Evaluation of Alternatives

Preferred Solution - Advantages of NC 2A.2:

• Best meets the District’s educational vision and translates the goals embodied in the Educational Plan.

• Best long-term value; lowest cost of new construction options

• Energy efficient, compact, yet flexible layout

• Best overall use of the site; efficient balance of built areas vs. green space

• Secure, single-entrance building design with dedicated driveways safely separating cars, buses, and pedestrians

• Short construction duration, minimizing disruption and the need for temporary facilities
Evaluation of Alternatives

Why not renovate?:

• Does not fully meet the District’s educational vision; less-than-ideal cluster layouts, adjacencies, flow.

• Does not meet all educational space needs- some small classrooms and smaller gym remain.

• Not optimal long-term value – project cost is within 5% of new construction without the attendant benefits: not all systems would be new, systems not as energy efficient, exterior walls not thermally improved.

• Long and very disruptive construction sequence spread over at least three academic years.

• Significant project costs devoted to temporary, non-reimbursable expenses, e.g temporary classrooms, moving, storage, phasing.

• Greater likelihood of unforeseen conditions leading to change orders