

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