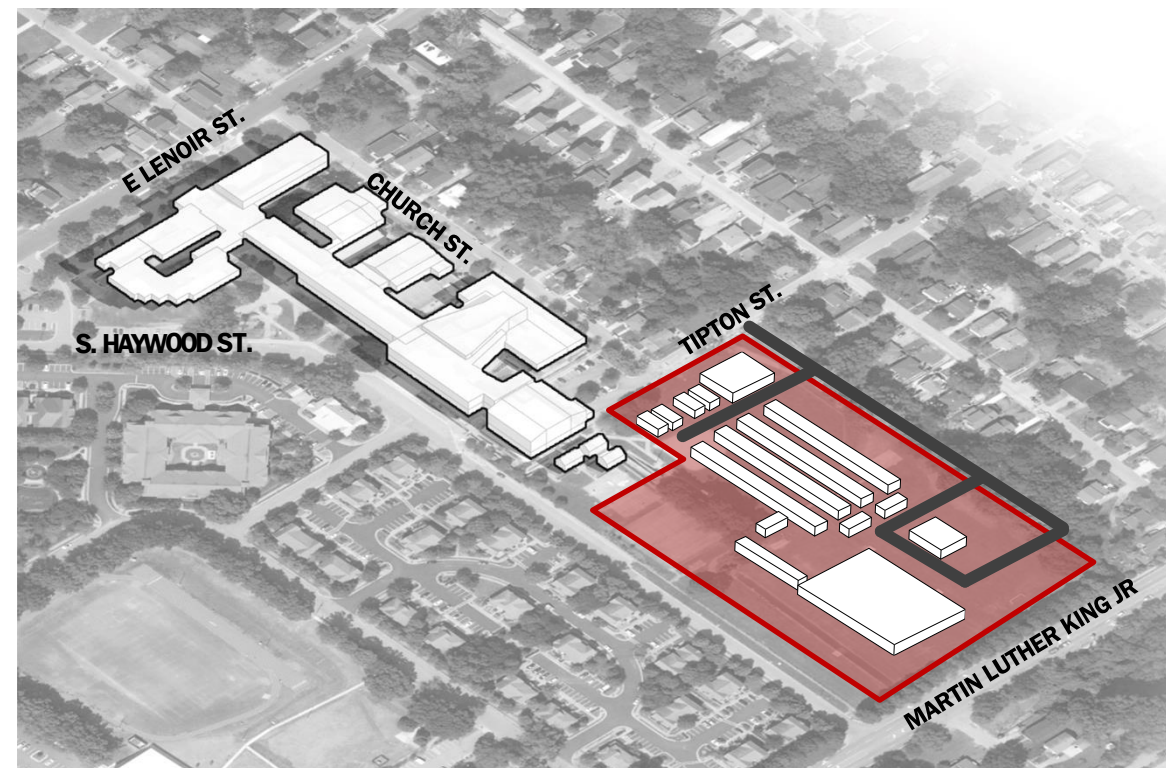


# OPTION 1 : RENOVATION OF EXISTING BUILDING

This option proposes a comprehensive renovation of the existing Ligon Middle School building. To ensure uninterrupted learning during construction, a temporary mobile campus will be established on the current ballfields to be utilized for students throughout the renovation period. Once the existing campus is renovated, students will move into the new building and the ballfields will be restored.

## PHASE 1

CONSTRUCT MOBILE CAMPUS ON BALLFIELDS

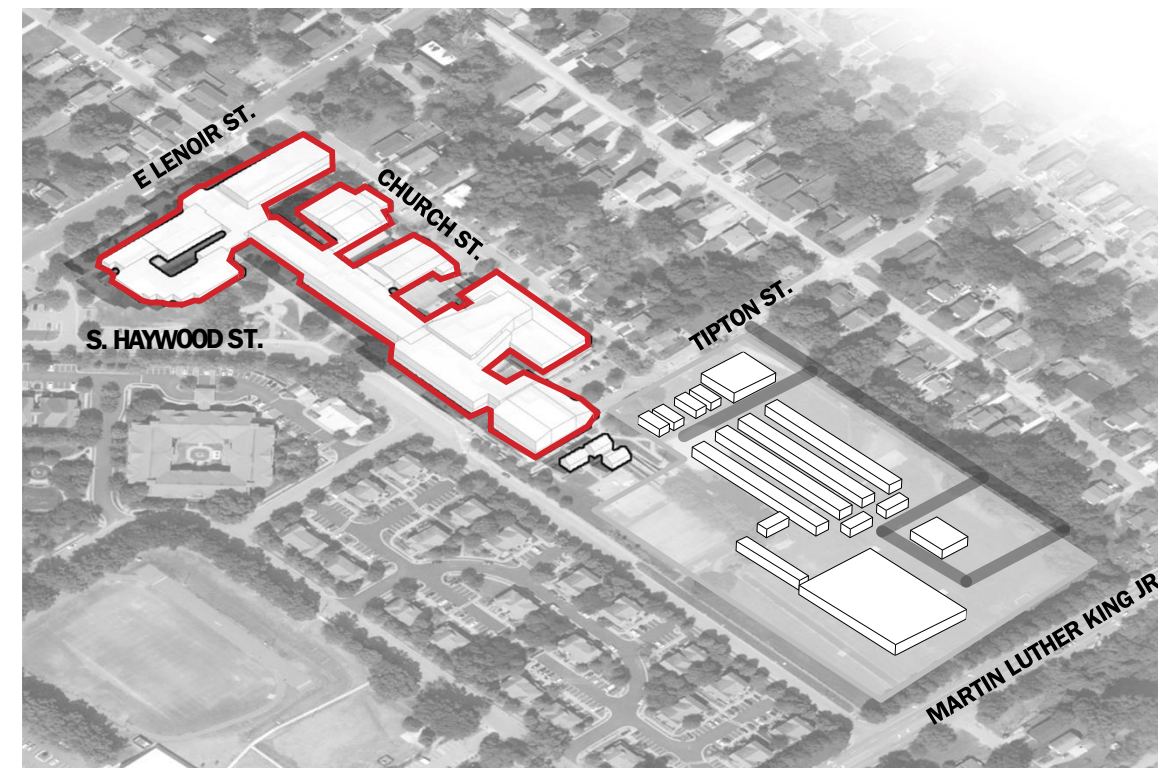


**13 MONTHS** (WITH SITE WORK + UTILITIES)

**\$24,577,742**

## PHASE 2

RENOVATION OF EXISTING SCHOOL (STUDENTS IN MOBILE CAMPUS)

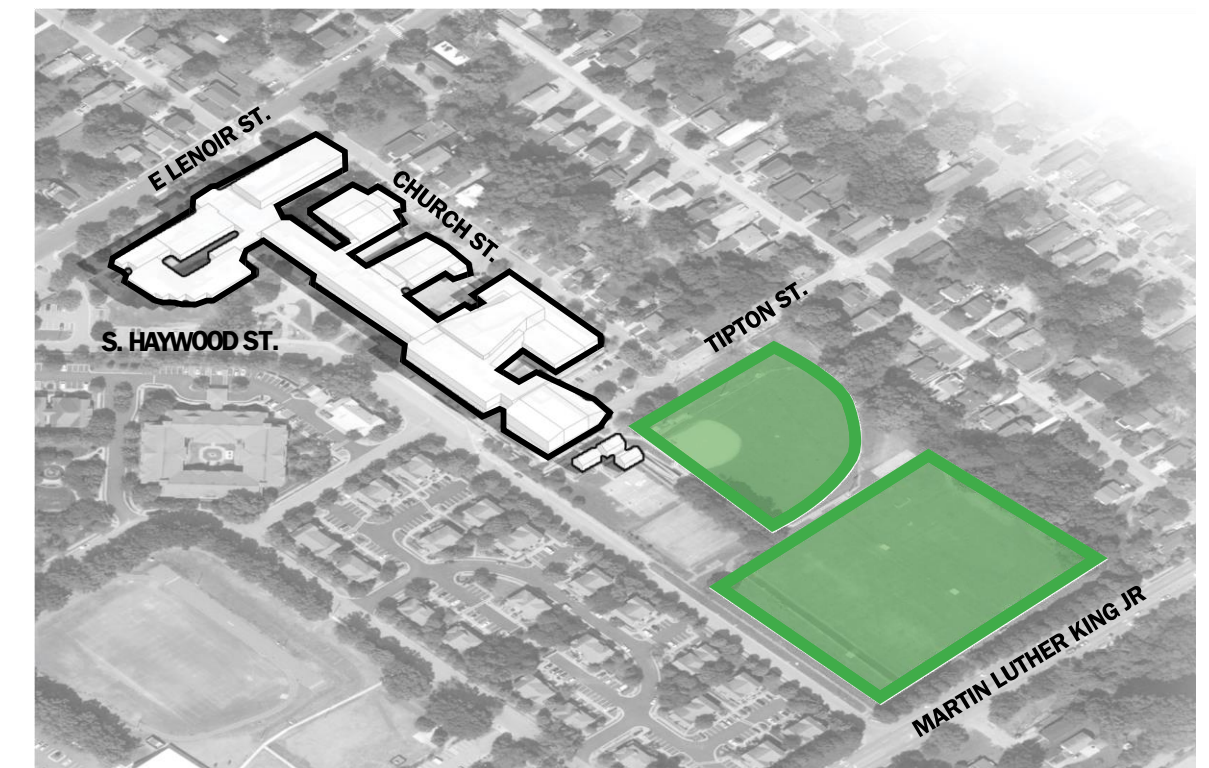


**25 MONTHS** (INCLUDING MOVE IN/MOVE OUT)

**\$75,258,296**

## PHASE 3

REMOVE MOBILE CAMPUS, RE-ESTABLISH BALLFIELDS









**13 MONTHS** (INCLUDING MOVE OUT)

**\$2,481,491**

**51 MONTHS TOTAL | TOTAL CONSTRUCTION COST \$102,317,529**

\* SCHEDULE REFLECTS CONSTRUCTION ACTIVITIES ON SITE AND DOES NOT INCLUDE DESIGN, PRE-CONSTRUCTION, PERMITTING, BIDDING OR CLOSEOUT

# OPTION 1 : RENOVATION ABILITY TO MEET DESIGN GOALS

DESIGN GOAL	YES	NO	COMMENT
RENOVATION ABLE TO MEET CURRENT WCPSS FACILITY STANDARDS			EXISTING SCHOOL IS UNDERSIZED BY 32,000 SF. 82% CLASSROOMS ARE UNDERSIZED. SITE IS TIGHT, NO ROOM FOR ADDITION.
CONSTRUCTION SCHEDULE EFFICIENCY			ADDS ADDITIONAL TIME TO THE CONSTRUCTION SCHEDULE TO CONSTRUCT AND DEMOBILIZE MOBILE CAMPUS.
PRESERVES THE JW LIGON JR/SR SCHOOL HISTORY + LEGACY			RENOVATION DESIGN (INCORPORATING GRAPHICS) CAN ELEVATE THE HISTORY + LEGACY.
MAINTAINS EDUCATIONAL EXPERIENCE FOR STUDENTS DURING CONSTRUCTION			STUDENTS WILL MOVE TO A MOBILE CAMPUS FOR APPROX. 2 YRS. THIS WILL NOT ALLOW STUDENTS TO USE ALL PROGRAM ELEMENTS (AUDITORIUM, PERFORMING ARTS, GYM).
INCLUDES 900+ SEAT AUDITORIUM FOR MAGNET ART PROGRAM			PRESERVES EXISTING AUDITORIUM.
STEWARDSHIP OF TAXPAYER DOLLARS			LOWER FIRST COST BUT SHORTER BUILDING LIFESPAN. EXISTING BLDG. IS FUNCTIONALLY OBSOLETE. ADDITIONAL \$24,577,742 FOR MOBILE CAMPUS.
ABILITY TO IMPLEMENT IMPROVEMENTS TO TRAFFIC CONGESTION			NO ROOM ON THE SITE TO INCORPORATE LONGER TRAFFIC QUEUING.

# OPTION 1 : PROS AND CONS

## PROS:

- Preserves the history of the original JW Ligon Jr/Sr High school building.
- Take advantage of re-use of large size auditorium: a unique asset for a WCPSS Middle School.
- Least expensive option but only limited renovation work is recommended or feasible due to functional obsolescence of existing building.

## CONS:

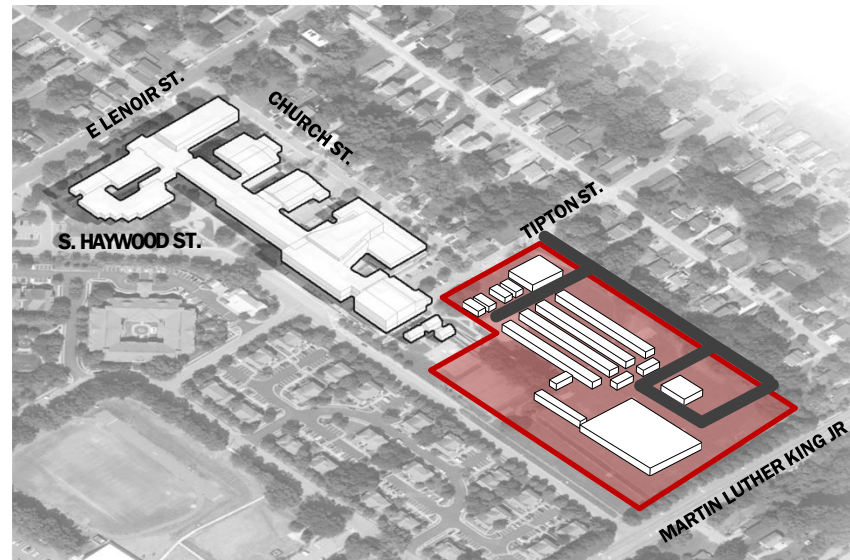
- It would require that a mobile campus be constructed on the ballfields to house the students and teachers for +/- 2 years. This mobile campus will need to include drives, parking lots, bus loop, fire lane access and water, sewer, electrical, internet and fire alarm connections, walkways, stormwater management, and handicapped ramps. Loss of program elements such as the auditorium and gymnasium during the renovation period (unless the renovation is phased, which will extend the schedule and cost.) Loss of program athletics for PE and competitive sports for duration of project. Added costs to project for field rentals and team bus rentals.
- Loss of athletic program ballfields for 13 months after mobile campus is removed
- Likely loss of enrollment of magnet students due to the disruption of the program during the renovation process.
- If existing buildings remain in place, it would be difficult (or impossible) to improve parent car queuing and bus queuing situation (school traffic currently backs up on surrounding streets.)
- New Code Requirements will take effect, which may be difficult to accomplish due to current building systems challenges, floor-to-floor heights and building layout (i.e. half level changes with current use of chair lift, site handicapped accessibility, etc.)
- Renovation cannot solve the functional layout issues and small size of the typical classrooms.
- WCPSS will likely need to come back to this campus in 15-20 years, due to inadequate size and inefficient layout (building size is 32,000 sf smaller than current WCPSS middle school standards.) Site is likely too tight to accommodate a building addition.
- Precious taxpayer dollars spent on the renovation of a facility that cannot accommodate current WCPSS middle school standards. Regrettable part of Ligon history (receiving “less than”) would be repeated.

# OPTION 2 : BUILD NEW SCHOOL ON EXISTING SCHOOL SITE

This option includes the complete demolition of the existing Ligon Middle School facility, followed by the construction of a brand-new school on the current site, positioned at the top of the hill where the existing school resides. To accommodate students during this transition, they would be relocated either to a mobile campus set up on the ballfields or to an alternative off-site location.

## PHASE 1

CONSTRUCT MOBILE CAMPUS ON BALLFIELDS

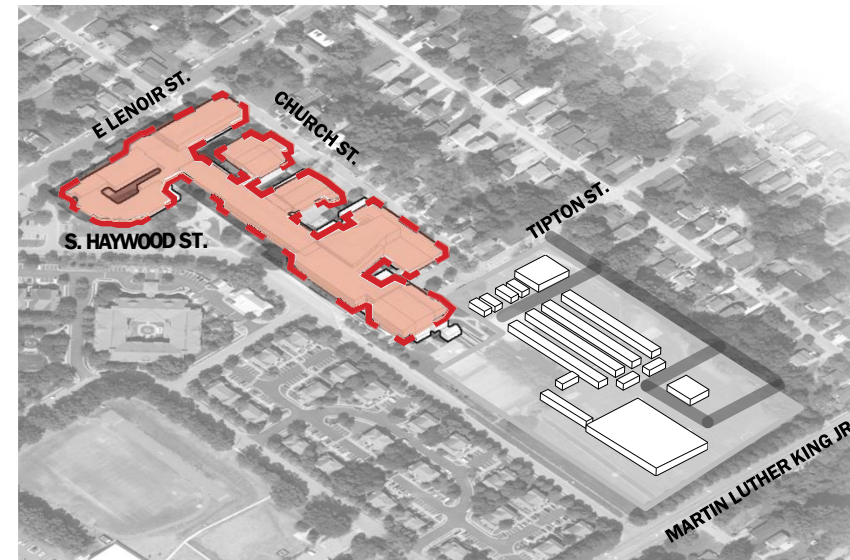


**13 MONTHS** (WITH SITE WORK + UTILITIES)

**\$24,577,742**

## PHASE 2

DEMOLITION OF EXISTING SCHOOL

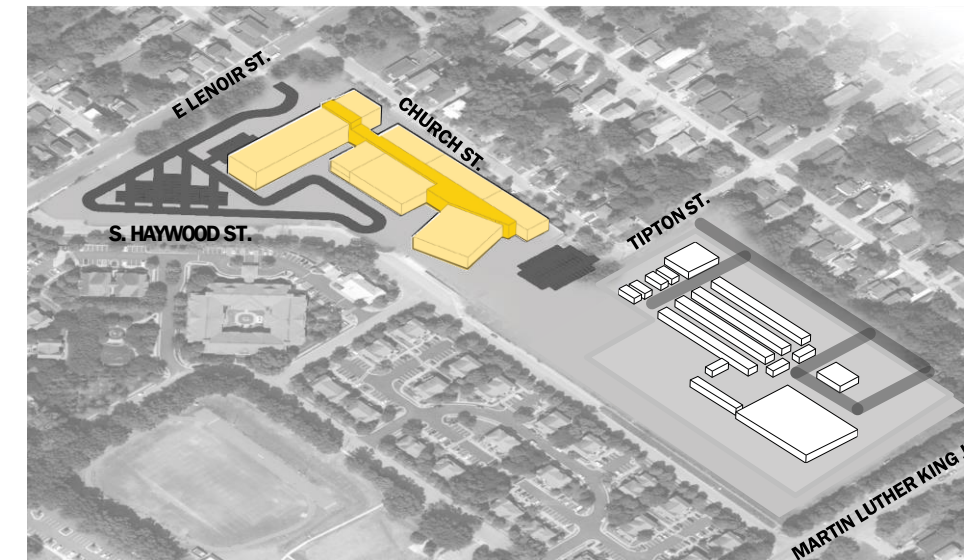


**6 MONTHS**

**\$3,022,689**

## PHASE 3

CONSTRUCT NEW MIDDLE SCHOOL ON "TOP OF THE HILL" (STUDENTS IN MOBILE CAMPUS)

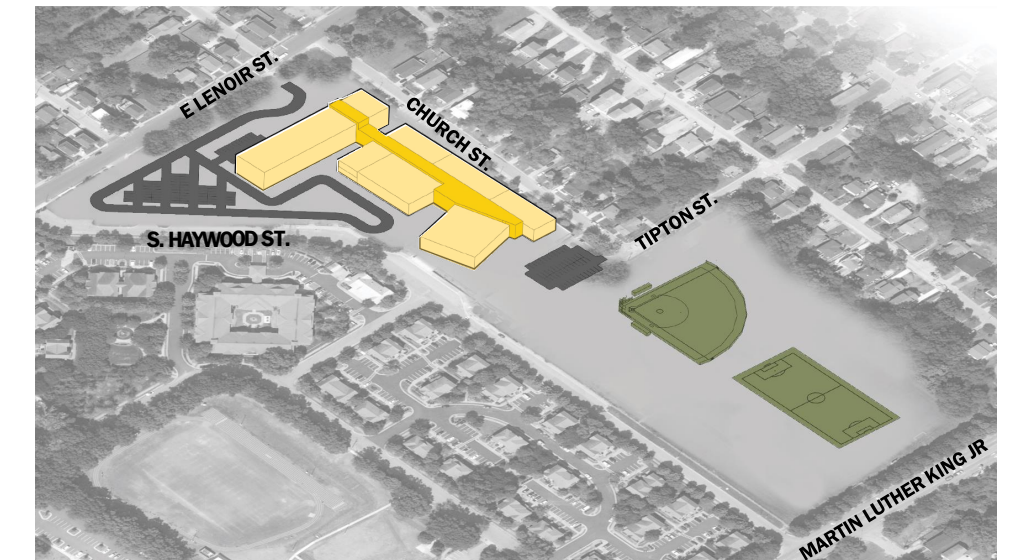


**24 MONTHS** (INCLUDING MOVE IN)

**\$117,884,884**

## PHASE 4

REMOVE MOBILE CAMPUS, RE-ESTABLISH BALLFIELDS









**13 MONTHS** (INCLUDING MOVE OUT)

**\$2,481,491**

**56 MONTHS TOTAL | TOTAL ESTIMATED CONSTRUCTION COST \$147,966,807**

# OPTION 2 : BUILD NEW SCHOOL ON EXISTING SCHOOL SITE

DESIGN GOAL	YES	NO	COMMENT
DESIGN IS ABLE TO MEET CURRENT WCPSS FACILITY STANDARDS			
CONSTRUCTION SCHEDULE EFFICIENCY			ADDS ADDITIONAL TIME TO THE CONSTRUCTION SCHEDULE TO CONSTRUCT AND DEMOBILIZE MOBILE CAMPUS. LONGEST CONSTRUCTION SCHEDULE
PRESERVES THE JW LIGON JR/SR SCHOOL HISTORY + LEGACY			WITH THOUGHTFUL IMPLEMENTATION OF DESIGN ENHANCEMENTS + GRAPHICS
MAINTAINS EDUCATIONAL EXPERIENCE FOR STUDENTS DURING CONSTRUCTION			STUDENTS WILL MOVE TO A MOBILE CAMPUS FOR APPROX. 2 YRS. THIS WILL NOT ALLOW STUDENTS TO USE ALL PROGRAM ELEMENTS (AUDITORIUM, PERFORMING ARTS, GYM).
INCLUDES 900+ SEAT AUDITORIUM FOR MAGNET ART PROGRAM			
STEWARDSHIP OF TAXPAYER DOLLARS			ADDITIONAL \$24,577,742 FOR MOBILE CAMPUS, INCLUDING DEPLOYMENT AND PERMITS. MOST EXPENSIVE OPTION.
ABILITY TO IMPLEMENT IMPROVEMENTS TO TRAFFIC CONGESTION			

# OPTION 2 : PROS AND CONS

## PROS:

- Provide a new state-of-the art school for Ligon Middle School with a 75-year life span that meets current WCPSS standards for educational adequacy.
- Preserves the current siting of the building at the “top of the hill.”
- New design can accommodate enhanced car and bus queuing and circulation to meet City of Raleigh requirements (1600+ linear feet of parent car queuing required.)
- Can provide a new floor plan layout that better accommodates middle school “cohorts” and collaborative learning areas.
- New building design can be more compact, which helps with travel distance during class changes.
- New building design can more beautifully honor the legacy and history of JW Ligon Jr/Sr High School on both the exterior and interior of the building (with graphics, artifacts, history timeline, etc.)

## CONS:

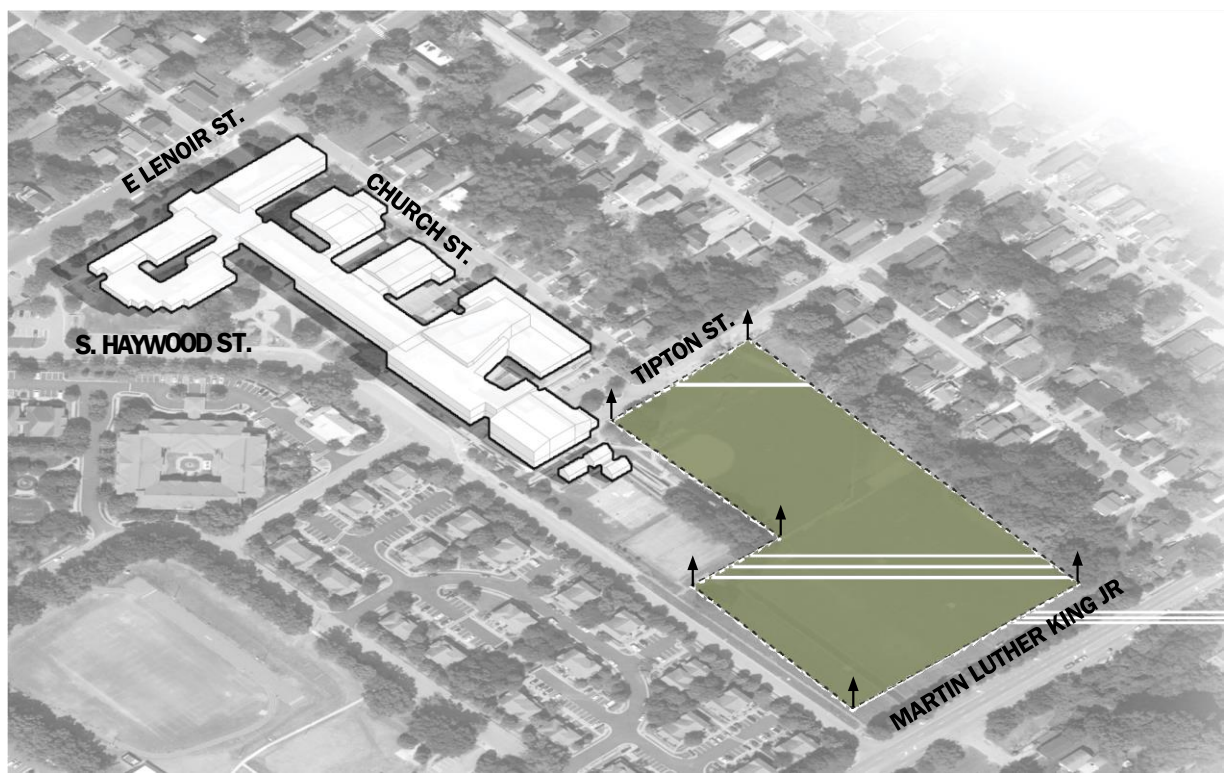
- As with Option 1: Would require that a mobile campus be constructed on the ballfields to house the students and teachers during construction of the new school. This mobile campus will need to include drives, parking lots, bus loop, fire lane access and water, sewer, electrical, internet and fire alarm connections, stormwater management, walkways and handicapped ramps. Loss of program elements such as the auditorium and gymnasium during construction of the new middle school. Loss of athletic program ballfields for 13 months to rebuild fields after mobile campus is removed. Added costs to project for field rentals and team bus rentals.
- Or: alternative location is found to house students for two years (currently no options for alternative location now.)
- Likely loss of enrollment of magnet students due to the disruption of the program during the construction process.
- Loss of the original JW Ligon Jr/SR High School building (although little remains of the original building from 1953.)
- The site’s geometry presents challenges for developing the new middle school program at the current location of the existing school; the 30-foot grade change from Lenoir Street to Tipton Street will likely require level transitions and the incorporation of retaining walls.

# OPTION 3 : BUILD NEW SCHOOL ON EXISTING BALLFIELD SITE

This option proposes constructing a new middle school building on the site currently occupied by the existing ballfields. During the construction phase, students will remain in the current school building to ensure continuity of learning. Once the new facility is completed, the existing building will be demolished, making way for the development of new ballfields and a proposed “Alumni Pavilion” at the top of the hill, where the original JW Ligon Jr/Sr main entry stood.

## PHASE 1

SITE WORK TO RAISE ELEVATION OF BALLFIELDS

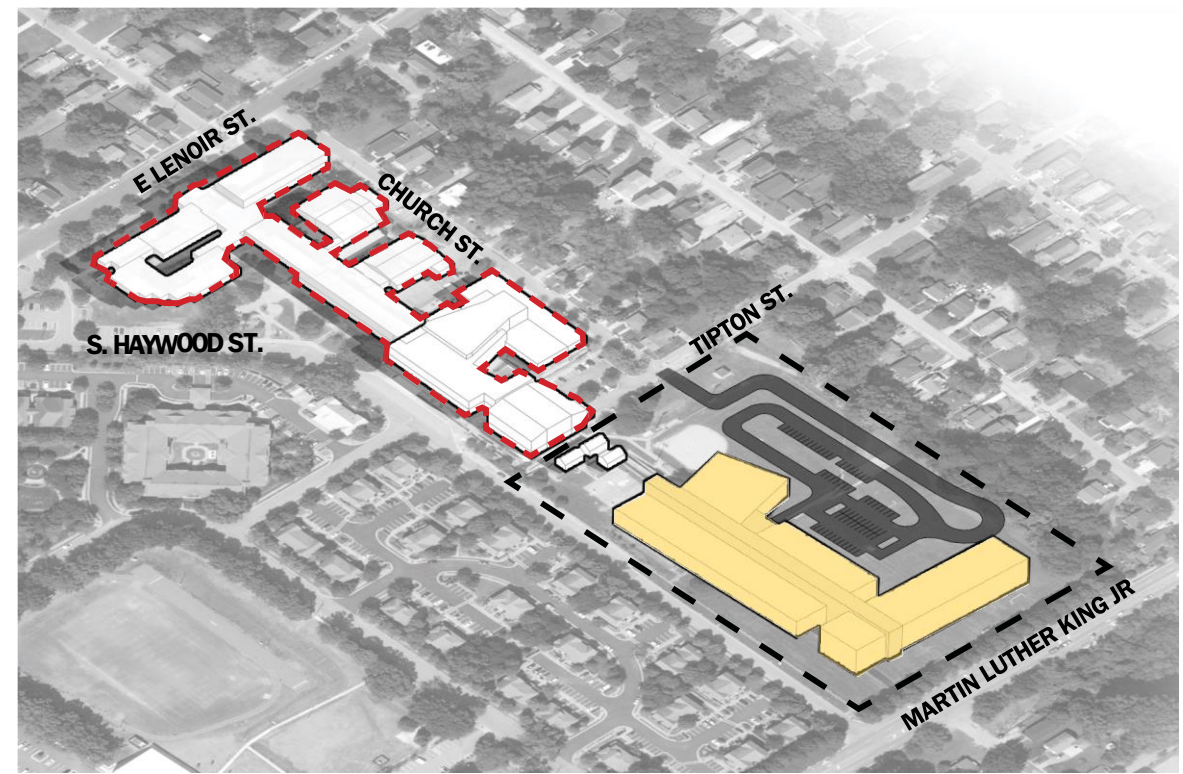


**8 MONTHS** (INCLUDING RELOCATING UTILITIES AND RAISING SITE GRADE)

**\$2,210,140**

## PHASE 2

CONSTRUCT NEW MIDDLE SCHOOL

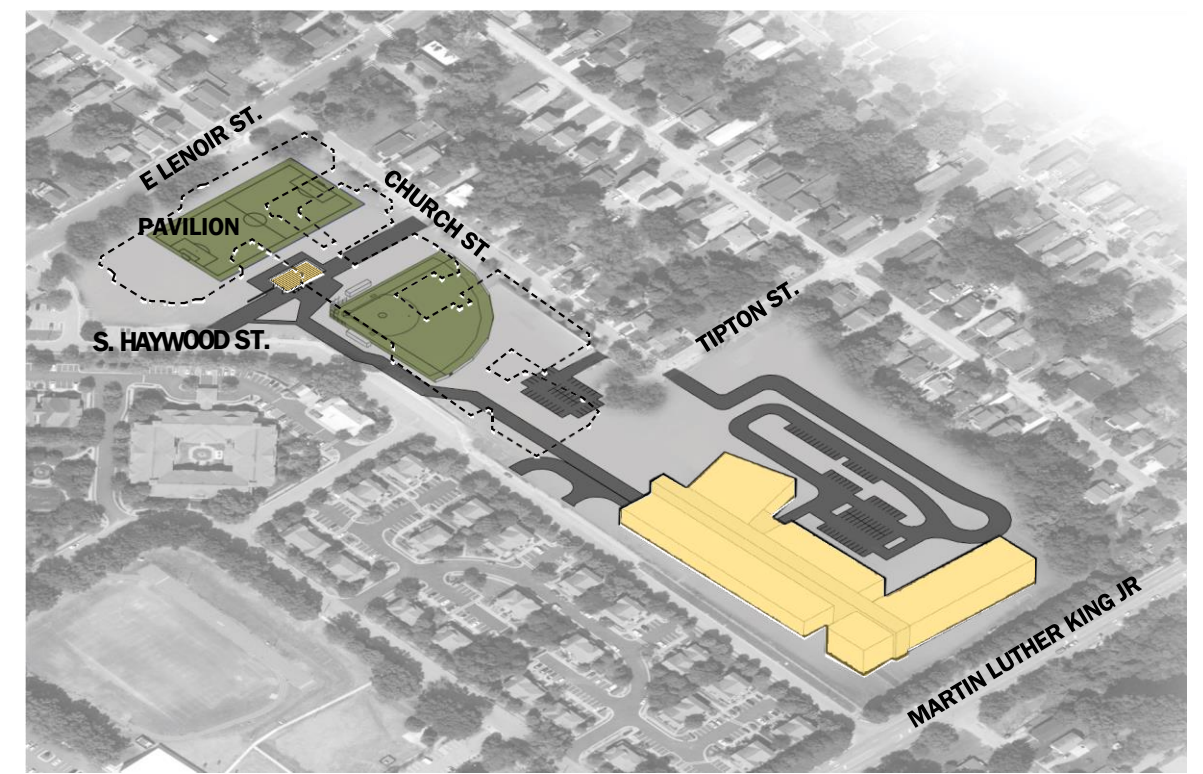


**24 MONTHS** (INCLUDING MOVE IN)

**\$114,186,618**

## PHASE 3

DEMOLISH EXISTING SCHOOL + CONSTRUCT NEW BALLFIELDS









**13 MONTHS**

**\$5,448,474**

**45 MONTHS TOTAL | TOTAL ESTIMATED CONSTRUCTION COST \$121,845,232**

# OPTION 3 : BUILD NEW SCHOOL ON EXISTING BALLFIELD SITE

DESIGN GOAL	YES	NO	COMMENT
DESIGN IS ABLE TO MEET CURRENT WCPSS FACILITY STANDARDS			
CONSTRUCTION SCHEDULE EFFICIENCY			SHORTEST CONSTRUCTION SCHEDULE (BETWEEN OPTIONS 1&2).
PRESERVES THE JW LIGON JR/SR SCHOOL HISTORY + LEGACY			WITH THOUGHTFUL DESIGN ENHANCEMENTS & NEW ALUMNI PAVILION.
MAINTAINS EDUCATIONAL EXPERIENCE FOR STUDENTS DURING CONSTRUCTION			STUDENTS STAY IN EXISTING BUILDING DURING CONSTRUCTION.
INCLUDES 900+ SEAT AUDITORIUM FOR MAGNET ART PROGRAM			
STEWARDSHIP OF TAXPAYER DOLLARS			NO MOBILE CAMPUS REQUIRED WITH ASSOCIATED COSTS. BUILDING OPTION ON MOST LEVEL PORTION OF THE SITE, WHICH SAVES SITE COSTS.
ABILITY TO IMPLEMENT IMPROVEMENTS TO TRAFFIC CONGESTION			

# OPTION 2 : PROS AND CONS

## PROS:

- Allows the middle school program to continue uninterrupted during construction. Least disruptive option for students, teachers and educational experience.
- Provide a new state-of-the art school for Ligon Middle School with a 75-year life span that meets current WCPSS standards for educational adequacy.
- Site's school near MLK Jr Blvd – high visibility to showcase the JW Ligon Jr/Sr High School legacy with the architecture of the new building.
- New construction will be built on the most level portion of the site. Additional fill dirt will raise the site to minimize concern over “building in a hole.”
- New design can accommodate enhanced car and bus queuing and circulation to meet City of Raleigh requirements (1600+ linear feet of parent car queuing required.)
- Can provide a new floor plan layout that better accommodates middle school “cohorts” and collaborative learning areas.
- New building design can be more compact, which helps with travel distance during class changes.
- New building design can more beautifully honor the legacy and history of JW Ligon Jr/Sr High School on both the exterior and interior of the building (with graphics, artifacts, history timeline, etc.)
- New building and campus design can likely be accommodated within the \$140 million budget established by WCPSS.
- Creation of a new “alumni pavilion” for community gatherings and to honor the JW Ligon Jr/Sr High School legacy.

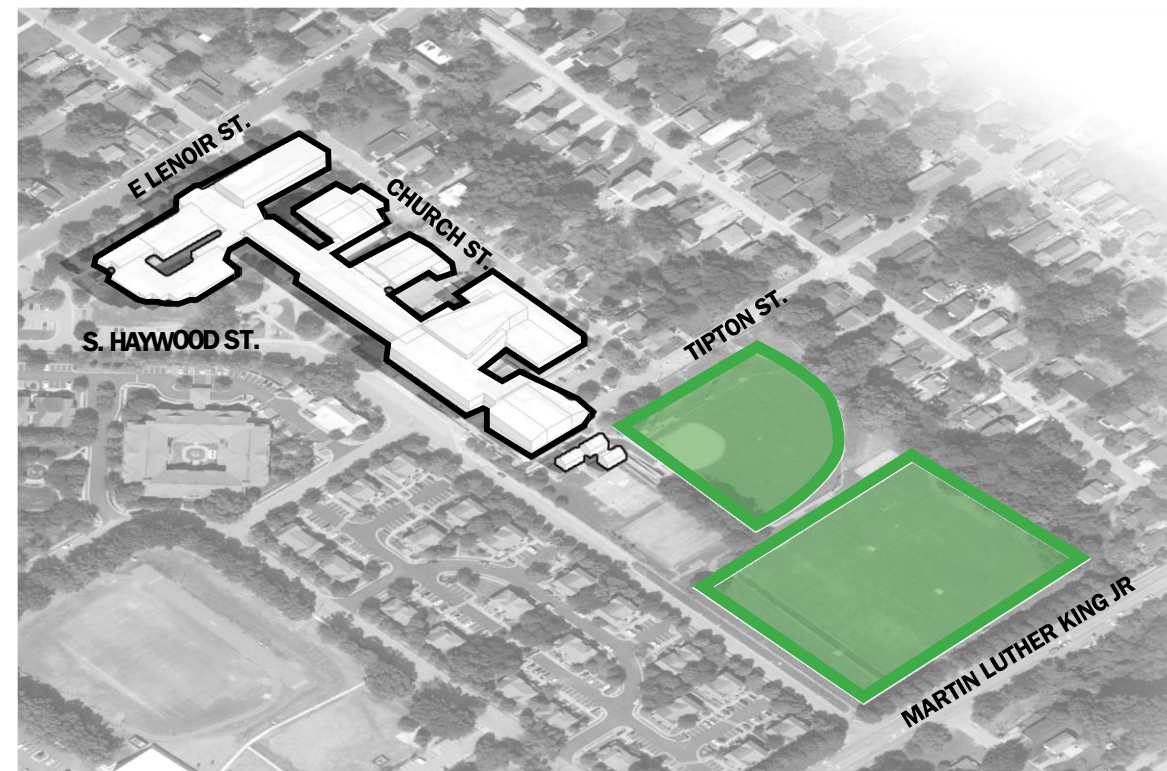
## CONS:

- Loss of the original JW Ligon Jr/Sr High School building (although little remains of the original school building from 1953.)
- Siting of the new building on the lowest portion of the site (perception of the building sitting down low)...although site will be raised 10 feet over existing grade to match grade of MLK blvd.

# SUMMARY OF ALL OPTIONS

## OPTION 1

RENOVATION OF EXISTING BUILDING

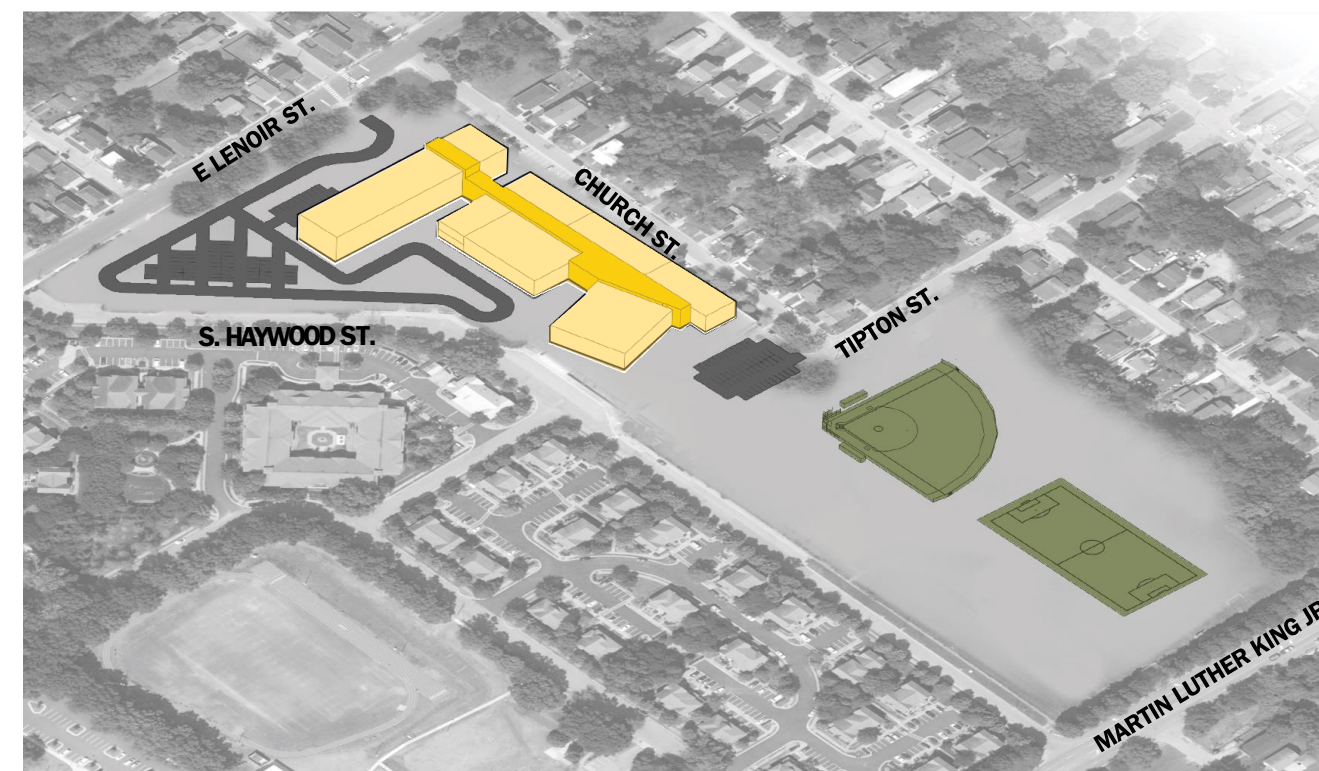


**51 MONTHS**

**\$102,317,529**

## OPTION 2

BUILD NEW SCHOOL ON EXISTING SCHOOL SITE

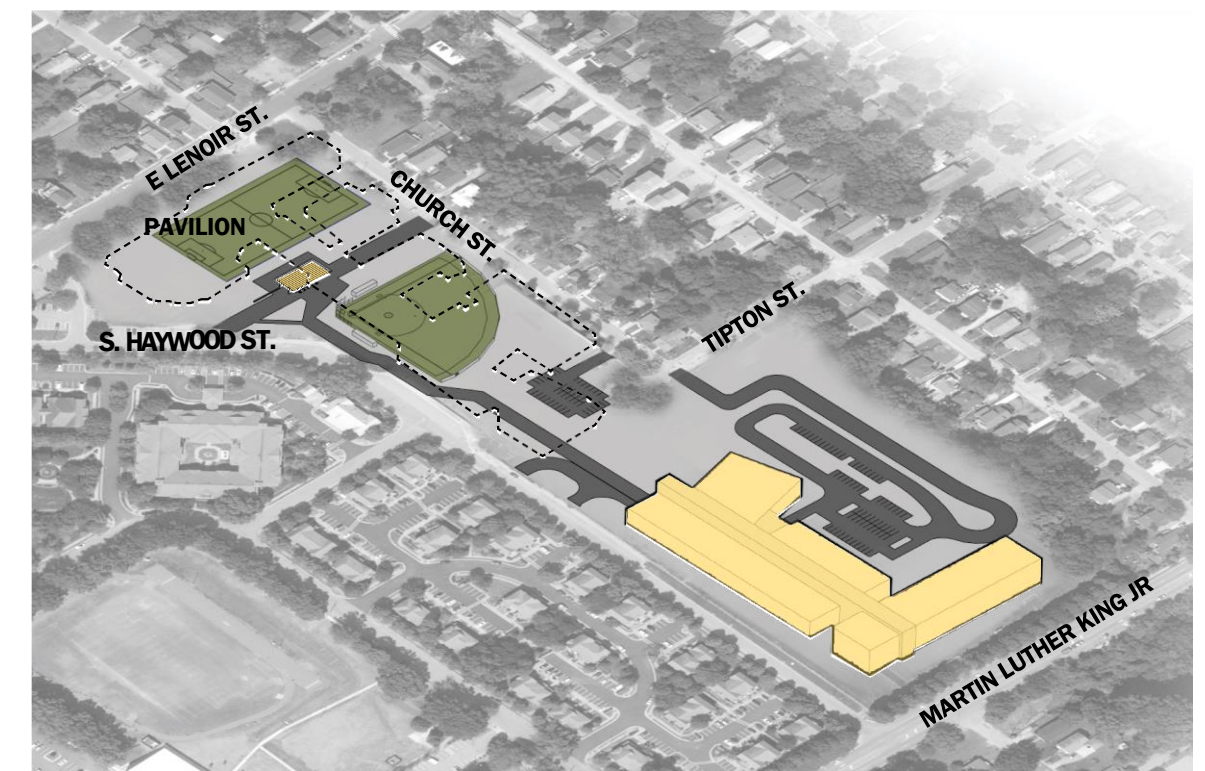


**56 MONTHS**

**\$147,966,807**

## OPTION 3

BUILD NEW SCHOOL ON THE EXISTING BALLFIELD SITE



**45 MONTHS**

**\$121,845,232**