

School Construction Program



BEST School Construction Program

The BEST (Building Equity Sooner for Tomorrow) School Construction Program was implemented to provide all students across Greenville County with quality school facilities built in a timely manner and at less cost.

The school construction program, completed in 2010, achieved all three goals and received national recognition as the 2008 National Program Management/Buildings Project both Private and Public Award from the Construction Management Association of America.

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Background – The Need

Greenville County Schools, like school districts across the nation, faced the challenge of how to affordably build schools to meet students' needs. The school system had aging and inadequate school buildings and an increasing student population, but could build only a few schools a year due to the debt limit set by the State Constitution. As a result, it would have required at least 23 years to complete the building plan.

A Request for Proposals was issued in 1999 for innovative ideas to address school construction needs and to accelerate the construction process. In April 2002, the school system entered into a Program Management Agreement with Institutional Resources to oversee the accelerated construction and renovation of schools. The School Board later established a non-profit foundation, Building Equity Sooner for Tomorrow or BEST, to fund the program.

Improved Instruction

The "bottom line" for the BEST Construction Program is improved instruction and enhanced academic opportunities for students across Greenville County. Teachers no longer have to work around the limitations of inadequate school facilities. Each school has classrooms of adequate size, innovative lab spaces, music and band rooms, infrastructure to support the latest technology for research and development of ideas, and improved environmental features such as better lighting and heating/air-conditioning.

Safer Schools

Elementary, middle and high schools include a "safety entrance" area for visitors. All new schools have security systems, including surveillance cameras. Telephones are available in every classroom and office for use during emergencies.

Quality School Facilities for All Students

Students across Greenville County have access to quality school facilities with similar features. Equity is ensured as construction standards are the same for all schools serving the same grade levels.

Needed Space for Growing Student Population

The school system is projected to continue to grow. School building needs will be addressed through the annual Long Range Facilities Plan and Capital Improvement Program.

Schools Built When Needed

The accelerated construction schedule, achieved through an innovative funding model using a non-profit funding foundation, BEST, allowed the school system to build schools in 6.5 years versus at least 23 years. In reality, using the traditional "pay as you build" plan, the school system would never catch up with its school building needs.

Scope of BEST School Construction Program

- 70 Schools and Centers
- Same Construction Specifications for ALL Schools Serving Same Grade Levels
- 6.5 Years to Complete 69 of 70 Schools Versus Minimum of 23 Years Using Traditional "Pay As You Build" Plan; Last School Opened August, 2010

Benefits

- Improved Instruction
- Safer Schools
- Quality School Facilities for All Students
- Needed Space for Growing Student Population
- Schools Built When Needed
- Schools Built at Lower Cost

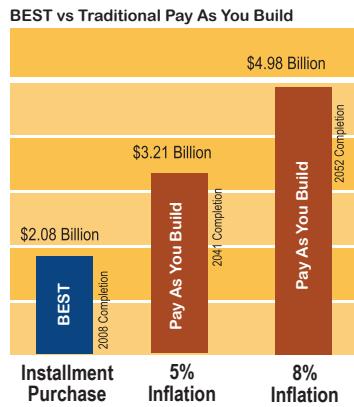


Schools Built at Lower Costs

Financing the BEST School Construction Program is similar to a home mortgage or an installment purchase. Schools are built when needed and the costs are paid off over time.

The BEST School Construction Program cost at least \$1 billion LESS than a “pay as you build” construction plan (based on an annual five percent inflation rate and projected completion in 2041). The cost savings increase to almost \$3 billion when compared to a “pay as you build” plan with a six percent annual inflation rate and projected completion in 2052.

Cost savings are realized through the accelerated construction timeline by avoidance of increasing construction costs due to inflation, standardization of school designs, bulk purchase, and cost effective designs. The total cost of the BEST Construction Program includes \$1.06 billion in construction and program management costs and \$1.02 billion in interest costs over 25 years.



Roles

School Board/School System

- The School Board approved the Facilities Plan, including educational specifications, school capacities, costs, and locations.
- Process to construct schools remained “design, bid, build” as required by the Procurement Code.
- The School Board and GCS administration worked with Institutional Resources to ensure success by monitoring compliance with the contract for construction quality, schedule, costs, and safety.
- The school system makes payments for 25 years to BEST, its non-profit funding corporation, to acquire renovations and new schools, which BEST uses to pay off bonds sold to finance the Facilities Plan.

BEST - (Building Equity Sooner for Tomorrow)

- The non-profit funding corporation provides financing for the Facilities Plan. Established by the School Board, BEST acts on matters referred by the School Board.
- The school system provides BEST with a maximum 50-year lease of the land and existing school buildings and agrees to make payments for 25 years in return for BEST providing renovated and new schools. The lease ends when all payments are made. BEST uses its right to payments and its lease to sell bonds to pay for school construction and renovation.

Institutional Resources

- Institutional Resources served as the school construction program manager, acting as the owner’s representative to ensure schools are built to specifications. (The program management agreement ended December 2008.)

What’s Next?

School Building Needs Beyond the BEST Construction Program

Seventy schools and centers were constructed or renovated as part of the BEST School Construction Program. Greenville County Schools will continue to be challenged to provide quality school facilities for a growing student population. The School Board and Administration are planning for future growth through a Long Range Facilities Plan and Capital Improvement Program. The current plan, updated yearly, is based on the following conclusions:

1. By 2020, growth will require the construction of at least three new schools and additions to five schools. Monarch Elementary School opened in 2012, Dr. Phinize J. Fisher Middle School will open in 2014, and Fountain Inn High School is slated no earlier than 2019.
2. Schools constructed or renovated prior to the BEST Program will be upgraded to include all standards for safety and security, instructional technology, athletic facilities, gyms, and kitchens.
3. A comprehensive maintenance program will maximize the “life” of schools.

BEST School Construction Program

School	Type	Completion Date
A.J. Whittenberg Elementary	New	8/10
*Augusta Circle Elementary	Renv./Exp.	8/02
Beck Middle Academy	New	6/06
*Bell’s Crossing Elementary	New	7/02
Berea High	New	6/06
Berea Middle	Exp.	3/06
*Blue Ridge Middle	Renv./Exp.	12/01
Blue Ridge High	Renv./Exp.	7/05
*Blythe Elementary Academy	New	7/03
Brook Glenn Elementary	New	2/05
Bryson Elementary Addition	Exp.	12/06
Buena Vista Elementary	Exp.	5/05
Carolina High Academy	New	1/06
Cherrydale Elementary	New	7/04
Crestview Elementary Addition	Exp.	12/06
Donaldson Career Center	Renv.	7/05
Eastside High	Renv./Exp.	10/07
Enoree Career Center	Renv.	8/05
Fine Arts Center	New	12/06
Fountain Inn Elementary Addition	Exp.	3/07
Gateway Elementary	Renv./Exp.	2/06
Golden Strip Career Center	Renv.	9/04
Golden Strip Child Dev. Ctr.	New	9/05
Greenbrier Elementary Addition	Exp.	6/07
Greenville Middle Academy	Renv./Exp.	12/07
Greenville Sr. High Academy	Renv./Exp.	12/06
Grove Elementary	New	7/05
Hillcrest High Addition	Exp.	6/05
J. Harley Bonds Career Center	Renv.	6/05
J. L. Mann High Academy	New	10/07
Lakeview Middle	Renv./Exp.	12/07
League Middle Academy	New	8/06
*Mauldin Elementary	New	7/02
*Mauldin High	Renv./Exp.	11/02
*Mitchell Road Elementary	Renv./Exp.	3/02
Monaview Elementary	New	2/05
*Mountain View Elementary	New	12/03
Northwest Crescent CDC	New	9/05
Northwood Middle	New	12/07
*Overbrook CDC	Renv.	11/01
Paris Elementary	New	12/03
Paul Lawrence Dunbar CDC	New	10/05
Pelham Road Elementary	New	6/05
Plain Elementary	Renv./Exp.	12/05
Ralph Chandler Middle	New	5/08
Riley CDC	New	7/04
Riverside High	New	4/06
*Robert E. Cashion Elementary	New	8/03
Roper Mountain Science Center	Renv.	8/05
Rudolph G. Gordon Elementary	New	6/08
Sara Collins Elementary	New	7/04
Sevier Middle	New	7/05
*Simpsonville Elem. at Morton Place	New	8/03
Slater-Marietta Elementary	New	8/03
Southside High Academy	New	6/06
*Stone Elementary Academy	Renv./Exp.	12/01
Sue Cleveland Elementary	New	2/05
Tanglewood Middle	New	8/05
Taylor’s Bus Center	New	5/05
Taylor’s Elementary	New	7/06
Thomas E. Kerns Elementary	New	6/06
Tigerville Elementary	New	1/05
Travelers Rest High	New	11/05
Wade Hampton High	New	12/05
Washington Center	New	7/05
*Westcliffe Elementary	New	8/03
West Greenville	Renv./Exp.	7/05
*Woodland Elementary	New	7/02
Woodmont High	New	7/05
Woodmont Middle	Renv./Exp.	12/07

* Design or construction in progress when Construction Management Agreement was signed. Project completed as part of the BEST Construction Program.