



21<sup>st</sup> CENTURY BREVARD HIGH SCHOOL

## PROCESS

Advanced Planning

Building Programming

Schematic Design

Design Development

Construction Documents

Bidding

Construction

Project Completion





# FACILITIES ASSESSMENT



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II. FEASIBILITY ANALYSIS -BREVARD HIGH SCHOOL

II-A. FEASIBILITY ANALYSIS - BUILDINGS

- A. Educational Program Adequacy** - Typical size of classrooms and other functional spaces compared to the N.C. Public School Facility Guidelines.
- o 85% to 100% of current guidelines = 6
  - o 75% to 85% of current guidelines = 3
  - o Less than 75% of guidelines or classrooms less than 600 sq.ft. = 0
- B. Historical or Architectural Significance**
- o Listed on the National Historic Register or of significant regional architectural interest = 2
  - o Strong local historic interest or sentiment or an example of good school design = 1
  - o No particular historical value or architectural interest = 0
- C. Safety and Code Compliance**
- o Generally meets building code requirements (1978 or 1991 code) = 4
  - o Needs some modifications in order to meet current bldg. code requirements = 2
  - o Needs substantial modifications to meet current building code requirements = 0
- D. Relationship to Other Buildings on Site** (including proposed additions)
- o Single building or buildings connected with enclosed corridors = 2
  - o Well organized campus plan, buildings connected with covered walks, interior corridors = 1
  - o Multiple buildings, not connected, some exterior corridors = 0
- E. Handicapped Accessibility**
- o Generally meets state or ADA handicapped code requirements and is suitable for use by physically handicapped persons = 2
  - o Needs some modifications to meet handicapped code requirements and to be used satisfactorily by physically handicapped persons = 1
  - o Needs substantial modifications to be used satisfactorily by physically handicapped persons (e.g. elevators, lifts, new toilet rooms, etc.) = 0
- F. Physical Condition of Building** - (structural, roof, exterior walls, windows, doors, interior partitions, ceilings, flooring)
- o Very good condition, only minor repairs required = 4
  - o Moderate repairs required, some replacements (e.g., new windows or roof) = 2
  - o Structural problems or extensive repairs required, replacement of several systems required (new ceilings, roof, windows, exterior wall repair, moving interior partitions, etc.) = 0
- G. Mechanical and Electrical Systems** - (plumbing, heating, air conditioning, electrical service, lighting, telecommunications, fire alarm, computer)
- o Good plumbing, central heating and air conditioning; safe, efficient electrical service and lighting; operable fire alarm and telecommunications = 4
  - o Moderate repairs and some replacements required (example: may need new air conditioning or lighting, but plumbing, heating and main electrical service in good condition) = 2
  - o Extensive repairs and/or replacement of several systems required = 0

	A	B	C	D	E	F	G	H	I	J	K	L
Administration												
Classroom Building I	6	6	6	6	6	6	6	6	6	6	6	6
Cafeteria												
Kitchen												
Auditorium & Arts												
Classroom Building II												
Science												
Classroom Building III												
CTE Building I												
CTE Building II												
New Gymnasium												
Old Gymnasium												

II. FEASIBILITY ANALYSIS -BREVARD HIGH SCHOOL

II-A. FEASIBILITY ANALYSIS - BUILDINGS

- H. Hazardous Materials** - (asbestos, lead, radon, indoor air quality)
- o Asbestos and other hazardous materials either not present or stabilized = 2
  - o Minor problems with hazardous materials, management program in process = 1
  - o Asbestos or other hazardous materials present in building requiring removal = 0

	A	B	C	D	E	F	G	H	I	J	K	L
Administration												
Classroom Building I	2	2	2	2	2	2	2	2	2	2	2	2
Cafeteria												
Kitchen												
Auditorium & Arts												
Classroom Building II												
Science												
Classroom Building III												
CTE Building I												
CTE Building II												
New Gymnasium												
Old Gymnasium												

Total score (A through H) for building

15	14	11	19	13	14	21	14	13	13	14	9
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A TOTAL SCORE OF 18 OR MORE INDICATES GOOD FEASIBILITY FOR RENOVATION. A TOTAL SCORE OF 12 OR LESS INDICATES POOR FEASIBILITY FOR RENOVATION. PROCEED WITH SITE ANALYSIS.

Feasibility scoring indicates that buildings C & L are poor candidates for renovation. The condition of Buildings B, F, H, I, J & K are in fair condition, but approaching poor. The condition of Buildings A, B, D, E, F & K is fair approaching good. Buildings D & G are in good condition. Further cost analysis required for Buildings A, B, D, E, F, H, I, J & K.



**II. FEASIBILITY ANALYSIS**

**II-B. FEASIBILITY ANALYSIS - SITE**

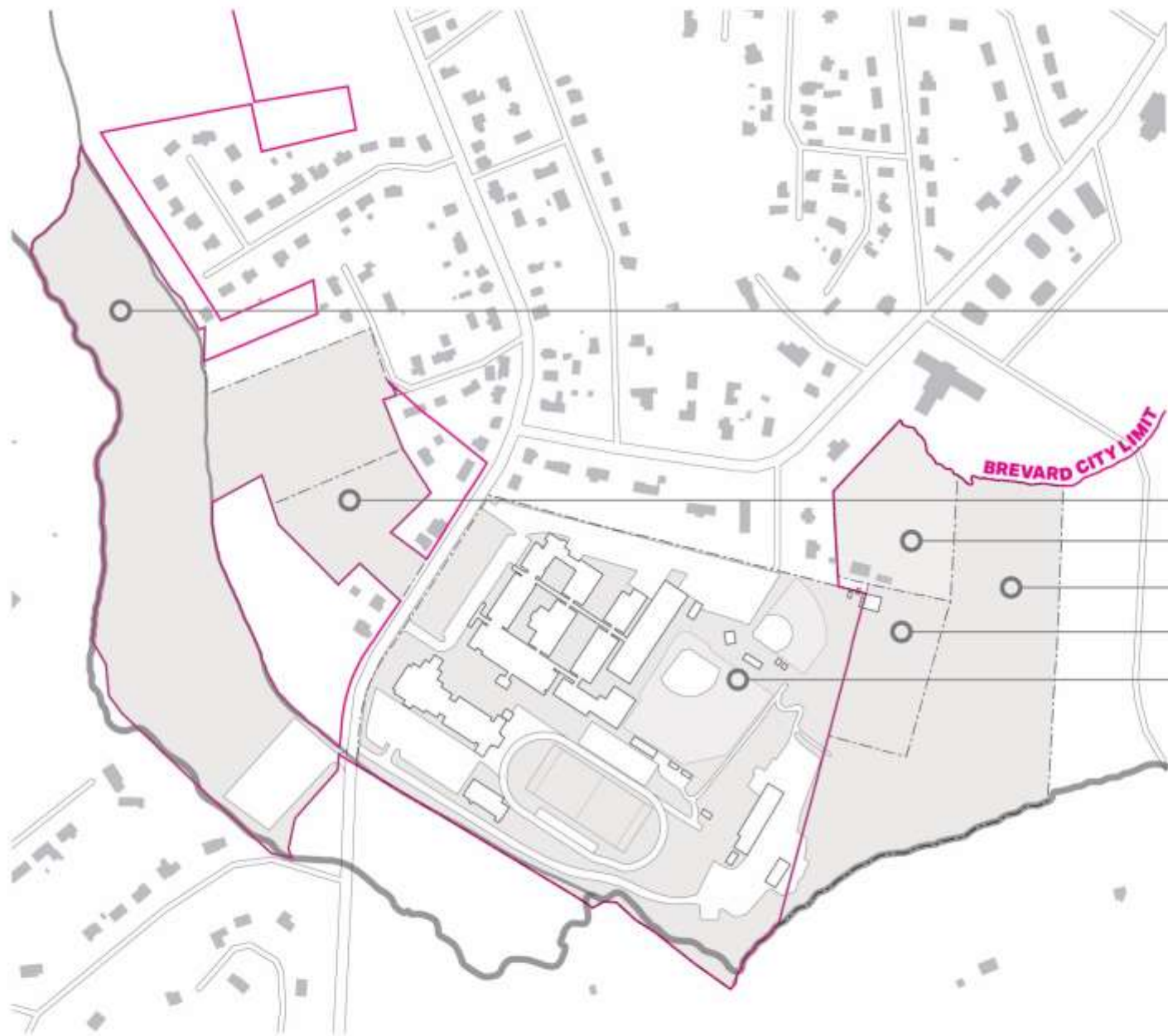
<b>A. Site Adequacy</b> - Size of site compared to the N.C. Public School Facility Guidelines.	<input type="text"/>
o 80% to 100% of current guidelines (or additional land available) =2	<input type="text" value="2"/>
o 65% to 80% of current guidelines = 1	<input type="text"/>
o Less than 65% of current guidelines = 0	<input type="text"/>
<b>B. Location</b>	<input type="text"/>
o Near the center of the student population served =2	<input type="text" value="2"/>
o Important focus of an older neighborhood, 50% or more students live in the neighborhood = 1	<input type="text"/>
o Not centrally located, most students would be bussed from other areas =0	<input type="text"/>
<b>C. Sewer and Water Systems</b>	<input type="text"/>
o Municipal or county sewer and water system =2	<input type="text" value="2"/>
o On-site sewer, adequate for number of students, county water or good well with pressure tank = 1	<input type="text"/>
o Inadequate on-site sewer system or well =0	<input type="text"/>
<b>D. Parking and Traffic Control</b>	<input type="text"/>
o Paved drives with auto and bus traffic separated, adequate parking =2	<input type="text"/>
o Some paved drives or minor traffic conflicts, not enough parking = 1	<input type="text" value="1"/>
o Bus and autos use same drive or children must cross drives to reach playfields or some buildings or bus and/or auto drop-off on street, limited parking = 0	<input type="text"/>
<b>E. Playgrounds and Playfields</b>	<input type="text"/>
o Ample, well developed playfields, gently sloping, handicapped accessible =2	<input type="text" value="2"/>
o Limited playfields, well developed, can be made handicapped accessible =1	<input type="text"/>
o Very small playfields or located across a street from the school or near a busy street or on a steeply sloping site =0	<input type="text"/>
<b>F. Drainage</b>	<input type="text"/>
o Good site drainage, no problems = 2	<input type="text"/>
o Some minor drainage problems, can be corrected economically =1	<input type="text"/>
o Drainage problems, standing water on site, would be costly to correct, or in flood plain = 0	<input type="text" value="0"/>
<b>G. Environmental Problems</b>	<input type="text"/>
o No environmental problems = 2	<input type="text" value="2"/>
o Minor problems or possibility of minor leaks = 1	<input type="text"/>
o Leaking fuel tank or contaminated well or problems with sewer system discharge or standing water under building or other major problem =0	<input type="text"/>
<b>Total score (A through G) for site</b>	<input type="text" value="11"/>

**A TOTAL SCORE OF 10 OR MORE INDICATES GOOD SITE FEASIBILITY. A TOTAL SCORE OF 7 OR LESS INDICATES POOR SITE FEASIBILITY .**

**Feasibility scoring indicates that the existing site is feasible. Existing athletic fields will remain as they exist, with some improvements to incorporate new construction. Work will include ADA and to support the new building configuration. No further analysis is needed.**







1 PARCEL 8585-35-5436-000  
AREA: 22.04 ACRES

2 PARCEL 8585-45-1339-000  
AREA: 2.85 ACRES

3 PARCEL 8585-55-7377-000  
AREA: 13.05 ACRES

4 PARCEL 8585-54-9681-000  
AREA: 12.85 ACRES

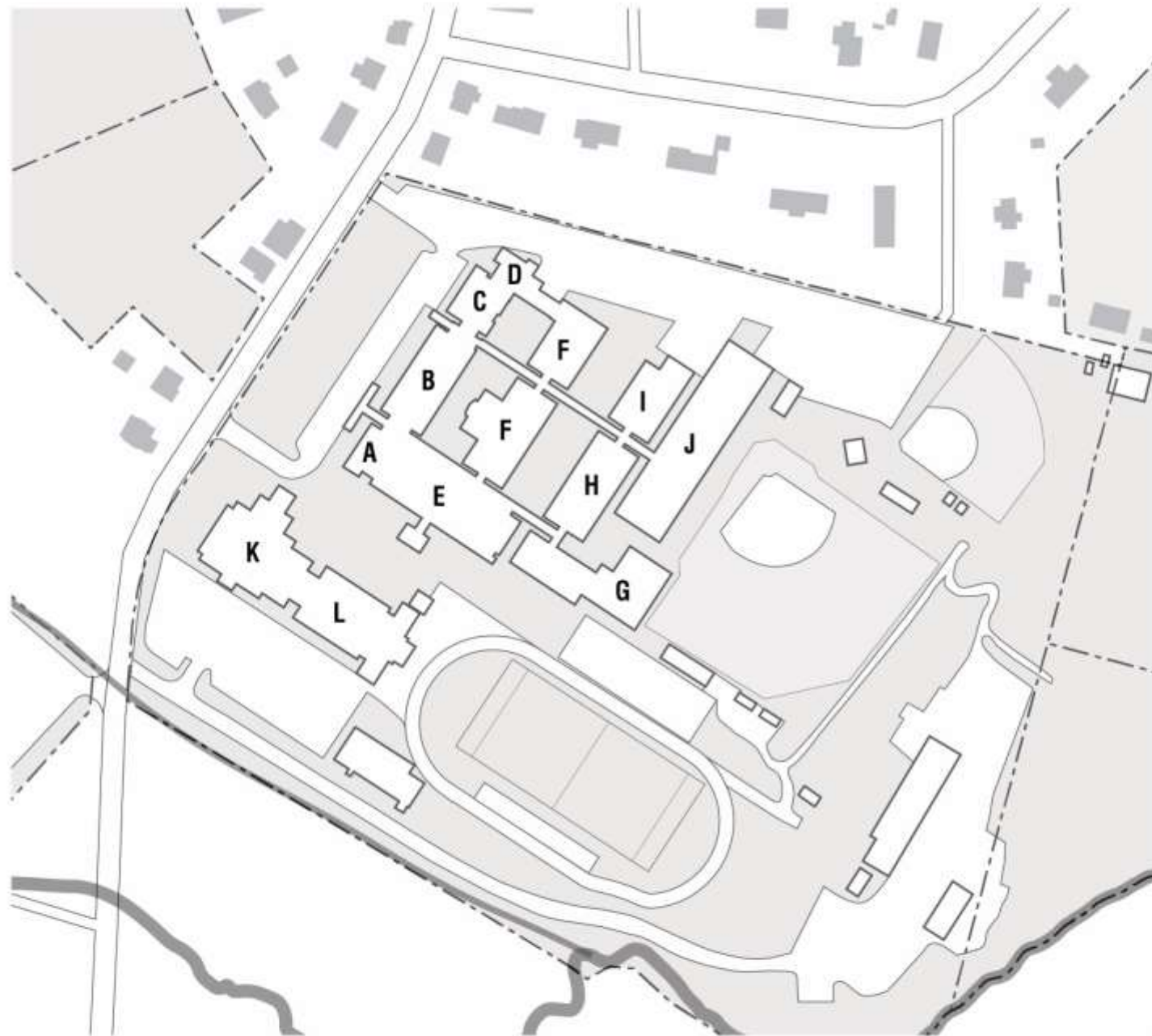
5 PARCEL 8585-54-7844-000  
AREA: 2.88 ACRES

6 PARCEL 8585-44-6723-000  
AREA: 33.08 ACRES

**MAIN CAMPUS**

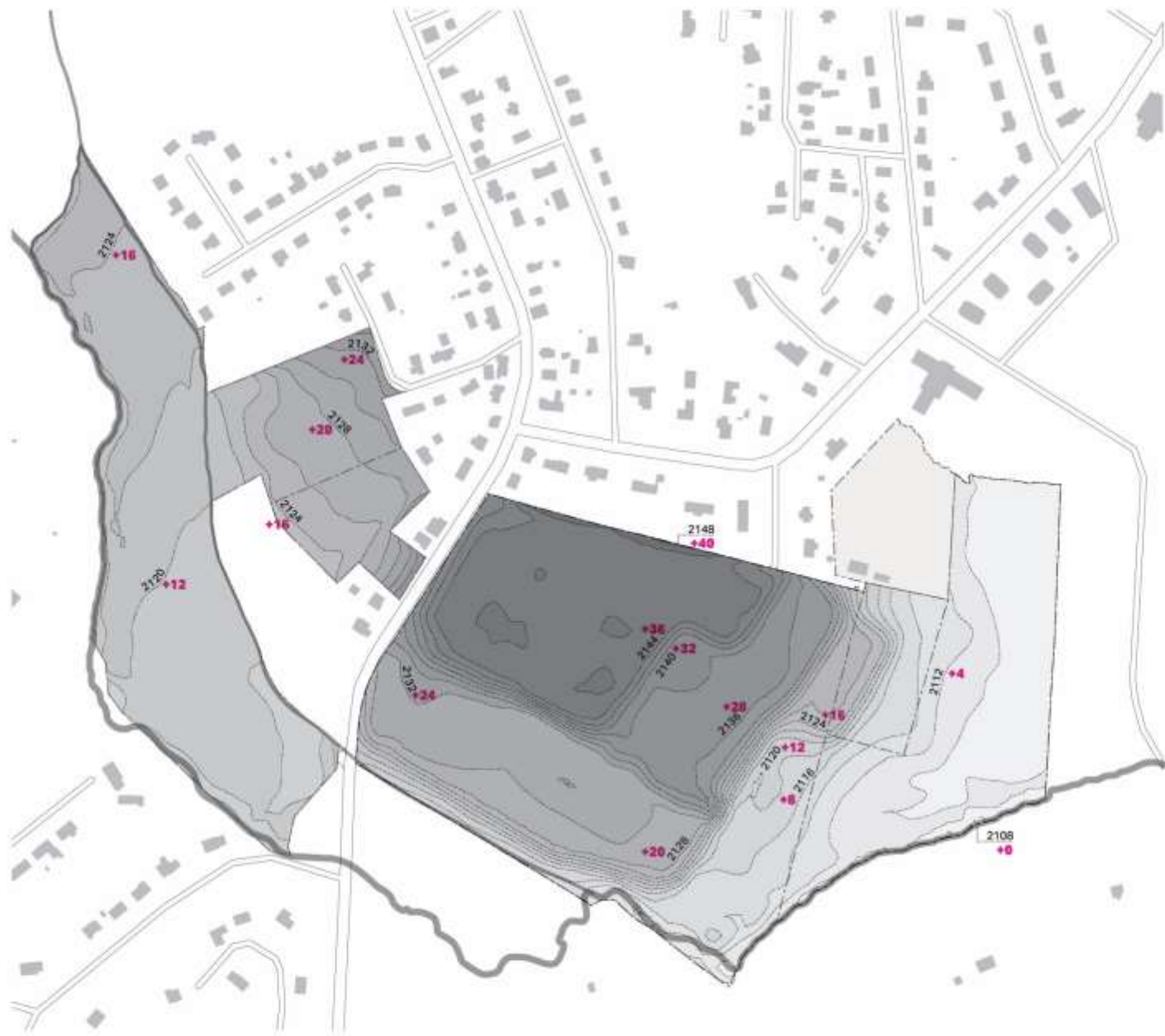
**BREVARD CITY LIMIT**





- A ADMINISTRATION**  
BUILT: 1959  
AREA: 4,224 SF
- B CLASSROOM BUILDING I**  
BUILT: 1959  
AREA: 11,941 SF
- C CAFETERIA**  
BUILT: 1959  
AREA: 4,222 SF
- D KITCHEN**  
BUILT: 1959 / 1989 ADDITION  
AREA: 4,085 SF
- E AUDITORIUM & ARTS**  
BUILT: 1959  
AREA: 18,763 SF
- F CLASSROOM BUILDING II**  
BUILT: 1959  
AREA: 8,678 SF
- G SCIENCE**  
BUILT: 1960  
AREA: 18,811 SF
- H CLASSROOM BUILDING III**  
BUILT: 1959  
AREA: 11,381 SF
- I CTE BUILDING I**  
BUILT: 1960  
AREA: 9,083 SF
- J CTE BUILDING II**  
BUILT: 1976  
AREA: 27,871 SF
- K NEW GYM**  
BUILT: 1988  
AREA: 21,700 SF
- L OLD GYM**  
BUILT: 1959  
AREA: 17,588 SF





EXISTING GRADE  
 - 4ft OF GRADE CHANGE = -3 STORES



SITE ANALYSIS: EXISTING SITE TOPOGRAPHY



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-  500 YEAR FLOOD PLAIN
-  100 YEAR FLOOD PLAIN
-  BFE (BASE FLOOD ELEVATION)
-  TUCKER'S CREEK / NICHOLSON CREEK
-  NEW CONSTRUCTION TO BE 2' ABOVE BFE





**General Residential (G)**  
 HOUSES, TOWNHOUSES, CIVIC,  
 INSTITUTIONAL

ALLOWABLE AREA (SF): < 4000

MAX HEIGHT: 35'

SETBACKS: FRONT 15'  
 SIDE 0'  
 REAR 25'

**IC Institutional Campus**  
 CIVIC, INSTITUTIONAL, RESIDENTIAL,  
 MIXED USE

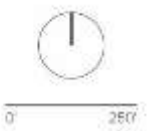
ALLOWABLE AREA (SF): < 20,000\*

MAX HEIGHT: 60'

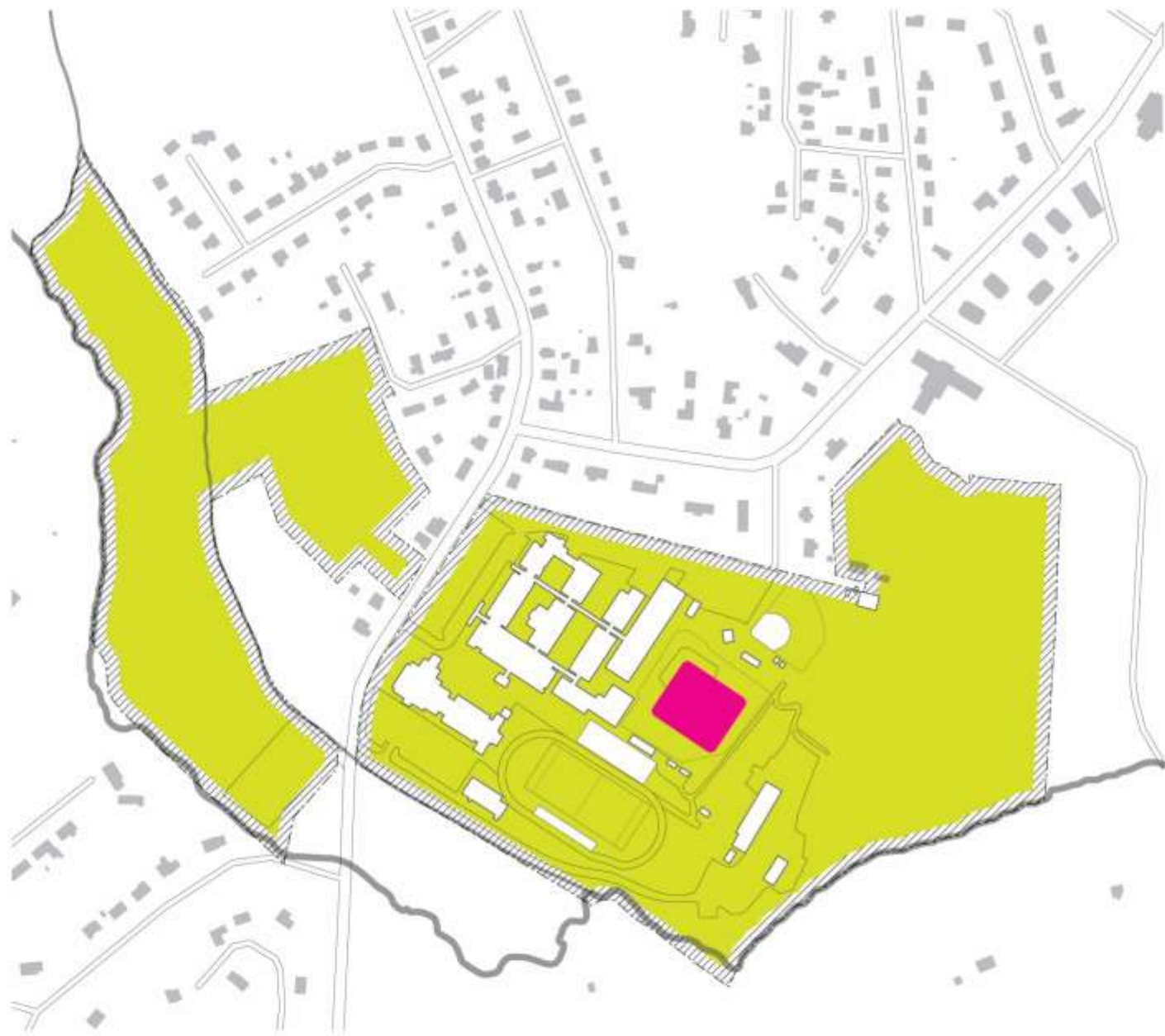
SETBACKS: FRONT 40'  
 SIDE 40'  
 REAR 40'

\*PER SBEVARD UDD 5.16, SPECIAL  
 USE PERMIT IS REQUIRED AND  
 ADDITIONAL REQUIREMENTS APPLY  
 FOR STRUCTURES GREATER THAN  
 100,000 SF

**IC Setbacks**  
 PER SBEVARD UDD 2.2.2.8 & C  
 40' ALL SIDES

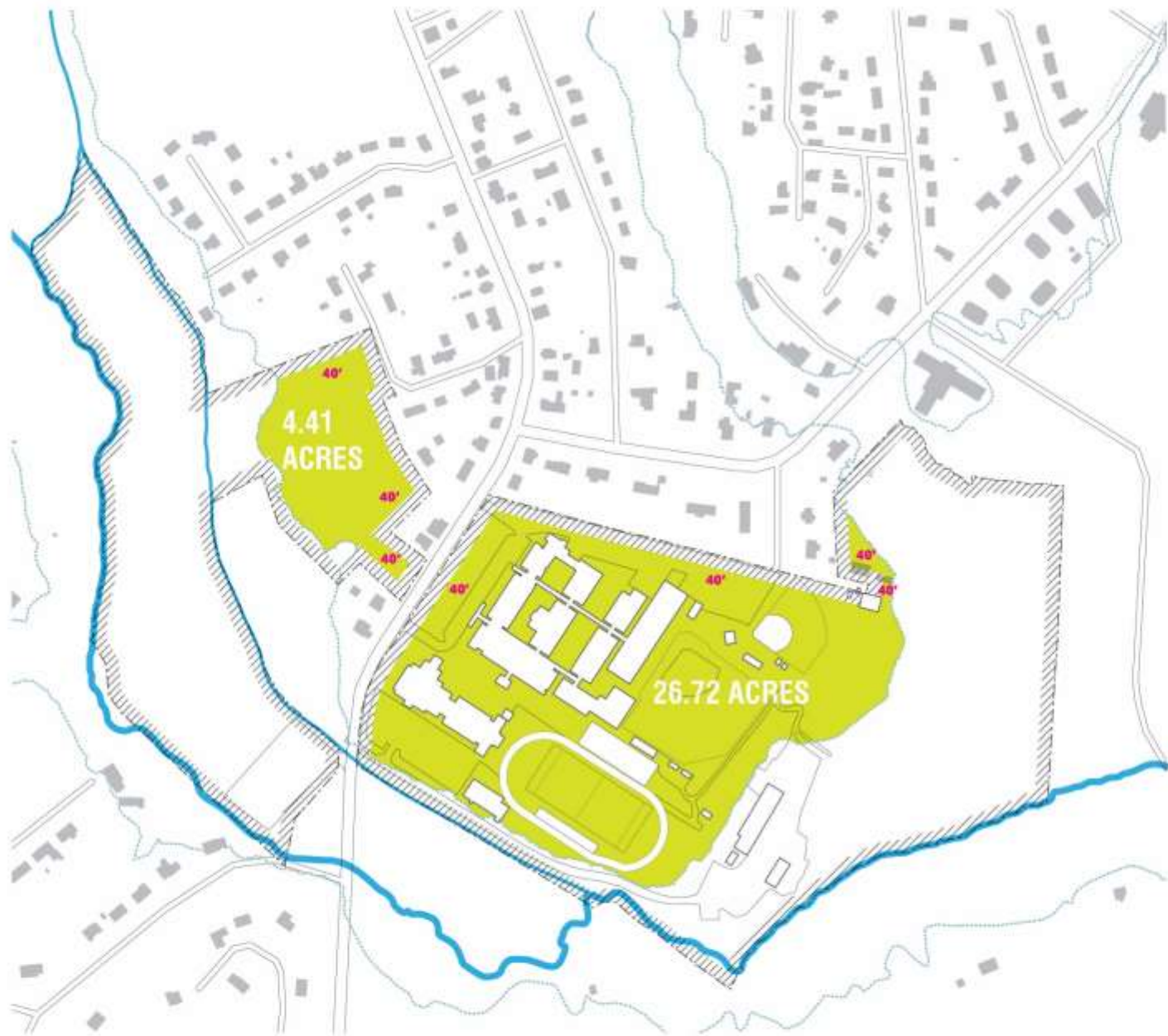






- **OFF-STREET PARKING**  
 NO PARKING REQUIREMENTS PER BREWAD ORDINANCES;  
 PARKING CALCULATED PER COMPARABLE JURISDICTION  
 REQUIREMENTS.  
 1 PER 10 STUDENTS: 750 STUDENTS = 75 SPACES  
 1 PER CLASSROOM: 38 CLASSROOMS = 38 SPACES  
 1 PER ADMIN. OFFICE: 4 OFFICES = 4 SPACES  
 117 SPACES @ 400 SF PER SPACE = 46,800 SF / 1.07 ACRES
- **IC INSTITUTIONAL CAMPUS**  
 INSIDE SETBACKS  
 ~60.58 ACRES
- SETBACKS**  
 PER BREWAD LDC 2.2.3 B & C  
 40' ALL SIDES

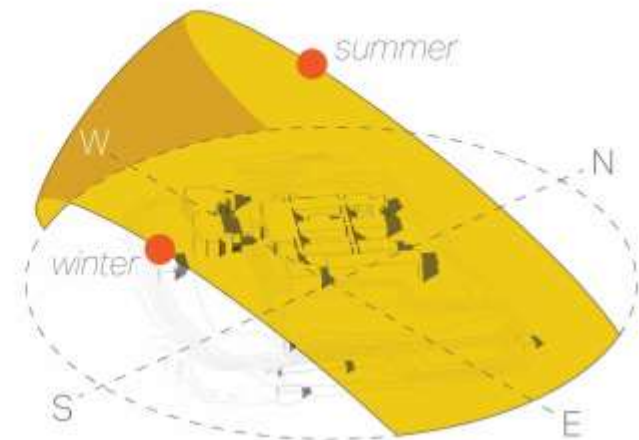
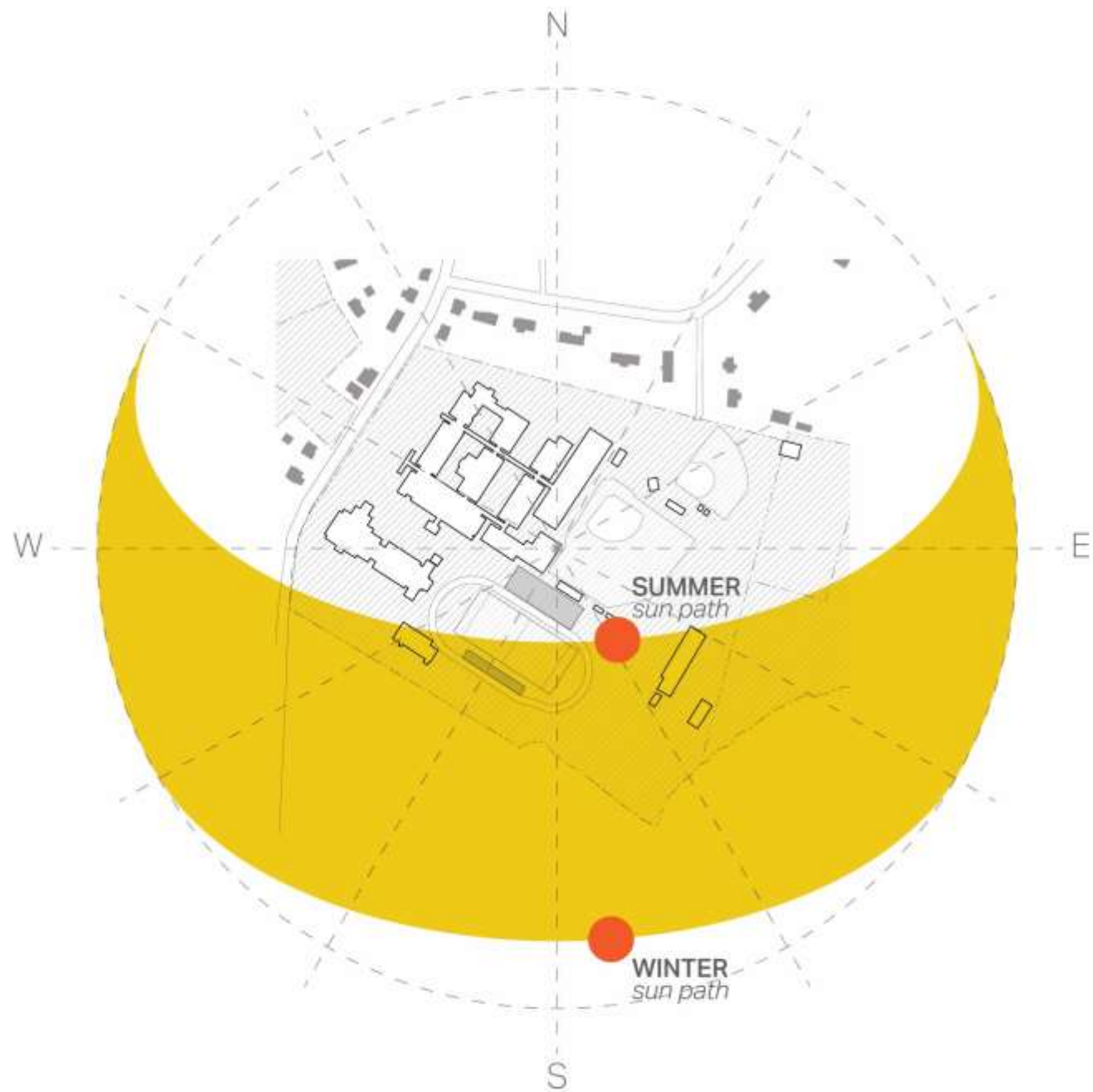




-  **BREVARD CAMPUS**  
WIDE SETBACKS, OUTSIDE FLOOD PLAIN  
~31.13 ACRES
-  **SETBACKS**
-  **PROPERTY LINE**





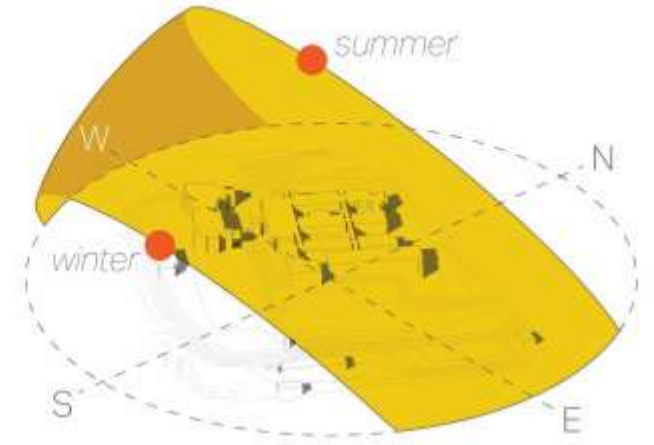
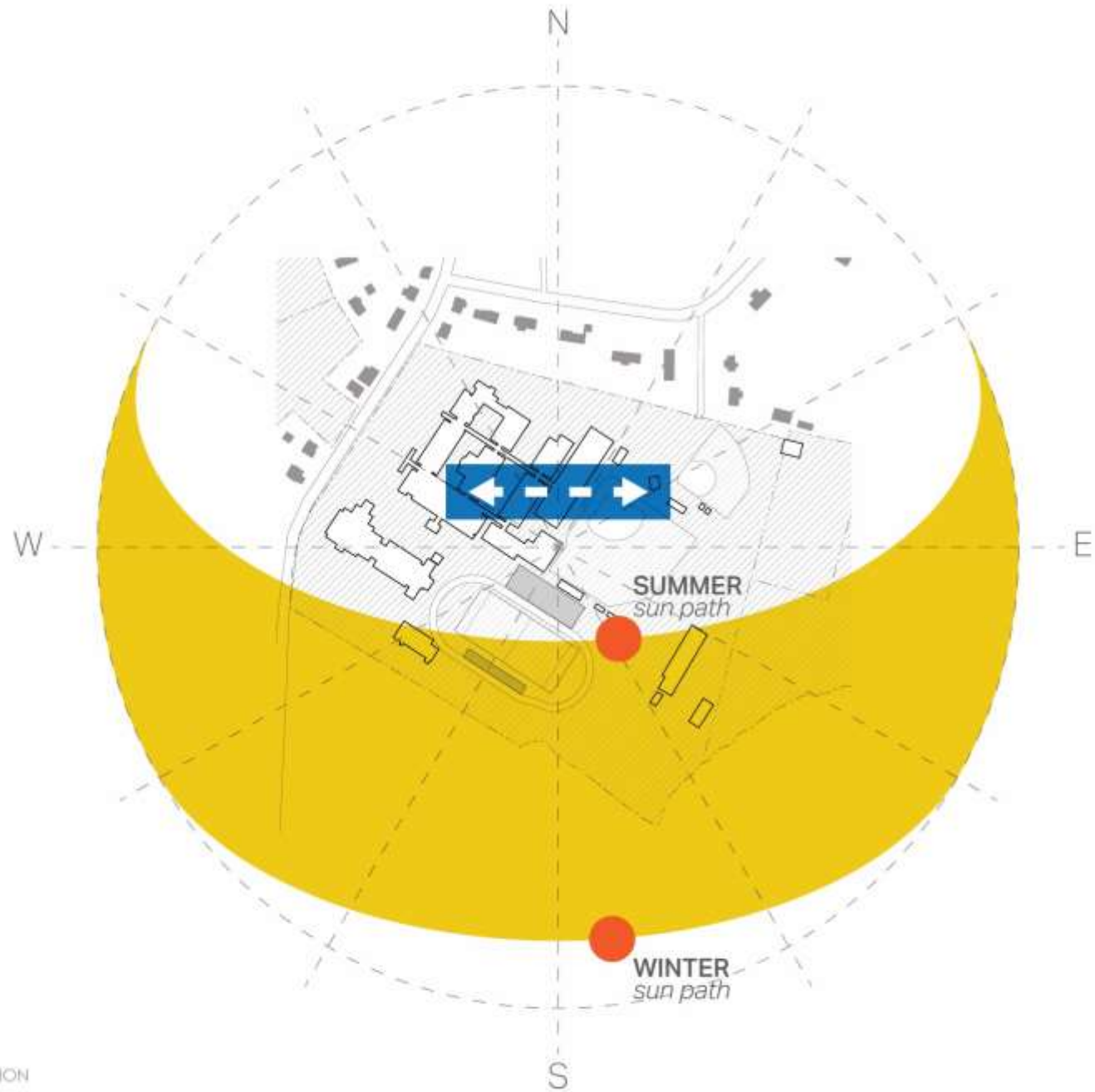


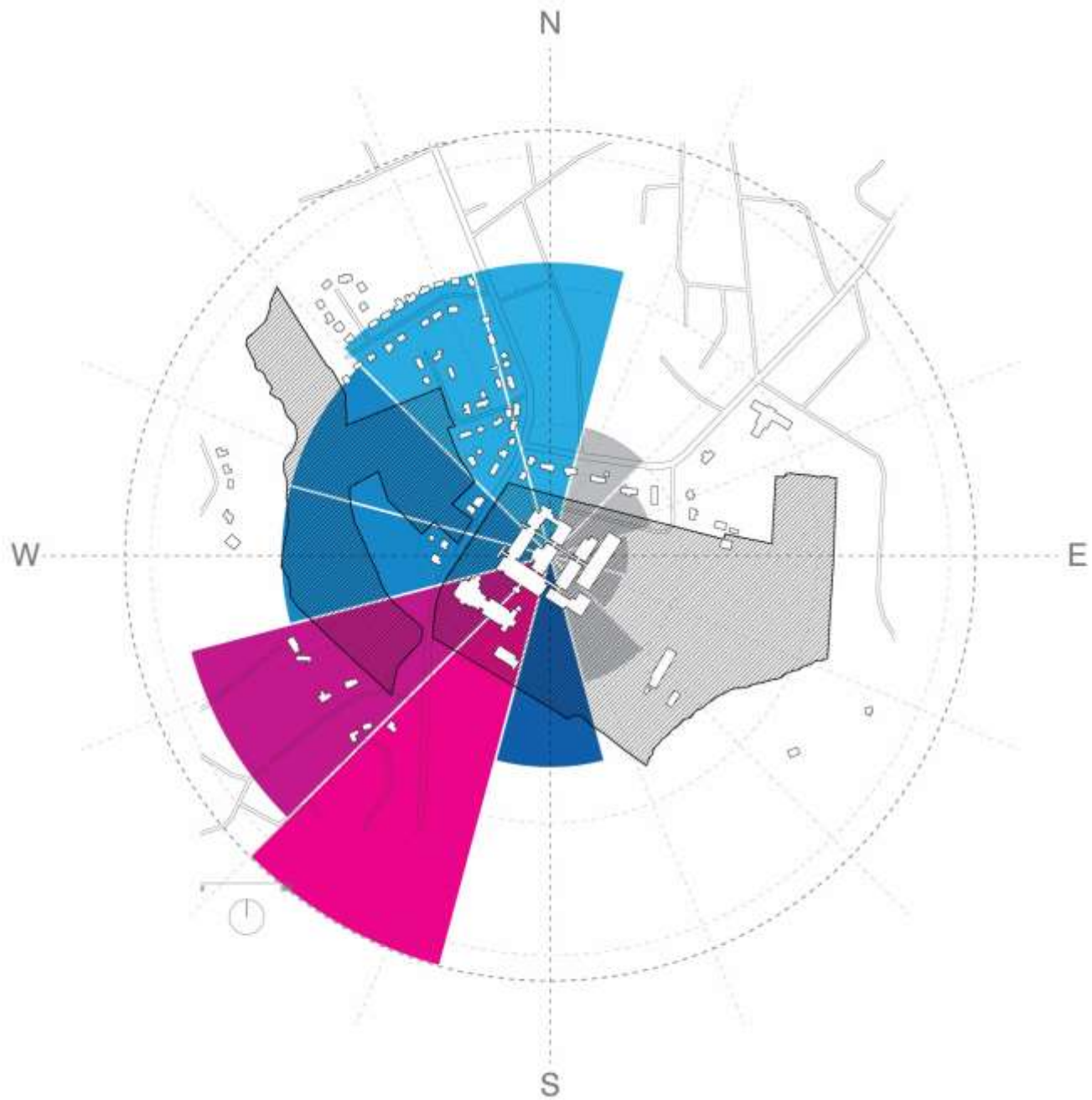
SITE ANALYSIS: SOLAR PATH



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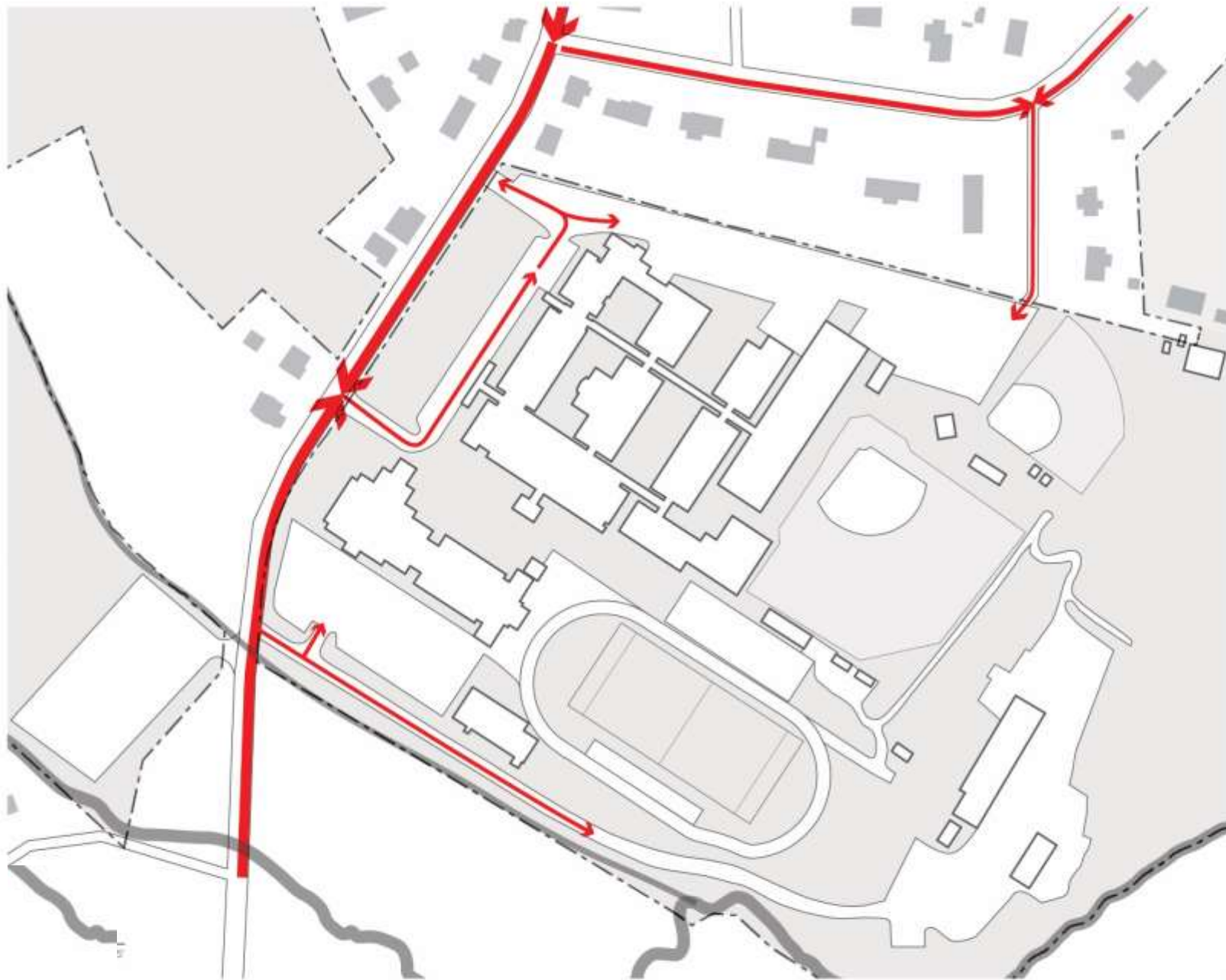
SITE ANALYSIS: PREVAILING WINDS



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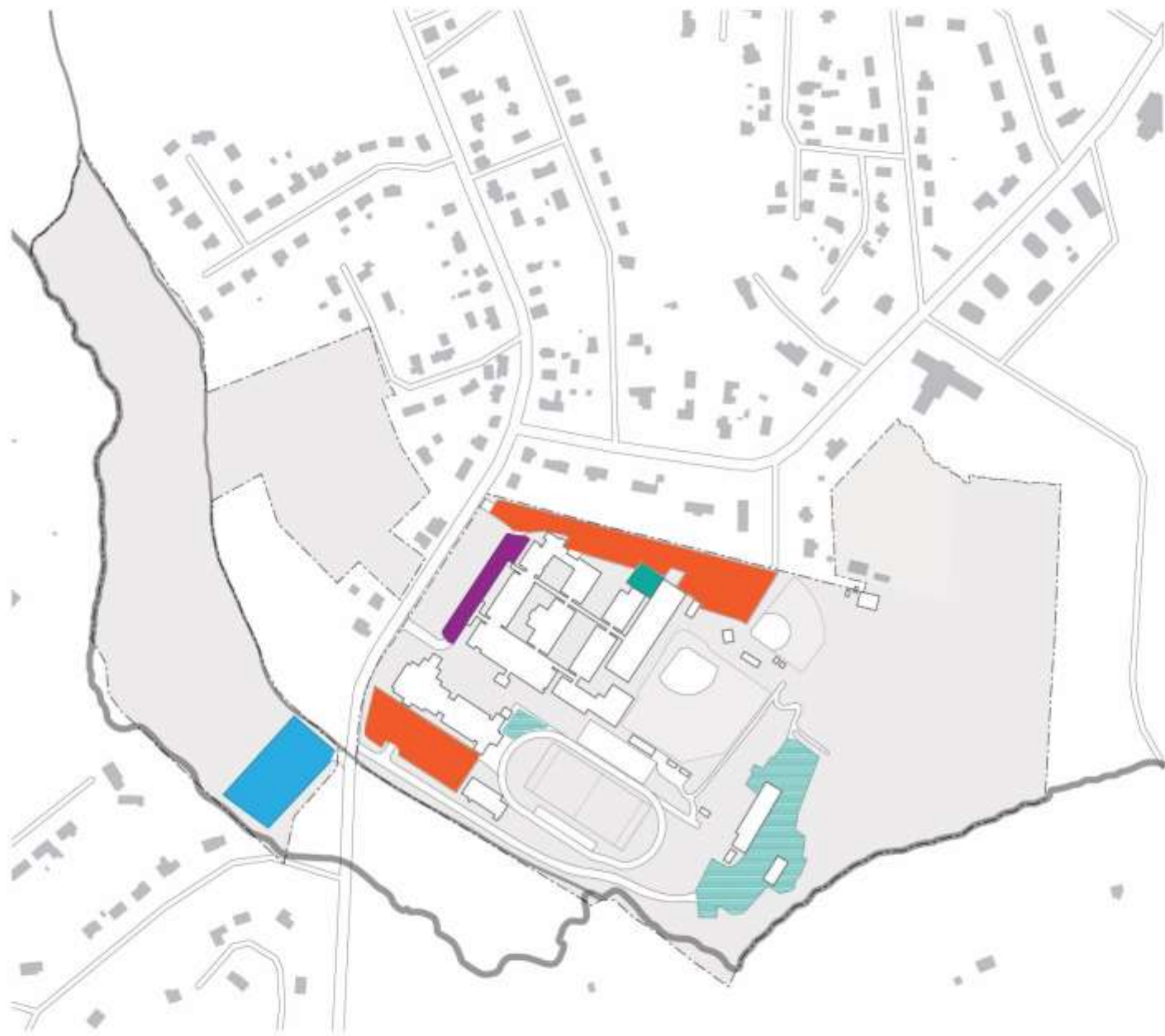


SITE ANALYSIS: VEHICULAR CIRCULATION



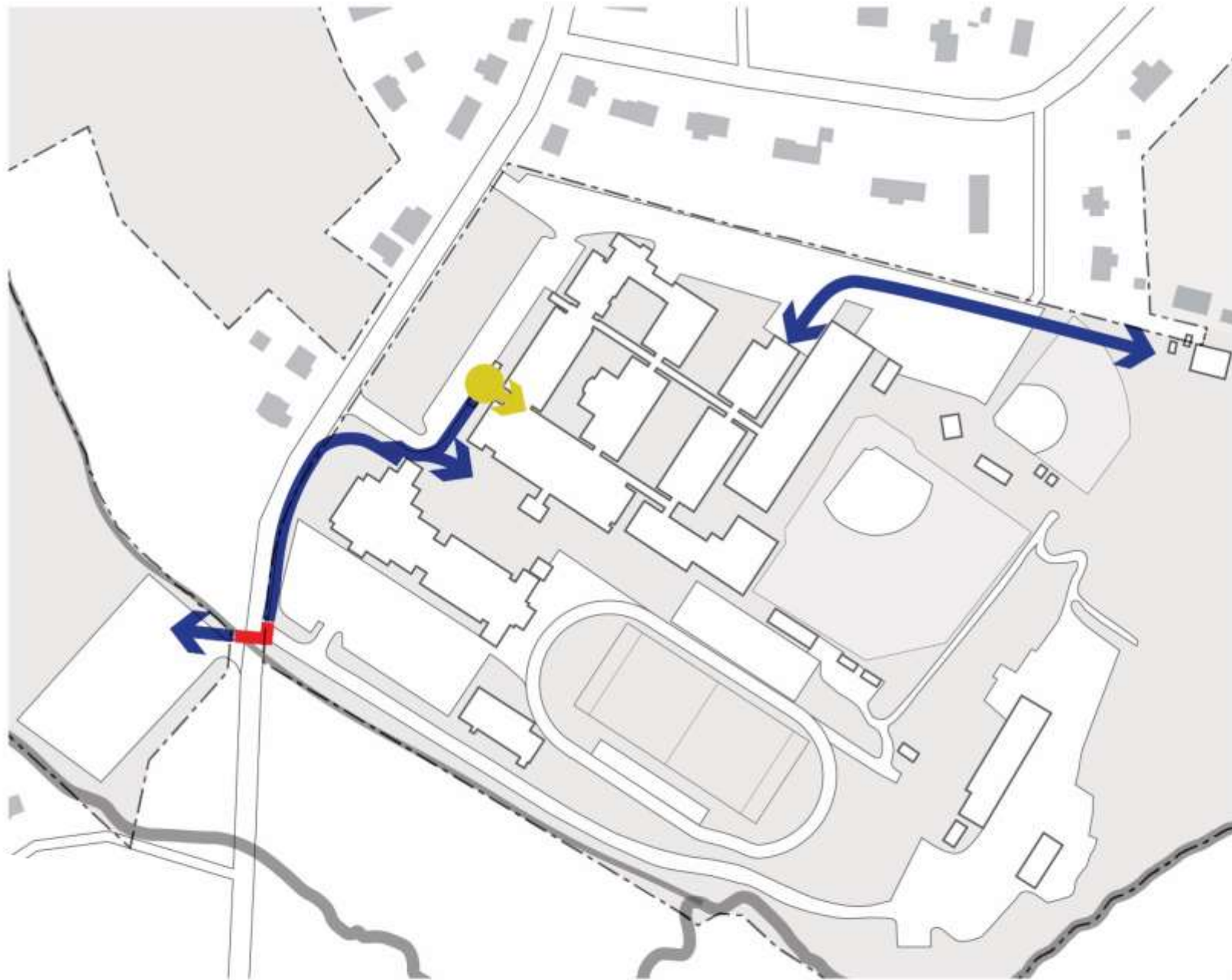
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- **STUDENT/FACULTY PARKING**  
OFF-STREET LOTS / DESIGNATED AREAS  
—256 SPACES
- **SERVICE**  
OFF-STREET DESIGNATED AREA  
—8 SPACES
- ▨ **BUS**  
OFF-STREET DESIGNATED AREA  
—54 SPACES
- **OVERFLOW PARKING**  
OFF-STREET LOT  
—120 SPACES
- **VISITOR / UNCATEGORIZED**  
OFF-STREET DESIGNATED AREA  
—40 SPACES





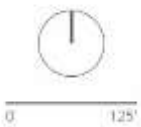
- CROSSWALKS
- ENTRANCE
- PEDESTRIAN CIRCULATION







- ELECTRICAL SERVICE
- GAS
- STORMWATER
- SANITARY SEWER
- TELEPHONE
- WATER







# VISION



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EXISTING CAMPUS



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OPTION 1: BUILDINGS TO BE DEMOLISHED







OPTION 1: PHASE 1 DEMOLITION



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OPTION 1: PHASE 1 NEW CONSTRUCTION





OPTION 1: PHASE 1 MOVE



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OPTION 1: PHASE 1 MOVE





OPTION 1: PHASE 1 MOVE







OPTION 1: PHASE 1 MOVE





OPTION 1: PHASE 2 DEMOLITION



CLARKNEXSEN

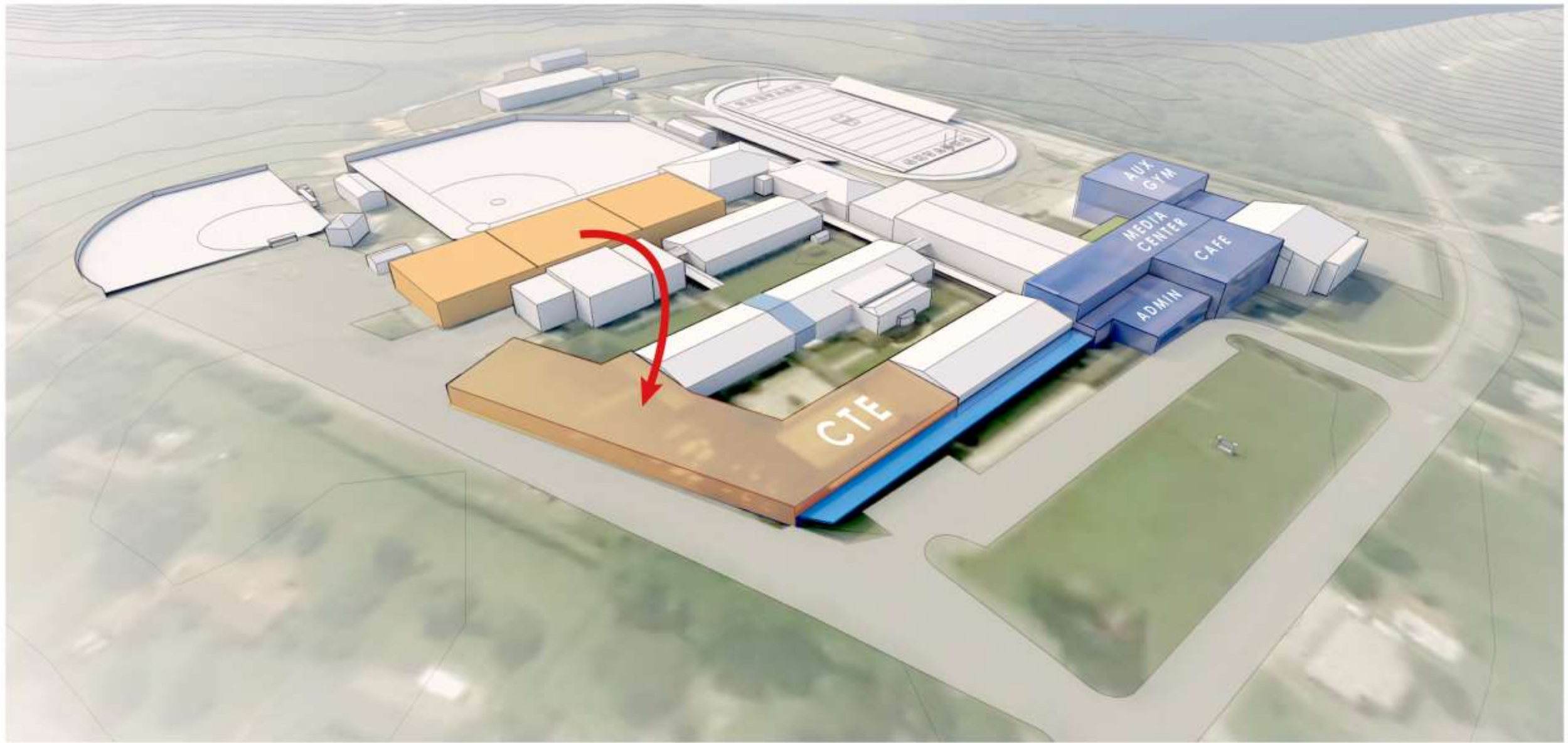






OPTION 1: PHASE 2 NEW CONSTRUCTION





OPTION 1: PHASE 2 MOVE







**OPTION 1: PHASE 3 RENOVATIONS**  
(USING EXISTING CTE AS SWING SPACE)





**OPTION 1: PHASE 3 RENOVATIONS**  
(USING EXISTING CTE AS SWING SPACE)







**OPTION 1: PHASE 3 RENOVATIONS**  
(USING EXISTING CTE AS SWING SPACE)







**OPTION 1: PHASE 3 RENOVATIONS**  
(USING EXISTING CTE AS SWING SPACE)





OPTION 1: PHASE 3 DEMOLITION



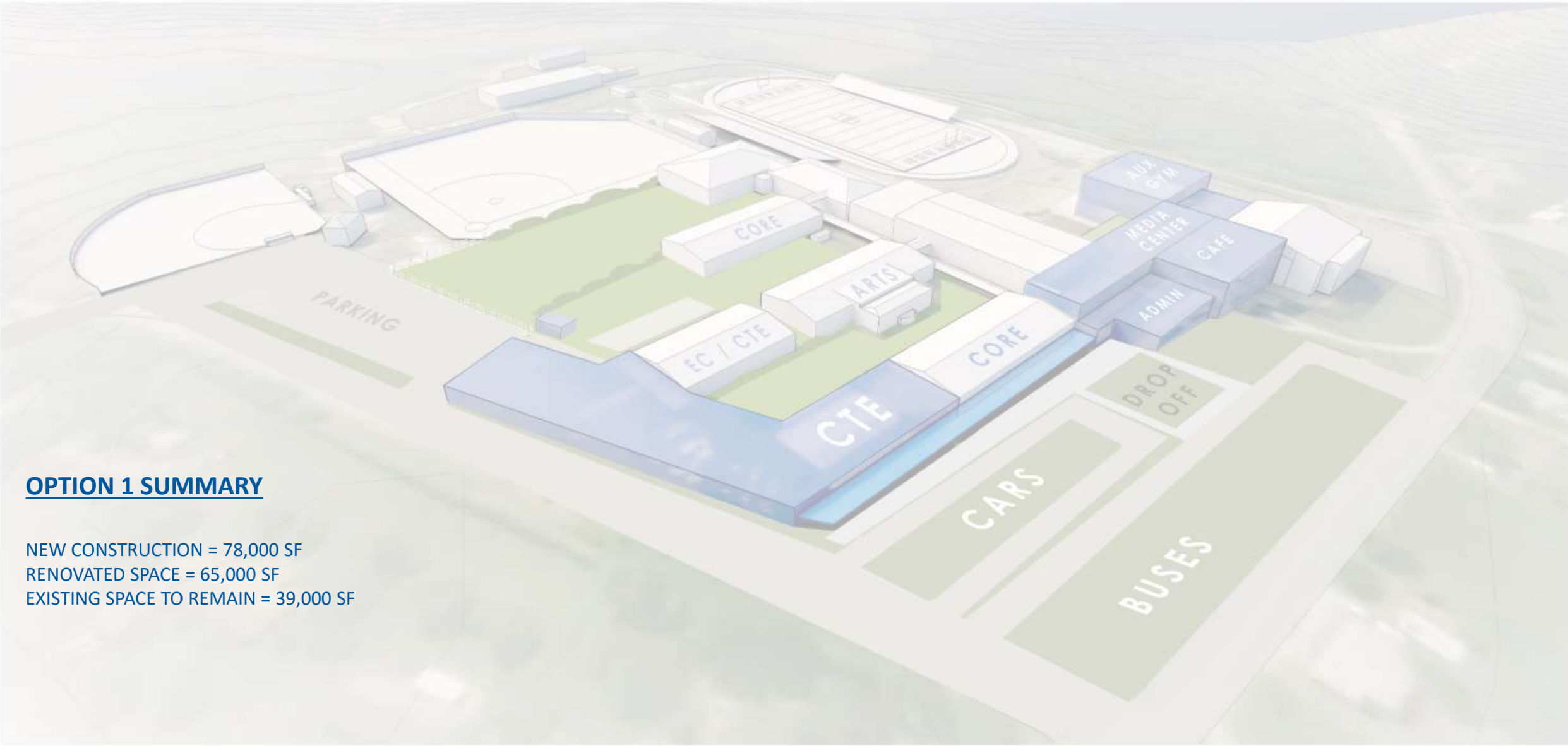




OPTION 1: PROJECT COMPLETION



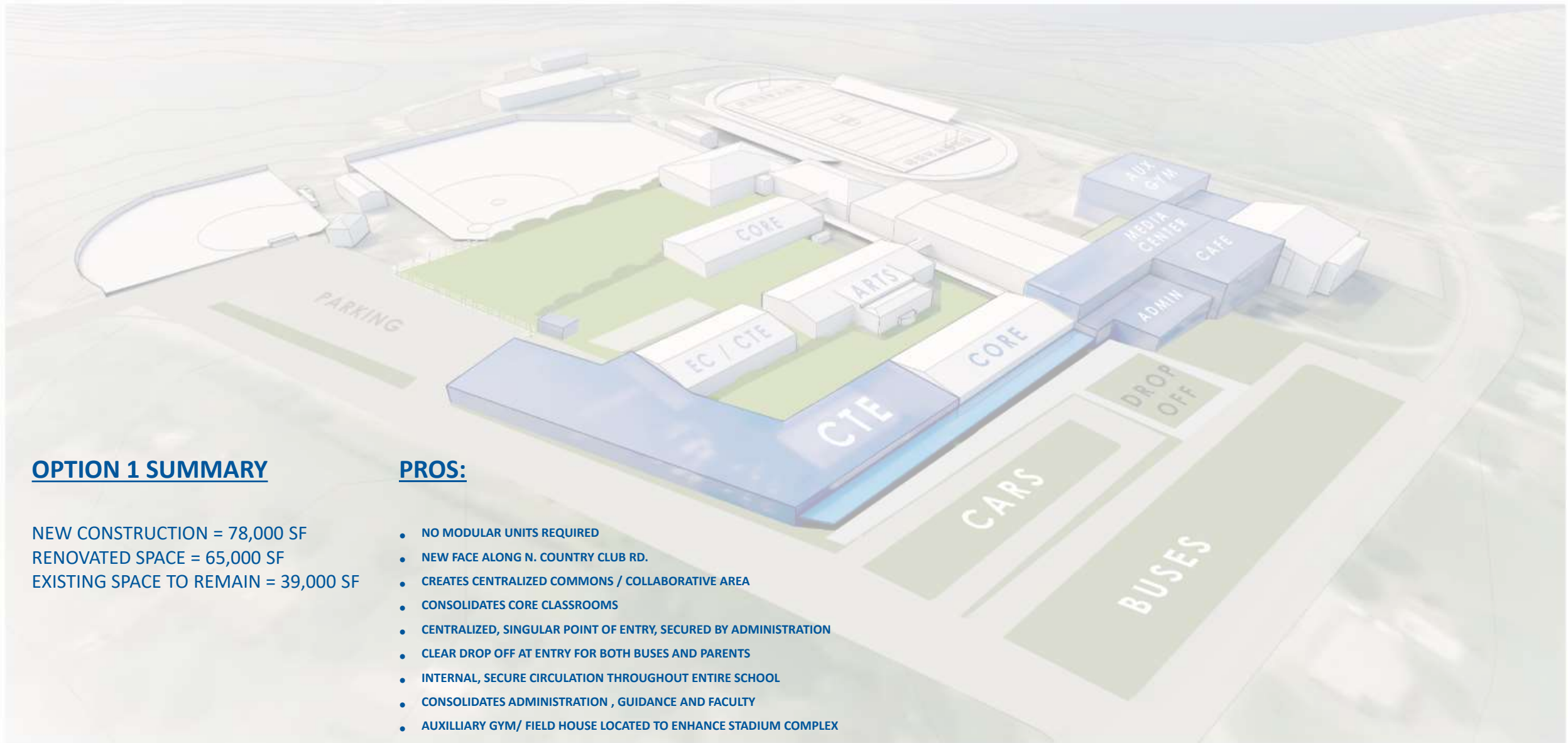




**OPTION 1 SUMMARY**

NEW CONSTRUCTION = 78,000 SF  
RENOVATED SPACE = 65,000 SF  
EXISTING SPACE TO REMAIN = 39,000 SF





## OPTION 1 SUMMARY

NEW CONSTRUCTION = 78,000 SF

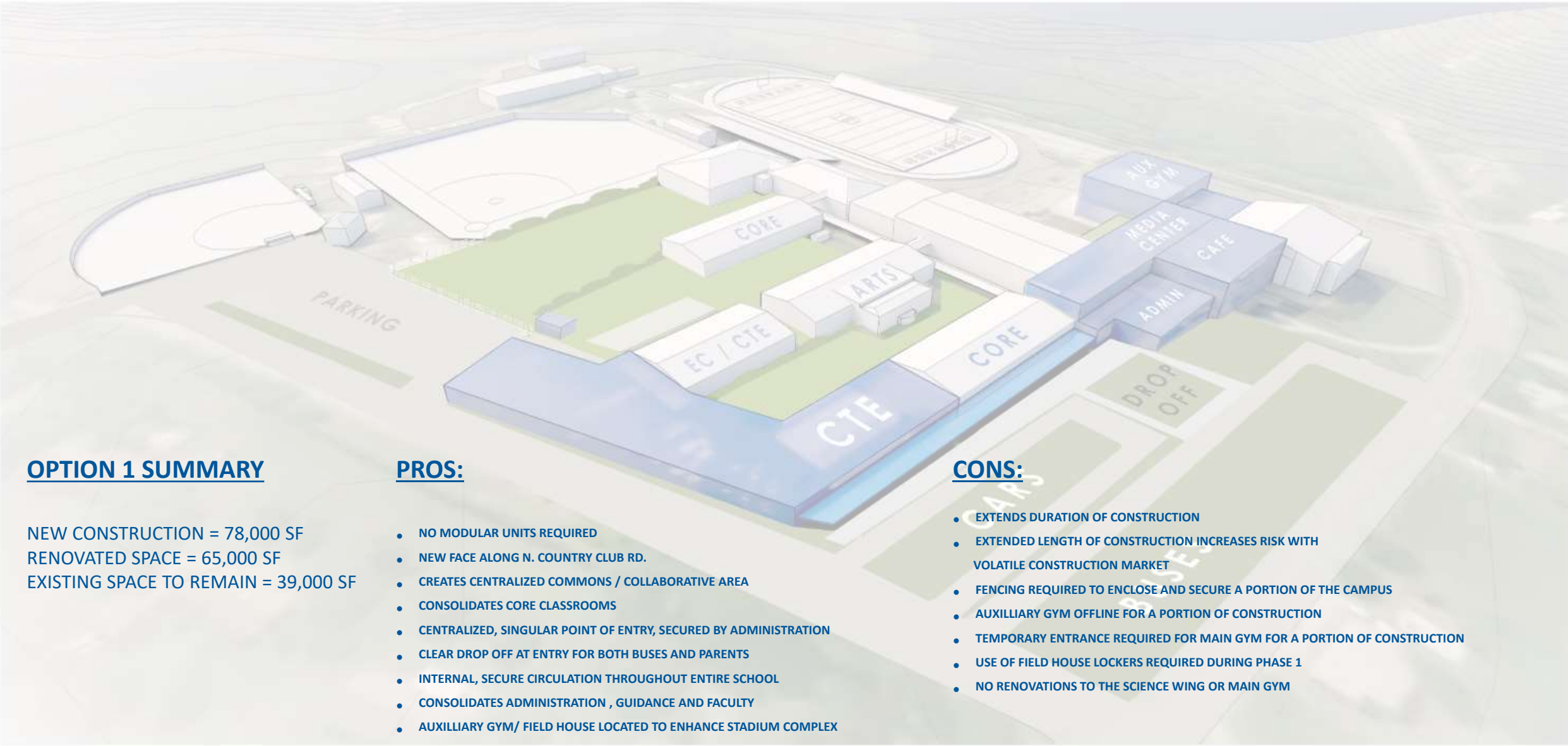
RENOVATED SPACE = 65,000 SF

EXISTING SPACE TO REMAIN = 39,000 SF

## PROS:

- NO MODULAR UNITS REQUIRED
- NEW FACE ALONG N. COUNTRY CLUB RD.
- CREATES CENTRALIZED COMMONS / COLLABORATIVE AREA
- CONSOLIDATES CORE CLASSROOMS
- CENTRALIZED, SINGULAR POINT OF ENTRY, SECURED BY ADMINISTRATION
- CLEAR DROP OFF AT ENTRY FOR BOTH BUSES AND PARENTS
- INTERNAL, SECURE CIRCULATION THROUGHOUT ENTIRE SCHOOL
- CONSOLIDATES ADMINISTRATION , GUIDANCE AND FACULTY
- AUXILLIARY GYM/ FIELD HOUSE LOCATED TO ENHANCE STADIUM COMPLEX





## OPTION 1 SUMMARY

NEW CONSTRUCTION = 78,000 SF  
RENOVATED SPACE = 65,000 SF  
EXISTING SPACE TO REMAIN = 39,000 SF

## PROS:

- NO MODULAR UNITS REQUIRED
- NEW FACE ALONG N. COUNTRY CLUB RD.
- CREATES CENTRALIZED COMMONS / COLLABORATIVE AREA
- CONSOLIDATES CORE CLASSROOMS
- CENTRALIZED, SINGULAR POINT OF ENTRY, SECURED BY ADMINISTRATION
- CLEAR DROP OFF AT ENTRY FOR BOTH BUSES AND PARENTS
- INTERNAL, SECURE CIRCULATION THROUGHOUT ENTIRE SCHOOL
- CONSOLIDATES ADMINISTRATION , GUIDANCE AND FACULTY
- AUXILLIARY GYM/ FIELD HOUSE LOCATED TO ENHANCE STADIUM COMPLEX

## CONS:

- EXTENDS DURATION OF CONSTRUCTION
- EXTENDED LENGTH OF CONSTRUCTION INCREASES RISK WITH VOLATILE CONSTRUCTION MARKET
- FENCING REQUIRED TO ENCLOSE AND SECURE A PORTION OF THE CAMPUS
- AUXILLIARY GYM OFFLINE FOR A PORTION OF CONSTRUCTION
- TEMPORARY ENTRANCE REQUIRED FOR MAIN GYM FOR A PORTION OF CONSTRUCTION
- USE OF FIELD HOUSE LOCKERS REQUIRED DURING PHASE 1
- NO RENOVATIONS TO THE SCIENCE WING OR MAIN GYM







EXISTING CAMPUS



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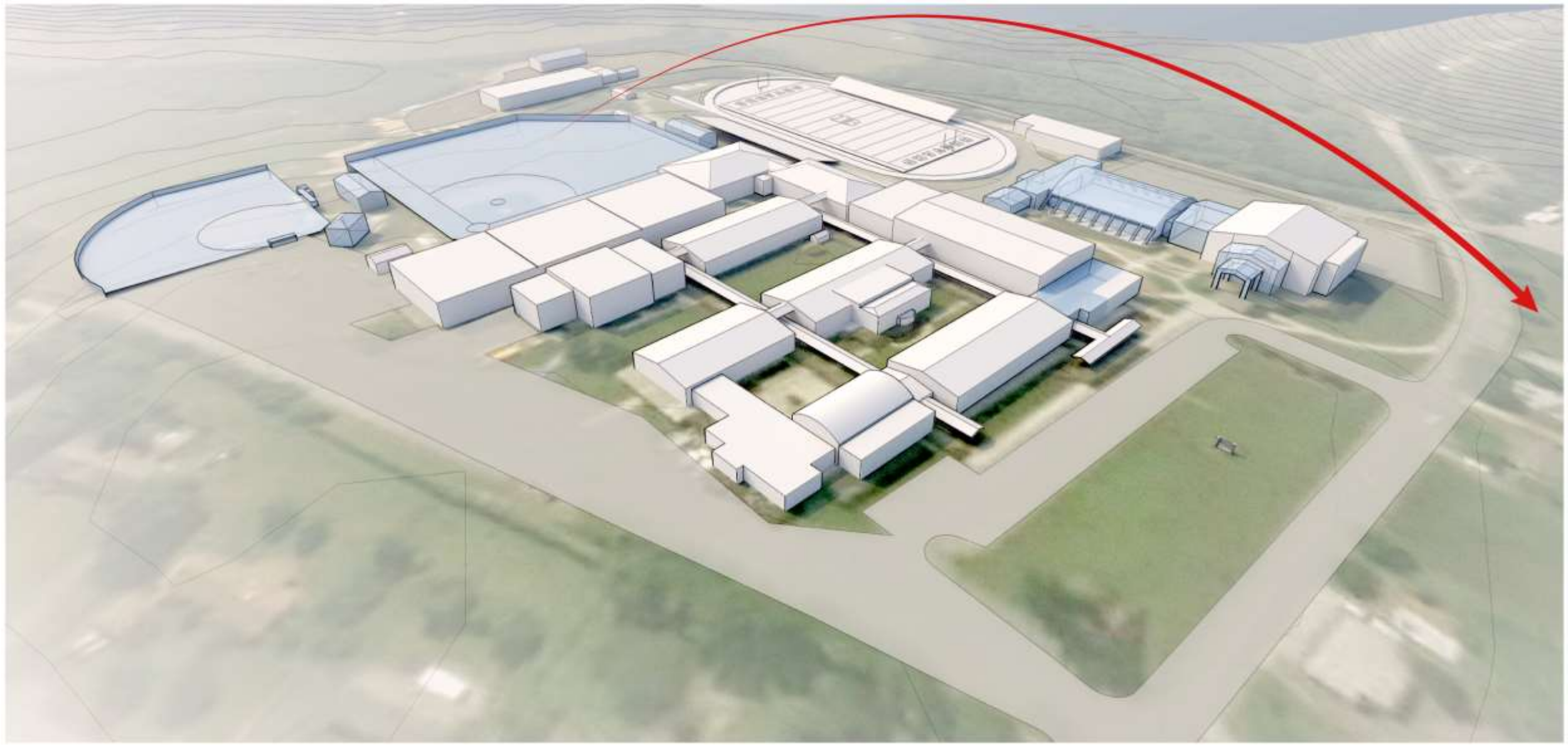
OPTION 2: BUILDINGS TO BE DEMOLISHED



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OPTION 2: PHASE 1 DEMOLITION / RELOCATION OF BALL FIELDS







OPTION 2: PHASE 1 NEW CONSTRUCTION



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OPTION 2: PHASE 1 MOVE







OPTION 2: PHASE 1 MOVE



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OPTION 2: PHASE 1 MOVE





OPTION 2: PHASE 2 MOVE







OPTION 2: PHASE 2 DEMOLITION







OPTION 2: PHASE 2 RENOVATIONS





OPTION 2: PHASE 2 RENOVATIONS







OPTION 2: PHASE 2 RENOVATIONS







OPTION 2: PHASE 2 DEMOLITION





OPTION 2: PHASE 3 NEW CONSTRUCTION







OPTION 2: PHASE 2 DEMOLITION







OPTION 2: PHASE 3 DEMOLITION

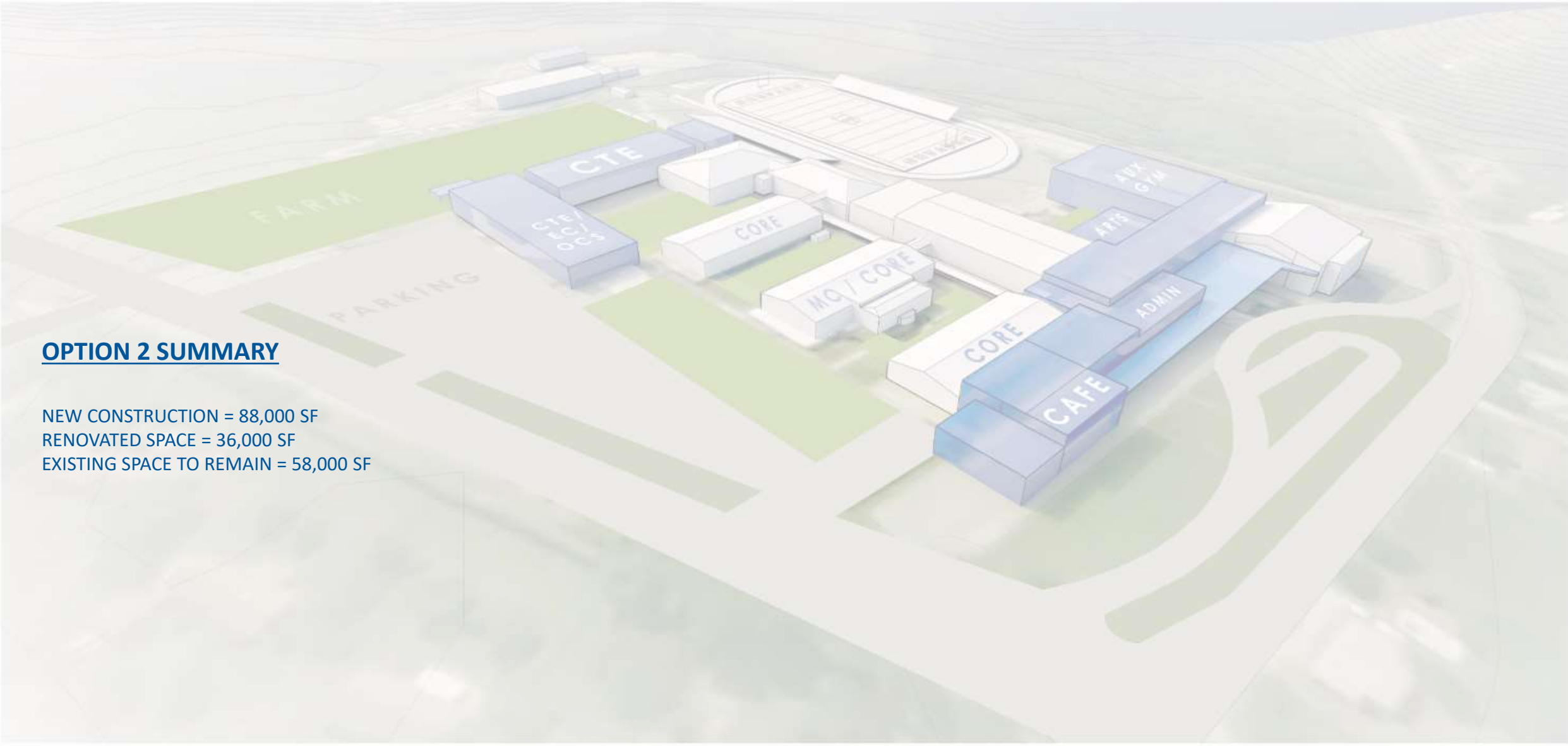




OPTION 2: PROJECT COMPLETION







**OPTION 2 SUMMARY**

NEW CONSTRUCTION = 88,000 SF  
RENOVATED SPACE = 36,000 SF  
EXISTING SPACE TO REMAIN = 58,000 SF



## OPTION 2 SUMMARY

NEW CONSTRUCTION = 88,000 SF  
RENOVATED SPACE = 36,000 SF  
EXISTING SPACE TO REMAIN = 58,000 SF

## PROS:

- NO MODULAR UNITS REQUIRED
- NEW SCHOOL FACE ALONG N. COUNTRY CLUB ROAD
- CREATES CENTRALIZED COMMONS / COLLABORATIVE AREA
- CONSOLIDATES CORE CLASSROOMS
- CENTRALIZED, SINGULAR POINT OF ENTRY, SECURED BY ADMINISTRATION
- CLEAR DROP OFF AT ENTRY FOR BOTH BUSES AND PARENTS
- INTERNAL, SECURE CIRCULATION THROUGHOUT ENTIRE SCHOOL
- CONSOLIDATES ADMINISTRATION, GUIDANCE AND FACULTY
- AUXILLIARY GYM/ FIELD HOUSE LOCATED TO ENHANCE STADIUM COMPLEX
- CTE PROGRAMS CLOSER PROXIMITY TO THE FARM
- INCREASE AREA OF FARM / CTE OUTDOOR SPACES WITH RELOCATION OF FIELDS
- CREATES SAFER CONNECTION TO FARM WITH GREEN SPACE / UNIFIES FARM WITH CAMPUS
- CREATION OF EC, SCIENCE, AND ARTS COURTYARDS
- INCREASES PARKING OFF HIGH SCHOOL ROAD





## OPTION 2 SUMMARY

NEW CONSTRUCTION = 88,000 SF  
RENOVATED SPACE = 36,000 SF  
EXISTING SPACE TO REMAIN = 58,000 SF

## PROS:

- NO MODULAR UNITS REQUIRED
- NEW SCHOOL FACE ALONG N. COUNTRY CLUB ROAD
- CREATES CENTRALIZED COMMONS / COLLABORATIVE AREA
- CONSOLIDATES CORE CLASSROOMS
- CENTRALIZED, SINGULAR POINT OF ENTRY, SECURED BY ADMINISTRATION
- CLEAR DROP OFF AT ENTRY FOR BOTH BUSES AND PARENTS
- INTERNAL, SECURE CIRCULATION THROUGHOUT ENTIRE SCHOOL
- CONSOLIDATES ADMINISTRATION, GUIDANCE AND FACULTY
- AUXILLIARY GYM/ FIELD HOUSE LOCATED TO ENHANCE STADIUM COMPLEX
- CTE PROGRAMS CLOSER PROXIMITY TO THE FARM
- INCREASE AREA OF FARM / CTE OUTDOOR SPACES WITH RELOCATION OF FIELDS
- CREATES SAFER CONNECTION TO FARM WITH GREEN SPACE / UNIFIES FARM WITH CAMPUS
- CREATION OF EC, SCIENCE, AND ARTS COURTYARDS
- INCREASES PARKING OFF HIGH SCHOOL ROAD

## CONS:

- EXTENDS DURATION OF CONSTRUCTION
- EXTENDED LENGTH OF CONSTRUCTION INCREASES RISK WITH VOLATILE CONSTRUCTION MARKET
- FENCING REQUIRED TO ENCLOSE AND SECURE COURTYARDS
- AUXILLIARY GYM OFFLINE FOR A PORTION OF CONSTRUCTION
- TEMPORARY ENTRANCE REQUIRED FOR MAIN GYM FOR A PORTION OF CONSTRUCTION
- USE OF FIELD HOUSE LOCKERS REQUIRED DURING PHASE 1
- NO OUTDOOR EATING SPACE
- HAVE TO RELOCATE THE BASEBALL / SOFTBALL FIELDS – INCREASES COST





EXISTING CAMPUS



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OPTION 2A: BUILDINGS TO BE DEMOLISHED



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OPTION 2A: PHASE 1 DEMOLITION



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OPTION 2A: NEW CONSTRUCTION



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OPTION 2A: PHASE 1 MOVE







OPTION 2A: PHASE 1 MOVE



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OPTION 2A: PHASE 1 MOVE







OPTION 2A: PHASE 2 DEMOLITION



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OPTION 2A: PHASE 2 RENOVATIONS







OPTION 2A: PHASE 2 RENOVATIONS





OPTION 2A: PHASE 2 RENOVATIONS







OPTION 2A: PHASE 2 RENOVATIONS





OPTION 2A: PHASE 2 RENOVATIONS







OPTION 2A: PHASE 2 RENOVATIONS





OPTION 2A: PROJECT COMPLETION



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**OPTION 2A SUMMARY**

NEW CONSTRUCTION = 62,700 SF  
RENOVATED SPACE = 112,000 SF  
EXISTING SPACE TO REMAIN = 23,300 SF





## OPTION 2A SUMMARY

NEW CONSTRUCTION = 62,700 SF

RENOVATED SPACE = 112,000 SF

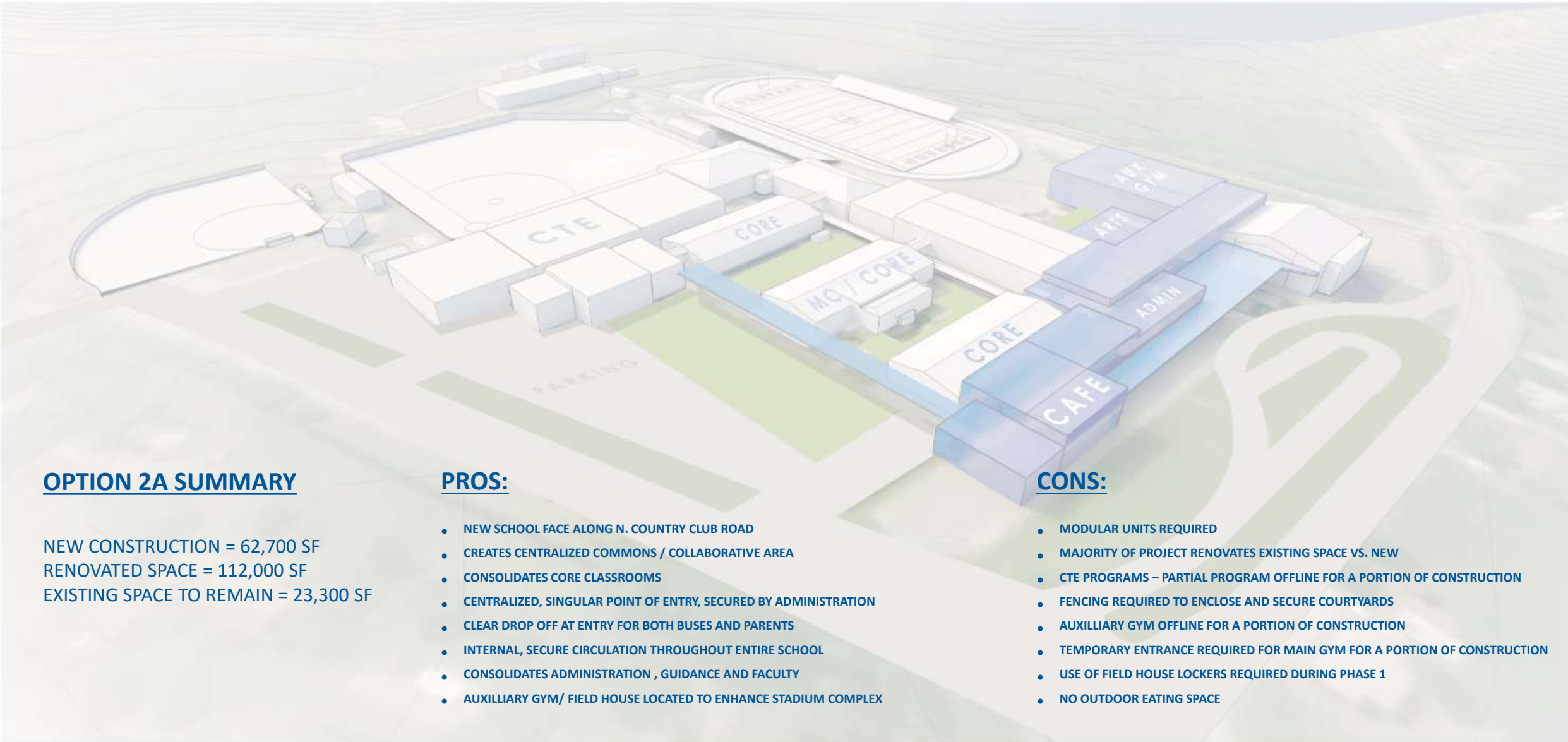
EXISTING SPACE TO REMAIN = 23,300 SF

## PROS:

- NO MODULAR UNITS REQUIRED
- NEW SCHOOL FACE ALONG N. COUNTRY CLUB ROAD
- CREATES CENTRALIZED COMMONS / COLLABORATIVE AREA
- CONSOLIDATES CORE CLASSROOMS
- CENTRALIZED, SINGULAR POINT OF ENTRY, SECURED BY ADMINISTRATION
- CLEAR DROP OFF AT ENTRY FOR BOTH BUSES AND PARENTS
- INTERNAL, SECURE CIRCULATION THROUGHOUT ENTIRE SCHOOL
- CONSOLIDATES ADMINISTRATION , GUIDANCE AND FACULTY
- AUXILLIARY GYM/ FIELD HOUSE LOCATED TO ENHANCE STADIUM COMPLEX







## OPTION 2A SUMMARY

NEW CONSTRUCTION = 62,700 SF

RENOVATED SPACE = 112,000 SF

EXISTING SPACE TO REMAIN = 23,300 SF

## PROS:

- NEW SCHOOL FACE ALONG N. COUNTRY CLUB ROAD
- CREATES CENTRALIZED COMMONS / COLLABORATIVE AREA
- CONSOLIDATES CORE CLASSROOMS
- CENTRALIZED, SINGULAR POINT OF ENTRY, SECURED BY ADMINISTRATION
- CLEAR DROP OFF AT ENTRY FOR BOTH BUSES AND PARENTS
- INTERNAL, SECURE CIRCULATION THROUGHOUT ENTIRE SCHOOL
- CONSOLIDATES ADMINISTRATION , GUIDANCE AND FACULTY
- AUXILLIARY GYM/ FIELD HOUSE LOCATED TO ENHANCE STADIUM COMPLEX

## CONS:

- MODULAR UNITS REQUIRED
- MAJORITY OF PROJECT RENOVATES EXISTING SPACE VS. NEW
- CTE PROGRAMS – PARTIAL PROGRAM OFFLINE FOR A PORTION OF CONSTRUCTION
- FENCING REQUIRED TO ENCLOSE AND SECURE COURTYARDS
- AUXILLIARY GYM OFFLINE FOR A PORTION OF CONSTRUCTION
- TEMPORARY ENTRANCE REQUIRED FOR MAIN GYM FOR A PORTION OF CONSTRUCTION
- USE OF FIELD HOUSE LOCKERS REQUIRED DURING PHASE 1
- NO OUTDOOR EATING SPACE





EXISTING CAMPUS



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OPTION 3: BUILDINGS TO BE DEMOLISHED





OPTION 3: PHASE 1 DEMOLITION







OPTION 3: PHASE 1 NEW CONSTRUCTION





OPTION 3: PHASE 1 MOVE







OPTION 3: PHASE 1 MOVE





OPTION 3: PHASE 1 MOVE







OPTION 3: PHASE 1 MOVE





OPTION 3: PHASE 2 DEMOLITION







OPTION 3: PHASE 2 NEW CONSTRUCTION





OPTION 3: PHASE 2 MOVE







OPTION 3: PHASE 2 RENOVATIONS





OPTION 3: PHASE 2 RENOVATIONS







OPTION 3: PHASE 2 RENOVATIONS





OPTION 3: PHASE 3 DEMOLITION







OPTION 3: PHASE 3 PROJECT COMPLETION



### OPTION 3 SUMMARY

NEW CONSTRUCTION = 88,000 SF

RENOVATED SPACE = 36,000 SF

EXISTING SPACE TO REMAIN = 58,000 SF



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## OPTION 3 SUMMARY

NEW CONSTRUCTION = 88,000 SF

RENOVATED SPACE = 36,000 SF

EXISTING SPACE TO REMAIN = 58,000 SF

## PROS:

- NO MODULAR UNITS REQUIRED
- MINIMUM AMOUNT OF PHASING
- NEW SCHOOL FACE ALONG N. COUNTRY CLUB ROAD
- CREATES CENTRALIZED COMMONS / COLLABORATIVE AREA
- CREATES OUTDOOR EATING AREA/ PATIO – CAN ALSO BE USED DURING GAMES
- CONSOLIDATES CORE CLASSROOMS
- CENTRALIZED, SINGULAR POINT OF ENTRY, SECURED BY ADMINISTRATION
- CLEAR DROP OFF AT ENTRY FOR BOTH BUSES AND PARENTS
- INTERNAL, SECURE CIRCULATION THROUGHOUT ENTIRE SCHOOL
- CONSOLIDATES ADMINISTRATION , GUIDANCE AND FACULTY
- AUXILLIARY GYM/ FIELD HOUSE LOCATED TO ENHANCE STADIUM COMPLEX



## OPTION 3 SUMMARY

NEW CONSTRUCTION = 88,000 SF

RENOVATED SPACE = 36,000 SF

EXISTING SPACE TO REMAIN = 58,000 SF

## PROS:

- NO MODULAR UNITS REQUIRED
- MINIMUM AMOUNT OF PHASING
- NEW SCHOOL FACE ALONG N. COUNTRY CLUB ROAD
- CREATES CENTRALIZED COMMONS / COLLABORATIVE AREA
- CREATES OUTDOOR EATING AREA/ PATIO – CAN ALSO BE USED DURING GAMES
- CONSOLIDATES CORE CLASSROOMS
- CENTRALIZED, SINGULAR POINT OF ENTRY, SECURED BY ADMINISTRATION
- CLEAR DROP OFF AT ENTRY FOR BOTH BUSES AND PARENTS
- INTERNAL, SECURE CIRCULATION THROUGHOUT ENTIRE SCHOOL
- CONSOLIDATES ADMINISTRATION, GUIDANCE AND FACULTY
- AUXILLIARY GYM/ FIELD HOUSE LOCATED TO ENHANCE STADIUM COMPLEX

## CONS:

- FENCING REQUIRED TO ENCLOSE AND SECURE COURTYARDS
- AUXILLIARY GYM OFFLINE FOR A PORTION OF CONSTRUCTION
- TEMPORARY ENTRANCE REQUIRED FOR MAIN GYM FOR A PORTION OF CONSTRUCTION
- USE OF FIELD HOUSE LOCKERS REQUIRED DURING PHASE 1
- NO RENOVATIONS TO SCIENCE, MAIN GYM OR AUDITORIUM







EXISTING CAMPUS



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OPTION 4: BUILDINGS TO BE DEMOLISHED



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OPTION 4: PHASE 1 DEMOLITION



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OPTION 4: PHASE 1 NEW CONSTRUCTION



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OPTION 4: PHASE 1 MOVE



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OPTION 4: PHASE 2 DEMOLITION







OPTION 4: PHASE 2 NEW CONSTRUCTION



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OPTION 4: PHASE 2 MOVE







OPTION 4: PHASE 3 DEMOLITION





OPTION 4: PHASE 3 NEW CONSTRUCTION / RENOVATIONS







OPTION 4: PHASE 3 RENOVATIONS





OPTION 4: PHASE 3 MOVE







OPTION 4: PHASE 4 DEMOLITION





OPTION 4: PHASE 4 NEW CONSTRUCTION







OPTION 4: PHASE 4 MOVE





OPTION 4: PHASE 4 DEMOLITION







OPTION 4: PROJECT COMPLETION





**OPTION 4 SUMMARY**

NEW CONSTRUCTION = 88,000 SF  
RENOVATED SPACE = 28,270 SF  
EXISTING SPACE TO REMAIN = 58,000 SF





## OPTION 4 SUMMARY

NEW CONSTRUCTION = 88,000 SF

RENOVATED SPACE = 28,270 SF

EXISTING SPACE TO REMAIN = 58,000 SF

## PROS:

- NO MODULAR UNITS REQUIRED
- NEW SCHOOL FACE ALONG N. COUNTRY CLUB ROAD & HIGH SCHOOL ROAD
- CREATES CENTRALIZED COMMONS / COLLABORATIVE AREA
- CREATES OUTDOOR EATING AREA/ PATIO – CAN ALSO BE USED DURING GAMES
- CONSOLIDATES CORE CLASSROOMS
- CENTRALIZED, SINGULAR POINT OF ENTRY, SECURED BY ADMINISTRATION
- CLEAR DROP OFF AT ENTRY FOR BOTH BUSES AND PARENTS
- INTERNAL, SECURE CIRCULATION THROUGHOUT ENTIRE SCHOOL
- CONSOLIDATES ADMINISTRATION , GUIDANCE AND FACULTY
- AUXILLIARY GYM/ FIELD HOUSE LOCATED TO ENHANCE STADIUM COMPLEX
- NEW CLASSROOM LEARNING ENVIRONMENTS



## OPTION 4 SUMMARY

NEW CONSTRUCTION = 88,000 SF

RENOVATED SPACE = 28,270 SF

EXISTING SPACE TO REMAIN = 58,000 SF

## PROS:

- NO MODULAR UNITS REQUIRED
- NEW SCHOOL FACE ALONG N. COUNTRY CLUB ROAD & HIGH SCHOOL ROAD
- CREATES CENTRALIZED COMMONS / COLLABORATIVE AREA
- CREATES OUTDOOR EATING AREA/ PATIO – CAN ALSO BE USED DURING GAMES
- CONSOLIDATES CORE CLASSROOMS
- CENTRALIZED, SINGULAR POINT OF ENTRY, SECURED BY ADMINISTRATION
- CLEAR DROP OFF AT ENTRY FOR BOTH BUSES AND PARENTS
- INTERNAL, SECURE CIRCULATION THROUGHOUT ENTIRE SCHOOL
- CONSOLIDATES ADMINISTRATION, GUIDANCE AND FACULTY
- AUXILLIARY GYM/ FIELD HOUSE LOCATED TO ENHANCE STADIUM COMPLEX
- NEW CLASSROOM LEARNING ENVIRONMENTS

## CONS:

- AUXILLIARY GYM OFFLINE FOR A PORTION OF CONSTRUCTION
- TEMPORARY ENTRANCE REQUIRED FOR MAIN GYM FOR A PORTION OF CONSTRUCTION
- USE OF FIELD HOUSE LOCKERS REQUIRED DURING PHASE 1
- NO RENOVATIONS TO SCIENCE, MAIN GYM OR AUDITORIUM
- EXTENSIVE CTE RENOVATIONS – INCREASE RENOVATION COSTS







# 21<sup>st</sup> CENTURY BREVARD HIGH SCHOOL



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