



21st CENTURY ROSMAN HIGH SCHOOL



CLARKNEXSEN



PROCESS

Advanced Planning
Building Programming
Schematic Design
Design Development
Construction Documents
Bidding
Construction
Project Completion



FACILITIES ASSESSMENT



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II. FEASIBILITY ANALYSIS - ROSMAN HIGH/ MIDDLE 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

| | A | B | C | D | E | F | G |
|----------------------|---|---|---|---|---|---|---|
| CTE | | | | | | | |
| High School | | | | | | | |
| Auditorium | | | | | | | |
| Arts/Media/Cafeteria | | | | | | | |
| Middle School | | | | | | | |
| New Gym | | | | | | | |
| New, Old Gym (NOG) | | | | | | | |

| | | | | | | | |
|---|---|---|--|---|---|---|---|
| | | | | | | | |
| | | | | 6 | 6 | 6 | |
| 4 | 4 | 3 | | | | | 4 |
| | | | | | | | |

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| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

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| 3 | 3 | 3 | 3 | 2 | 3 | 3 | |
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| 2 | 2 | 2 | 2 | 2 | 2 | | |
| | | | | | | | 1 |
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| | | | | | | | |
| 2 | | | 2 | | | | |
| | | | | 1 | | | |
| 0 | 0 | | | | 0 | 0 | |

| | | | | | | | |
|---|---|---|---|---|---|---|--|
| | | | | | | | |
| | | | 3 | | | | |
| 2 | 2 | 2 | | | 2 | 1 | |
| | | | | 0 | | | |

II. FEASIBILITY ANALYSIS - ROSMAN HIGH/ MIDDLE SCHOOL

II-A. FEASIBILITY ANALYSIS - BUILDINGS

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

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 progress = 1
- o Asbestos or other hazardous materials present in building requiring removal = 0

Total score (A through H) for building

| | A | B | C | D | E | F | G |
|----------------------|---|---|---|---|---|---|---|
| CTE | | | | | | | |
| High School | | | | | | | |
| Auditorium | | | | | | | |
| Arts/Media/Cafeteria | | | | | | | |
| Middle School | | | | | | | |
| New Gym | | | | | | | |
| New, Old Gym (NOG) | | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|--|
| | | | | | | | |
| | | | | | | | |
| 2 | 2 | | | | | 2 | |
| | | 0 | 0 | 0 | 0 | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | | | | | | | |
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| | | | | | | | |
|----|----|----|----|----|----|----|--|
| 17 | 15 | 12 | 18 | 13 | 15 | 13 | |
|----|----|----|----|----|----|----|--|

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, E & G are poor candidates for renovation. The condition of Buildings A, B, & F are in fair condition, with A approaching good condition. The condition of Building D is good. Further cost analysis required for all buildings with the exception of Building D.



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II. FEASIBILITY ANALYSIS - ROSMAN HIGH/ MIDDLE SCHOOL

II-B. FEASIBILITY ANALYSIS - SITE

| | | |
|--|---|---|
| A. Site Adequacy - Size of site compared to the N.C. Public School Facility Guidelines. | | |
| o | 80% to 100% of current guidelines (or additional land available) =2 | |
| o | 65% to 80% of current guidelines = 1 | |
| o | Less than 65% of current guidelines = 0 | 0 |
| B. Location | | |
| o | Near the center of the student population served =2 | 2 |
| o | Important focus of an older neighborhood, 50% or more students live in the neighborhood = 1 | |
| o | Not centrally located, most students would be bussed from other areas =0 | |
| C. Sewer and Water Systems | | |
| o | Municipal or county sewer and water system =2 | 2 |
| o | On-site sewer, adequate for number of students; county water or good well with pressure tank = 1 | |
| o | Inadequate on-site sewer system or well =0 | |
| D. Parking and Traffic Control | | |
| o | Paved drives with auto and bus traffic separated, adequate parking =2 | |
| o | Some paved drives or minor traffic conflicts, not enough parking = 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 | 0 |
| E. Playgrounds and Playfields | | |
| o | Ample, well developed playfields, gently sloping, handicapped accessible =2 | |
| o | Limited playfields, well developed, can be made handicapped accessible =1 | |
| o | Very small playfields or located across a street from the school or near a busy street or on a steeply sloping site =0 | 0 |
| F. Drainage | | |
| o | Good site drainage, no problems = 2 | |
| o | Some minor drainage problems, can be corrected economically =1 | |
| o | Drainage problems, standing water on site, would be costly to correct, or in flood plain = 0 | 0 |
| G. Environmental Problems | | |
| o | No environmental problems = 2 | 2 |
| o | Minor problems or possibility of minor leaks =1 | |
| o | Leaking fuel tank or contaminated well or problems with sewer system discharge or standing water under building or other major problem =0 | |
| Total score (A through G) for site | | 6 |

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 poor site feasibility for the existing site. Existing parking and athletic fields are in poor condition, access to amenities requires crossing streets and travel time, most are in the flood plain and suffer frequent damage.



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A 3D architectural rendering of a site analysis. The scene shows several white, block-like building models of varying sizes and shapes, arranged on a light green, undulating terrain. A winding, light-colored path or road cuts through the landscape, connecting different areas. The overall style is minimalist and modern, focusing on the spatial arrangement and topography of the site.

SITE ANALYSIS



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1 PARCEL 8552-89-4323-000 (1)
AREA: 12.44 ACRES

2 PARCEL 8552-79-8598-000
AREA: 0.33 ACRES

3 PARCEL 8552-89-8466-000
AREA: 0.37 ACRES

4 PARCEL 8552-89-1248-000
AREA: 5.48 ACRES
MAIN CAMPUS

5 PARCEL 8552-89-4323-000 (2)
AREA: 12.44 ACRES

6 PARCEL 8552-78-9617-000
AREA: 5.37 ACRES

7 PARCEL 8552-87-1634-000
AREA: 2.28 ACRES

8 PARCEL 8552-77-4829-000
AREA: 1.12 ACRES

9 PARCEL 8552-77-6873-000
AREA: 3.95 ACRES





ROSMAN CAMPUS
EXISTING SITE
~21.8 ACRES



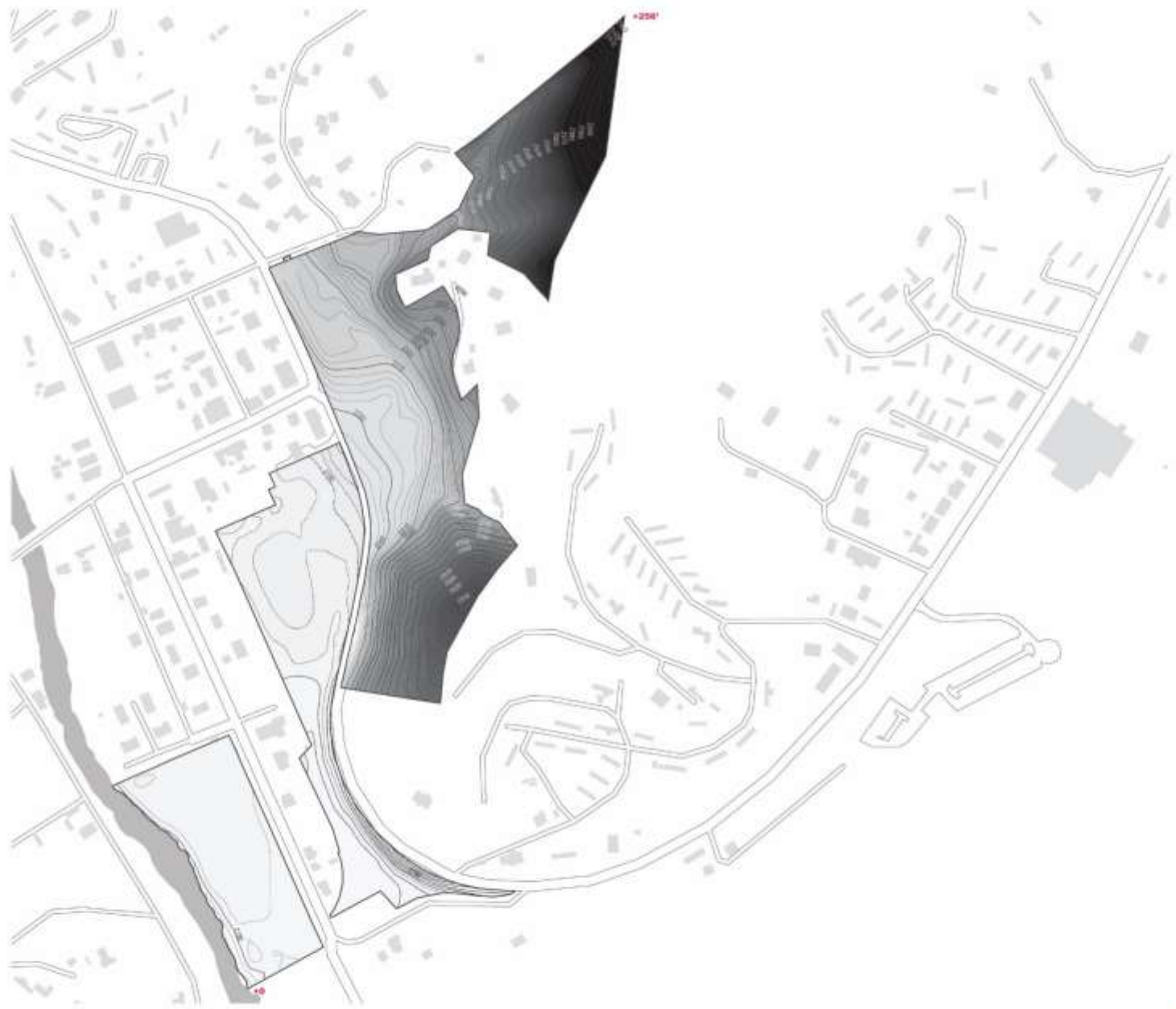
0 250'

SITE ANALYSIS: EXISTING SITE



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EXISTING GRADE
~ 250' OF GRADE CHANGE ~ 10 STORIES





SITE ANALYSIS: STEEP SLOPE (≥30%)



STEEP SLOPES
≥ 30% SLOPES



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ROSMAN CAMPUS
SETBACKS
~20.8 ACRES

SETBACKS
SETBACKS

- 5' FROM PROPERTY LINE
- 10' FROM MINOR ROADS
- 30' FROM MAJOR ROADS





ROSMAN CAMPUS
 INSIDE SETBACKS
 ~ 20.8 ACRES

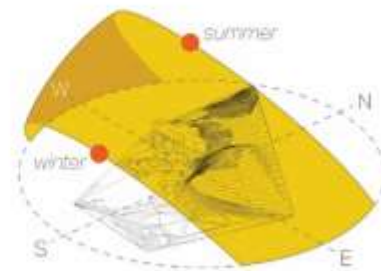
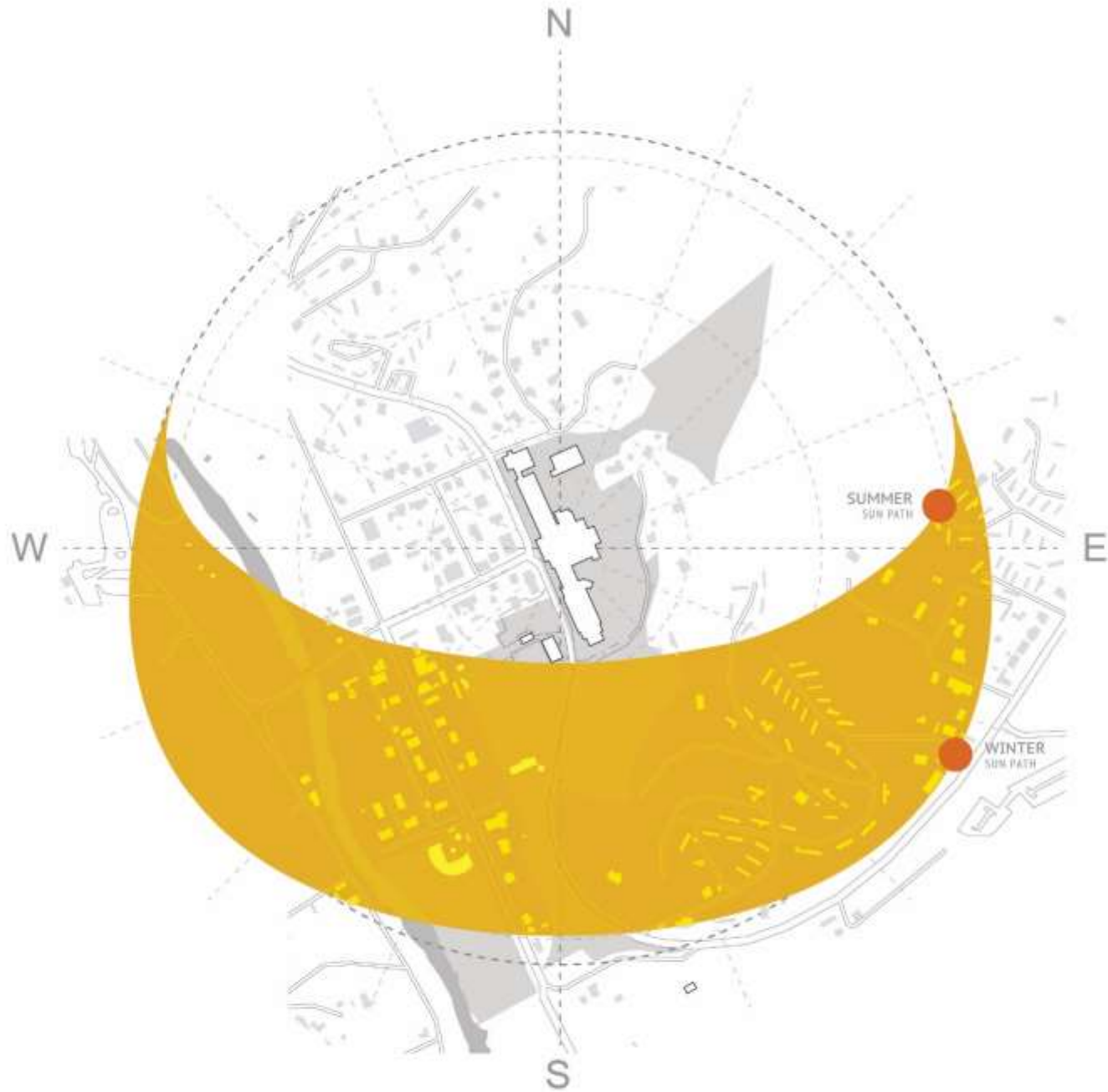
PROPERTY WITHIN SETBACKS
 SETBACKS
 5' FROM PROPERTY LINE
 10' FROM MINOR ROADS
 30' FROM MAJOR ROADS

OFF-STREET PARKING

| | | |
|--|-----------------|--------------------|
| 1 PER 10 STUDENTS: | 600 STUDENTS = | 60 SPACES |
| 1 PER CLASSROOM: | 50 CLASSROOMS = | 50 SPACES |
| 1 PER ADMIN. OFFICE: | 13 OFFICES = | 13 SPACES |
| 120 SPACES @ 400 SF PER SPACE = 48,000 SF / 1.13 ACRES | | |
| BUILDABLE AREA : | | 25.67 ACRES |





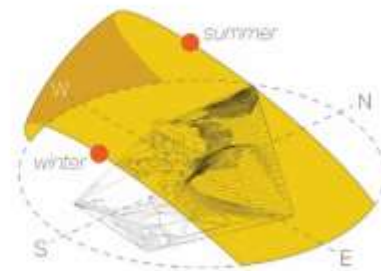
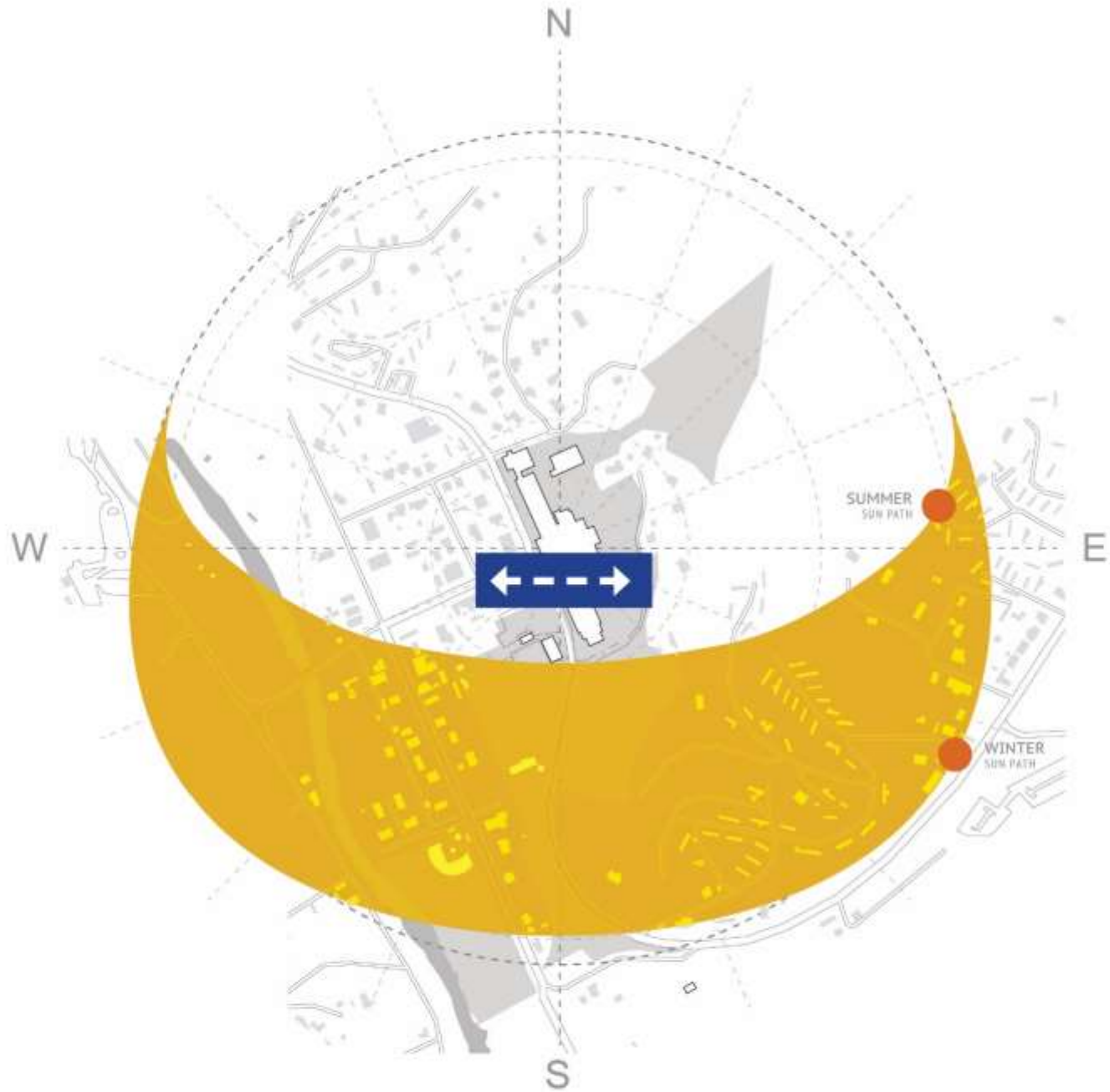


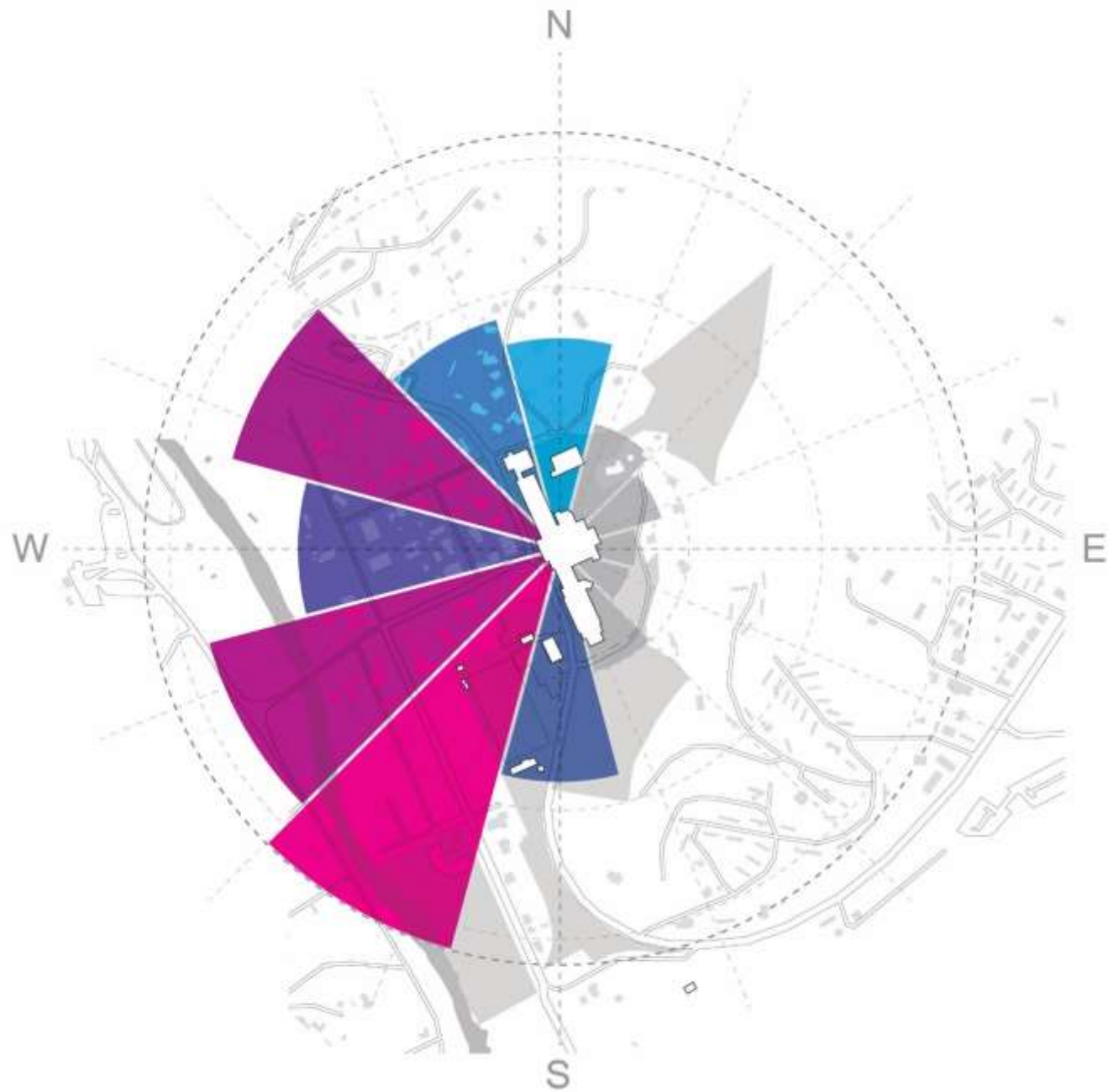
SITE ANALYSIS: SOLAR PATH



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SITE ANALYSIS: PREVAILING WINDS



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- ELECTRICAL SERVICE
- SANITARY SEWER
- STORMWATER
- GAS





0' 2000'

SITE ANALYSIS: VEHICULAR CIRCULATION



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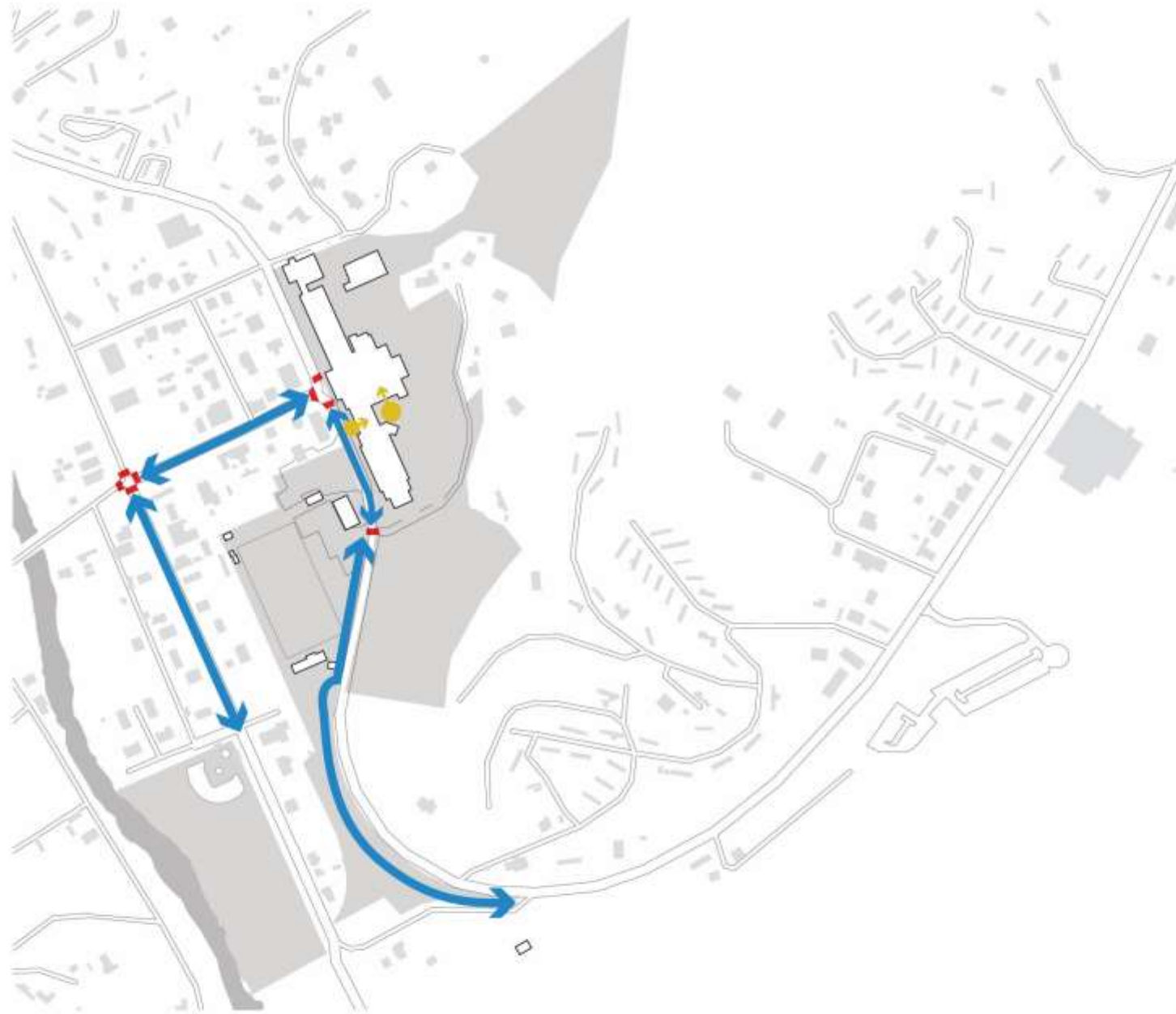


SITE ANALYSIS: VEHICULAR CIRCULATION



- STUDENT/VISITOR PARKING**
OFF-STREET LOTS / DESIGNATED AREAS
—NO SPACES
- SERVICE**
PARKING / LOADING / UNLOADING
—1 DEFINED SPACES
- FACULTY PARKING**
OFF-STREET DESIGNATED AREAS
—34 SPACES
- VISITOR / EVENT**
OFF-STREET DESIGNATED AREA
—NO SPACES
- BUS PARKING @ R.E.S.**





- CROSSWALKS
- ENTRANCE
- PEDESTRIAN CIRCULATION





- SHERWOOD FOREST / CONNESTEE FALLS**
SATELLITE CONNECTION
GOLF
- BREVARD HIGH SCHOOL**
SATELLITE CONNECTION
ROTC
- BREVARD COLLEGE**
SATELLITE CONNECTION
TRACK
- BLUE RIDGE COMMUNITY COLLEGE**
SATELLITE CONNECTION
- CHAMPION PARK**
EXISTING CONNECTION
SOFTBALL
- BASEBALL FIELD**
EXISTING CONNECTION
BASEBALL
FOOTBALL PRACTICE FIELD
- ROSMAN COMMUNITY PARK**
EXISTING CONNECTION
BASEBALL
SOFTBALL
- FUTURE FARMERS OF AMERICA**
EXISTING CONNECTION
FFA (CTE)
- ROSMAN ELEMENTARY SCHOOL**
EXISTING CONNECTION
BUS PARKING
WRESTLING
CROSS COUNTRY



VISION



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EXISTING CAMPUS





OPTION 1: BUILDINGS TO BE DEMOLISHED



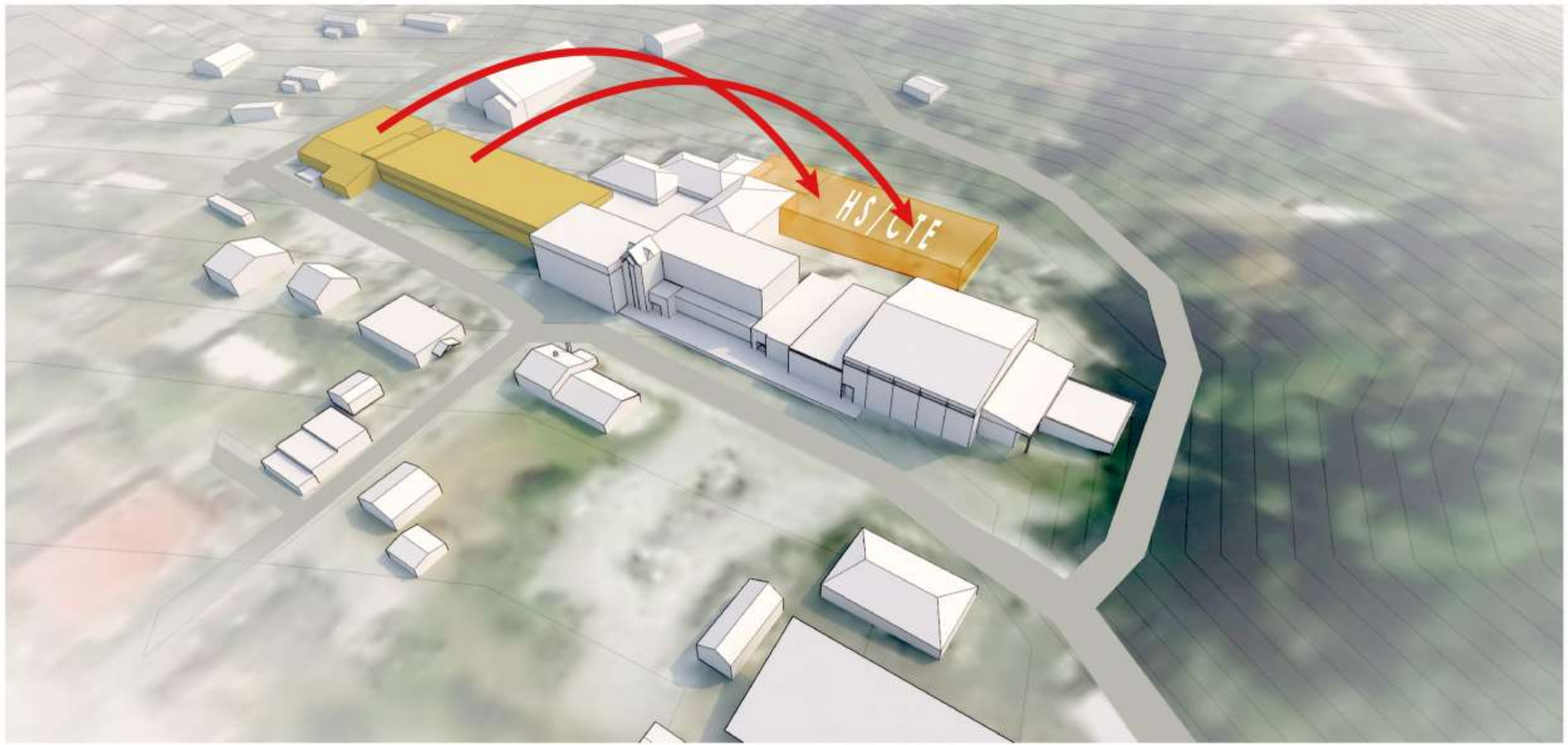


OPTION 1: PHASE 1 NEW CONSTRUCTION



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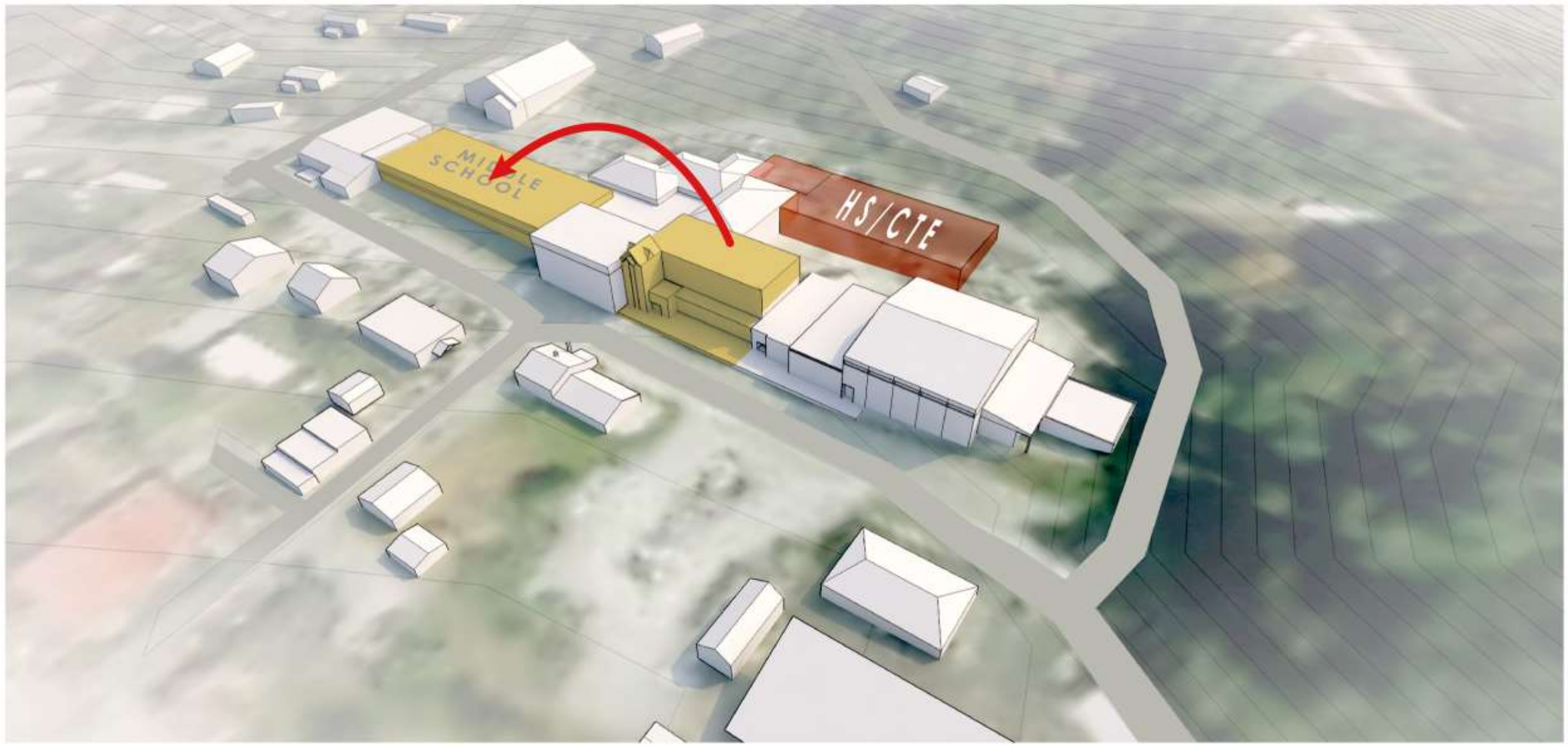


OPTION 1: PHASE 1 MOVE



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OPTION 1: PHASE 2 RENOVATIONS / MOVE



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OPTION 1: PHASE 2 DEMOLITION



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OPTION 1: PHASE 3 NEW CONSTRUCTION





OPTION 1: PHASE 3 MOVE / RENOVATIONS



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OPTION 1: PHASE 3 RENOVATIONS



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OPTION 1: PHASE 3 MOVE



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OPTION 1: PROJECT COMPLETION



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OPTION 1 SUMMARY

NEW CONSTRUCTION = 55,200 SF
RENOVATED SPACE = 44,400 SF

PROS:

- NO MODULAR UNITS REQUIRED
- CTE PROGRAMS CONSOLIDATED
- CENTRALIZED, SINGULAR POINT OF ENTRY, SECURED BY ADMINISTRATION.
- CLEAR DROP OFF AT ENTRY FOR BOTH BUSES AND PARENTS
- INTERNAL, SECURE CIRCULATION THROUGHOUT ENTIRE SCHOOL
- ADMINISTRATION FOR BOTH MIDDLE SCHOOL AND HIGH SCHOOL PROVIDED
- STUDENT COMMONS AND COLLABORATIVE SPACE BECOMES HEART OF THE SCHOOL
- SEPARATE HIGH SCHOOL AND MIDDLE SCHOOL CORE CLASSROOM AREAS. MIDDLE SCHOOL STUDENTS DO NOT HAVE TO GO INTO HIGH SCHOOL TO GET TO CTE CLASSES.
- OPTION TO USE NOG AS MS GYM

CONS:

- CAMPUS STILL BISECTED BY HIGHWAY
- NO RENOVATION IN EITHER GYM OR LOCKER ROOMS, AUDITORIUM, ARTS OR KITCHEN. PARTIAL SCIENCE RENOVATION AT ADDITION
- NO OUTDOOR WORK AREA FOR CTE ADJACENT TO THE CLASSROOMS



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21st CENTURY ROSMAN HIGH SCHOOL



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