



Preservation North Carolina

*NEEDED: Schools That Deliver 1st Rate Education and
Encourage Healthier Citizens and Communities*

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Historic Preservation

Real Estate
is the
Name of the Game.

Adaptive Uses of Schools in NC

- Arts and Science Center
- Performing Arts Center
- City Hall or County Offices
- Combination: City Hall
and Performing Arts Center
- Affordable Housing
- Combination: Affordable Housing
and Municipal Auditorium
- Luxury Apartments
- Artist Housing/Studios
- Private or Charter Schools
- Community College or University Use
- History Museum/Cultural Center/
Community Center
- Judicial Center
- Business Incubator
- Medical Clinic
- High-Tech Corporate Training Center



*Old Mount Olive
High School - Before*



*Old Mount Olive
High School - Before*



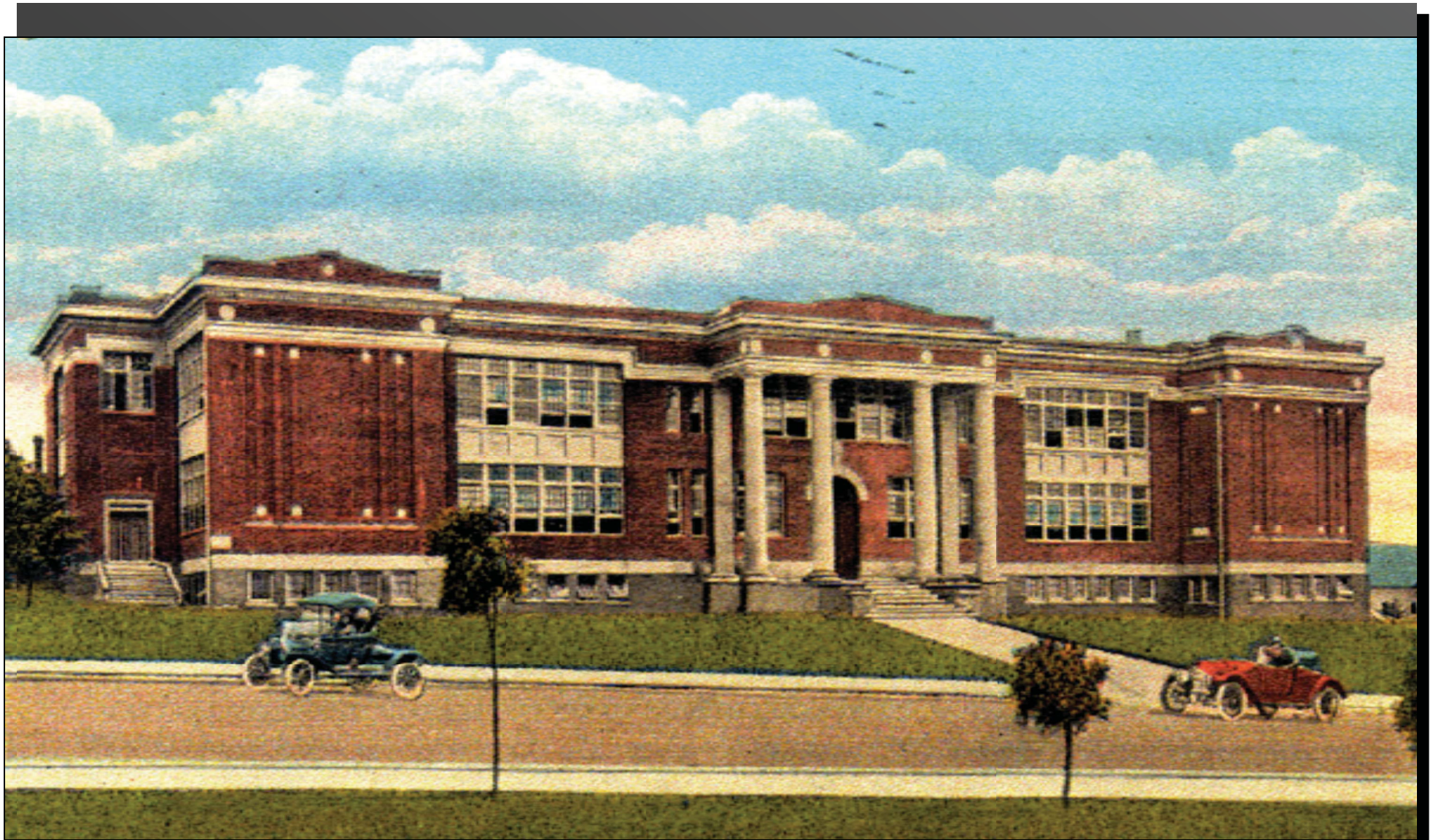


Former school, now affordable
housing with community auditorium

Old Mount Olive High School - After



Old Mount Olive High School - After



Former public school, now a charter school.

Gastonia Central Elementary School – Documentary



*Gastonia Central Elementary School
Now Piedmont Community Charter School*



Charles L. Coon High School, Wilson - Before

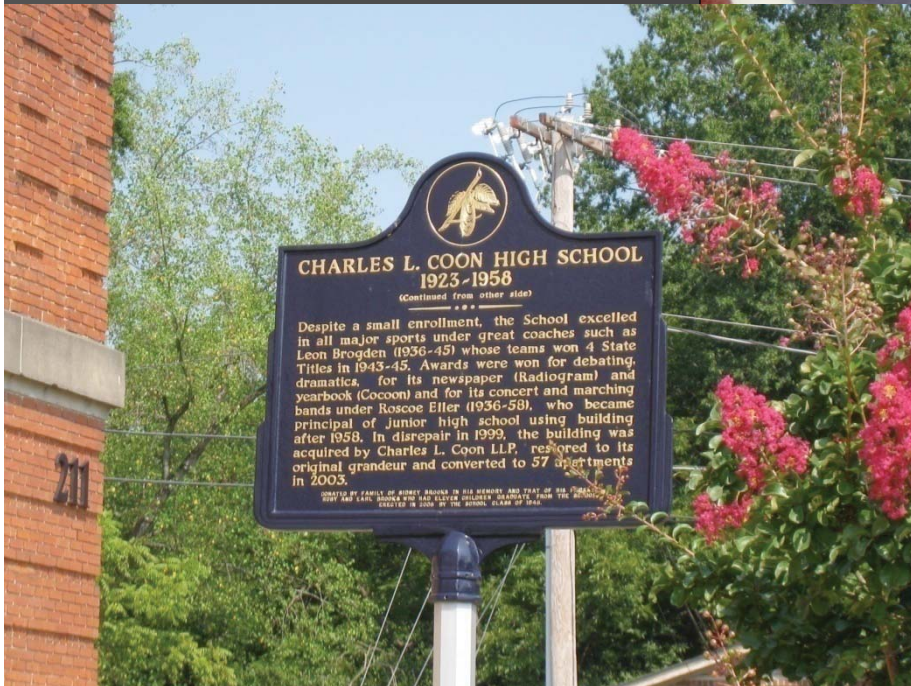


Former school, now affordable
housing with community auditorium

*Charles L. Coon High School, Wilson
Now Golden Leaf Apartments*



*Charles L. Coon High School, Wilson
Now Golden Leaf Apartments*



*Charles L. Coon
High School, Wilson*



Charles L. Coon High School, Wilson



*Charles L. Coon High School, Wilson
Now Golden Leaf Apartments*



Charles L. Coon High
School, Wilson



Mayworth School, Cramerton - Before



Mayworth School, Cramerton - Before



Mayworth School, Cramerton - Fire



Former school, now affordable housing.

Mayworth School, Cramerton - After



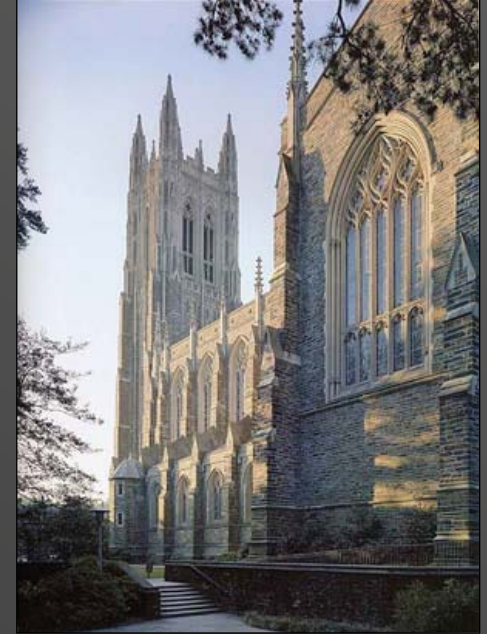
Mayworth School, Cramerton



Former school, now affordable housing, local arts council, and community auditorium.

Swain School, Edenton

High Performing Historic Colleges



High Performing Schools in NC



Study: Renovation vs. New Construction – Wake County Schools

TABLE 1: School types, key characteristics and costs

Characteristic	Old School	New School
Average cost per square foot of renovation or construction	\$60.15	\$116.46
Average site size	12 acres	20.9 acres
Average student capacity	421	623
Average number of floors	2	1
Average gross square footage	55,768	88,981

**TABLE 2: Average costs
for three new elementary schools
in Wake County**

Average costs	School
Site work/infrastructure	\$992,682
Land acquisition	\$695,816
Construction	\$8,673,972
Total	\$10,362,471

Study Conclusions re: Costs

- Renovation is half the cost of new construction;
- Land acquisition and infrastructure/site work costs add approximately \$1.7 million—an average 20 percent—to the cost of new school construction; and
- When demolition and landfilling of an older school (estimated at \$540,000) is added to the costs above, total costs of \$2,228,500 add 26 percent to the cost of new construction.

Further Conclusions re: Costs

- Transportation costs are likely to be higher to new, suburban school sites than to historic schools;
- Variance in maintenance costs is due to a variety of factors more important than age of a school, such as quality of construction, interior finishes and annual maintenance; and
- Providing adequate funding for annual maintenance will help school boards stretch their capital dollars.



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