

**Report to the Durham City Schools**

**Board of Education:**

**Recommendations for E.K. Powe, George Watts, and**

**Club Boulevard Elementary Schools**

**June 9, 1992**

**Dale Pahl and Ted Compton**

**School Board Committee for  
Review of Renovation Proposals**

**Durham City Schools**

**Board of Education**

**1992 Members:**

**Dr. Beverly Jones, Chairperson**

**Mr. Needham Bass Jr., Vice Chairperson**

**Ms. Amanda Goggins**

**Dr. Curt Eshelman**

**Ms. Mozell Robinson**

## Foreward

This report presents the findings and recommendations of the committee formed by the Durham City School Board in April 1992. The committee's charge is to (1) review, evaluate, and make recommendations concerning the feasibility studies previously prepared for the Board and (2) identify and recommend any other options for renovation of E.K. Powe, George Watts, and Club Boulevard Elementary Schools that are feasible.

This report results from the participation and contributions of many individuals from the City of Durham and the Durham City Schools. The authors particularly want to acknowledge the representatives from: the Interneighborhood Council, the Parent-Teacher Associations at each of the affected elementary schools, the neighborhood associations adjacent to these schools, and the school principals. These representatives participated in numerous meetings between April and June 1992. In addition, the generous contributions of time and expertise by Joyce Edwards, Lynn Smith, and Ed Magar have been instrumental in creating and sustaining an effective committee process.

Before being transmitted to the Durham City School Board, this report has been reviewed and approved by the PTA representative and principal from each school, by the Watts Hospital-Hillandale Neighborhood Association, and by the Trinity Park Neighborhood Association:

Interneighborhood Council:	Linda Williams
	Pela Gereffi
E.K. Powe Elementary School:	David Lyons, Principal
	Bill Breeze, PTA Representative
George Watts Elementary School:	Ted Compton, Neighborhood Representative
	Debra Robinson, Principal
	Larry Tilley, PTA Representative
Club Boulevard School:	Dale Pahl, Neighborhood Representative
	Darryll Powell, Principal
	Susan Brooks, PTA Representative

Through this review process, every effort has been made to ensure that the report accurately reflects the analyses, findings, and recommendations of the committee. Any inaccuracies that may remain are solely the responsibility of the authors:

Dale Pahl, Trinity Park Neighborhood Association  
Ted Compton, Watts Hospital-Hillandale Neighborhood Association

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## 1.0 Introduction

During the past six months, the Durham City School Board of Education has assumed a leadership role in considering the feasibility of renovating a number of its existing city school buildings. This process has helped to focus community discussion on how to improve our urban schools in a manner that is both cost effective and consistent with the goal of creating a high quality educational environment.

The Board authorized a series of architectural feasibility studies for several Durham City elementary schools to facilitate this discussion. After receiving presentations about these reports during School Board meetings in April, the School Board formed a committee to prepare a thorough analysis of these reports. The Board requested that the committee review and critique the feasibility studies for George Watts, E. K. Powe, and Club Boulevard Elementary Schools and recommend if and how the Board should renovate these schools. The Board also asked that the committee's report specifically address, and make consensus recommendations (if possible), about several options:

- o Should George Watts Elementary School be closed? If so, where should the funds for renovating Watts be used, and what should be done with the building?
- o If Watts should not be closed, how should it be renovated to serve its current function?
- o If Watts should not be renovated to serve its current function, how should it be renovated to serve a different function, and what would that function be?

Initially, the Board requested that this report be provided at its June 3, 1992 meeting. However, when it became clear that copies of the George Watts Elementary School feasibility study would not be available to the committee at the start of its discussions, the Board requested the committee's report at a June 10, 1992, meeting instead.

This report contains the analyses, findings, and recommendations identified during the committee's deliberations. Section Two of the report contains a summary of the committee's consensus findings and recommendations to the School Board. Section Three of the report presents analyses of the feasibility studies for E. K. Powe, Club Boulevard, and George Watts Elementary Schools, respectively. The Appendices to the report contain minutes of the committee's meetings, pro's and con's of options considered, and information developed by the representatives from each school that supports the committee analyses presented in Section Three of the report.

## 2.0 Summary of Findings

The committee was able to conduct a detailed review and analysis of the feasibility studies for each of the three elementary schools. This evaluation, and other information developed by the committee resulted in five consensus recommendations for the School Board's consideration.

### 2.1 Recommendations and Findings for E. K. Powe Elementary School

The committee has two consensus recommendations for E. K. Powe Elementary School. The first consensus recommendation is that the renovation of the school should not include purchase of the residential block behind the school. The committee concluded that this would eliminate an area of affordable housing, disrupt a stable neighborhood, and cost significantly more than the cost estimate in the feasibility study.

The second consensus recommendation is that the Board not proceed to implement the design for E. K. Powe as it is currently detailed in the Hoke report. While it is the committee's finding that renovation is required at Powe, the current proposal does not ensure that, after renovation, the school will meet North Carolina Public School Facility Standards in several important areas. The committee recommends that the School Board require that the architect selected to renovate E. K. Powe Elementary School prepare a revised concept plan with the school's PTA and educational professionals before proceeding to the final design and bid process. The committee also concluded that the architect preparing this design understand that the funds available for the total project would be the \$ 4.05 million identified in the January 15, 1992 Durham City Schools Capital Improvement Plan for Bond Fund Projects .

### 2.2 Recommendations and Findings for George Watts Elementary School

The committee has two consensus recommendations for George Watts Elementary School. The first consensus recommendation is that the school be renovated to serve an expanded student population of about 400 students. In making this recommendation, the Committee concluded that the school could be renovated in a more educationally appropriate and cost-effective manner than the concept design presented in the Doggett feasibility study. This alternative design has been reviewed by the committee and is included in this report and recommended for the School Board's consideration. The committee estimates that the cost of renovating the school for 400 students will be about \$ 3.6 million (as compared to the \$ 4.5 million estimate for renovating the school for 300 students contained in the Doggett report). The committee's second consensus recommendation is that George Watts School should not be closed, and that it should not be renovated for a different use.

By a 9-2 majority vote, the committee recommended that, if funds could not be made available to renovate the school for 400 students, then the School Board should renovate it to serve 300 students. In reaching this majority recommendation, the committee noted that this was a much less acceptable outcome. The committee reached this conclusion because an investment of an additional \$ 700,000 in bond funds would be a cost-effective investment that would permit the student population to increase from 300 to 400, which was deemed to be optimum for the school.



### 2.3 Recommendations and Findings for Club Boulevard Elementary School

The committee has one consensus finding for Club Boulevard School: that the school is in need of additional facilities for its current student population. The committee determined that it could not develop additional or more specific recommendations or findings for the school because no representatives from the school, PTA, or the adjacent neighborhood associations were present at the final, decision-making meeting of the committee.

However, during the preparation of this report subsequent to the final committee meeting, the school principal suggested that it would be appropriate to cite in this section of the document two passages from section 3.2 of this report. With the agreement of representatives from other schools, this information is presented here:

"The present facility is inadequate for the number of students who now attend Club - 393. The lack of space is well documented: two years ago the school acquired a portable classroom, and next year the school will receive two more. Program needs have simply demanded more of the facility than it can give. The school was designed to educate children in the 1950's, not in the 21st century. Any addition to the site for the purpose of housing more students will not alleviate this fundamental problem. . . . Any facility on this site that served over 550 students would be severely crowded and would present an insoluble problem with traffic safety. . . . The Club Boulevard Elementary School desperately needs a new media center, administrative area, and a minimum of four extra classrooms. The cost of these new facilities may approach \$ 1.3 million. . . . "

### 3.0 Analysis of Feasibility Studies

This section of the report presents the committee's critiques of the feasibility studies performed for the three elementary schools and an alternative concept design for George Watts Elementary School that the committee recommends for consideration. The critique and alternative design for George Watts are presented last because of the substantial information included.

#### 3.1 Feasibility Study for Renovating E. K. Powe Elementary School

Committee representatives from the Powe PTA and the Watts Hospital-Hillandale neighborhoods assumed the lead role to evaluate the Hoke feasibility study for this school. The primary concern identified by these representatives is to keep the school community together during any renovation and/or expansion of the school. The group believes that this is best accomplished by phasing the renovations and expansions to allow continued use of Powe during the work. Only if this is impossible should other options be explored.

The PTA and neighborhoods oppose displacing those families living behind the school for any school expansion. Any expansion should be accomplished on the present site. The representatives recognize that this may require a complete re-analysis of the plan presented in the feasibility study for site use. (An example re-analysis, along with a critique of the entire facility from the Powe representatives, is included in Appendix C to this report. The information in this Appendix was not presented to, or reviewed by, the committee. Thus, no recommendations or findings were developed for it.) School staff, teacher, and parent participation should be ensured during the entire renovation and expansion (planning, design, and building) process.

Reviewers concluded that all spaces in the existing facility should be designed to meet the requirements of contemporary educational practice. The existing 1926 and 1947 buildings cannot be renovated to meet recommended classroom sizes and provide adequate support spaces for the classrooms. The Hoke recommendation to take every fifth classroom to use as storage space still leaves classrooms too small and lacking readily accessible storage. The space in the 1926 building could be used during a phased construction for administration, storage, and workrooms until other work is complete. A two-phase renovation process is envisioned. The first phase would include construction of a new addition, renovation of the 1966 building and the gym, minor renovation and repair in the 1926 building, and site improvements. The second phase of the renovation would address the 1926 building.

The school representatives recommend that, as a first step, the 1966 building and the gym be renovated and a new building added to meet the square footage and program requirements of a school with a final maximum population of 620 students. The recommendations of a school with a final maximum population of 620 students. The Phase I improvements include a second phase of capital improvements to follow the first phase. This two-story addition would be more in keeping with the existing buildings and provide better use of the site. A master site plan should be developed to address playground areas, parking, cafeteria delivery access, and bus and car student drop-off lanes in this urban school environment.

In concluding the review of the feasibility study for E. K. Powe Elementary School, the review team emphasized that Powe is a community school. The school's presence enhances and helps to maintain the quality of life within the neighborhood and city. Healthy urban schools are essential to develop an maintain a healthy city. E. K. Powe can serve as a model for an integrated urban school which can attract families to the community.



### **3.2 Feasibility Study for Renovating Club Boulevard Elementary School**

The committee's analysis for this school was led by the school PTA and principal. Their findings, which are presented below, have been transmitted in two letters to the city school administration which are included in an Appendix to this report. The detailed information in these letters was not reviewed or discussed by the committee. Thus, no committee findings or recommendations were developed from it.

The school is ready to welcome all the children and parents who are assigned to it. For the past 25 years or so, the school has served an unusually diverse student population and has served it well, despite a chronic need for space to accommodate the many resource programs now available to students.

The suggestions in the Hoke study for expanding the school to educate an additional 175 students are thoughtful and, at times, ingenious. In spite of the considerable difficulties presented by a school site that is, by current standards, far too small for even its present population, the study has found ways to stretch the facility to its geographical limits and still preserve the appearance of Club as a neighborhood school. Nevertheless, the review of this proposal concluded that it would be a mistake to increase the enrollment at Club Boulevard School.

The present facility is inadequate for the number of students who now attend Club--393. The lack of space is well documented: two years ago the school acquired a portable classroom, and next year the school will receive two more. Program needs have simply demanded more of the facility than it can give. The school was designed to educate children in the 1950's, not in the 21st century. Any addition to the site for the purpose of housing more students will not alleviate this fundamental problem. Certainly, the school needs more space. It does not, however, need more students.

The May 1, 1992, letter in the Appendix details additional space problems that exist in the school. The analysis here and in this letter supports the conclusion that the school needs and deserves to be expanded to better serve its present population. Expansion for the sake of growth in student numbers might satisfy the needs of the school system, but it definitely would not serve an educational end. Any facility on this site that served over 550 students would be severely crowded and would present an insoluble problem with traffic safety.

The Club Boulevard Elementary School desperately needs a new media center, administrative area, and a minimum of four extra classrooms. The cost of these new facilities may approach \$ 1.3 million. It is difficult to see how the school can prosper without the addition of these basic site improvements. The school needs support in its present mission; it does not need to be asked to do the impossible. There are many ways of using the facility as it is (for example, it would be an ideal primary center), and both school and PTA representatives think that is where the proper focus on Club should be.

### **3.3 Feasibility Study for Renovating George Watts Elementary School**

The committee's analysis for this school was led by representatives from the school, its PTA, and the Trinity Park neighborhood association. The analysis consisted of two tasks. The first was the review and critique of the Doggett feasibility study requested by the School Board. The second task was an independent concept design and cost analysis for renovating the school. The analysis of the Doggett study highlighted several important findings:



- o The engineering analysis done for the study demonstrated that the concrete and brick construction of the existing school building is structurally strong and in very good condition.
- o The structural loads of the school are supported by concrete columns rather than by the partition walls between classes or bordering the halls. This will facilitate, and reduce the cost of, removal and rebuilding of all interior walls and ceilings during the renovation process.
- o Additionally, with the exception of a small section of wooden roof joists, the engineering analysis demonstrated that the school's structural materials are non-combustible and can not support combustion. This ensures that the school can be renovated with steel bar joists to replace existing wooden ones, metal studs and fire-rated sheet rock in interior partitions, and fire-rated sheet rock in halls and stair wells to meet or exceed Type II building fire design guidelines as prescribed under the North Carolina State Building Code.
- o Another important finding of the Doggett study is that the cost of construction for new building space during the renovation will be about \$ 65/FT<sup>2</sup>. This eliminates earlier concerns that school renovation costs might be \$90-100/FT<sup>2</sup>.

The Doggett study's two proposals for Watts Street Elementary School are summarized in the center column of Table 1. Note that both proposals are for a school student population of about 288-300, and that the costs have been adjusted for accuracy and consistency as noted at the bottom of the table. The proposed use of space in the Doggett renovation proposal is summarized in the third column in Table 2 as well.

After evaluating the Doggett renovation proposal, the representatives take exception to a number of the cost estimates in the Doggett study, and a number of design assumptions in the Doggett renovation proposal presented to the School Board. For example, a review of the cost estimates in the Doggett study indicates that elevator, stair tower, and air conditioning construction estimates alone are about \$ 700,000 too high.

Although the Doggett renovation proposal thoughtfully implements many of the North Carolina Public School Facility Standards, it also represents a design approach that creates a very large new building area to ensure that as much space as possible is located at ground level. This in turn contributes to high total building costs.

The Watts Street representatives prepared a concept design for renovating the school to demonstrate that a different design philosophy can accommodate 400 students in about 56,000 FT<sup>2</sup> for about \$ 3,664,000. A 300-student version of this design could be completed for about 75-80% of this cost.

These designs provide a better use of space and lower construction costs than the Doggett design approach (288-300 students, 65,800 FT<sup>2</sup>, and \$ 4,493,000 estimated cost). Tables 1 and 2 present a comparison of students, space use, and construction costs for the Doggett renovation proposal and for the alternative renovation plan developed for the committee and School Board by the George Watts representatives. Appendix A presents additional detail about the costs for the alternative design.



It is important to note that the George Warts renovation proposal is a "proof of concept" rather than a more accurate architectural design. This is because the committee had neither the funds to acquire significant architectural support nor the time to accomplish more than the concept design. However, it effectively demonstrates that other design solutions to renovating the school can both comply with the facility standards and accommodate additional students in a very cost-effective manner.

Figures 1, 2, and 3 illustrate this design for a 400-student population at the school. This design includes a new, 2-story, 23,000 FT<sup>2</sup> addition at the rear of the present building. The plan includes four stair towers and an elevator to ensure far more exit capacity than required for a 400-student school of this configuration. A limited redesign of the existing stair towers (hand rails, tread-riser joints, etc.) may be needed to meet building code standards. However, discussion with State insurance, building, and fire officials indicate that the existing school stair towers can be renovated to meet state standards and, with the addition of fire-rated sheet rock, provide a 2-hour fire rating if desired.

As illustrated in Table 2, all of the educational space in the alternative design prepared by the George Warts representatives meets or exceeds the facility standards for elementary schools. This Table also summarizes the allocation of space in the Doggett renovation plan for comparison. The source of the space estimates for the Doggett renovation is the report submitted to the School Board. However, the space estimates contained in this report differ somewhat from the space estimates in the architectural drawing presented to the School Board (but not reproduced in the report) which in some cases are much greater.

As required by the State facility standards, the K and 1st grade classrooms and associated facilities of the alternative plan are located on the "ground" floor, and 2nd grade classrooms are no more than one floor above ground level. Note that the concept design includes maximum class sizes recommended by the standards; a cafeteria that can accommodate the student population at two luncheon seatings; a special K/1st art-music-project room on the first floor; large science, music, multipurpose, and art rooms; and ample special teaching rooms and teacher work areas.

The total project cost estimate for renovating the school to achieve this design is presented in Table 3. This estimate is based on a \$65/FT<sup>2</sup> cost for building the new addition and a \$51/FT<sup>2</sup> cost for renovating the existing building. The Appendix presents the basis for this \$ 3,663,000 estimate and the results of a survey of local elementary school construction and renovation that support the reasonableness of these two cost factors.

In developing the concept design for the George Warts Elementary School, the committee emphasized that Warts is a community school that reflects the diversity of its students and their neighborhoods. Recognized as an outstanding educational environment, the school attracts an integrated student population from Burch Avenue, Trinity Heights, Walltown, and Trinity Park neighborhoods. The school's presence serves as a magnet to draw families to the City of Durham and enhances the stability and quality of life in many adjacent urban neighborhoods. Finally, the committee placed a high priority on the continued presence of the school as a neighborhood focal point and a significant architectural landmark worthy of preservation. It was concluded that no alternative use or structure could replace the loss of a building so important to the hearts and lives of the community.



**Table 1.  
Summary Comparison of Renovation  
Proposals for George Watts Elementary School**

Item	Doggett Proposals New Building Renovation	Alternative Proposal <sup>1</sup> Renovation
Total Students	288	400
Total Space (FT <sup>2</sup> )	45,000	56,291
Total Cost	\$3,592,175 <sup>1</sup>	\$4,492,649 <sup>2</sup>
		\$ 3,663,941

<sup>1</sup>Cost estimate of \$ 3,313,500 from page H2 of Doggett report adjusted to include Doggett's estimate of site costs @ \$ 112,175 and 6% design and fee costs @ \$ 175,500.

<sup>2</sup>Cost estimate of \$ 4,266,603 from page H2 of Doggett report adjusted to include 6% design and fee costs @ \$ 226,045.

<sup>3</sup>This proposal was developed, reviewed, and presented to the committee by George Watts representatives Larry Tilley, Sam Hodges, Delia Robinson, and Dale Pahl.

**Table 2.**  
**Component Comparison of Renovation Proposals for**  
**George Watts Elementary School**

(Itemized area will not add to total area)

Room Type	N. C. School Facility Sqd	Doggett Plan		Alternative Plan	
		Rooms	FT <sup>2</sup> Total FT <sup>2</sup>	Rooms	FT <sup>2</sup> Total FT <sup>2</sup>
K	1200	2	1200 2400	3	1200 3600
1st	1000-1200	2	1000 2000	3	1000 3000
2nd	1000-1200	2	1000 2000	3	1000 3000
3rd	1000-1200	2	1000 2000	3	1000 3000
4th	850-1000	2	850 1700	3	1000 3000
5th	850-1000	2	850 1700	3	1000 3000
EC	450-1200	1	1200 1200	1	700 700
Science	1000-1200		not included	1	1200 1200
Music	850-1000		not included	1	1000 1000
Art	850-1000	1	1200 1200	1	1000 1000
K/1 Center <sup>1</sup>	N.A.		not included	1	700 700
Media	1600+	1	1800 1800	1	1800 1800
Media Support	1200	1	1200 1200	1	1200 1200
Kitchen	1350+	1	1064 1064	1	1500 1500
Cafeteria	1800+	1	2397 2397	1	1800 1800
Multipurpose	3600+	1	4650 4650	1	4364 4364
Computer	450	1	695 695		not included <sup>2</sup>
Administration	1700+		2690		1710
Special Teaching	450	3	450 1350	7	varies 1060
Guidance	450	1	400 400	1	700 440
Lounge	varies	1	370 370	1	230 230
Copier Area	varies		not included	1	150 150
Conference	varies	1	450 450		not included
Teacher Storage	varies	4	varies 1400	4	varies 1460
Other	varies	1	swing room1000		not included
Toilets & Circulation	varies		10,856		14,348
TOTAL NEW SPACE			32,219		22,676
TOTAL RENOVATED SPACE			33,615		33,615
TOTAL SPACE			65,834		56,291

<sup>1</sup> The K/1st Center on the ground floor of the renovated school provides a 700 square foot room for art and music instruction for students in these two grades.

<sup>2</sup> A separate computer room is not proposed for the school renovation because, under this plan, computers would be located in each classroom for easier and more immediate access by the student.

# George Watts Elementary School Renovation Concept Plan (400 Students)

## First Floor Plan

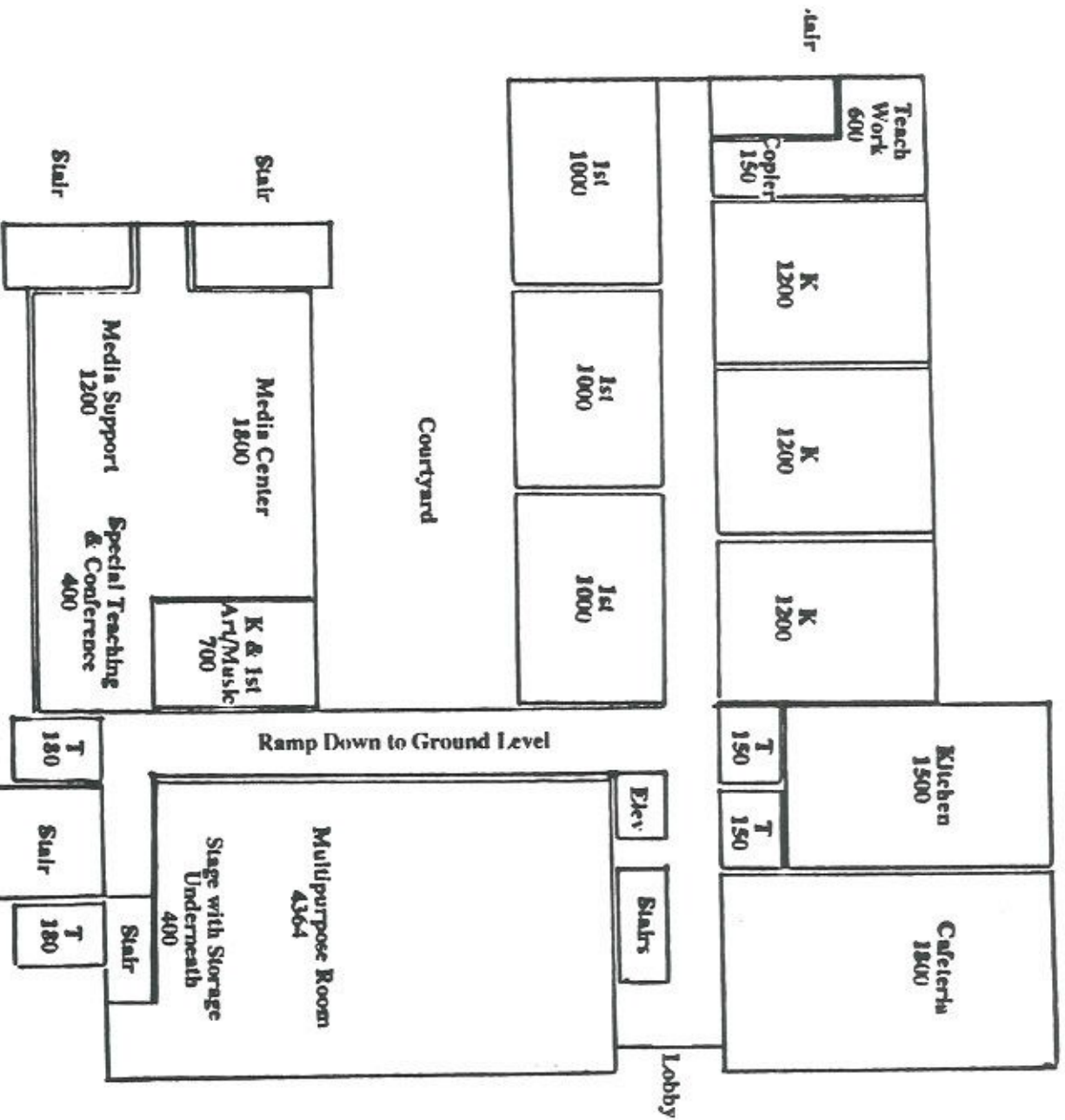


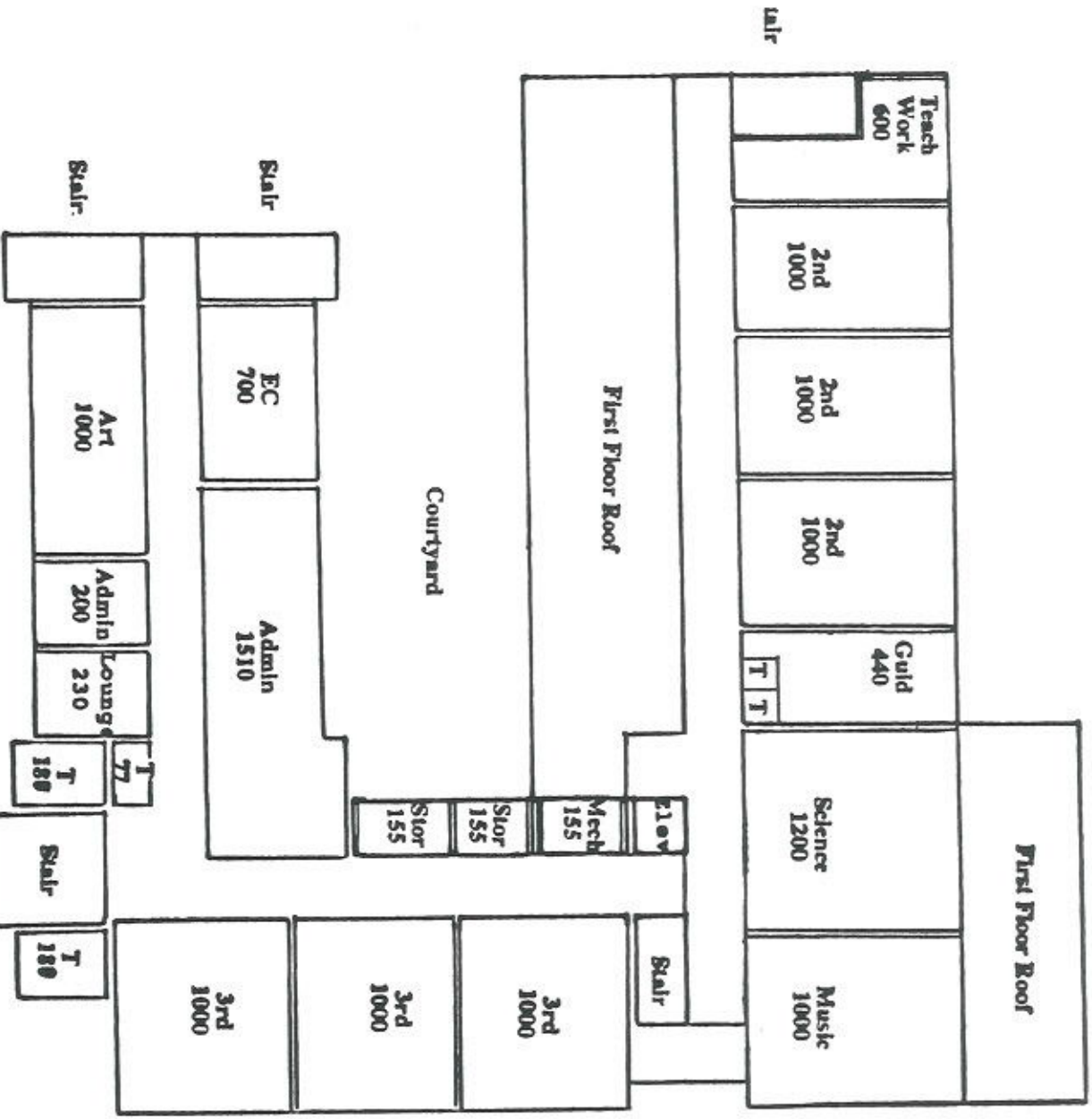
Figure 1.

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# George Watts Elementary School Renovation Concept Plan (400 Students)

## Second Floor Plan



Note: Second floor of new addition is 1/2 level b second floor of existing building. The elevator a stair arrangement shown would ensure easy acci between levels of new/existing buildings.

Figure 2.

George Watts Elementary School  
 Renovation Concept Plan  
 (400 Students)

Third Floor Plan

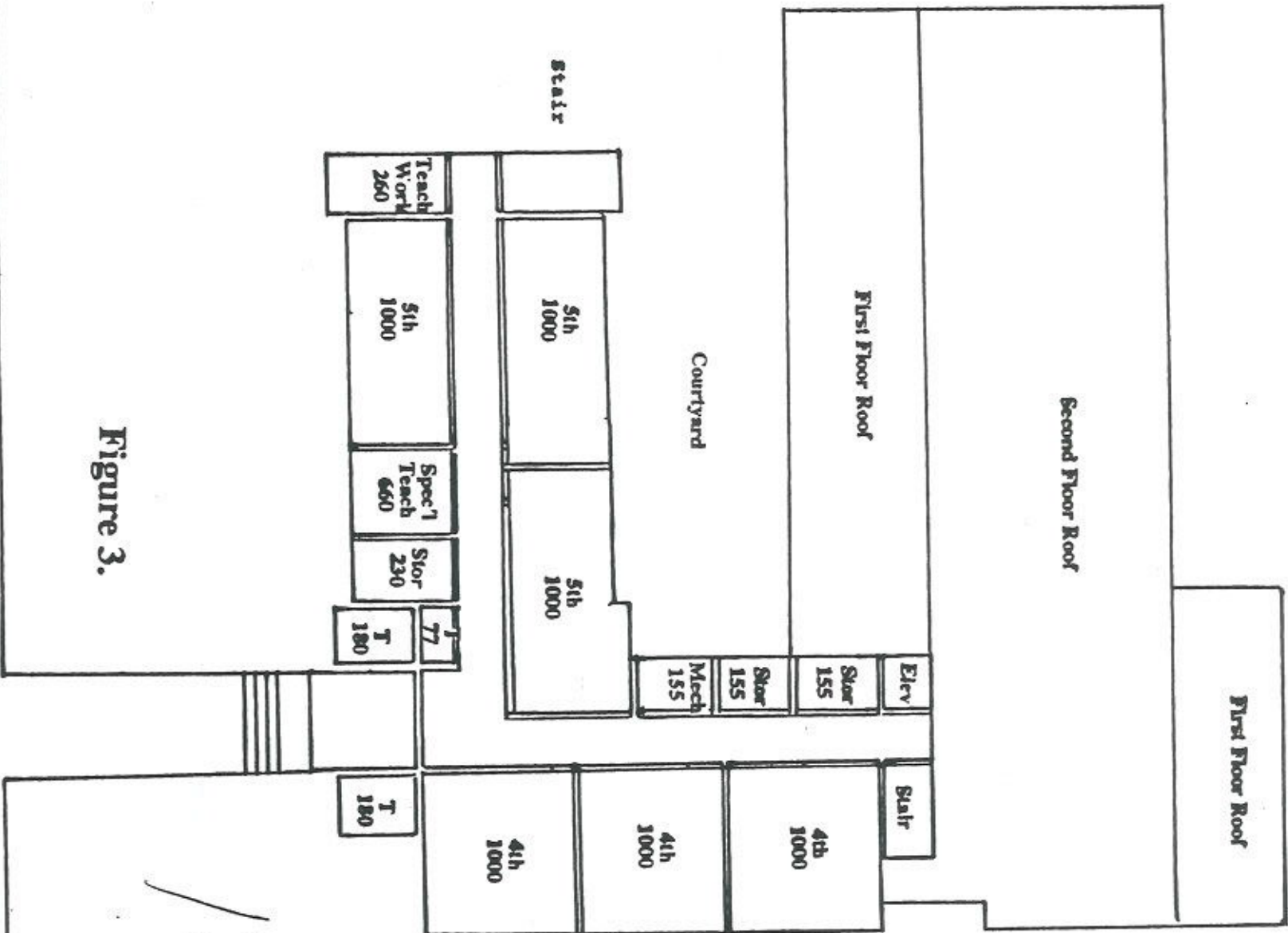


Figure 3.

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**Table 3.  
George Watts Elementary School  
Total Renovation Project Cost  
(400 Students)**

Item	Cost
Building Construction and Renovation	\$ 3,077,941
Site Work and Landscaping	\$ 100,000
Contingency (@ 10% of Building Cost)	\$ 300,000
Design Costs and Fees (@ 6% of Building Cost)	\$ 186,000
<b>TOTAL COST</b>	<b>\$ 3,663,941</b>

B



## **Appendix A:**

### **Data for Estimating**

#### **George Watts Elementary School**

##### **Renovation Costs**

**Watts Street Elementary School  
400 Student Renovation  
Data for Estimating Total Project Costs**

**First Floor Plan**

Rooms	Space	New FT <sup>2</sup>	Renovated FT <sup>2</sup>
3	K	3600	
3	1st	3000	
1	Media Center		1800
1	Media Support		1200
1	K - 1 Art/Music Center		700
1	Kitchen	1500	
1	Cafeteria	1800	
1	Multipurpose Room		4364
2	Conference/Spec Teach		400
4	Toilets	300	360
1	Teacher Storage/Copier	750	
	Hallways	1968	1540
	Stairs	560	880
	<b>TOTALS</b>	<b>13,478</b>	<b>11,244</b>
	<b>COSTS<sup>1</sup></b>	<b>\$ 876,070</b>	<b>\$ 573,444</b>

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<sup>1</sup>Cost basis is \$ 65/FT<sup>2</sup> for new construction and \$ 51/FT<sup>2</sup> for new construction.

## Second Floor Plan

Rooms	Space	New FT <sup>2</sup>	Renovated FT <sup>2</sup>
3	2nd	3000	
3	3rd		3000
1	Exceptional Children		700
2	Administrative Offices		1710
1	Teacher's Lounge		230
1	Art		1000
1	Mechanical Room		155
1	Teacher Storage	750	
1	Guidance Counseling	440	
1	Science/Project Room	1200	
1	Music Room	1000	
5	Toilets	300	437
	Hallways	1568	1568
	Stairs	560	880
	<b>TOTALS</b>	<b>8,818</b>	<b>10,320</b>
	<b>COSTS<sup>1</sup></b>	<b>\$ 573,170</b>	<b>\$ 526,320</b>

<sup>1</sup>Cost basis is \$ 65/FT<sup>2</sup> for new construction and \$ 51/FT<sup>2</sup> for renovation.



## Third Floor Plan

Rooms	Space	New FT <sup>2</sup>	Renovated FT <sup>2</sup>
3	4th		3000
3	5th		3000
4	Special Teaching		660
1	Teacher Storage		230
1	Mechanical		155
2	Storage		310
3	Toilets		433
	Hallways		1660
	Stairs	340	260
	<b>TOTALS</b>	<b>340</b>	<b>9,708</b>
	<b>COSTS<sup>1</sup></b>	<b>\$ 22,100</b>	<b>\$ 495,108</b>

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<sup>1</sup>Cost basis is \$ 65/FT<sup>2</sup> for new construction and \$ 51/FT<sup>2</sup> for renovation.

## **Evaluation of Actual Costs to Construct New Elementary Schools and Renovate Existing Elementary Schools in the Raleigh-Durham Area**

One of the key questions during the feasibility phase of the design process is what are the potential costs of construction? One way to answer this question is to seek informal cost estimates during the design process. However, when a number of functionally similar structures have been built in the surrounding area, another alternative is to evaluate the actual costs contractually agreed to and/or incurred for the completion of these buildings.

This section of the report presents the results of a survey of elementary school construction costs in the Raleigh-Durham area. Before presenting this data, several things should be noted. First and foremost is the fact that during the recession and severe slump in new construction that accompanied it, the costs of construction have not increased with the general economic inflation. Thus, the 1990, 1991, and 1992 cost estimates presented here have not been adjusted with an inflation index to a common year of reference.

The second item to consider is that new school construction costs include items which are typically not present in renovations of existing school buildings: site preparation, grading, and the building foundation and shell. Thus, unit costs for renovation of existing school buildings would be expected to be 20-30% lower than the unit costs for new construction presented in these tables.

The third item to consider is that interpreting existing school renovation costs requires comparison of the scope of the renovation project. In the costs provided here for Wiley Elementary School (downtown Raleigh), renovations were very similar to, but not quite as extensive as, those proposed for George Watts Elementary School. Wiley renovations included site work, a new parking lot, sidewalks, the addition of a new 7,178 square foot adjoining building, and partial renovations to the interior of the existing building. These renovations included plumbing and electrical systems, the addition of air conditioning, window replacement, changes to wall, ceiling, and floor coverings in some areas, and the addition of an elevator.

After considering the cost information presented on the following pages, the current recession and real estate market, and the demand on the local building industry, we estimate that elementary school project costs would range from \$63-66/square foot for new construction and \$50-52/square foot for renovation of existing buildings.

# ACTUAL Construction Costs for New Elementary Schools

Summary of New Elementary School Construction Costs<sup>1</sup>  
(Research Triangle Area, 1992 Dollars)

School	Total Cost	Total Area	Unit Cost
Little River	\$ 5,761,249	80,660 FT <sup>2</sup>	\$ 71.43/FT <sup>2</sup>
Oak Grove	\$ 5,403,742	81,660 FT <sup>2</sup>	\$ 66.17/FT <sup>2</sup>
Hillandale	\$ 5,644,953	85.890 FT <sup>2</sup>	\$ 65.72/FT <sup>2</sup>
Glenn	\$ 5,040,565	72,148 FT <sup>2</sup>	\$ 69.86/FT <sup>2</sup>
Hope Valley	\$ 5,467,429	85,890 FT <sup>2</sup>	\$ 63.66/FT <sup>2</sup>

# ACTUAL Construction Costs for New Elementary Schools

Summary of New Elementary School Construction Costs'  
(Wake County Area, 1990 Dollars)

School	Total Cost	Total Area	Unit Cost
Baucom	\$ 316,873	4,987 FT <sup>2</sup>	\$ 63.54/FT <sup>2</sup>
Brassfield	4,126,173	69,805	59.11
Brooks	297,899	4,546	65.53
Combs	313,149	4,762	65.76
Conn	465,690	8,894	52.36
Fox Road	4,298,591	69,805	61.58
Fuller	287,241	4,246	67.65
Green	303,104	4,852	62.47
Joyner	306,247	4,875	62.82
Lacy	283,165	4,246	66.69
Leadmine	4,410,279	69,805	63.18
Lynn Road	322,320	5,100	63.20
Millbrook	310,425	6,050	51.31
Penny Road	4,503,120	69,805	64.51
Poe	344,046	5,100	67.46
Rand Road	4,281,140	69,805	61.33
Vance	3,916,085	61,983	63.18



# ACTUAL Construction Costs to Renovate An Existing Elementary School

School	Total Cost	Total Area	Unit Cost
Wiley	\$ 2,518,827	47,382 FT <sup>2</sup>	\$ 53.16/FT <sup>2</sup>

**Appendix B:**

**Correspondence About**

**Club Boulevard Elementary School**

**Educational Space Needs**

# CLUB BOULEVARD SCHOOL

400 Club Boulevard, Durham, North Carolina 27704

May 1, 1992

Dr. Lynn Smith  
Director of Facilities  
Durham City Schools  
808 Bacon Street  
Durham, N. C. 27703

Dear Dr. Smith:

The lack of space at Club Boulevard School has had a detrimental effect on the delivery of educational services to students this year. It will be very difficult for us to accommodate our projected enrollment for 1992-93 unless something is done this summer to give us more room.

Our school has 19 permanent classroom spaces and one single-wide portable classroom. Currently, our K-5 classes number 16. We have an EMH-SC class, a music room, a computer room, and a Chapter I class. That makes 20 classes—the maximum space now available in the school. Our resource teachers are making do with what little space remains:

- our full-time LD resource shares a room with a combination class (grades 3 and 4);
- what used to be a faculty lounge is now a classroom shared by the AG teacher and our other, half-time LD teacher;
- the speech pathologist holds her classes in a storage room next to the bathroom;
- there is no teachers' workroom—only a small room (110 sq. ft.) that houses our copying machine and paper cutter;
- the art teacher, Spanish teacher, and school psychologist have no spaces of their own whatsoever;
- although we have a wheelchair-bound student who is not entirely toilet-trained, we have no changing room. (It goes without saying that we do not have anything like a health room.);
- because of overcrowding, on Monday, Wednesday, and Thursday only 1 faculty bathroom is available. That bathroom is immediately adjacent to the small workroom (138 sq. ft.) we now use as a faculty lounge and is private only when no one is in the lounge.



Dr. Lynn Smith  
April 30, 1992  
Page 2

On April 28, our enrollment was 395--a high for at least the last 5 years. We have enrolled 3 kindergarten classes each of the past 3 years and expect to do so again this fall. It is likely that the 3/4 combination class we added in February will become a 4/5 combination next fall, and we know for sure that we will be adding a new 3rd grade class.

There is no place to put these classes unless we get more space. Last fall the school Board approved funding for another portable classroom, as I had requested; however, I was told this spring that these funds had been diverted and that no new trailer would be forthcoming.

I honestly do not know how we can accommodate our program next year unless we get some help, and get it soon. If there is not a solution now available from present resources, I suggest that you and I go to the Board and seek their assistance. Our P.T.A. is ready and willing to support such a request.

Sincerely,



Darryll Powell  
Principal

JDP:jcl

cc: Dr. Joyce Edwards  
Superintendent

Susan Brooks and Tana Reynolds  
Co-Presidents  
Club Boulevard school P.T.A.



# CLUB BOULEVARD SCHOOL

400 Club Boulevard, Durham, North Carolina 27704

June 3, 1992

Dear Dr. Jones and Members of the Durham City School Board:

Obviously, Club Boulevard School stands ready to welcome all the children and parents who are assigned to it. For the past 25 years or so, the school has served an unusually diverse student population and has served it well, despite a chronic need for space to accommodate the many resource programs now available to students.

Tim Hoke's suggestions for expanding our facility to educate an additional 175 students are thoughtful and, at times, ingenious. In spite of the considerable difficulties presented by a school site that is, by current standards, far too small for even its present population, Mr. Hoke has found ways to stretch the facility to its geographical limits and still preserve the appearance of Club as a neighborhood school. Nevertheless, we think it would be a mistake to increase the enrollment at Club Boulevard School.

The present facility is inadequate for the number of students who now attend Club--393. Our lack of space is well documented: two years ago we acquired a portable classroom, and next year we are scheduled to receive two more. Program needs have simply demanded more of the facility than it can give. The school was designed to educate children in the 1950's, not the 21st century. Any addition to the site for the purpose of housing more students will not alleviate this fundamental problem. Certainly, Club Boulevard needs more space. It does not, however, need more students.

Attached is a copy of a letter I sent to Lynn Smith, detailing the space problems that exist in our school. What is obvious from the letter, we think, is that Club Boulevard needs, and deserves, to be expanded in order to better serve its present population. Expansion for the sake of growth in student numbers might satisfy the needs of the school system, but it definitely would not serve an educational end. Any facility on this site that served over 550 students would be severely crowded and would present an insoluble problem with traffic safety.

Our school desperately needs a new media center, administrative area, and a minimum of four extra classrooms. It is difficult to see how the school can continue to prosper without the addition of these basic site improvements. Club Boulevard needs support in its present mission; it does not need to be asked to do the impossible. There are many ways of using the facility as it is (for example, it would be an ideal primary school), and we think that is where the proper focus on Club should be.

Darryll Powell, Principal  
Susan Brooks, P.T.A. President

## **Appendix C:**

### **Critique of the Existing**

### **E. K. Powe Elementary School Facility with Recommendations and Proposals**

# Critique of the Existing E. K. Powe School Facility with Recommendations and Proposals

The following options are submitted for consideration in order to meet the proposed educational program goals outlined by the E. K. Powe school community in their initial discussions regarding the capital improvement needs of the school. They are written in response to the Board of Education's request for input by our school's representatives to the larger committee studying the feasibility issues surrounding capital improvement expenses for George Watts, Club Boulevard, and E. K. Powe Schools. The goals statement contained within this document has been reviewed and supported by the *School Board Committee for Review of Renovation Proposals*. The remainder of this document has not been reviewed by that committee.

These proposals are preliminary at best and will require much reflection and more involvement by the larger school community before implementation. For example, the proposal herein does not support the closing of George Watts School. The proposal only allows for an increase to 524 students which is not sufficient to accommodate the minimum of 600 students required if George Watts is closed. Modification of this proposal would be necessary in order to accommodate the additional 75 students.

## Goals

The following goals were instrumental in directing the approach being proposed:

1. The school community should remain together during any renovation and/or expansion. This is best accomplished by phasing the renovation and expansion to allow continued use of Powe during the work. Only if this proves impossible should other options be explored.
2. All expansion should occur on the current site in order to avoid displacement of those families behind the school and destruction of affordable housing.
3. All spaces in the existing facility should be designed to meet the requirements of contemporary education practice. Of particular note is the fact that the 1926 building cannot be renovated to meet the recommended classroom sizes short of complete gutting and reconstruction.
4. The location and use of parking areas, bus access, parent drop off, cafeteria delivery access, and playgrounds should all be redesigned to accommodate a safe and efficient environment.

Recognizing the limitations inherent in an urban location, the school community is willing to make compromises in playground space available as dictated by the current site's size.

## Summary

The proposal is for a two stage expansion and renovation. The first stage is estimated to cost \$4,020,000. No estimate of the second stage costs has been made.



## **1926 Building**

The existing 1926 building cannot be renovated to meet recommended classroom sizes and also provide adequate support spaces for the present or future educational program. In the 1988 State Facility Study for Durham City Schools, this building was rated as a Class 4 building with a life expectancy of five years. The design is inadequate for a modern educational program and too inflexible to be adapted.

The space in the 1926 building could be used during a phased construction project for administration and resource rooms. The second phase of a phased project could address this building.

## **1947 Building**

The existing classroom sizes are too small and do not provide the necessary support spaces as recommended by state guidelines and modern educational program standards. The most recent State Facility Study rated this building as a Class 3 Building. Class 3 buildings are considered inflexible and limiting to educational programs. This is especially the case with this building.

Renovation of the current building to meet standards would result in three teaching stations. The cost for the renovation would be \$200,000 (10,000 sq. ft. x \$20 per sq. ft.). To relocate three teaching stations into the proposed new addition would cost \$300,000 (4,600 sq. ft. gross x \$65 per sq. ft.). The demolition of the 1947 building would cost \$20,000 (10,000 sq. ft. x \$2.00 per sq. ft.) for a total cost to relocate the teaching spaces into the new addition of \$320,000. This would result in three well-equipped classroom spaces that would meet current standards and be acceptable for years to come.

Additionally, demolition of the building would free space on the current site for a bus drop off lane, teacher and staff parking, and improve circulation between the new addition and the other facilities like playgrounds, the gym, and existing buildings. Currently, this building impedes adequate circulation on the site.

## **1966 Building**

The 1988 State Facility Study rated this building as a Class 3 building. The design for this building is generally adequate. the food service area and the media center are adequate in size, but are in need of renovation to meet modern standards. The classrooms minimally meet criteria for grades 4 and 5, but do not provide for classroom support areas. These spaces can be used for grades 4 and 5 during phase 1. Renovation of the 1966 building would cost \$600,000 (20,000 sq. ft. x \$20 per sq. ft.). Phase 2 of the project could include relocation of the 7 classrooms into the replacement facility for the 1926 building.



**E. K. POWE ELEMENTARY SCHOOL  
PROPOSED PROGRAM**

**PHASE I**

	No. of Rooms	Sq. Ft. Ea. Room	Room Location
<b>Classrooms</b>			
Pre-Kindergarten	1	1,200	New Addition
Kindergarten/First Grade	7	1,200	New Addition
Second Grade/Third Grade	7	1,000	New Addition
Fourth Grade/Fifth Grade	7	850+/-	1966 Building
<b>Total classrooms</b>	<b>22</b>		
<i>24 students per K-5 C.R.</i>			
<i>20 students per Pre-K C.R.</i>			
<b>Total students</b>	<b>524</b>		
<b>Special Use Rooms</b>			
Resource Rooms	7	846	1926 Bldg.
		801	
		723	
		722	
		652	
		547	
		547	
Self contained Classrooms	1	1,200	New Addition
Science		1,200	New Addition
Art		1,200	New Addition
Music		814	1926 Bldg.
Media Center		3,568	1966 Bldg.
Gymnasium		4,768	1926 Bldg.
Auditorium		3,794	1926 Bldg.
<b>Food Service</b>			
Kitchen/Service		2,381	1966 Bldg.
Dining		3,582	1966 Bldg.
<b>Administration</b>			
Principal		240	1926 Bldg. First Fl.
Assistant Principal		173	
Reception/Secretary		280	
Student Services		150	
Conference		440	
Workroom		646	
Storage/Bookroom		166	
Health		117	
Guidance		723	
Records		100	
Itinerant Teacher Offices	3	100	
Lounge		340	
Teacher Workroom		536	1966 Bldg. Second Fl.
Teacher Workroom		600	New Addition

E. K. POWER ELEMENTARY SCHOOL  
ESTIMATE OF CONSTRUCTION COST

PHASE I

*Proposed Program*

22 Classrooms  
24 Students per Classroom K-5.  
20 Students per Classroom Pre-K.  
524 Total Students

*Proposed Facilities*

Current School	64,737 sq.ft.
Existing to be removed (1947 Building)	10,000 sq.ft.
Existing to remain	54,737 sq.ft.
Proposed New Addition	36,000 sq.ft.

*Proposed Phase I Design*

New Addition  
15 Classrooms(1 Pre-Kindergarten, 7 Kindergarten/First Grade, 7 Second/Third Grade), 1 Self contained Classroom, and a Teacher Workroom.  
1966 Building  
Renovate existing Food Service and classrooms.  
1926 Building  
Minimal renovations as required to use the building for Administration, Resource Rooms and Music. Phase II of the project would address the 1926 building.  
1947 Building  
To be removed.

*Project Cost*

New Addition	\$65.00 x 36,000 sq.ft.	\$2,340,000
Renovations (1966 Building)	\$20,00 x 30,000 sq.ft.	\$ 600,000
Soft costs		\$2,940,000
Demolition(1947 Bldg.)	\$12% x \$2,940,000	\$ 352,800
Site Improvements	\$2.00 x 10,000 sq.ft.	\$ 20,000
Furniture/Equipment	\$6.00 x 18,000 sq.ft.	\$ 600,000
		\$ 108,000

*Total Project Cost Phase I* **\$4,020,000**

**Appendix D:**  
**Minutes of Committee Meetings**  
**&**  
**Discussion of Pro's and Con's**



**12 May 1992**

Minutes of committee studying proposals for Watts, Club and Powe elementary schools.

**AGENDA:**

Distribute information

List criteria for make final decisions and recommendations

Clarify information

List committee members concerns and expectations

**Charge to the Committee by school board:**

Review and critique Doggett and Hoke studies

Recommend by June 3 how the school board should proceed regarding the three schools in terms of

Reach consensus about the issues, but if that is not possible, submit to the board a detailed report representing the different views

The three options are:

1. Close Watts elementary. If so, where should the funds for renovating Watts be used? And what should be done with the building?
2. Renovate Watts to serve its current function.
3. Renovate Watts and use it for a different function.

**CRITERIA**

School accessible to neighborhood

Safety

Want to keep Powe

Impact on the neighborhood

Impact on current facilities

What the facilities can handle

Cost effectiveness of handling students

Adequate facilities

Good learning environment

Minimum disruption of school life during renovation

Maximum opportunity for high quality education based on resources

Expansion should not take over private property

Academic success of school considered (compared to kids of similar backgrounds)

All facilities meet the needs of contemporary education program

Meeting academic and social needs of students

If Watts is closed, look at additional staff needed for increased enrollment at other schools

Fit the cost of additional staff into the plan  
Ensure complete staff to meet student needs

Club should be renovated to provide quality education regardless of Watts closing  
Consider impact of size of school on students themselves

Respect for each community's history and architecture

Consider the role of each school in the community it serves

Criteria will be refined further during the next meeting

### **CLARIFY INFORMATION**

Can we get data on analogous states or cities regarding their per pupil expenditures?

The only money available for renovation in all three schools is the \$6,000,000 mentioned in the report. All other money has already been spent or is reserved for Durham High pending the decision on what should be done in that school.

What is the cost of busing students per mile/per pupil?

### **WATTS CONCERNS**

Closing will create tremendous problems, negatively affecting the community

Closing will also have a negative impact on the other schools

Closing will be a tremendous waste

Watts and Club are the schools closest to full integration -- we should retain them

School attracts young families with school age children to the community

Want to keep school small because people know each other

School contributes to sense of community

Now students walk to school

In a small school staff can nurture needy students to a much larger degree

### **CLUB CONCERNS**

Not designed to offer services required in a 21st Century school

Classrooms too small

Little room on campus for expansion

Traffic a safety problem with no ready solution

School has significant community history

Prefer to keep school size small

School is caught in the middle

### **POWE CONCERNS**

Expansion will cause loss of irreplaceable low cost housing

Community depends on access to quality education -- 2 views:

Without expansion won't get new programs -- big is better

Small school is better

This is a dynamic school, need to keep it together

What will be done with students during renovation?

Compare apples with apples -- cost/sq.ft or cost/student in each allocation

Equitable services and facilities for each school

Phase construction plant to avoid interruption of school services

## **AGENDA FOR SECOND MEETING, MAY 26**

**Prioritize Criteria**

**Discuss Pros/Cons of each option**

26 May 1992

Minutes of committee studying Watts/Club/Powe elementary school renovation options.

#### OPTIONS

1. Close Watts Elementary
2. Renovate Watts for current use (330 enroll).
3. Renovate Watts for different school function.
4. Renovate for expanded enrollment (400 - 450)
5. Demolish school and start over (cheaper according to Doggett Report.)
6. Sell G. Watts property and do something else.

#### #1--PROS--CLOSE WATTS

- Issue no longer debatable.
- Perceived to be less expensive to operate larger schools.
- Frees funds for use elsewhere.
- Larger school allows for more full-time specialty teachers.
- Possible transfer to up-dated facility.

#### #1--CONS--CLOSE WATTS

- Breaks up neighborhood school.
- Destroys historic structure.
- Detrimental to the neighborhoods.
- Contributes to urban decay.
- Possible overload of remaining schools.
- Kids lose small, supportive environment.
- Increase transportation cost.
- Unsafe for child walkers due to heavy traffic.



- Possible loss of teaching jobs.
- Loss of effective educational environment.
- Loss of comfortable social racial mix.
- Reinforces throw-away mentality.
- Increase barriers to parental involvement.

## #2--PROS--RENOVATE WATTS--CURRENT USE

- Preserve neighborhood school.
- Preserve historic structure.
- Enrich neighborhoods.
- Prevent urban decay.
- Avoid possible overload of remaining schools.
- Kids remain in small, supportive environment.
- Decrease transportation cost.
- Child walkers avoid heavy traffic areas.
- No possible loss of teaching jobs.
- Preserve effective educational environment.
- Preserve comfortable social and racial mix.
- Avoids throw-away mentality.
- Remove barriers to parental involvement.
- Good/sound physical structure.
- Good location.
- Preserve architecturally pleasing building that is compatible with its environment.
- Enhanced educational environment.
- Enhance existing uses and increase uses of facility.

- Meet all state standards except site size.
- Continues pairing of 3 diverse neighborhoods.

## #2--CONS--RENOVATE WATTS--CURRENT USE

- Issue no longer debatable.
- Perceived to be less expensive to operate larger schools.
- Frees funds for use elsewhere.
- Larger school allows for more full-time specialty teachers.
- Possible transfer to up-dated facility.
- Temporary relocation for students.
- May lose school anyway--below state standard for size.
- Too small for growing student population.
- Perceived as not cost effective compared to other options.
- Contrary to state recommendations

## #3--PROS--RENOVATE WATTS--DIFFERENT FUNCTION

- Saving building with significant historical and architectural appeal.
- New use may be beneficial to neighborhood.
- Perceived reduction in per/pupil cost.
- Possibility of an updated facility.
- More effective use of land and building.
- Continue a success school program and expand the number of kids touched by program if merged with another school.
- Provide expansion facility for merged system for special programs--enhanced flexibility.

### #3--CONS--RENOVATE WATTS--DIFFERENT FUNCTION

- Limited by zoning constraints.
- May not fit in with plan of new merged system.
- May lose facility anyway (5-10 years).
- Perceived as not cost effective compared to other options.

### #4--PROS--RENOVATED FOR EXP. ENROLL.

- Perceived cost effectiveness
- Extend life-time of school.
- Accommodate a growing student population.
- Preserve neighborhood school.
- Preserve historic structure.
- Enrich neighborhoods.
- Prevent urban decay.
- Avoid possible overload of remaining schools.
- Kids remain in small, supportive environment.
- Decrease transportation cost.
- Child walkers avoid heavy traffic areas.
- No possible loss of teaching jobs.
- Preserve effective educational environment.
- Preserve comfortable social and racial mix.
- Avoids throw-away mentality.
- Remove barriers to parental involvement.
- Good/sound physical structure.
- Good location.

--Preserve architecturally pleasing building that is compatible with its environment.

--Enhanced educational environment.

--Enhance existing uses and increase uses of facility.

--Meet all state standards except site size.

--Continues pairing of 3 diverse neighborhoods.

#### #4--CONS--RENOVATED FOR EXP. ENROLL.

--Lose intimacy of small school.

--Possible overload of site.

--Is money available?

--Possible negative impact on architectural integrity.

#### #5--PROS--DEMOLISH AND START OVER

--Perceived most cost effective

--Opportunity for better design of facility.

--No disruption of use of facility during renovation.

#### #5--CONS--DEMOLISH AND START OVER

--After demolition plan might not be followed through.

--Lose historic building.

--Reinforces throwaway mentality.

--Disrupts student life.

--Extremely dangerous.

--Demoralizing to the neighborhoods.

--Loss of old, invaluable trees.



## NEXT MEETING AGENDA

- Critique 2 reports.
- Straw vote on options.
- Reach consensus on option with most support
- Decide on content and format of report to the City School Board

## REQUESTS

- More notice on meetings desired by group. Notice on meeting with Doggett on Friday, May 22. arrived too late for most committee members to attend.
- Ask Dr. Edwards to send copies of these minutes to each of the three schools no later than Friday morning.

2 June 1992

Minutes of Watts/Power/Club Committee

The meeting began with representatives of Watts explaining how the Doggett proposal for Watts renovation can be modified to make better use of the site and expand its student capacity to 400 students and still stay within the Doggett dollar estimate for the renovation. Plans for these will be presented again to the Durham City Schools Board on June 10.

None of the representatives from Club Boulevard Elementary were present at the meeting.

**DOGGETT REPORT**

**Pros**

- Structural soundness establish
- Plan that maximizes classroom space and grounds
- Meets state standards for facility except for lot size
- Reasonable cost--new construct \$65/ft.
- Max. flex of potential use of space

**Cons**

- Poor utilization of existing space/site
- Does not use upper floors to max
  - Overstates potential cost
  - Understates # of students accommodated
    - Some #'s in left field
    - Site cost not included in renovation
  - Some inaccuracies in cost
- Takes up more site
- Poor esthetics
  - Does not fit in neighborhood architecture
- There's no evidence of a better plan

**HOKE (EK Power) REPORT**

**Pros**

- Recognized need to spend \$ at EK Power
- Recog. need for renovation/up-fitting
- 1 of 2 ways to renovate Power without closing school
- Addresses fact that increased student enroll must be accommodated
- Exposed issue of state guidelines being too tough on urban environment
  - Uses space diff. than a suburban
- Tried to address traffic and parking problems
- Identified
- Optimizes ground floor space

### Cons

- Estimate of cost
- Additional land purchase
- Left out relocation costs
- Mistake in estimates
- Requires destruction of a block of affordable housing
- Negative impact on community
- Questionable estimate of site prep. costs on acquired block
- Result of plan left inadequate classrooms in 1926 building
- 1926 bldg. left in current unacceptable state
- Did not address need for larger classrooms, wooden walls
- Does not address quality of the 1926 bldg
- Proposed renovation of 1926 bldg. will not meet current state standards
- Poor esthetics
- Poor use of site
- Failure to consider urban setting
- Did not address minor renovations needed at 366, 1947 bldgs.
- 1947, 1966 bldgs. classroom space not addressed
- Did not address need for gym improvements
- Minimized need for existing auditorium

### HOKE (CLUB) REPORT

#### Pros

- Recog. need to spend \$
- Approach did not seem detrimental to site
- Feasible to do something/need is there

#### Cons

- Suggestion that Club can get funds only if Watts closes
- Does not mention expansion of I-85 that will take land away from Club
- Part of land is on flood plain
- No suitable solution to acquiring more land
- Options for expansion limited
- Wing to be built on very busy street
- Current problems will be exacerbated by transfer of 175 additional students

### VOTE ON OPTIONS FOR WATTS UTILIZATION

	1st choice	2nd choice
1. Close Watts	0	0
2. Ren. Watts (current use/enrollment)	0	9
3. Ren. Watts for diff. function	0	2
4. Ren. for expanded enrollment	11	0
5. Demolish and start over	0	0

## RECOMMENDATIONS

### General

School board should get Community, Parents, and Faculty Involvement in all such decisions as early as possible in the fact finding and decision making process

Don't close Watts

All facilities should meet modern ed. requirements--high priority should be on children  
Committee should present one integrated, consistent report to the Board on June 10

Written report of committee recommendations to the board will be prepared by:

--Bill Breeze

--Larry Tilley

Their draft report to be submitted for group review prior to Board June 10

### Power Recommendations

--Ignore Hoke report--(implementation)

--Explore other options for expansion/renovation

--Current sum, not report sum, be expended (at a minimum)

--Spend dollars currently allocated to Power

--Expand to 2 story, use urban setting

--School board should act now to do above

### Club Recommendations

--Ignore Hoke

--Board to explore ways of funding renovations needed

### Watts

--Recognize life cycle costs, size needs to be economical

--Find \$ necessary



# CLUB BOULEVARD SCHOOL

400 Club Boulevard, Durham, North Carolina 27704

May 1, 1992

Dr. Lynn Smith  
Director of Facilities  
Durham City Schools  
808 Bacon Street  
Durham, N. C. 27703

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- because of overcrowding, on Monday, Wednesday, and Thursday only 1 faculty bathroom is available. That bathroom is immediately adjacent to the small workroom (138 sq. ft.) we now use as a faculty lounge and is private only when no one is in the lounge.

