



ARCHITECTURAL FEASIBILITY STUDY
FOR
HIGH SCHOOL CONSOLIDATION

MONTGOMERY COUNTY, NC

Submitted by:



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PROFESSIONAL ASSOCIATION

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MONTGOMERY COUNTY, NORTH CAROLINA

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SECTION I: EXECUTIVE SUMMARY

Representatives from Montgomery County Schools (MCS), Montgomery Community College (MCC), and Montgomery County government formed a Joint Education Committee the spring of 2014 and tasked it with evaluating existing facilities, identifying educational needs and deficiencies, analyzing fiscal constraints and funding options, and creating a summary document as a recommended course of action. The committee toured existing facilities, interviewed teachers, and considered several options including renovating the existing high schools, and constructing a shared Career & Technical Educational facility near MCC. In February of 2015, the committee concluded that a consolidated high school located next to MCC as the most viable option to meet long term fiscal and educational goals.

The enclosed documentation evaluates a proposed project to consolidate Montgomery County Schools' two aged high schools with a new High School, Advanced Career & Technical Education, Early College, and Performing Arts facilities. The goal of the proposed project is to replace the aging high schools with strategically located facilities that will meet the demands of today's high school education. An education that requires proven and innovative programs centered around a culture of digital learning with expanded science-technical-engineering-mathematics (STEM) programming, rigorous advanced placement (AP) courses, relevant Career and Technical Education (CTE) programming, and an Early College (EC) high school that provides access to college level instruction to a large population of economically disadvantaged students.

Montgomery County has a unique opportunity to build a new high school adjacent to its Community College in the geographic center of the County. The significance of this location cannot be overstated. Challenges typically associated with implementing expanded educational programs like Early College high schools, STEM curriculums, relevant CTE programs, and AP courses are substantially mitigated by consolidation and locating adjacent to MCC. MCS and MCC will be able to partner together to share human resources, technical resources, programs, and facilities to efficiently prepare graduates for post-secondary education and equip them with relevant skills for 21st century jobs. All of which are logistically challenged with two high schools located on opposite sides of the County.

The following pages provides comprehensive details outlining the project's proposed facilities including a 1400 student consolidated high school, a 200 student CTE facility that would also house an Early College, and a 1200 seat performing arts center for school and community use. These facilities were designed to meet the North Carolina Department of Public Instruction's (DPI) guidelines for facility construction, anticipated average daily membership (ADM), and to accommodate the programming needs stated above. Site plans, schematic drawings, and renderings are included that represent the scope of the project. Environmental and geotechnical investigations were completed to assess the site suitability. All of which were used to develop a detailed cost estimate including site work, construction, equipment, furniture, construction contingencies, architectural / engineering fees, legal fees, construction financing, and other soft costs. The estimate indicates that a project meeting the needs of Montgomery County can be delivered for \$69,490,000.

SECTION II: NEED FOR THE FACILITY

Relevant Educational Programing and Access to Post-Secondary Instruction

Montgomery County is a low wealth county located in central North Carolina. The population of approximately 28,000 is served by one local education authority (LEA) with two high schools. Like much of rural North Carolina, population is declining and economic development is stagnant. Median household income is 70% of the state average; Seventy-five percent (75%) of public school students qualify for free or reduced lunch; forty-four percent (44%) of students receive some type of federal aid and; twenty-nine percent (29%) of students are living below the poverty level.

Educational attainment is below the state average, with only 75 and 15 percent of the population having high school degrees or a bachelor's degree or higher, respectively. With a large population of economically disadvantaged students and families, post-secondary education, particularly at the university level, remains unattainable for the majority of new high school graduates.

An Academic Subcommittee of the Joint Education Committee reported in 2015 that the current and future labor markets demand science-technology-engineering-math (STEM) focused training (see Exhibit 1). The report cites data that for every two STEM related job openings, only one unemployed qualified worker is available. It recommends expanding Advanced Placement (AP) courses, and focusing university prep and Career & Technical Education (CTE) curriculums in STEM. If MCS is going to prepare its graduates for a 21st century economy and provide opportunities to its high percentage of economically disadvantaged population, STEM courses must be a priority and graduation pathways must provide access to post-secondary instruction that support university and career bound students.

Consolidating will allow for expanded AP courses, STEM related college prep and CTE pathways, and high enrollment in an Early College (EC) program which provides a path for students to graduate with a high school diploma and an associate degree in five years at no cost. Consolidating next to MCC mitigates the fiscal and logistical challenges of transitioning to a STEM based curriculum, offering expanded selections of AP courses, and implementing programs with access to post-secondary instruction. Transportation issues typically associated with an EC program are eliminated. The economy of scale related to operating CTE programs at one site rather than two is improved and with the ability to shared technical, physical, and human resources with MCC, efficiencies are further improved. AP courses that have traditionally been hard to populate will make easier with the expanded student body.

MCC has the third lowest full-time equivalent (FTE) enrollment in the State. Since State funding is based on FTE, MCC's ability to modify programing to provide STEM focused instruction to serve university and career bound students is fiscally limited at best. The proposed project will allow for dual enrollment in MCS and MCC through the Early College program in the CTE/EC facility. With increased funding related to higher FTE, MCC will have more fiscal resources to transition its programing to STEM related careers to serve local workforce development and citizens wishing to have access to instruction for relevant 21st century jobs.

Replace Aging Facilities

The two existing high schools, East & West Montgomery were constructed in 1961, approximately 55 years ago. Both schools have served their life cycle purpose and their respective communities well. However, due to the age of these facilities, all major system, i.e., mechanical, electrical and plumbing systems need to be replaced. The cost of these repairs and replacements are very expensive and if replaced the two high schools would not meet today's minimum educational standards. The functionality of both buildings is subpar in providing the quality teaching spaces needed for today's students.

Additional modifications are required to comply with the Americans with Disabilities Act (ADA) code requirements, meet recommended student space requirements, life safety and security requirements, asbestos abatement, energy inefficiencies, and environmental problems. The projected cost of required renovations and modifications is approximately \$50 million.

A consolidated high school and a CTE/EC facility would replace these aging assets and their physical challenges. It would provide the opportunity needed to create a culture of technology based instruction, rather than a supplement to instruction. This technology based environment is essential to implementing a rigorous STEM program, and equip graduates with relevant skills needed in the local job market, at the university level, and in a global economy. Eliminating split funding between two facilities would provide an opportunity to expand CTE programs relevant to today's employment opportunities.

Additionally, the project will provide Montgomery County a state of the art facility which will serve not only the students but the entire community with a new performing arts center located on one wing of the school that can be used after school hours for plays, musicals, etc.

SECTION III: EXISTING FACILITIES

The existing high schools, East and West Montgomery were completed in 1961 and were designed with a life expectancy of 50 years. Both have received additions/renovations that include auditoriums, additional classroom space, and vocational education spaces; However, they have exceeded their useful life. The building systems, infrastructure, laboratories, and classroom space are out of date, increasingly expensive to maintain, are not compliant with the North Carolina Department of Public Instruction's (NCDPI) guidelines, and are incapable of providing a culture of digital learning required for a 21st century education.

Building Systems

Building systems have been maintained to the point that they remain functional, but have exceeded their useful life and deteriorated to inefficient operations and maintenance. All systems would need to be completely removed and replaced to bring them up to current building and energy conservation codes.

- Mechanical systems do not meet the present North Carolina State Mechanical Code for indoor air quality and compared to current technology and energy conservation codes, are grossly inefficient.
- Electrical systems are aged to the point that all wiring, breakers, disconnects, etc. need to be replaced to provide a safe environment for the students and faculty.
- Plumbing systems, including sewer lines, water lines, and fixtures require frequent repair to maintain functionality and do not meet current plumbing code. A comprehensive replacement represents an opportunity to reduce the schools water use and environmental impact.
- Building envelopes have been modified over the life of the facilities, but still represent inefficiencies and sub-par learning environments for the students and staff.

ADA Compliance

Accessibility compliance with the Americans with Disabilities Act has proven difficult in the 1960's model buildings. The investment required to bring the core facilities and athletic facilities in compliance with current code would be significant and not feasible considering the age of these facilities.

NCDPI Facility Guidelines

The existing schools fall short of criteria established by the North Carolina Department of Public Instruction's Facility Guidelines. Although not mandated by NC general statute, the recommendations in this guide are considered industry standard for new school design and construction to achieve an efficient learning environment that is capable of meeting educational demands. These guidelines are available at www.schoolclearinghouse.org. Classroom space at the existing high schools does not align with these standards. Existing science labs do not meet mandated safety requirements.

The North Carolina Department of Public Instruction provides an instrument and instructions for performing a Feasibility & Cost Analysis of existing school building to determine whether or not a school should be renovated or replaced. This analysis was conducted for both existing high schools and did not move past the initial "feasibility" sections for the existing sites and facilities. The metrics used indicated that both high schools should be replaced and no further "cost" analysis was needed to make that determination. The Feasibility & Cost Analysis forms are included as an attachment to this report as Exhibits 2 & 3.

Technology Infrastructure

The existing schools were not constructed with consideration for network infrastructure, internet access, digital learning, or newer technologies required by current science, technology, engineering, and mathematics (STEM) related education. Our students and staff are limited by this lack of technological

infrastructure, a must-have if Montgomery County is to keep pace with education in a global environment. In an Academic Subcommittee Program Alignment Report, published by Montgomery County Schools and Montgomery Community College, STEM education was identified as the single most important program change needed in our education system for local workforce development and preparing our students for university learning.



Exterior



Parking Area



Driveway



Outside Classroom



Electrical Entry



Electrical Room



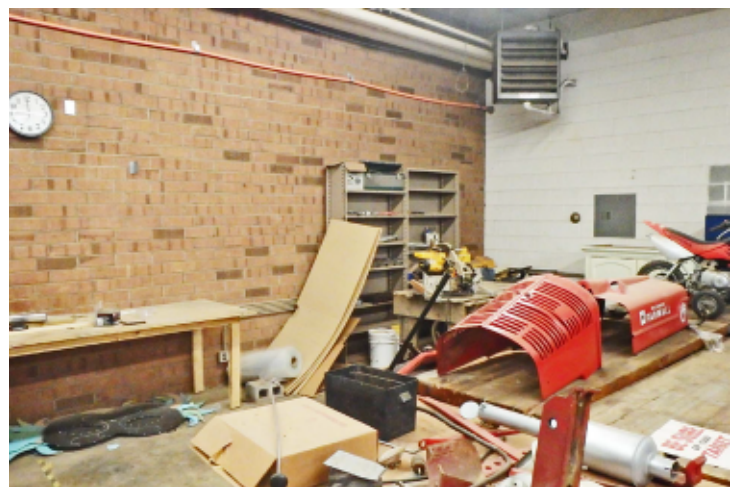
Interior HVAC Unit



Typical HVAC Unit #1 (Classroom)



Typical HVAC Unit #2



Automobile Vocational Lab



Band Practice Room #1



Band Practice Room #2



Barrier Free Retrofit



Non Barrier Free H₂O



I.T. Area #1



I.T. Area #1



Kitchen



Kitchen Storage



Science Lab #1

Science Prep Area #1



Science Lab Eye Safety Area

Science Prep Area #2





Student Dining Area



Student Exterior Dining



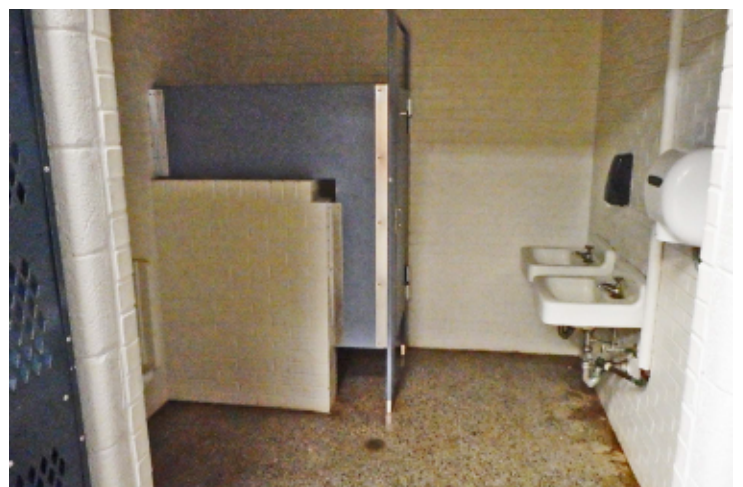
Student Exterior Walkway



Teacher's Mailroom/I.T. Closet



Typical Media Center



Typical Toilet



Typical Toilet Conditions



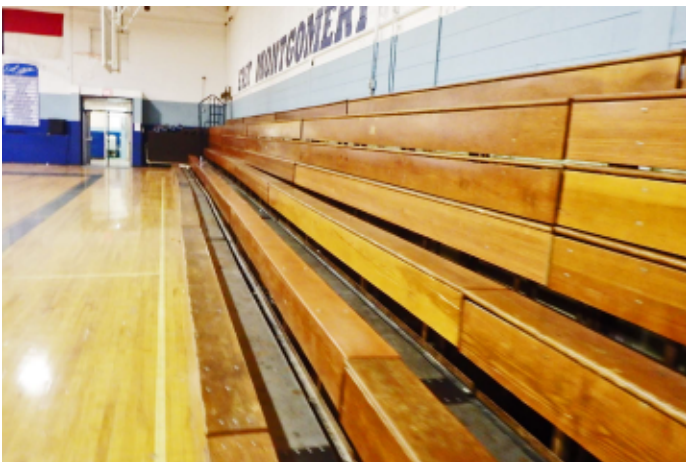
Vocational Lab



Welding Lab (Vocational)



Typical Gymnasium



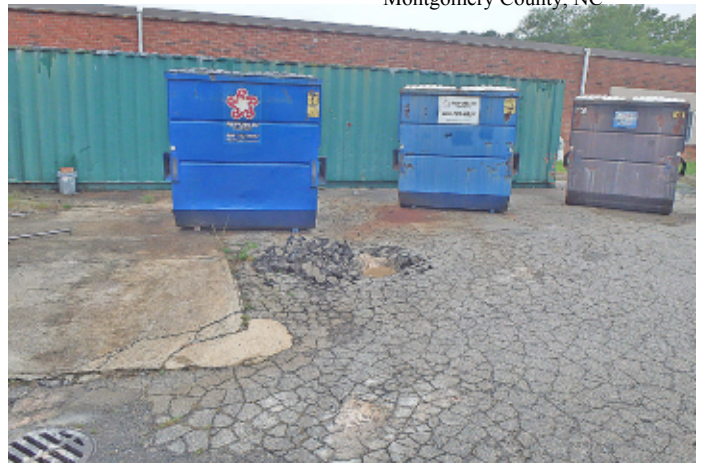
Typical Gymnasium



Typical Roof Condition



Typical Parking Area



Service Area



Exterior Wall



Exterior Mechanical (HVAC) Units



Exterior Student Seating



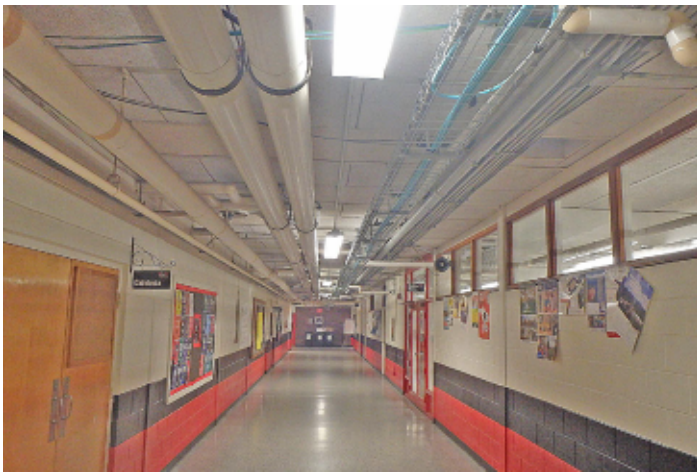
Exterior Student Walkway



Exterior Gymnasium Seating



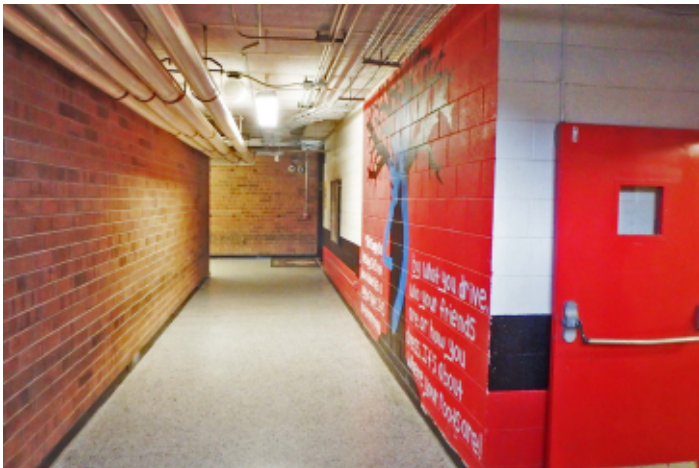
Main Entrance



Typical Corridor



Typical Corridor



Typical Corridor



Ceiling Corridor



Typical Floor Conditions



Classroom HVAC



Interior HVAC Unit (Corridor)



Typical Mechanical (H.W. Heater)



Typical Mechanical



Biology Classroom



Science Classroom



Science Lab #1



Science Lab #2



Science Prep Area



Typical Science Cabinetry



Typical Safety Area



Typical Student Non Science Lab



Typical Health Lab #1



Typical Health Lab #2



Health Education Classroom



HVAC Drain into Toilet



Typical Student Toilet #1



Typical Student Toilet



Kitchen



Kitchen-Dishwashing



Student Files



Teacher's Mailroom



Teacher Work Area



Typical Administrative Office



I.T. Area



Wood Shop



Varsity Gymnasium



Varsity Locker Room



Varsity Tennis Court



Varsity Track

SECTION IV: PROPOSED FACILITY

The proposed project will consolidate the two existing high schools into a new 210,422 sf. single high school facility, and a new 80,391 sf. career and technical educational (CTE) facility that will house the CTE & Early College programs, and a 16,000 sf. Performing Arts Center. A preliminary site layout, and floor plans have been included.

Addressing Needs

As stated in Section II and confirmed in Section III, simply replacing the two aged facilities addresses a critical need. However, Montgomery County wishes to take advantage of this opportunity to address the higher need to improve the educational level and expand opportunities for the students of Montgomery County. The consolidation project, provides an opportunity to:

- Initiate an Early College Program giving access to college level instruction to the County's large number of economically disadvantaged students (74% - see Exhibit 1). Students who may otherwise not have such an opportunity
- Use savings realized by consolidation to help fund:
 - a) STEM education programming identified by the aforementioned Academic Subcommittee Program Alignment Report;
 - b) Newer, more relevant CTE programming;
 - c) Expand high rigor AP programming and;
 - d) Teacher recruitment and retention to support this new programming
- Implement a digital learning culture supportive of the academic programming noted above and required by a 21st century high school education.

Design Criteria

The proposed facility in this report was conceptually designed in consideration of the above plus:

- NCDPI average daily membership (ADM) projections (slightly more than 1200) – see Exhibit 4.
- Increased Enrollment due to modest growth over the life expectancy of the facility (approx. 100 ADM).
- Increased Enrollment due to the implementation of an Early College requiring 5th year students (approx. 100 ADM).
- The need for convertible CTE space as future programming changes become necessary.
- NCDPI Facility Guidelines for new school construction – Guidelines are available at www.schoolclearinghouse.org under “Publications & Guides”.
- The desire for a Performing Arts Center to serve the students, staff and entire Montgomery County community. Presently, such a facility does not exist in the County.

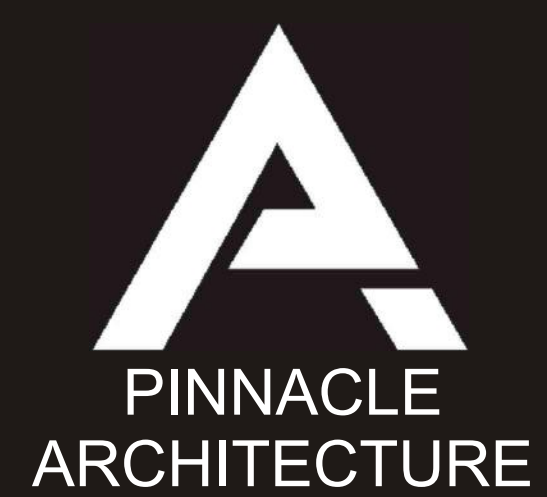
Other design elements incorporated in the conceptual design and costs estimates include

- Site work.
- Furniture, fixtures and equipment for both the consolidated High School and CTE / EC facilities.
- Athletic & Ancillary Facilities.
- State of the art life safety and security systems.
- Innovative classrooms, media center, and common areas to take advantage of newer technologies to create a culture of digital learning.
- IT and Network infrastructure to support a digital culture.
- Energy Conservation Code compliance – ASHRAE Standard 90.1 (2007).
- The County's desire to realize a minimum of \$100,000 annually in energy savings.
- Other optional additional energy efficiency measures (EEMs) will be evaluated during design development based on life cycle costs:

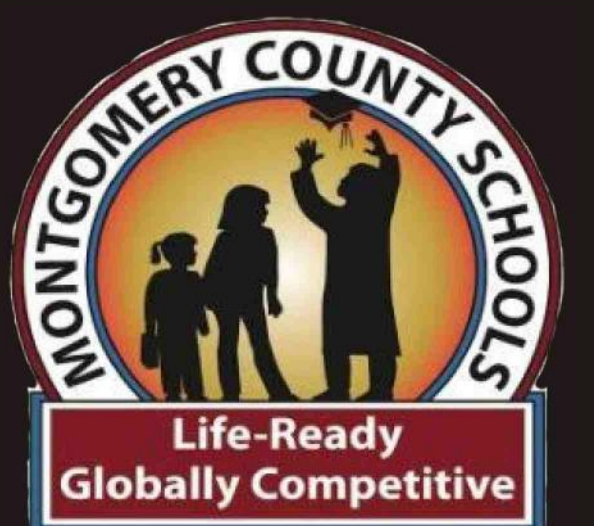
- a) Geothermal mechanical systems.
 - b) Rain water re-use systems.
 - c) Daylighting systems with photo cells and dimmers.
 - d) LED lighting.
 - e) VFDs for select fans and pumps.
 - f) Electric meters for mechanical, lighting, and plug loads.
 - g) Low flow plumbing fixtures.
- Adequate parking and hardscapes to support school and community activities.



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PROPOSED NEW HIGH SCHOOL FOR MONTGOMERY COUNTY SCHOOLS, NC TROY, NORTH CAROLINA

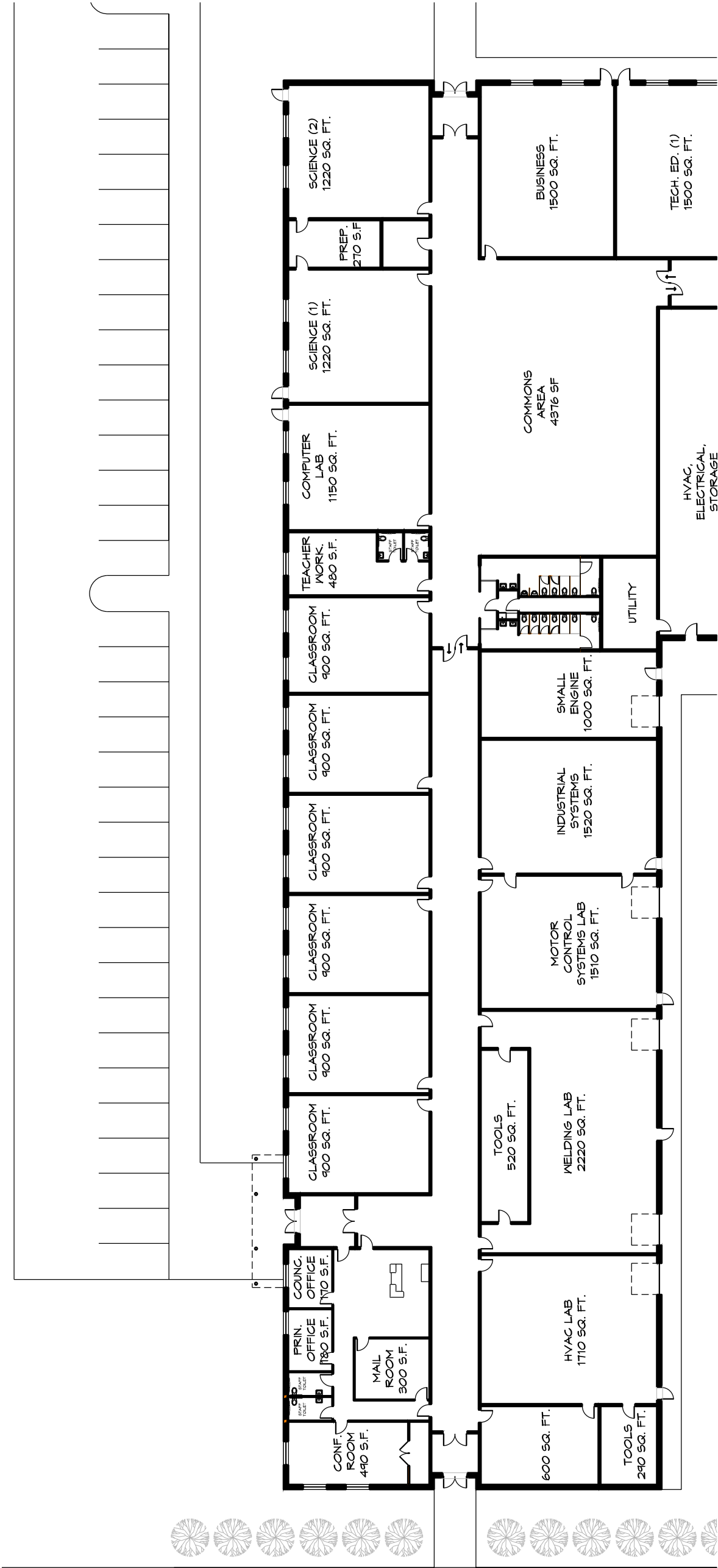






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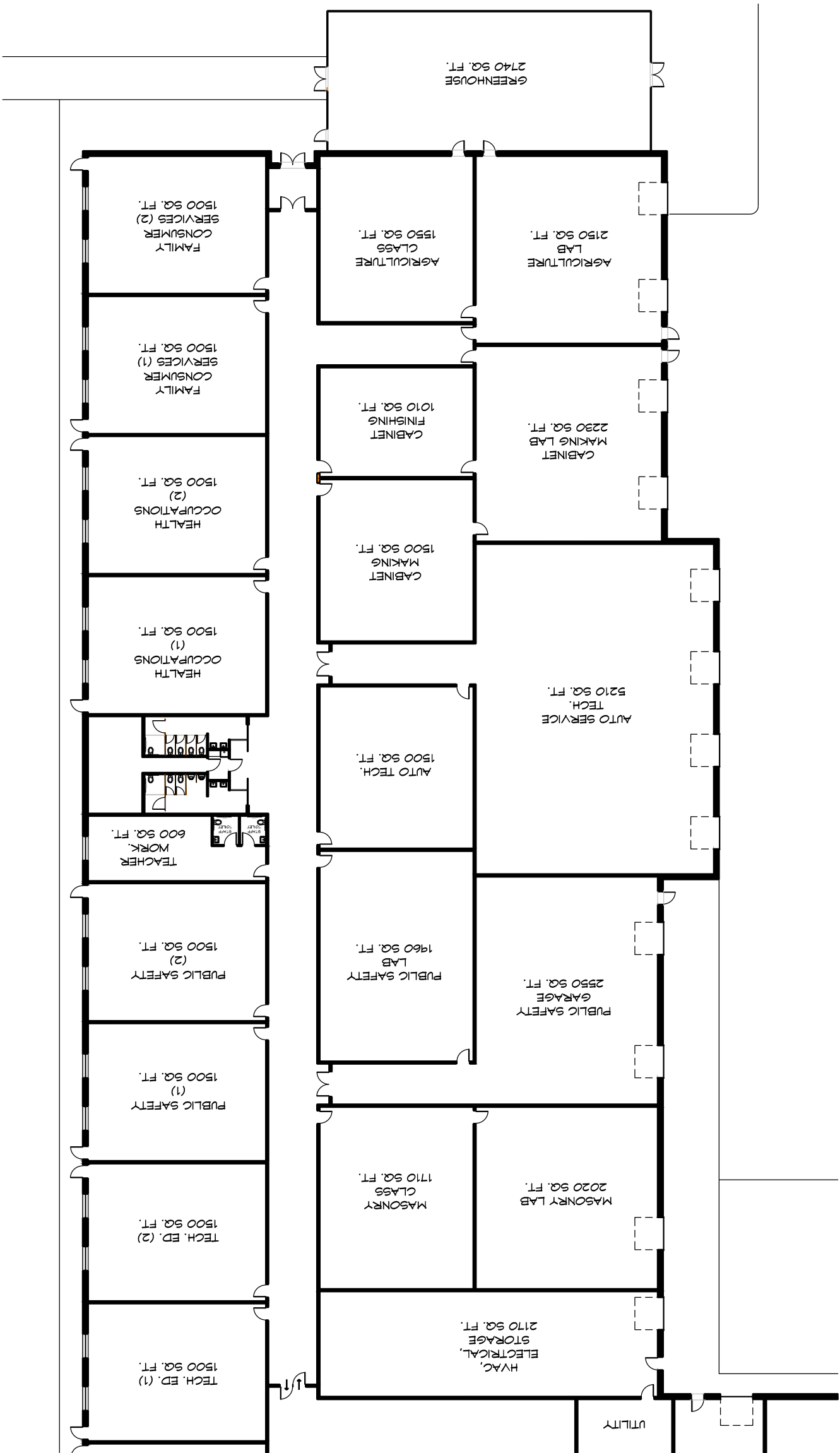
MONTGOMERY CENTRAL HIGH SCHOOL
& CTE EARLY COLLEGE BUILDING
MONTGOMERY COUNTY SCHOOLS
CAREER TECH EDUCATION
SCALE: 1"=30'

ISSUE DATE: 05.11.16
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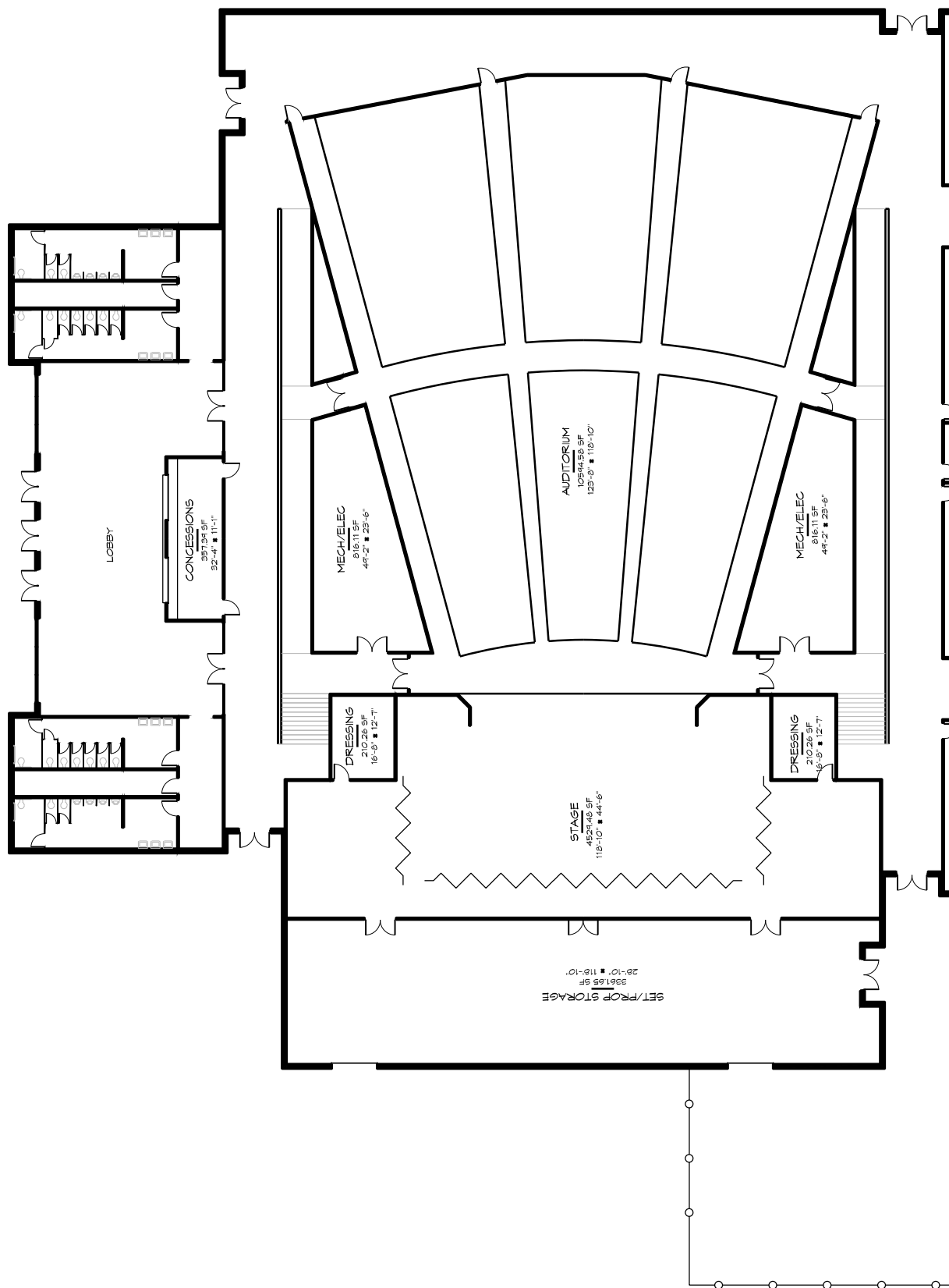
**MONTGOMERY CENTRAL HIGH SCHOOL
& CTE EARLY COLLEGE BUILDING**
MONTGOMERY COUNTY SCHOOLS
AUDITORIUM
SCALE: 1"=30'

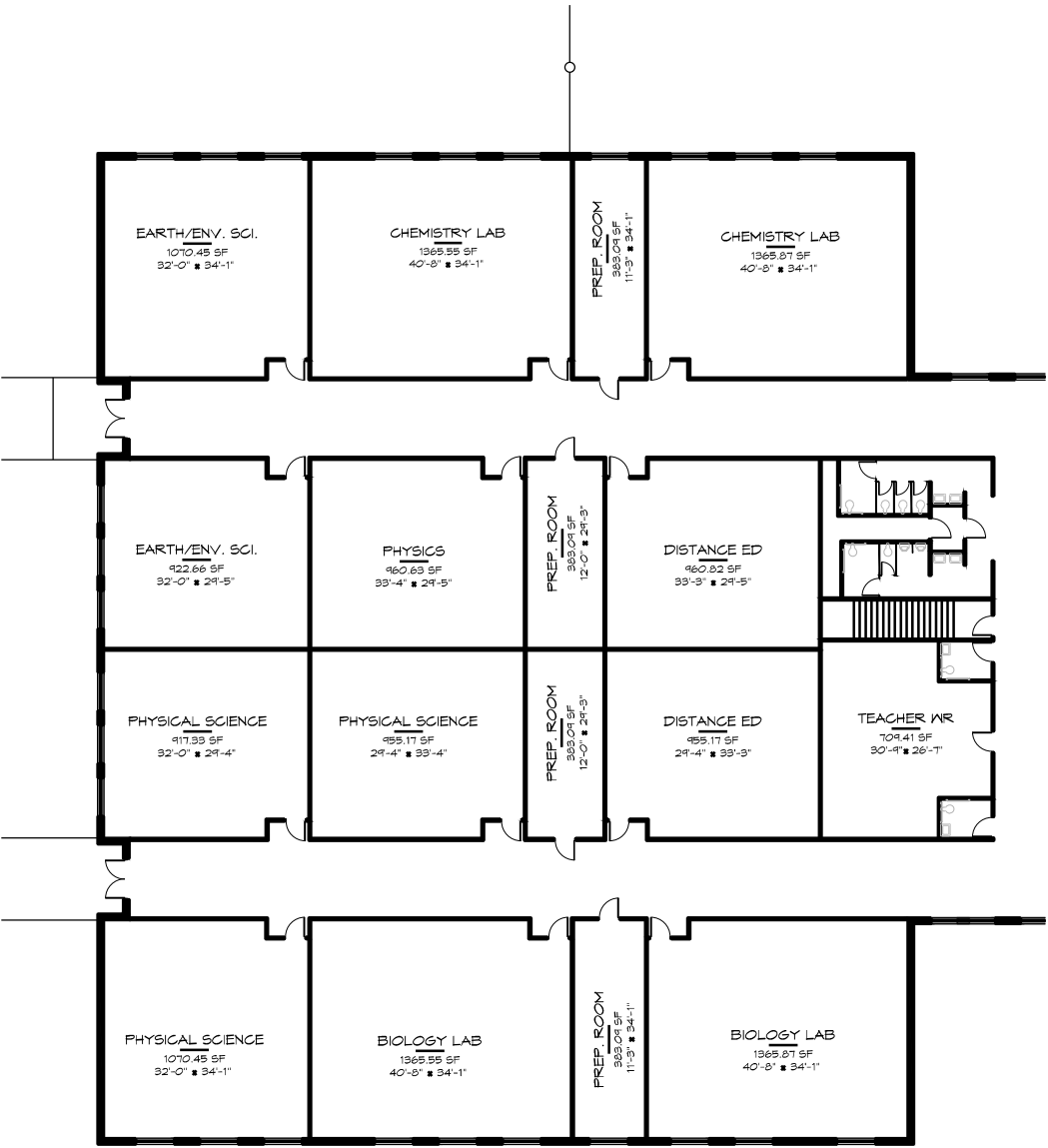
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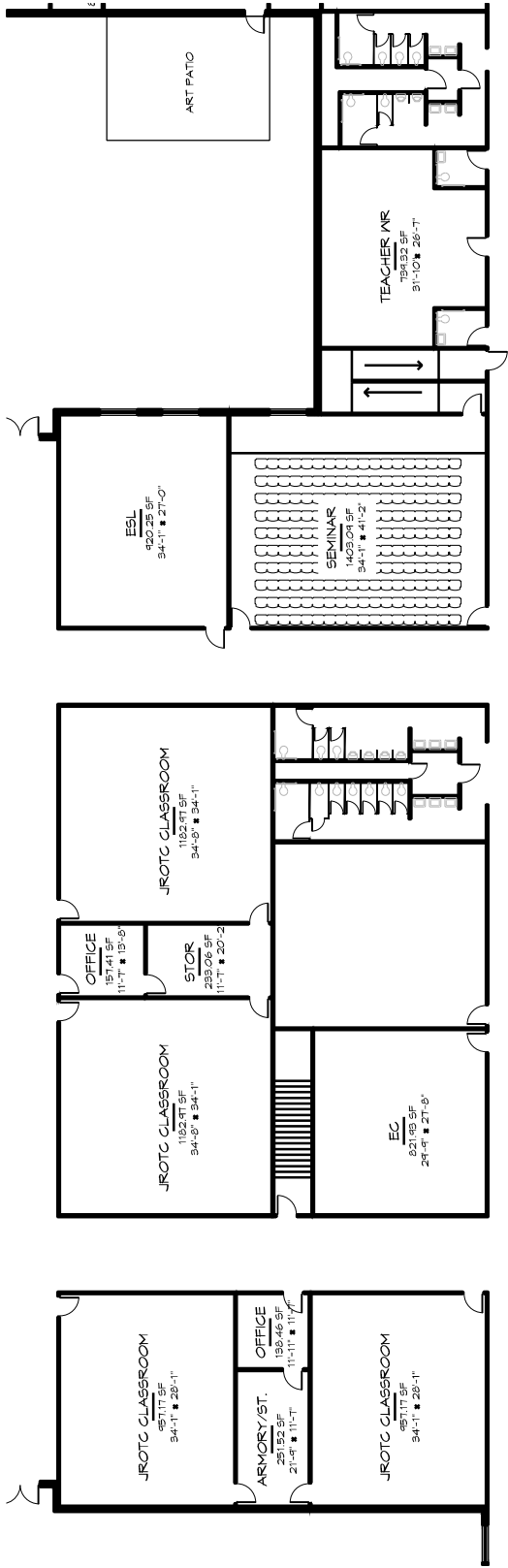


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MONTGOMERY CENTRAL HIGH SCHOOL
& CTE EARLY COLLEGE BUILDING
MONTGOMERY COUNTY SCHOOLS

SCIENCE
SCALE: 1"=30'

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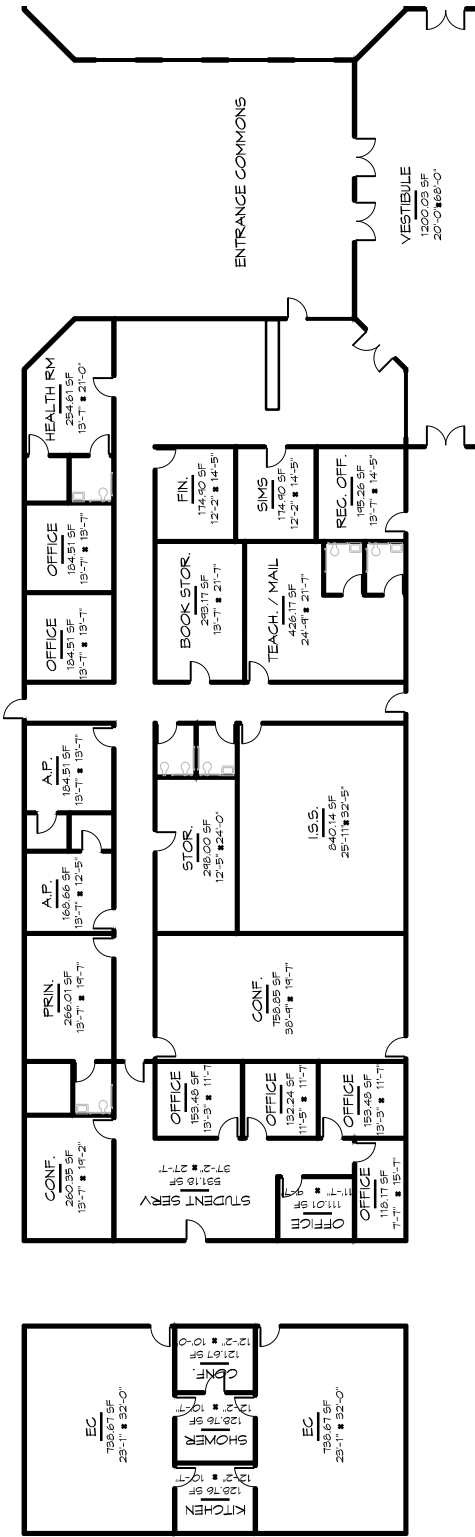
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MONTGOMERY CENTRAL HIGH SCHOOL
& CTE EARLY COLLEGE BUILDING
MONTGOMERY COUNTY SCHOOLS
JR. RESERVE OFFICER TRAINING/EXCEPTIONAL CHILDREN
SCALE: 1"=30'



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MONTGOMERY CENTRAL HIGH SCHOOL
& CTE EARLY COLLEGE BUILDING
MONTGOMERY COUNTY SCHOOLS
ADMINISTRATION/GUIDANCE
SCALE: 1"=30'

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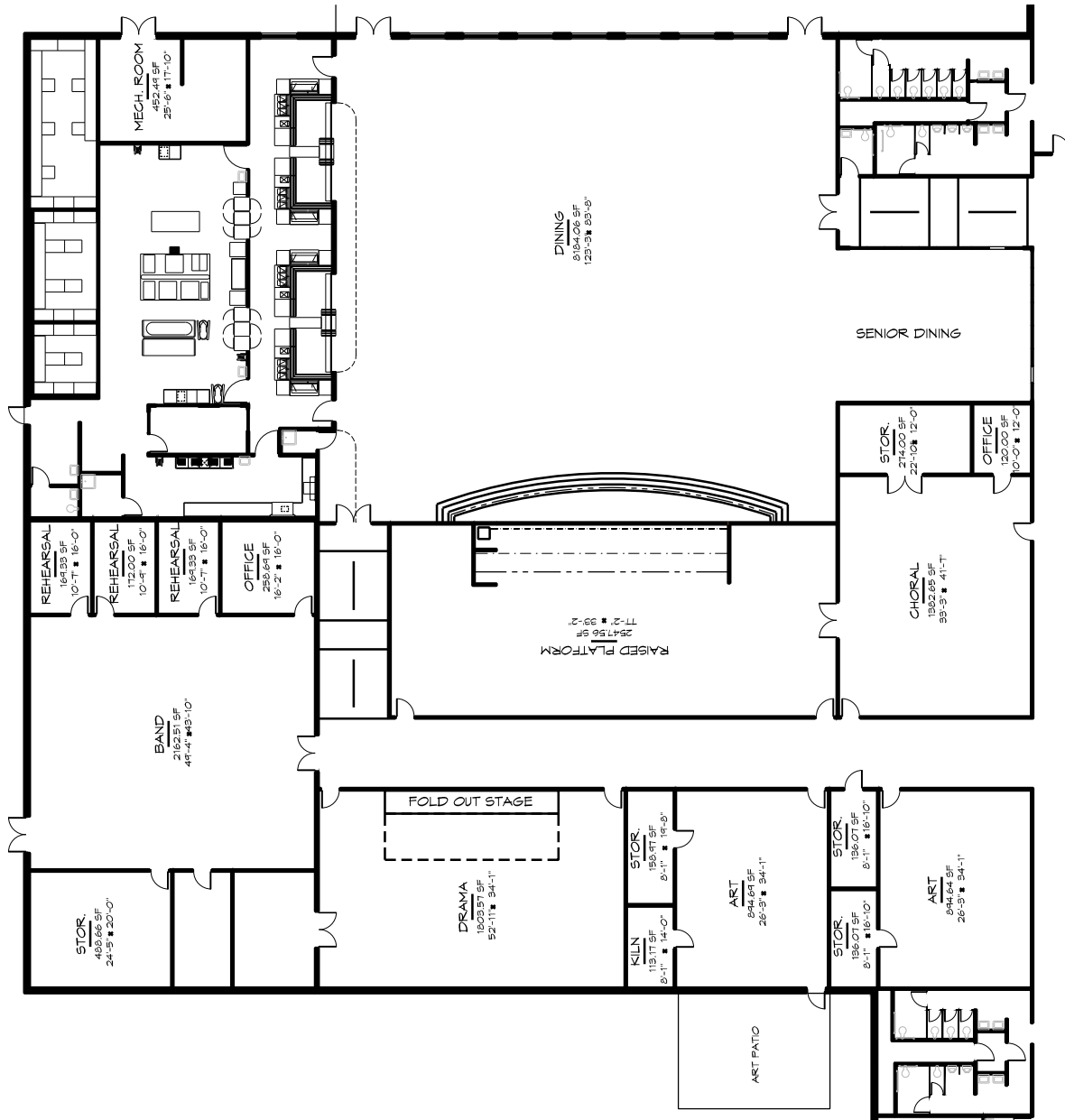
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**MONTGOMERY CENTRAL HIGH SCHOOL
& CTE EARLY COLLEGE BUILDING
MONTGOMERY COUNTY SCHOOLS
MATH & SOCIAL STUDIES
SCALE: 1"=30'**

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MONTGOMERY CENTRAL HIGH SCHOOL
& CTE EARLY COLLEGE BUILDING
MONTGOMERY COUNTY SCHOOLS
KITCHEN & DINING
SCALE: 1"=30'

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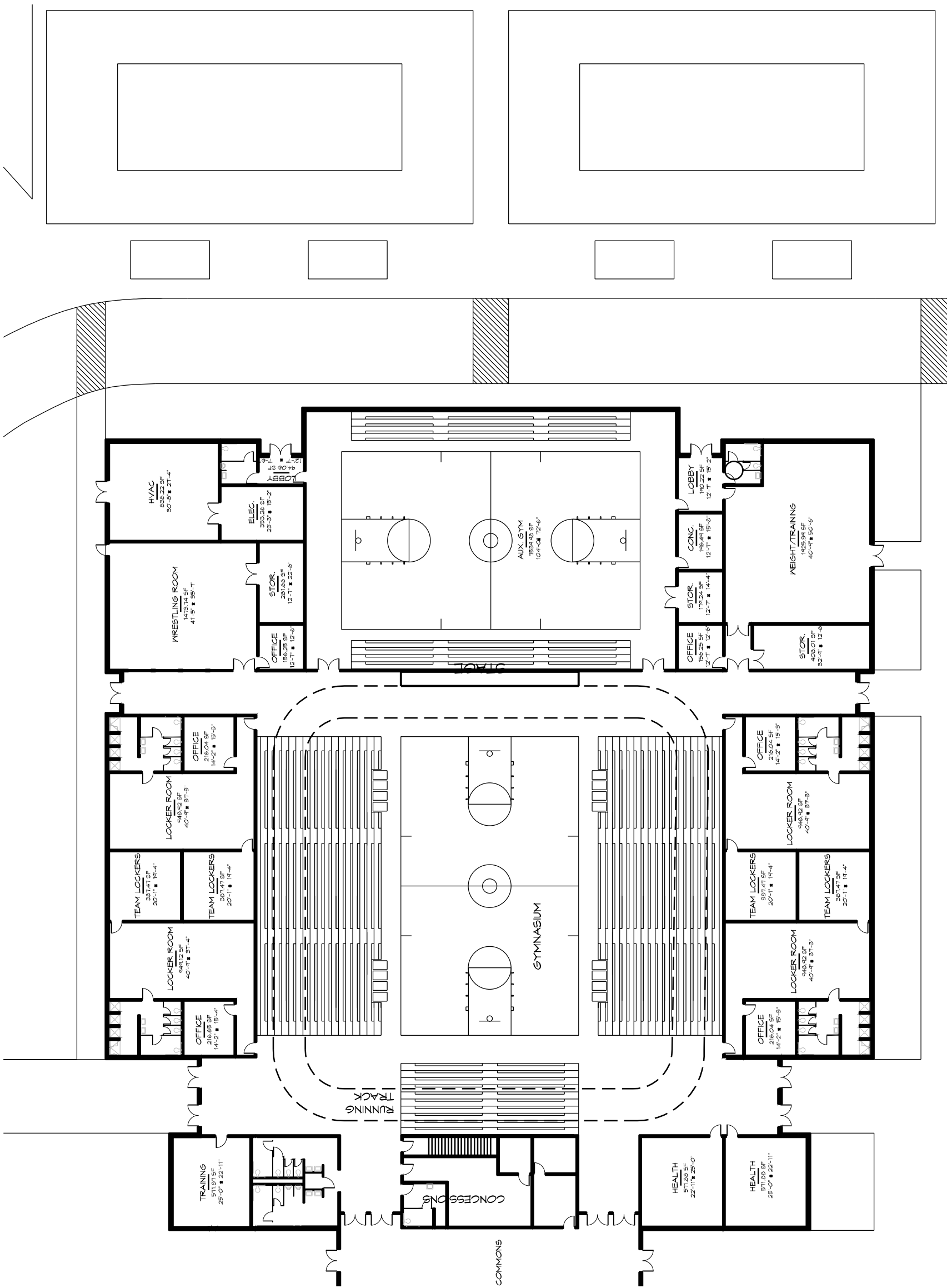
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**MONTGOMERY CENTRAL HIGH SCHOOL
& CTE EARLY COLLEGE BUILDING**
MONTGOMERY COUNTY SCHOOLS
ENGLISH & FOREIGN LANGUAGE
SCALE: 1"=30'

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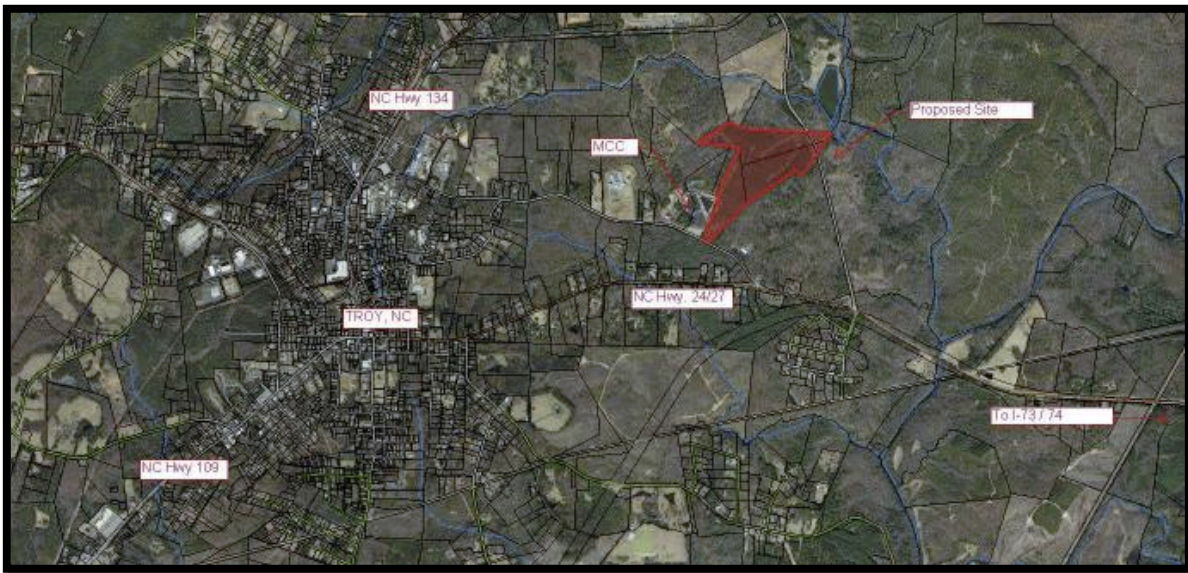


SECTION V: BUILDING SITE

Location & Size

The property for the proposed High School is an approximately 72 acres track located in the center of Montgomery County off Page Street in Troy, NC. The property abuts both Page Street and Glenn Road for two possible entrances / exits. It is easily accessible from major transportation corridors, including I-73/74, US Hwy 24/27, NC Hwy 134, and NC Hwy 109.

The property is adjacent to Montgomery Community College (MCC) on land owned by MCS. Close proximity to MCC solves logistical challenges that most local educational authorities face when implementing academic programs like an Early College – busing will not be required, and human & technical resources between MCC and MCS can be easily shared. Being located in the center of the County, travel time for busing and commuters are optimized.



Site Plan

The proposed site plan included below shows the overall master plan including the new High School, CTE / Early College facility, Performing Arts Center, and athletic facilities. Also included is a portion of a civil engineering SiteOps report showing the proposed topography of the site. This SiteOps report was commissioned to gain an understanding of any site development challenges that exists and help identify the probable cost of site work that is included in Section VI of this report. The full SiteOps report is attached as Exhibit 5.

Site Suitability

A Phase I Environmental Site Assessment has been completed and no recognized environmental conditions are present that would hinder the development of the proposed property. A copy of the Phase 1 ESA is included with this report as Exhibit 6. A Preliminary Subsurface Investigation was also completed to gather information about the subsurface conditions that could affect the constructability of improvements on the proposed site. The report found no significant rock outcroppings to the depths needed to balance the site grading. A copy of the report compiled from this investigation is included as Exhibit 7. Together, these reports indicate that site development for the proposed project is feasible – no significant challenges exist that would cause this site to be cost prohibitive.

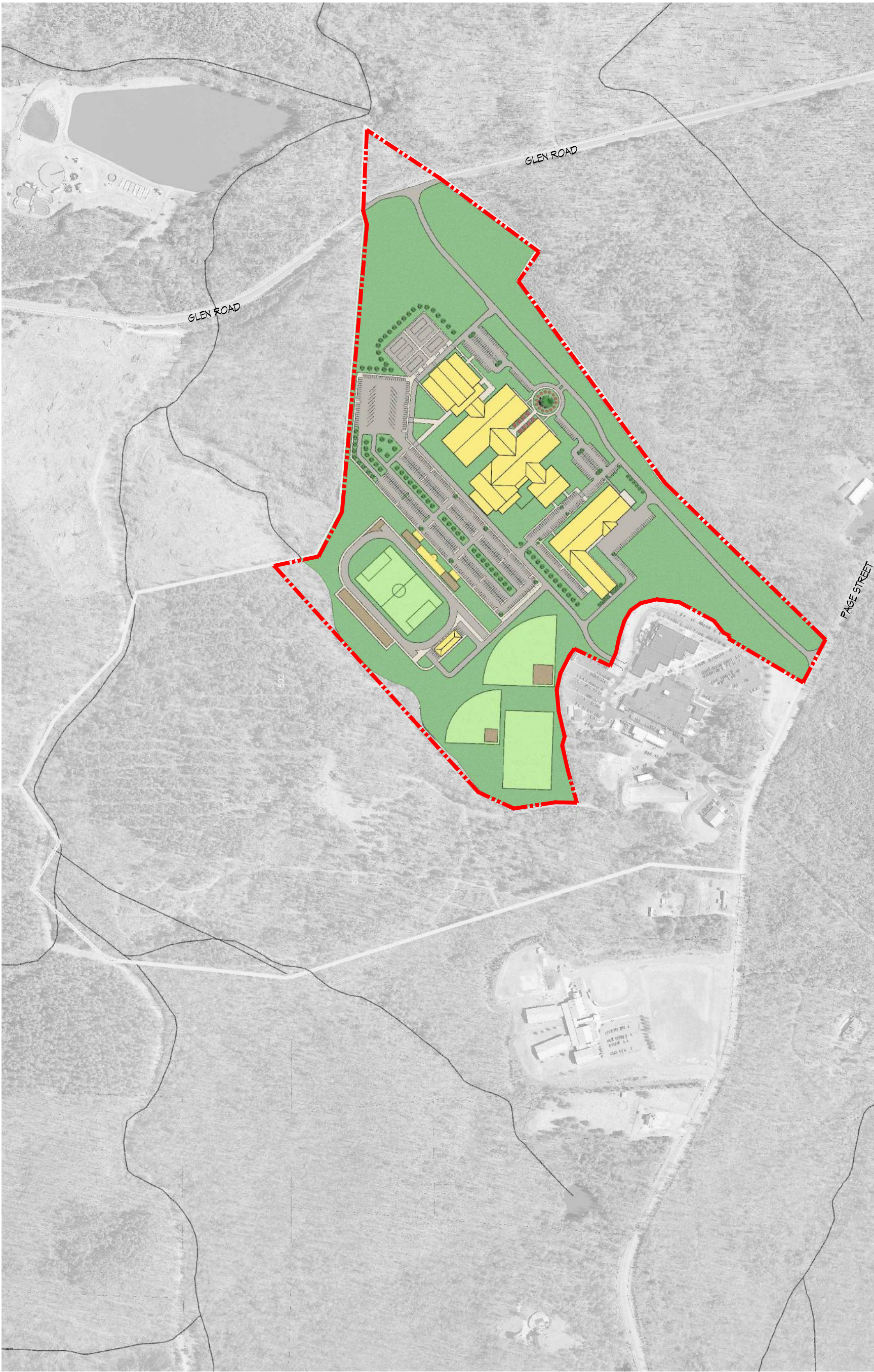
MONTGOMERY CENTRAL HIGH SCHOOL
& CTE EARLY COLLEGE BUILDING
MONTGOMERY COUNTY SCHOOLS
CONCEPTUAL SITE LAYOUT
FOR NEW HIGH SCHOOL & CTE EARLY COLLEGE

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PROJECT: 0000



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CONCEPTUAL SITE LAYOUT FOR NEW HIGH SCHOOL & CTE EARLY COLLEGE

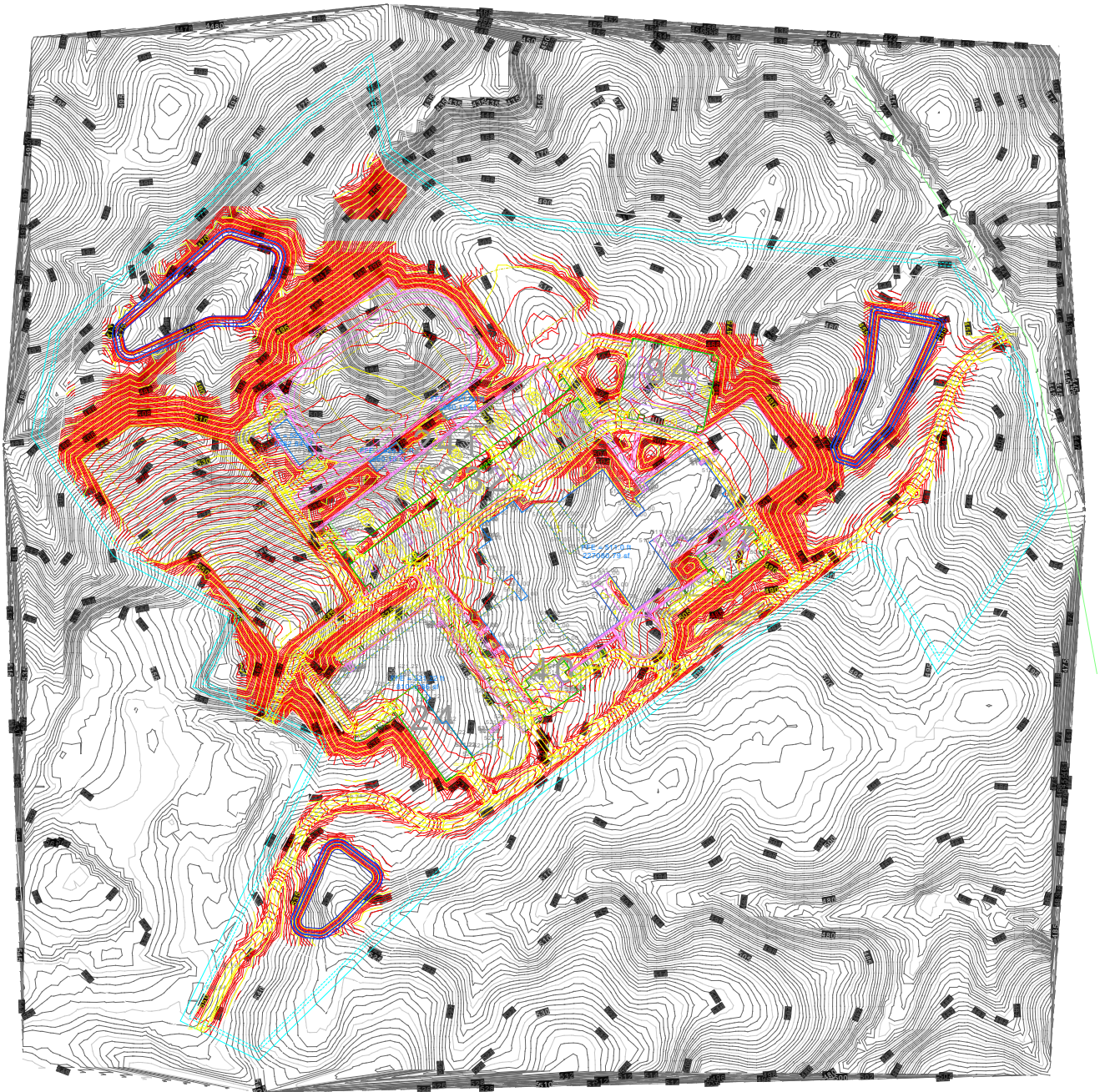
SCALE NOT TO SCALE

SITEOPS SOLUTION REPORT

Project: Montgomery County HS / Revision #5: Revised Boundary_Final Plan

Created: Jun 02, 2016 09:22 PM UTC

Data Assumptions: None Specified



SECTION VI: COST ESTIMATE

A detailed estimate of probable cost is included in the table below. The desired programming and design elements reported in Section IV have been captured in the facility construction numbers; preliminary investigations and evaluations regarding the site have been considered; detailed estimates for machinery and equipment required by the CTE programs were compiled; and soft costs have been vetted.

ITEM	DESCRIPTION	ESTIMATE	USDA FUNDS	MC FUNDS
<i>Hard Costs</i>				
1	Land Acquisition	N/A	N/A	N/A
2	Site Work	\$ 9,850,000.00	\$ 9,850,000.00	\$ -
3	Construction - High School (226,422 s.f.)	\$ 36,000,000.00	\$ 36,000,000.00	\$ -
4	Construction - CTE / Early College (80,391 s.f.)	\$ 9,000,000.00	\$ 9,000,000.00	\$ -
5	Equipment, Furniture & Fixtures - H.S.	\$ 1,250,000.00	\$ 1,250,000.00	\$ -
6	Equipment, Furniture & Fixtures - CTE/E.C.	\$ 2,000,000.00	\$ 2,000,000.00	\$ -
7	Contingencies (10% required)	\$ 5,810,000.00	\$ 5,810,000.00	\$ -
<i>Soft Costs</i>				
8	Administrative & Legal	\$ 710,000.00	\$ 410,000.00	\$ 300,000.00
9	Architectural/Engineering Fees	\$ 3,608,000.00	\$ 3,608,000.00	\$ -
10	Misc. - Construction Financing	\$ 1,512,000.00	\$ -	\$ 1,512,000.00
11	Misc. - Duke Energy rebates	\$ (250,000.00)	\$ (250,000.00)	\$ -
TOTAL:		\$ 69,490,000.00	\$ 67,678,000.00	\$ 1,812,000.00

Information submitted in the Preliminary Subsurface Investigation Report (Exhibit 8) was used to populate engineered site development software (SiteOps) to develop probable costs of the necessary site work. The SiteOps Report (Exhibit 6) establishes an estimate of 8.6 million dollars for this line item. Considering the limitations of the subsurface report (i.e. only minimal, yet strategic, borings were performed), the final line item cost was increased to allow for any unknowns that may exist.

Facility construction costs are based on historical records of our firm and the NCDPI recent school construction costs (Exhibit 9). Equipment, furniture & fixtures for the High School facility were also based on historical records of our firm. The equipment, furniture, & fixtures for the CTE/EC facility were vetted further and separated from the High School proper, as specific programming requirements can manipulate this number significantly.

Construction contingencies are at the required 10% for USDA funded projects and soft costs have been vetted considering USDA funding requirements. The County is committed to covering \$1,512,000 in construction financing and \$300,000 in administrative and legal cost associated with the project. The requested USDA funding is \$67,678,000.

SECTION VII: CONSOLIDATION SAVINGS

Programmatic Savings

Programmatic savings represent the largest opportunity for realized savings through this consolidation project. As shown on the chart below, reductions in staffing will lead to more than \$600,000 in annual savings. When considering the LEA's desire to use a portion of the savings to implement new and expanded programming as detailed in Section IV, a net annual savings of \$200,000 in this area is anticipated.

CONSOLIDATION SAVINGS - PROGRAMMATIC										
Department	East Montgomery HS Staffing		West Montgomery HS Staffing		Consolidated Facilities				Anticipated Reduction in Force	Annual Salary & Benefit Savings
	Students Served (annual ave.)	Staffing	Students Served (annual ave.)	Staffing	High School		CTE/EC Facility			
					Students Served (annual ave.)	High School Staffing	Students Served (annual ave.)	CTE Facility Staffing		
English	640	4.5	560	4.5	1200	8			1	\$ 55,000.00
Math	640	5	560	5	1200	9			1	\$ 55,000.00
Social Studies	640	5	560	4	1200	8			1	\$ 55,000.00
Science	500	4	415	3	665	6	250	1	0	\$ -
CTE	640	7	560	7			1180	13	1	\$ 55,000.00
Arts	300	2.5	250	1.5	550	4			0	\$ -
Foreign Languages	300	1.5	250	1.5	400	2	250	1	0	\$ -
Healthful Living/Physical Education	400	3	400	3	750	4.5	50	0.5	1	\$ 55,000.00
Exceptional/ESL/Related Service	50	5	50	4	75	5	25	2	2	\$ 110,000.00
Teacher Assistants	640	2	560	2	950	2	250	0	2	\$ 70,000.00
Administration	640	2	560	2	950	2	250	1	1	\$ 70,000.00
Administrative Assistants	640	5	560	4	950	6	250	2	1	\$ 35,000.00
Instructional Facilitation	640	1	560	1	950	1	250	0	1	\$ 55,000.00
Counseling	640	2	560	2	950	3	250	1	0	\$ -
Media	640	0.5	560	0.5	950	1	250	0	0	\$ -
Child Nutrition	640	4	560	4	950	7	250	0	1	\$ 30,000.00
Custodial	640	3	560	3	950	4	250	2	0	\$ -
TOTALS:	640	57	560	52	950	72.5	250	23.5	13	\$ 645,000.00

Energy Savings

Currently MCS spends approximately \$290,000 on energy (electric, propane, & fuel oil) for the two existing high schools. These expenses are detailed in the chart below. The chart is populated based on historical data provided by MCS – see Exhibit 10 attached to this report. Based on a Duke Energy study and historical data for recently constructed, energy conservation code compliant high schools of similar design, it is our professional opinion that a newly constructed high school and CTE/EC facility based on the proposed designs reflected in this report would have an average energy cost of \$0.75 per square foot. This translates into an annual energy costs of \$170,000 year. It is reasonable to assume that \$100,000 in annual energy cost savings can be applied to the debt service required to fund the construction of the proposed facilities. Note that realized savings could increase should additional energy efficiency measures (EEM) be implemented during design development based on life cycle costs analysis.

CONSOLIDATION SAVINGS - ENERGY								
	S.F.	Yr. Built	2013	2014	2015	2016	Average	\$/S.F.
East Montgomery High School	98,174	1961	\$ 137,072	\$ 139,962	\$ 117,920	\$ 116,944	\$ 127,975	\$1.30
West Montgomery High School	133,464	1961	\$ 145,049	\$ 168,103	\$ 155,950	\$ 175,794	\$ 161,224	\$1.21
Existing H.S. Totals:	231,638						\$ 289,199	\$1.25
New Consolidated High School:	226,422	2019					\$ 169,817	\$0.75
Differential:	(5,216)						\$ 119,382	\$0.50

Maintenance Savings

The proposed project would consolidate two 55 year old high schools with aged building systems. Although this will reduce the amount of reactionary maintenance required by the older facilities, the highly efficient technologies associated with the proposed building systems require a level of technical expertise and attention greater than currently required. Considering the cost of placing the new building systems on preventative maintenance service contracts, we believe that any difference in maintenance expenses will be negligible.

Conclusion

It is our recommendation Montgomery County, plan for \$300,000/yr. in consolidation savings; \$200,000 from reduced staffing and \$100,000 in energy use reduction. This amount would be available to supplement the debt service for these proposed facilities.

SECTION VIII: EXHIBITS

Reference documents and data used in the previous sections are attached herewith. The North Carolina Department of Public Instruction (NCDPI) Facility Guidelines referenced throughout the report is available at www.schoolclearinghouse.org.

Exhibit 1	Academic Subcommittee Program Alignment Report
Exhibit 2	NCDPI Cost & Feasibility Report – EMHS
Exhibit 3	NCDPI Cost & Feasibility Report – WMHS
Exhibit 4	NCDPI ADM Numbers – MCS
Exhibit 5	SiteOps Report
Exhibit 6	Phase I Environmental Site Assessment
Exhibit 7	Preliminary Subsurface Investigation Report
Exhibit 8	NCDPI Recent School Projects Data
Exhibit 9	MCS Existing Energy Cost Data
Exhibit 10	CTE & EC Programing Data

