



Facilities Assessment & Master Planning Study

System-Wide Master Planning Study

Master Plan Development



Joint School Board & County Commissioner's Work Session

M&KISSICK ASSOCIATES

5/1/2025

3-Phase Study Process Overview

Phase 1: Data Collection

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

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

Phase 2: Option Generation

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

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

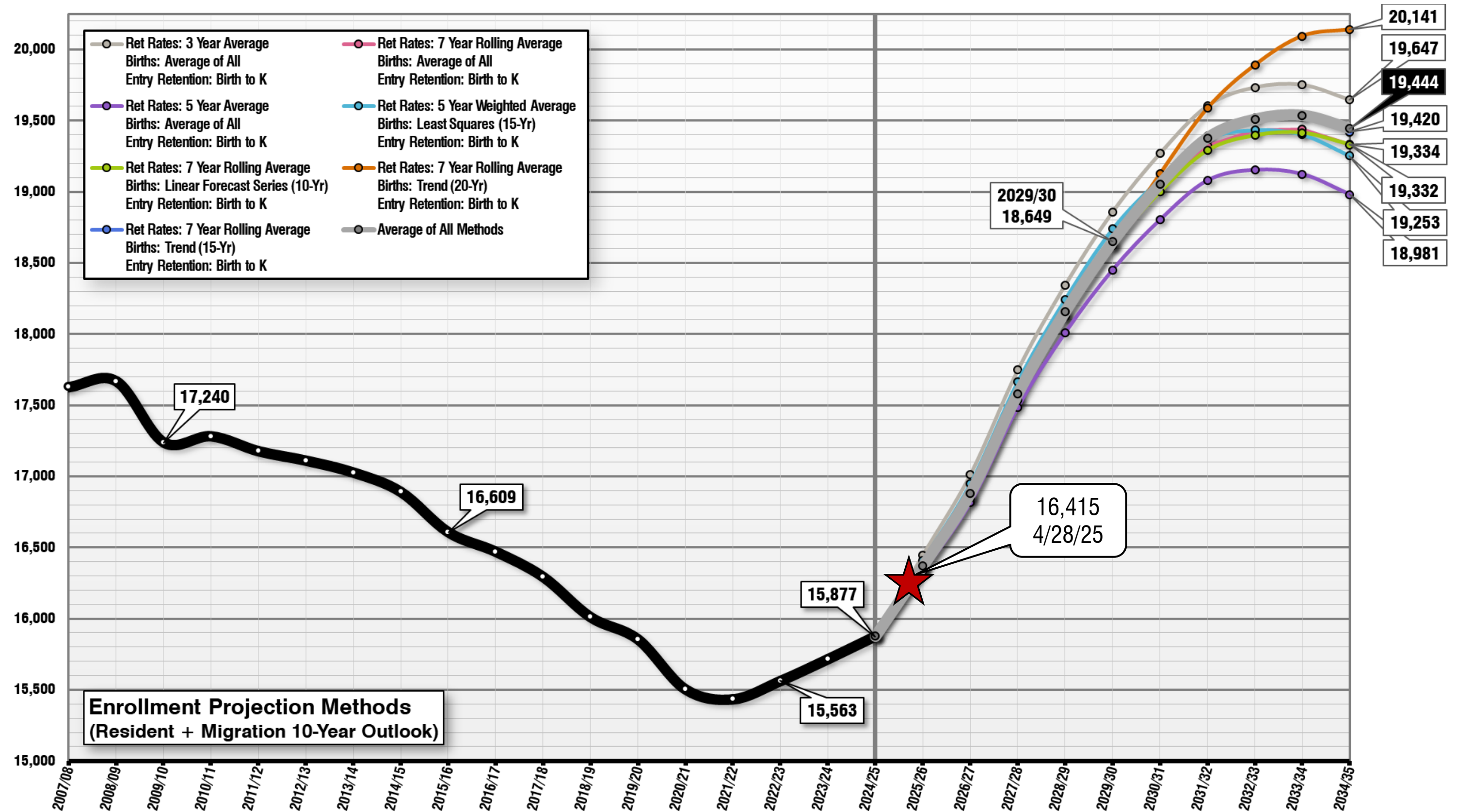
Phase 3: Master Action Plan

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

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

Enrollment History with 7 Projection Methods & Average

Resident & Migration 10-Year Outlook



Capacity & Utilization by Facility

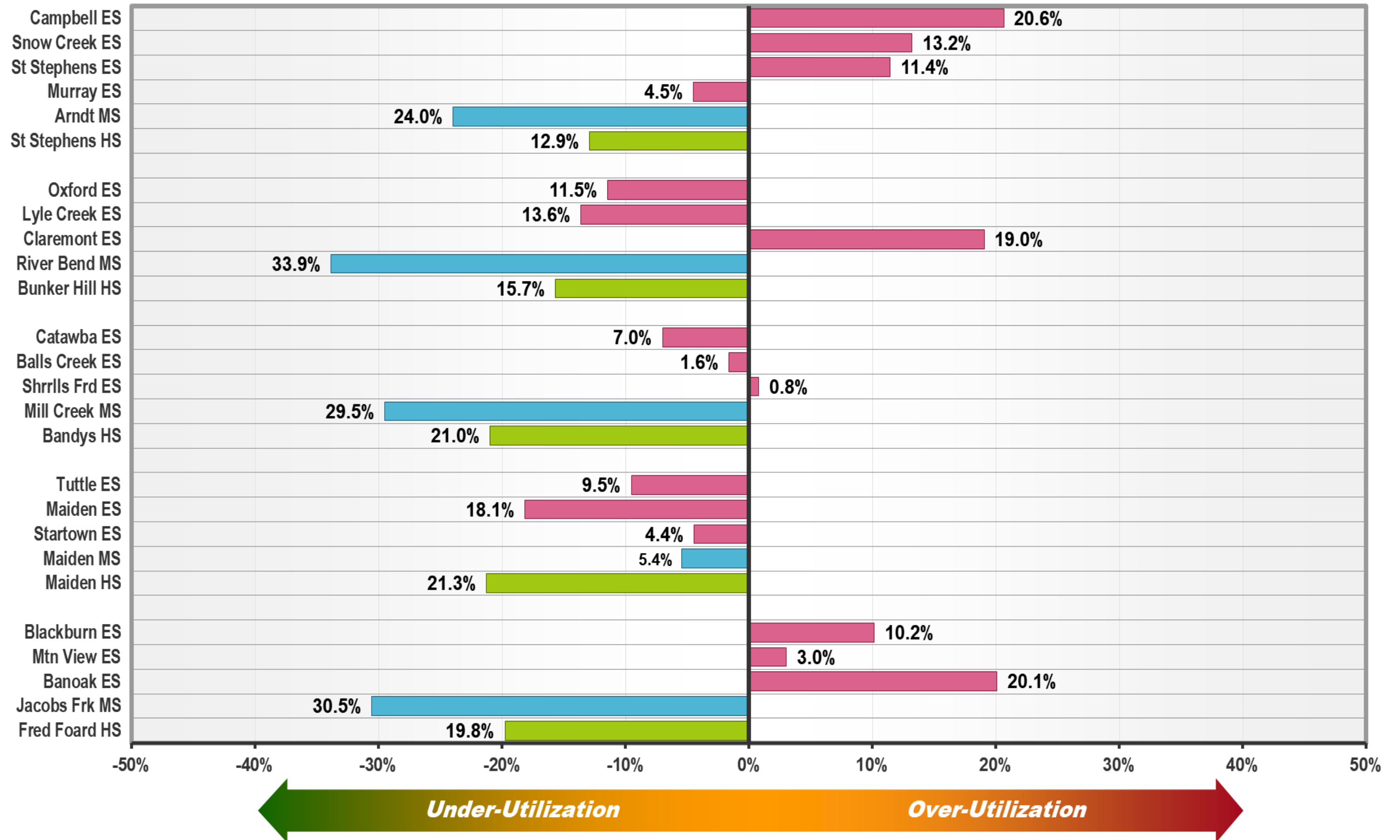
**Estimated
Anticipated
New Students
within 5 & 10 Years**

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

Facility Study and Population Solutions

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

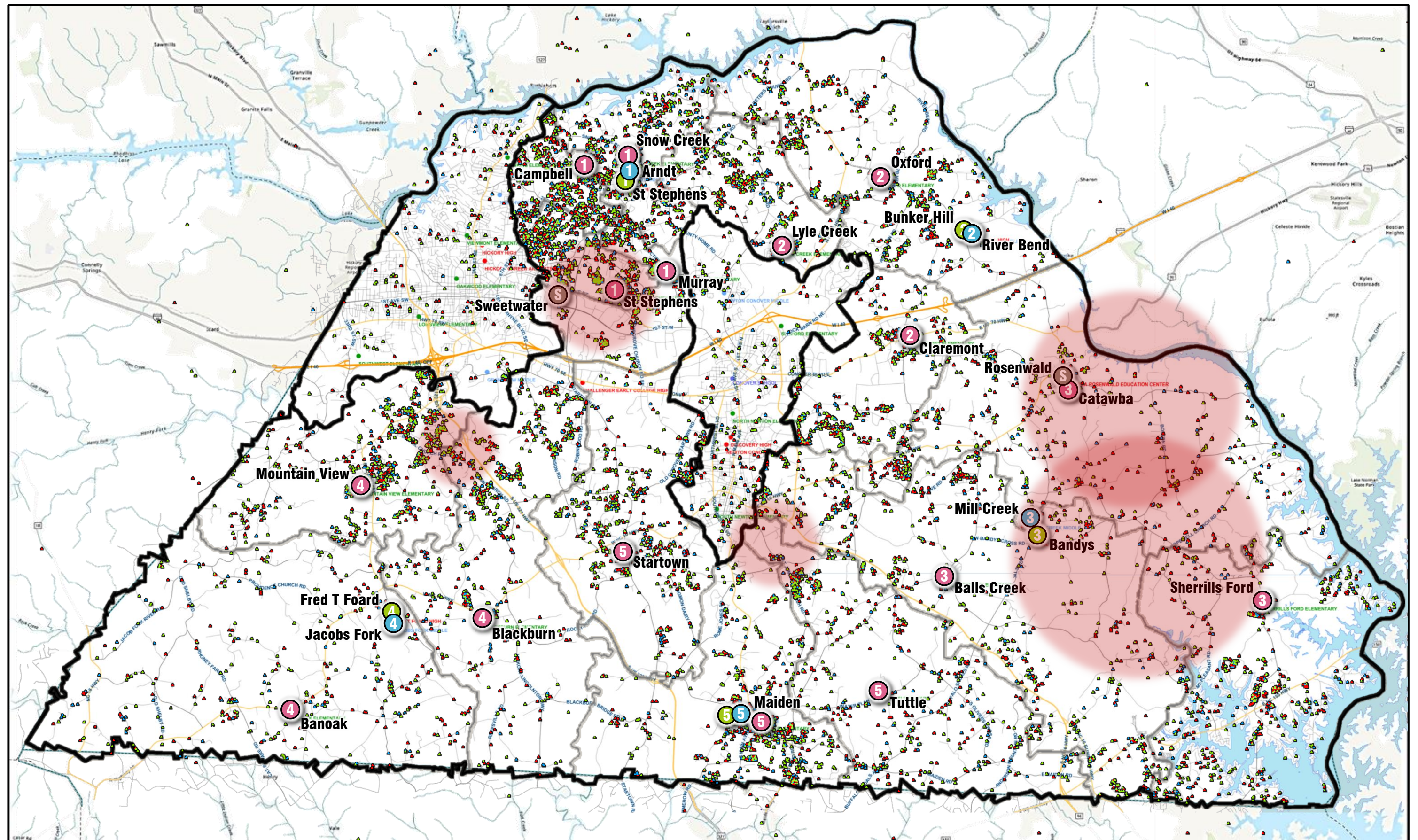
Current Building Utilization for Enrollment @ Buffered Capacity



Catawba County Schools

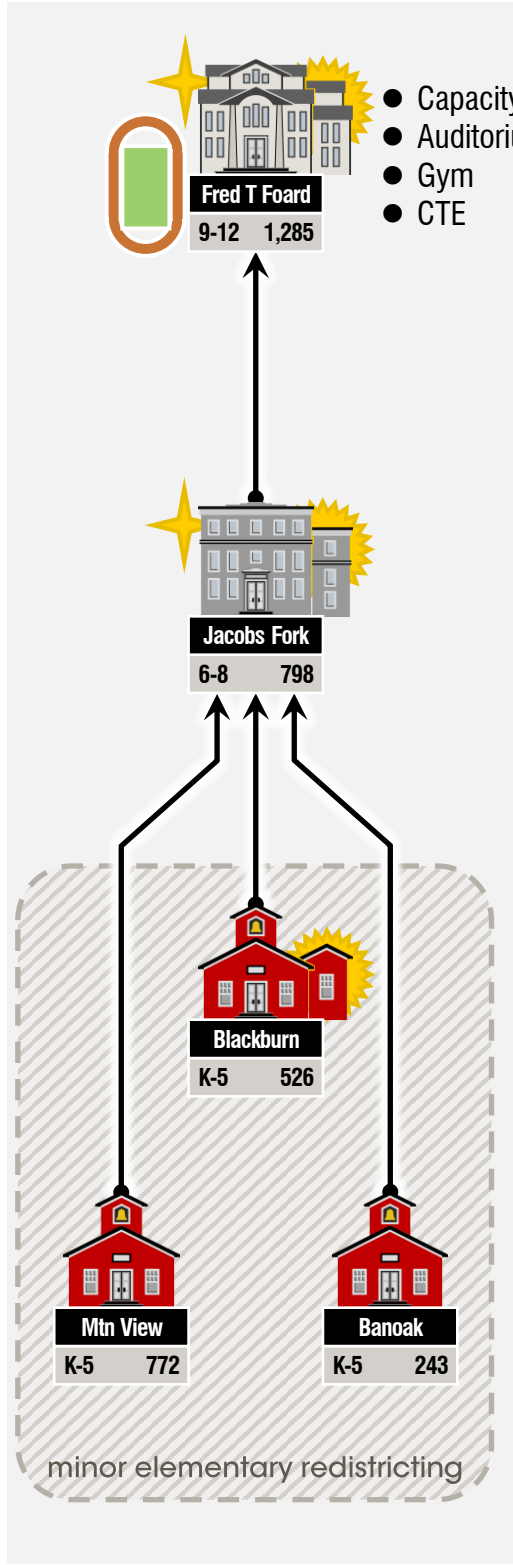
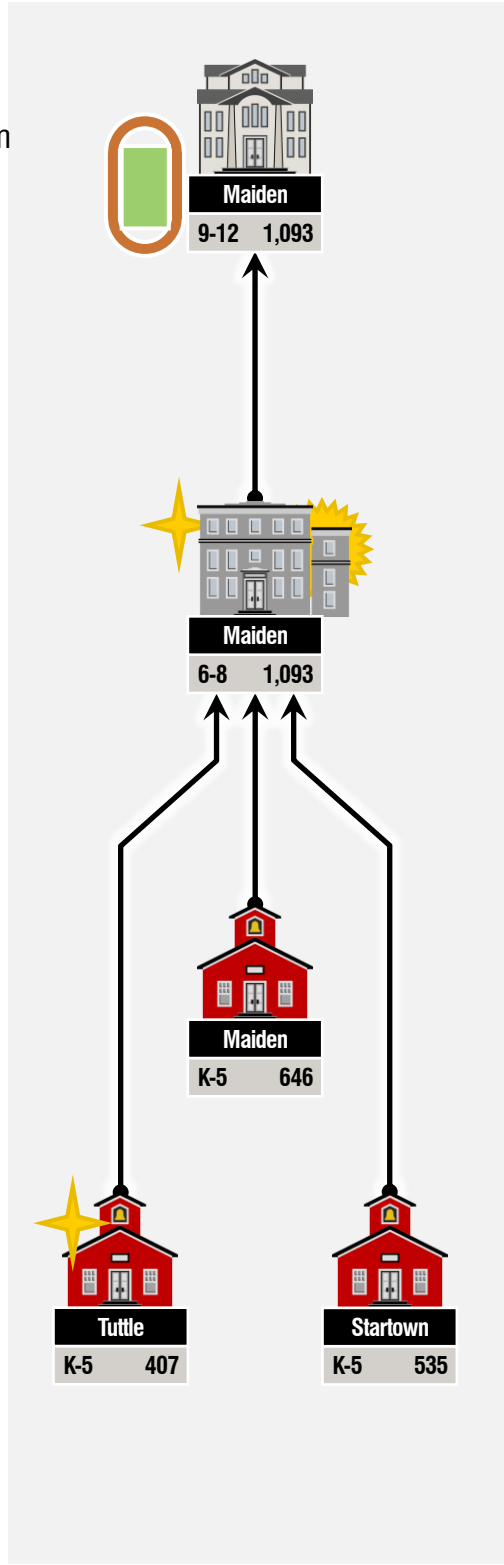
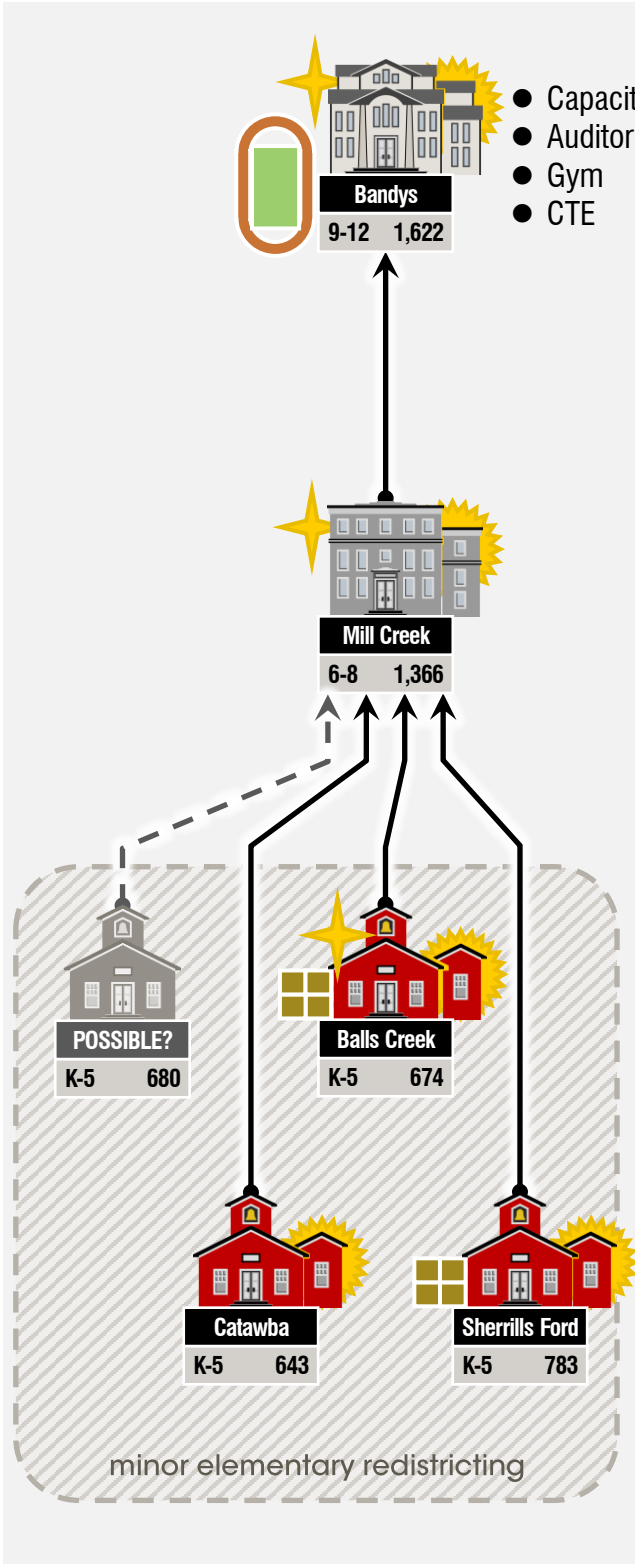
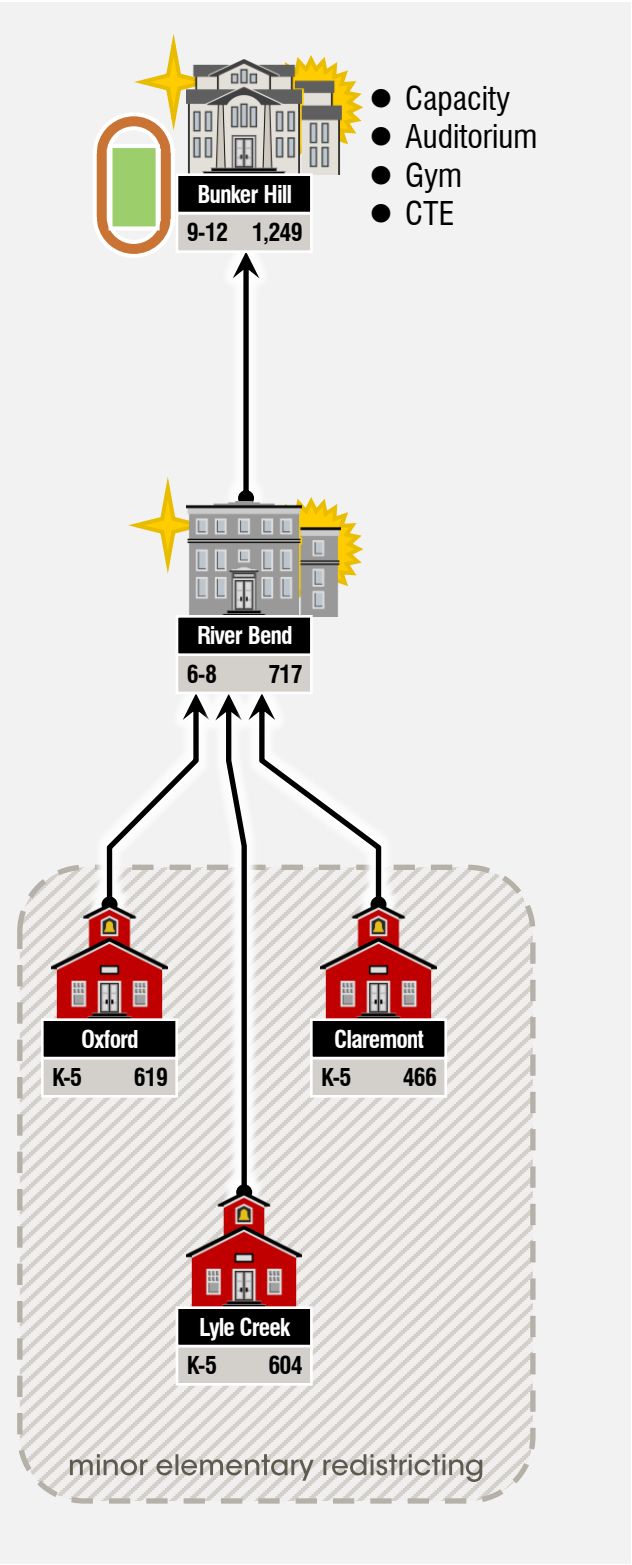
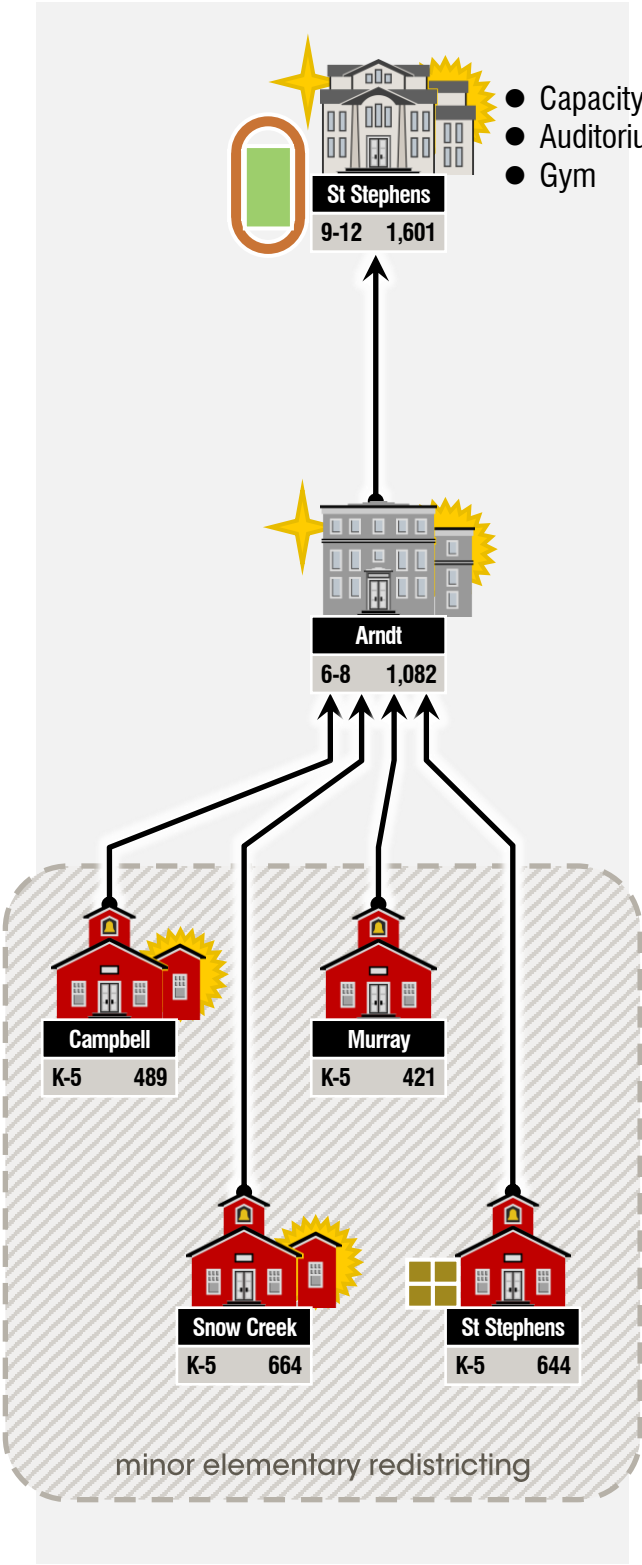
Schools, Students, Boundaries

- Elementary Schools
- Middle Schools
- High Schools
- Education Centers



Master Plan Option:
K-5/6-8 with HS Equity

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



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

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

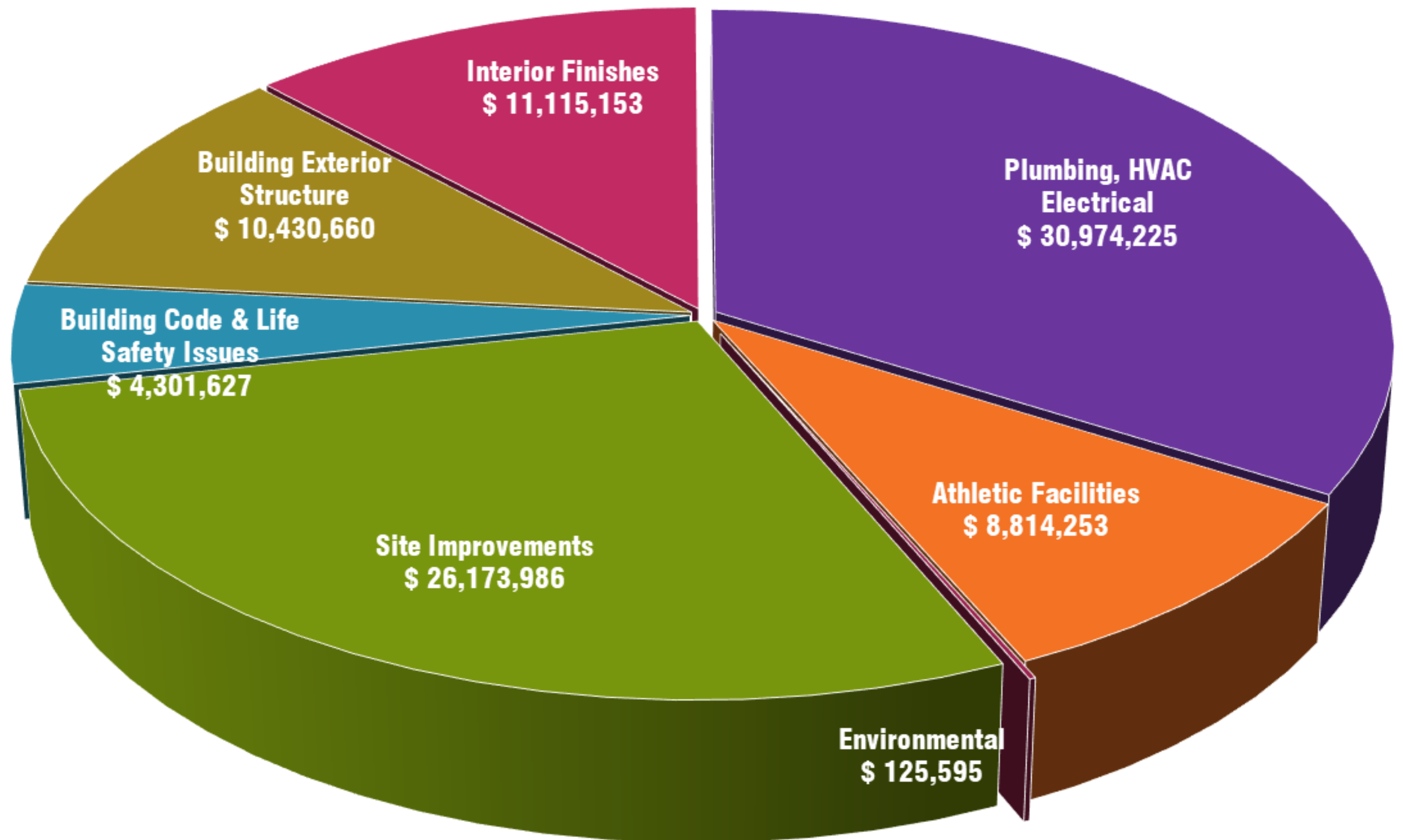
Disadvantages

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

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

Renovation Costs by Category for Maintenance Needs: \$ 91,935,500

(Instructional space only, construction & project costs.)



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

Ultimate Goal is an Actionable Plan that Addresses:

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

Master Plan Option for Review:

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



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Questions?

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