Bedford County Public Schools

Bedford Area Middle School
Feasibility Study – Phase 1

Wiley|Wilson Comm. No. 212321.00

February 21, 2013
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1. BACKGROUND AND PURPOSE
The City of Bedford is currently in the process of transitioning from City to Town status. A Voluntary Settlement Agreement, dated September 14, 2011, between the City and Bedford County establishes the covenants by which the City School Division will be dissolved and the County School Board will make interim use of the existing City middle school facility. The City School Division will be dissolved on the effective date of the transition to town status and the County will be responsible for education of schoolchildren in the expanded area of the County including the Town of Bedford. It is understood that the County intends to construct a new middle school facility within the Liberty High School attendance zone. Until this facility is operational, the County will continue to use the City’s existing Bedford Middle School facility. Guidelines for the leased use of the existing City middle school facility were set forth in the Voluntary Settlement Agreement. Those terms include provisions for the County to lease the existing Bedford Middle School facility from the Town for up to six years while a new middle school is designed and constructed.

This study was commissioned to evaluate the feasibility of co-locating a new 700 student middle school on the property currently occupied by Liberty High School. The feasibility study includes evaluations of potential locations for the new middle school building on the high school site, as well as budgetary opinions of probable costs for the alternatives evaluated. The study effort has been divided into multiple phases so that a stepped approach to determining the location of the new middle school facility can be taken. The first phase will focus on determining if it is physically possible to locate the new middle school facility on the existing Liberty High School property. It will also determine what accommodations will be required with the existing high school facility and current land uses.

Based on the findings of the Phase 1 study, future phases of the Feasibility Study may be undertaken to perform a more in-depth evaluation of the Liberty High School site or other unidentified sites within the Liberty High School attendance zone. The findings of the Phase 1 Feasibility Study are presented in this report. The information contained in this report is based on our evaluations with input provided by personnel from the Bedford County Public School Board and staff.
2. INTRODUCTION
The existing Liberty High School property is located on the southeast side of the intersection of Centerville Road (Route 644) and Big Island Highway (Route 122) in Bedford County. There are three existing residential dwellings that face Big Island Highway located south of the Centerville Road intersection and north of the high school property. The land area of the existing school property is approximately 40 acres, with frontage on both Big Island Highway, and Centerville Road behind the three adjacent residential dwellings. The school facility is located such that the front of the school faces Big Island Highway. The existing high school facilities include eight main buildings, various athletic fields, paved parking areas, several small support buildings, and miscellaneous utility structures and underground utilities. The existing high school facilities were constructed with a campus type layout with eight separate buildings for administration, classrooms (two buildings), cafeteria, auditorium, science/math, industrial arts, and gymnasium. These buildings are generally arranged around a central grassed courtyard with sidewalks and covered canopies interconnecting the buildings. Athletic fields include baseball, softball, football/track, soccer, tennis, and general purpose/practice. An aerial image of the existing school grounds site is included as an attachment on Exhibit 1. Labels have been included on the exhibit to identify the buildings and athletic fields listed above.
3. BUILDING AND SITE CONSIDERATIONS

Existing drawings and data were collected to support the evaluation of various alternatives for location of middle school facilities on the high school property. New middle school facility requirements were discussed with Bedford County School personnel, and a meeting was held at Liberty High School to discuss potential impacts to the existing high school and potential locations for the new middle school building. During the on-site meeting a tour of the existing high school facilities and grounds was taken and the potential for sharing existing and new facilities between the high school and middle school were discussed. Evaluation of alternatives for co-location of the middle and high schools include both architectural building considerations and civil site considerations. Both architectural/building and civil/site components of the alternative evaluations are discussed below.

Middle School Site Area Requirements

In 2010, the Virginia Department of Education published guidelines for new school construction titled, Guidelines for School Facilities in Virginia’s Public Schools. The basic land area requirement for new middle schools included in this guideline document is approximately 10 acres plus 1 additional acre per 100 students for the ultimate enrollment. For planning purposes, the new middle school is anticipated to be a 700-student facility. Therefore, the recommended minimum land area for a middle school facility with this population is 17 acres. This school population size is based on enrollment projections prepared by the County for the Liberty High School attendance zone. Additional recommendations in the Virginia Department of Education publication include guidelines for the overall school building size and the land area required for various other school uses. The following land areas are applicable to a 700-student middle school.

- 150,000 SF (square feet) Building Footprint
- 12,000 SF (100-feet x 120-feet) Hard Surface Play Areas – 1
- 12,000 SF (100-feet x 120-feet) Hard Surface Play Areas – 2
- 15,000 SF (100-feet x 150-feet) Fitness Development Equipment Area
- 80,000 SF (200-feet x 400-feet) Field Game Areas – 1
- 80,000 SF (200-feet x 400-feet) Field Game Areas – 2
- Miscellaneous setbacks and buffer areas
Middle School Building Requirements

The Virginia Department of Education document, *Guidelines for School Facilities in Virginia’s Public Schools*, also includes general building programming recommendations for various school sizes. The following general programming recommendations are applicable to a 700-student middle school.

- Classrooms………………….34,000 SF
- Administration…………… 3,300 SF
- Health Clinic………………1,600 SF
- Science…………………. 2,000 SF
- Music, Visual Arts…………14,000 SF
- Health a Physical Ed…… 16,600 SF
- Library……………………15,700 SF
- Cafeteria……………………16,200 SF
- Miscellaneous………………46,600 SF

Miscellaneous areas include the approximate square footage required for restrooms, hallways/corridors, vestibules, mechanical and electrical rooms, stairways, elevator, storage closets, and other similar spaces. The total estimated gross building footprint for a 700-student middle school, as included in this study, is approximately 150,000 SF.

Proposed Land Use

The property currently being used by the existing high school includes tax map parcels 111-4-1A, 111-4-5, 111-4-6, 111-4-7, 111-4-9, and 111-4-10. These six parcels combined are being used for an educational facility, Liberty High School, which is allowed by special use permit. The proposed land use would remain the same when adding the middle school to the current high school property.

Zoning

The land area of the existing parcels being used by Liberty High School is approximately 40 acres, and the site spans across two zoning districts. The western portion of the site, closest to Big Island Highway (Route 122), is zoned R1 – Low Density Residential District. The Eastern portion of the site, which fronts on Centerville Road (Route 644), is zoned AR – Agricultural/Residential District. Both Zoning Districts allow educational facilities under a special use permit which typically requires more stringent standards than the typical zoning requirements for these Districts. Existing site zoning, along with other property and zoning features, is indicated on Exhibit 2 as an attachment.
The site is also located within a Corridor Overlay District – CO, along Big Island Highway. The overlay district extends 200 feet from the Big Island Highway right of way lines. Corridor Overlay Districts were established along selected roadways to protect the viewed and natural resources of Bedford County. Proposed development within the Corridor Overlay District must meet the requirements of the underlying district, as well as those included in the overlay district, with the most restrictive requirements taking precedent.

**Building Setback Requirements**

Building setback requirements establish the minimum allowable distance between property lines and the buildings located on the parcels. Building setbacks vary by zoning district and also vary within each zoning district for front, side, and rear property lines. Listed below are the most restrictive minimum setbacks for the zoning districts included in the parcels for the current high school land area. The most restrictive zoning district impacts to the school property are from the Corridor Overlay District. Building setbacks are shown on Exhibit 2.

- Front – 70 Feet from edge of right of way (CO)
- Rear – 25 Feet (CO)
- Side – 20 Feet (CO)

Generally, minimum setbacks govern how close a building or structure can be located to the right-of-way or property line and parking is allowed to extend into the required setbacks. However, the Corridor Overlay District includes a separate front yard setback of 70 feet for parking areas.

**Maximum Building Coverage**

Zoning districts include limitations for the maximum building coverage of the parcels within each district. The purpose of these limitations is to help prevent the overdevelopment of parcels within the zoning districts, based on the typical development found in each district. Maximum building coverage limitations for each of the three zoning districts impacting the high school property are as follows.

- AR District – 20 percent of total lot area
- R1 District – 30 percent of total lot area
- CO District – 30 percent of total lot area
Maximum Lot Coverage
In addition to maximum building coverage, zoning districts also include limitations for the maximum lot coverage of the parcels within each district. The purpose of these limitations is to help prevent the overdevelopment of parcels within the zoning districts, based on the typical development found in each district. Maximum lot coverage limitations for each of the three zoning districts impacting the high school property are as follows:

- AR District – 50 percent of total lot area
- R1 District – 50 percent of total lot area
- CO District – 45 percent of total lot area

Because this property spans over two zoning districts and includes the corridor overlay it is unclear whether the most restrictive coverage requirement would apply to the entire property or whether to apply the coverage requirement for each area to that portion of the property within the specified district. Further discussion with the Bedford County Zoning officials will be required to provide guidance on this portion of the ordinance. However, since the coverage percentages for each of the two zoning districts and corridor overlay are similar, it is not anticipated that the differences between these will have a negative impact on construction of a middle school at this site.

Building Height
Building height is limited by zoning district. Both the R-1 and CO districts have a maximum building height requirement of 35 feet for the primary structure and 15 feet for accessory structures. Requirements include those found in Sections 30-77-6 and 30-41-3 of the Bedford County Zoning Ordinance.

Lighting
Proposed exterior lighting for the middle school facility shall be located and arranged so as not to direct glare on adjoining streets or residential properties. In addition, parking light poles, canopy structures, and other similar structures in commercial and residential areas shall not exceed 25 feet in height. Generally, lighting shall comply with Section 30-94 of the Bedford County Zoning Ordinance. However, with County approval, exceptions may be granted to these requirements to meet the needs of the school facilities. Examples of exceptions that have been granted include the lighting for the athletic fields at the existing high school.
Water Supply and Sprinkler System
The site is currently served by an existing 8-inch diameter Bedford County Public Service Authority (BCPSA) water line located along Big Island Highway, Route 122. Depending on the location of the new middle school building, the existing on-site water lines serving the high school would need to be extended to serve the planned middle school improvements, or a new service line would need to be extended from the 8-inch line along Big Island Highway. If a new service line is required, a backflow prevention device would also be required. The placement of fire hydrants or other fire prevention systems will need to be reviewed by the County fire and building officials to insure compliance with County and NFPA (National Fire Protection Association). Requirements include those found in Section 30-63-3.15 of the Bedford County Zoning Ordinance.

Building sprinkler system water demand will be based on building use and layout. After the sprinkler system demand is determined for the building, fire hydrant flow tests must be performed to determine if the current water supply can meet the required flow capacity of the building.

Sanitary Sewer System
The existing sanitary sewer system consists of gravity lines which collect and convey wastewater from the existing high school buildings to an existing 8-inch gravity sewer. This gravity line conveys wastewater from the site to the existing wastewater pump station located on the south side of the property, near the existing tennis courts. From this location the sewage is pumped through a 4-inch diameter force main West to Route 122, then South along Route 122 to the City/County line where it connects to a City 8-inch gravity sewer. City Utility personnel have indicated that the capacity of the existing high school pump station is 99 gallons per minute (GPM).

Sewage flow estimates for the new middle school are based on the Virginia Department of Environmental Quality’s Sewer Collection and Treatment (SCAT) Regulations of 10 gallons per day per person. It is anticipated that the new 700 student middle school, with 70 faculty/staff, will add approximately 7,700 gallons per day to the current wastewater flow from the high school, when school is in session. This would equate to an average flow of approximately 16 GPM for an 8-hour day. Based on water use records, Liberty High School currently uses approximately 11,000 gallons per day when school is in session. This equates to an average flow of approximately 23 GPM for an 8-hour day.
Adding the proposed middle school wastewater flows to the current Liberty High School flow would result in a total average wastewater flow of approximately 18,700 gallons per day. Peak flows are estimated by multiplying the average daily flow by a factor of 2.5 which yields an estimated peak flow of 46,750 gallons per day. This would yield a peak flow of approximately 97 GPM for an 8-hour day for the combined high school and middle school facilities. This is less than the capacity of the existing high school pump station. Capacity availability in the existing downstream gravity, force main, and pump station improvements that lead to the City’s wastewater treatment plant needs to be verified prior to design and construction of the new middle school facility.

**Parking and Landscaping**

The existing Bedford County zoning ordinance indicates the parking requirements to be 1 space per employee on the main shift and 2 spaces designated for loading. Additional parking requirements shall be determined by the Zoning Administrator. Section 30-91-3 of the Bedford County Zoning Ordinance contains additional information concerning parking requirements. Parking will be required for the faculty and staff working in the new middle school. Parking accommodations will take into account current parking available at the high school for faculty, staff, and students. A parking space count will be required during detailed planning for the middle school to determine how many spaces are required to be added to the parking that is currently available at the high school.

The site zoning of AR and R1 are not listed in Chart 1 found in Section 30-92-4 of the zoning ordinance. Therefore, it is assumed that landscaping is not required in these areas. However, Section 30-83-6 states that “Any outdoor activity area, ball field or court, or stadium which adjoins a residential use type shall be landscaped with one row of small evergreen tree in accordance with Article V along the property line adjoining the residential use type. Where night-time lighting of such areas is proposed large evergreen trees shall be required in a location appropriate to screen adjoining residences.”

Additional landscaping will be required with planned parking expansions. New parking areas shall include landscaped medians, peninsulas, or planter islands equivalent to 7 percent of the parking area. Dumpsters and mechanical equipment are required to be screened.
**Stormwater**

This project is anticipated to be constructed after the new stormwater regulations go into effect in July of 2014. Therefore, the stormwater design will be required to comply with the new regulations. These regulations encourage Low Impact Development (LID) to satisfy the requirements. This approach implements small scale practices throughout the site design to infiltrate, store, filter, and evaporate stormwater runoff. Generally speaking, the new regulations will require more space for stormwater management. Examples of LID practices include the use of rain gardens, bio-retention areas, permeable pavement, and vegetated swales. Because of the limited area that will remain once the new middle school and associated parking facilities are added to the property, it is anticipated that additional practices will need to be added to the existing high school campus in order to satisfy the new regulation requirements.

Although the new regulations may increase cost, a careful evaluation during the detailed planning and design of the project will ensure these costs are minimized. The stormwater improvements are not anticipated to restrict the addition of a middle school facility at the Liberty High School site.

**Americans with Disabilities (ADA) Requirements**

ADA requirements regarding building access and parking requirements must be followed and incorporated into the design of the planned improvements. Sections 206.2.2-206.2.3, Section 402.2, and Section 502 of the ADA refer to building access and parking requirements for the handicapped.
4. ALTERNATIVE EVALUATION

After collecting and reviewing the available data and holding a meeting with key school personnel it was determined that there are three potential alternatives for incorporating the new middle school facilities into the current high school site. These alternatives are discussed in detail below along with the advantages and disadvantages associated with each.

4.1 Alternative 1

Alternative 1 includes the addition of a new middle school building generally located east of the existing auditorium and south of the existing gymnasium, on the portion of the high school property currently occupied by the existing baseball field. This alternative would also include construction of a new competition gymnasium on the north side of the high school campus, on the portion of the property currently occupied by the existing softball field. The locations of these building improvements, along with associated parking and proposed bus traffic routing, are shown on Exhibit 3 as an attachment. In addition, Figure 1 below is a photograph of the proposed middle school building site.

![Figure 1 – Alternative 1 Location (looking northeast)](image)

With Alternative 1, the middle school would use the existing high school gymnasium. Therefore, a new gymnasium would not be constructed with the middle school building. The close proximity of the new middle school building to the existing gymnasium would allow the middle school students to use the existing gymnasium while still keeping the middle school students separated from the high school student population. In addition, close proximity to the existing auditorium would allow the middle school to share the use of the auditorium. It is anticipated that middle school music and band classes could use space in the existing auditorium so that those spaces would not need to be constructed with
the new middle school. Joint use and programming of this facility would need to be confirmed prior to design of the new middle school building.

The Alternative 1 middle school building location is also in fairly close proximity to the high school classroom building located on the south side of the high school campus, just west of the auditorium. The proximity to this existing classroom building would allow the potential for limited sharing of some classroom space with the high school. It would be possible for 8th grade middle school students who are taking advanced classes (foreign language, math, science, etc.) to attend these classes in the high school classroom building, without having to cross the high school campus. This may allow some class/teaching options to the 8th grade students that they would not have if the middle school were further away from the class room buildings.

It is anticipated that middle school traffic, including bus traffic, would be routed from Big Island Highway through the existing parking area that will be located between the existing high school and the new middle school buildings. This will allow the middle school and high school students to be kept separated from each other prior to loading and after unloading from the bus drop off location.

One disadvantage to this alternative is that the existing baseball and softball fields and tennis courts will have to be relocated. The current high school site does not have open land area to accommodate these fields being relocated on site. It is anticipated that the relocated tennis courts will be able to be constructed on site. One potential location is shown on Exhibit 3. However, a new athletic field complex located off-site will be required for the baseball and softball fields. Selection of a location for these athletic fields is beyond the scope of work for the Phase 1 Feasibility Study.

In addition, placement of the middle school building at the Alternative 1 location would require relocation of the existing 8-inch sanitary and the storm sewer systems that cross the baseball field if this alternative is selected.

The budgetary opinion of probable construction cost for Alternative 1 as described above is in the range of approximately $36 to $40 million. This includes the new middle school, high school competition gymnasium, and the site work for both building sites, as well as planning and engineering. This does not include the cost of the relocated baseball and softball fields.
Alternative 1 Summary of Advantages and Disadvantages

Advantages:
- New competition size high school gym located at north side of high school campus
- Reuse existing high school gym for new middle school, construction of new middle school gym not required
- Share existing high school auditorium
- Share existing asphalt parking spaces
- Potential sharing of classroom space with the high school for 8th grade
- 20,000 SF smaller middle school building (no gymnasium or auditorium)

Disadvantages:
- Relocate baseball and softball fields to off-site location
- Two construction zones (school and gym)
- Relocate tennis courts
- Relocate batting cage
- Relocation existing sanitary and storm sewer system

4.2 Alternative 2
Alternative 2 locates the proposed middle school building generally northeast of the existing shop building. This location maintains separate bus access drives to the middle school and high school. Middle school access would be from a new Centerville Road entrance and high school access would remain through the current bus access from Big Island Highway. This option would require the relocation of the existing softball and soccer fields. The location of the new middle school, along with associated parking and proposed bus traffic routing, is shown on Exhibit 4 as attachment. In addition, Figure 2 below is a photograph of the proposed middle school building site.
With this alternative, the new middle school building location would be separated from the existing high school campus by the access road/parking areas located between the existing high school and the new middle school. This location is on the opposite side of the high school campus from the existing gymnasium and auditorium. Therefore, the new middle school building would include a gymnasium and the high school would continue to use the existing gymnasium. It may be possible for the middle school to use the existing auditorium for special events. However, it is not anticipated that middle school students would routinely be expected to cross the high school campus to attend classes in the existing auditorium. Therefore, the new middle school building would include band and chorus rooms. It is also not anticipated that the 8th grade middle school students would use existing high school classroom space. Rather, teachers of advanced classes could teach in both the high school and middle school.

It is anticipated middle school traffic, both bus and private vehicles, would be routed one way through the new access road in front of the middle school along Centerville Road. Bus traffic would make two stops, one at the high school and one at the middle school. This arrangement would allow the middle school and high school students to be kept separated from each other prior to loading and after unloading from the bus drop off locations.

As with Alternative 1, the primary disadvantage to this alternative is the relocation of existing athletic fields. With Alternative 2, the relocated fields include the existing softball and soccer fields. The current high school site does not have open land area to accommodate these fields being relocated on site. It may be possible for the remaining fields to become joint-use fields, with the soccer field sharing the existing football field and the softball field sharing the existing
baseball field. However, it is anticipated that one or two athletic fields will likely be required to be constructed at an off-site location. Selection of a location for these athletic fields is beyond the scope of work for the Phase 1 Feasibility Study.

The budgetary opinion of probable construction cost for Alternative 2 as described above is in the range of approximately $28 to $32 million. This includes the new middle school building and site work, as well as planning and engineering. This does not include the cost of the relocated soccer and softball fields.

Alternative 2 Summary of Advantages and Disadvantages

Advantages:
- One construction zone (north of existing campus)
- Separation from existing high school campus
- One way traffic through new entrance from Centerville Road
- No interruption to existing high school buildings

Disadvantages:
- Not sharing any existing high school buildings
- Relocate softball field
- Relocated soccer field
- High school will not get new competition size gym
- Larger building area than Alternative 1 (gymnasium/auditorium)

4.3 Alternative 3
Alternative 3 is very similar to Alternative 2. Alternative 3 shifts the Alternative 2 middle school building location to the east, such that it is located more towards the northwest corner of the high school property, north of the existing football field. This location allows access from Centerville Road by adding a new entrance or from Big Island Highway by improving and sharing the existing entrance and access road on the north side of the high school campus. This option would require the relocation of the existing softball field, but would likely not impact the existing soccer field. The location of the new middle school, along with associated parking and proposed bus traffic routing, is shown on Exhibit 5 as an attachment. In addition, Figure 3 below is a photograph of the proposed middle school building site.
With this alternative, the new middle school building location would be separated from the existing high school campus by the access road/parking areas located between the existing high school and the new middle school. This location is on the opposite side of the high school campus from the existing gymnasium and auditorium. Therefore, the new middle school building would include a gymnasium and the high school would continue to use the existing gymnasium. It may be possible for the middle school to use the existing auditorium for special events. However, it is not anticipated that middle school students would routinely be expected to cross the high school campus to attend classes in the existing auditorium. Therefore, the new middle school building would include band and chorus rooms. It is also not anticipated that the middle school would use existing high school classroom space. Rather, teachers of advanced classes could teach in both the high school and middle school.

It is anticipated middle school traffic, both bus and private vehicles, would be routed one way through the access road separating the middle and high schools. The traffic would enter from Big Island Highway and depart through a new entrance onto Centerville Road, or would enter by Centerville Road and depart onto Big Island Highway. Bus traffic utilizing this access road would allow the middle school and high school students to be kept separated from each other prior to loading and after unloading from the bus drop off location.

As with Alternative 1, a disadvantage to this alternative is the relocation of existing athletic fields. With Alternative 3, the only relocated field would likely be the existing softball field. The current high school site does not have open land area to accommodate this field being relocated on site. It may be possible to share the existing baseball field or to reconfigure one of the other remaining fields.
athletic fields into a multi-sport field. However, if this cannot be accomplished, a new softball field would be required to be constructed at an off-site location. Selection of a location for offsite athletic fields is beyond the scope of work for the Phase 1 Feasibility Study.

Another disadvantage to this location would be related to stormwater and site grading. There is an existing drainage swale located across the proposed Alternative 3 site that would add to the complexity and cost of the site work required to develop this site.

The budgetary opinion of probable construction cost for Alternative 3 as described above is in the range of approximately $28 to $32 million. This includes the new middle school building and site work, as well as planning and engineering. This does not include the cost of the relocated softball field.

Alternative 3 Summary of Advantages and Disadvantages

Advantages:
- One construction zone (north of existing campus)
- Separation from existing high school campus
- One way traffic through new entrance from Centerville Road
- No interruption to existing high school buildings

Disadvantages:
- Not sharing any existing high school buildings
- Relocate softball field
- High school will not get new competition size gym
- Larger building area than Alternative 1 (gymnasium/auditorium)
- Stormwater/site considerations
5. SUMMARY AND CONCLUSIONS

The purpose of this study was to evaluate the feasibility of co-locating a new 700 student middle school on the property currently occupied by Liberty High School. This study is the first phase of the planning effort to be undertaken for the new middle school. The primary question to be answered by this feasibility study was to determine if it is physically possible to locate the new middle school facility on the existing Liberty High School property.

Three alternative locations for the new middle school were evaluated. All three alternatives provide various advantages and disadvantages. Alternative 1 provides the advantage of improving the high school facility with the addition of a competition size gymnasium. However, Alternative 1 also has the highest budgetary opinion of probable cost. Alternative 1 also took the most advantage of sharing existing high school facilities, including the gymnasium, auditorium, and potentially some classroom spaces. In addition, the proximity of the Alternative 1 location allows better sharing of existing parking areas, and allows continued use of the existing entrance from Big Island Highway for the proposed bus route on campus. This scheme also takes advantage of existing entrance and parking lot. All three alternatives require reconfiguring or relocation of existing athletic fields.

Based on the findings of this study, it is possible to locate the middle school on this site. The challenges associated with the various alternatives evaluated are described in Section 4 of this report. Based on the results of these evaluations, the primary obstacle to the middle school at this site is the relocation of athletic fields. It is recommended that potential locations for the relocated fields be evaluated by the Bedford County Schools so that the cost of the relocated fields could be taken into account during the middle school planning process. It should also be noted that while relocation of the athletic fields is listed as a disadvantage to the middle school being located on the high school site, it does offer an opportunity to make improvements to the athletic fields that will be used by the high school and middle school students.
EXHIBIT 4
LIBERTY HIGH SCHOOL/
NEW MIDDLE SCHOOL
ALTERNATIVE 2

MIDDLE SCHOOL
1-STORY
150,000 SF