



GOALS

- Increase teaching spaces from 54 to 82
- Bring EWMS into compliance with current LEGs, DGs and Building Code
 - Auditorium 75% of standard
 - Aux. Gym - none currently
 - Dining - 65% of standard
- Replace HVAC, lighting, restrooms
- Comply with accessibility and code requirements
- Increase parking and vehicle stacking
- Improve security - many entrances to existing buildings
- Decommission on-site waste treatment plant. Connect to city sewer

WCPSS Facilities Committee Presentation

November 18, 2015 *updated March 7, 2018*

EAST WAKE MIDDLE SCHOOL
Knightdale, NC



WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Skinner | Farlow | Kirwan
architecture



- Existing stormwater management is very poor, causing envelope damage to bldgs and damage to site.
- Moisture infiltration into masonry walls could make renovation difficult and costly
- Water sheeting off roof causes standing water, ice in winter and erosion on site.

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EAST WAKE MIDDLE SCHOOL
Knightdale, NC



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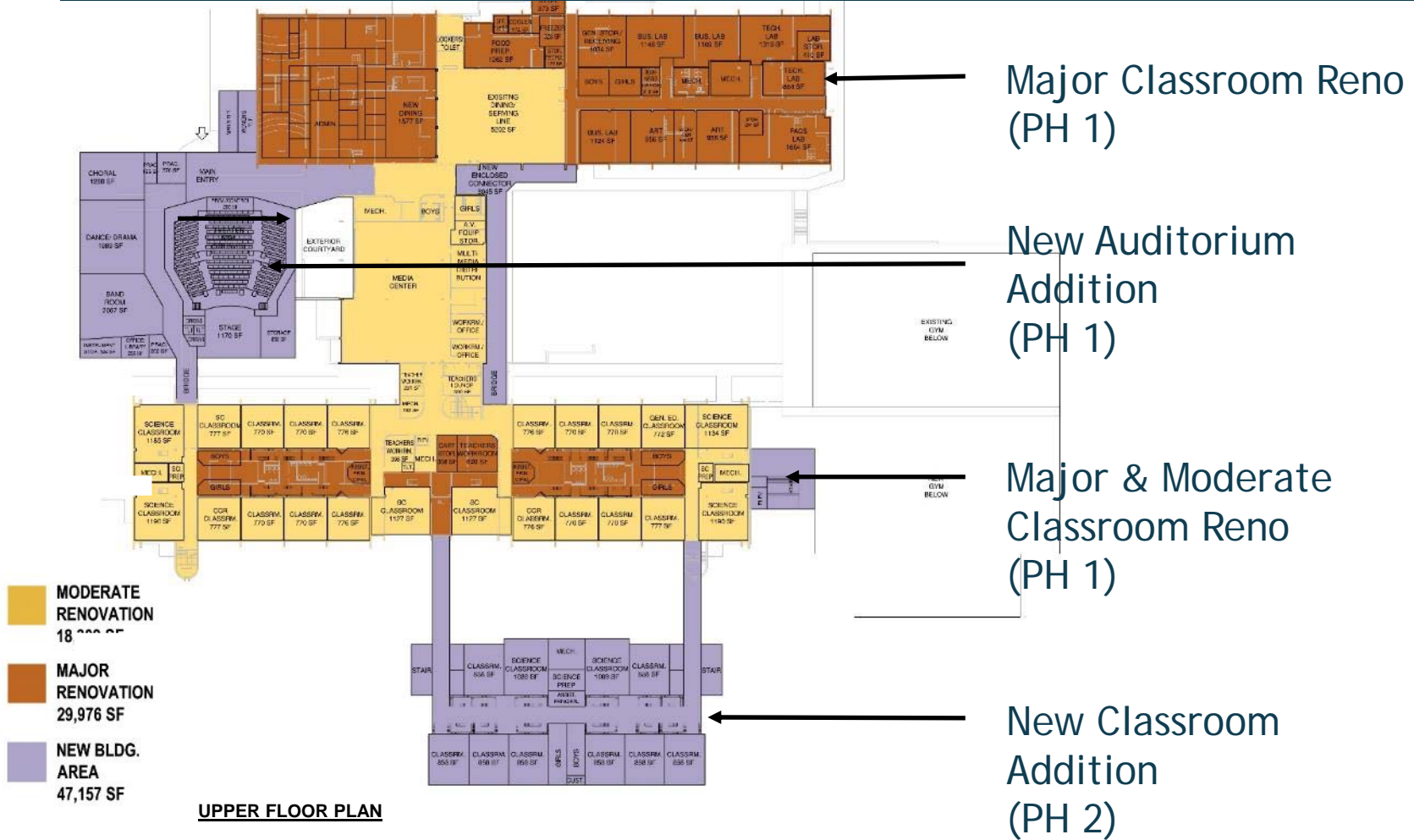
Skinner | Farlow | Kirwan
architecture

OPTION A - Renovations & Additions (adapt existing to current program)

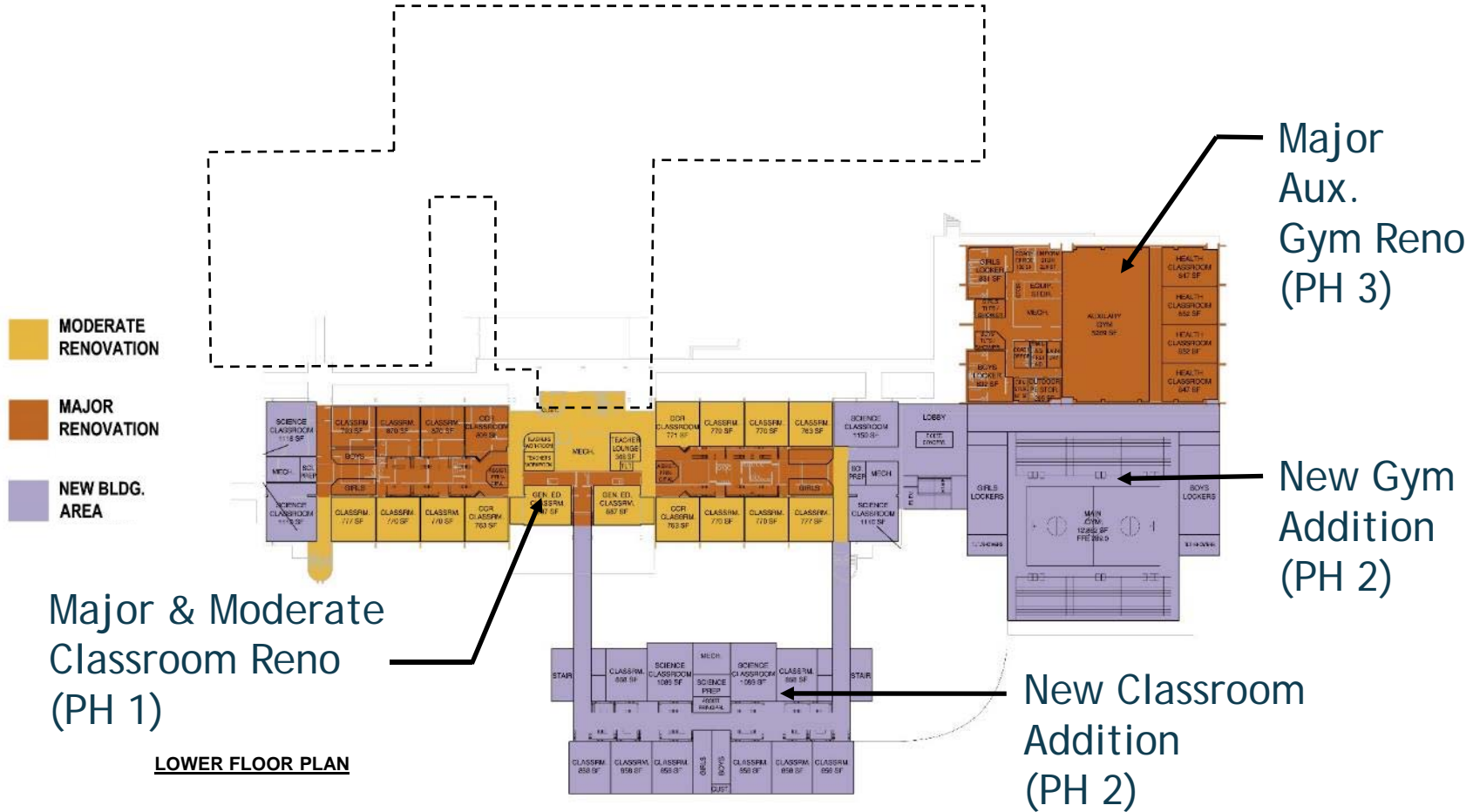


- Renovation of 1990 Building and New Construction
- 234,000 SF total (135,000 Existing; 99,000 New)
- Phased Construction over 30 months or longer, with students on site. Requires multiple moves.
- Students off-site for Phase 1 (1 year) Where?
- Fields:
 - all existing remain.
 - existing multi-purpose & baseball are above program standards.

OPTION A - Renovations & Additions



OPTION A - Renovations & Additions



OPTION A - Renovations & Additions

- Failed roof copings and flashing have caused moisture infiltration into walls, which leads to potential mildew and mold issues.



OPTION A - Renovations & Additions

- Roof due for replacement in 2-10 years
- Poorly functioning gutters and downspouts have caused moisture infiltration and site erosion



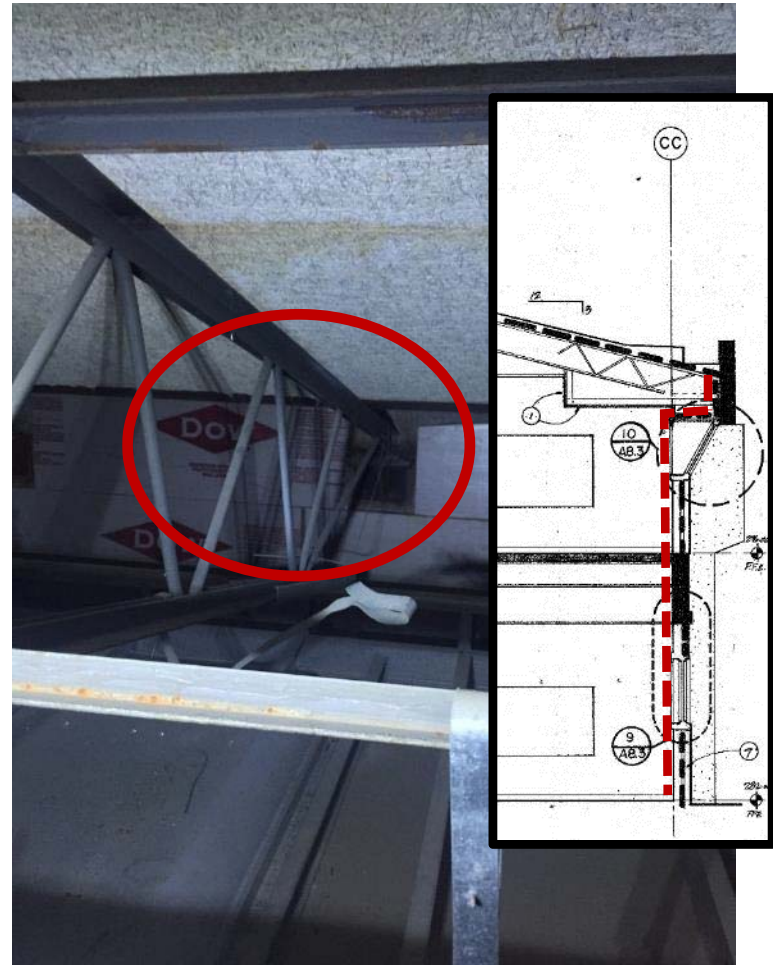
OPTION A - Renovations & Additions

- Poorly functioning thermal envelope causes energy loss

Recommendation

Provide comprehensive response to building envelope issues

- New building skin
- New roof
- New thermal insulation and air barrier



OPTION A - Renovations & Additions

Base Costs: **\$49.6 M**
(typical WCPSS renovations)

Added Costs

- Envelope **\$ 4.4 M**
- Roof **\$ 1.9 M**
- Phased Project **\$ 3.3 M**

TOTAL COST: \$ 59.2 M

- 2018 Dollars
- Does not include public infrastructure costs

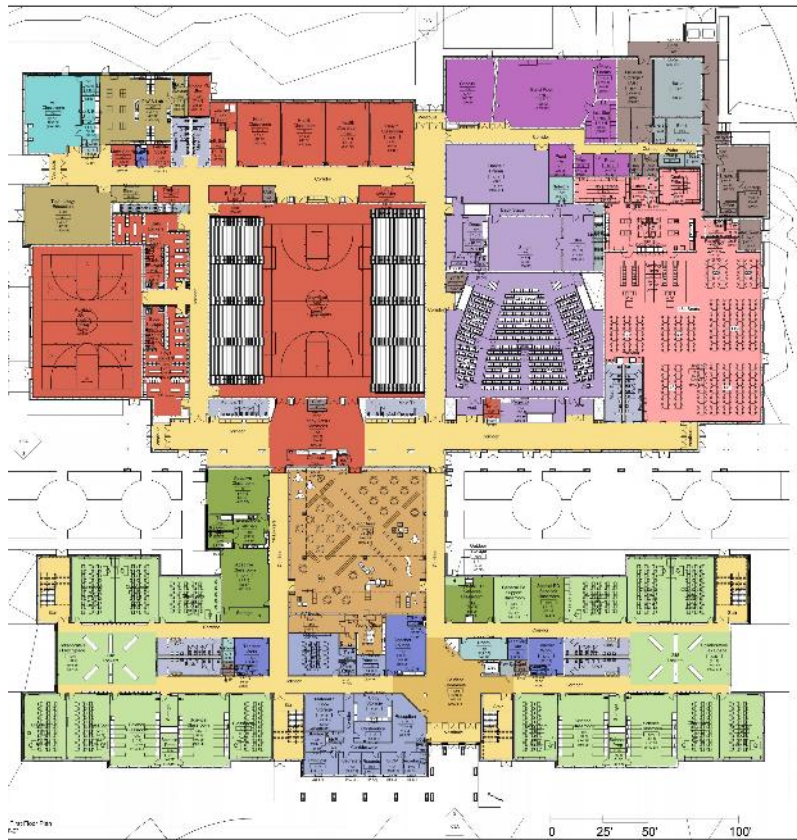


OPTION B - Prototype Re-use (previously approved by BOE on 20 Dec 2016)



- New Construction
- 211,390 SF
(23,000 less than Option A)
- Students remain on-site
- Track, main field and softball field updated.
- Shorter Construction duration (26 months)

OPTION B - Prototype Re-use (latest floor plan from 100% CD phase, previously approved by BOE)



1st FLOOR PLAN

Prototype used at:

- Alston Ridge MS
- *Re-configured for current program and includes Learning Commons space to meet strategic plan goals.*



2nd & 3rd FLOOR PLANS

OPTION B - Prototype Re-use

Base Costs: \$ 58.8 M

Added Costs:

- o Demolition \$ 1.3 M
- o Add Fields \$ 1.7 M

Savings

- o A/E fee \$ -0.6 M

TOTAL COST: \$ 61.2 M

- 2018 dollars

Additional Considerations:

- Demolition
- Reduced A/E fee



Options Summary

OPTION A (Reno/Addition)

Base Costs: \$ 49.6 M
Added Costs: \$ 9.6 M

TOTAL COST: \$ 59.2 M

Pros:

- Slightly Lower Costs

Cons:

- Long term maintenance issues if not remedied.
- Inefficient use of space results in bigger building.
- 23,000 more SF to heat/cool & maintain.
- Off Site Relocation of Students
- Multiple moves due to longer phased construction.
- Poor site accessibility
- Safety/Security problematic with multiple buildings; firetruck access to courtyard is problematic

OPTION B (Prototype)

Base Costs: \$58.8 M
Added Costs: \$ 2.4 M

TOTAL COST: \$ 61.2 M

Pros:

- More Efficient Layout ... less SF
- Less SF to heat/cool & maintain
- Compact Building Footprint
- Meets Program Requirements efficiently
- Improved Security & Accessibility
- Opportunity to continue Community Use of additional Play Fields
- Shorter Construction Duration
- Use of River Bend Middle 1 year earlier

Cons:

- Slightly higher costs