



Center for Workforce Development

Tuesday, July 16th 2019

adwarchitects
environmentsforlife

Space Program Summary

Center for Workforce Development - SPACE PROGRAM SUMMARY

July 10, 2019

Space Program Summary

GENERAL SPACE DESCRIPTION	TOTAL AREA (GROSS SQUARE FEET)	% OF NEW CONSTRUCTION	
COMMON AREAS	16,399	40%	
MACHINING	10,600	26%	
ELECTRICAL SYSTEMS	9,570	23%	
INDUSTRIAL SYSTEMS	4,600	11%	
FACILITY TOTALS	41,169	100%	

Site Plan Studies



Existing Site Photos



Proposed Site Plan

RCC Parking Lot B Site

Site Area (disturbance): 2.64 ac

Building Area: 41,200 gsf

Parking count:

Existing parking 205 spaces

Demolished parking: (21)

Exist pkg to remain: 184

New parking: 109

Total parking: 293 spaces

Related points:

- Good public visibility.
- Local service/utility access, (no public tap fees).
- Parking can be shared with adjacent lots on campus.



N: 961802, E: 1778362
lat: 36°23'24.8\"/>

Proposed Site Plan



Preliminary Program Cost Estimate

Construction Costs

Building / Site Cost - 41,200 s.f. \$ 15,779,928

Construction Costs Subtotal \$ 15,779,928

Owner Contingency Calculated at 3% of the Construction Costs \$ 473,398

Construction Costs Total \$ 16,253,326

Programming Fee

\$ 45,000

Design Fees

Architectural, Structural, Mechanical, Electrical, Plumbing, Fire Protection, Site/Civil, Landscape Architecture, Cost Estimator, IT, Data, A/V & Security \$ 1,462,799

Fees Total \$ 1,507,799

Owner Soft Cost

Owner Soft Cost - Design Phase

Survey	\$ 9,500
Subsurface Exploration	\$ 7,500
Building Commissioning	\$ 35,000
NC DENR Plan Review	\$ 1,500
Advertisement for Bids	\$ 500
Contingency	\$ 10,000

Owner Soft Cost - Construction Phase

Construction Materials Testing / Special Inspections	\$ 65,000
Capacity Use Fee (water connection)	\$ -
Sanitary Sewer Service Connection Fee	\$ -
Fire Line Service Connection Fee	\$ -
Furniture and Equipment	\$ 1,000,000
Moving Costs	\$ 25,000
Contingency	\$ 20,000

Owner Soft Cost Total \$1,174,000

Total Funding for the Project \$ 18,935,125

Site 1

- Topography fairly gentle - site slopes down towards rear.
- Good access and high visibility from Rte. 65.
- Minimal clearing of existing trees.
- No options to share parking - must build all new.



Site 2



- Good topography - site generally flat.
- Good access and high visibility from County Home Road.
- No removal of existing tree required.
- No options to share parking - must build all new.
- Site is at least 10' lower than road.
- Crosswalk required for pedestrian travel across road.

Site 3



CWD
One story
38,000 s.f.

Parking
85 spaces

County Home Road

service

120'

256'

- Tight site, topography has high point in middle - must be flattened to create acceptable building pad.
- Good access and high visibility from County Home Road.
- Removal of existing tree stand required.
- Some parking can be shared - therefore, new parking is only 85 spaces.
- Service access is cramped.



Site 4

- Site slopes from high point at County Home Rd down about 18' to the opposite corner. Grading will be required for parking area.
- Good access and high visibility from Rt. 65.
- No removals of existing trees required.
- No options to share parking - must build all new.



Site 5



- Difficult topography - site has deep low point near curve at County Home Road. Grading will be required for parking area.
- Tight site requires 2 story building - not optimal for building program.
- Full tree stand must be removed for parking and building.
- No options to share parking - must build all new.

N: 961206, E: 1778949
Lat: 36°23' 19.0", Lng: -79°45' 03.3"

Site 6

- Difficult topography - site drops off severely past parking lot. Building pad would require major fill with retaining walls on rear side.
- Access to 2 sides of building makes service access and fire department access very difficult.
- Tree stand must be removed for parking and building.
- Some parking can be shared so new parking not as large as other sites.



Site 7

- Relatively flat site results in good building pad, however with topography dropping off on the rear and buildings on other 3 sides, construction is difficult and of a longer duration due to limited space to operate equipment and move materials.
- Tight site requires 2 story building - not optimal for building program.
- Access to service and deliveries is difficult - no parking/paved areas adjacent to site.
- No parking can be added. Users must use existing lots on other side of IT1 building.



N. 961474, E. 1777903
Lat. 36°23' 21.5", Lng. -79°45' 16.2"

Site 8

- Relatively flat site results in good building pad, however this site blocks off the front access and vehicular approach and drop-off for the Library.
- Tight site requires 2 story building - not optimal for building program.
- Access to service and deliveries is cramped - difficult for larger vans and trucks to maneuver adjacent to building.
- No parking can be added. Users must use existing lots on other side of IT1 building.

CWD 168'
Two stories
38,400 s.f.

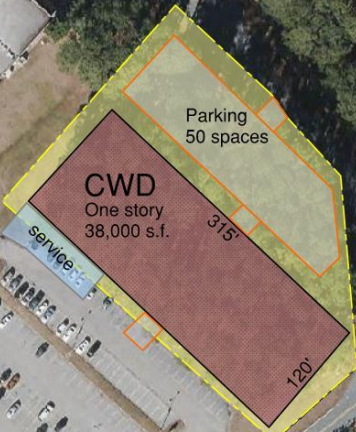
120'
service

N: 961434, E: 1778344
Lat: 36°23' 21.2", Lng: -79°45' 10.8"

Results

Site 9

- Hilly site results in heavy grading to create building pad - drainage trench adjacent means concern for separating building from storm water.
- Access to service and deliveries is cramped - difficult for larger vans and trucks to maneuver in vehicular parking lot.
- Some parking can be shared - therefore, new parking is only 50 spaces.
- Heavily wooded site means all trees must be removed for building and parking construction.



N: 960772, E: 1778783
Lat: 36°23' 14.7" Lng: -79°45' 05.3"

results