

Comparison of Panther Creek High School Ninth Grade Center Options

	M-16 Site Adjacent to Alston Ridge ES	Leased Site Pleasant Grove Church Road	Leased Site at SW Maynard & Kildaire Farm	Install additional Modular Units at Panther Creek and Green Hope
<u>Scenario:</u>	Combine Alston Ridge and M-16 sites via roadway easement; partially develop M-16 site to accommodate modular campus, similar to that on DuBois campus with 2 additional 8 classroom units and gym bldg.	Lease existing building for 6 years; owner will build-out the shell to meet school needs.	Lease existing building for 8 years; owner will build-out the all or part of shell to meet school needs.	Lease/install one 8-CR and one 6-CR modular unit at PCHS and three 8-CR at GHHS to expand each schools' capacity, rather than establish a ninth grade center; new PCHS cap. = 2,416, 31 temp. CR; new GHHS cap. = 2,581, 37 temp. CR
<u>Potential for future use:</u>	Site improvements would be retained for middle school; could early start M-16 in modular units while construction in progress. Estimated reduction in cost of M-16 is \$5.2 million.	After use as 9 th grade center, could be used for swing space or early start of another school, if lease extended.	After use as 9 th grade center, could be used for swing space or early start of another school, if lease extended; potential elementary school site (E-37)	Units would be removed as soon as possible to reduce enrollment as new high schools are opened (H-10 & H-7).
<u>Estimated cost (\$ million):</u>				
Furn/equip.	2.0	2.4	2.5	0.8
Modulars/site	6.9	0.0	0.0	3.2
Off-site	2.7*	0.0	0.0	1.5
Build-out/lease Total	1.9 \$13.5	8.53 \$10.93	14.0** \$16.5	1.5 \$6.9
<u>Date available:</u>	August 2014	August 2013	August 2013	August 2013
<u># Students:</u>	800	800	800	696
<u>Floor space</u>	74,800 SF	77,500 SF	88,700 SF	38,016

<u>Construction type</u>	<u>Modular units</u>	<u>Brick building</u>	<u>Concrete block building</u>	<u>Modular units</u>
<u>Distance to PCHS main campus:</u> (MapQuest)	2.87 mi./ 6 minutes Via NC-55	8.62 mi./13 minutes Via NC-540, I-40 and Page Road	9.18 mi./16 minutes Via NC-55, High House and SW Maynard	Not applicable since capacity is added to main campuses
<u>Buses needed:</u>	0	12	12	0
<u>Transportation cost estimate</u> (includes cost plus reduced revenue)	\$10,000	\$840,000/year	\$840,000/year	0
<u>Concerns:</u>	Impact of traffic through adjacent development if alternate route not identified; Could be perceived as counter to Cary Town Council's direction; modulars instead of permanent structure;	Distance and travel time from center to main campus; cost of additional bus operation; travel on toll road;	Distance and travel time from center to main campus; cost of additional bus operation; traffic on route;	Capacity of schools would be increased, causing some crowding of core functions; Additional modulars at both campuses would encroach on practice fields or courts; off-site cost is assumed, because extent of improvements required by Cary and/or DoT not yet determined;

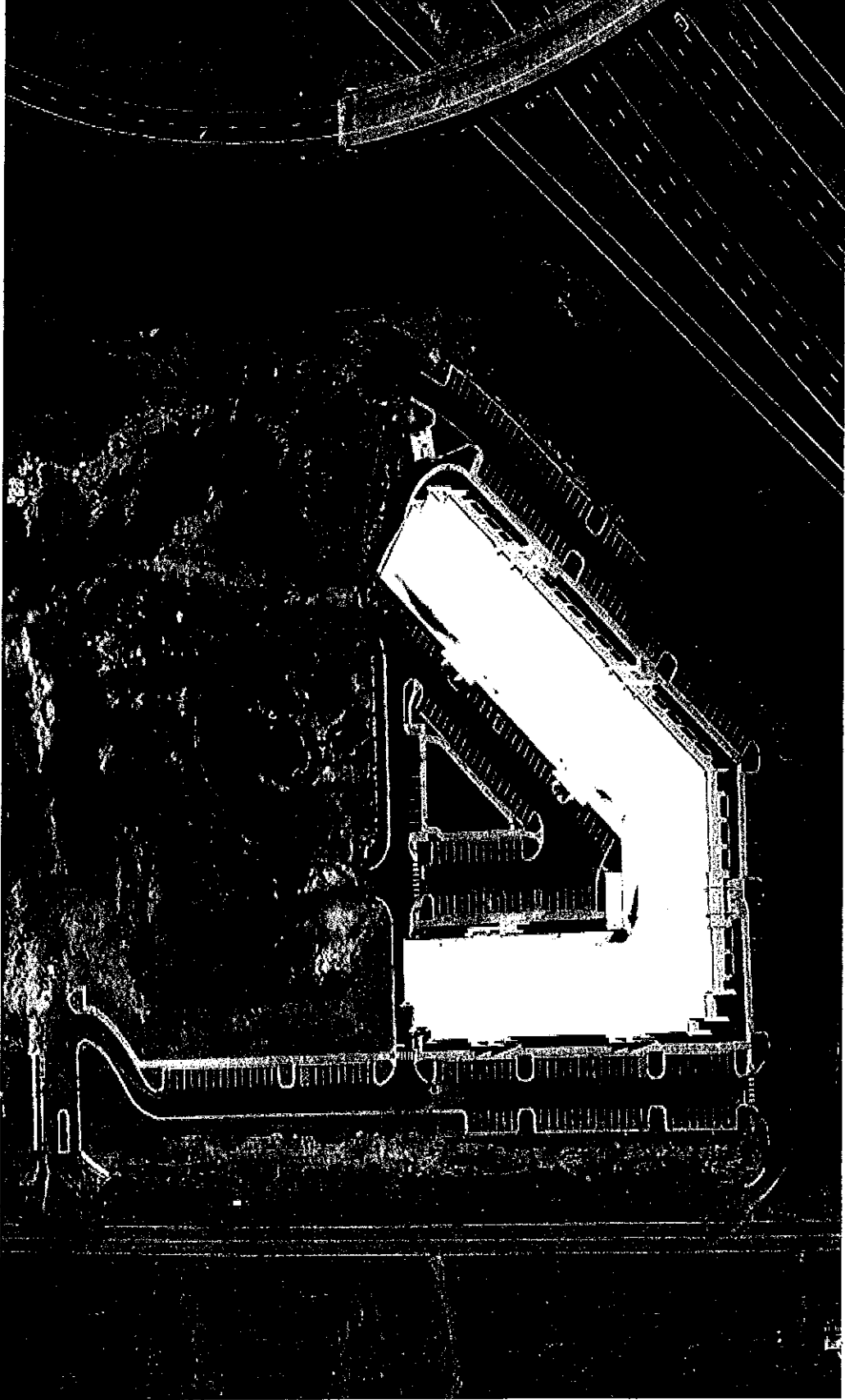
*Cost estimate increased based on identification of alternate route that avoids housing area and Church wants additional \$\$ for property

**Lease Cost estimate based on 8 year term rather than 6 year terms as shown for other options.

M-16 Site



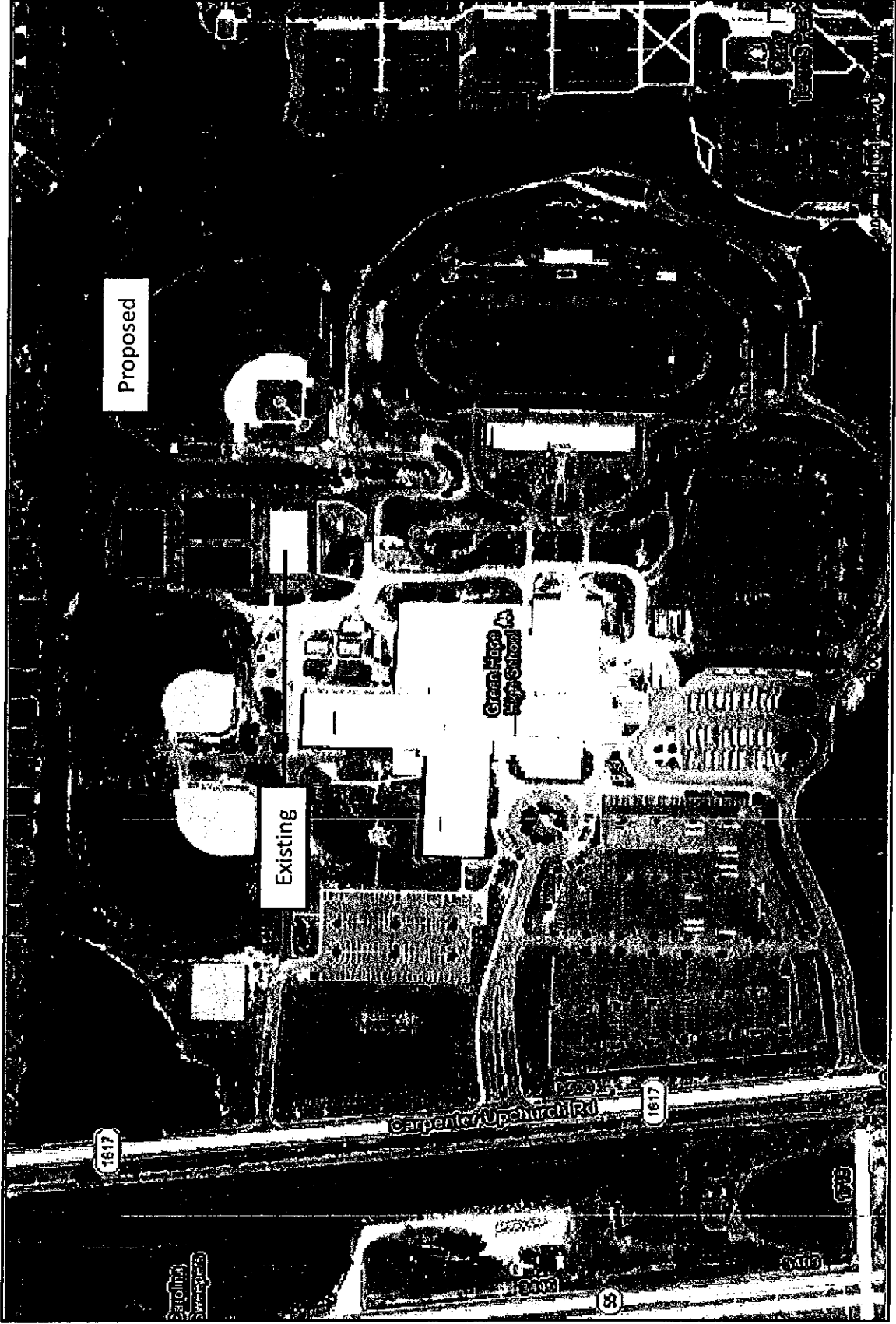
Pleasant Grove Facility



Kildaire Farm Rd Facility



Green Hope High



Panther Creek High

