



New Hanover High School

Master Plan Presentation

July 8, 2025



MASTER PLANNING PRIORITIES

1 SAFETY

SECURE PERIMETER
SECURE ENTRY
ADDRESS INTERIOR CONFLICT AREAS

2 COST

LONG-TERM SOLUTIONS
PHASED CONSTRUCTION
MAXIMIZE RESOURCES

3 EDUCATIONAL OUTCOMES

COLLEGE READY GRADUATES
STATE-OF-THE-ART FACILITIES
COMMUNITY-ORIENTED STUDENTS

4 OPERATIONAL IMPACT

LOWER OPERATIONAL COSTS
REDUCE MAINTENANCE NEEDS
SYNERGISTIC SERVICES

5 COMMUNITY ASSET

STEWARDSHIP OF NHHS INVESTMENT
COMMITMENT TO COMMUNITY
ENHANCE NEIGHBORHOOD



Master Plan

Planning Priorities

SAFETY CHALLENGES

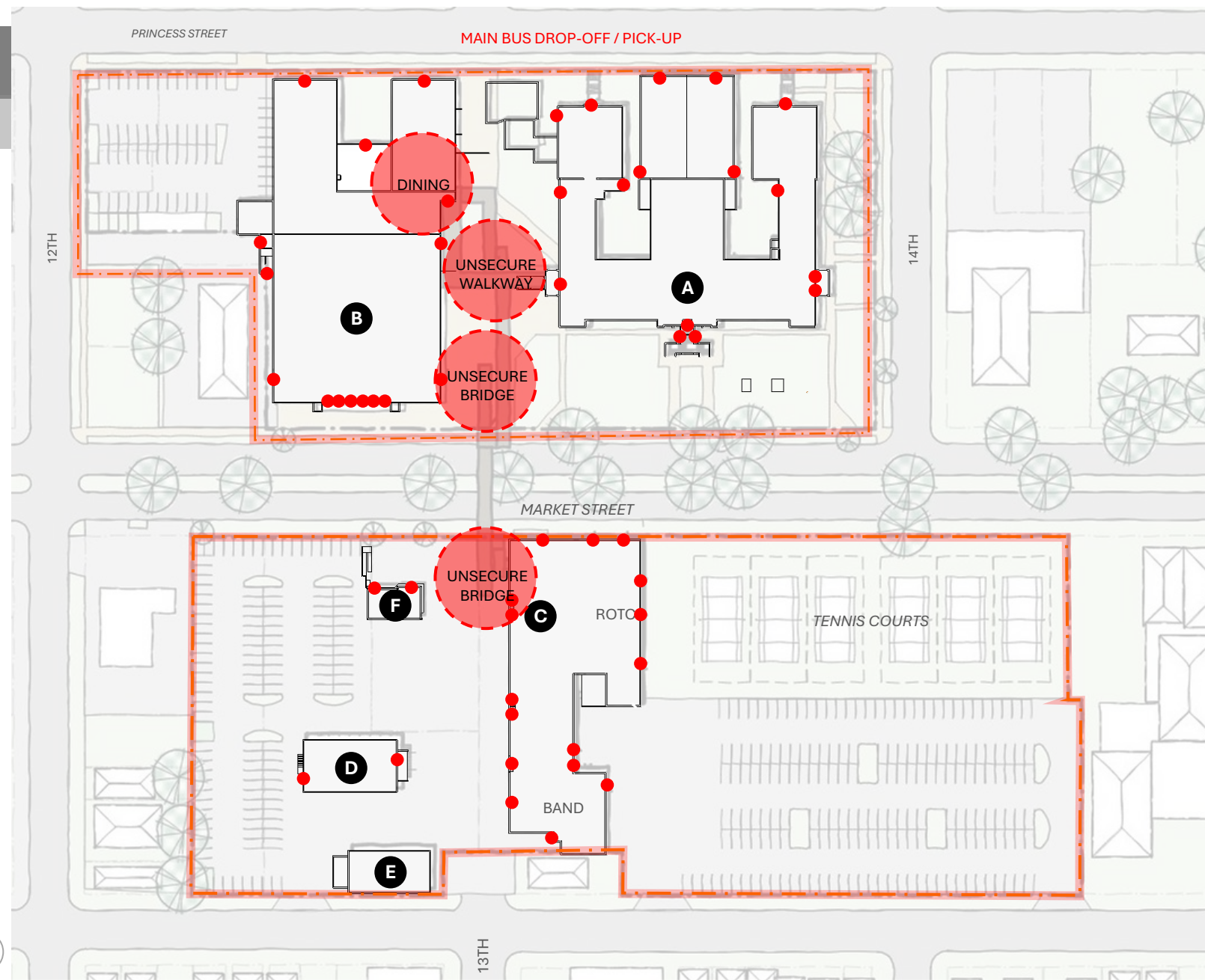
1. Unsecure Bridge with Public Access
2. Unsecure Perimeter
3. 50 Access Points to the Buildings
4. Unsafe Bus Drop-off
5. Dining Hall Promotes Unsafe Environment

CAMPUS MAP LEGEND

 PROPERTY EXTENT

EXISTING BUILDINGS

- A. MAIN BUILDING
- B. BRODGEN HALL
- C. GEORGE WEST
- D. JOE MILLER WEIGHT ROOM
- E. AUTOMOTIVE
- F. OFFICE



Master Plan

Planning Priorities

EDUCATIONAL DISCREPENCIES

- 1. Missing Core Academic Spaces (15,201 SF)
- 2. Undersized Science Classrooms (6,846 SF)
- 3. Undersized Dining (6,138 SF)
- 4. Undersized Auxiliary Gymnasium (6,030 SF)

Summary of Needs

NHHS Program	Existing	NC DPI	NHCS Ed Specs
Core Academic	36,692 SF	(9,558 SF)	(20,108 SF)
Resource / Exceptional	7,136 SF	1,336 SF	(4,809 SF)
Arts	17,860 SF	5,710 SF	2,320 SF
Auditorium	2,399 SF	(8,201 SF)	(7,901 SF)
CTE	19,518 SF	(2,982 SF)	4,518 SF
JROTC	5,513 SF		1,573 SF
Media	7,269 SF	(5,521 SF)	(3,581 SF)
Food Service	8,175 SF	(2,645 SF)	(5,285 SF)
Physical Education	35,332 SF	932 SF	(2,943 SF)
Administration	3,233 SF	227 SF	(512 SF)
Guidance	1,522 SF	(1,828 SF)	(1,323 SF)
Staff Support	3,324 SF	(26 SF)	(726 SF)
Health Clinic	708 SF	708 SF	(1,292 SF)
Total Net SF Difference		(23,010 SF)*	(30,550 SF)*
		(8,114 SF)	(15,654 SF)

*Classrooms Not Included in Comparison: RISE, Pre-Lyceum + Lyceum, JROTC

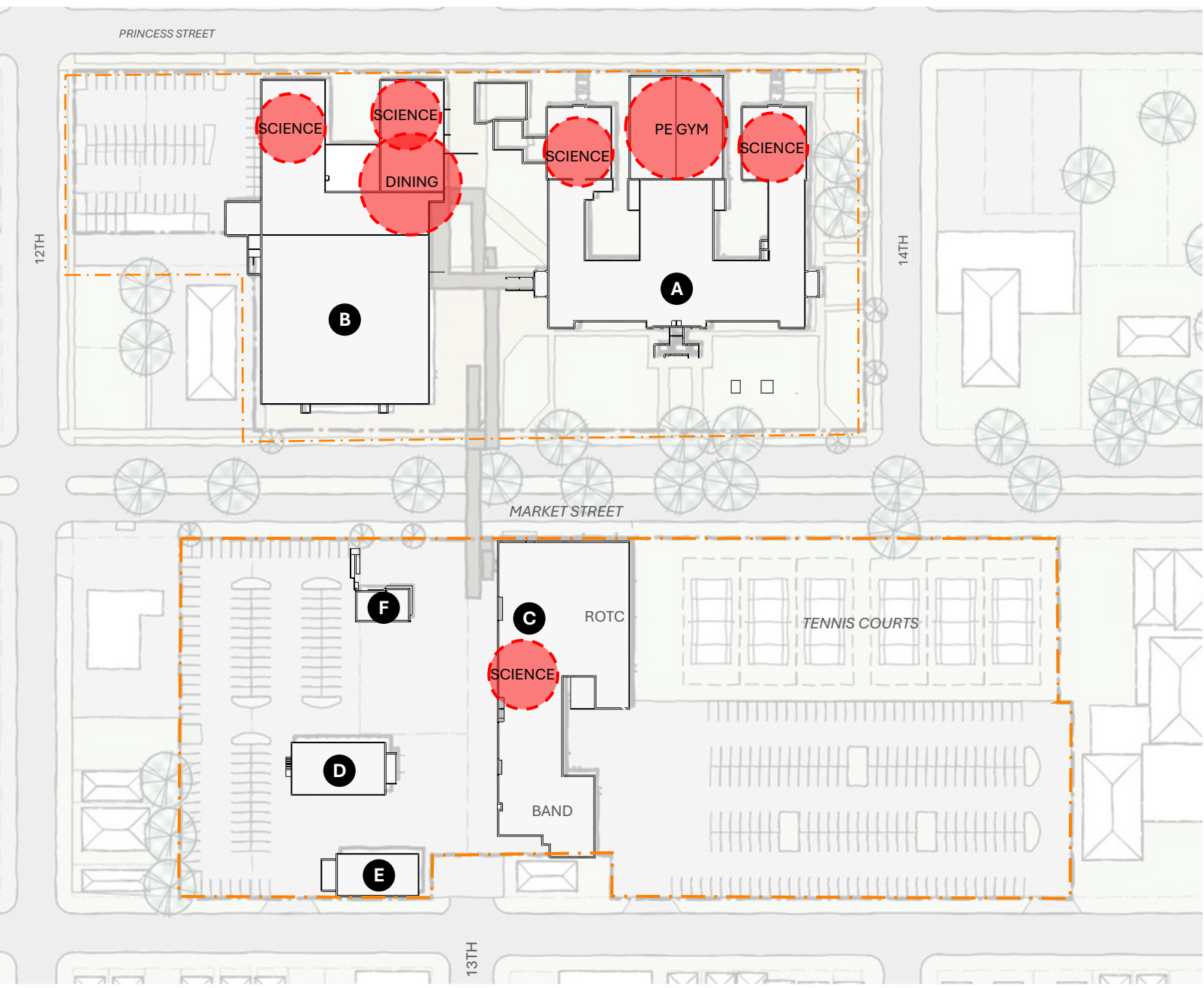
(RED TEXT) INDICATES AMOUNT NHHS IS UNDER THE RECOMMENDED SQUARE FOOTAGE

CAMPUS MAP LEGEND

PROPERTY EXTENT

EXISTING BUILDINGS

- A. MAIN BUILDING
- B. BRODGEN HALL
- C. GEORGE WEST
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- F. OFFICE



Master Plan

Planning Priorities

OPERATIONAL ISSUES

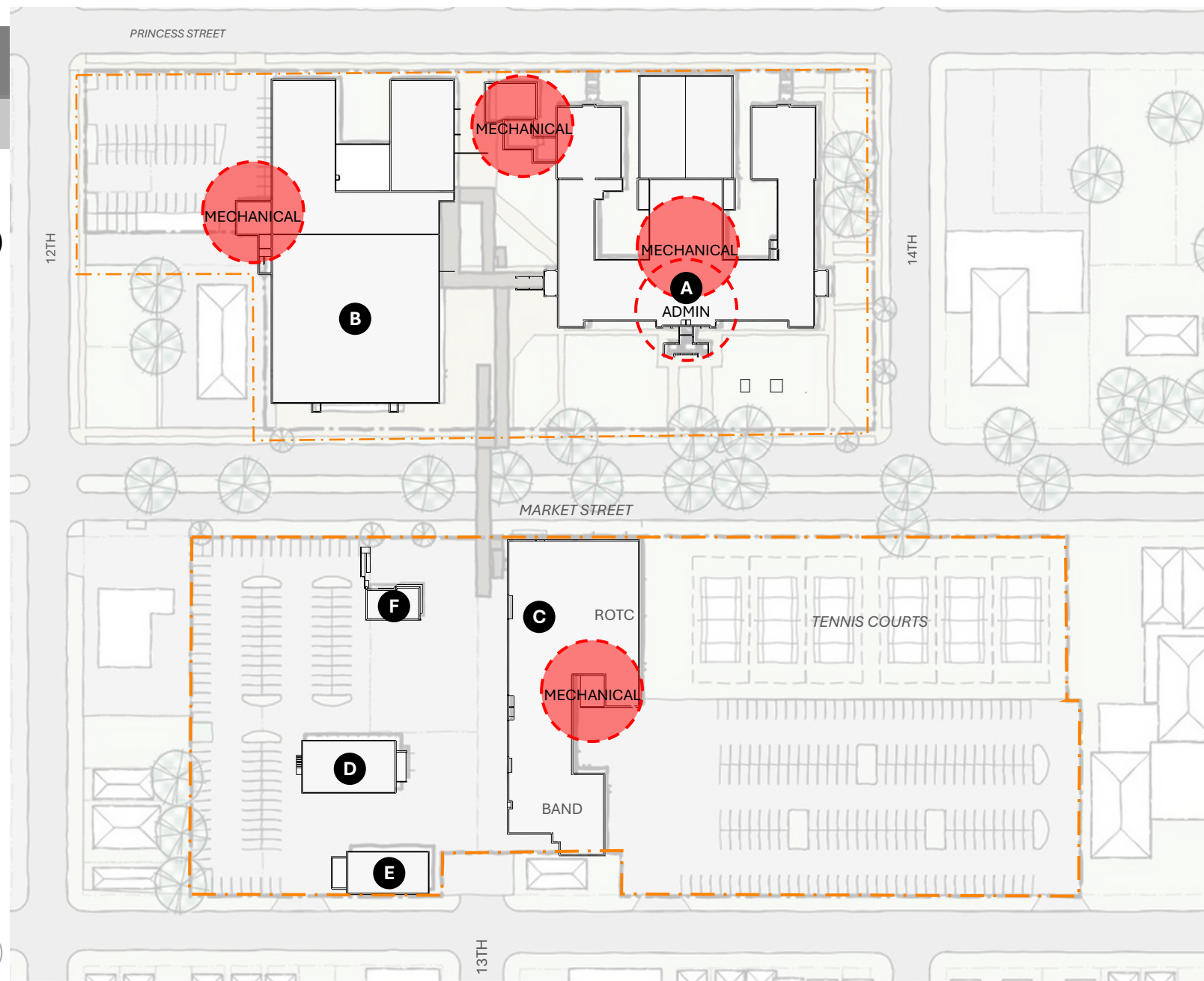
1. Outdated Building Systems (HVAC, Elec, Plumb)
2. Expensive Systems
3. Difficulty to Manage Open Campus
4. Need Dispersed Admin Presence

CAMPUS MAP LEGEND

 PROPERTY EXTENT

EXISTING BUILDINGS

- A. MAIN BUILDING
- B. BRODGEN HALL
- C. GEORGE WEST
- D. JOE MILLER WEIGHT ROOM
- E. AUTOMOTIVE
- F. OFFICE



Master Plan

Options For Solutions

NEW HIGH SCHOOL

BUILDING = 309,588 GSF
SITE = 70 ACRES

\$250M (TOTAL PROJECT)*

\$30M (LAND COSTS @ \$430K/ACRE)



\$280M (TOTAL COST)

* Costs include projected contingencies, 3 years of escalation @ 5%/year, CMAR preconstruction fees, and owner soft costs

MASTER PLANNING PRIORITIES

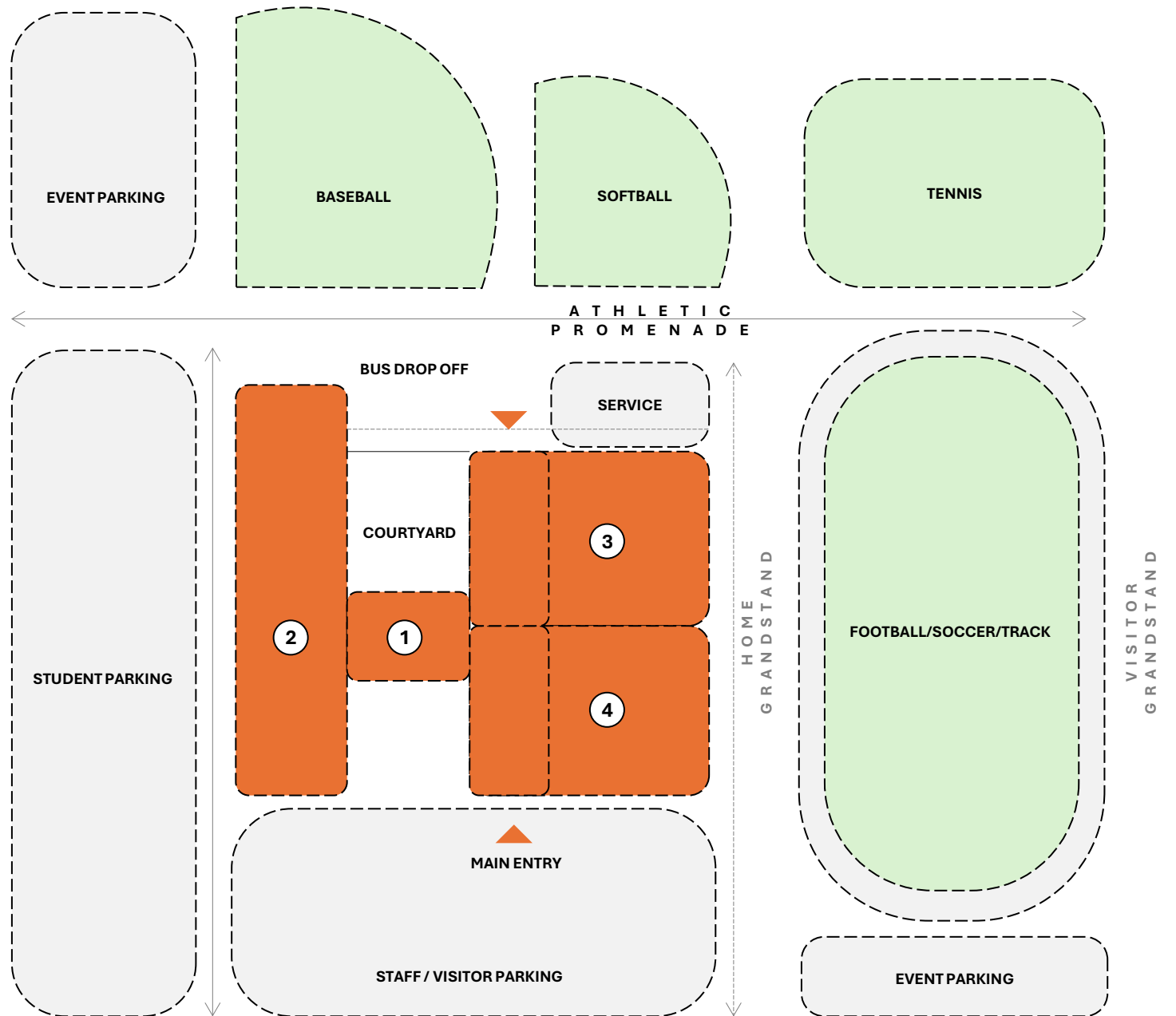
1. SAFETY
2. COST
3. EDUCATIONAL OUTCOMES
4. OPERATIONAL IMPACT
5. COMMUNITY ASSET PRESERVED

CAMPUS MAP LEGEND

-  NEW CONSTRUCTION
-  ATHLETIC FIELD

PROPOSED BUILDINGS

1. STUDENT UNION / CONNECTOR
2. ACADEMIC BUILDING
3. DINING / PERFORMING ARTS
4. GYM / AUX GYM / WEIGHT ROOM



Master Plan

Options For Solutions

RENOVATE ONLY (MULTI-PHASE)

224,927 SF OF FULL RENOVATION WORK
(Exterior/Interior, Roofing, HVAC, Elec, Plumbing, All Code Items)

\$137M (TOTAL PROJECT)*

\$ M (STUDENT TRANSITION PLAN COSTS)



\$ M (TOTAL COST)

* Costs include projected contingencies, 6 years of escalation @ 5%/year, CMAR preconstruction fees, and owner soft costs

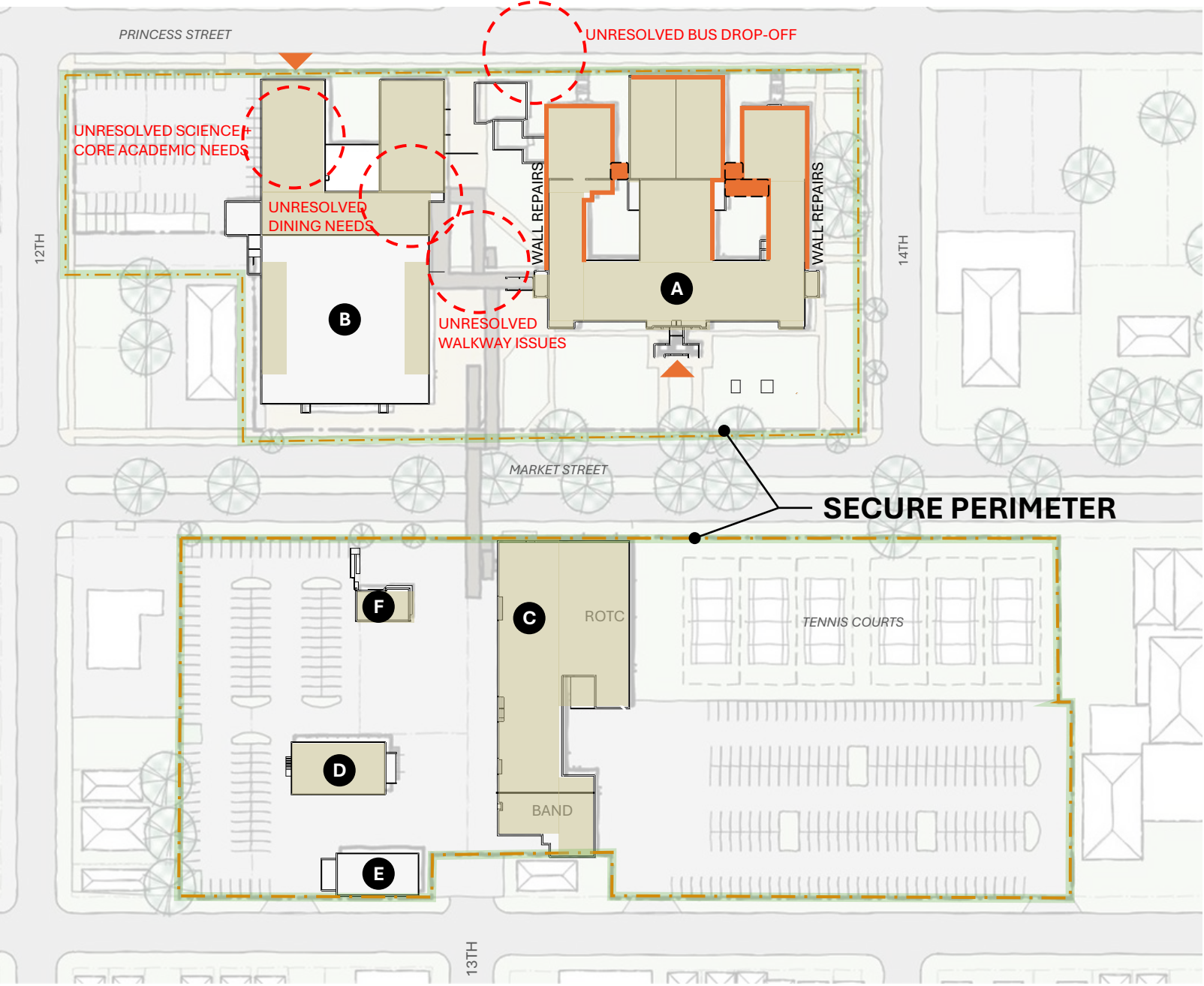
MASTER PLANNING PRIORITIES

- 1. SAFETY
- 2. COST
- 3. EDUCATIONAL OUTCOMES
- 4. OPERATIONAL IMPACT
- 5. COMMUNITY ASSET PRESERVED

CAMPUS MAP LEGEND

-  NEW CONSTRUCTION
-  RENOVATION WORK

- EXISTING BUILDINGS
- A. MAIN BUILDING
 - B. BRODGEN HALL
 - C. GEORGE WEST
 - D. JOE MILLER WEIGHT ROOM
 - E. AUTOMOTIVE
 - F. OFFICE



Master Plan

Options For Solutions

HYBRID SOLUTION (PHASE 1) 3 YEARS

1. Secure the perimeter + bridge
2. Create high impact building solutions = 67,500 sf (New Construction)
3. Prioritize safety + educational outcomes



\$60M (TOTAL PROJECT)*

* Costs include projected contingencies, 2 years of escalation @ 5%/year, CMAR preconstruction fees, and owner soft costs

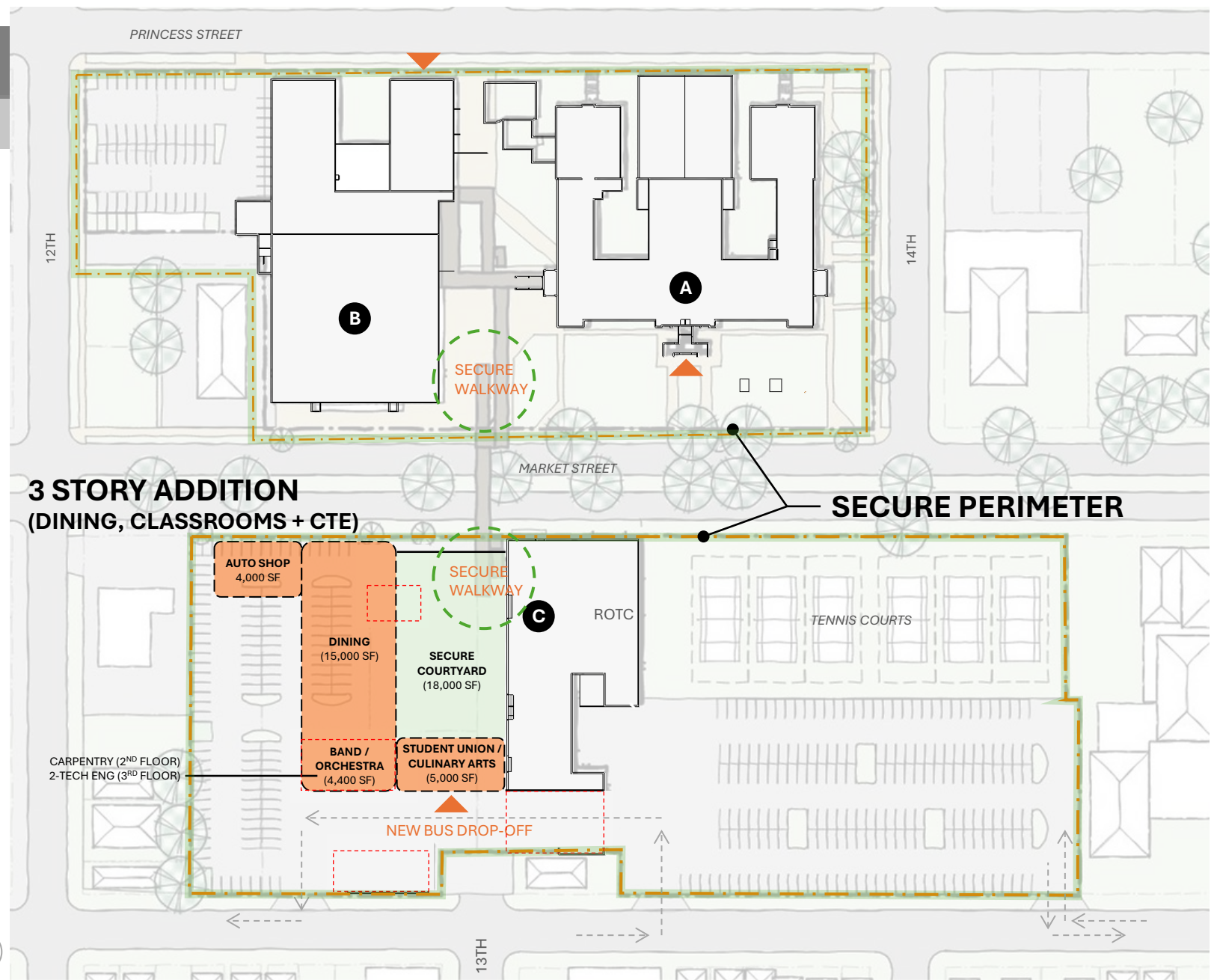
MASTER PLANNING PRIORITIES

1. SAFETY
2. COST
3. EDUCATIONAL OUTCOMES
4. OPERATIONAL IMPACT
5. COMMUNITY ASSET PRESERVED

CAMPUS MAP LEGEND

-  NEW CONSTRUCTION
-  DEMOLITION

EXISTING BUILDINGS
A. MAIN BUILDING
B. BRODGEN HALL
C. GEORGE WEST



Proposed Phase 1



PARAMOUNT ENGINEERING

CHEATHAM AND ASSOCIATES, P.A.
CONSULTING ENGINEERS



Master Plan

Options For Solutions

HYBRID SOLUTION (PHASE 2) 3 YEARS

- 1. Renovate Building A (Exterior/Interior, Roofing, HVAC, Elec, Plumbing, Code Items)
- 2. Renovate Previous Cafeteria




\$75M (TOTAL PROJECT)*

* Costs include projected contingencies, 4 years of escalation @ 5%/year, CMAR preconstruction fees, and owner soft costs

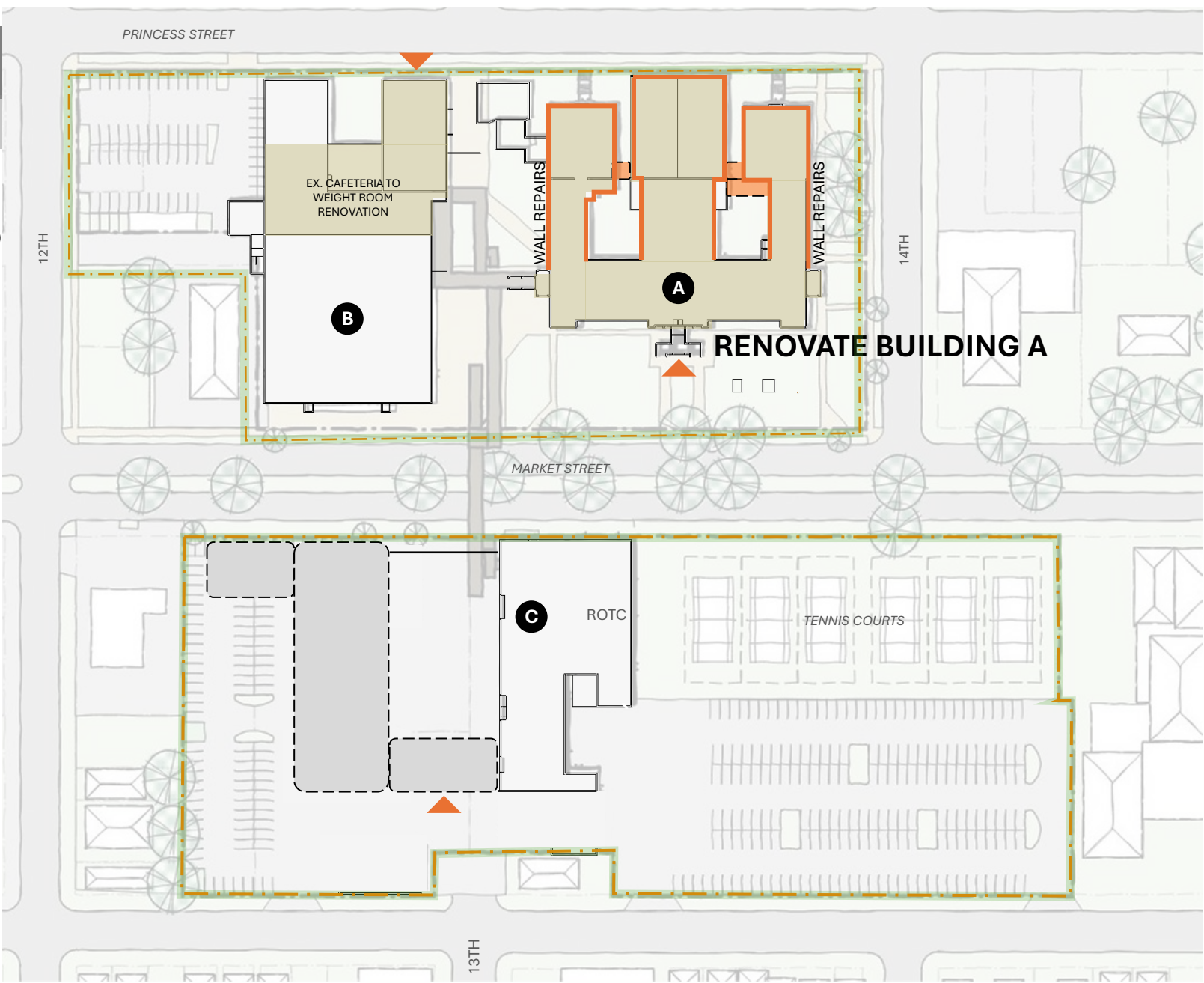
MASTER PLANNING PRIORITIES

- 1. SAFETY
- 2. COST
- 3. EDUCATIONAL OUTCOMES
- 4. OPERATIONAL IMPACT
- 5. COMMUNITY ASSET PRESERVED

CAMPUS MAP LEGEND

-  NEW CONSTRUCTION
-  NEW BUILDINGS IN PREVIOUS PHASE
-  RENOVATION WORK

- EXISTING BUILDINGS
- A. MAIN BUILDING
 - B. BRODGEN HALL
 - C. GEORGE WEST



Master Plan

Options For Solutions

HYBRID SOLUTION (PHASE 3) 3 YEARS

- 1. Secure the walkways with connector buildings (North + South)
- 2. Enhance educational outcomes with Building B Renovation
(Exterior/Interior, Roofing, HVAC, Elec, Plumbing, All Code Items)




\$56M (TOTAL PROJECT)*

* Costs include projected contingencies, 6 years of escalation @ 5%/year, CMAR preconstruction fees, and owner soft costs

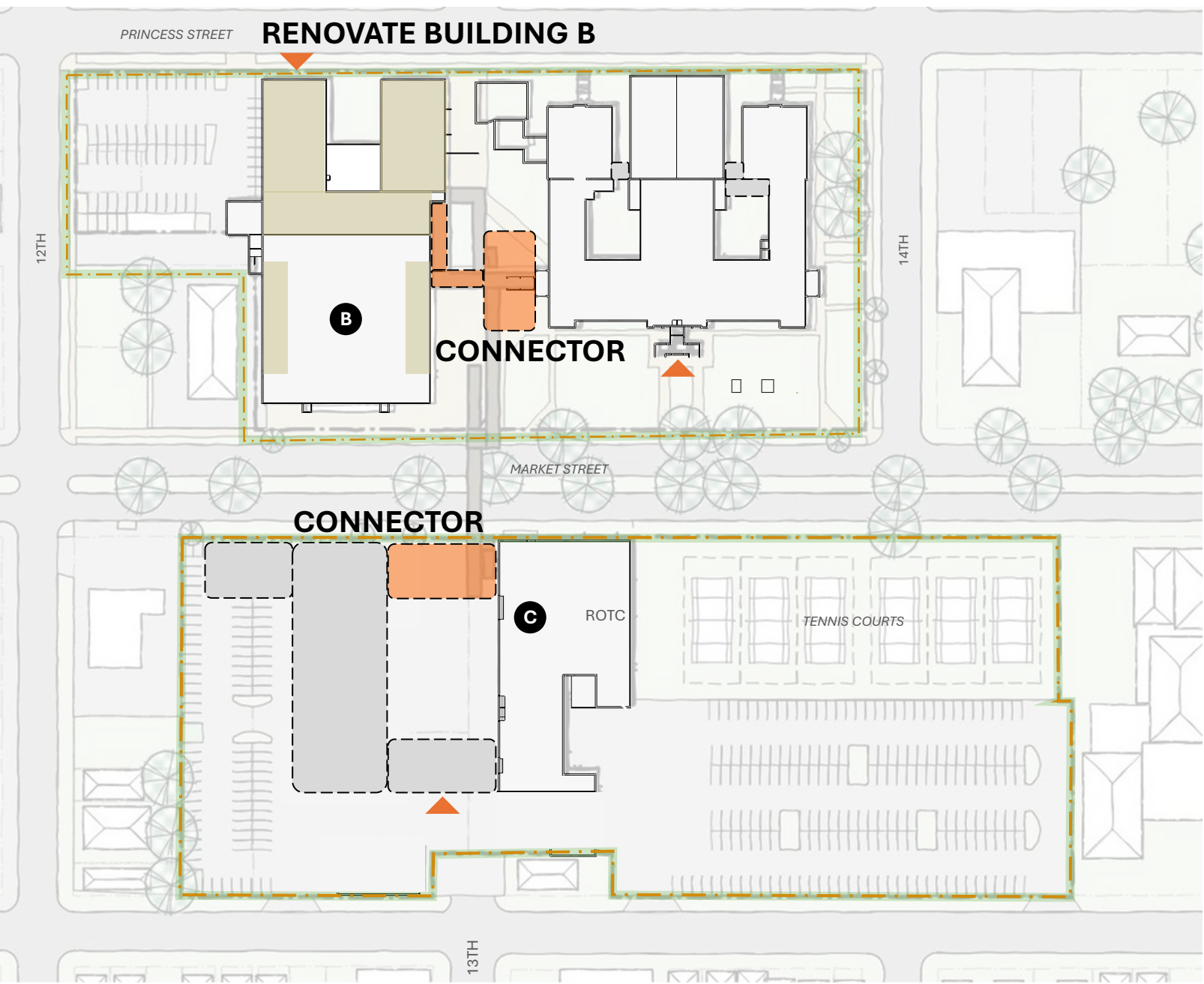
MASTER PLANNING PRIORITIES

- 1. SAFETY
- 2. COST
- 3. EDUCATIONAL OUTCOMES
- 4. OPERATIONAL IMPACT
- 5. COMMUNITY ASSET PRESERVED

CAMPUS MAP LEGEND

-  NEW CONSTRUCTION
-  NEW BUILDINGS IN PREVIOUS PHASE
-  RENOVATION WORK

- EXISTING BUILDINGS
- A. MAIN BUILDING
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 - C. GEORGE WEST



Master Plan

Options For Solutions

HYBRID SOLUTION (PHASE 4) 3 YEARS

1. Renovate Building C to create a CTE hub (Exterior/Interior, Roofing, HVAC, Elec, Plumbing, All Code Items)
2. Provide athletic updates in off-campus solutions

\$42M (TOTAL PROJECT)*

\$__M (LAND COSTS)




\$__M (TOTAL COST)

* Costs include projected contingencies, 8 years of escalation @ 5%/year, CMAR preconstruction fees, and owner soft costs

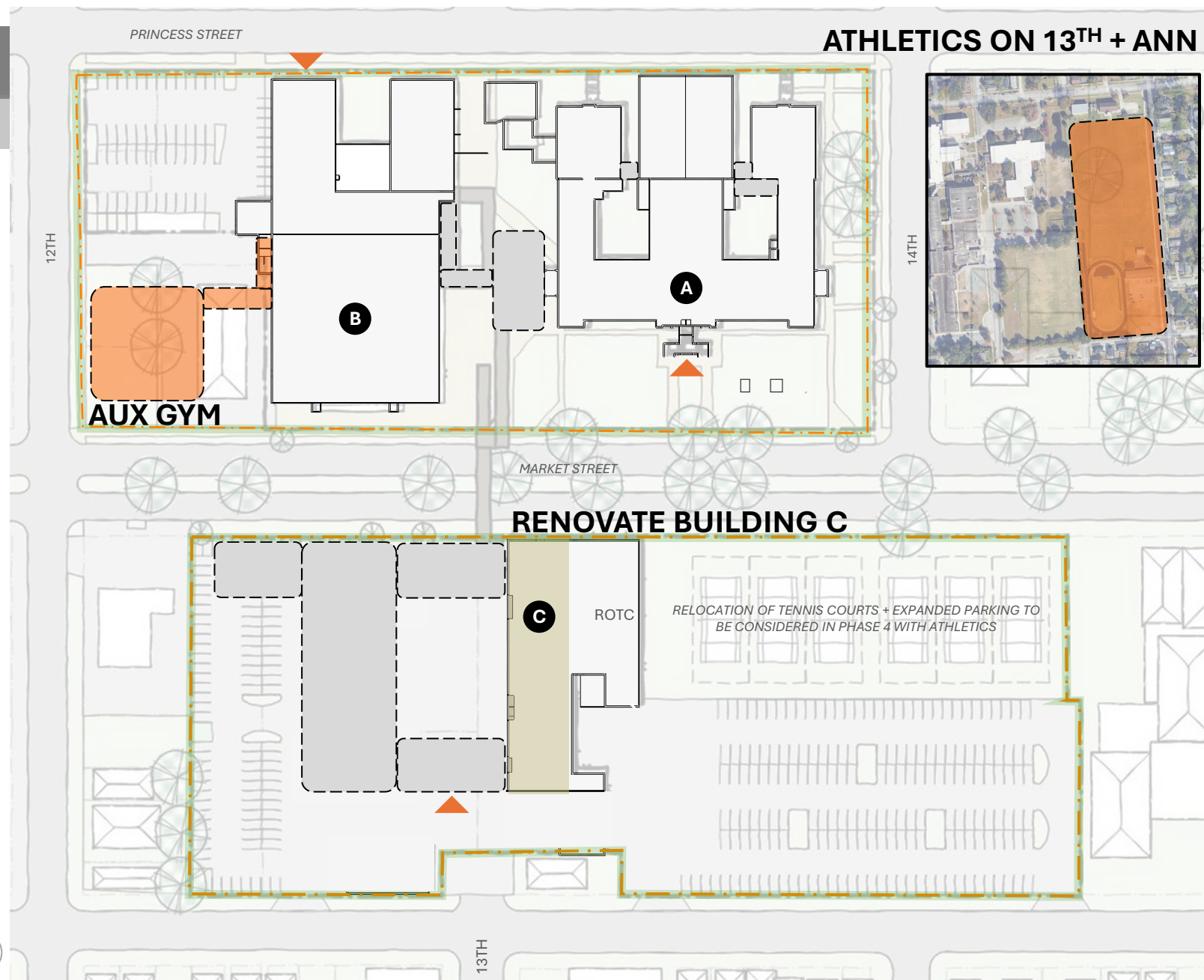
MASTER PLANNING PRIORITIES

1. SAFETY
2. COST
3. EDUCATIONAL OUTCOMES
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5. COMMUNITY ASSET PRESERVED

CAMPUS MAP LEGEND

-  NEW CONSTRUCTION
-  NEW BUILDINGS IN PREVIOUS PHASE
-  RENOVATION WORK

EXISTING BUILDINGS
A. MAIN BUILDING
B. BRODGEN HALL
C. GEORGE WEST



NHHS Master Plan Review Presentation
July 8, 2025

Proposed Phase 4



PARAMOUNT ENGINEERING

CHEATHAM AND ASSOCIATES, P.A.
CONSULTING ENGINEERS

WE
WOODS ENGINEERING



Master Plan

Options For Solutions

HYBRID SOLUTION (ALL PHASES)

10-12 YEARS FOR ANTICIPATED COMPLETION

\$195M (TOTAL PROJECT) – PRESENT VALUE



\$230M (TOTAL PROJECT) – ESCALATED VALUE*

* Costs include projected contingencies, escalation @ 5%/year, CMAR preconstruction fees, and owner soft costs

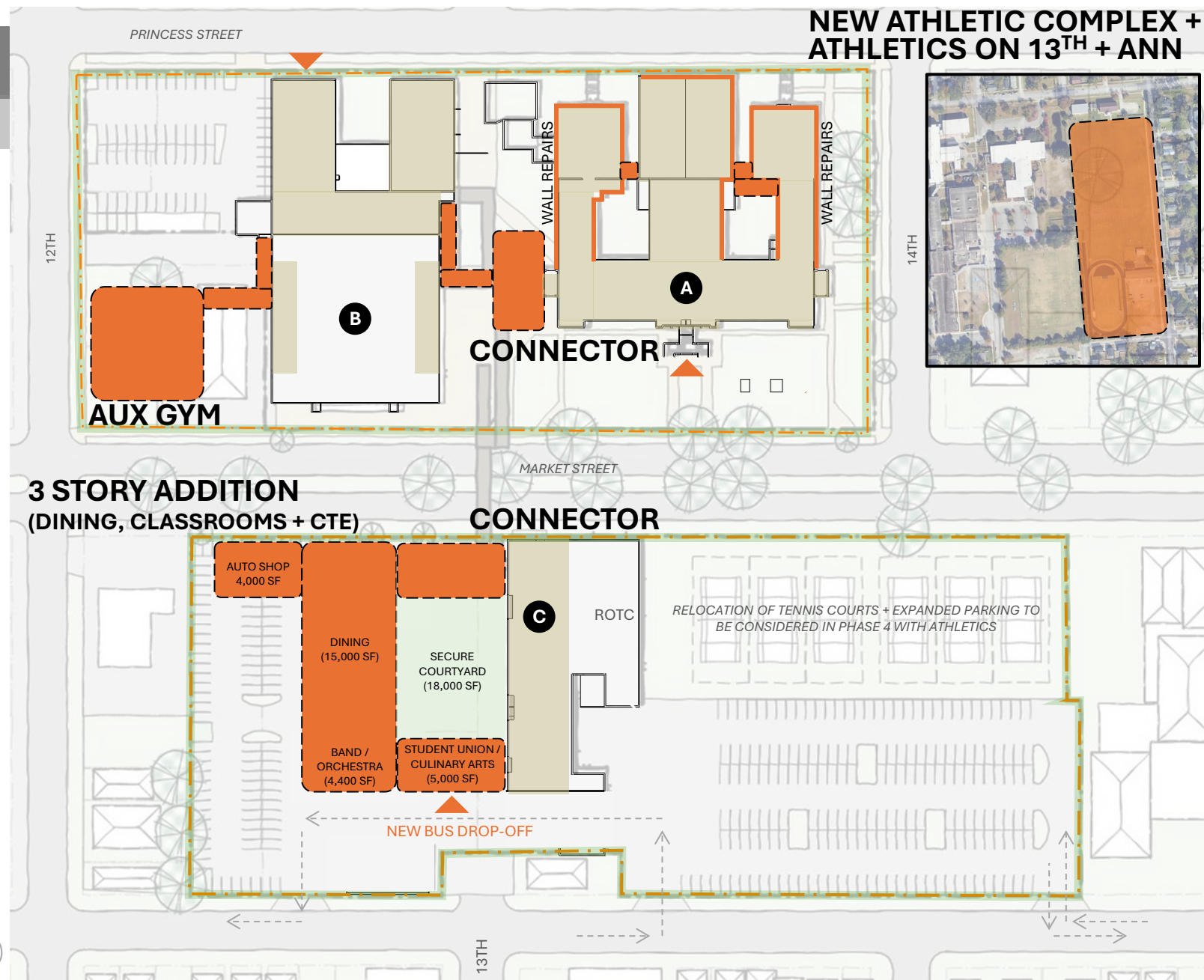
MASTER PLANNING PRIORITIES

1. SAFETY
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CAMPUS MAP LEGEND

-  NEW CONSTRUCTION
-  RENOVATION WORK

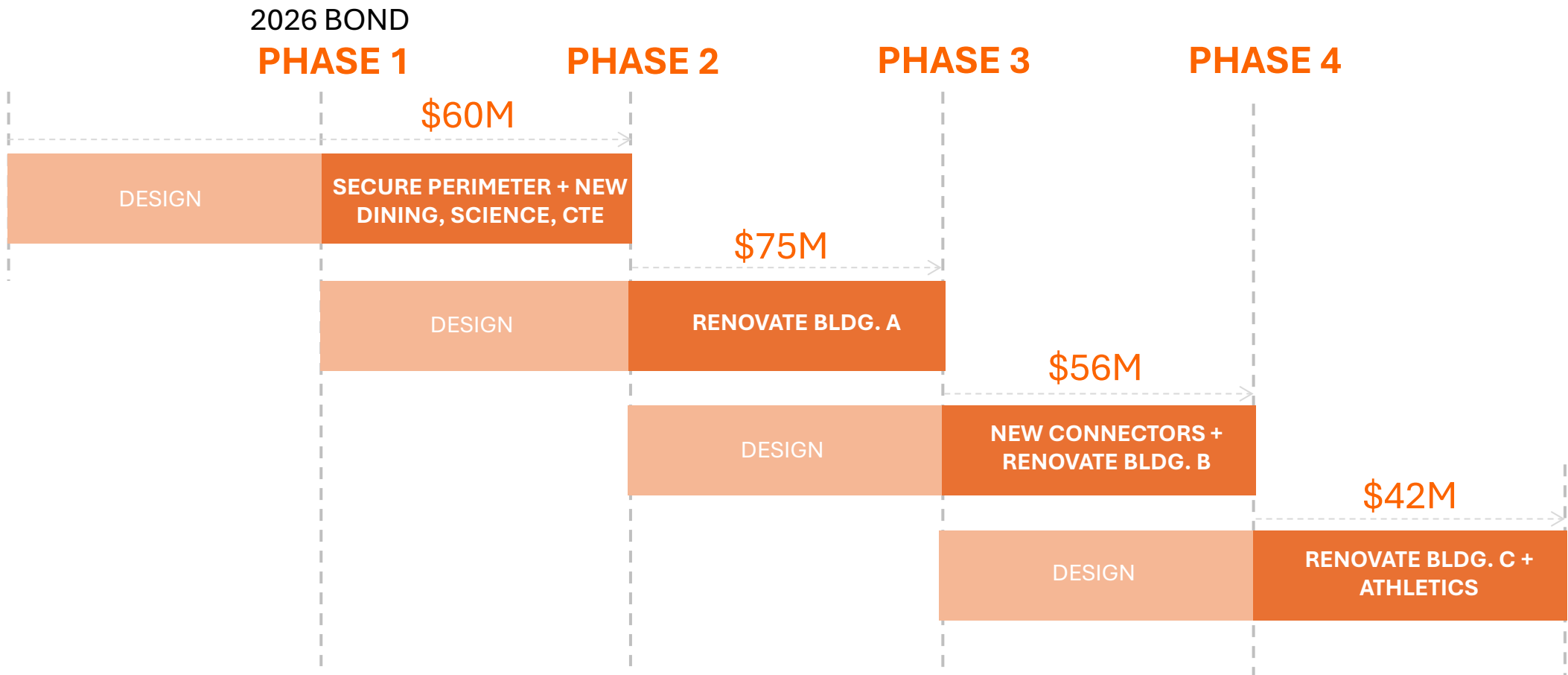
EXISTING BUILDINGS
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Master Plan

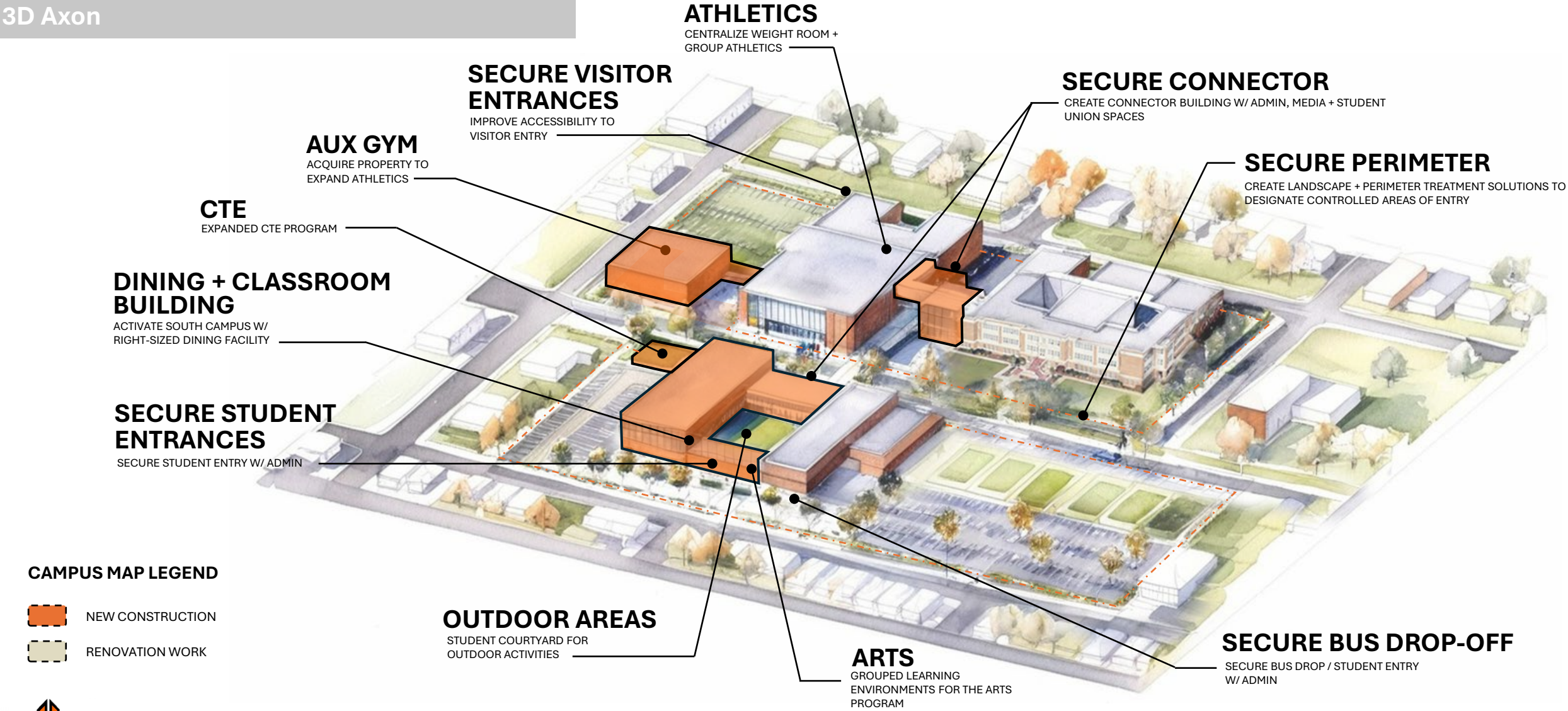
Timeline (Phased Construction)

Costs include projected contingencies, escalation @ 5%/year, CMAR preconstruction fees, and owner soft costs



Master Plan

3D Axon





THANK YOU!

