painting	PH-20
Sealants	Replacement needed	

Overall Exterior Observations

Building fascia panels showing wear- replace

PH-13

Buildings, Interior

Photo Ref.

Corridors

PH-23

Floors	Base	Walls	Ceilings	Doors
VCT	Rubber	Ptd. CMU	2x5, 5x5	n/a

Toilets

PH-24

Floors	Base	Walls	Ceilings	Doors
Cer. Tile	Rubber	Ptd. Gwb.	Ptd. Gwb.	Stained Wood

Media Center

PH-34

Floors	Base	Walls	Ceilings	Doors
VCT	Rubber	Ptd. Gwb.	2x5, 5x5	Stained Wood

Classrooms

PH-30

Floors	Base	Walls	Ceilings	Doors
VCT	Rubber	Ptd. CMU	2x5, 5x5	Hollow Metal

Overall Interior Observations

Photo Ref.

Wood doors- replace

2'-0" wide toilet room doors

PH-24

Sink in Corridor outside of Toilet Room

PH-24

Replace all ceilings

PH-25

Building Name- Gym

Year Constructed- 1974

Buildings, Exterior

Photo Ref.

Roof	Standing Seam Metal
Roof Replacement Projection- 2040	
Exterior Walls	Brick
Windows, Frames	n/a
Doors, Frames	Hollow Metal
Sealants	n/a

PH-14

PH-14

Overall Exterior Observations

Photo Ref.

Building in good condition

Buildings, Interior

Photo Ref.

Gym

PH-36

Floors	Base	Walls	Ceilings	Doors
VCT	Rubber	Ptd. CMU	2x4	Wood/Metal

Toilets

PH-35

Floors	Base	Walls	Ceilings	Doors
Cer. Tile	Cer. Tile	Ptd. CMU	2x2	Stained Wood

Overall Interior Observations

Photo Ref.

Inside needs painting

PH-37





PH-9



PH-10



PH-11



PH-12



PH-13



PH-14

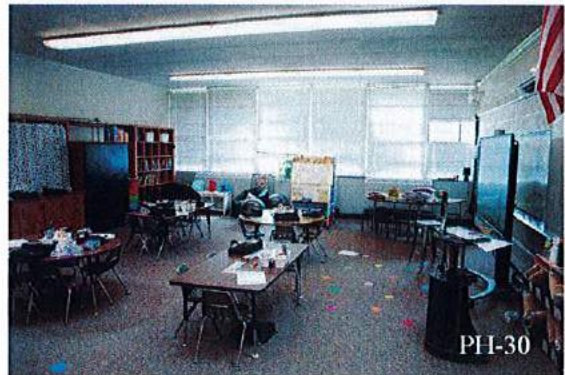


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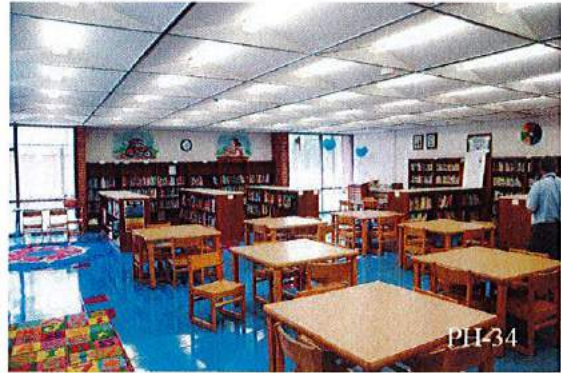
PH-16







PH-33



PH-34



PH-35



PH-36



PH-37

Stokes County Schools

Architectural Assessment Checklist

School Name	Pinnacle Elementary School
Address	1095 Surry Line Road, Pinnacle, NC 27043
Grades Served	K-5
Maximum Student Capacity	325
Current Enrollment	159
Percentage Occupied	49%
Overall Building Square Footage	27,415
Area per Student Capacity	84 Square Feet

Site	Condition	Photo Ref.
Drives	Asphalt- Marginal, large amount of cracks	P-3
Parking	Asphalt- Marginal, large amount of cracks	
Walks	Concrete- Areas need repair	P-2
Covered Walkways	Metal- Good condition	P-26
Landscaping	Work in progress	P-24
Fencing	Good Condition	
Drainage issues	Drainage across walks Drainage front entry area	P-6
Site Observations	Exterior in marginal shape (showing age) Car/Bus Drop-off narrow walk at car drop Minimal staff parking Modular Classroom building	Photo Ref.

Building Name- Main, Original

Year Constructed- 1957, 1962

Buildings, Exterior		Photo Ref.
Roof	Built-up/ Adhered Single Ply	
Roof Replacement Projection- 2012		
Exterior Walls	Brick- Mortar joints showing wear	P-1
Windows, Frames	Metal, Single Glaze, treat rust, paint or replace	
Doors, Frames	Hollow Mtl. Need painting	
Sealants	Replacement needed	

Overall Exterior Observations						Photo Ref.
Crawl space with metal structure (some rust)						P-10
(2) Modular Units in poor condition						P-8
Panels above/below windows need new finish						
Stairs at Classroom exits to outside						P-14
Paint handrails						P-13
Buildings, Interior						Photo Ref.
Lobby						P-27
	Floors	Base	Walls	Ceilings	Doors	
	VCT	Rubber	Ptd. CMU	2x2	Hollow Metal	
Corridors						P-36
	Floors	Base	Walls	Ceilings	Doors	
	VCT	Rubber	Ptd. CMU	Ptd. Gwb.	n/a	
Toilets						P-37
	Floors	Base	Walls	Ceilings	Doors	
	Cer. Tile	Cer. Tile	Ptd. CMU	Ptd. Gwb.	Stained Wood	
Media Center						P-29
	Floors	Base	Walls	Ceilings	Doors	
	Carpet	Rubber	Ptd. CMU	2x2	Stained Wood	
Computer Lab						P-30
	Floors	Base	Walls	Ceilings	Doors	
	Carpet	Rubber	Ptd. CMU	2x2	Stained Wood	
Dining Room						
	Floors	Base	Walls	Ceilings	Doors	
	VCT	Rubber	Ptd. CMU	2x2	Stained Wood	
Kitchen						P-42
	Floors	Base	Walls	Ceilings	Doors	
	Quarry T.	Quarry Tile	Cer. Tile	Ptd. Gwb.	Stained Wood	
Classrooms						P-31
	Floors	Base	Walls	Ceilings	Doors	
	VCT	Rubber	Ptd. CMU	2x2 or Ptd. Gwb.	Hollow Metal	
Overall Interior Observations						Photo Ref.
Wood doors- refinish or replace						P-33
Deep cleaning Kitchen floor						P-44

Building Name- Gym

Year Constructed- 1977

Buildings, Exterior

Roof	Adhered Single-ply Membrane
Roof Replacement Projection- 2012	
Exterior Walls	Brick
Windows, Frames	n/a
Doors, Frames	Hollow Metal
Sealants	Urethane, replace

Photo Ref.

P-8

Overall Exterior Observations

Fascia, Soffit- Poor condition
Replace sealant
Covered walkway- treat rust, paint ceilings
Downspouts- Treat rust, paint

Photo Ref.

Buildings, Interior

Gym

Floors	Base	Walls	Ceilings	Doors
VCT	Rubber	Ptd. CMU	2x4 sagging	Hollow Metal

Photo Ref.

P-46

Toilets

Floors	Base	Walls	Ceilings	Doors
Cer. Tile	Cer. Tile	Tile/Gwb.	2x2	Stained Wood

P-48

Overall Interior Observations

Paint interior walls
Marble toilet stalls

Photo Ref.

P-52

P-48







P-17



P-18



P-19



P-20



P-21



P-22



P-23



P-24





P-33



P-35



P-36



P-37



P-38



P-39



P-40



STOKES COUNTY SCHOOLS - FACILITY ASSESSMENTS

November 2022

Plumbing, Mechanical, Electrical, Fire Alarm, Sprinkler Systems Overview

Each building was reviewed for the current state of the systems. A 1-5 scoring system documents the condition of each buildings' systems. Visual inspections and information from building users were the main criteria for the evaluation. As buildings age there are common tendencies to acknowledge.

The newest challenge for Owners is the extremely long lead times for new equipment. Some items have a 1.5 year lead time! This new world pressure is making long range planning for equipment replacement a necessity as opposed to the past when you could wait until failure before making a purchase.

Plumbing Systems

Older buildings will in some cases have galvanized steel water supply piping. Any site with this piping will need to be replaced. Many of the buildings have cast iron sewer piping. This piping is known for lasting a long time but the joints and pipes eventually wear out. This is most true with heavy use occupancies as well as buildings that were subject to strong cleaning chemicals. Sewer cameras provide the best method for observing the inside condition of the sanitary, grease, and storm water piping. A good camera with a locating beacon head is an invaluable tool for all Maintenance Departments. For the most part all other piping systems can be maintained on an as needed basis.

All public schools should conduct water quality tests including specific tests for lead content.

Water heaters are critical for Kitchens. Given current lead times on them, consider replacing a few that are over 10 years old and keep the best as an emergency spare. The other choice is to purchase a water heater that would work at least temporarily in case of unexpected failure. The life of a water heater varies greatly- from 5 years to 10 plus years. The incoming water quality has the biggest impact. Well water typically has more minerals that can lead to build up and early failure.

Mechanical Systems

Mechanical systems are the most stressed systems in any building. They have the most moving parts and thereby are prone to require replacement more often. Control systems also tend to become obsolete as they age. This is very true in the larger facilities. As units are replaced controls will also need to be converted to modern DDC (digital) controls. All replacements will result in more energy efficient systems that will result in less energy use. The challenge with many of the Federal Energy requirements is that manufacturers must use very sensitive and high tech components that result in more service calls and higher cost replacement parts.

Current world supply chain issues has many of the main mechanical components ranging from months to over one (1) year lead time. Boilers, chillers, pumps, rooftop units, etc. all have significantly long lead times.

Underground fuel oil tanks: Many Stokes Co Schools still have original underground oil tanks that are not double wall construction with monitoring, single wall underground piping, etc. These should all be high priority to replace with above ground tanks and containment piping due to the environmental

impact and cost.

Refrigerants used in air conditioning systems have changed over the years. Due to Federal requirements considering the Ozone Depletion Factor and Global Warming Potential, many refrigerants are no longer allowed to be produced. This has caused the price to fill systems after leaks to be very expensive. Stokes Co Schools have many units that require refrigerant that has not been allowed to be produced for years. A systematic replacement of old systems and reclaiming the refrigerant to use until all units are replaced is recommended. An interesting fact now is the Department of Energy mandated mfg. to improve the efficiencies of their equipment. Since the deadline to replace R-410a (current refrigerant standard) is approaching, many mfg. went ahead and changed their designs and the refrigerants. This topic will be unfolding in more detail in 2023.

Electrical Systems, Fire Alarm Systems

Electrical systems are heavily used but by their nature are able to perform with a minimal amount of maintenance. Ongoing minor maintenance will be necessary for these systems. The most common upgrade to electrical systems is converting lighting to LED fixtures. These fixtures dramatically reduce energy usage and reduce the amount of heat generated. Public utilities continue to offer rebates on LED upgrades to reduce the cost of this upgrade.

Many of the facilities have electrical panels that were manufactured by companies that have been out of business for over 30 years. Obtaining replacement breakers or new breakers for new loads requires dealing in the used equipment market. This is not ideal and should be considered a high priority. Part of the priority consideration is that the lead time for new main panels can be over one (1) year! We recommend developing a plan to replace one school with the most common out of business brand (Federal Pacific- FPE) and keep the removed parts and breakers to use until you get them all replaced.

Current code requires new K-12 schools to have a voice fire alarm system. None of the existing facilities have this type of system. It has several features of interest such as being able to provide voice messages instead of just the "horn". This can be used to warn of building intruders, bad weather such as tornadoes, etc. New main panels will be required and many of the buildings will require rewiring. There are many typical "grandfathered" shortcomings of the fire alarm systems throughout the county such as lack of horn/strobes inside classrooms, carbon monoxide sensors, addressable systems, ADA mounting heights of devices, etc. Fire alarm systems also are having very long lead times.

Sprinkler Systems

Given the rural nature of the county there are very few sprinkler systems in operation. Those buildings with sprinklers are newer and can be kept with normal, on-going maintenance.

LAWSONVILLE ELEMENTARY SCHOOL

GENERAL OVERVIEW:

The building was constructed in approximately 1974 with an addition in 2014. Although the 48 year old building has already had many replacements, they are approaching the time to replace again. The 9 year old addition has most components in the middle of their useful mechanical life. Domestic water heaters and split system HVAC units would typically be the first to need replacement.

Plumbing Systems:

- The potable water is supplied from a hydro pneumatic tank system that was updated in 2014.
- The domestic water service does not require a backflow preventer since it is not a public water system.
- The water pressure in general seemed acceptable. We did not test any with gauges.
- We did not see any galvanized water piping (but would expect it from a building of this age). If any is found, it should be replaced. It is recommended to have water samples taken and tested for lead as a safety precaution since lead based solder and fixtures containing lead were allowed until very recently.
- The State electric water heater serving the Kitchen is 27 KW and of unknown age. (Lawsonville Figure 1).
- There is no certified mixing valve to guarantee against scalding water.
- Water for the building is stored at 110 degrees F. Water stored below 140 degrees F is much more susceptible to Legionella.
- Sanitary sewer goes to a septic system which is an on-going Maintenance concern.
- The Kitchen has a grease trap.
- The Kitchen 2-compartment sink is direct connected to the sewer system which is a violation of current code. The 3-compartment sink is indirect. (Lawsonville Figure 2).
- Also, the condition of the grease and sanitary waste piping in the kitchen should be checked with a sewer camera. It may require jetting the system first. Numerous schools have had the cast iron piping to fail. This will allow for planned replacement if it is necessary as opposed to an operational problem.
- The toilets are a combination of floor mounted flush valves and flush tanks. Flush tanks are not recommended in schools due their performance.
- Most toilets do not appear to be ADA compliant.
- Faucets and fixtures can be replaced to reduce water consumption. Given the relative age of this building, it would be very low on the priority list. The problem with low flow fixtures in old cast piping is the more stoppages will occur.
- Sewer and vent piping should be examined given its age. there were no reported problems associated.
- Plumbing Overall Rating: 3.5 (0 = Immediate action recommended, 5 = Minimal needs in next 5 years)

HVAC Systems:

- The 1974 portion has three (3) rooftop units with electric heat. The lower level has split systems. The addition has packaged rooftop units. The spaces are temperature controlled by zone dampers. Please note the building was originally an open classroom concept which did not require as many different zones for comfort. When funds are available the system should be converted to a Variable Air Volume (VAV) for energy savings and improved comfort control. Ductwork may also have to be reworked/ replaced and VAV boxes added for individual space temperature control which is the current school design standard. Replacements were made in 2005 so they still have a few remaining years of life expectancy. (Lawsonville Figure 3)
- The 2014 addition has packaged rooftop heat pumps with electric auxiliary heat. They are at the mid-life. The expected life of a heat pump is appx. 18 years. These units do have fresh air intakes which is great.
- Several classrooms throughout have dehumidifiers which is a sign of humidity concern. The existing mechanical systems do not have any humidity control. This should be added when funds allow.
- The Kitchen hood is not large enough for the appliances under it. We recommend careful consideration regarding the orientation and location of the appliances to see if they can be placed with 6" overhang. Otherwise, replacing the appliances or the hood is required. (Lawsonville Figure 4)
- The Kitchen hood does not have any makeup air. This will create a strong negative pressure which can make doors hard to open and pull moisture through cracks and doors plus exhaust any cooled or heated air from the space. A 100% outside air makeup unit should be added.
- The Kitchen and Cafeteria are served by a RTU.
- There is not a fly fan at the exterior kitchen door as is required by current code.
- The Gym only has electric heat which does not provide any fresh air. Also there is no cooling and the amount of ventilation air seems minimal. Consideration should be given to installing heat pumps along with fresh air and dehumidification.
- The controls should be updated when the units are replaced to the school system standard for remote investigation, diagnostics, alarms, setpoint changes, and schedule changes.
- Mechanical Overall Rating: 4.0 (0 = Immediate action recommended, 5 = Minimal needs in next 5 years)

Electrical Service:

- The facility has power delivery from Duke Energy.
- The main panel as well as most sub panels are Federal Pacific (FPE) which have not been made in over 30 years. These need to be replaced as soon as practical. The ability to replace bad breakers and add new breakers- is a Maintenance nightmare. Also given the lead times on new panels adds to the urgency. (Lawsonville Figure 5)
- None of the panels have the required arc flash labeling.

Fire Alarm:

- Fire Alarm System: EST panel (Note: New code requires fire alarm system to be voice type which will require replacement when renovating the building- or when required by the AHJ.)

There are no fire alarm devices inside some of the classrooms which is now required. If any changes are made to the building, we would anticipate the AHJ to require them to be added as a minimum. Also devices should be mounted at ADA heights.

- The system should be replaced in the next 10 years.

Technology/Security:

- These systems should be investigated by the Owner to determine if they are acceptable or if replacement/upgrades are wanted.

Lighting:

- Lighting throughout is a combination of T-8 and compact fluorescent lighting. A complete LED light replacement should be considered especially while there is still some rebate money from Duke Energy. The energy savings, improved lighting, reduced maintenance cost/time, and rebate money makes this an attractive consideration. (Lawsonville Figure 6)
- Lighting in most areas of the original building has the unique sloped ceiling grid with lights in the middle. This “style” is present in many of the Stokes Co Schools. This ceiling system is not used in current designs. If the ceiling and grid cannot be replaced due to funding, the lights should be converted to LED. The addition has standard 2x2 ceiling grid.
- Lighting in the Kitchen is 2x4 layin fluorescent lights.
- Exit and egress lighting is appropriately located. LED exit signs should be installed to reduce maintenance cost and operation cost.
- The parking lot lighting utilizes leased utility lights. These should be replaced with LED fixtures. If the Duke Energy contract period has been fulfilled, consider asking to replace.
- Electrical Overall Rating: 1.0 (0 = Immediate action recommended, 5 = Minimal needs in next 5 years)

Fire Sprinkler:

- None.

PINE HALL ELEMENTARY SCHOOL

GENERAL OVERVIEW:

The building was constructed in approximately 1954, remodeled in 1972 with an addition in 1974. The facility is about 50 years old or older. Everything is basically at the end of its useful life and needs to be replaced.

Plumbing Systems:

- The potable water is supplied from wells. The iron content is very high. (Pine Hall Figure 1)
- The domestic water is discolored.
- The water pressure in general seemed acceptable. We did not test any with gauges.
- We did see galvanized water piping (as expected from a building of this age). Perhaps the discolored water is from the rust in the galvanized water lines. These should all be replaced asap.
- It is recommended to have water samples taken and tested for lead as a safety precaution since lead based solder and fixtures containing lead were allowed until very recently.
- Electric water heaters serve the building.
- There is no certified mixing valve to guarantee against scalding water.
- Water is stored at 110 degrees F. Water stored below 140 degrees F is much more susceptible to Legionella.
- Sanitary sewer goes to a sand filter bed and then a creek. (Pine Hall Figure 2)
- Several storm water drain lines are stopped up and need to be replaced.
- The Kitchen has a grease trap but the size and condition are not known. We recommend investigating and replacing if in bad condition. (Pine Hall Figure 3)
- The Kitchen compartment sinks are direct connected to the sewer system which is a violation of current code. (Pine Hall Figure 4)
- ALSO, the condition of the grease and sanitary waste piping in the kitchen should be checked with a sewer camera. It may require jetting the system first. Numerous schools have had the cast iron piping to fail. This will allow for planned replacement if it is necessary as opposed to an operational problem.
- The toilets are generally floor mounted tank type water closets. Tank type fixtures are not recommended in schools due to their performance.
- Most toilets are not ADA compliant.
- Several toilets only have a water closet- the lavatory is not even close to the toilet room! This is a current code violation and not recommended. (Pine Hall Figure 5)
- There were no ADA water coolers noted.
- Faucets and fixtures can be replaced to reduce water consumption. Given the relative age of this building, it would be very low on the priority list. The problem with low flow fixtures in old cast piping is that more stoppages will occur.
- Sewer and vent piping should be examined given its age. There were no reported problems associated.
- Several storm drain lines are stopped up and need to be replaced.

- Plumbing Overall Rating: 1.0 (0 = Immediate action recommended, 5 = Minimal needs in next 5 years)

HVAC Systems:

- The original building had the boiler removed and ductless mini-split systems installed. These do not provide any current code required fresh air. The units are beyond their useful life and should be replaced. If a direct replacement is selected, dedicated outside air unit(s) should be added to provide tempered outside air. There is limited ceiling height so running ductwork will be challenging. This occurred in 2006 and 2011 so there is some useful life remaining on the equipment. (Pine Hall Figure 6)
- Electric heat was added when the boiler was removed.
- The addition is served from RTU. It is beyond its useful life and should be replaced.
- Based on field observations, we did not see any fresh air being supplied to the units or building.
- The Addition has spaces that are temperature controlled by zone dampers. Please note the building was originally an open classroom concept which did not require as many different zones for comfort. When funds are available the system should be converted to a Variable Air Volume (VAV) for significant energy savings and improved comfort control. Ductwork may also have to be reworked/ replaced and VAVboxes added for individual space temperature control which is the current school design standard.
- Many classrooms throughout have dehumidifiers which is a sign of humidity concern. The existing mechanical systems do not have any humidity control. This should be added when funds allow.
- The Kitchen hood has make-up air supply grilles in the exterior face of the hood. A 100% outside air makeup unit could be added to provide tempered make-up air in the kitchen.
- Currently there are appliances that are not located with 6" of hood clearance. Examine appliance locations as compliance is a fire code requirement. (Pine Hall Figure 7)
- The Kitchen has two (2) ductless mini-splits.
- There is not a fly fan at the exterior kitchen door as is required by current code.
- The Gym is served from an AHU on a platform- heating only. No outside air was observed.
- The controls should be updated when the units are replaced to the school system standard for remote investigation, diagnostics, alarms, setpoint changes, and schedule changes.
- Mechanical Overall Rating: 3.0 (0 = Immediate action recommended, 5 = Minimal needs in next 5 years)

Electrical Service:

- The facility has power delivery from Duke Energy.
- The service for the original building is only 400A, 208/3 with a service disconnect. The addition is served from a padmount transformer. (Pine Hall Figure 8) (Pine Hall Figure 9)
- None of the panels have the required arc flash labeling.

Fire Alarm:

- Fire Alarm System: Firelite panel (Note: New code requires fire alarm system to be voice type which will require replacement when renovating the building- or when required by the AHJ.) There are no fire alarm devices inside the classrooms which is now required. If any changes are

- made to the building, we would anticipate the AHJ to require them to be added as a minimum.
- Devices need to be installed at ADA heights and locations.
 - The system should be replaced in the next 10 years.

Technology/Security:

- These systems should be investigated by the Owner to determine if they are acceptable or if replacement/upgrades are wanted.

Lighting:

- Lighting throughout is typically 2x4 T-8 fluorescent fixtures- surface mounted in the original building and layin in the addition. (Pine Hall Figure 10)
- Exit and egress lighting is appropriately located. LED exit signs should be installed to reduce maintenance cost and operation cost.
- The parking lot lighting utilizes leased utility lights. These should be replaced with LED fixtures. If the Duke Energy contract period has been fulfilled, consider asking to replace.
- Electrical Overall Rating: 2.0 (0 = Immediate action recommended, 5 = Minimal needs in next 5 years)

Fire Sprinkler:

- None.

PINNACLE ELEMENTARY SCHOOL

GENERAL OVERVIEW:

The building was constructed in the 1950's. The facility is at least 60 years old or older. Everything is basically at the end of its useful life and needs to be replaced.

Plumbing Systems:

- The potable water is supplied from the public system.
- The water pressure in general seemed acceptable. We did not test any with gauges.
- We did see galvanized water piping (as expected from a building of this age). These should all be replaced asap.
- It is recommended to have water samples taken and tested for lead as a safety precaution since lead based solder and fixtures containing lead were allowed until very recently.
- Electric water heaters serve the building.
- There is no certified mixing valve to guarantee against scalding water.
- Water is stored at 110 degrees F. Water stored below 140 degrees F is much more susceptible to Legionella.
- Sanitary sewer goes to a lift station that the school maintains. This is always a maintenance headache. Discharge then goes to a subsurface system.
- Several storm water drain lines are stopped up and need to be replaced.

- The Kitchen does not have a grease trap. A properly sized grease trap should be provided. Please note that this may require cutting out the kitchen slab as only certain items can go to the grease trap. New sewer and/or grease waste piping will need to be installed.
- The Kitchen compartment sinks are direct connected to the sewer system which is a violation of current code. ALSO the condition of the grease and sanitary waste piping in the kitchen should be checked with a sewer camera. It may require jetting the system first. Numerous schools have had the cast iron piping to fail. This will allow for planned replacement if it is necessary as opposed to an operational problem. (Pinnacle Figure 1)
- The toilets are generally floor mounted tank type water closets. Tank type fixtures are not recommended in schools due to their performance. (Pinnacle Figure 2)
- Most toilets are not ADA compliant.
- Several toilets only have a water closet- the lavatory is not even in the toilet room! This is a current code violation and not recommended.
- Several toilets have water piping exposed and strapped to the wall as the original piping has had leaks. (Pinnacle Figure 3)
- There were no ADA water coolers noted. (Pinnacle Figure 4)
- Faucets and fixtures can be replaced to reduce water consumption. Given the relative age of this building, it would be very low on the priority list. The problem with low flow fixtures in old cast piping is that more stoppages will occur.
- Sewer and vent piping should be examined given its age. There were no reported problems associated.
- Plumbing Overall Rating: 1.0 (0 = Immediate action recommended, 5 = Minimal needs in next 5 years)

HVAC Systems:

- The building has one steam boiler and one hot water boiler. The steam and condensate piping are failing and should be replaced with another type of system. (Pinnacle Figure 5)
- The boilers are fed from an underground oil tank and single wall oil piping. This should be replaced asap- or another system installed without boilers. (Pinnacle Figure 6)
- Unit ventilators, convectors, and split systems serve the building. The units are beyond their useful life and should be replaced. If a direct replacement is selected, dedicated outside air unit(s) should be added to provide tempered outside air. There is limited ceiling height so running ductwork will be challenging. (Pinnacle Figure 7) (Pinnacle Figure 8)
- Based on field observations, we did not see any fresh air being supplied to the units or building.
- The Kitchen hood does not have make-up air. A 100% outside air makeup unit could be added to provide tempered make-up air in the kitchen. (Pinnacle Figure 9)
- Currently there are appliances that are not located with 6" of hood clearance. Examine appliance locations as compliance is a fire code requirement. (Pinnacle Figure 10)
- There is not a fly fan at the exterior kitchen door as is required by current code.
- The Gym is served from an AHU on a platform- heating only. No outside air was observed. (Pinnacle Figure 11)
- The controls should be updated when the units are replaced to the school system standard for

remote investigation, diagnostics, alarms, setpoint changes, and schedule changes.

- Mechanical Overall Rating: 1.0 (0 = Immediate action recommended, 5 = Minimal needs in next 5 years)

Electrical Service:

- The facility has power delivery from Duke Energy.
- The main distribution panel and sub-panels are Federal Pacific (FPE) and should be replaced asap. (Pinnacle Figure 12)
- None of the panels have the required arc flash labeling.

Fire Alarm:

- Fire Alarm System: EST panel (Note: New code requires fire alarm system to be voice type which will require replacement when renovating the building- or when required by the AHJ.) There are no fire alarm devices inside the classrooms which is now required. If any changes are made to the building, we would anticipate the AHJ to require them to be added as a minimum.
- Devices need to be installed at ADA heights and locations.
- The system should be replaced in the next 10 years.

Technology/Security:

- These systems should be investigated by the Owner to determine if they are acceptable or if replacement/upgrades are wanted.

Lighting:

- Lighting throughout is typically 2x4 T-8 fluorescent fixtures- surface mounted in most areas and some layin lights. (Pinnacle Figure 13) (Pinnacle Figure 14)
- Exit and egress lighting is appropriately located. LED exit signs should be installed to reduce maintenance cost and operation cost.
- The parking lot lighting utilizes leased utility lights. These should be replaced with LED fixtures. If the Duke Energy contract period has been fulfilled, consider asking to replace.
- Electrical Overall Rating: 1.5 (0 = Immediate action recommended, 5 = Minimal needs in next 5 years)

Fire Sprinkler:

- None.



Lawsonville Figure 1: Electric Water Heater



Lawsonville Figure 2: Direct connected 2 comp sink



Lawsonville Figure 3: RTUs



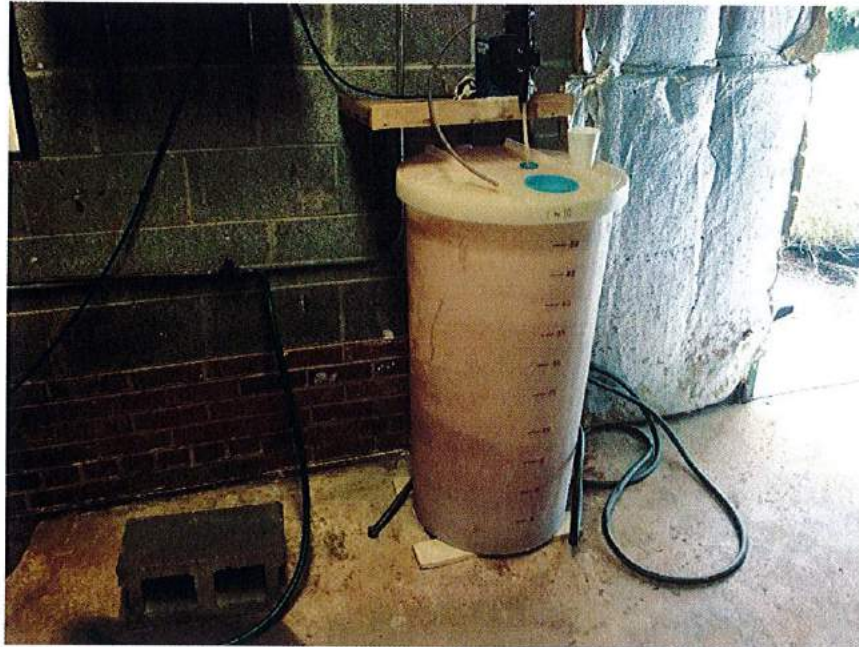
Lawsonville Figure 4: Tiny hood - No makeup air



Lawsonville Figure 5: FPE Electric Panels



Lawsonville Figure 6: T-8 Lights



Pine Hall Figure 1: Water treatment



Pine Hall Figure 2: Sand filter bed



Pine Hall Figure 3: Grease trap and condensing units



Pine Hall Figure 4: Direct connected sinks



Pine Hall Figure 5: Same single toilets with no lavatory inside



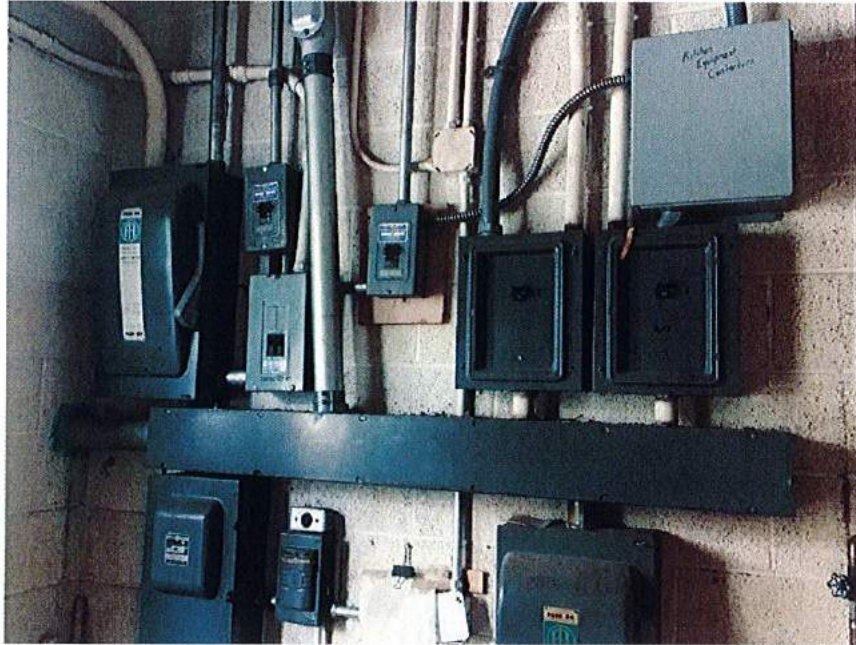
Pine Hall Figure 6: Class mini-split



Pine Hall Figure 7: Kitchen hood



Pine Hall Figure 8: Main electrical service



Pine Hall Figure 9: Electrical Service



Pine Hall Figure 10: Surface mounted lights and no fire alarm devices



Pinnacle Figure 1: Direct connected sinks



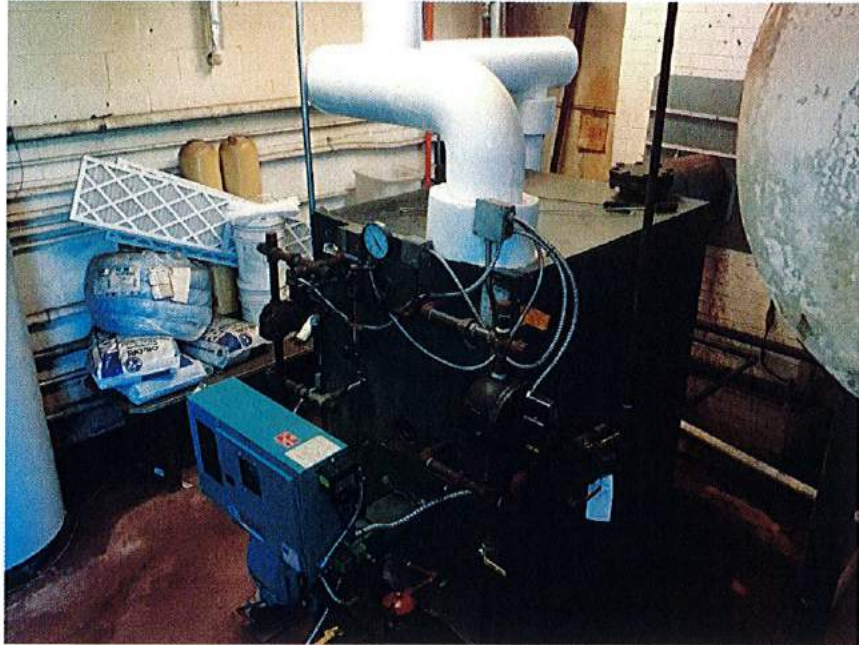
Pinnacle Figure 2: Tank type water closet



Pinnacle Figure 3: Exposed piping



Pinnacle Figure 4: Non-ADA compliant water cooler



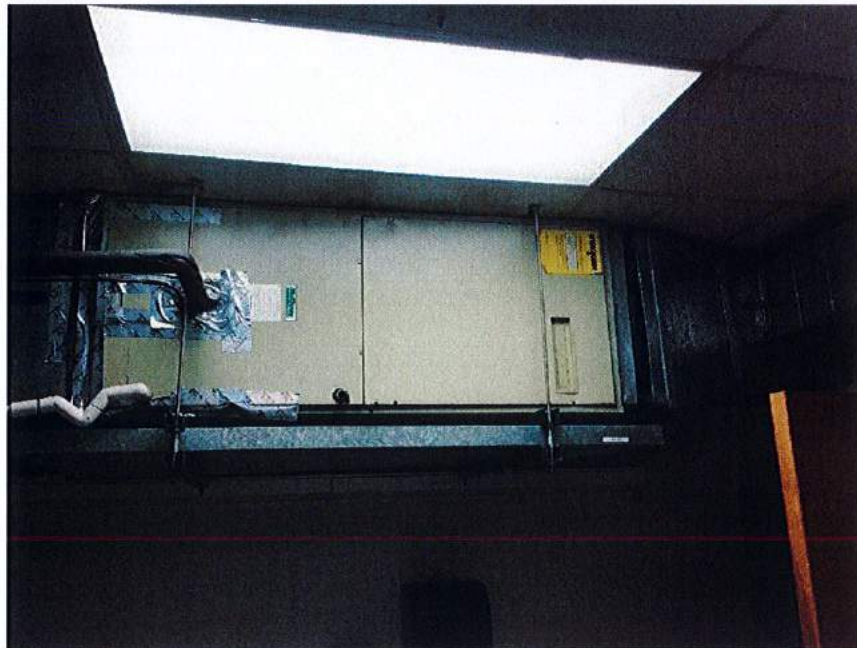
Pinnacle Figure 5: Steam Boiler



Pinnacle Figure 6: Underground fuel oil tank



Pinnacle Figure 7: Unit vent with steam coils. No OAU



Pinnacle Figure 8: Media center AHU



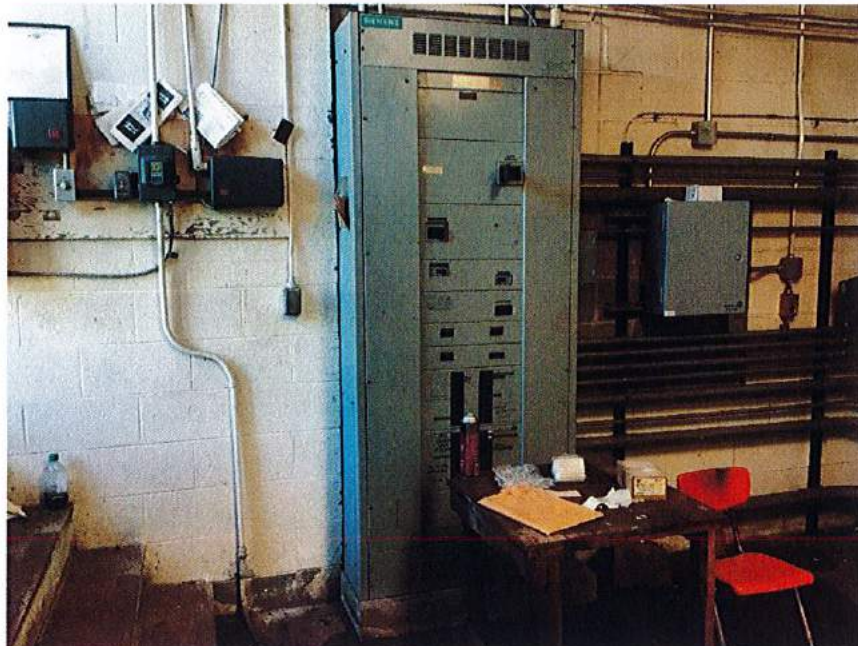
Pinnacle Figure 9: Kitchen A/C



Pinnacle Figure 10: Kitchen hood



Pinnacle Figure 11: Separate building gym. FPE Main



Pinnacle Figure 12: Siemens panel. Flood concern.



Pinnacle Figure 13: Lights



Pinnacle Figure 14: T-8 Lights

Stokes County Schools

Analysis of Potential School Closures

Section 2: Capacity of Facilities

Stokes County Schools' utilized data from several studies that were conducted to evaluate facility usage and capacity limitations. The studies looked at school population trends over time, and also provided forecasted enrollments to better understand classroom utilization. A compilation of this data is included in this section. Specific capacities and specific scenarios will be addressed in Section 4: *Organization of the School System*.



Stokes County Schools

EMPOWERING ALL STUDENTS TO ACHIEVE AND SUCCEED

Classroom Utilization

	Core Capacity	Classroom Capacity (Classrooms *20)	Total Classrooms	Classrooms in use	Available Classrooms	Resource/Workroom Areas	Mobile Classrooms	Mobile Classrooms Available
North Zone								
Lawsonville	250	300	15	7	8	6	0	0
Nancy Reynolds	427	320	16	7	9	2	0	0
Sandy Ridge	325	300	15	11	4	4	3	3
Piney Grove	550	480	24	15	9	4	0	0
South Zone								
North Stokes	675	760	38	26	12	3	0	0
Germanton	325	340	17	11	6	3	0	0
London	550	460	23	15	8	7	0	0
Pine Hall	350	240	12	8	4	3	1	1
Walnut Cove	475	480	24	15	3	4	2	2
Southeastern Stokes	650	700	35	26	6	6	0	0
West Zone								
South Stokes	925	980	49	37	12	4	2	2
King	450	800	40	31	9	4	4	2
Mount Olive	650	520	26	19	7	3	5	2
Pinnacle	325	380	19	14	5	6	2	0
Poplar Springs	800	580	29	28	1	6	0	0
Chestnut Grove	900	900	45	39	6	5	0	0
West Stokes	1125	1200	60	57	3	5	0	0
Meadowbrook	300	180	9			1	1	1



Stokes County Schools

EMPOWERING ALL STUDENTS TO THRIVE AND SUCCEED

School Profile

Option 9 Proposal

Potential Consolidation of Lawsonville, Pine Hall, and Pinnacle Elementary Schools

School Name	Core Capacity	Enrollment ***	Classroom Capacity	Principals	Assistant Principals	Counselors	Media Coordinators	Custodians	Nurses	Office Support	School Nutrition Staff	SROs	Teachers	EC Teachers	Specialists	Teacher Assistants
Sandy Ridge Elementary	325	233	300	1		0.5	1	1.5	0.2	1	3	1	12	1.5	1.5	4
Nancy Reynolds Elementary	427	194	320	1		0.5	1	1.5	0.2	1	2	1	10	1.5	1.5	2
Piney Grove Middle	550	224	480	1	1	1	1	2.5	0.2	2	3	1	15.6	2		1
North Stokes High	675	283	760	1	1	2	1	3.5	0.4	3	4	1	19	2		2
Germanon Elementary	325	170	340	1		1	1	1.5	0.2	1	2	1	8	1.5	1.5	2
London Elementary	550	250	460	1		1	1	1.5	0.2	1	3	1	14	1.5	1.5	2
Walnut Cove Elementary	475	239	480	1	1	1	1	1.5	0.4	1	3	1	14	2.5	1.5	7
Southeastern Middle	650	402	700	1	1	1	1	3	0.2	2	4	1	22	4.75		6
South Stokes High	925	533	980	1	1	2	1	4.5	0.4	3	7	1	34	3.25		2
King Elementary	450	427	800	1	1	1	1	2.5	0.6	2	5	1	22	7	3	9
Mount Olive Elementary	650	399	520	1	1	1	1	2	0.2	2	5	1	21	2	1.5	5
Poplar Springs Elementary	800	443	580	1	1	2	1	2.5	0.4	2	5	1	23	3	3	9
Chestnut Grove Middle	900	663	900	1	2	2	1	3	0.6	3	7	1	34	4.5		1
West Stokes High	1,125	762	1,200	1	2	3	1	5	0.4	3	8	1	44	6		5
Meadowbrook Academy	300	70	180	1		1	1	1	0.2	1		1	6	1.5		
Stokes Early College	240	150	280	1		1			0.2	1		1	8	0		
Plan Total:	9,367	5,442	9,280	16	12	21	15	37	5	29	61	16	307	45	15	57
Current Total:	10,292	5,420	10,200	19	9	21	16	41.12	5	32	63	19	319	42	18	57

*Core & Classroom capacity will not be available until new schools are completed

**Specialists include music, art, PE (elementary only)

*** These enrollment numbers are based on redrawn lines versus percentages of students

Numbers for enrollment are also based on current numbers versus 4th month PMIR from last year

**State Initial Allotment Formulas
FY 2022-23**

Administration	
Category	Basis of Allotment (Funding Factors are rounding.)
Central Office Administration (PRC 002)	Increase by LEA from FY 21-22 Initial Allotment is 6.28%

Instructional Personnel and Support Services		
Category	Basis of Allotment (Funding Factors are rounded.)	Allotted Salary
Classroom Teachers (PRC 001) <i>Grades Kindergarten</i> <i>Grade 1</i> <i>Grades 2 - 3</i> <i>Grades 4 - 6</i> <i>Grades 7 - 8</i> <i>Grade 9</i> <i>Grades 10 - 12</i> <i>Math/Science/Computer Teachers</i>	1 per 18 in ADM. 1 per 16 in ADM. 1 per 17 in ADM. 1 per 24 in ADM. 1 per 23 in ADM. 1 per 26.5 in ADM. 1 per 29 in ADM. 1 per county or based on sub agreements.	LEA Average
Program Enhancement (PRC 004)	1 per 1:191 in K-5 ADM	LEA Average
Teacher Assistants (PRC 027)	The number of classes is determined by a ratio of 1:21. K - 2 TAs per every 3 classes; Grades 1-2 - 1 TA for every 2 classes; and Grade 3 - 1 TA for every 3 classes	\$43,275.38
School Psychologist - Position (PRC 006)	1 position per LEA; additional positions per 4,278.34 in ADM rounded to the nearest half position.	State Wide Average
Instructional Support (PRC 007)	1 per 222.36 in ADM.	LEA Average
School Building Administration (PRC005) <i>Principals</i>	Schools opening prior to 7/1/2011 are eligible for 1 per school with at least 100 ADM or at least 7 state paid teachers or instructional support personnel. Schools opening after 7/1/2011 are eligible for 1 per school with at least 100 ADM only.	LEA Average
<i>Assistant Principals</i>	1 month per 98.53 in ADM (rounded to nearest whole month)	LEA Average
Career Technical Ed. - MOE (PRC 013) <i>(LIMITED FLEXIBILITY- Salary Increase)</i>	Base of 50 Months of Employment per LEA with remainder distributed based on ADM in grades 8-12.	LEA Average
Classroom Materials/Instructional (PRC 061) Supplies/Equipment	\$30.17 per ADM plus \$2.69 per ADM in grades 8 and 9 for PSAT Testing	
Textbooks (PRC 130)	\$32.26 per ADM in grades K-12. (\$10m of Indian Gaming funds are not included)	

Employee Benefits	
Category	Basis of Allotment
Hospitalization	\$7,397 per position per year.
Retirement	24.50% of total salaries.
Social Security	7.65% of total salaries.

Statewide Average Salaries for FY 2022-23 (Benefits are not included)	
Category	Basis of Allotment
Teachers	\$51,076
Principals (MOE)	\$7,114
Assistant Principals (MOE)	\$6,261
Career Technical Ed. (MOE)	\$5,193
Instructional Support	\$57,524
Note: Dollars for 2022-23 position/month allotments are based on LEA's average salary including benefits, rather than the statewide average salary. They are still position/month allotments and you must stay within the positions/months allotted, not the dollars. This calculation is necessary to determine your LEA's allotment per ADM for charter schools.	

**State Initial Allotment Formulas
FY 2022-23**

Support	
Category	Basis of Allotment (Funding Factors are rounded.)
Noninstructional Support Personnel (PRC 003)	\$311.89 per ADM. \$6,000 per Textbook Commission member for Clerical Assistants.

Categorical Programs		
Category	Basis of Allotment (Funding Factors are rounded.)	
Academically or Intellectually (PRC 034) Gifted Students	\$1,423.14 per child for 4% of ADM.	
At-Risk Student Services (PRC 069)	<i>Each LEA receives the dollar equivalent of one resource officer (\$58,480) per high school. Of the remaining funds, 50% is distributed based on ADM (\$105.58 per ADM) and 50% is distributed based on number of poor children, per the federal Title 1 Low Income poverty data (\$524.36 per poor child). Each LEA receives a minimum of the dollar equivalent of two teachers and two instructional support personnel (\$316,618).</i>	
Children with Disabilities (PRC 032) <i>School Aged</i> <i>Preschool</i> <i>Group Homes (PRC 063)</i> <i>Developmental Day Care (3-21) (PRC 063)</i> <i>Community Residential Centers (PRC 063)</i>	<i>\$5,275.72 per funded child count. Child count is comprised of the lesser of the April 1 handicapped child count or a 13% cap of the allotted ADM. Base of \$74,894 per LEA; remainder distributed based on April 1 est. child count of ages 3, 4, and PreK- 5, (\$3,803.89) per child. Approved applications. To be allotted in Revision To be allotted in Revision</i>	
Disadvantaged Student (PRC 024) Supplemental Funding	<i>See the Allotment Policy Manual for formula for allocating supplemental funding to address the capacity needs of LEAs in meeting the needs of disadvantaged students.</i>	
Driver Training (PRC 012)	\$199.55 per public, charter, private and federal 9th Grade ADM.	
Limited English Proficiency (PRC 054)	<i>Base of a teacher asst. (\$40,567); remainder based 50% on number of funded LEP students (\$510.43) and 50% on an LEA's concentration of LEP students (\$3,944.87).</i>	
Low Wealth Supplemental Funding (PRC 031)	<i>See the Allotment Policy Manual for formula allocating supplemental funds to eligible LEAs that are located in counties that do not have the ability to generate revenue to support public schools at the state average level.</i>	
School Technology (PRC 015)	<i>No New Appropriation ; Fines and Forfeitures (18M) for FY 22-23</i>	
Small County Supplemental Funding (PRC 019)	<i>ADM <</i>	<i>Allotment</i>
	<i>1,300</i>	<i>1,820,000</i>
	<i>1,700</i>	<i>1,548,700</i>
	<i>2,000</i>	<i>1,600,000</i>
	<i>2,300</i>	<i>1,560,000</i>
	<i>2,600</i>	<i>1,470,000</i>
	<i>2,800</i>	<i>1,498,000</i>
	<i>3,300</i>	<i>1,548,000</i>
	<i>Please see the allotment policy Manual for Special Provisions.</i>	
Transportation (PRC 056)	<i>80% of the Planning Allotment, provided by Transportation. The remaining funds will be allotted in December.</i>	
Career Technical Education - Program Support (PRC 014)	\$10,000 per LEA with remainder distributed based on ADM in grades 8-12 (\$38.33).	

Restrictions for FY 2022-23 through an ABC transfer.

Category	Restrictions
<i>Central Office Administration</i>	<i>No funds shall be transferred into this category.</i>
<i>Teacher Assistants</i>	<i>No funds shall be transferred out of this category.</i>
<i>Academically or Intellectually Gifted</i>	<i>No funds shall be transferred out of this category.</i>
<i>CTE Months and Support</i>	<i>Transferred only as permitted by federal law and grants or rules by State Board of Education.</i>
<i>Driver Training</i>	<i>No funds shall be transferred into or out of Driver's Education</i>
<i>Children with Disabilities</i>	<i>No Funds shall be transferred out of this category.</i>
<i>Limited English Proficiency</i>	<i>No Funds shall be transferred out of this category.</i>
<i>Textbooks</i>	<i>Funds can only transfer to PRC 131.</i>
<i>School Technology</i>	<i>No transfers in or out .</i>
<i>Position/MOE Allotments</i>	<i>No Transfers into position or MOE categories. No transfers to purchase the same type of position.</i>

Class Sizes and Teacher Allotment Ratios

State Regular Classroom Teacher Allotment Ratio (Executive Order 24, July 24, 2002)

REGULAR CLASSROOM TEACHER ALLOTMENT RATIOS 2018-19

Grade Span	Teacher Allotment Ratio (Note 1)	Class Size (LEA Average) (Note 2)	Individual Class Size Maximum (Note 3)	Recommended Class Size (previous levels)
K	1:18	18	21	--
1	1:16	16	19	--
2 - 3	1:17	17	20	--
4 - 6	1:24	Any (See note 4)		26
7 - 8	1:23			26
9	1:26.5			26
10 -- 12	1:29			29

Teacher Allotment Ratio includes the individual classroom teacher plus other support faculty/staff who serve more than just a single classroom.

- Note 1: from State Initial Allotment Formulas, FY 2018-19, on DPI website <http://www.ncpublicschools.org/fbs/allotments/state/>
- Note 2: Average class size in K-3 shall not exceed the funded allotment ratio: NC GS 115C-301.c
- Note 3: An individual class size in K-3 shall not exceed the allotment ratio by more than three students: NC GS 115C-301.c.
- Note 4: S.L. 2013-363, Section 3.3.(a) removed previous class size limitations in grades 4-12, and provided that "local school administrative units shall have the maximum flexibility to use allotted teacher positions to maximize student achievement."

Maximum Legal Class Sizes

A class may exceed the allotment ratio by up to three students, provided the LEA average does not exceed the allotment (G.S. 115C - 301(c)).

Pre-kindergarten Recommendations

Age	Staff/Child Ratio	Maximum Group Size
3 years*	1:10	20
4 years**	1:9	18

* NC General Statutes 110-91(7). Age 3 and younger is "child care," under GS 110-91.

**Pre-Kindergarten, Age 4. "[Child Care in North Carolina](#)" published by NC Child Care Resource & Referral Council. June 2018.

Toilets: NC Building Code, Table 2902.1 requires 1 water closet per 15 children. Therefore, a Pre-K classroom for more than 15 children would require access to 2 water closets.

Class Sizes and Teacher Allotment Ratios

The maximum daily load for teachers teaching only in grades 7-12 is 150 students. Current State Board policy establishes the maximum class size at 50 students in selected areas such as music, physical education and similar classes, with the exception of activities such as band and choral music. Keyboarding classes are subject to normal class size limits.

The maximum legal class size is a guide for determining the number of toilet fixtures required (see NC State Plumbing Code).

Teacher allotment ratios are a good guide, in the absence of more accurate information, for determining the population of individual classrooms, designing furniture layouts, etc. Note that by the use of local funds, or through the flexibility in the ABCs of Public Education, many local administrative units may reduce class sizes significantly below these allotment ratios or increase certain class sizes up to the maximum legal class size.

Session Law 2009-451, the State Budget Act, modified class size requirements for fiscal years 2009-2010 and 2010-2011: *"Notwithstanding G.S. 115C-301 or any other law, local school administrative units shall have the maximum flexibility to use allotted teacher positions to maximize student achievement in grades 4-12. Allocation of teachers and class size requirements in grades K-3 shall remain unchanged."*

Stokes County Schools

Analysis of Potential School Closures

Section 3: **Membership**

Membership Data Projections

Enrollment Data, including future enrollment projections, was analyzed by multiple third-party entities as part of this comprehensive efficiency study.

The 2022-2023 Allotment Policy Manual published by the Public Schools of North Carolina, State Board of Education, Department of Public Instruction, which can be found at the following website:

<https://www.dpi.nc.gov/documents/fbs/allotments/state-allotment-policy-manual-march-2-2023pdf/download?attachment>, states that “Each school with 100 or more pupils in final ADM and/or seven or more full-time equivalent state allotted/paid teachers and instructional support personnel, unrounded, (based on prior year 6th pay period) is entitled to twelve months of employment for a principal, within funds available. In accordance with SL 2011-145, Section 7.14(a), a school that opens after July 1, 2011 with less than 100 students in final average daily membership is not entitled to 12 months of employment for a principal” (p.95).

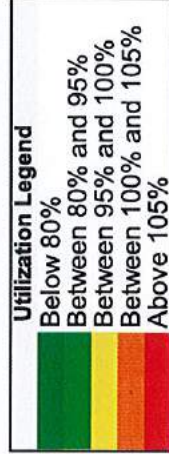
The Allotment Policy Manual also provides allotment formulas for other staff, including assistant principals, teachers, teacher assistants, and other support staff.

Stokes County Schools Out-of-Capacity Table (Facility Core Capacities)

1. Membership data provided by NC-DPI

2. Core capacities provided by Stokes County Schools (12/2022), mobile units not included.

	Capacities		Forecasted Month-2 ADM											
	2023-24	Month-2 2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33		
Elementary Schools (K-5)														
Germanton Elementary School	325	179	183	183	187	190	192	185	184	186	185	181		
Mount Olive Elementary School	650	325	342	349	345	358	349	337	336	338	338	338		
King Elementary School	450	378	375	383	395	408	391	391	390	393	391	383		
Lawsonville Elementary School	300	120	121	121	113	116	117	115	115	115	115	112		
Nancy Reynolds Elementary School	427	123	118	118	115	117	118	116	116	116	116	113		
Pine Hall Elementary School	350	103	99	94	95	93	90	89	91	89	86	80		
Pinnacle Elementary School	325	142	138	136	122	125	117	120	120	120	119	116		
Poplar Springs Elementary School	750	471	467	471	482	490	478	474	472	476	476	465		
Sandy Ridge Elementary School	325	156	149	140	126	128	130	130	130	130	130	127		
London Elementary School	550	194	189	186	183	182	183	182	181	183	182	178		
Walnut Cove Elementary School	475	226	218	199	185	182	176	178	178	179	181	177		
Totals	4927	2417	2396	2381	2347	2388	2341	2317	2312	2325	2318	2264		
Middle Schools (6-8)														
Chestnut Grove Middle School	900	665	686	663	669	662	713	719	713	707	695	712		
Piney Grove Middle School	550	225	214	206	210	209	200	192	185	179	168	160		
Southeastern Stokes Middle School	650	398	400	405	399	398	393	388	384	384	379	373		
Totals	2100	1288	1300	1275	1277	1269	1306	1300	1282	1271	1242	1245		
High Schools (9-12)														
North Stokes High School	675	281	272	263	254	258	244	258	250	238	239	218		
South Stokes High School	925	540	539	542	535	532	529	531	519	514	518	518		
West Stokes High School	1120	776	788	799	815	800	793	806	789	808	813	788		
Meadowbrook Academy	200	58	58	58	58	58	58	58	58	58	58	58		
Stokes Early College High School	240	145	145	145	145	145	145	145	145	145	145	145		
Totals	3160	1800	1802	1807	1808	1793	1769	1786	1761	1762	1773	1726		
System Total	10187	5505	5498	5463	5433	5450	5417	5414	5355	5358	5334	5235		

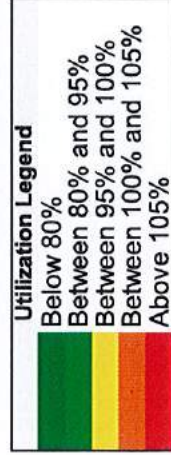


Stokes County Schools Out-of-Capacity Table (Facility Classroom Capacities)

1. Membership data provided by NC-DPI

2. Classroom-based capacities provided by Stokes County Schools (7/2023), mobile units not included.

	Capacities		Forecasted Month-2 ADM										
	2023-24	Month-2 2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
Elementary Schools (K-5)													
Germenton Elementary School	340	179	183	183	187	190	192	185	184	186	185	181	
Mount Olive Elementary School	520	325	342	349	345	358	349	337	336	338	338	330	
King Elementary School	800	378	375	383	395	408	391	391	390	393	391	383	
Lawsonville Elementary School	300	120	121	121	113	116	117	115	115	115	115	112	
Nancy Reynolds Elementary School	320	123	118	118	115	117	118	116	116	116	116	113	
Pine Hall Elementary School	240	103	98	94	95	93	90	89	91	89	86	80	
Pinnacle Elementary School	380	142	136	136	122	125	117	120	120	120	119	116	
Poplar Springs Elementary School	580	471	467	471	482	490	478	474	472	476	476	465	
Sandy Ridge Elementary School	300	156	149	140	126	128	130	130	130	130	130	127	
London Elementary School	460	194	189	186	183	182	183	182	181	183	182	178	
Walnut Cove Elementary School	480	226	218	199	185	182	176	178	178	179	181	177	
Totals	4720	2417	2396	2381	2347	2388	2341	2317	2312	2325	2318	2264	
Middle Schools (6-8)													
Chestnut Grove Middle School	900	665	686	663	669	662	713	719	713	707	695	712	
Piney Grove Middle School	480	225	214	206	210	209	200	192	185	179	168	160	
Southeastern Stokes Middle School	700	398	400	405	399	398	393	388	384	384	379	373	
Totals	2080	1288	1300	1275	1277	1269	1306	1300	1282	1271	1242	1245	
High Schools (9-12)													
North Stokes High School	760	281	272	263	254	259	244	258	250	238	239	218	
South Stokes High School	980	540	539	542	535	532	529	531	519	514	518	518	
West Stokes High School	1200	776	788	799	815	800	793	806	789	808	813	788	
Meadowbrook Academy	180	58	58	58	58	58	58	58	58	58	58	58	
Stokes Early College High School	240	145	145	145	145	145	145	145	145	145	145	145	
Totals	3360	1800	1802	1807	1808	1793	1769	1796	1761	1762	1773	1726	
System Total	10160	5505	5498	5463	5433	5450	5417	5414	5355	5358	5334	5235	



Section 5

North Stokes High School attendance area projection - decrease 101 students by 2031-32.

- Using the 66 students currently enrolled in kindergarten plus the current 1st to 5th grades, there are **399 Elementary students in the North HS attendance area in teal below.**
- Those same 66 kindergarteners plus 1st & 2nd graders will attend **Piney Grove MS in 2027-28 totaling 205 MS students, decreasing from the 235 MS students currently enrolled.**
- Those same 66 kindergarteners plus 1st, 2nd, & 3rd graders will attend North HS in 2031-32 totaling 260 students, then remove Meadowbrook, Early College students and consider graduation loss. **North HS will have 199 students, a decrease of 101 students from the 300 currently enrolled in North HS.**

North Stokes HS Current Attendance Area projections
Middle and High School projection following current Kindergarten class of 2035

Elementary ADM North HS Attendance Area	K 2035	1st	2nd	3rd	4th	5th	Total Elem	
2021-2022 Actual ADM	66	63	76	65	66	74	399	Actual ES ADM 2021 @ North HS area
year	21-22							
(Nancy Reynolds, Lawsonville, Sandy Ridge Elementaries ADM)								

Middle ADM North HS Attendance Area	6th	7th	8th	Total MS	
Current K forward with two other grades into <u>Piney Grove</u> School starting 2027-2028	66	63	76	205	Projected PG MS ADM 2027
year	27-28				Actual 2021-22 ADM 235
(Nancy Reynolds, Lawsonville, Sandy Ridge Elementaries ADM)					

High School ADM North HS Attendance Area	9th	10th	11th	12th	Total HS	North High School 2021-2022 Actual ADM 300
Current 2021-22 K class moves forward with three other grades into <u>North High School</u> starting year 2031-32 -- Graduates 2035	66	63	76	55	260	Projected NorthBase ADM 2031
year	31-32					
(Nancy Reynolds, Lawsonville, Sandy Ridge Elementaries ADM)						
Less Meadowbrook current yearly average transfer	-2	-1	-1	0	-4	
Less Early College current yearly average transfer	-10	-13	-6	-11	-40	
Adjusted North High school enrollment year 2031-32 -- Current K Graduating in 2035					216	Subtotal North HS ADM
Less 5% average graduation decrease from 9th grade to 12th Grade					-17	
Adjusted North High School enrollment 2031-32 -- Current 3rd Grade Graduating in 2032					199	Projected North HS ADM as K class of 2035 enters 9th Grade

(Appendix Exhibit 17)

Section 5

South Stokes High School attendance area projection - decrease 192 students by 2031-32.

- Using the 103 students currently enrolled in kindergarten plus the current 1st to 5th grades, there are **692 Elementary students in the South HS attendance area in teal below.**
- Those same 103 kindergarteners plus 1st & 2nd graders will attend **Southeastern MS in 2027-28 totaling 312 MS students, decreasing from the 395 MS students currently enrolled.**
- Those same 103 kindergarteners plus 1st, 2nd, & 3rd graders will attend South HS in 2031-32 totaling 435 students, then remove Meadowbrook, Early College students and consider graduation loss. **South HS will have 336 students, a decrease of 192 students from the 528 currently enrolled in North HS.**

South Stokes HS Current Attendance Area projections
Middle and High School projection following current Kindergarten class of 2035

Elementary ADM South HS Attendance Area	K 2035	1st	2nd	3rd	4th	5th	Total Elem	
2021-2022 Actual ADM	103	102	107	123	122	135	692	Actual ES ADM 2021 @ South HS area
<small>(Germantown, London, Pine Hall, Walnut Cove Elementaries ADM)</small>								

Middle ADM South HS Attendance Area	6th	7th	8th	Total MS	
Current K moves forward with two other grades into <u>Southeastern MS</u> starting 2027-2028	103	102	107	312	Projected Southeast ADM 2027
<small>(Germantown, London, Pine Hall, Walnut Cove Elementaries ADM)</small>					

High School ADM South HS Attendance Area	9th	10th	11th	12th	Total HS	South High School 2021-2022 Actual ADM 528
Current 2021-22 K class moves forward with three other grades into <u>South High School</u> starting year 2031-32 -- Graduates 2035	103	102	107	123	435	Projected South Base ADM 2031
<small>(Germantown, London, Pine Hall, Walnut Cove Elementaries ADM)</small>						
Less Meadowbrook current yearly average transfer	-3	-7	0	-4	-14	
Less Early College current yearly average transfer	-6	-12	-13	-21	-52	
Adjusted South High school enrollment year 2031-32 -- Current K Graduating in 2035					369	Subtotal South HS ADM
Less 9% average graduation decrease from 9th grade to 12th Grade					-33	
Adjusted South Stokes High School enrollment 2031-32 -- Current 3rd Grade Graduating in 2032					336	Projected South HS ADM as K class of 2035 enters 9th Grade

(Appendix Exhibit 17)

Section 5

West Stokes High School attendance area projection - decrease 117 students by 2031-32.

- Using the 234 students currently enrolled in kindergarten plus the current 1st to 5th grades, there are **1,247 Elementary students in the West HS attendance area in teal below.**
- Those same 234 kindergarteners plus 1st & 2nd graders will attend **Chestnut Grove MS in 2027-28 totaling 616 MS students, decreasing from the 640 MS students currently enrolled.**
- Those same 234 kindergarteners plus 1st, 2nd, & 3rd graders will attend West HS in 2031-32 totaling 808 students, then remove Meadowbrook, Early College students and consider graduation loss. **West HS will have 645 students, a decrease of 117 students from the 761 currently enrolled in West HS.**

West Stokes HS Current Attendance Area projections
Middle and High School projection following current Kindergarten class of 2035

Elementary ADM West HS Attendance Area	K 2035	1st	2nd	3rd	4th	5th	Total Elem	
2021-2022 Actual ADM	234	182	200	192	218	221	1,247	Actual ES ADM 2021 @ West HS area
year	21-22							
(King, Mt. Olive, Pinnacle, Popular Springs Elementaries ADM)								

Middle ADM West HS Attendance Area	6th	7th	8th	Total MS	
Current K moves forward with two other grades into <u>Chestnut Grove MS</u> starting 2027-2028	234	182	200	616	Projected Chestnut G ADM 2027
year	27-28				Actual ADM 2021-22 640
(King, Mt. Olive, Pinnacle, Popular Springs Elementaries ADM)					

High School ADM West HS Attendance Area	9th	10th	11th	12th	Total HS	West High School 2021-2022 Actual ADM 761
Current 2021-22 K class moves forward with three other grades into <u>West High School</u> starting year 2031-32 -- Graduates 2035	234	182	200	192	808	Projected West Base ADM 2031
year	31-32					
Less Meadowbrook current yearly average transfer	-14	-4	-3	-2	-23	
Less Early College current yearly average transfer	-24	-21	-17	-16	-78	
Adjusted West High school enrollment year 2031-32 -- Current K Graduating in 2035					707	Subtotal West HS ADM
Less 9% average decrease from 8th grade to 12th Grade					-62	
Adjusted West Stokes High School enrollment 2031-32 -- Current 3rd Grade Graduating in 2032					645	Projected West HS ADM as K class of 2035 enters 9th Grade

(Appendix Exhibit 17)

Section 5

Projected Enrollment Changes by School Attendance Area (Charts in Appendix Exhibit 19)

North Stokes High School will continue its enrollment drop over the next 12 years, with a 33.7% drop compared to a 30.4% drop the previous 12 years.

Piney Grove Middle 16.2% enrollment drop over the next 12 years is half of compared 34.5% drop the previous 12 years.

Three Elementary schools' drop has slowed to a total 7.0% drop over the next 12 years.

2022-32 NSHS area - 17.9% decline - North

Stokes High and Middle schools are pushing larger classes through and are being backfilled with smaller classes. The Elementary schools' average is 62 students per grade divided into three schools. (21 per grade, per school, if divided evenly) North Stokes' attendance area is sparsely populated and may be nearing the neutral population beyond 2036-37.

Stokes County Schools		North Stokes High School District					
LEA 850		Elementary, Middle, High					
School #		332	338	328	320	348	
Schools		North Stokes	Piney Grove	Nancy Reynolds	Lanesville	Sandy Ridge	North High District Sub Totals
Actual ADM 21-22	300	235	← 399 →			Total Elem	934
Actual Previous 12 Year % decrease	-30.4%	-34.5%	-51.1%	-41.8%	-14.5%		-34.1%
Forecast ADM 2031-32	199	197	← 371 →			Total Elem	767
Future Forecast 10 Year % decrease	-33.7%	-16.2%		-7.0%			-17.9%

South Stokes High School will continue its enrollment drop over the next 12 years, with a 36.4% drop compared to a 23.7% drop the previous 12 years

Southeastern Middle 13.9% enrollment drop over the next 12 years is compared to a 19.2% drop the previous 12 years.

Three Elementary schools' decrease has slowed to a total 5.3% drop over the next 12 years.

2022-32 SSSH area - 18.8% decline - South

Stokes High and Middle schools are pushing larger classes through and are being backfilled with smaller classes. The Elementary average is 109 students per grade divided into 4 schools. (27 per grade, per school, if divided evenly) Projections for South Stokes' attendance area enrollment decline may slow considerably beyond 2036-37.

Stokes County Schools		South Stokes High School District						
LEA 850		Elementary, Middle, High						
School #		382	350	312	354	336	358	
Schools		South Stokes	Southeastern	German-town	London	Pine Hill	Walnut Cove	South High District Sub Totals
Actual ADM 21-22	528	395	← 692 →				Total Elem	1,615
Actual Previous 12 Year % decrease	-23.7%	-19.2%	-18.9%	-18.0%	-35.8%	2.2%		-19.5%
Forecast ADM 2031-32	336	340	← 655 →				Total Elem	1,331
Future Forecast 10 Year % decrease	-36.4%	-13.9%		-5.3%				-18.8%

West Stokes High School has the smallest high school enrollment drop over the next 12 years, with a 15.2% drop compared to a 23.3% drop the previous 12 years.

Chestnut Grove Middle 12.9% enrollment drop over the next 12 years is compared to a 22.2% drop the previous 12 years.

Four Elementary schools' decrease has slowed to a total 7.3% drop over the next 12 years.

2022-32 WSHS area - 10.9% decline - West Stokes High and Middle have the least drop in the county.

The Elementary average is 192 students per grade divided into 4 schools. (48 per grade, per school, if divided evenly) West Stokes' attendance area has the most new homes, most move-in population; but will decline in enrollment and increase from 50% to 53% of county enrollment by 2031-32.

Stokes County Schools		West Stokes High School District						
LEA 850		Elementary, Middle, High						
School #		358	304	316	314	340	342	
Schools		West Stokes	Chestnut Grove	King	Mount Olive	Pinnacle	Poplar Springs	West High District Sub Totals
Actual ADM 21-22	761	640	← 1,247 →				Total Elem	2,648
Actual Previous 12 Year % decrease	-23.3%	-22.2%	-22.8%	-7.0%	-21.9%	-0.2%		-20.7%
Forecast ADM 2031-32	645	558	← 1,156 →				Total Elem	2,359
Future Forecast 10 Year % decrease	-15.2%	-12.8%		-7.3%				-10.9%

Stokes County Schools

Analysis of Potential School Closures

Section 4:

Organization of School System & Costs of Operation

Stokes County Schools currently serves approximately 5,500 students throughout 19 school campuses. Average Daily Membership (ADM) has declined steadily over the past twenty years, impacting some schools more than others. Additionally, some schools are aging and need significant capital repairs or renovations, which can be costly. Additionally, most schools within the district are operating under capacity. The Board of Education understands how important community schools are to the citizens of Stokes County, however, efforts must be made to ensure increased efficiency and operations so the current and future students of Stokes County receive the best educational opportunities, in the best learning environment possible.

Potential closure of three (3) schools, Lawsonville Elementary, Pine Hall Elementary, and Pinnacle Elementary, will help the district become more operationally efficient, and allow federal, state, and local resources to be allocated in a more concentrated manner, increasing the overall educational experience for students. Students are not anticipated to experience any educational loss as a result of closures. It is anticipated there will be fewer combination classes, as well as a greater concentration of available resources, that will lead to an enhanced experience for students that will be potentially impacted.

This section contains budget information, including both operational and capital budget expenses and opportunities for savings.

2022-2023 UTILITY COSTS BY SCHOOL
June 30, 2023

<u>SCHOOL NAME</u>	<u>ADM</u>	<u>ELECTRICAL</u>		<u>NATURAL GAS</u>		<u>FUEL OIL/ PROPANE COST</u>		<u>WATER/SEWER</u>		<u>TOTAL</u>		<u>UTILITY COSTS</u>	
		<u>COST</u>		<u>COST</u>		<u>COST</u>		<u>COST</u>		<u>UTILITY COSTS</u>	<u>PER ADM</u>		
CHESTNUT GROVE MIDDLE	644	\$142,506.70	\$0.00	\$0.00	\$0.00	\$8,343.26		\$150,849.96		\$234.24			
GERMANTON ELEMENTARY	180	\$56,781.95	\$0.00	\$0.00	\$0.00	\$0.00		\$56,781.95		\$315.46			
MOUNT OLIVE ELEMENTARY	315	\$53,385.44	\$0.00	\$36,063.41	\$6,956.50			\$96,405.35		\$306.05			
KING ELEMENTARY	436	\$115,696.64	\$0.00	\$34,106.96	\$8,817.52			\$158,621.12		\$363.81			
LAWSONVILLE ELEMENTARY	120	\$44,485.64	\$0.00	\$0.00	\$0.00			\$44,485.64		\$370.71			
MEADOWBROOK ACADEMY	75	\$23,383.28	\$0.00	\$2,785.99	\$2,697.51			\$28,866.78		\$384.89			
NANCY REYNOLDS ELEMENTARY	118	\$105,509.32	\$0.00	\$0.00	\$0.00			\$105,509.32		\$894.15			
NORTH STOKES HIGH	280	\$111,621.29	\$0.00	\$151,063.85	\$0.00			\$262,685.14		\$938.16			
PINE HALL ELEMENTARY	105	\$50,553.44	\$0.00	\$0.00	\$0.00			\$50,553.44		\$481.46			
PINEY GROVE MIDDLE	220	\$97,601.15	\$0.00	\$66,140.42	\$0.00			\$163,741.57		\$744.28			
PINNACLE ELEMENTARY	166	\$39,571.48	\$0.00	\$29,001.66	\$880.52			\$69,453.66		\$418.40			
POPLAR SPRINGS	483	\$67,420.15	\$5,903.79	\$0.00	\$7,460.10			\$80,784.04		\$167.25			
SANDY RIDGE ELEMENTARY	159	\$38,025.53	\$0.00	\$0.00	\$0.00			\$38,025.53		\$239.15			
SOUTHEASTERN MIDDLE	396	\$87,076.06	\$8,213.48	\$38,785.67	\$5,087.59			\$139,162.80		\$351.42			
SOUTH STOKES HIGH	508	\$116,912.72	\$0.00	\$134,551.04	\$0.00			\$251,463.76		\$495.01			
STOKES EARLY COLLEGE	138	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00		\$0.00			
LONDON ELEMENTARY	196	\$36,588.88	\$0.00	\$65,882.89	\$11,786.07			\$114,257.84		\$582.95			
WALNUT COVE ELEMENTARY	263	\$60,467.54	\$0.00	\$0.00	\$18,929.41			\$79,396.95		\$301.89			
WEST STOKES HIGH	729	\$250,790.62	\$102,534.53	\$7,762.00	\$18,264.49			\$379,351.64		\$520.37			
TOTAL	5531	\$1,498,377.83	\$116,651.80	\$566,143.89	\$89,222.97			\$2,270,396.49					

NOTE: EARLY COLLEGE UTILITY COST IS PAID BY THE COUNTY OF STOKES

2022-2023/REPAIR/PHONE COSTS BY SCHOOL

June 30, 2023

	<u>REPAIR COST</u>	<u>PHONE COST</u>	<u>TOTAL REPAIR/PHONE COST</u>	<u>GRAND TOTAL UTILITY/REPAIR/PHONE COSTS</u>	<u>PERCENT OF TOTAL ADM 5531</u>	<u>TOTAL PERCENTAGE COSTS</u>	<u>TOTAL PER ADM COSTS</u>
	CHESTNUT GROVE MIDDLE	\$37,395.25	\$5,124.95	\$42,520.20	\$193,370.16	644 ADM = 12%	6.53%
GERMANTON ELEMENTARY	\$15,980.77	\$1,933.73	\$17,914.50	\$74,696.45	180 ADM = 03%	2.52%	\$414.98
MOUNT OLIVE ELEMENTARY	\$27,076.60	\$1,749.13	\$28,825.73	\$125,231.08	315 ADM = 06%	4.23%	\$397.56
KING ELEMENTARY	\$20,952.80	\$2,337.28	\$23,290.08	\$181,911.20	436 ADM = 08%	6.15%	\$417.23
LAWSONVILLE ELEMENTARY	\$20,454.00	\$1,315.26	\$21,769.26	\$66,254.90	120 ADM = 02%	2.24%	\$552.12
MEADOWBROOK ACADEMY	\$14,267.44	\$1,627.62	\$15,895.06	\$44,761.84	75 ADM = 01%	1.51%	\$596.82
NANCY REYNOLDS ELEMENTARY	\$22,559.33	\$2,216.93	\$24,776.26	\$130,285.58	118 ADM = 02%	4.40%	\$1,104.12
NORTH STOKES HIGH	\$107,564.21	\$3,005.80	\$110,570.01	\$373,255.15	280 ADM = 05%	12.61%	\$1,333.05
PINE HALL ELEMENTARY	\$28,388.00	\$1,610.36	\$29,998.36	\$80,551.80	105 ADM = 02%	2.72%	\$767.16
PINEY GROVE MIDDLE	\$36,043.52	\$2,065.60	\$38,109.12	\$201,850.69	220 ADM = 04%	6.82%	\$917.50
PINNACLE ELEMENTARY	\$32,960.27	\$2,133.31	\$35,093.58	\$104,547.24	166 ADM = 03%	3.53%	\$629.80
POPLAR SPRINGS	\$36,784.14	\$1,396.64	\$38,180.78	\$118,964.82	483 ADM = 09%	4.02%	\$246.30
SANDY RIDGE ELEMENTARY	\$16,701.11	\$1,944.45	\$18,645.56	\$56,671.09	159 ADM = 03%	1.91%	\$356.42
SOUTHEASTERN MIDDLE	\$20,028.26	\$2,609.64	\$22,637.90	\$161,800.70	396 ADM = 07%	5.47%	\$408.59
SOUTH STOKES HIGH	\$104,553.83	\$4,332.49	\$108,886.32	\$360,350.08	508 ADM = 09%	12.18%	\$709.35
STOKES EARLY COLLEGE	\$180.00	\$0.00	\$180.00	\$180.00	138 ADM = 02%	0.01%	\$1.30
LONDON ELEMENTARY	\$21,708.68	\$1,067.52	\$22,776.20	\$137,034.04	196 ADM = 04%	4.63%	\$699.15
WALNUT COVE ELEMENTARY	\$14,071.93	\$1,421.87	\$15,493.80	\$94,890.75	263 ADM = 05%	3.21%	\$360.80
WEST STOKES HIGH	\$67,125.69	\$6,703.80	\$73,829.49	\$453,181.13	729 ADM = 13%	15.31%	\$621.65
TOTAL	\$644,795.83	\$44,596.38	\$689,392.21	\$2,959,788.70	5531 ADM = 100%	100.00%	

NOTE: STOKES EARLY COLLEGE PHONES PAID BY COUNTY OF STOKES

POSSIBLE SCHOOL OPERATING SAVINGS FROM POTENTIAL CLOSINGS

June 30, 2023

<u>SCHOOL NAME</u>	<u>WIDE AREA NETWORK</u>	<u>UTILITY COST</u>	<u>REPAIR/ PHONE</u>	<u>PROPERTY INSURANCE</u>	<u>TOTAL COST</u>
Lawsonville Elementary	\$1,078.00	\$44,486.00	\$21,769.00	\$5,735.00	\$73,068.00
Pine Hall Elementary	\$1,038.00	\$50,553.00	\$29,998.00	\$4,541.00	\$86,130.00
Pinnacle Elementary	\$1,078.00	\$69,454.00	\$35,094.00	\$5,050.00	\$110,676.00
TOTAL	\$3,194.00	\$164,493.00	\$86,861.00	\$15,326.00	\$269,874.00

Stokes County Schools

Analysis of Potential School Closures

Section 5: Program Considerations

The Stokes County Schools Board of Education and District Leadership gathered information from a number of sources and considered multiple consolidation options. On September 5, the Board of Education came to a consensus to consider potential closure of Lawsonville Elementary, Pine Hall Elementary, and Pinnacle Elementary Schools. Details regarding each school's potential closure and new student assignments can be found below.

Proposed Consolidation Scenario

Close Lawsonville Elementary School (ADM = 108)

- Students would be reassigned to Nancy Reynolds or Sandy Ridge Elementary
- Use Highway 8 as the dividing line
 - Students West of Highway 8 would be reassigned to Nancy Reynolds Elementary
 - Projected ADM of Nancy Reynolds = 194
 - Students East of Highway 8 would be reassigned to Sandy Ridge Elementary
 - Projected ADM of Sandy Ridge = 233

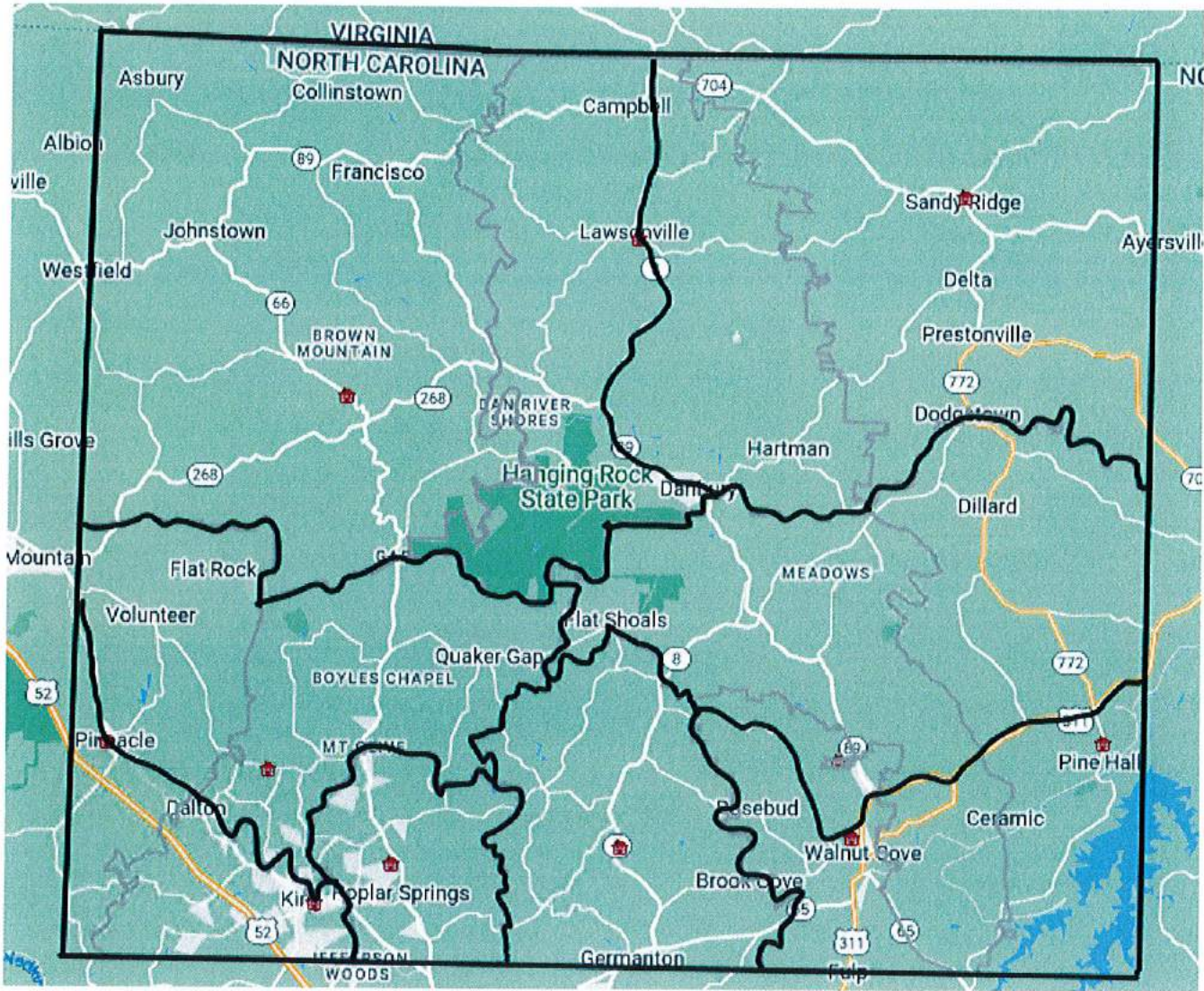
Close Pine Hall Elementary (ADM = 97)

- Students would be reassigned to London or Walnut Cove Elementary
 - Students South of Highway 311 and Piney Mountain Rd. would be reassigned to London Elementary
 - Projected ADM of London Elementary = 250
 - Students North of Highway 311 and Piney Mountain Rd. would be reassigned to Walnut Cove Elementary
 - Projected ADM of Walnut Cove Elementary = 239

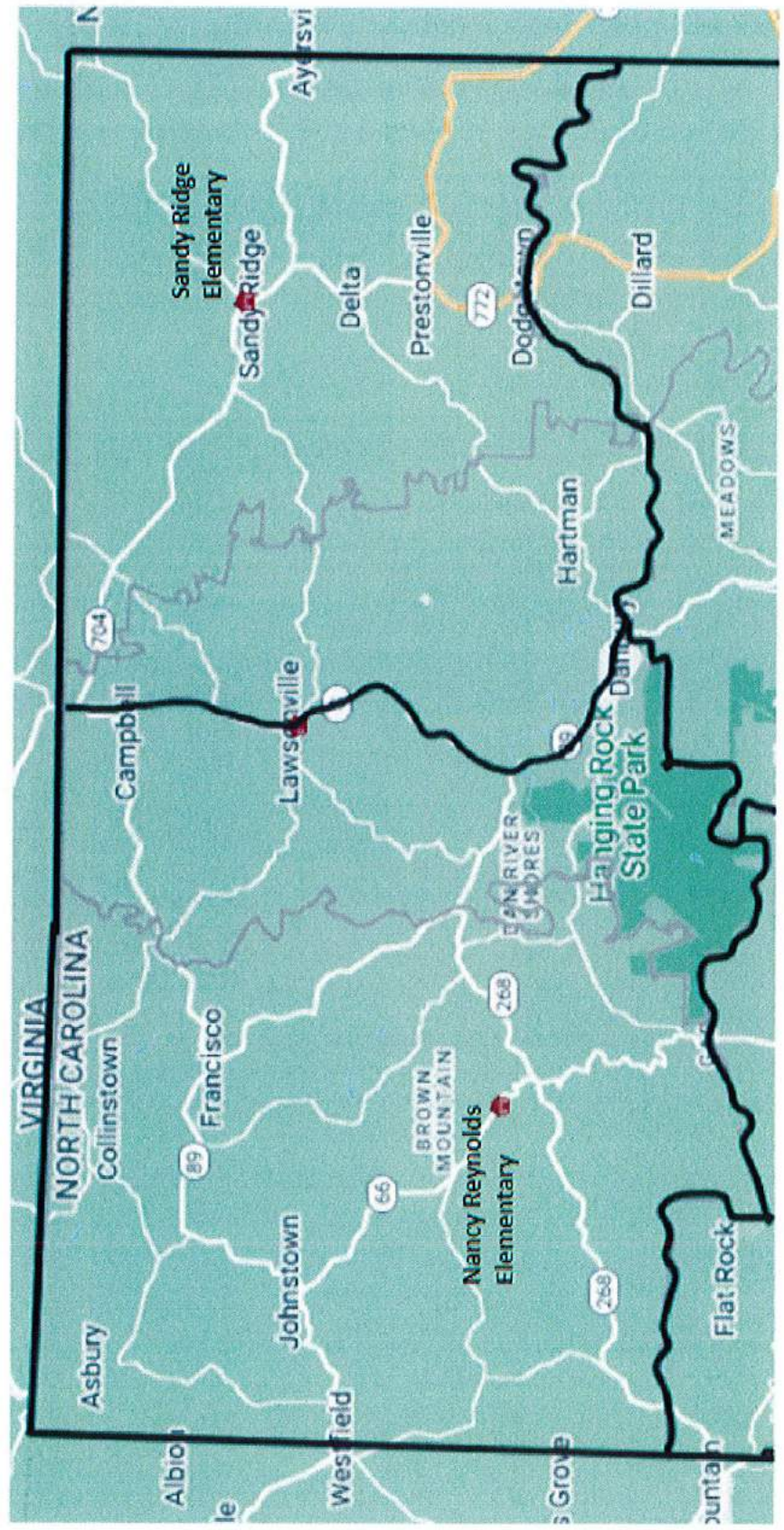
Close Pinnacle Elementary (ADM = 149)

- Students would be reassigned to King or Mount Olive Elementary
 - Students North and East of Old Highway 52 would be reassigned to Mount Olive Elementary
 - Projected ADM of Mount Olive = 399
 - Students South and West of Old Highway 52 would be reassigned to King Elementary
 - Projected ADM of King Elementary = 427

****ADM projections do not include Pre-K Students or potential student reassignments**

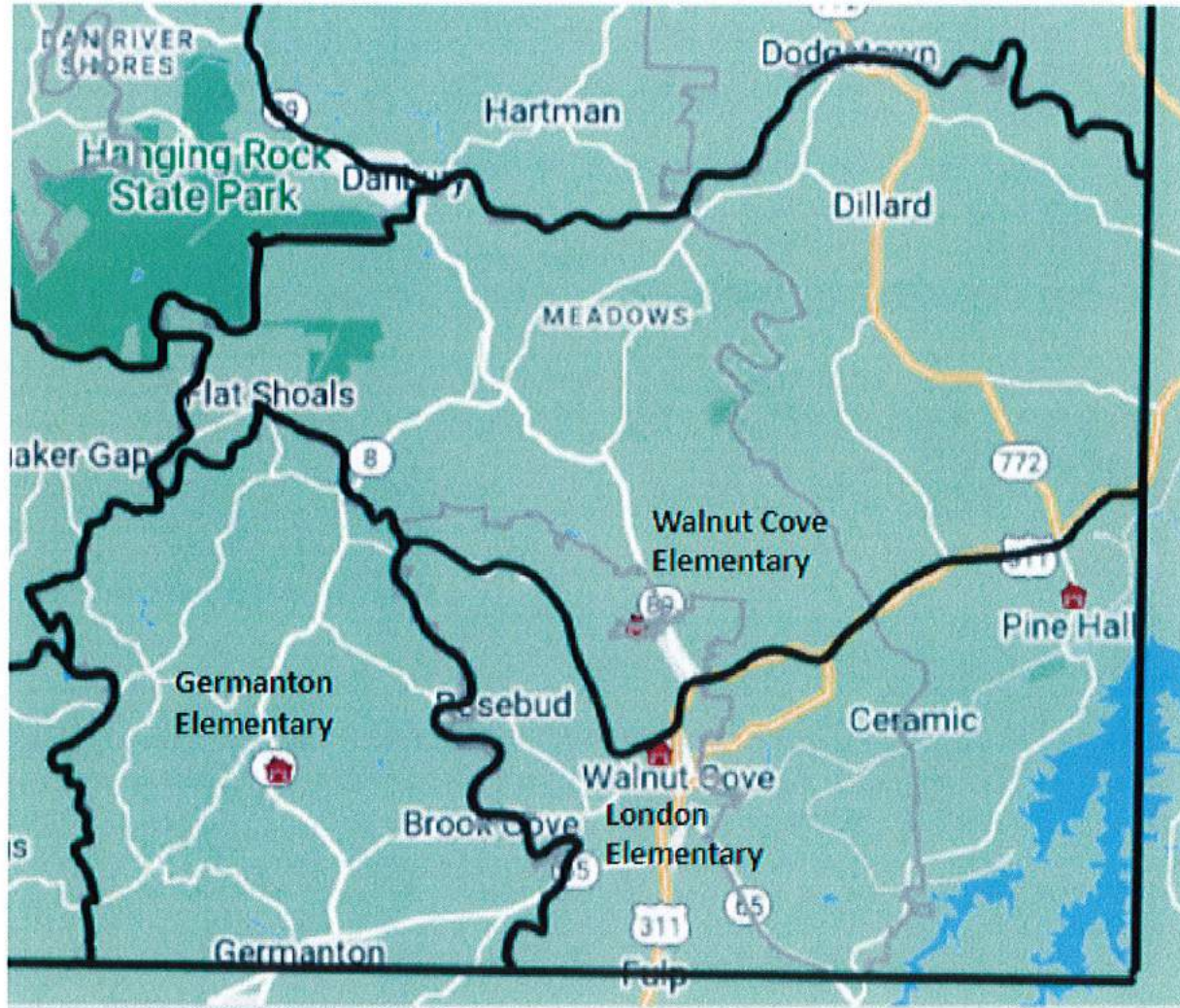


Proposed Nancy Reynolds and Sandy Ridge Elementary Boundary



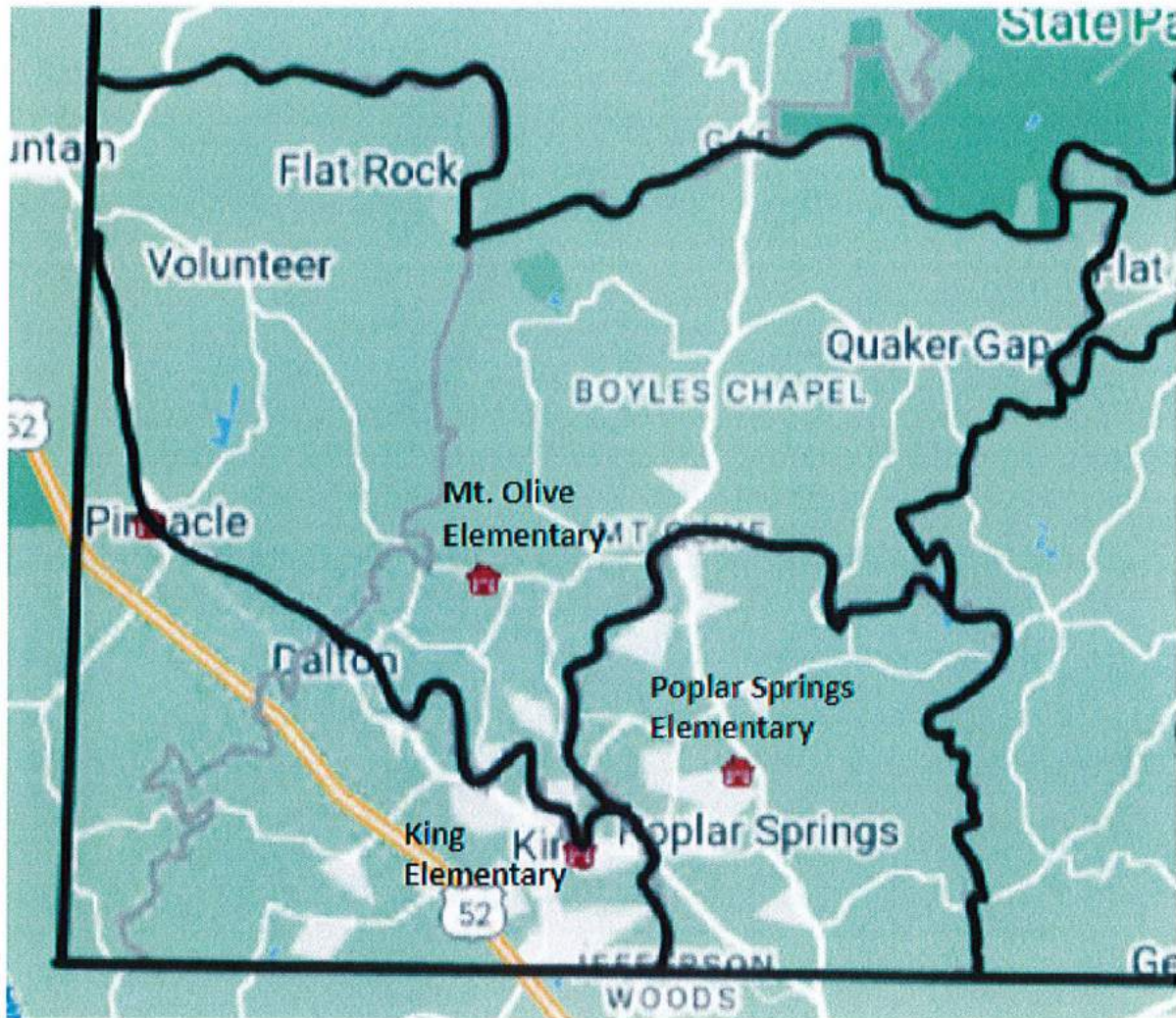
Uses Highway 8 as new boundary
West of Hwy 8 to Nancy Reynolds Elementary
East of Hwy 8 to Sandy Ridge Elementary
(old boundaries in gray)

Proposed London and Walnut Cove Elementary Boundary



New boundary uses Hwy 311 through Walnut Cove connecting to Piney Mountain Rd
North of Hwy 311 and Piney Mountain Rd. to Walnut Cove Elementary;
South of Hwy 311 and Piney Mountain Rd. to London Elementary
(Old boundaries in gray)

Proposed Mount Olive and King Elementary Boundary



New boundary uses Old Hwy 52 connecting to current King/Mount Olive Boundary
North of Old Hwy 52 to Mount Olive Elementary
South of Old Hwy 52 to King Elementary
(Old boundaries in gray)

Stokes County Schools
Analysis of Potential School Closures

Section 6:
Transportation

The Stokes County Schools' Transportation Department strives to provide transportation services to students that are efficient and limit bus ride times to the greatest extent possible. The Transportation Director and Transportation Information Management Systems (TIMS) Coordinator have projected potential bus ride times for the zones to be impacted through potential school closure.

There is no anticipated cost savings or increase by reassigning students to new school attendance zones. There is not an expected need for additional buses at this time. The Director and TIMS Coordinator will explore traditional routing options, as well as "cluster" routing to minimize ride times.

Sample Routes for Affected Areas: Sample Routes for Affected Areas:

<u>Type of Route</u> <u>(Longest Ride Time)</u>	<u>West</u> <u>MOES / KES</u>	<u>North</u> <u>NRES / SRES</u>	<u>South</u> <u>WCES / LONES</u>
Typical "Outside-In" Route	1hr 3min / 1hr 28min	1hr 26min / 1hr 3min	1hr 58min / 1hr 24min
Clustered / Dedicated Route	45min / 51min	57min / 52min	58min / 59min
Current Longest Route	1hr 7min	1 hr	47min

Stokes County Schools

Analysis of Potential School Closures

Section 7:

Diversity

Stokes County Schools has a student population that is: <1% Asian, 3.3% Black, 6.3% Hispanic, <1% American Indian, 5.1% Multiple, <1% Pacific Islander, and 84.8% White. Specific demographics for all schools, including Lawsonville Elementary, Pine Hall Elementary, and Pinnacle Elementary Schools can be found in this section. Potential school closure(s) and redistricting these students will have very little effect on the demographic make-up of other schools within the district.

Student Demographics

School	% Asian	% Black	% Hispanic	% American Indian	% Multiple	% Pacific Islander	% White	Grand Total	Count of Asian	Count of Black	Count of Hispanic	Count American Indian	Count Multiple	Count Pacific Islander	Count White	Grand Total	Free/Reduced %
	Chestnut Grove Middle	0.44%	2.05%	7.92%	0.00%	4.11%	0.00%	85.48%	682	3	14	54	0	28	0	583	682
Germatnon Elementary	0.00%	1.17%	3.51%	0.00%	7.60%	0.00%	87.72%	171	0	2	6	0	13	0	150	171	59.2%
King Elementary	0.24%	2.18%	12.35%	0.00%	4.84%	0.24%	80.15%	413	1	9	51	0	20	1	331	413	69.1%
Lawsonville Elementary	0.00%	0.00%	5.56%	0.00%	0.93%	0.00%	93.52%	108	0	0	6	0	1	0	101	108	57.6%
London Elementary	0.00%	15.43%	5.85%	0.00%	6.91%	0.00%	71.81%	188	0	29	11	0	13	0	135	188	77.4%
Meadowbrook Academy	0.00%	1.28%	6.41%	0.00%	14.10%	0.00%	78.21%	78	0	1	5	0	11	0	61	78	88.9%
Mount Olive Elementary	0.00%	1.92%	2.88%	0.00%	4.79%	0.00%	90.42%	313	0	6	9	0	15	0	283	313	52.5%
Nancy Reynolds Elementary	0.00%	0.75%	5.26%	0.00%	3.76%	0.00%	90.23%	133	0	1	7	0	5	0	120	133	75.4%
North Stokes High	0.00%	2.41%	5.52%	0.34%	2.41%	0.00%	89.31%	290	0	7	16	1	7	0	259	290	54.4%
Pine Hall Elementary	0.00%	3.09%	5.15%	0.00%	7.22%	0.00%	84.54%	97	0	3	5	0	7	0	82	97	71.0%
Piney Grove Middle	0.00%	3.48%	6.47%	0.00%	1.99%	0.00%	88.06%	201	0	7	13	0	4	0	177	201	65.0%
Pinnacle Elementary	0.00%	3.05%	3.05%	0.00%	3.05%	0.00%	90.85%	164	0	5	5	0	5	0	149	164	66.5%
Poplar Springs Elementary	1.94%	2.16%	8.64%	0.00%	6.05%	0.00%	81.21%	463	9	10	40	0	28	0	376	463	57.5%
Sandy Ridge Elementary	0.00%	2.29%	8.00%	0.00%	2.29%	0.00%	87.43%	175	0	4	14	0	4	0	153	175	74.4%
South Stokes Elementary	0.00%	6.52%	3.80%	0.36%	5.80%	0.00%	83.51%	552	0	36	21	2	32	0	461	552	56.4%
Southeastern Middle	0.00%	6.91%	4.20%	0.25%	8.64%	0.00%	80.00%	405	0	28	17	1	35	0	324	405	67.4%
Stokes Early College	1.41%	0.00%	6.34%	0.00%	3.52%	0.00%	88.73%	142	2	0	9	0	5	0	126	142	40.7%
Walnut Cove Elementary	0.37%	4.78%	4.04%	0.74%	7.72%	0.00%	82.35%	272	1	13	11	2	21	0	224	272	72.0%
West Stokes High	0.13%	1.15%	7.29%	0.13%	4.35%	0.00%	86.96%	782	1	9	57	1	34	0	680	782	50.0%
Grand Total	0.30%	3.27%	6.34%	0.12%	5.12%	0.02%	84.83%	5629	17	184	357	7	288	1	4775	5629	60.6%

* As of Sept 12, 2023

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Section 8: Alternative Uses

Should Lawsonville Elementary, Pine Hall Elementary, and Pinnacle Elementary Schools be consolidated and closed, the Board of Education could consider alternative uses to these facilities.

- **District Office Space**
 - Would still have operational costs, but could potentially eliminate operational costs at other locations (i.e. Central Office, Pinnacle Elementary, etc.)
 - Would centralize district-level staff into a more centralized location

- **Storage**
 - Limited operational costs; however, would still need to run heat/ac in storage areas
 - Buildings could quickly deteriorate if not regularly maintained

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Section 9:

Tentative Decision & Informational Meetings

The Stokes County Board of Education has made a tentative decision to close Lawsonville Elementary, Pine Hall Elementary, and Pinnacle Elementary Schools. As part of the potential consolidation process, the Board of Education will host a public hearing in accordance with G.S.115C-72, *Consolidation of districts and discontinuance of schools*. Additionally, the general public is welcome to attend and speak during the public comments portion of the Board of Education regular meetings each month.

§ 115C-72. Consolidation of districts and discontinuance of schools.

(a) Local boards of education shall have the power and authority to close or consolidate schools located in the same district, and with the approval of the State Board of Education, to consolidate school districts or other school areas over which the board has full control, whenever and wherever in its judgment the closing or consolidation will better serve the educational interest of the local school administrative unit or any part of it.

In determining whether two or more public schools shall be consolidated, or in determining whether or not a school shall be closed and the pupils transferred therefrom, local boards of education of the several counties shall observe and be bound by the following rules:

- (1) In any question involving the closing or consolidation of any public school, the local board of education of the school administrative unit in which such school is located shall cause a thorough study of such school to be made, having in mind primarily the welfare of the students to be affected by a proposed closing or consolidation and including in such study, among other factors, geographic conditions, anticipated increase or decrease in school enrollment, the inconvenience or hardship that might result to the pupils to be affected by such closing or consolidation, the cost of providing additional school facilities in the event of such closing or consolidation, and such other factors as the board shall consider germane. Before the entry of any order of closing or consolidation, the local board of education shall provide for a public hearing in regard to such proposed closing or consolidation, at which hearing the public shall be afforded an opportunity to express their views. Upon the basis of the study so made and after such hearing, said board may, in the exercise of its discretion, approve the closing or consolidation proposed.
- (2) The provisions of this section shall not deprive any local board of education of the authority to assign or enroll any and all pupils in schools in accordance with the provisions of G.S. 115C-366(b) and 115C-367 to 115C-370.

(b) This section does not govern merger of a city school administrative unit with another school administrative unit. Such merger is governed by G.S. 115C-67. (1955, c. 1372, art. 8, s. 3; 1981, c. 423, s. 1; 1983, c. 308; c. 752; 2009-570, s. 27.)

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Section 10:

Closing Decisions & Disposition of Surplus Property

North Carolina General Statutes 115C-72 and 115C-518(a) define school closure, as well as address the options the Board of Education has regarding the disposition of surplus property.

If Lawsonville Elementary, Pine Hall Elementary, and Pinnacle Elementary Schools are determined to be consolidated and closed, the Board of Education has the following options:

- Determine an alternate use of the facility by the school district
- Offer to the County Commissioners

§ 115C-72. Consolidation of districts and discontinuance of schools.

(a) Local boards of education shall have the power and authority to close or consolidate schools located in the same district, and with the approval of the State Board of Education, to consolidate school districts or other school areas over which the board has full control, whenever and wherever in its judgment the closing or consolidation will better serve the educational interest of the local school administrative unit or any part of it.

In determining whether two or more public schools shall be consolidated, or in determining whether or not a school shall be closed and the pupils transferred therefrom, local boards of education of the several counties shall observe and be bound by the following rules:

- (1) In any question involving the closing or consolidation of any public school, the local board of education of the school administrative unit in which such school is located shall cause a thorough study of such school to be made, having in mind primarily the welfare of the students to be affected by a proposed closing or consolidation and including in such study, among other factors, geographic conditions, anticipated increase or decrease in school enrollment, the inconvenience or hardship that might result to the pupils to be affected by such closing or consolidation, the cost of providing additional school facilities in the event of such closing or consolidation, and such other factors as the board shall consider germane. Before the entry of any order of closing or consolidation, the local board of education shall provide for a public hearing in regard to such proposed closing or consolidation, at which hearing the public shall be afforded an opportunity to express their views. Upon the basis of the study so made and after such hearing, said board may, in the exercise of its discretion, approve the closing or consolidation proposed.
- (2) The provisions of this section shall not deprive any local board of education of the authority to assign or enroll any and all pupils in schools in accordance with the provisions of G.S. 115C-366(b) and 115C-367 to 115C-370.

(b) This section does not govern merger of a city school administrative unit with another school administrative unit. Such merger is governed by G.S. 115C-67. (1955, c. 1372, art. 8, s. 3; 1981, c. 423, s. 1; 1983, c. 308; c. 752; 2009-570, s. 27.)

§ 115C-518. Disposition of school property; easements and rights-of-way.

(a) When in the opinion of any local board of education the use of any building site or other real property or personal property owned or held by the board is unnecessary or undesirable for public school purposes, the local board of education may dispose of such according to the procedures prescribed in General Statutes, Chapter 160A, Article 12, or any successor provisions thereto. Provided, when any real property to which the board holds title is no longer suitable or necessary for public school purposes, the board of county commissioners for the county in which the property is located shall be afforded the first opportunity to obtain the property. The board of education shall offer the property to the board of commissioners at a fair market price or at a price negotiated between the two boards. If the board of commissioners does not choose to obtain the property as offered, the board of education may dispose of such property according to the procedure as herein provided. Provided that no State or federal regulations would prohibit such action. For the purposes of this section references in Chapter 160A, Article 12, to the "city," the "council," or a specific city official are deemed to refer, respectively, to the school administrative unit, the board of education, and the school administrative official who most nearly performs the same duties performed by the specified city official. A local board of education may also sell any property other than real property through the facilities of the North Carolina Department of Administration. The proceeds of any sale of real property or from any lease for a term of over one year shall be applied to reduce the county's bonded indebtedness for the school administrative unit disposing of such real property or for capital outlay purposes.

(b) In addition to the foregoing, local boards of education are hereby authorized and empowered, in their sound discretion, to grant easements to any public utility, municipality or quasi-municipal corporations to furnish utility services, with or without compensation except the benefits accruing by virtue of the location of the said public utility, and to dedicate portions of any lands owned by such boards as rights-of-way for public streets, roads or sidewalks, with or without compensation except the benefits accruing by virtue of the location or improvement of such public streets, roads or sidewalks.

(c) Any sale, exchange or lease of real or personal property by any local board of education prior to June 18, 1982, and pursuant to the authority of G.S. 115-126 is hereby validated, ratified and confirmed. (1955, c. 1372, art. 15, s. 2; 1959, c. 324; c. 573, s. 11; 1961, c. 395; 1975, c. 264; c. 879, s. 46; 1977, c. 803; 1981, c. 423, s. 1; 1981 (Reg. Sess., 1982), c. 1216; 1983, c. 731; 1985 (Reg. Sess., 1986), c. 975, s. 22.)

Stokes County Schools

Analysis of Potential School Closures

Section 11: References

Below you will find a list of studies utilized as part of this analysis, including a link to each source. The reference list includes all independent studies utilized by the Stokes County Board of Education in the potential decision making process.

Population Study (2021-2022)

- [Cover Letter – LT Consulting](#)
- [Enrollment Study – LT Consulting](#)
- [Enrollment Study - Appendix – LT Consulting](#)
- [SCS Board of Education Video of Presentation - LT Consulting - 1/10/22](#)

Facilities Studies (2022-2023)

- [Discussion of Facilities/Enrollment Planning Update - Dr. Jared Jones](#)
- [Facility Study - Peterson/Gordon Architects Full Document](#)
- [Facility Study - Peterson/Gordon Presentation to SCS Board of Education](#)
- [SCS Board of Education Video of Presentation - Peterson/Gordon Architects - 1/23/23](#)

Efficiency Studies (Spring 2023)

Masonboro Group

- [Stokes County Facility Study Presentation](#)
- [The Masonboro Group Report](#)
- [Appendix 1](#)
- [Appendix 2](#)
- [Appendix 3](#)
- [Appendix 4](#)
- [Appendix 5](#)
- [Appendix 6](#)
- [Appendix 7](#)

- [SCS Board of Education Video of Masonboro Group Recommendations - Masonboro Group - 3/28/23](#)

ORED Report (Summer 2023)

- [Stokes County Schools Efficiency Study](#)
- [SCS Board of Education Video of Presentation - OREd - 7/10/23](#)

Staff Created Options (Spring 2023)

- [Summary & Profile Sheets](#)