Minds on.

SITE SELECTION
NORTHERN H.S.
REPLACEMENT PROJECT

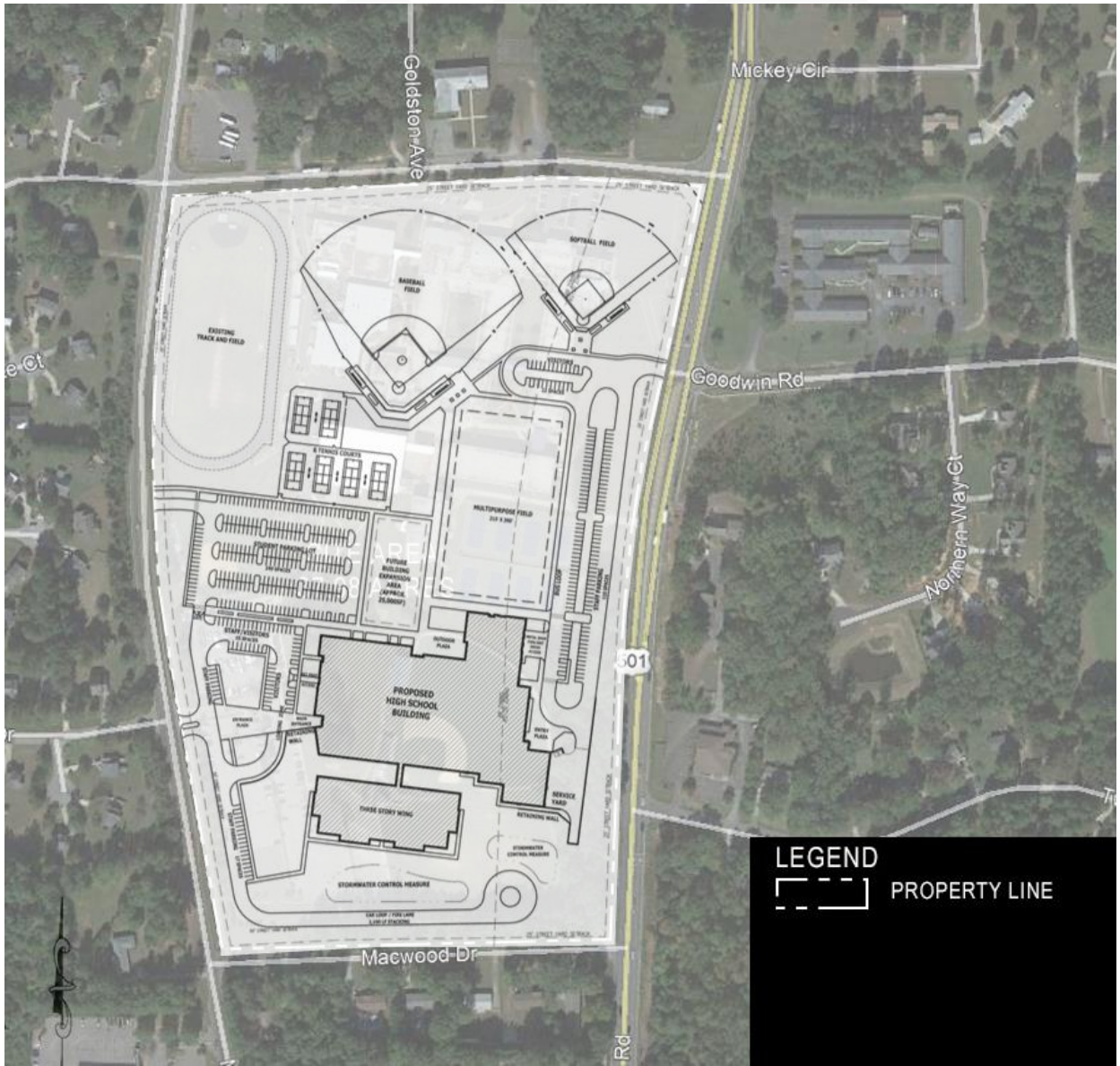
DURHAM
PUBLIC SCHOOLS

May 6th, 2019 - BOARD OF COUNTY COMMISSIONERS

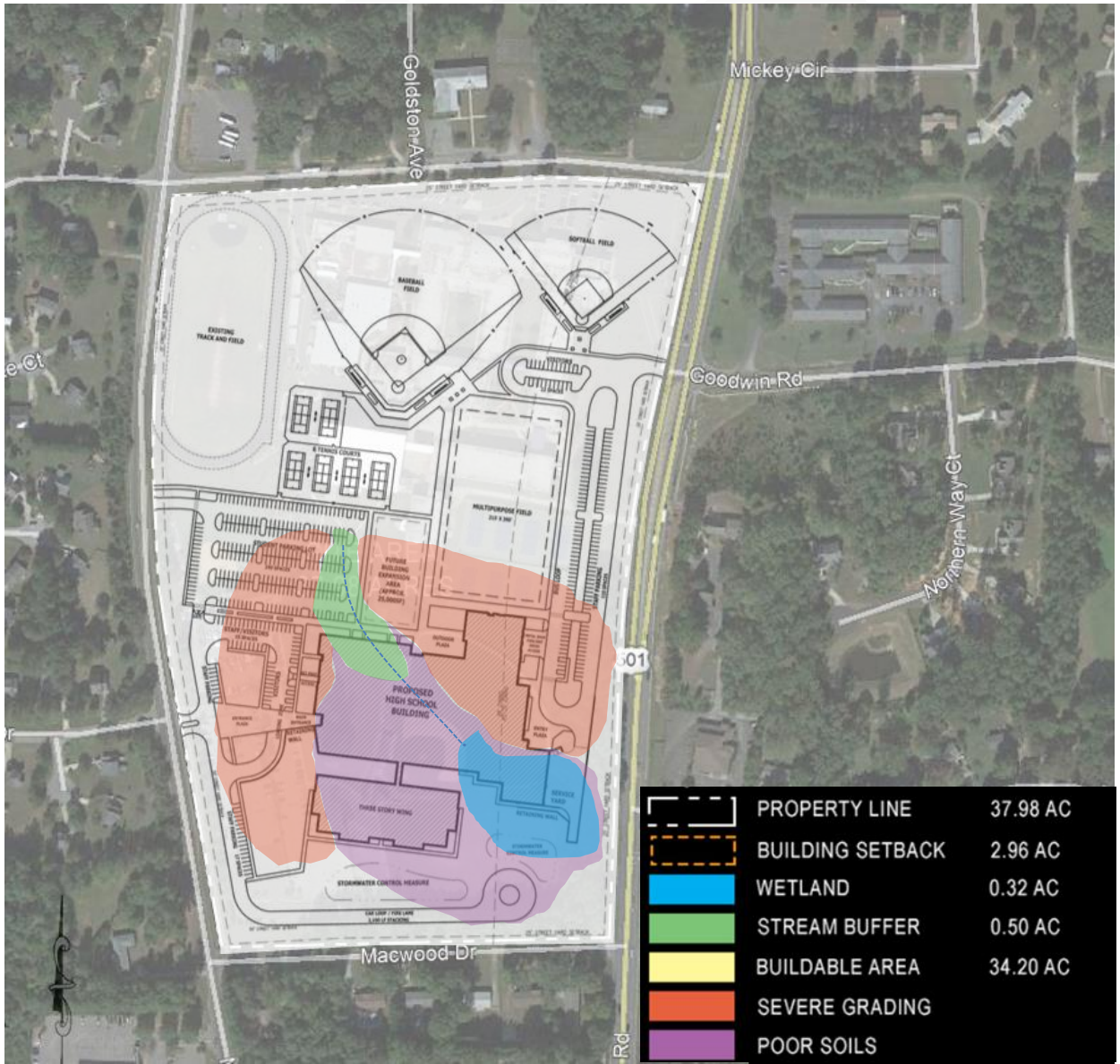
Project History

- Initial development concept was to construct the replacement high school on the existing site.
- Designers, geotechnical engineer, and construction manager investigated existing site suitability and programmatic impact of redevelopment.

Existing Site Schematics



Existing Site Schematics



Existing Site Issues

- Poor soils and site hydrology (existing underground stream) require major areas of undercut and mitigation. Deep foundation systems (driven piles) are required.
- Existing topography will require large retaining walls for site development.
- Site significantly undersized for high school program. Will not accommodate a future stadium or adequate student parking. DPI recommendation 65 -75 usable acres.

Existing Site Issues

- Phasing and safety logistics of working on an occupied site are costly (CMAR noted associated cost of $1,465,000.00 for phasing and safety measures).
- DPI facility feasibility study does not recommend renovation of any campus building (all score 8 or less with 12 point threshold).

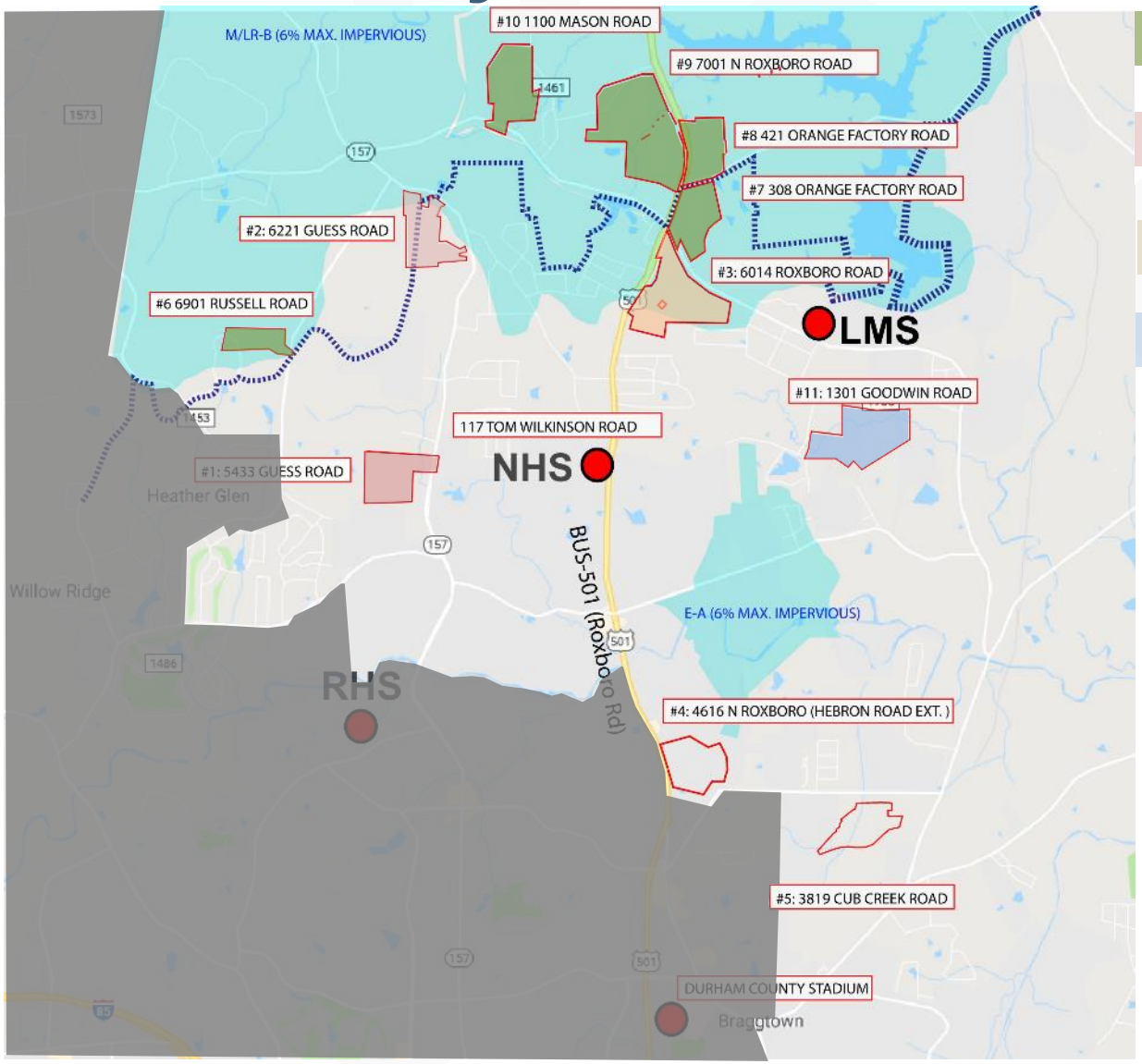
Potential DPS Alternate Sites

<u>2900 Duke Homestead Road (Stadium Drive)</u>

- 57.1 acres (with buffer and floodplain about 50 developable acres). This is about 15 acres less than DPI recommends for HS site.
- Outside of Northern High School District (in Riverside district).

SITE SELECTION PROCESS

Preliminary Site Selection



Critical Watershed (6% impervious)

Severe topography (Excessive grading)

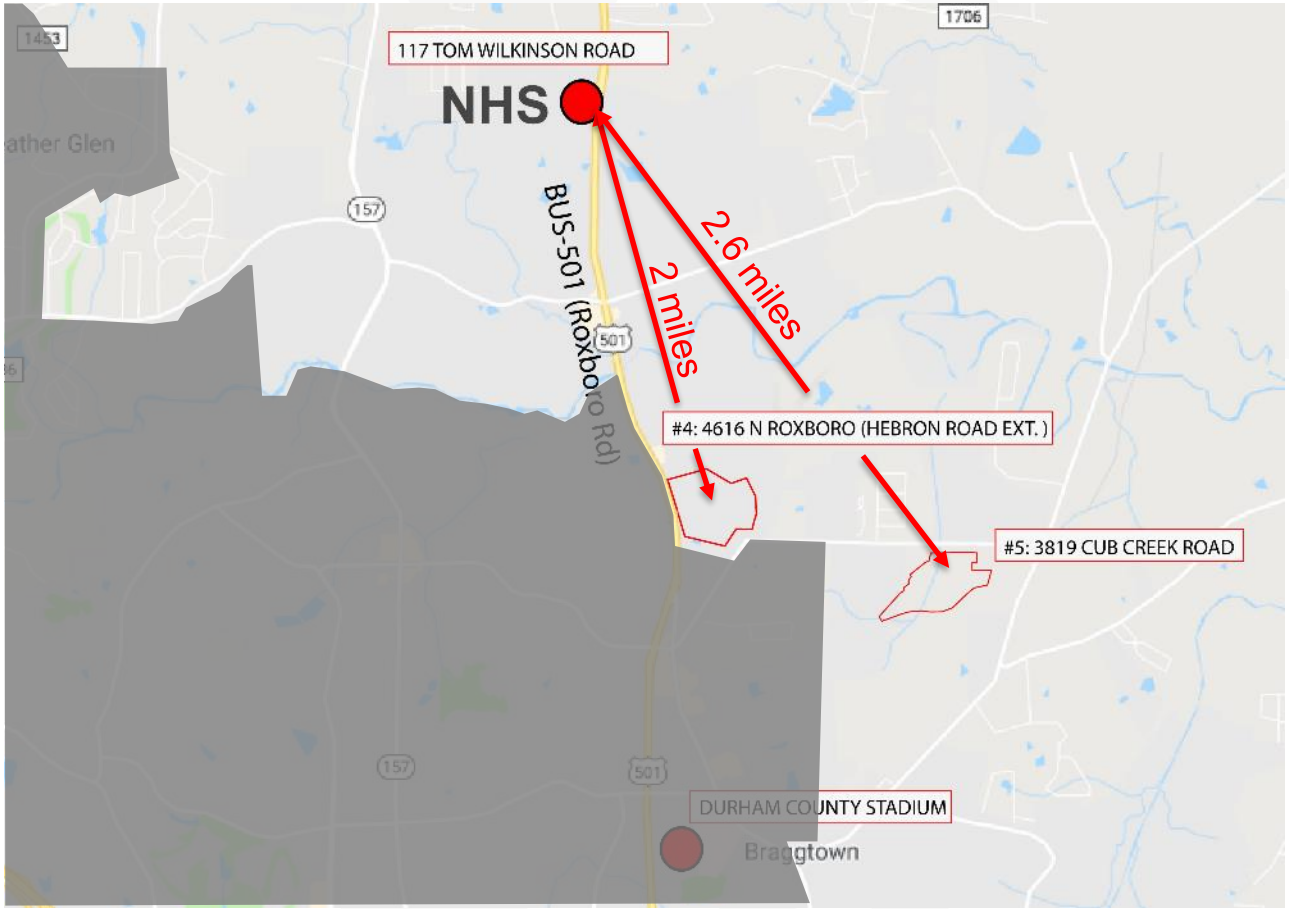
Owner unwilling To sell

Floodplain bisects site

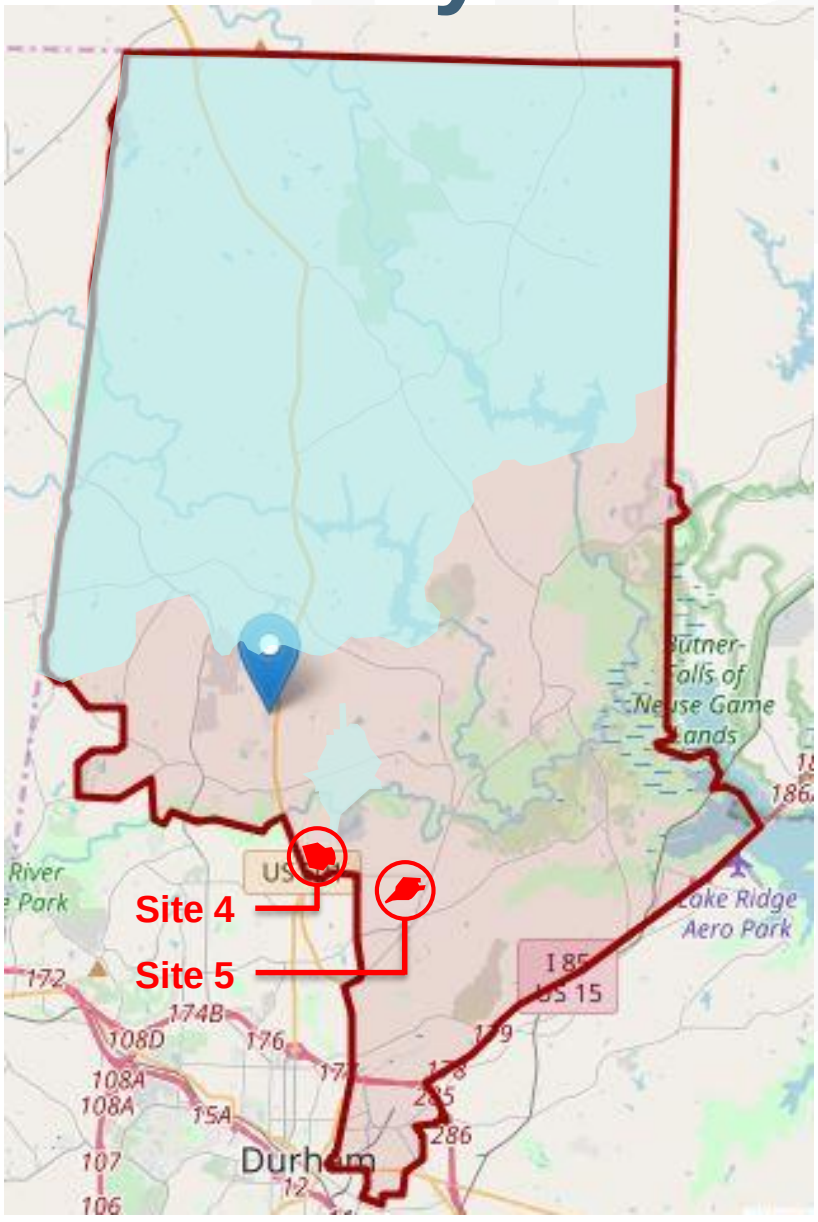
Test fit site plans were developed to explore suitability

Sites 4 and 5 were developed as test fit sites for the program.

Preliminary Site Selection

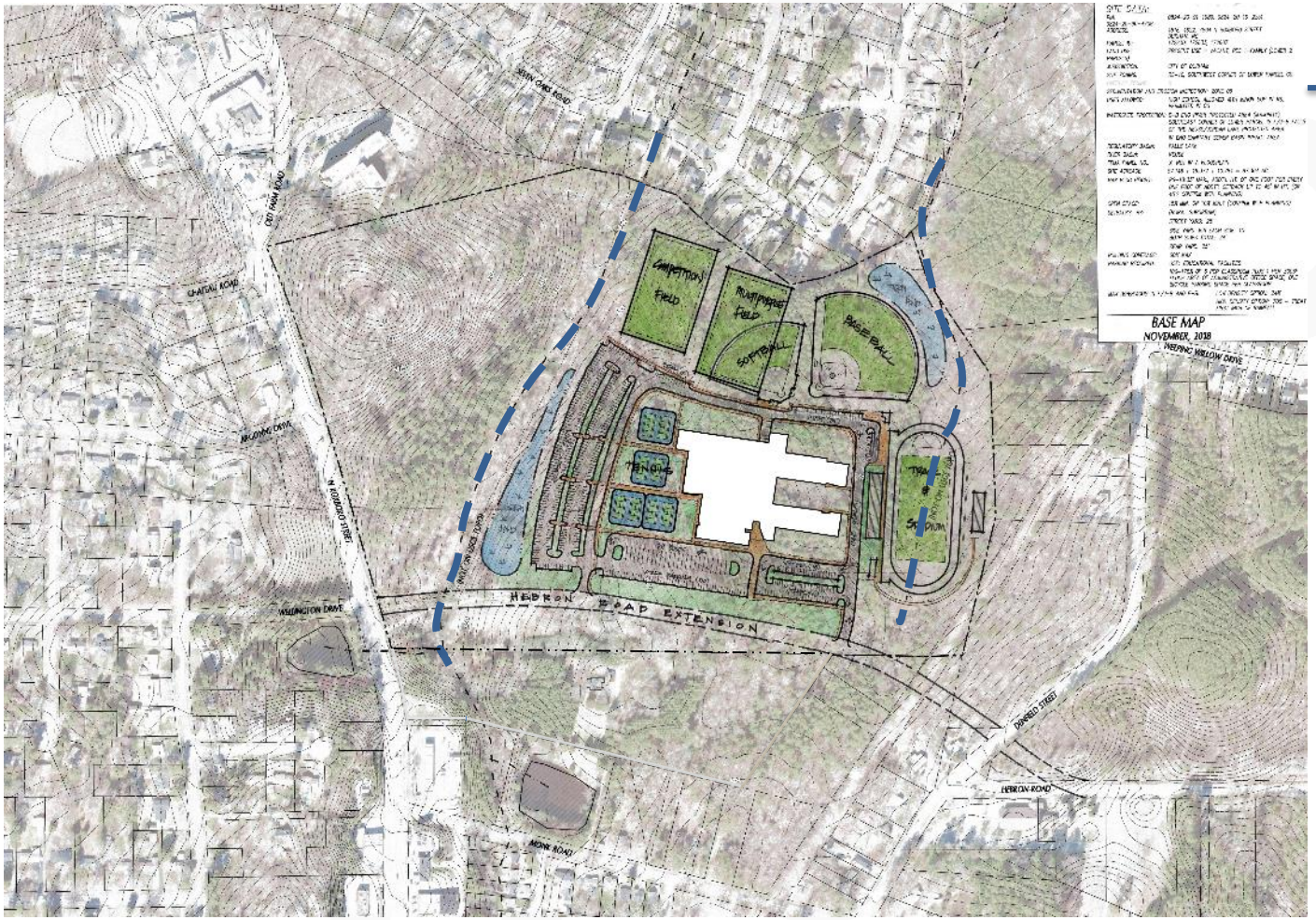


Preliminary Site Selection



Critical Watershed
(6% impervious)

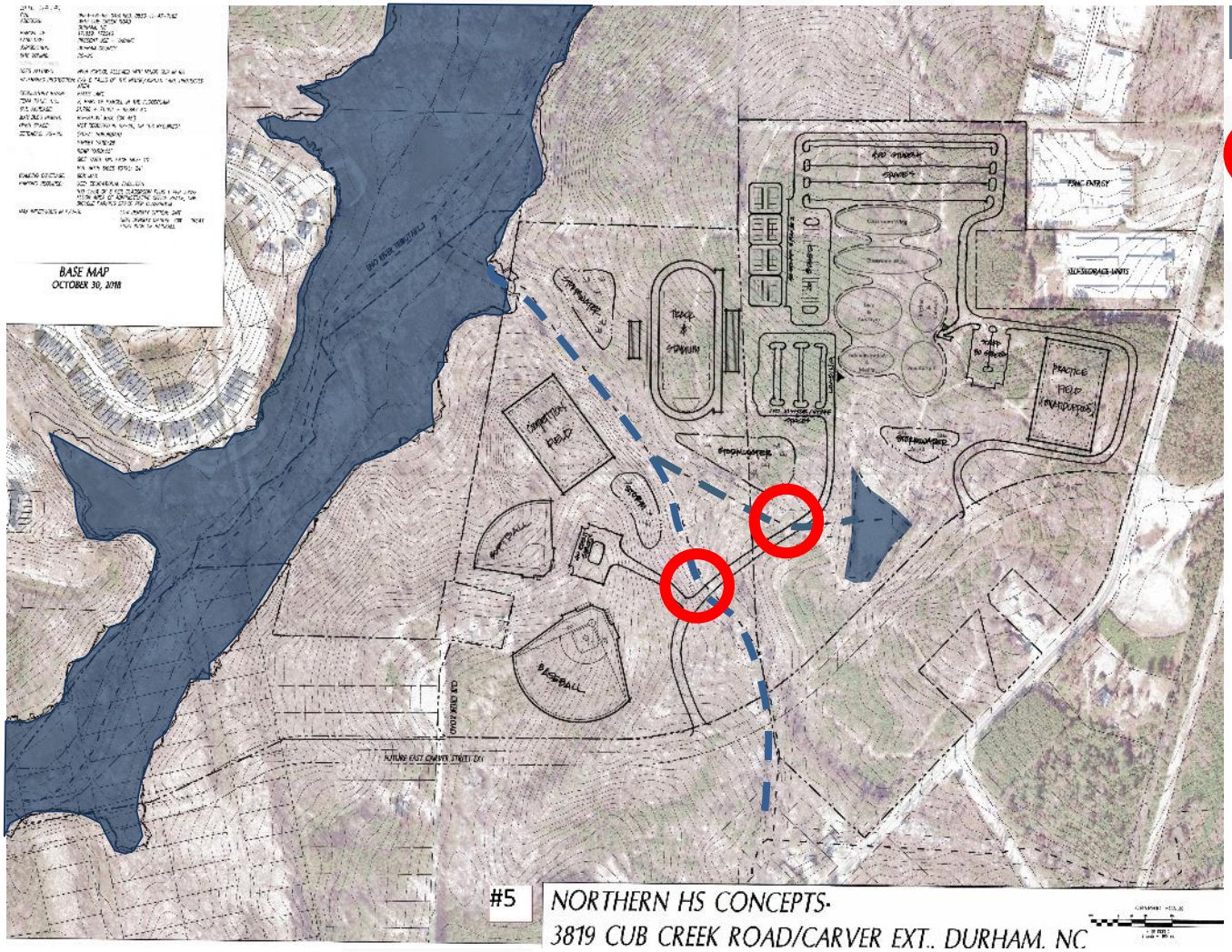
Preliminary Site Selection



Potential stream (Not on USGS Map)

SITE 4

Preliminary Site Selection



Stream buffer/ floodplain

Stream Crossing

SITE 5

Preliminary Site Selection

BARNHILL CONTRACTING COMPANY
In association with
RBI
d.a. everett construction group

Site Comparison Summary
January 18, 2019
Northern High School
Durham, NC

	Site #4	Site #5
BP205 - DEMOLITION	$ -	$ -
BP390 - CONCRETE RETAINING WALLS	$ -	$ 2,016,000
BP3100 - EARTHWORK	$ 5,796,000	$ 7,659,000
BP3160 - DEEP FOUNDATIONS	$ -	$ -
BP3200 - ASPHALT PAVING	$ 2,190,115	$ 3,149,304
BP3213 - CONCRETE PAVING & SIDEWALKS	$ 774,200	$ 924,200
BP3231 - FENCES & GATES	$ 66,580	$ 66,580
BP3290 - LANDSCAPING	$ 1,734,423	$ 1,734,423
BP3300 - SITE UTILITIES	$ 650,000	$ 650,000
Total	**$ 11,211,318**	**$ 16,199,506**

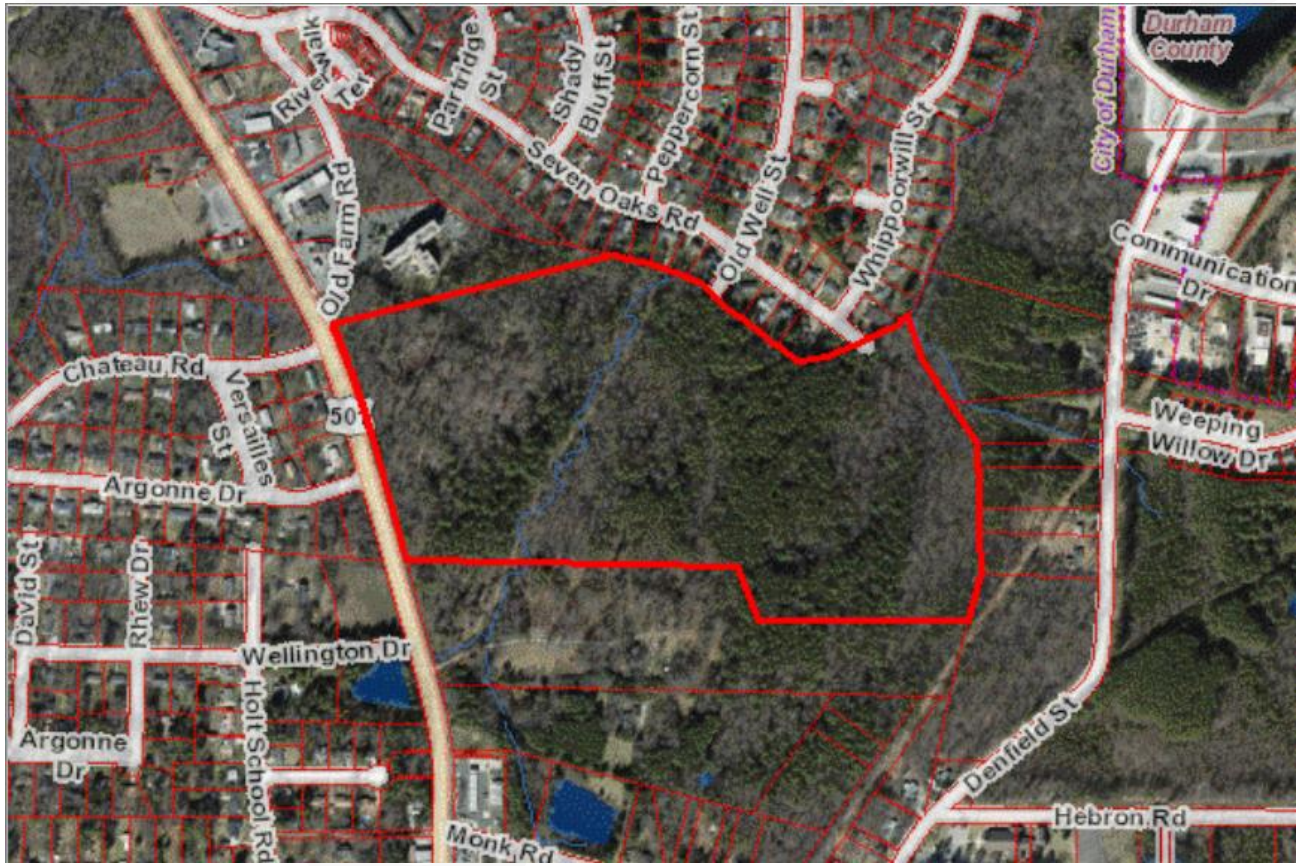
Preliminary Site Selection

SITE 4

Preliminary Site Selection

- Site #4 consists of two parcels…

4804 N. Roxboro Street

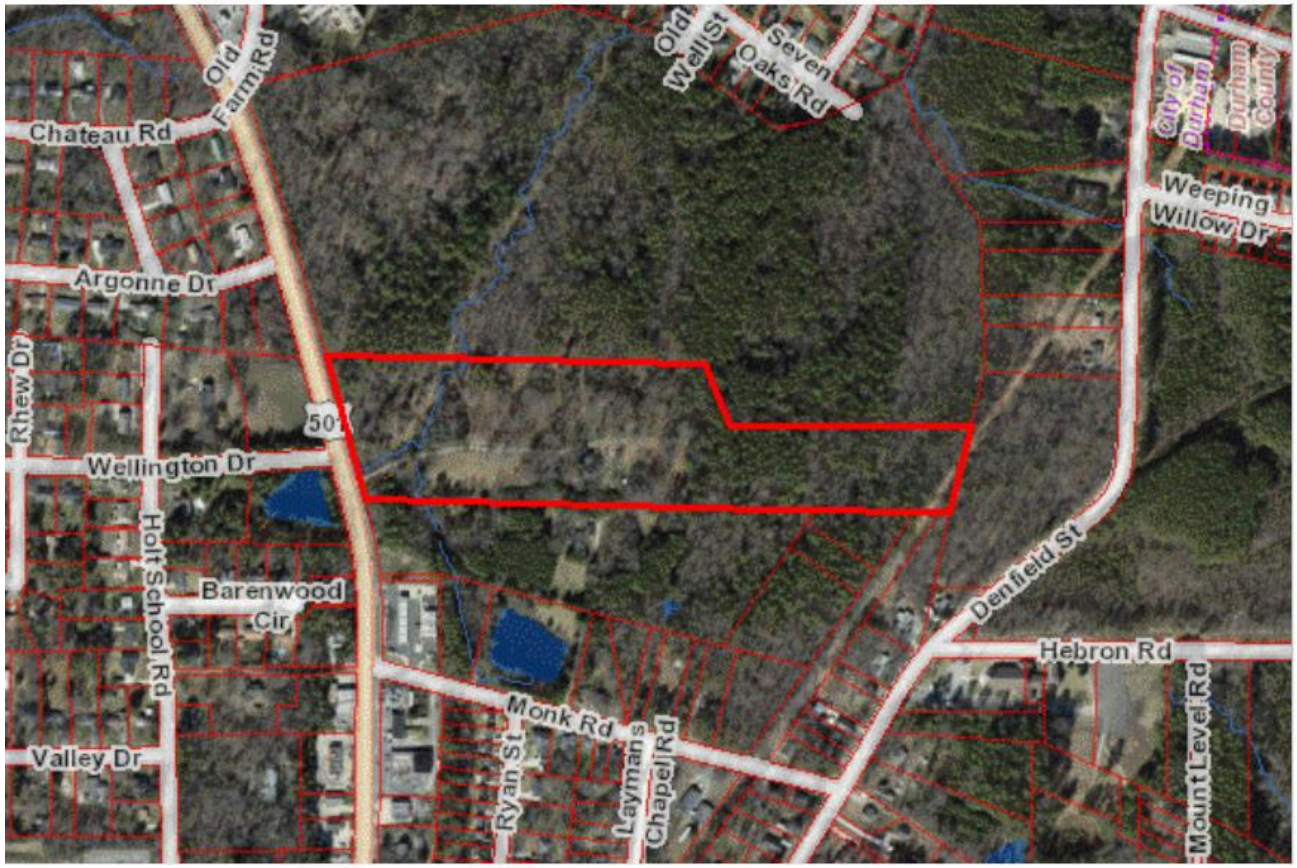


Parcel 172630

Preliminary Site Selection

- Site #4 consists of two parcels…

and 4622 N. Roxboro Street



Parcel 172633

Preliminary Site Selection

ORIGINAL ASKING PRICE

4804 N. Roxboro St. (57.15 Acres):	$3,429,000.00
4622 N. Roxboro St. (19.37 acres):	$755,000.00
Total:	**$4,184,000.00**

NEGOTIATED PURCHASE PRICE

4804 N. Roxboro St. (57.15 Acres):	$2,565,000.00
4622 N. Roxboro St. (19.37 acres):	$716,690.00
Total:	**$3,281,690.00**

Preliminary Site Selection

Northern High School Estimate 04 25 19

On Site Civil	$11,211,318.00	
Off Site Improvements (DOT Reimbursable)	$1,000,000.00	
Building	$48,640,000.00	
Security/ Technology	$1,550,000.00	
FF&E	$3,680,400.00	
Subtotal Project	**$66,081,718.00**	
Soft Costs (fees, testing, survey, contingency)	$9,007,600.00	
Land	$3,600,000.00	**Actual negotiated Purchase $3,281,690.00**
Program Escalation (2023 occupancy)	$13,289,427.00	
TOTAL PROJECT	**$91,978,745.00**	

Preliminary Site Selection Next Steps

- Present sale price to Durham County Commissioners for concurrence on May 6th, 2019.
- DPS signs contracts on or about May 7th, 2019.
- Begin due diligence period (span of time for DPS to access the site and conduct phase 1 environmental, wetland delineation, soils investigation, etc.; target 120 days).

Preliminary Site Selection

Questions?