Wayne Community College
Campus Master Plan
2008 - 2013



May 30, 2008

WAYNE COMMUNITY COLLEGE
Where Futures Grow

LS3P ASSOCIATES LTD.

ColeJenest & Stone

SECTION I: EXECUTIVE SUMMARY

Executive Summary

In the spring of 2008 as a part of the NCCCS's initiative to develop the programs and facilities capitol improvement plan for Wayne Community College (WCC), the State of North Carolina retained the services of LS3P Associates Ltd. to assist the College in preparing a facilities analysis and master plan to help guide the College in expanding its current programs and facilities through the year 2013.

The process utilized in the development of the new master plan for WCC was both analytical and interactive. An in depth evaluation of the Long Range Plan, created by WCC in 2007, outlined in great detail the program needs and anticipated student growth projected for the College through the year 2013.

The design team analyzed the needs of each program and translated these needs into square footage requirements for each program on campus. These square footages generated a total space needs requirement for campus facility growth through the year 2013. Simultaneously, the design team evaluated the physical location of each program on campus, analyzing the efficiency of classroom use by department. Additionally, an in depth analysis of the existing infrastructure, site conditions, and building systems was conducted by consulting engineers to evaluate the conditions and capacities of these systems.

Following the initial analysis of the new program requirements and the existing campus infrastructure, a "Visioning Work Shop" was held on campus led by the design team and attended by College stakeholders including representatives from the faculty, staff, administration and Board of Trustees. This interactive session provided a platform for all campus stakeholders to discuss any and all issues related to their individual program needs and an opportunity to discuss the campus as a whole with the design team. The design team presented its analysis (in sketch and 3D model form) of the new program requirements by department, their locations on campus and multiple site diagrams describing the existing physical campus conditions. These conversations yielded extensive discussions about the future of Wayne Community College. At the conclusion of this first work shop, the following initial recommendations were to be considered in the development of the new facilities master plan:

1) Implement recently purchased scheduling software to help utilize existing classroom space more efficiently.
2) The existing central plant has been determined to be operating at its maximum capacity. Construct a new central plant, before any new building can be built on campus.
3) Reassign several existing programs to different locations on campus to better utilize existing facility space
4) Add approximately 158,510 gsf of new program area to the existing campus by renovating and adding to existing buildings, and, adding new facilities as required.
5) Add upgraded associated site related infrastructure as required by building needs and local codes
6) Maintain a pedestrian oriented campus
7) Provide a guide for future growth beyond 2013.

As a result of the recommendations initiated during the "Visioning Work Shop", alternative designs for a facilities master plan were developed and presented to the College at the following "Review Meeting". With additional input and comments from the participants during this meeting, the preferred plan was selected and formalized. The design team was then authorized to finalize and present the proposed new master plan to the Board of Trustees for approval, with the master plan broken into the following priority order as requested by the NCCCS:

Priority One: **Allied Health and Public Service Curriculum**
New Central Plant Building and associated site work
Pine Building Renovations and associated site work
Pine Building Addition and associated site work.
Cost: *$ 23,473,800**

Priority Two: **Applied Technologies Curriculum**
Dogwood Building Renovations and associated site work
Hocutt Building Renovations and associated site work
Hocutt Building Addition and associated site work
New Light Construction Building and associated site work
Cost: *$ 6,870,403**

Priority Three: **Arts and Sciences / College**
Transfer Curriculum
Azalea Building Renovations and associated site work
Holly Building Renovations and associated site work
Holly Building Addition and associated site work
Cost: *$ 17,976,219**

Other Priorities: **Other Campus Priorities**
Wayne Learning Center Renovations
Wayne Learning Center Additions and associated site work
Oak Building Addition and associated site work
Cost: *$ 10,568,543**

(*) Cost if built at the time of this master plan study

At the Board of Trustees meeting on May 13, 2008 the design team presented a comprehensive overview of the design process that evolved into the recommended Facilities Master Plan to guide Wayne Community College in its growth through the year 2013. Additionally, a detailed priority list of the top three projects was presented to the Board for its consideration. With a unanimous vote, the Board of Trustees approved the Comprehensive Facilities Master Plan and the requested priority list of projects as presented.

SECTION II: LONG RANGE PLAN SUMMARY

Background and Purpose
As a part of a NCCCS initiative to support institutions in the development of institutional program and capital improvement plans. Wayne Community College completed a six-year long range plan in the Fall of 2007. The plan projects enrollment, anticipates demand for existing programs, and identifies new programs that may be needed by area business and industry. It identifies facility and instructional space needs to adequately accommodate the demands of existing programs, enrollment growth, and new programs.

The major focus of the planning process was to incorporate and utilize data from the following sources: Wayne County demographics and labor market information, WCC enrollment trends, employee internal surveys, WCC Advisory Committee recommendations, and external stakeholder input from community leaders. As a result. The following represent a summary of these focus group discussions:

Data Projections
The most recent data (2006) indicate the Wayne County population has 113,847 residents. According to the Wayne County 2007 Growth Factor Analysis Report, the county's population could approach 125,000 by 2013 (10% increase). The Hispanic population will have the highest growth rate of all ethnic and racial groups (25%). The percentage of college graduates in the county (25%) is below the state (32%) and the nation (35%). The pool of high school graduates (approximately 1130 per year) will remain about the same. Industries with the highest total job growth from 2007 to 2013 are home health care services, local, state and federal government, civic and social organizations, community care facilities, child day care services, college, universities and professional schools, fruit and vegetables canning and drying.

Enrollment Projections
Five-year average enrollments in WCC Curriculum, Occupational Extension and Basic Skills programs have shown minimal program growth. Although annual program growth hovers around 2%, the anticipated population growth from the immigration of residents from the Raleigh-Durham Research Triangle Park will, most likely, result in better than average population growth in Wayne County over the next six years. Consequently, Curriculum programs are projected to grow 1.5% per year from, Occupational Extension programs 2.0% per year from, and, white Basic Skills will decline 2%.

Internal Feedback
The Office of Institutional Advancement developed and distributed an internal Needs Assessment Survey to faculty, program and division directors. As a result, the College identified areas of opportunity for 43 existing and 15 new curriculum, occupational extension and basic skills programs and services. Existing programs with the highest growth are allied health, college transfer, early childhood, Early Middle College High School, and distance learning. Others identified for growth included, basic skills (ESL) and occupational extension (allied health and light construction). New curriculum, occupational extension and basic skills programs of study include Heavy Equipment and Transport Technology, Construction Management, Natural Resources Technology, the Plaza Communitaria-Education Center, Wayne Occupational Readiness Keys for Success and the Career Readiness Certificate Program.

External Feedback
Over 100 community stakeholders, who participated in County planning forums, identified economic development, social, transportation, education, and recreation as primary program needs facing the County over the next ten years. Recommendations for promoting work force development in the middle and high school grades, preserving agriculture in the region and the continued emphasis an allied health programs, especially for an aging population, and public safety, supported the College's assumptions for enrollment growth and the demand for new and expanded programs.

As a result, the Planning Council and the President's Administrative Council developed a list of key implications.

Key Implications:

1. WCC must position itself to be increasingly responsive to the training and education needs of a growing community by securing additional space and renovating current space, to meet current needs and to accommodate a 10% increase in enrollment and program changes over the next six years. WCC will need additional instructional classrooms, laboratories, office space, and educational support services to accommodate current need and program growth.

2. WCC must continue to increase distance learning opportunities by providing the necessary infrastructure and technology support (IT facilities and Educational Support Services) for this growing instructional medium.

3. Arts and Sciences/College Transfer is the largest and fastest growing curriculum program with over 6% increase in headcount since 2002. Additional classrooms and larger classrooms will be needed to accommodate the growth in the program.

4. Over the next five years the WCC Early Middle College High School, housed in the Hocutt Building, is projected to enroll 300 students thereby creating the need for an additional instructional and support space. In addition, facility modifications to improve air circulation, campus communications and technology infrastructure must be completed.

5. The following new programs will be added to the Applied Technologies division: Heavy Equipment and Transport Technology. Because of the large size of the vehicles and training aids, additional classroom and laboratory space will be needed. Increasing job opportunities in wetland delineation, stream restoration, air quality, water quality, parks and recreation, ecotourism and others indicates the need for a Natural Resources Technology program and a Construction Management program of study. As these respective programs grow, additional classroom space will be needed.

6. Occupations in the Allied Health and Public Service areas are among the fastest growing in Wayne County with job growth projected at 25% in the next six years. Consequently, WCC must expand its health sciences programs, to meet shortages in the healthcare community, to meet demanding accreditation requirements, and to meet the growing needs of an aging population.

7. The Early Childhood curriculum program has seen a 114% increase in enrollment from 2001 to 2006. This growth is expected to continue based on federal Head start and No Child Left Behind legislation calling for increases in educational requirements for childcare providers/teachers in the field. Enrollment growth will require additional space be added on to the current Childcare Center (Oak Building)

8. The Occupational Extension Light Construction program projects moderated growth based on local demand in the construction industry and input from the Advisory Committee. With this expected growth and also, the loss of its current facility, a building on WCC's main campus will needed.

9. New programs are needed in the Occupational Extension Allied Health program. The Nurse Aide industry (Geriatrics and Restorative) project a greater need as healthcare experiences a shift in populations and services requiring a broader range of knowledge in various facilities.

10. According to EMSI census date the Latino population will continue to grow in Wayne County. A new Occupational Extension program to address the growing high school drop out rates of Latino students, as well as other Latino issues, is the Plaza Communitaria-Education Center that will require a site for managing the classes and training.

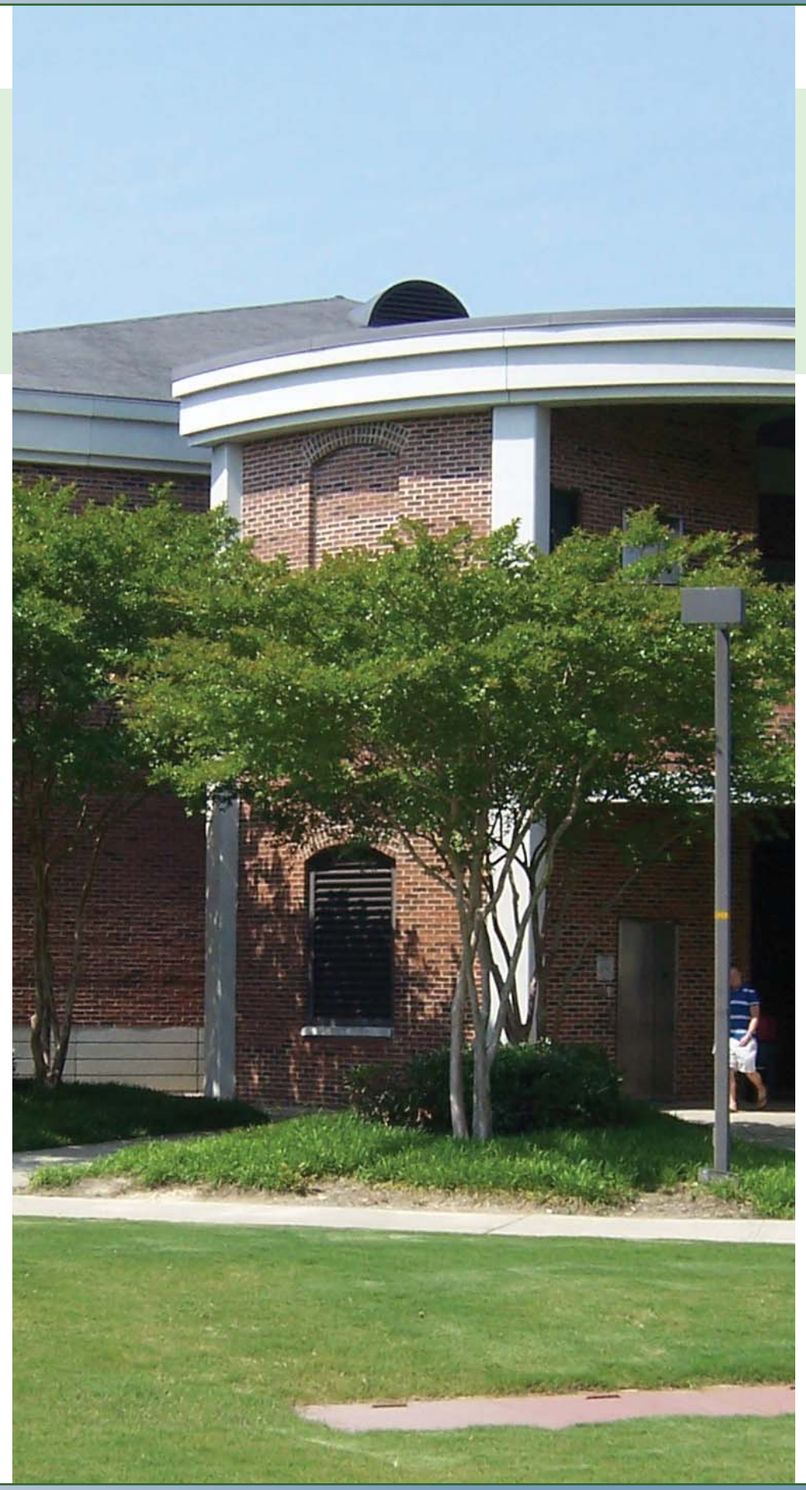
11. The new Wayne Occupational Readiness Keys for Success (WORKS) and the Career Readiness Certificate Program (CRC) projects annual enrollment of 150 new participants. The college must plan for more classroom and computer laboratory space to accommodate this growth.

12. Enrollment growth will also require additional instructional support space for the Wayne Learning Center (WLC) which houses the cafeteria, bookstore, student activity center, Moffat Auditorium, Academic Skills Center, Pre-Curriculum, Library, Cooperative Education, Security, instruction and educational support services. Originally built in 1989, the facility does not present nor offer a 21st century customer friendly environment for the students or the employees nor adequately house the programs currently located in this facility.

Conclusion
This plan was developed in response to a System-wide request for institutions to develop six year plans and master facility plans as part of the NCCCS initiative to facilitate the need of a state bond referendum. The plan provides an overview of Wayne Community College's predicted enrollment trends, the anticipated demand for existing programs of study, and identifies those programs that can reasonably be predicted to experience significant growth, and suggests programs for possible academic programming. The plan provides an initial review of the adequacy of the current campus to meet enrollment and instructional demands during this period. The data and key implications of the plan, suggest that over the next six years, WCC will need approximately 200,000 additional gross square feet of instructional classrooms, laboratories and office space to enable the college to achieve the potential program and enrollment growth of Wayne Community College.

SECTION III: NEEDS ANALYSIS

FACILITIES MASTER PLAN AERIAL PHOTOGRAPH
SPACE NEEDS BY DEPARTMENT
EXISTING AND PROPOSED CAMPUS ORGANIZATION BY PROGRAM - FIRST FLOOR
EXISTING AND PROPOSED CAMPUS ORGANIZATION BY PROGRAM - SECOND FLOOR
EXISTING AND PROPOSED CAMPUS ORGANIZATION BY PROGRAM - THIRD FLOOR
EXISTING INFRASTRUCTURE, UTILITY, AND BUILDING SYSTEMS NEEDS ANALYSIS



BUILDING KEY

1 WAYNE LEARNING CENTER
2 HOLLY
3 PINE
4 DOGWOOD
5 HOCUTT
6 AZALEA
7 MAGNOLIA
8 SPRUCE
9 WALNUT
10 CEDAR
11 MAINTENANCE
12 OAK

LS3P

ColeJenest & Stone
Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

WAYNE COMMUNITY COLLEGE
Where Futures Grow

EXISTING CAMPUS

Project No. 50213 Issued 05.20.08

SCALE: 1" = 100'
0 50 100 200

Wayne Community College Long Range Master Plan

3000 Wayne Memorial Drive, Goldsboro, NC 27534
13-May-2008

SPACE NEEDS BY DEPARTMENT

An in depth evaluation of the Long Range Plan, created by WCC in 2007, outlined in great detail the program needs and anticipated student growth projected for the College through the year 2013. The design team analyzed the needs of each program and translated these needs into square footage requirements for each program on campus.

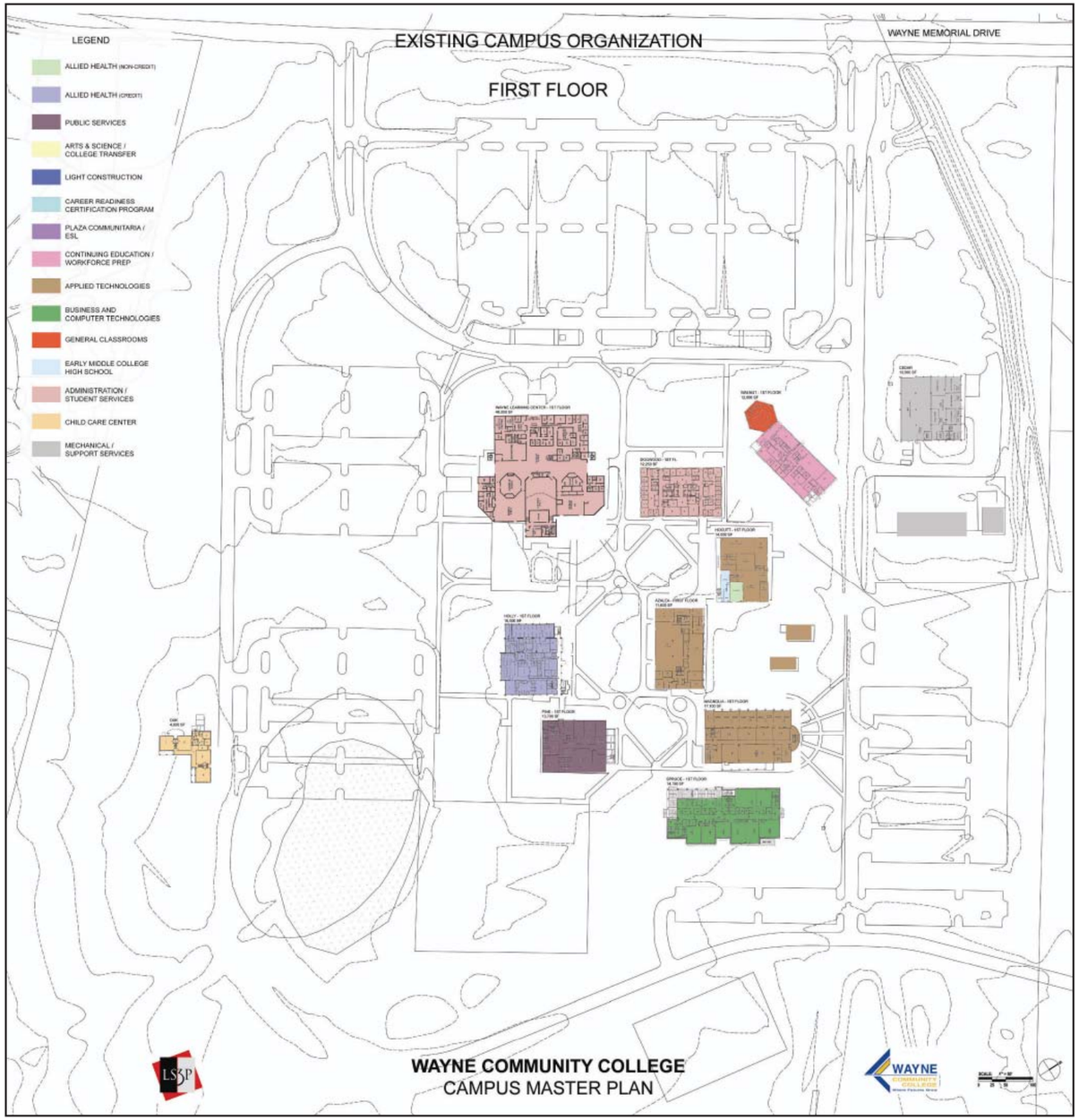
PROGRAMS	New Program Requirements	NEW Net SF	(35%) Net Factor	NEW TOTAL SF
Allied Health (Non - Credit Program)				
Nurses Aid Program	4 Classrooms @ 600sf each	2400	840	3240
Pharmacy Program	4 Labs @ 480 sf each	1920	672	2592
EMSI Program	4 Offices @ 80 sf each	320	112	432
Suubtotal sf Allied Health		4640	1624	**6264**
Allied Health (Credit Program)				
Early Childhood	1 Classroom @ 800sf each	800	280	1080
	1 Lab @ 960 sf each	960	336	1296
	2 Offices @ 80sf each	160	56	216
Medical Assistant	1Classroom	2000	700	2700
	1 Lab			
MLT Program	1 Classroom	1200	420	1620
	1 Lab			
Associates Degree Nursing	1 Tiered Classroom @ 1200 sf each	1200	420	1620
Practical Nursing	1 Tiered Classroom @ 1600 sf each	1600	560	2160
LPN / AND Advanced Placement	1 Classroom @ 720 sf each	720	252	972
	1 Classroom @ 1200 sf each	1200	420	1620
	1 Lab @ 1200 sf each	1200	420	1620
	1 Lab @ 1080 sf each	1080	378	1458
	1 Observation Room @ 120 sf each	120	42	162
	9 Offices @100 sf each	900	315	1215
	1 Office @160 sf each	160	56	216
	1 Office @ 240 sf each	240	84	324
Subtotal sf Allied Health		13540	4739	**18279**
Public Services (Credit Program)				
BLET	1 Classroom @ 720 sf each	720	252	972
Law Enforcement	1 Classroom @ 1200 sf each	1200	420	1620
	5 Labs w/ sinks @ 750 sf each	3750	1312.5	5062.5
EMS	5 Classrooms @ 800 sf each	4000	1400	5400
	1 Lab @ 600 sf each	600	210	810
	1 Conference Rm @ 400 sf each	400	140	540
Fire	1 Classroom @ 500 sf each	500	175	675
	1 Computer Lab @ 720 sf each	720	252	972
	8 Offices @ 80 sf each	640	224	864
			0	0
Subtotal sf Public Services		12530	4386	**16916**

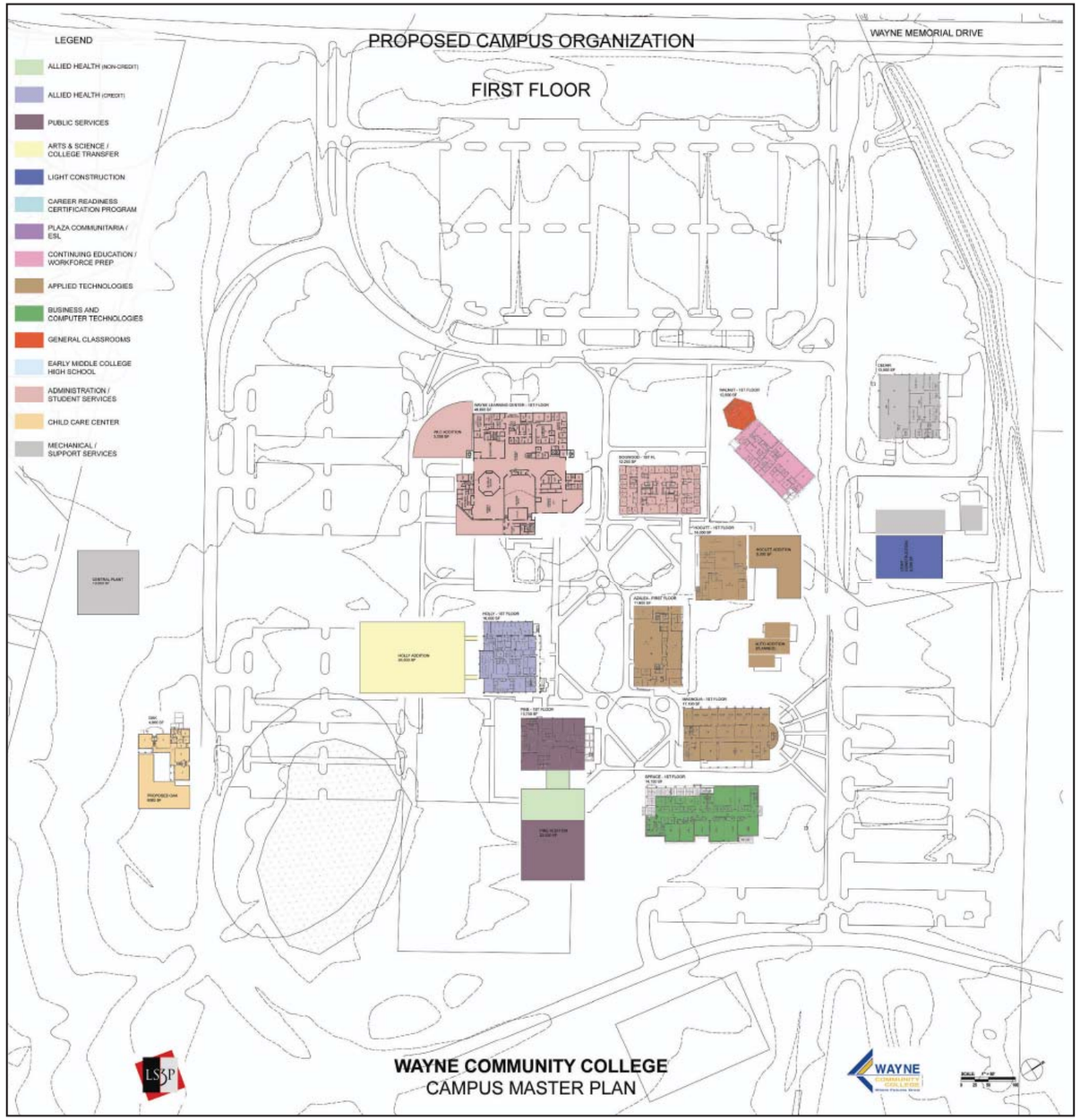
Arts & Sciences / College Transfer				
Biology / Chemistry Classrooms	2 Classrooms @ 2400 sf each	4800	1680	6480
Fitness Center Renovation	Fitness Center Renovation	TBD	TBD	0
Science Learning Center	1 Computer Lab @ 3000 sf each	3000	1050	4050
	6 Offices @ 80 sf each	480	168	648
Social Sciences	2 Classrooms @ 1600 sf ea	3200	1120	4320
	2 Classrooms @ 2000 sf ea	4000	1400	5400
	4 Clsrm Renovations to Computer Labs			
Humanities	2 Classrooms @ 1600 sf each	3200	1120	4320
Fine Arts	2 Classrooms @ 2500 sf each	5000	1750	6750
Math Computer Labs	9 Classroom Convertions			
Biology and Chemistry Classrooms	3 Classrooms @1800 sf each	5400	1890	7290
	1 Conference Room @ 300 sf each	300	105	405
Physics / Astronomy	Renovate HOL 211			
Anatomy and Physiology Lab	Renovate HOL 212			
AGR Biotech Cell Culture Lab	Renovate HOL 218			
Biotech Lab	Renovate HOL 221			
Lab / Classroom	Renovate HOL 223			
Prep Area for Anatomy and Physiology	Renovate HOL 225			
Astronomy Clsrm with Roof Access for Observation	1 Classroom @ 1200 sf	1200	420	1620
	Renovate Access to Roof			
Subtotal sf Arts & Sciences / College Transfer		30580	10703	**41283**
				plus renovations

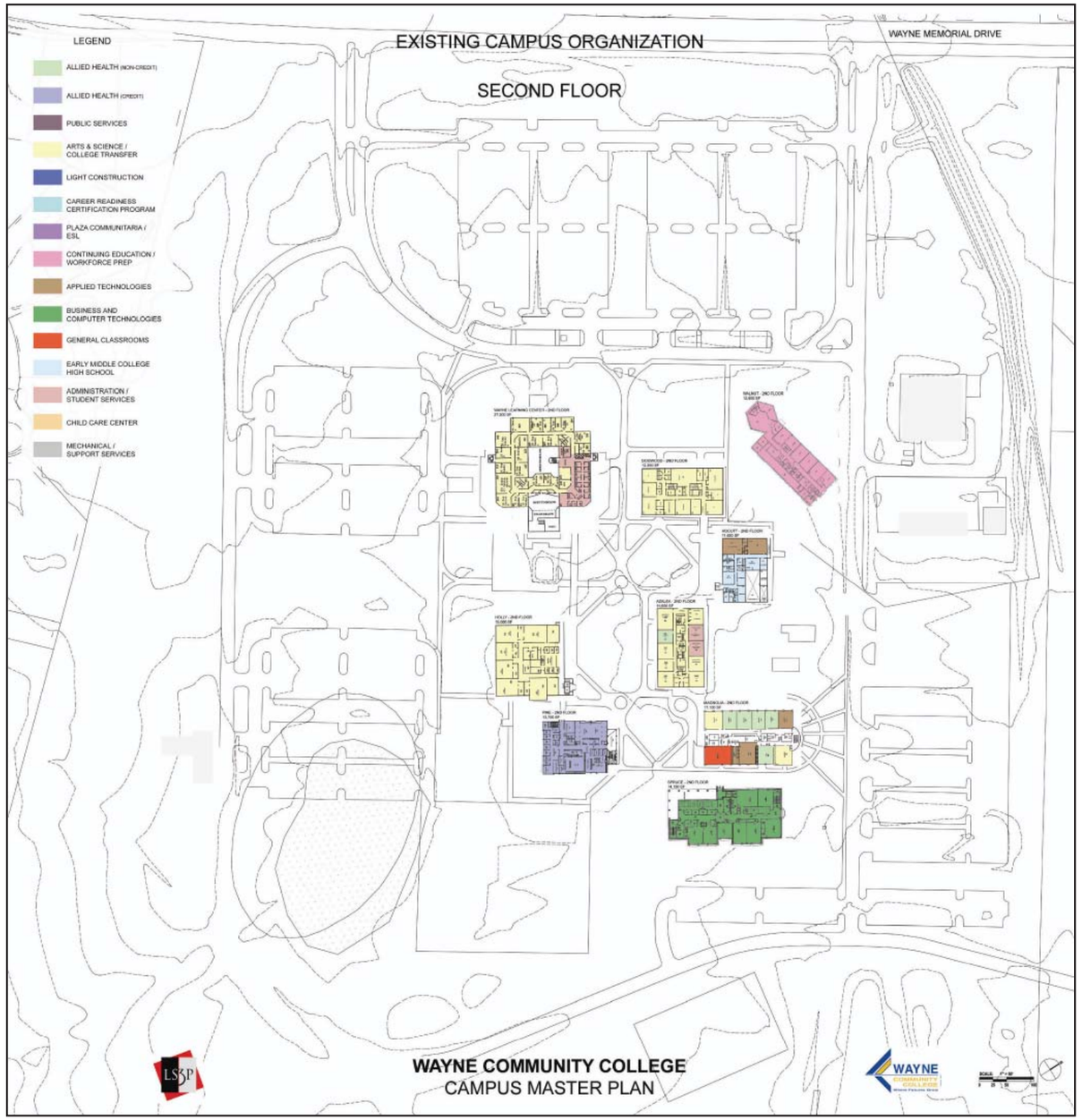
Light Construction				
Light Construction Programs (New Building)				
Upholstery	1 Classroom Area @ 1000sf	1000	350	1350
Masonry	1 Workshop Area @ 2000 sf	2000	700	2700
Home Renovation	1 Workshop Area @ 4000 sf	4000	1400	5400
Facilities Management				
Plumbing				
Electronic Apprenticeship				
Ceramic Tile Installation				
Furnature Finishing				
Subtotal Light Construction		7000	2450	**9450**
Career Readiness Certification Program				
Career Readiness Programs	1 Lab @ 480 sf	480	168	648
Subtotal sf Career Readiness Cretication Program		480	168	**648**
Plaza Communitaria - Education Center				
(ESL) Occupational Extention Programs	1 Classroom @ 600sf	600	210	810
	1 Lab @ 480 sf	480	168	648
	1 Office @ 80 sf	80	28	108
Subtotal sf Plaza Communitaria - Education Center		1160	406	**1566**
Applied Technologies				
Electronics Engineering Technology (EET)			0	0
			0	0
Mechcanical Engineering / Drafting and Design	1 Lab @900sf	900	315	1215
Heavy Equipment and Transportation Technology	1 Classroom @ 400sf	400	140	540
	1 Lab @ 4500sf	4500	1575	6075
	1 Office @ 80 sf	80	28	108
Subtotal sf Applied Technologies		5880	2058	**7938**

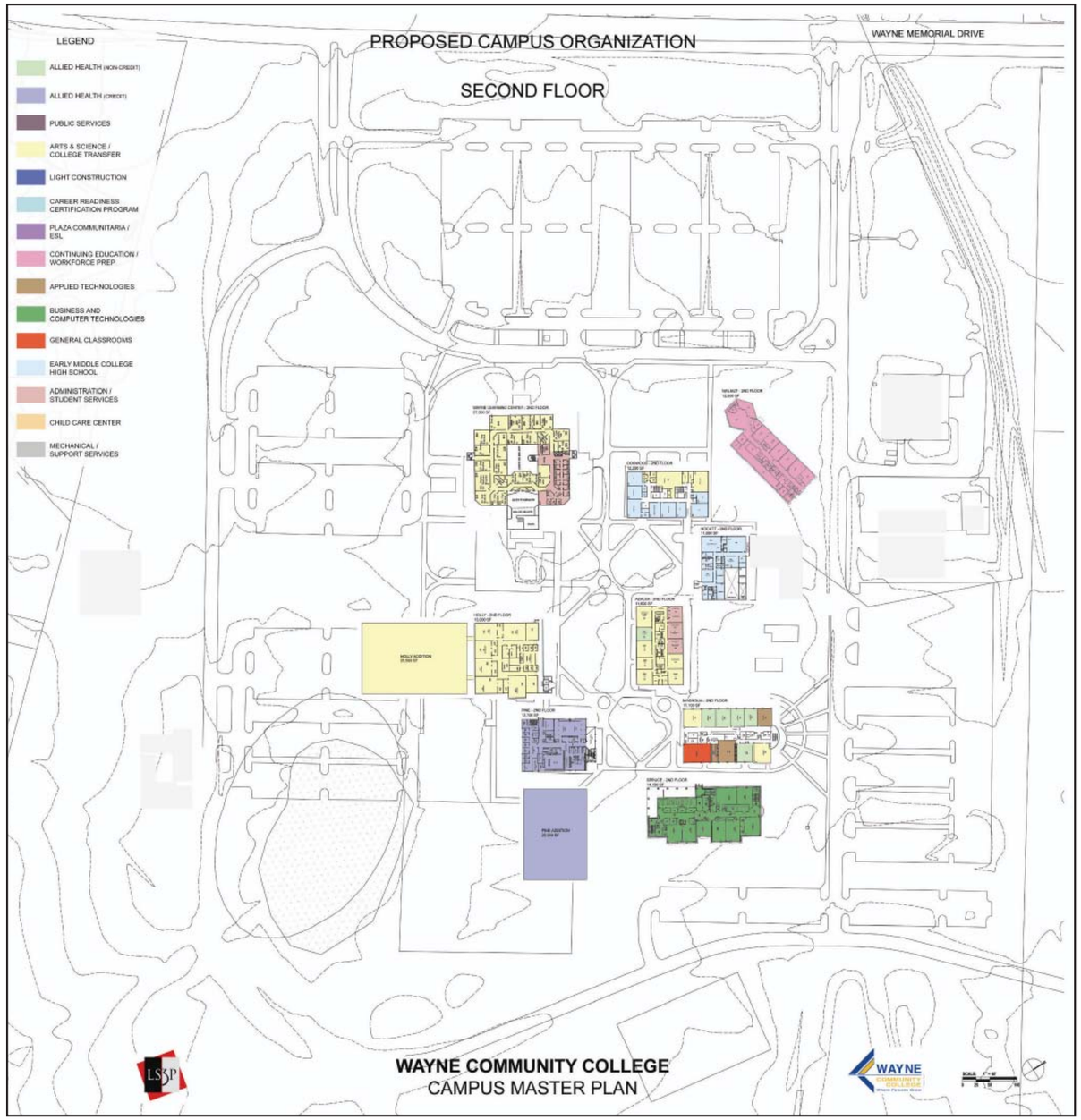
Business & Computer Technologies				
Simulation & Game Design		Existing sf	Existing sf	Existing sf
Medical Terminology	2 Classrooms - Renovate Spruce 206&208			
Office Systems Technology				
Subtotal sf Business & Computer Technologies		0	0	**0**
Early Middle College High School				
Early Middle College High School	5 Add Classrooms @ 850 sf each	4250	1487.5	5737.5
	1 Science Lab @ 1400 sf	1400	490	1890
	Workroom	750	262.5	1012.5
	Additional office area for 10 staff @ 80 sf per	800	280	1080
Subtotal sf Early College High School		7200	2520	**9720**
WAYNE LEARNING CENTER				
Admissions and Records	Expand / Renovate			TBD
Bookstore	Expand / Renovate			TBD
Cafeteria	Expand / Renovate			TBD
Career Assessment and Training Center	Expand / Renovate			TBD
College Transfer Advising Center	Expand / Renovate			TBD
Co-op, Jump Start, and Job Placement	Expand / Renovate			TBD
Counselors	Expand / Renovate			TBD
Evening Director	Expand / Renovate			TBD
Financial Aid	Expand / Renovate			TBD
Moffatt Auditorium	Expand / Renovate			TBD
Receptionist	Expand / Renovate			TBD
Security Office	Expand / Renovate			TBD
Seminar Room	Expand / Renovate			TBD
Student Services / Student Activities	Expand / Renovate			TBD
Academic Testing Center	Expand / Renovate			TBD
Admissions Testing Center	Expand / Renovate			TBD
Classrooms	Expand / Renovate			TBD
Faculty Offices	Expand / Renovate			TBD
Math Lab	Expand / Renovate			TBD
Academic Skills Center	Expand / Renovate			TBD
Library	Expand / Renovate			TBD
Media / Printing / Distance Education	Expand / Renovate			TBD
Writing Center	Expand / Renovate			TBD
Faculty Resources Room	Expand / Renovate			TBD
Cafeteria Addition	Expanded Cafeteria	1500		
Administration Addition	Offices	3500		
Subtotal Wayne Learning Center		5000	**Addition**	**5000**
			Renovations	**45000**
Oak - Child Care Center				
Renovate / Expand Child Care Center	3 New Classrooms @ 1400 sf each	4200	1470	5670
	1 Storage Room @ 144sf	144	50.4	194.4
	2 Offices @ 80 sf each	160	56	216
Subtotal Child Care Expansion		4504	1576.4	**6080**
Total Square Footages		92514	30629.9	**123,144**
				plus renovations

Simultaneously, the design team evaluated the physical location of each program on campus, analyzing the efficiency of classroom use by department.






EXISTING CAMPUS ORGANIZATION
SECOND FLOOR
WAYNE MEMORIAL DRIVE
LEGEND
ALLIED HEALTH (NON-CREDIT)
ALLIED HEALTH (CREDIT)
PUBLIC SERVICES
ARTS & SCIENCE / COLLEGE TRANSFER
LIGHT CONSTRUCTION
CAREER READINESS CERTIFICATION PROGRAM
PLAZA COMMUNITARIA / ESL
CONTINUING EDUCATION / WORKFORCE PREP
APPLIED TECHNOLOGIES
BUSINESS AND COMPUTER TECHNOLOGIES
GENERAL CLASSROOMS
EARLY MIDDLE COLLEGE HIGH SCHOOL
ADMINISTRATION / STUDENT SERVICES
CHILD CARE CENTER
MECHANICAL / SUPPORT SERVICES
WAYNE COMMUNITY COLLEGE
CAMPUS MASTER PLAN


PROPOSED CAMPUS ORGANIZATION
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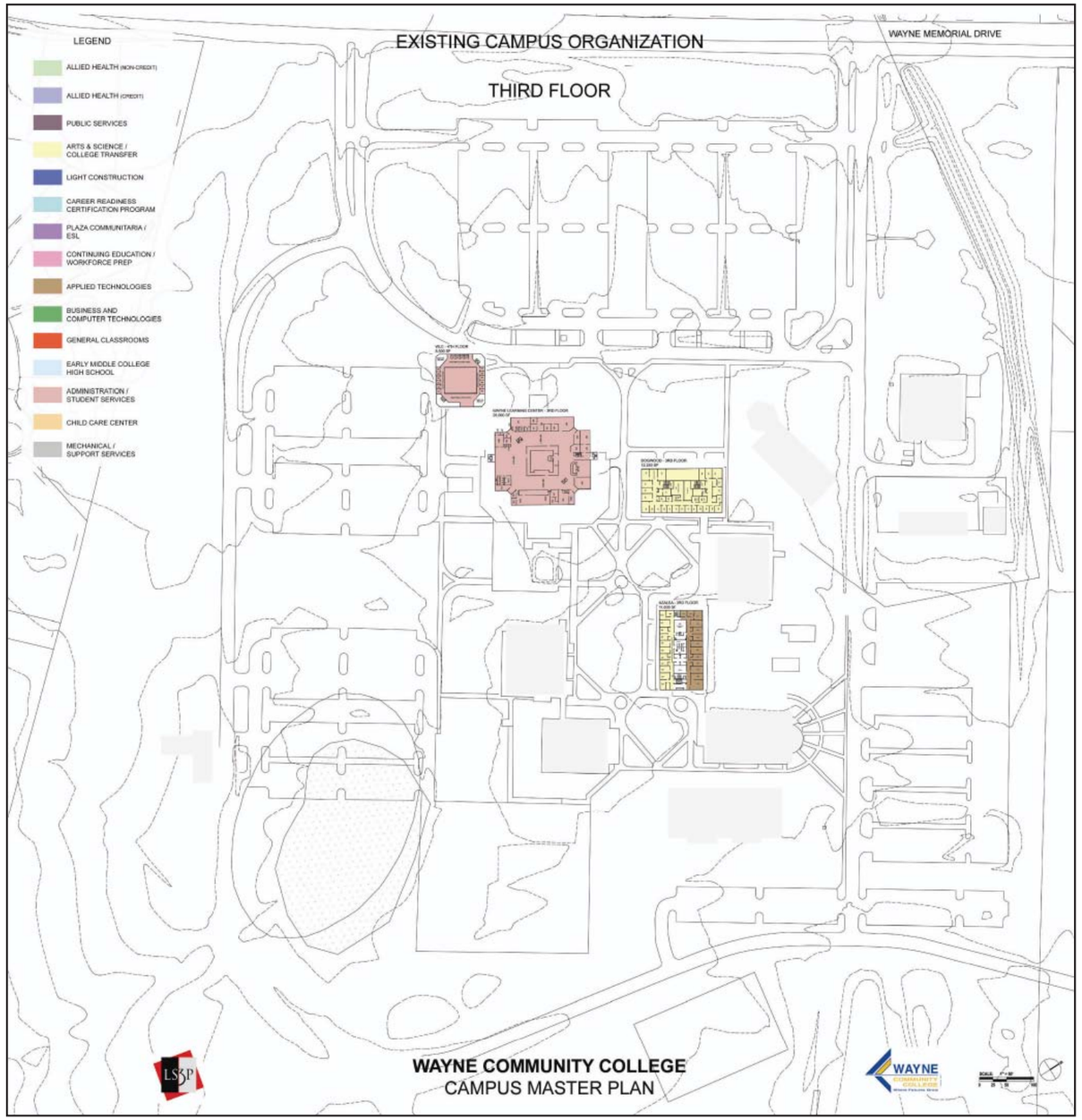
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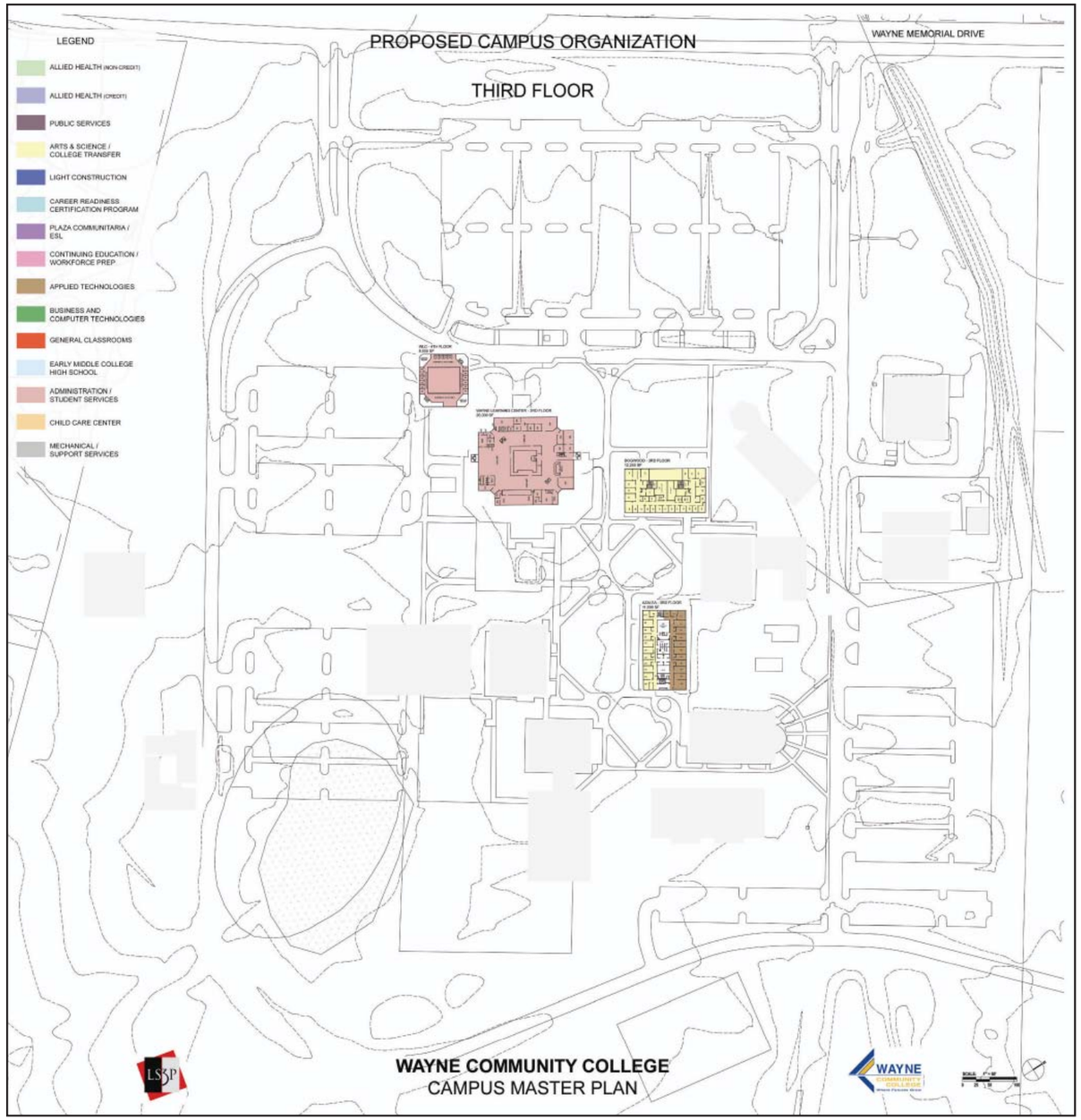
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WAYNE COMMUNITY COLLEGE
CAMPUS MASTER PLAN

WAYNE COMMUNITY COLLEGE
EXISTING INFRASTRUCTURE, UTILITY, BUILDING SYSTEMS ANALYSIS

An in depth analysis of the existing infrastructure, site conditions, and building systems was conducted by consulting engineers to evaluate the conditions and capacities of these systems.

Existing Central Plant (Building G) and Campus Piping

Heat for the campus is provided mostly by hot water. Hot water is generated by two (2) 9,683 MBH natural gas boilers located in the Central Plant Building. The current hot water system operates on a hot water supply temperature of 160 deg. F. and a hot water return temperature of 140 deg. F. Under the current operation and capability of the existing system hot water piping only one boiler operates at a time. All buildings on campus are served by hot water with the exception of Building F (Hocutt) and Building L (Oak). Building F contains its own boiler and Building L is heated by split system heat pump units with electric heat. Primary and secondary hot water pumps are located in the Central Plant Building for circulation of heating hot water. 8" underground hot water supply and 8" underground hot water return piping are routed from the Central Plant Building throughout the campus arranged in a reverse return manner and hot water branches are provided to each building. Each building contains its own building hot water pump for water distribution within the building. Based on the existing boiler sizes and current amount of building square footage served, it appears no additional heating capacity is available without modification of the plant system.

Air conditioning for the campus is provided primarily by chilled water. Chilled water is generated by three (3) 300-ton water-cooled chillers located in the Central Plant Building. The current chilled water system operates on a chilled water supply temperature of 38 deg. F. and a chilled water return temperature of 48 deg. F. Under the current operation all chillers can operate simultaneously and are staged on/off based on campus demand for chilled water. All buildings on campus are served by chilled water with the exception of Building F (Hocutt) and Building L (Oak). Building F chilled water is provided by a separate air cooled chiller and Building L is air conditioned by split system heat pump units. Primary and secondary pumps are located in the Central Plan Building for circulation of chilled water. 12" underground chilled water supply and a 12" underground chilled water return piping are routed from the Central Plant Building throughout the campus and chilled water branches are provided to each building. From the review of existing campus drawings, the chilled water is connected to each building in series. For example, chilled water is routed from the Central Plant Building, enters Building C, exits Building C and connects back to the supply piping, mixing with other chilled water serving the remainder of the buildings. The existing piping scenario increases the chilled water supply water temperature all buildings downstream of each connection. Existing equipment in each building is sized based on the calculated entering water temperature in consideration of the piping scenario. Based on the existing chiller sizes and current amount of building square footage served, it appears no additional cooling capacity is available without modification of the plant system.

Master Plan Planned Building Expansion

In review of future Wayne County Community College needs the following building expansions are proposed:

Wayne Learning Center Cafeteria Addition:	1,500 sf
Wayne Learning Center Administration Addition	3,500 sf
Holly Building Addition	47,583 sf
Pine Building Addition	41,459 sf
Total Building Additions	94,042 sf

Additional Heating & Cooling Capacity to Serve Building Expansion

Option #1 Expansion of Existing Central Plant (Building G)

As indicated previously, based on the existing boiler sizes and current amount of building square footage served, it appears no additional heating capacity is available without modification of the plant system. The total planned building additions area approximately 94,042 sf. The building additions create an additional required heating load of approximately 4,000,000 BTUH. To address the need for this additional capacity, an additional boiler, pumps, piping, and controls could be added to a constructed addition to the existing Central Plant Building. The discharge piping from the new boiler and pumps would be connected to the existing 8" hot water supply campus loop and flows adjusted to handle the additional capacity. From review of existing campus hot water piping drawings, the planned location of building expansions will not affect the existing piping location.

As indicated previously, based on the existing chiller sizes and current amount of building square footage served, it appears no additional cooling capacity is available without modification of the plant system. The total planned building additions area approximately 94,042 sf. The building additions create an additional required cooling load of approximately 270 tons. To address the need for this additional capacity, an additional chiller, pumps, piping, and controls could be added to a constructed addition to the existing Central Plant Building. The discharge piping from the new chiller and pumps would be connected to the existing 12" chilled water supply campus loop and flows adjusted to handle the additional capacity. Careful consideration would be required in selection of new cooling equipment due to the campus chilled water piping connecting each building in series. From review of existing campus chilled water piping drawings, the planned location of building expansions will not affect the existing piping location.

New floor drains and sanitary sewer service would be provided in the new addition. The existing potable water service would be sufficient to serve the new addition.

The existing electric service would be modified/replaced to serve the new mechanical equipment.

Option #2 Construction of New Central Plant

A new Central Plant Building could be constructed on the south side of the Wayne County Community College Campus, near Building L (Oak). The new Central Plan would be of similar size and layout of the Existing Central Plant Building, 13,500 sf, and consist of equipment area, administrative area, plans layout area, and parts storage area.

Space for two (2) new natural gas fired hot water boilers would be allocated in the new Central Plant Building. One boiler would be installed at the time of the construction of the new Central Plant Building and an additional boiler would be installed during future expansion of the campus. New pumps, piping, and controls would be installed along with the new boiler. New 8" hot water supply and hot water return piping would be routed from the new Central Plant Building location to the new additions. The new Central Plant Building could also serve existing Building D (Holly) and existing Building H (Pine). In removing these buildings from the existing Central Plant Building and connecting them to the new Central Plant Building, this removes approximately 58,500 sf, approximately 2,000,000 BTUH, from the existing Central Plant to allow for excess capacity in the existing system or future expansion on the opposite side of the campus.

Space for three (3) new water cooled chillers would be allocated in the new Central Plant Building. Two (1) chillers would be installed at the time of the construction of the new Central Plant Building and an additional chiller would be installed during future expansion of the campus. New pumps, piping, and controls would be installed along with the new chillers. New 10" chilled water supply and chilled water return piping would be routed from the new Central Plant Building location to the new additions. The new Central Plant Building could also serve existing Building D (Holly) and existing Building H (Pine). In removing these buildings from the existing Central Plant Building and connecting them to the new Central Plant Building, this removes approximately 58,500 sf, approximately 167 tons, from the existing Central Plant to allow for excess capacity in the existing system or future expansion on the opposite side of the campus.

A new domestic water service, sanitary sewer service, water heater, and all plumbing piping would be provided to serve the new Central Plant Building.

A new electrical service, branch panels & wiring, disconnect switches, and all required electrical components would be provided to new the new Central Plant Building.

Additional Heating & Cooling Capacity to Serve Building Expansion

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Space for three (3) new water cooled chillers would be allocated in the new Central Plant Building. Two (1) chillers would be installed at the time of the construction of the new Central Plant Building and an additional chiller would be installed during future expansion of the campus. New pumps, piping, and controls would be installed along with the new chillers. New 10" chilled water supply and chilled water return piping would be routed from the new Central Plant Building location to the new additions. The new Central Plant Building could also serve existing Building D (Holly) and existing Building H (Pine). In removing these buildings from the existing Central Plant Building and connecting them to the new Central Plant Building, this removes approximately 58,500 sf, approximately 167 tons, from the existing Central Plant to allow for excess capacity in the existing system or future expansion on the opposite side of the campus.

A new domestic water service, sanitary sewer service, water heater, and all plumbing piping would be provided to serve the new Central Plant Building.

A new electrical service, branch panels & wiring, disconnect switches, and all required electrical components would be provided to new the new Central Plant Building.

The new Central Plant will cost approximately $3,250,000, plus, $603,000 for 3,000 l.f. of 6" hot water piping and $834,000 for an additional 3,000 l.f. of 8" chilled water piping for total cost of $4,687,000.

Renovations of Building F (Hocutt)

Mechanical
Building F is heated by hot water generated by an independent boiler located within the building. Building F is air conditioned by chilled water generated by an independent air cooled chiller located outside the building foot print. The building is mostly conditioned by a large variable air volume unit located on a mechanical mezzanine above the second floor level and variable air volume (VAV) boxes located in the downstream ductwork. No heat is provided within this air handling unit. The Diesel Shop area is heated and ventilated by a separate unit. The Diesel Shop area is currently not air conditioned.

Lounge Area 110 and Classroom 140, located on the first floor level, will have planned renovations. The existing HVAC system appears to be adequate for the planned renovations, with minor modifications corresponding to the renovations of the spaces. Lounge Area 110 is conditioned by a VAV box along with hot water baseboard heat located along the exterior perimeter of the space under windows. Classroom 140 is conditioned by an independent 5-ton split system heat pump unit.

Two (2) Classrooms will have planned renovations. The existing HVAC system appears to be adequate for the planned renovations, with minor modifications corresponding to the renovations of the spaces. Classrooms on second floor are conditioned by a VAV box along with hot water baseboard heat or hot water convectors located along the exterior perimeter of the space under windows.

In discussion with personnel from Wayne County Community College Facilities, the HVAC system has reached its life span and should be replaced. The system has currently been in operation for approximately 31 years, 1977 installation date, and requires many service calls from maintenance personnel.

Plumbing
No modifications to the plumbing system are anticipated.

However, in discussion with Facilities personnel, several issues currently exist in the plumbing system. The potable water pressure is low causing the flush valves to constantly stick open. The existing sanitary sewer piping currently does not drain well and requires maintenance calls for sewer blockages.

Fire Protection
Building F is currently fully sprinklered with a wet-pipe sprinkler system. The existing sprinkler system appears to be adequate for the planned renovations, with minor modifications corresponding to the planned renovations.

Electrical
Building F contains a 2,000 amp 480/277v electrical service, located on a mechanical mezzanine above the second floor level. Branch panels and transformers are located throughout the building for power distribution.

Lighting in Lounge Area 110 is provided by 2x4, 2-lamp recessed, 277v light fixtures. Power consists of miscellaneous receptacles. Lighting in Classroom 140 is provided by 2x2, 2-lamp, surface mounted, 277v light fixtures. Power consists of miscellaneous receptacles at the perimeter walls of the space. The existing electrical system appears to be adequate for the planned renovations, with minor modifications corresponding to the renovations of the spaces.

The existing fire alarm system is a zoned, non-addressable fire alarm system. The existing fire alarm system can be modified to support the planned renovations for the spaces. Wayne County Community College Facilities has a desire to replace the existing fire alarm system.

Renovations of Building D (Holly)

Mechanical
Building D is heated by hot water generated by the existing Central Plant. Building D is air conditioned by chilled water generated by the existing Central Plant. The building is conditioned by variable air volume units and variable air volume (VAV) boxes located in the downstream ductwork.

Several Classrooms on the second floor will have planned renovations. The existing HVAC system appears to be adequate for the planned renovations, with minor modifications corresponding to the renovations of the spaces.

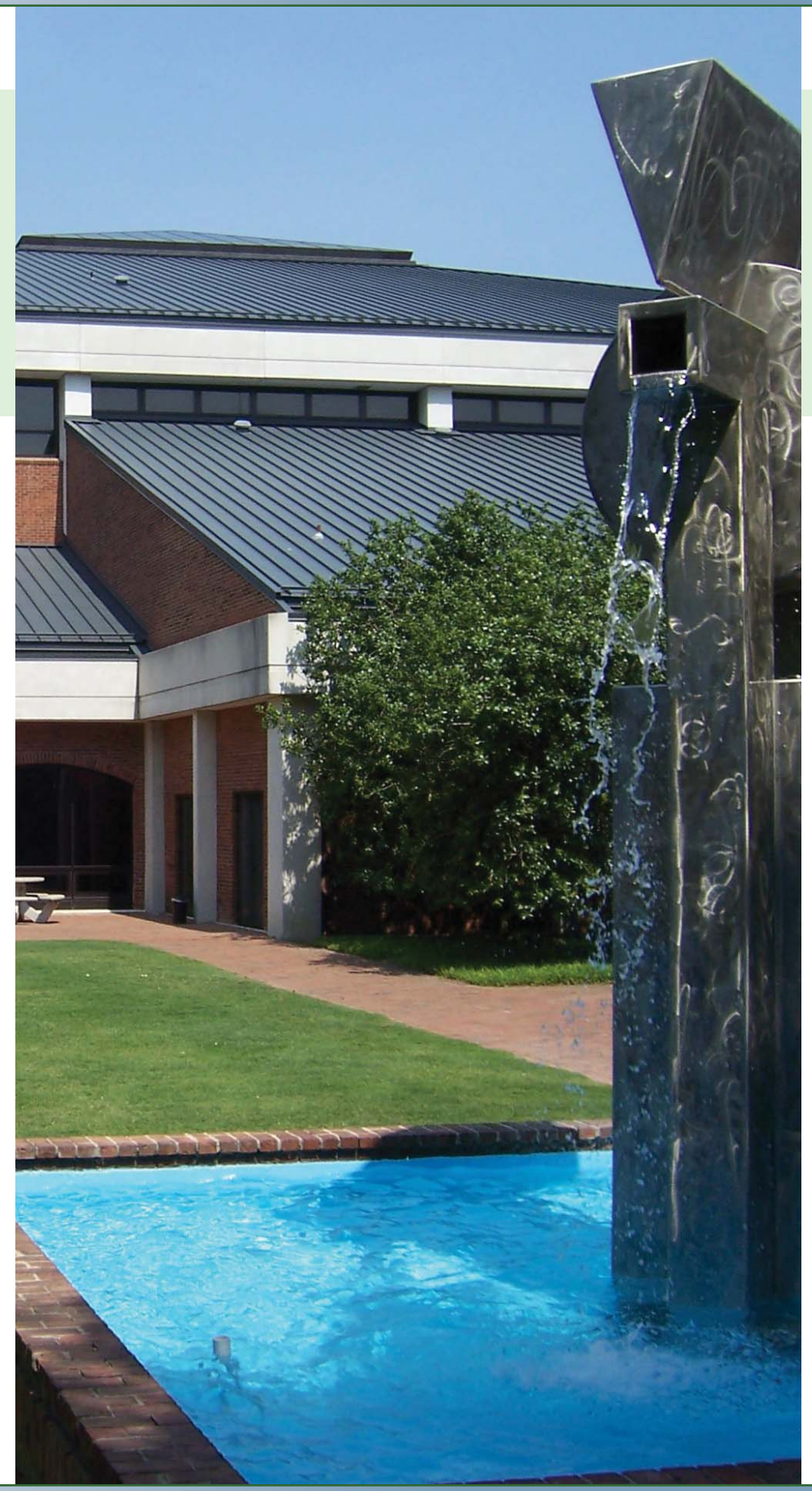
Plumbing
Several Classrooms on the second floor level will have planned renovations. Some Classrooms will be labs which will contain sinks. The existing plumbing system appears to be adequate for the planned renovations, with minor modifications corresponding to the renovations of the spaces. All require acid neutralization should be performed at the individual sink outlets, in lieu of a central acid neutralization system.

Fire Protection
Building D is currently not sprinklered.

Electrical
Lighting in Classrooms is provided by 2x4, 4-lamp recessed, 277v light fixtures. Power consists of miscellaneous receptacles located along perimeter of each classroom. The existing electrical system appears to be adequate for the planned renovations, with minor modifications corresponding to the renovations of the spaces.

SECTION IV: SITE ANALYSIS AND PLANNING

EXISTING SITE CONDITIONS
EXISTING SITE PHOTOS
EXISTING UTILITIES
EXISTING VEGETATION AND OPEN SPACE
HYDROLOGY AND CLIMATOLOGY
EXISTING VEHICULAR AND PEDESTRIAN CIRCULATION
FIGURE GROUND
EXISTING ASSETS - VIEW CORRIDORS AND COURTYARDS



Existing Site Conditions:

Wayne Community College is characterized by generous open spaces and relatively flat topography. The developed campus forms a modest high point with drainage radiating from the campus core. Buildings and courtyards are situated near the center of the campus with ample parking along the boundary connected by a loop road around at the perimeter of campus.

BUILDING KEY

1 WAYNE LEARNING CENTER
2 HOLLY
3 PINE
4 DOGWOOD
5 HOCUTT
6 AZALEA
7 MAGNOLIA
8 SPRUCE
9 WALNUT
10 CEDAR
11 MAINTENANCE
12 OAK

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Land Planning + Landscape Architecture + Civil Engineering + Urban Design

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EXISTING SITE CONDITIONS

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Existing Site Photos:

The following photos are taken throughout the campus to emphasize the many site assets and challenges on campus.

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EXISTING SITE PHOTOS

Project No. 50213 Issued 05.20.08 N.T.S.

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EXISTING SITE PHOTOS

Project No. 50213 Issued 05.20.08 N.T.S.

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EXISTING UTILITIES

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Existing Utilities

Water, gas, and communications utilities enter the site near Wayne Memorial Drive with a sanitary sewer outfall along the wooded area in the eastern portion of the campus. Chilled water and hot water lines are located at the Central Plant extending toward the center of the campus. In addition, there are several fire department connections and emergency generators on site.

Existing Vegetation and Open Space

The campus contains large lawn areas with a limited number of small, maturing and ornamental trees near the parking lot at Wayne Memorial Drive. There are also a number of mature live oaks, which dot the interior campus and highlight pedestrian entrances. The eastern and southeastern portion of the campus is heavily wooded with large, maturing trees. Interconnected landscape areas and courtyards are located inside the main campus.

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EXISTING VEGETATION & OPEN SPACE

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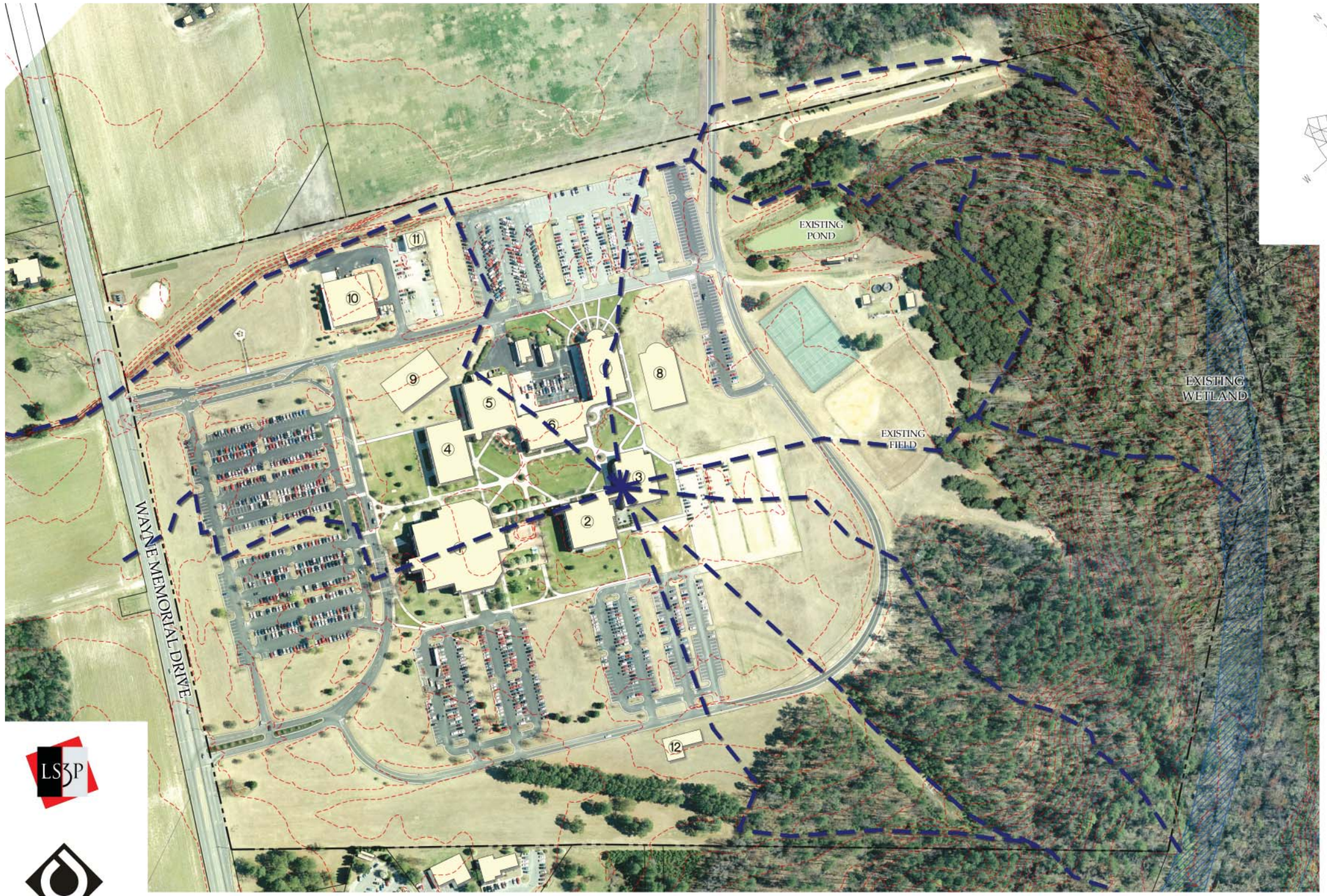
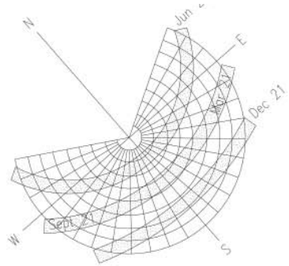
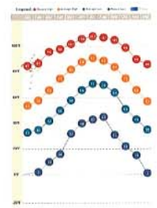
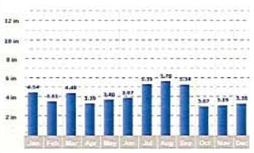
0 50 100 200









LEGEND

- WETLANDS
- HIGH POINT
- SWALE

BUILDING KEY

1 WAYNE LEARNING CENTER
2 HOLLY
3 PINE
4 DOGWOOD
5 HOCUTT
6 AZALEA
7 MAGNOLIA
8 SPRUCE
9 WALNUT
10 CEDAR
11 MAINTENANCE
12 OAK

Existing Hydrology and Climatology

The site is relatively flat with a high point near the center of campus that allows drainage to the wetlands located in the heavily wooded area to the east and toward Wayne Memorial Drive to the west. The climate in this area has hot summers and mild winters with average temperatures ranging from 33 F to 91 F. Monthly rainfall ranges from 3.36 inches to 5.7 inches, with heavier rainfalls in late summer to early autumn.

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HYDROLOGY AND CLIMATOLOGY

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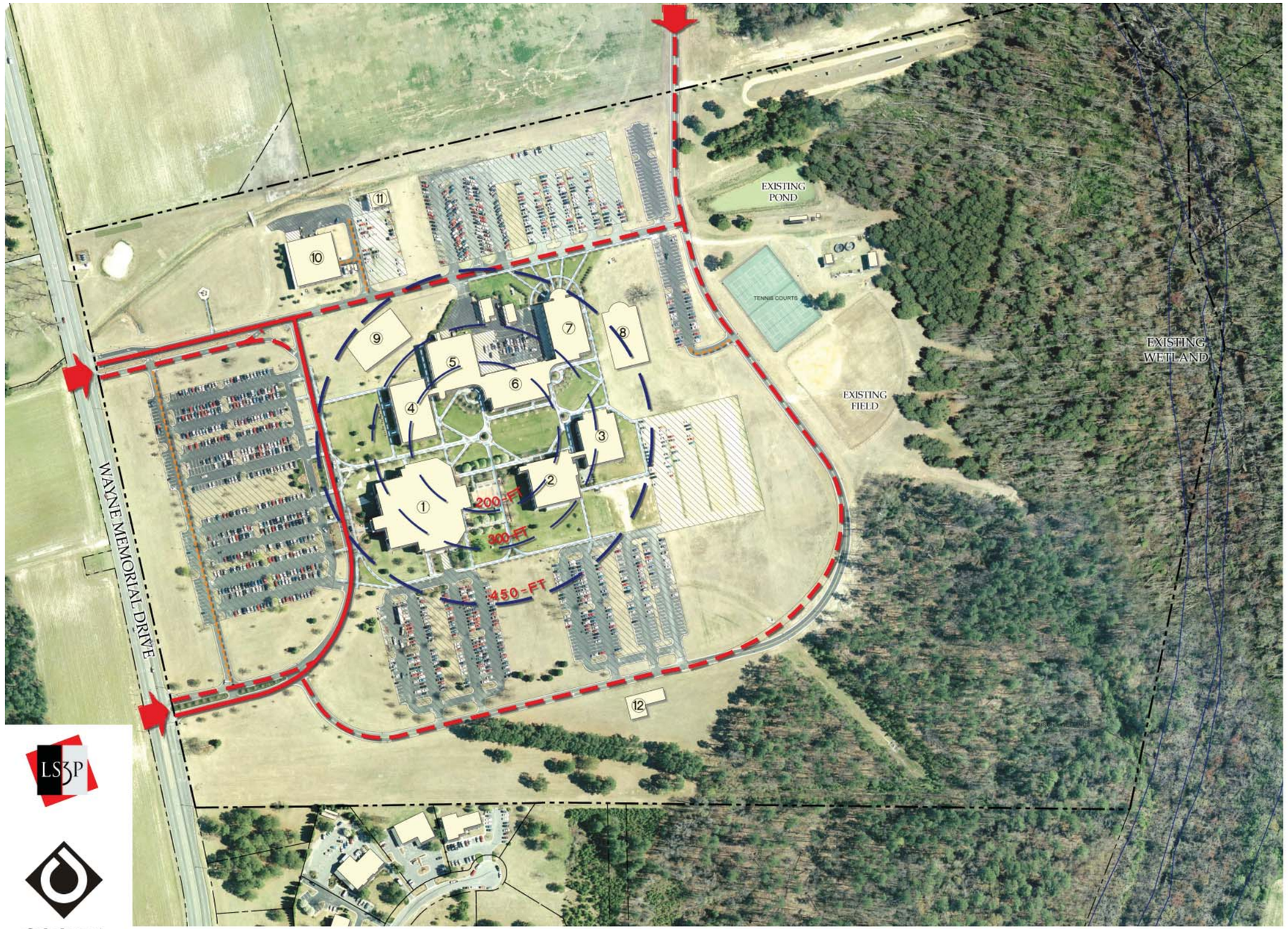

LEGEND

- ACCESS POINT
- EXISTING PARKING
- PRIMARY VEHICULAR CIRCULATION
- SECONDARY VEHICULAR CIRCULATION
- SERVICES AREAS
- PEDESTRIAN CIRCULATION

BUILDING KEY

1	WAYNE LEARNING CENTER
2	HOLLY
3	PINE
4	DOGWOOD
5	HOCUTT
6	AZALEA
7	MAGNOLIA
8	SPRUCE
9	WALNUT
10	CEDAR
11	MAINTENANCE
12	OAK

Existing Vehicular and Pedestrian Circulation

The site is accessed by two entrances on Wayne Memorial Drive and one entrance on West New Hope Road. Primary vehicular circulation is provided by the loop road along the perimeter of the campus. Pedestrian circulation is provided by concrete sidewalks and various other walkways which range in distance from approximately 200 to 450 feet away from building entrances. Current maximum walking time is three to four minutes.

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EXISTING VEHICULAR AND PEDESTRIAN CIRCULATION

Project No. 50213 Issued 05.20.08 SCALE: 1" = 100'
0 50 100 200

Figure Ground:

The campus is generally oriented along an axial spine that will allow future campus growth in two directions on these axes. This axial relationship helps create the view corridor and campus courtyards that generate a student pedestrian friendly campus.

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FIGURE GROUND

Project No. 50213 Issued 05.20.08 SCALE: 1" = 100' (0 50 100 200)

Existing and Proposed Site Assets

The existing site assets include spacious open areas and pedestrian accessibility with concrete walkways and courtyards. The walkways and courtyards provide good connectivity for an interactive campus community and for campus operations, making buildings easily accessible for students and staff. Realizing the importance of this asset, we plan to utilize the existing open space to provide additional walkways and courtyard areas for future buildings.

BUILDING KEY

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EXISTING ASSETS - VIEW CORRIDORS & COURTYARDS

Project No. 50213 Issued 05.20.08 SCALE: 1" = 100' (0 50 100 200)

SECTION V: MASTER PLAN AND PRIORITIES

"VISIONING WORKSHOP" PHOTOS

Following the initial analysis of the new program requirements and the existing campus infrastructure, a "Visioning Work Shop" was held on campus on April 2, 2008, led by the design team and attended by College stakeholders including representatives from the faculty, staff, administration and Board of Trustees. This interactive session provided a platform for all campus stakeholders to discuss any and all issues related to their individual program needs and an opportunity to discuss the campus as a whole with the design team. The design team presented its analysis (in sketch and 3D model form) of the new program requirements by department, their locations on campus and multiple site diagrams describing the existing physical campus conditions.

MASTER PLAN

Project No. 50213 Issued 05.20.08 SCALE: 1" = 100' 0 50 100 200

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WAYNE COMMUNITY COLLEGE

Final Master Plan:

The Master Plan indicates the addition of approximately 158,510 square feet of new building areas, including a new Central Plant to supplement the existing plant to provide necessary utilities to the campus. The total square footage of building space for the Master Plan is approximately 428,510 square feet, necessitating a total parking count of approximately 1,200 spaces, based on the 170 new classrooms. The existing parking count is approximately 1,565 spaces. After some reconfiguring to accommodate the building additions, parking counts will be set at 1,500 total parking spaces, an addition of 300 new spaces. Pedestrian walkways and courtyards will continue to emphasize connectivity with the educational buildings across campus.

Master Plan Phasing by Priority:

Campus expansion will occur through phased development including infrastructure, building renovations and additions.

Wayne Community College Long Range Master Plan

3000 Wayne Memorial Drive, Goldsboro, NC 27534
13-May-2008

PROBABLE COSTS BY BUILDING *

			Total Area Affected	Cost per Square Foot	Total Cost
WAYNE LEARNING CENTER					
	Cafeteria Addition		1,500 sf	$180	$270,000
	Administration Addition		3,500 sf	$180	$630,000
	Renovations to 1st and 2nd floor Student Services		45,000 sf	$100	$4,500,000
			50,000 sf	**$108**	**$5,400,000**
		Design Fees			**$540,000**
		FFE			**$270,000**
		Testing, surveying, misc Owner costs			**$270,000**
		Special Inspections			**$13,500**
		Construction Contingency			**$162,000**
	TOTAL NEEDS $6,655,500				
DOGWOOD BUILDING RENOVATIONS					
	Renovate 8 Classrooms and 3 Offices on 2nd floor		6,300 sf	$80	$504,000
			6,300	**$80**	**$504,000**
		Design Fees			**$50,400**
		FFE			**$25,200**
		Testing, surveying, misc Owner costs			**$25,200**
		Special Inspections			**N/A**
		Construction Contingency			**$15,120**
	TOTAL NEEDS $619,920				
HOCUTT BUILDING RENOVATIONS					
	Renovate Break area and Classroom on 1st floor		3,000 sf	$100	$300,000
	Renovate 2 Classrooms on 2nd floor		3,700 sf	$80	$296,000
			6,700 sf	**$89**	**$596,000**
		Design Fees			**$59,600**
		FFE			**$29,800**
		Testing, surveying, misc Owner costs			**$29,800**
		Special Inspections			**N/A**
		Construction Contingency			**$17,880**
	TOTAL NEEDS $733,080				
NEW HOCUTT ADDITION					
	Mechcanical Engineering / Drafting and Design	1 Lab @900sf	1,215 sf	$200	$243,000
	Heavy Equipment and Transportation Technology	1 Classroom @ 400sf	540 sf	$180	$97,200
		1 Lab @ 4500sf	6,075 sf	$160	$972,000
		1 Office @ 80 sf	108 sf	$160	$17,280
			7,938 sf	**$167**	**$1,329,480**
		Design Fees			**$132,948**
		FFE			**$66,474**
		Testing, surveying, misc Owner costs			**$66,474**
		Special Inspections			**$19,942**
		Construction Contingency			**$39,884**
	TOTAL NEEDS $1,655,203				

AZALEA BUILDING RENOVATIONS					
	Fitness Center Renovation		900 sf	$100	$90,000
			900 sf	**$100**	**$90,000**
		Design Fees			**$9,000**
		FFE			**$45,000**
		Testing, surveying, misc Owner costs			**$4,500**
		Special Inspections			**N/A**
		Construction Contingency			**$2,700**
	TOTAL NEEDS $151,200				
HOLLY BUILDING RENOVATIONS					
	ARTS AND SCIENCE				
	Physics / Astronomy	Renovate HOL 211	750 sf	$80	$60,000
	Anatomy and Physiology Lab	Renovate HOL 212	1,600 sf	$200	$320,000
	AGR Biotech Cell Culture Lab	Renovate HOL 218	1,400 sf	$350	$490,000
	Biotech Lab	Renovate HOL 221	1,600 sf	$350	$560,000
	Lab / Classroom	Renovate HOL 223	1,550 sf	$200	$310,000
	Prep Area for Anatomy and Physiology	Renovate HOL 225	700 sf	$100	$70,000
			7,600	**$238**	**$1,810,000**
		Design Fees			**$181,000**
		FFE			**$90,500**
		Testing, surveying, misc Owner costs			**$90,500**
		Special Inspections			**N/A**
		Construction Contingency			**$54,300**
	TOTAL NEEDS $2,226,300				
NEW HOLLY ADDITION					
	Biology / Chemistry Classrooms	2 Classrooms @ 2400 sf each	6,480 sf	$250	$1,620,000
	Science Learning Center	1 Computer Lab @ 3000 sf each	4,050 sf	$200	$810,000
		6 Offices @ 80 sf each	648 sf	$160	$103,680
	Social Sciences	2 Classrooms @ 1600 sf ea	4,320 sf	$180	$777,600
		2 Classrooms @ 2000 sf ea	5,400 sf	$180	$972,000
	Humanities	2 Classrooms @ 1600 sf each	4,320 sf	$180	$777,600
	Fine Arts	2 Classrooms @ 2500 sf each	6,750 sf	$200	$1,350,000
	Biology and Chemistry Classrooms	3 Classrooms @1800 sf each	7,290 sf	$250	$1,822,500
		1 Conference Room @ 300 sf each	405 sf	$180	$72,900
	Astronomy Clsrm with Roof Access for Observation	1 Classroom @ 1200 sf	1,620 sf	$180	$291,600
	6300 sf of Math Computer Classrooms displaced from Dogwood		6,300 sf	$180	$1,134,000
			47,583	**$205**	**$9,731,880**
		Design Fees			**$973,188**
		FFE			**$486,594**
		Testing, surveying, misc Owner costs			**$486,594**
		Special Inspections			**$97,319**
		Construction Contingency			**$291,956**
	TOTAL NEEDS $12,067,531				

NEW PINE ADDITION

ALLIED HEALTH (non-credit)					
	Nurses Aid Program	4 Classrooms @ 600sf each	3,240 sf	$180	$583,200
	Pharmacy Program	4 Labs @ 480 sf each	2,592 sf	$400	$1,036,800
	EMSI Program	4 Offices @ 80 sf each	432 sf	$160	$69,120
ALLIED HEALTH (credit)					
	Early Childhood	1 Classroom @ 800sf each	1,080 sf	$180	$194,400
		1 Lab @ 960 sf each	1,296 sf	$400	$518,400
		2 Offices @ 80sf each	216 sf	$160	$34,560
	Medical Assistant	1Classroom	2,700 sf	$180	$486,000
		1 Lab	0 sf		
	MLT Program	1 Classroom	1,620 sf	$180	$291,600
		1 Lab	0 sf		
	Associates Degree Nursing	1 Tiered Classroom @ 1200 sf each	1,620 sf	$185	$299,700
	Practical Nursing	1 Tiered Classroom @ 1600 sf each	2,160 sf	$185	$399,600
	LPN / AND Advanced Placement	1 Classroom @ 720 sf each	972 sf	$180	$174,960
		1 Classroom @ 1200 sf each	1,620 sf	$180	$291,600
		1 Lab @ 1200 sf each	1,620 sf	$400	$648,000
		1 Lab @ 1080 sf each	1,458 sf	$400	$583,200
		1 Observation Room @ 120 sf each	162 sf	$160	$25,920
		9 Offices @100 sf each	1,215 sf	$160	$194,400
		1 Office @160 sf each	216 sf	$160	$34,560
		1 Office @ 240 sf each	324 sf	$160	$51,840
PUBLIC SERVICES					
	BLET	1 Classroom @ 720 sf each	972 sf	$180	$174,960
	Law Enforcement	1 Classroom @ 1200 sf each	1,620 sf	$180	$291,600
		5 Labs w/ sinks @ 750 sf each	5,063 sf	$400	$2,025,000
	EMS	5 Classrooms @ 800 sf each	5,400 sf	$180	$972,000
		1 Lab @ 600 sf each	810 sf	$400	$324,000
		1 Conference Rm @ 400 sf each	540 sf	$180	$97,200
	Fire	1 Classroom @ 500 sf each	675 sf	$180	$121,500
		1 Computer Lab @ 720 sf each	972 sf	$200	$194,400
		8 Offices @ 80 sf each	864 sf	$160	$138,240
			41,459 sf	**$247**	**$10,256,760**
		Design Fees			**$1,025,676**
		FFE			**$512,838**
		Testing, surveying, misc Owner costs			**$512,838**
		Special Inspections			**$153,851**
		Construction Contingency			**$307,703**

TOTAL NEEDS $12,769,666

EITHER A NEW CENTRAL PLANT BUILDING **

Supplement Existing Central Plant		13,000 sf	$250	$3,250,000
Tie 6" hot water piping into existing loop		3,000 lf	$201	$603,000
Tie 8" chilled water piping into existing loop		3,000 lf	$278	$834,000
		13,000 sf	**$361**	**$4,687,000**
	Design Fees			**$468,700**
	FFE			**$234,350**
	Testing, surveying, misc Owner costs			**$234,350**
	Special Inspections			**$70,305**
	Construction Contingency			**$140,610**

TOTAL NEEDS $5,835,315

OR EXPAND THE EXISTING CENTRAL PLANT **

Expand existing central plant, including adding an additional chiller, boiler, pumps, controls, etc., and replace electrical service to building.		**6,500 sf**	**$350**	**$2,275,000**
	Design Fees			**$227,500**
	FFE			**$113,750**
	Testing, surveying, misc Owner costs			**$113,750**
	Special Inspections			**$34,125**
	Construction Contingency			**$68,250**

TOTAL NEEDS $2,832,375

NEW LIGHT CONSTRUCTION BUILDING

Various Program Spaces	1 Classroom Area @ 1000sf	1,350 sf	$160	$216,000
	1 Workshop Area @ 2000 sf	2,700 sf	$200	$540,000
	1 Workshop Area @ 4000 sf	5,400 sf	$200	$1,080,000
		9,450 sf	**$194**	**$1,836,000**
	Design Fees			**$183,600**
	FFE			**$91,800**
	Testing, surveying, misc Owner costs			**$91,800**
	Special Inspections			**$27,540**
	Construction Contingency			**$55,080**

TOTAL NEEDS $2,285,820

NEW OAK ADDITION

	3 New Classrooms @ 1400 sf each	5,670 sf	$200	$1,134,000
	1 Storage Room @ 144sf	194 sf	$100	$19,440
	2 Offices @ 80 sf each	216 sf	$160	$34,560
		6,080	**$195**	**$1,188,000**
	Design Fees			**$118,800**
	FFE			**$59,400**
	Testing, surveying, misc Owner costs			**$59,400**
	Special Inspections			**$17,820**
	Construction Contingency			**$35,640**

TOTAL NEEDS $1,479,060

SITE AND INFRASTRUCTURE UPGRADES

Sediment Basin - Required for Major Addition or New Building				$400,000
Additional Parking / Paving (as required)		650 spc	$2,500	$1,625,000
Water Distribution				$145,000
Storm Drainage				$200,000
Landscape				$50,000
				$2,420,000
	Design Fees			**$242,000**
	FFE			
	Testing, surveying, misc Owner costs			**$121,000**
	Special Inspections			
	Construction Contingency			**$72,600**

TOTAL NEEDS $2,855,600

TOTAL NEEDS FOR ALL PROJECTS: $52,166,570 NOT INCLUDING INFLATION

* All costs are costs as of May 2008. Escalation will need to be included for all projects, depending on the anticipated project start date.

** Both the cost of a new central plant and expanding the existing central plant is included, but only one of these projects will be needed.

PRIORITY ONE:

ALLIED HEALTH/SAFETY BUILDING
- -RENOVATION OF HOLLY LABS
- -ENERGY PLANT
- -RETENTION POND
- -ADDITIONAL PARKING

EXISTING BUILDINGS

PROPOSED BUILDINGS

BUILDING KEY

1 WAYNE LEARNING CENTER
2 HOLLY
3 PINE
4 DOGWOOD
5 HOCUTT
6 AZALEA
7 MAGNOLIA
8 SPRUCE
9 WALNUT
10 CEDAR
11 MAINTENANCE
12 OAK

Priority Phase I:

The initial Priority I Phase will consist of the Pine Building addition, Pine Building renovation, New Energy Plant, retention pond, and parking to accommodate the additional classrooms.

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Land Planning
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Landscape Architecture
+
Civil Engineering
+
Urban Design

WAYNE COMMUNITY COLLEGE
Where Futures Grow

PRIORITY ONE

MASTER PLAN

Project No. 50213 Issued 05.20.08 SCALE: 1" = 100'
0 50 100 200

Wayne Community College Long Range Master Plan

3000 Wayne Memorial Drive, Goldsboro, NC 27534
13-May-2008

PROBABLE COSTS - BUILDING PRIORITY 1

		Total Area Affected	Cost per Square Foot	Total Cost
NEW PINE ADDITION AND RENOVATIONS				
ALLIED HEALTH (non-credit)				
Nurses Aid Program	4 Classrooms @ 600sf each	3,240 sf	$180	$583,200
Pharmacy Program	4 Labs @ 480 sf each	2,592 sf	$400	$1,036,800
EMSI Program	4 Offices @ 80 sf each	432 sf	$160	$69,120
ALLIED HEALTH (credit)				
Early Childhood	1 Classroom @ 800sf each	1,080 sf	$180	$194,400
	1 Lab @ 960 sf each	1,296 sf	$400	$518,400
	2 Offices @ 80sf each	216 sf	$160	$34,560
Medical Assistant	1Classroom	2,700 sf	$180	$486,000
	1 Lab	0 sf		
MLT Program	1 Classroom	1,620 sf	$180	$291,600
	1 Lab	0 sf		
Associates Degree Nursing	1 Tiered Classroom @ 1200 sf each	1,620 sf	$185	$299,700
Practical Nursing	1 Tiered Classroom @ 1600 sf each	2,160 sf	$185	$399,600
LPN / AND Advanced Placement	1 Classroom @ 720 sf each	972 sf	$180	$174,960
	1 Classroom @ 1200 sf each	1,620 sf	$180	$291,600
	1 Lab @ 1200 sf each	1,620 sf	$400	$648,000
	1 Lab @ 1080 sf each	1,458 sf	$400	$583,200
	1 Observation Room @ 120 sf each	162 sf	$160	$25,920
	9 Offices @100 sf each	1,215 sf	$160	$194,400
	1 Office @160 sf each	216 sf	$160	$34,560
	1 Office @ 240 sf each	324 sf	$160	$51,840
PUBLIC SERVICES				
BLET	1 Classroom @ 720 sf each	972 sf	$180	$174,960
Law Enforcement	1 Classroom @ 1200 sf each	1,620 sf	$180	$291,600
	5 Labs w/ sinks @ 750 sf each	5,063 sf	$400	$2,025,000
EMS	5 Classrooms @ 800 sf each	5,400 sf	$180	$972,000
	1 Lab @ 600 sf each	810 sf	$400	$324,000
	1 Conference Rm @ 400 sf each	540 sf	$180	$97,200
Fire	1 Classroom @ 500 sf each	675 sf	$180	$121,500
	1 Computer Lab @ 720 sf each	972 sf	$200	$194,400
	8 Offices @ 80 sf each	864 sf	$160	$138,240
		41,459 sf	**$247**	**$10,256,760**
	Design Fees			**$1,025,676**
	FFE			**$512,838**
	Testing, surveying, misc Owner costs			**$512,838**
	Special Inspections			**$153,851**
	Construction Contingency			**$307,703**
TOTAL NEEDS	**$12,769,666**			
A NEW CENTRAL PLANT BUILDING **				
Supplement Existing Central Plant		13,000 sf	$250	$3,250,000
Tie 6" hot water piping into existing loop		3,000 lf	$201	$603,000
Tie 8" chilled water piping into existing loop		3,000 lf	$278	$834,000
		13,000 sf	**$361**	**$4,687,000**
	Design Fees			**$468,700**
	FFE			**$234,350**
	Testing, surveying, misc Owner costs			**$234,350**
	Special Inspections			**$70,305**
	Construction Contingency			**$140,610**
TOTAL NEEDS	**$5,835,315**			
SITE AND INFRASTRUCTURE UPGRADES				
Sediment Basin - Required for Major Addition or New Building				$374,000
Additional Parking / Paving (as required)				$425,000
Water Distribution				$137,750
Storm Drainage				$60,000
Landscape				$63,580
San Sewer				$27,650
Miscellaneous				$212,020
				$1,300,000
	Design Fees			**$130,000**
	FFE			
	Testing, surveying, misc Owner costs			**$65,000**
	Special Inspections			
	Construction Contingency			**$39,000**
TOTAL NEEDS	**$1,534,000**			

TOTAL NEEDS FOR ALL PROJECTS:	**$20,138,981**
NEEDS ADJUSTED FOR INFLATION:	**$23,473,800**

* All costs are costs as of May 2008. Escalation will need to be included for all projects, depending on the anticipated project start date.
** Both the cost of a new central plant and expanding the existing central plant is included, but only one of these projects will be needed.

NORTH CAROLINA COMMUNITY COLLEGE SYSTEM
DIVISION OF FINANCE AND BUSINESS
ADMINISTRATIVE AND FACILITY SERVICES
PROPOSED RENOVATION / REHABILITATION OR CAPITAL IMPROVEMENT PROJECT
FOR THE BIENNIUM 2009 - 2011

COMMUNITY COLLEGE: Wayne Community College DATE: 12-May-08
PROJECT IDENTIFICATION:
PROJECT LOCATION/COUNTY: Goldsboro, North Carolina
PROJECT DESCRIPTION & JUSTIFICATION: (Attach additional data as necessary to indicate need, size, function of improvements and master plan.)
Project Priority No. One
1) New Central Plant Building and associated site work
2) Pine Building Renovations and associated site work
3) Pine Building Addition and associated site work

CURRENT ESTIMATED CONSTRUCTION COST*	QTY	UNIT	COST PER UNIT	TOTAL
A. **Land Requirement**	1	Lump Sum		$0
B. **Site Preparation**				
1. Demolition	1	Lump Sum		$0
2. Site Work***	1	Lump Sum		$1,300,000
C. **Construction**				
1. Utility Services**	1	Lump Sum		$0
2. Building Construction	1	Lump Sum		$14,943,760
3. Plumbing	1	Lump Sum		$0
4. HVAC	1	Lump Sum		$0
5. Electrical	1	Lump Sum		$0
6. Other:	1	Lump Sum		$0
D. **Equipment**				
1. Fixed	1	Lump Sum		$0
2. Moveable	1	Lump Sum		$747,188

ESTIMATED CONSTRUCTION COSTS		$ 16,990,948
OWNER'S PROJECT COSTS (testing, special insp., surveying)		$971,344
CONTINGENCIES	3 % (% of Estimated Construction Costs)	$ 509,728
DESIGN FEE	10 % (% of Estimated Construction Costs **+ Contingencies)**	$ 1,750,068
ESTIMATED COSTS	Sum of **Estimated Construction Costs + Owner's Costs + Contingencies + Design Fee)**	$ 20,222,088
Escalation % = 0.67 per month multiplied by number of months		
(From Est. Date to mid-point of construction) =	24 months 16.08 %	
ESCALATION COST INCREASE (Estimated Construction Costs x Escalation %)		$ 3,251,711.76
TOTAL ESTIMATED PROJECT COSTS	**(Estimated Costs + Escalation Cost Increase)**	**$ 23,473,800**

* Attach basis and justification for estimate. Include description, quantities, units, special features, similar cost on recent projects, etc.

** Attach explanation of any special building, mechanical, or electrical service requirements with appropriate distance to existing water, gas, electrical or other utility service.

*** Include items such as grading, roads, walks, parking, etc.

APPROVED BY: _____ **TITLE:** _____ **DATE:** _____
(President or Chief Business Officer)

NCCCS 3-9
April 2008


Pine Building

ColeJenest & Stone

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50213.00 – Wayne Community College
Cost Estimate – Priority One
May 13, 2008

Item Description	Quantity	Unit	Unit Cost	Cost
Earthwork				
Mobilization	1	LS	160,000.00	160,000.00
Clearing - One Time	1	LS	25,000.00	25,000.00
Top Soil Stripping - 1'0"	3,400	CY	6.00	20,400.00
Excavation	500	CY	7.00	3,500.00
Fine Grading	231,000	SF	0.03	6,930.00
Curb Backfill	1,000	LF	2.50	2,500.00
Topsoil - Haul Off	2,500	CY	5.00	12,750.00
Erosion Control Allowance	1	LS	5,000.00	5,000.00
Sediment Basin with Riser Pipe	1	EA	4,000.00	4,000.00
Emergency Spillway	1	EA	1,500.00	1,500.00
Inlet Sediment Trap	1	LS	10,000.00	10,000.00
Silt Fence	1,500	LF	4.50	6,750.00
Construction Entrance	3	EA	1,500.00	4,500.00
Tree Protection Fewer	1,000	LF	4.50	4,500.00
Survey Allowance	1	LS	100,000.00	100,000.00
Demolition Utilities	500	LF	13.00	6,500.00
Subtotal				**$373,830.00**
Water Distribution				
8" PVC Water Main	500	LF	15.50	7,750.00
8" Dip Casing	100	LF	14.00	1,400.00
6" Gate Valve	2	EA	600.00	1,200.00
4" PVC Domestic	300	LF	11.00	3,300.00
Fire Hydrants	3	EA	1,800.00	5,400.00
8" X 6" Tapping Sleeve	2	EA	2,500.00	5,000.00
Chilled Water Line (10"-12")	800	LF	22.00	17,600.00
Hot Water Line (10"-12")	800	LF	22.00	17,600.00
Water Line Bore	50	LF	75.00	3,750.00
Miscellaneous Fittings	1	LS	10,500.00	10,500.00
Testings/Chlorination	1	LS	8,500.00	8,500.00
2" Irrigation Meter	1	EA	7,000.00	7,000.00
6" Fire Line Meter	1	EA	18,250.00	18,250.00
6" DCVA	1	EA	11,500.00	11,500.00
2" Domestic Meter	2	EA	7,000.00	14,000.00

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Item Description	Quantity	Unit	Unit Cost	Cost
Subtotal				**$137,750.00**
Storm Drainage				
6" PVC	100	LF	11.00	1,100.00
15" RCP CL III	200	LF	25.00	5,000.00
18" RCP CL III	200	LF	28.00	5,600.00
24" RCP CL III	200	LF	38.00	7,600.00
30" RCP CL III	200	LF	56.00	11,200.00
36" RCP CL III	200	LF	72.00	14,400.00
36" FES	1	EA	1,000.00	1,000.00
Outlet Structure	1	EA	15,000.00	15,000.00
Small Drain Structures (<36" RCP)	20	EA	22.00	440.00
Rip Rap	1	EA	22.00	22.00
Subtotal				**$61,362.00**
Sanitary Sewer				
6" PVC Sewer	600	LF	14.00	8,400.00
4' Diameter Manholes	4	EA	1,500.00	6,000.00
Clean Outs	5	EA	400.00	2,000.00
Sewer Bore	50	LF	95.00	4,750.00
Sewer Testing	1	EA	6,500.00	6,500.00
Subtotal				**$27,650.00**
Paving				
Concrete Walk	600	LF	20.00	12,000.00
Curb & Gutter	1,000	LF	18.00	18,000.00
Light-Duty Bituminous	13,000	SY	26.00	338,000.00
Heavy-Duty Bituminous	1,500	SY	32.00	48,000.00
Concrete Pavers	1,000	SF	9.00	9,000.00
Subtotal				**$425,000.00**
Landscape/Design/Irrigation				
Main Entry	1	LS	15,000.00	15,000.00
Minor Entrances	1	LS	7,000.00	7,000.00
Entire Site	231,000	SF	0.13	30,030.00
Seeding	231,000	SF	0.05	11,550.00
Subtotal				**$63,580.00**
Monumentation				
Minor Entrance	2	EA	8,000.00	16,000.00
Car Entry	1	EA	5,000.00	5,000.00
Subtotal				**$21,000.00**

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Item Description	Quantity	Unit	Unit Cost	Cost
Miscellaneous				
Street lights – 1,500 LF RD/100 LF	15	EA	2,100.00	31,500.00
Street Signs	1	LS	5,000.00	5,000.00
Signage Wall, Masonry	2	EA	113.00	226.00
Pavement Marking and Signs	1	LS	20,000.00	20,000.00
Subtotal				**$56,726**
Total				**$1,161,898.00**
15%				**$1,336,183.00**
Grand Total				**$1,300,000.00**

This estimate of probable cost is preliminary and based upon conceptual or schematic plans only. Material quantities, scope of work and unit costs are subject to change based upon final site Construction Documents. ColeJenest & Stone, PA is not responsible for fluctuations in unit costs due to varying market conditions.

PRIORITY TWO:

APPLIED TECHNOLOGY
- -DOGWOOD RENOVATION
- -HOCUTT RENOVATION
- -LIGHT CONSTRUCTION

EXISTING BUILDINGS

PROPOSED BUILDINGS

BUILDING KEY

1 WAYNE LEARNING CENTER
2 HOLLY
3 PINE
4 DOGWOOD
5 HOCUTT
6 AZALEA
7 MAGNOLIA
8 SPRUCE
9 WALNUT
10 CEDAR
11 MAINTENANCE
12 OAK

Priority Phase II:

Phase II will consist of the Hocutt Building addition and renovation, renovation of existing Dogwood, a New Light Construction Building, and associated site work.

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Land Planning
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Landscape Architecture
+
Civil Engineering
+
Urban Design

WAYNE COMMUNITY COLLEGE
Where Futures Grow

PRIORITY TWO

MASTER PLAN

Project No. 50213 Issued 05.20.08

SCALE: 1" = 100'
0 50 100 200

Wayne Community College Long Range Master Plan

3000 Wayne Memorial Drive, Goldsboro, NC 27534
13-May-2008

PROBABLE COSTS - BUILDING PRIORITY 2

		Total Area Affected	Cost per Square Foot	Total Cost
DOGWOOD BUILDING RENOVATIONS				
Renovate 8 Classrooms and 3 Offices on 2nd floor		6,300 sf	$80	$504,000
		6,300	**$80**	**$504,000**
	Design Fees			**$50,400**
	FFE			**$25,200**
	Testing, surveying, misc Owner costs			**$25,200**
	Special Inspections			**N/A**
	Construction Contingency			**$15,120**
TOTAL NEEDS $619,920				
HOCUTT BUILDING RENOVATIONS				
Renovate Break area and Classroom on 1st floor		3,000 sf	$100	$300,000
Renovate 2 Classrooms on 2nd floor		3,700 sf	$80	$296,000
		6,700 sf	**$89**	**$596,000**
	Design Fees			**$59,600**
	FFE			**$29,800**
	Testing, surveying, misc Owner costs			**$29,800**
	Special Inspections			**N/A**
	Construction Contingency			**$17,880**
TOTAL NEEDS $733,080				
NEW HOCUTT ADDITION				
Mechcanical Engineering / Drafting and Design	1 Lab @900sf	1,215 sf	$200	$243,000
Heavy Equipment and Transportation Technology	1 Classroom @ 400sf	540 sf	$180	$97,200
	1 Lab @ 4500sf	6,075 sf	$160	$972,000
	1 Office @ 80 sf	108 sf	$160	$17,280
		7,938 sf	**$167**	**$1,329,480**
	Design Fees			**$132,948**
	FFE			**$66,474**
	Testing, surveying, misc Owner costs			**$66,474**
	Special Inspections			**$19,942**
	Construction Contingency			**$39,884**
TOTAL NEEDS $1,655,203				
NEW LIGHT CONSTRUCTION BUILDING				
Various Program Spaces	1 Classroom Area @ 1000sf	1,350 sf	$160	$216,000
	1 Workshop Area @ 2000 sf	2,700 sf	$200	$540,000
	1 Workshop Area @ 4000 sf	5,400 sf	$200	$1,080,000
		9,450 sf	**$194**	**$1,836,000**
	Design Fees			**$183,600**
	FFE			**$91,800**
	Testing, surveying, misc Owner costs			**$91,800**
	Special Inspections			**$27,540**
	Construction Contingency			**$55,080**
TOTAL NEEDS $2,285,820				
SITE AND INFRASTRUCTURE UPGRADES				
Sediment Basin - Required for Major Addition or New Building				$317,950
Additional Parking / Paving (as required)				$5,600
Water Distribution				$81,500
Storm Drainage				$18,800
Landscape				$3,360
San Sewer				$13,500
Miscellaneous				$74,290
				$515,000
	Design Fees			**$51,500**
	FFE			
	Testing, surveying, misc Owner costs			**$25,750**
	Special Inspections			
	Construction Contingency			**$15,450**
TOTAL NEEDS $607,700				

TOTAL NEEDS FOR ALL PROJECTS: $5,901,723

NEEDS ADJUSTED FOR INFLATION: $6,870,403

* All costs are costs as of May 2008. Escalation will need to be included for all projects, depending on the anticipated project start date.
** Both the cost of a new central plant and expanding the existing central plant is included, but only one of these projects will be needed.

NORTH CAROLINA COMMUNITY COLLEGE SYSTEM
DIVISION OF FINANCE AND BUSINESS
ADMINISTRATIVE AND FACILITY SERVICES
PROPOSED RENOVATION / REHABILITATION OR CAPITAL IMPROVEMENT PROJECT
FOR THE BIENNIUM 2009 - 2011

COMMUNITY COLLEGE: Wayne Community College DATE: 12-May-08
PROJECT IDENTIFICATION:
PROJECT LOCATION/COUNTY: Goldsboro, North Carolina
PROJECT DESCRIPTION & JUSTIFICATION: (Attach additional data as necessary to indicate need, size, function of improvements and master plan.)

Project Priority No. Two
1) Dogwood Building Renovations and associated site work
2) Hocutt Building Renovations and associated site work
3) New Hocutt Building Addition and associated site work
4) New Light Costruction Building and associated site work`

(*) This priority assumes that a new Central Plant Building has been built as part of priority No. One. If not , add that building to this priority.

CURRENT ESTIMATED CONSTRUCTION COST*	QTY	UNIT	COST PER UNIT	TOTAL
A. **Land Requirement**	1	Lump Sum		$0
B. **Site Preparation**				
1. Demolition	1	Lump Sum		$0
2. Site Work***	1	Lump Sum		$515,000
C. **Construction**				
1. Utility Services**	1	Lump Sum		$0
2. Building Construction	1	Lump Sum		$4,265,480
3. Plumbing	1	Lump Sum		$0
4. HVAC	1	Lump Sum		$0
5. Electrical	1	Lump Sum		$0
6. Other:	1	Lump Sum		$0
D. **Equipment**				
1. Fixed	1	Lump Sum		$0
2. Moveable	1	Lump Sum		$213,274

ESTIMATED CONSTRUCTION COSTS			$ 4,993,754
OWNER'S PROJECT COSTS (testing, special insp., surveying)			$260,756
CONTINGENCIES	3 %	(% of Estimated Construction Costs)	$ 149,813
DESIGN FEE	10 %	(% of Estimated Construction Costs **+ Contingencies)**	$ 514,357
ESTIMATED COSTS		Sum of **Estimated Construction Costs + Owner's Costs + Contingencies + Design Fee)**	$ 5,918,679
Escalation % = 0.67 per month multiplied by number of months			
(From Est. Date to mid-point of construction) =	24	months 16.08 %	
ESCALATION COST INCREASE (Estimated Construction Costs x Escalation %)			$ 951,723.63
TOTAL ESTIMATED PROJECT COSTS		**(Estimated Costs + Escalation Cost Increase)**	**$ 6,870,403**

* Attach basis and justification for estimate. Include description, quantities, units, special features, similar cost on recent projects, etc.

** Attach explanation of any special building, mechanical, or electrical service requirements with appropriate distance to existing water, gas, electrical or other utility service.

*** Include items such as grading, roads, walks, parking, etc.

APPROVED BY: _____ **TITLE:** _____ **DATE:** _____
(President or Chief Business Officer)

NCCCS 3-9
April 2008

Hocutt Building


Dogwood Building

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50213.00 – Wayne Community College
Cost Estimate – Priority Two
May 13, 2008

Item Description	Quantity	Unit	Unit Cost	Cost
Earthwork				
Mobilization	1	LS	160,000.00	160,000.00
Clearing - One Time	1	LS	25,000.00	25,000.00
Top Soil Stripping - 1'0"	800	CY	6.00	4,800.00
Excavation	160	CY	7.00	1,120.00
Fine Grading	21,000	SF	0.03	630.00
Topsoil - Haul Off	600	CY	5.00	3,000.00
Erosion Control Allowance	1	LS	5,000.00	5,000.00
Inlet Sediment Trap	1	LS	10,000.00	10,000.00
Silt Fence	1,000	LF	4.50	4,500.00
Construction Entrance	2	EA	1,500.00	3,000.00
Tree Protection Fewer	200	LF	4.50	900.00
Survey Allowance	1	LS	100,000.00	100,000.00
Subtotal				**$317,950.00**
Water Distribution				
8" PVC Water Main	400	LF	15.50	6,200.00
6" PVC Water Main	100	LF	12.50	1,250.00
6" Gate Valve	2	EA	600.00	1,200.00
8" x 6" Tapping Sleeve	2	EA	2,500.00	5,000.00
Fire Hydrants	1	EA	1,800.00	1,800.00
Miscellaneous Fittings	1	LS	10,500.00	10,500.00
Testings/Chlorination	1	LS	8,500.00	8,500.00
2" Irrigation Meter	1	EA	7,000.00	7,000.00
2" Water Main	100	LF	8.00	800.00
6" Fire Line Meter	1	EA	18,250.00	18,250.00
6" DCVA	1	EA	11,500.00	11,500.00
2" Domestic Meter	1	EA	7,000.00	7,000.00
2" DCVA	1	EA	2,500.00	2,500.00
Subtotal				**$81,500.00**
Storm Drainage				
6" PVC	200	LF	11.00	2,200.00
18" RCP CL III	200	LF	28.00	5,600.00
Small Drain Structures (<36" RCP)	5	EA	2,200	11,000
Subtotal				**$18,800.00**

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Item Description	Quantity	Unit	Unit Cost	Cost
Sanitary Sewer				
6" PVC Sewer	200	LF	14.00	2,800.00
4' Diameter Manholes	2	EA	1,500.00	3,000.00
Clean Outs	3	EA	400.00	1,200.00
Sewer Testing	1	LS	6,500.00	6,500.00
Subtotal				**$13,500.00**
Paving				
Concrete Walk	200	LF	20.00	4,000.00
Light-Duty Bituminous	200	SY	8.00	1,600.00
Subtotal				**$5,600.00**
Landscape/Design/Irrigation				
Entire Site	21,000	SF	0.13	2,730.00
Seeding	21,000	SF	0.05	630.00
Subtotal				**$3,360.00**
Miscellaneous				
Street lights – 500 LF RD/100 LF	3	EA	2,100.00	6,300.00
Signage Wall, Masonry	2	EA	113.00	226.00
Subtotal				**$6,526.00**
Total				**$447,236.00**
15%				**$514,322.00**
Grand Total				**$515,000.00**

This estimate of probable cost is preliminary and based upon conceptual or schematic plans only. Material quantities, scope of work and unit costs are subject to change based upon final site Construction Documents. ColeJenest & Stone, PA is not responsible for fluctuations in unit costs due to varying market conditions.

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PRIORITY THREE:

ARTS AND SCIENCES BUILDING (HOLLY ADDITION)
- -DOGWOOD RENOVATIONS
- -HOLLY LAB RENOVATIONS
- -AZALEA RENOVATIONS
- -ADDITIONAL PARKING

EXISTING BUILDINGS

PROPOSED BUILDINGS

BUILDING KEY

1	WAYNE LEARNING CENTER
2	HOLLY
3	PINE
4	DOGWOOD
5	HOCUTT
6	AZALEA
7	MAGNOLIA
8	SPRUCE
9	WALNUT
10	CEDAR
11	MAINTENANCE
12	OAK

Priority Phase III:

Phase III will consist of an addition the Holly Building, renovations to the existing Dogwood, Holly, and Azalea Buildings, and new parking to accommodate additional classrooms.

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PRIORITY THREE

MASTER PLAN

Project No. 50213 Issued 05.20.08 SCALE: 1" = 100' (0 50 100 200)

Wayne Community College Long Range Master Plan

3000 Wayne Memorial Drive, Goldsboro, NC 27534
13-May-2008

PROBABLE COSTS - BUILDING PRIORITY 3

		Total Area Affected	Cost per Square Foot	Total Cost
AZALEA BUILDING RENOVATIONS				
Fitness Center Renovation		900 sf	$100	$90,000
		900 sf	**$100**	**$90,000**
	Design Fees			**$9,000**
	FFE			**$45,000**
	Testing, surveying, misc Owner costs			**$4,500**
	Special Inspections			**N/A**
	Construction Contingency			**$2,700**
TOTAL NEEDS $151,200				
HOLLY BUILDING RENOVATIONS				
ARTS AND SCIENCE				
Physics / Astronomy	Renovate HOL 211	750 sf	$80	$60,000
Anatomy and Physiology Lab	Renovate HOL 212	1,600 sf	$200	$320,000
AGR Biotech Cell Culture Lab	Renovate HOL 218	1,400 sf	$350	$490,000
Biotech Lab	Renovate HOL 221	1,600 sf	$350	$560,000
Lab / Classroom	Renovate HOL 223	1,550 sf	$200	$310,000
Prep Area for Anatomy and Physiology	Renovate HOL 225	700 sf	$100	$70,000
		7,600	**$238**	**$1,810,000**
	Design Fees			**$181,000**
	FFE			**$90,500**
	Testing, surveying, misc Owner costs			**$90,500**
	Special Inspections			**N/A**
	Construction Contingency			**$54,300**
TOTAL NEEDS $2,226,300				
NEW HOLLY ADDITION				
Biology / Chemistry Classrooms	2 Classrooms @ 2400 sf each	6,480 sf	$250	$1,620,000
Science Learning Center	1 Computer Lab @ 3000 sf each	4,050 sf	$200	$810,000
	6 Offices @ 80 sf each	648 sf	$160	$103,680
Social Sciences	2 Classrooms @ 1600 sf ea	4,320 sf	$180	$777,600
	2 Classrooms @ 2000 sf ea	5,400 sf	$180	$972,000
Humanities	2 Classrooms @ 1600 sf each	4,320 sf	$180	$777,600
Fine Arts	2 Classrooms @ 2500 sf each	6,750 sf	$200	$1,350,000
Biology and Chemistry Classrooms	3 Classrooms @1800 sf each	7,290 sf	$250	$1,822,500
	1 Conference Room @ 300 sf each	405 sf	$180	$72,900
Astronomy Clsrm with Roof Access for Observation	1 Classroom @ 1200 sf	1,620 sf	$180	$291,600
6300 sf of Math Computer Classrooms displaced from Dogwood		6,300 sf	$180	$1,134,000
		47,583	**$205**	**$9,731,880**
	Design Fees			**$973,188**
	FFE			**$486,594**
	Testing, surveying, misc Owner costs			**$486,594**
	Special Inspections			**$97,319**
	Construction Contingency			**$291,956**
TOTAL NEEDS $12,067,531				
SITE AND INFRASTRUCTURE UPGRADES				
Sediment Basin - Required for Major Addition or New Building				$335,435
Additional Parking / Paving (as required)				$213,000
Water Distribution				$69,700
Storm Drainage				$34,450
Landscape				$20,410
San Sewer				$10,200
Miscellaneous				$131,805
				$815,000
	Design Fees			**$81,500**
	FFE			
	Testing, surveying, misc Owner costs			**$40,750**
	Special Inspections			
	Construction Contingency			**$24,450**
TOTAL NEEDS $961,700				

TOTAL NEEDS FOR ALL PROJECTS:	**$15,406,731**
NEEDS ADJUSTED FOR INFLATION:	**$17,976,219**

* All costs are costs as of May 2008. Escalation will need to be included for all projects, depending on the anticipated project start date.
** Both the cost of a new central plant and expanding the existing central plant is included, but only one of these projects will be needed.

NORTH CAROLINA COMMUNITY COLLEGE SYSTEM
DIVISION OF FINANCE AND BUSINESS
ADMINISTRATIVE AND FACILITY SERVICES
PROPOSED RENOVATION / REHABILITATION OR CAPITAL IMPROVEMENT PROJECT
FOR THE BIENNIUM 2009 - 2011

COMMUNITY COLLEGE: Wayne Community College DATE: 12-May-08
PROJECT IDENTIFICATION:
PROJECT LOCATION/COUNTY: Goldsboro, North Carolina
PROJECT DESCRIPTION & JUSTIFICATION: (Attach additional data as necessary to indicate need, size, function of improvements and master plan.)

Project Priority No.Three
1) Azalea Building Renovations and associated site work
2) Holly Building Renovations and associated site work
3) New Holly Building Addition and associated site work

CURRENT ESTIMATED CONSTRUCTION COST*	QTY	UNIT	COST PER UNIT	TOTAL
A. **Land Requirement**	1	Lump Sum		$0
B. **Site Preparation**				
1. Demolition	1	Lump Sum		$0
2. Site Work***	1	Lump Sum		$815,000
C. **Construction**				
1. Utility Services**	1	Lump Sum		$0
2. Building Construction	1	Lump Sum		$11,631,880
3. Plumbing	1	Lump Sum		$0
4. HVAC	1	Lump Sum		$0
5. Electrical	1	Lump Sum		$0
6. Other:	1	Lump Sum		$0
D. **Equipment**				
1. Fixed	1	Lump Sum		$0
2. Moveable	1	Lump Sum		$622,094

ESTIMATED CONSTRUCTION COSTS			$ 13,068,974
OWNER'S PROJECT COSTS (testing, special insp., surveying)			$678,913
CONTINGENCIES	3 %	(% of Estimated Construction Costs)	$ 392,069
DESIGN FEE	10 %	(% of Estimated Construction Costs **+ Contingencies)**	$ 1,346,104
ESTIMATED COSTS	Sum of **Estimated Construction Costs + Owner's Costs + Contingencies + Design Fee)**		$ 15,486,061
Escalation % = 0.67 per month multiplied by number of months			
(From Est. Date to mid-point of construction) =	24 months	16.08 %	
ESCALATION COST INCREASE (Estimated Construction Costs x Escalation %)			$ 2,490,158.54
TOTAL ESTIMATED PROJECT COSTS	**(Estimated Costs + Escalation Cost Increase)**		**$ 17,976,219**

* Attach basis and justification for estimate. Include description, quantities, units, special features, similar cost on recent projects, etc.

** Attach explanation of any special building, mechanical, or electrical service requirements with appropriate distance to existing water, gas, electrical or other utility service.

*** Include items such as grading, roads, walks, parking, etc.

APPROVED BY: _____ **TITLE:** _____ **DATE:** _____
(President or Chief Business Officer)

NCCCS 3-9
April 2008

Holly Building


Azalea Building

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50213.00 – Wayne Community College
Cost Estimate – Priority Three
May 13, 2008

Item Description	Quantity	Unit	Unit Cost	Cost
Earthwork				
Mobilization	1	LS	160,000.00	160,000.00
Clearing - One Time	1	LS	25,000.00	25,000.00
Top Soil Stripping - 1'0"	600	CY	6.00	3,600.00
Excavation	300	CY	7.00	2,100.00
Fine Grading	74,500	SF	0.03	2,235.00
Curb Backfill	1,500	LF	2.50	3,750.00
Topsoil - Haul Off	450	CY	5.00	2,250.00
Erosion Control Allowance	1	LS	10,000.00	10,000.00
Inlet Sediment Trap	1	LS	10,000.00	10,000.00
Silt Fence	1,600	LF	4.50	7,200.00
Construction Entrance	1	EA	1,500.00	1,500.00
Survey Allowance	1	LS	100,000.00	100,000.00
Demolition Utilities	600	LF	13.00	7,800.00
Subtotal				**$335,435.00**
Water Distribution				
6" PVC Water Main	100	LF	12.50	1,250.00
6" Gate Valve	1	EA	600.00	600.00
Fire Hydrants	1	EA	1,800.00	1,800.00
Miscellaneous Fittings	1	LS	10,500.00	10,500.00
Testings/Chlorination	1	LS	8,500.00	8,500.00
2" Irrigation Meter	1	EA	7,000.00	7,000.00
2" Water Main	100	LF	8.0	800.00
6" Fire Line Meter	1	EA	18,250.00	18,250.00
6" DCVA	1	EA	11,500.00	11,500.00
2" Domestic Meter	1	EA	7,000.00	7,000.00
2" DCVA	1	EA	2,500.00	2,500.00
Subtotal				**$69,700.00**
Storm Drainage				
15" RCP CL III	100	LF	25.00	2,500.00
18" RCP CL III	100	LF	28.00	2,800.00
24" RCP CL III	200	LF	38.00	7,600.00
24" FES	1	EA	550.00	550.00
Small Drain Structures (<36" RCP)	10	EA	2,200	22,000
Subtotal				**$34,450.00**
Sanitary Sewer				
6" PVC Sewer	100	LF	14.00	1,400.00
4' Diameter Manholes	1	EA	1,500.00	1,500.00
Clean Outs	2	EA	400.00	800.00
Sewer Testing	1	LS	6,500.00	6,500.00
Subtotal				**$10,200.00**
Paving				
Concrete Walk	1500	LF	20.00	30,000.00
Curb & Gutter	1,500	LF	18.00	27,000.00
Light-Duty Bituminous	6,000	SY	26.00	156,000.00
Subtotal				**$213,000.00**
Landscape/Design/Irrigation				
Minor Entrances	1	EA	7,000.00	7,000.00
Entire Site	74,500	SF	0.13	9,685.00
Seeding	74,500	SF	0.05	3,725.00
Subtotal				**$20,410.00**
Monumentation				
Minor Entrance	1	EA	8,000.00	8,000.00
Car Entry	1	EA	5,000.00	5,000.00
Subtotal				**$13,000.00**
Miscellaneous				
Street lights – 500 LF RD/100 LF	5	EA	2,100.00	10,500.00
Masonry Seatwall	1	EA	116.00	116.00
Subtotal				**$10,616**
Total				**$707,811.00**
15%				**$815,983.00**
Grand Total				**$815,000.00**

This estimate of probable cost is preliminary and based upon conceptual or schematic plans only. Material quantities, scope of work and unit costs are subject to change based upon final site Construction Documents. ColeJenest & Stone, PA is not responsible for fluctuations in unit costs due to varying market conditions.

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OTHER CAMPUS PRIORITIES:

-WAYNE LEARNING CENTER
-OAK ADDITION
-ADDITIONAL PARKING

EXISTING BUILDINGS

PROPOSED BUILDINGS

BUILDING KEY

1 WAYNE LEARNING CENTER
2 HOLLY
3 PINE
4 DOGWOOD
5 HOCUTT
6 AZALEA
7 MAGNOLIA
8 SPRUCE
9 WALNUT
10 CEDAR
11 MAINTENANCE
12 OAK

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OTHER CAMPUS PRIORITIES

MASTER PLAN

Project No. 50213 Issued 05.20.08 SCALE: 1" = 100'
0 50 100 200

Other Campus Priorities:

Other Campus Priorities will consist of additions to the Wayne Learning Center and Oak Building, along with parking to accommodate additional classrooms.

Wayne Community College Long Range Master Plan

3000 Wayne Memorial Drive, Goldsboro, NC 27534
13-May-2008

PROBABLE COSTS - OTHER PRIORITIES

	Total Area Affected	Cost per Square Foot	Total Cost
WAYNE LEARNING CENTER			
Cafeteria Addition	1,500 sf	$180	$270,000
Administration Addition	3,500 sf	$180	$630,000
Renovations to 1st and 2nd floor Student Services	45,000 sf	$100	$4,500,000
	50,000 sf	**$108**	**$5,400,000**
Design Fees			**$540,000**
FFE			**$270,000**
Testing, surveying, misc Owner costs			**$270,000**
Special Inspections			**$13,500**
Construction Contingency			**$162,000**
TOTAL NEEDS $6,655,500			
NEW OAK ADDITION			
3 New Classrooms @ 1400 sf each	5,670 sf	$200	$1,134,000
1 Storage Room @ 144sf	194 sf	$100	$19,440
2 Offices @ 80 sf each	216 sf	$160	$34,560
	6,080	**$195**	**$1,188,000**
Design Fees			**$118,800**
FFE			**$59,400**
Testing, surveying, misc Owner costs			**$59,400**
Special Inspections			**$17,820**
Construction Contingency			**$35,640**
TOTAL NEEDS $1,479,060			
SITE AND INFRASTRUCTURE UPGRADES			
Sediment Basin - Required for Major Addition or New Building			$0
Additional Parking / Paving (as required)			$0
Water Distribution			$0
Storm Drainage			$0
Landscape			$0
			$800,000
Design Fees			**$80,000**
FFE			
Testing, surveying, misc Owner costs			**$40,000**
Special Inspections			
Construction Contingency			**$24,000**
TOTAL NEEDS $944,000			

TOTAL NEEDS FOR ALL PROJECTS: $9,078,560

NEEDS ADJUSTED FOR INFLATION: $10,568,543

* All costs are costs as of May 2008. Escalation will need to be included for all projects, depending on the anticipated project start date.
** Both the cost of a new central plant and expanding the existing central plant is included, but only one of these projects will be needed.

NORTH CAROLINA COMMUNITY COLLEGE SYSTEM
DIVISION OF FINANCE AND BUSINESS
ADMINISTRATIVE AND FACILITY SERVICES
PROPOSED RENOVATION / REHABILITATION OR CAPITAL IMPROVEMENT PROJECT
FOR THE BIENNIUM 2009 - 2011

COMMUNITY COLLEGE: Wayne Community College DATE: 12-May-08
PROJECT IDENTIFICATION:
PROJECT LOCATION/COUNTY: Goldsboro, North Carolina
PROJECT DESCRIPTION & JUSTIFICATION: (Attach additional data as necessary to indicate need, size, function of improvements and master plan.)

Project Priority: Other Campus Priorites

1) Wayne Learning Center Renovations and associated site work
2) Oak Building Addition and associated site work

CURRENT ESTIMATED CONSTRUCTION COST*	QTY	UNIT	COST PER UNIT	TOTAL
A. **Land Requirement**	1	Lump Sum		$0
B. **Site Preparation**				
1. Demolition	1	Lump Sum		$0
2. Site Work***	1	Lump Sum		$800,000
C. **Construction**				
1. Utility Services**	1	Lump Sum		$0
2. Building Construction	1	Lump Sum		$6,588,000
3. Plumbing	1	Lump Sum		$0
4. HVAC	1	Lump Sum		$0
5. Electrical	1	Lump Sum		$0
6. Other: _____	1	Lump Sum		$0
D. **Equipment**				
1. Fixed	1	Lump Sum		$0
2. Moveable	1	Lump Sum		$329,400

ESTIMATED CONSTRUCTION COSTS			$ 7,717,400
OWNER'S PROJECT COSTS (testing, special insp., surveying)			$360,720
CONTINGENCIES	3 %	(% of Estimated Construction Costs)	$ 231,522
DESIGN FEE	10 %	(% of Estimated Construction Costs **+ Contingencies)**	$ 794,892
ESTIMATED COSTS		Sum of **Estimated Construction Costs + Owner's Costs + Contingencies + Design Fee)**	$ 9,104,534
Escalation % = 0.67 per month multiplied by number of months			
(From Est. Date to mid-point of construction) =	24	months 16.08 %	
ESCALATION COST INCREASE (Estimated Construction Costs x Escalation %)			$ 1,464,009.10
TOTAL ESTIMATED PROJECT COSTS		**(Estimated Costs + Escalation Cost Increase)**	**$ 10,568,543**

* Attach basis and justification for estimate. Include description, quantities, units, special features, similar cost on recent projects, etc.

** Attach explanation of any special building, mechanical, or electrical service requirements with appropriate distance to existing water, gas, electrical or other utility service.
*** Include items such as grading, roads, walks, parking, etc.

APPROVED BY: _____ **TITLE:** _____ **DATE:** _____
(President or Chief Business Officer)

NCCCS 3-9
April 2008


Wayne Learning Center

Oak Building

SECTION VI: APPENDIX

KICKOFF MEETING MINUTES - 18 MARCH 2008
VISIONING WORK SESSION MINUTES - 02 APRIL 2008
MASTER PLAN MEETING #3 MINUTES - 21 APRIL 2008
DUE DILIGENCE CHECKLIST

KICKOFF MEETING MINUTES
18 March 2008

Long Range Plan / Master Plan Process Overview:

1. The 2007-2013 Long Range Plan and Master Plan is due to the state on June
2. A Visioning Workshop has been scheduled for April 2, where we will take the needs and priorities from the departments and develop them into the master plan for the campus.
3. We will need to schedule a meeting, sometime around April 21, to review the findings of the master plan and identify any areas that still need to be revised.
4. The final meeting will be with the Board of Trustees to present the final master plan document that will go to the state. Any comments from that meeting will be incorporated and voted on at the May 27 Board of Trustees meeting, and then submitted to the State. We will need to coordinate a day for a Special Meeting.

Review of Long Range Plan:

5. A spreadsheet showing the actual space recommendations for each department was presented by LS3P. A discussion of each department followed:

6. Allied Health:
   a. This program is split into two parts: credit and non-credit.
   b. Non-credit:
      i. First portion of programs listed on the spreadsheet (Nurses Aid, Pharmacy, and EMSI).
      ii. Programs are spread everywhere on campus, and that is an issue.
      iii. The current space that they are in is not adequate for growth.
      iv. Currently the Nurses Aid space is shared with ADM Nursing and Medical Assisting. These programs have priority at night. If these programs were scheduled differently, they could free up some classrooms.
   c. Credit:
      i. Allied Health (Pine, 2nd floor) and Public Services (Pine, first floor):
      ii. Early Childhood is the fastest growing program. A small lab and small classroom is all they have now. They are currently located in 2nd floor of Azalea building. This program needs specific needs more like a lab.
      iii. Medical Assistant is a fast growing program. They could grow from 25 to 40 if they had space to accommodate them. One possibility would be to move MA to Nursing (In Pine). Large groups of nursing could be moved to another building. MA does not have to be new space if the nursing can move.
      iv. MLT was originally designed as Med-tech classroom. Again, they could move into other spaces if nursing moves.
      v. AND, Practical Nursing, and LPN / AND Advanced Placement: There is a floor plan already laid out based on ECU's new building. Currently they are sharing space but the new plan accounts for a separate lab from the classroom. Pieces listed would be new space. Currently in 2nd floor of Pine with inadequate elevator. Need a new space or an elevator that would accommodate a bed and larger equipment. New simulations use observation rooms. Equipment is very expensive. There needs to be an office to accommodate division head. EMS would use same simulation spaces.
      vi. BLET is missing from the chart (p. 69). It would fall under public services. They are currently in the first floor of Pine. They need one additional class/lab, sized for 24 students at 30 sf per student. Public safety is growing everywhere and could be a candidate for a new building.

7. Arts and Sciences / College Transfer (Dr. Teague):
   a. Growing in leaps and bounds. Biology and Chemistry is limited by the teaching space they currently have. Biology, Chemistry, and Math programs need lab space.
   b. Fitness center is also limited by space. Locker rooms and showers are in a good location across from the fitness center. Possibly take over general classroom space to enlarge the fitness center.
   c. Utilization in this department is not great, so the amount of space may be overstated. Many of these spaces could be better used if a larger lecture classroom could free up classrooms and labs.
   d. Class spaces are used from 8-12, with Science using labs in the afternoon.
   e. Psych labs can get up to 50 students per class, and they are cramped.
   f. Social Sciences and Fine Arts could use larger, general classrooms. Tiered, larger classrooms would be better for these programs, sized for 60 students. LS3P will look into how big these need to be. Other than Art, these spaces don't need special accommodations.
   g. Dr. Teague noted she can get more information on these programs, or put us in touch with someone who can.

8. Light Construction:
   a. This program needs a new building, originally noted to be 5,000 sf. This program includes upholstery (1,000 sf), masonry, electrical, and building erection.
   b. Masonry was not part of the 5,000 sf projection, so we need to increase the size of that to 7,000 sf.
   c. Idea was to have a shell built and the building erection class would upfit the interior.
   d. Program had envisioned the new building towards the outside of the campus plan since it's more of an industrial building.

9. Career Readiness Certification Program:
   a. Lab space should be able to be accommodated into existing space with better utilization. They are associated with training. Currently those labs are on the 2nd floor of the WLC Building.

10. ESL Program:
    a. Types of programs in Occupational Extension are headed in this direction.
    b. This program is part of the Plaza Communitaria. They are considering a plaza concept: Community of activities that include occupation activities for non-english speaking students.
    c. Include the public school system for high school students that will have classroom space in that program. Labs and classrooms would be for GED training.
    d. This would not necessarily be on this campus.

11. Applied Technologies (Becky Taylor):
    a. Electronics Engineering Technology (EET) is currently located in the Hocutt Building, 2nd floor. First year courses can be taught together, but the second year classes cannot. Program has tremendous amounts of equipment. Two labs are 3600 sf.
    b. Mechanical Engineering / Drafting and Design (ME/DD) is currently located in the Spruce Building. They need another 900 sf of additional space over the next 6 years.
    c. Heavy Equipment and Transportation Technology (HETT) is a new program entirely.

12. Business and Computer Technologies:
    a. Renovation listed in chart is for Medical Terminology.
    b. Simulation and Game design shouldn't need new computer lab space.

13. Early Middle College:
    a. They will have about 200 students this coming year. Currently they have about 130 students. There has been no determination on where that space will be allocated.
    b. Need to keep the 9th and 10th grade students close to 2nd floor Hocutt for safety. Class sizes are about 20 students, so the classrooms would need to be approx 750 sf. 9th and 10th graders need to stay in classes in 2nd fl Hocutt. Classes go through 11:00, and then classrooms are freed up.
    c. There is currently no Chemistry or Science lab for 9th graders, so this will need to be added. There will be 2 high school science teachers, so two labs will be needed.
    d. The 11th and 12th graders have classes spread around campus.
    e. Teachers need office space, or a personalized workspace in a more open plan. Currently there are 7 faculty, but have asked for 4 more.
    f. Growth through 2013 will max out at approximately 60 per grade level, and the enrollment will never get above 300 students.
    g. This year this program used 5 dedicated classrooms with 3 outside classrooms to accommodate the number of students they had this year. Ultimately this program will have 8 dedicated classrooms, including the science labs.
    h. Teachers that currently teach outside Hocutt don't have dedicated classrooms.
    i. Students currently have lunch at the college cafeteria in shifts of 20. Public schools deliver meals for these students, so wherever they eat they will need easy access to vehicle access.
    j. Restroom facilities are not adequate for number of students.
    k. There currently is no lounge or lockers for students.

14. Wayne Learning Center:
    a. Areas are not conducive to serving students.
    b. As programs expand, they are becoming more stretched at admissions, the registrar, co-op, counselors, etc.
    c. During peak times, building is packed. Students wait for hours to get into financial aid, bookstore, etc.
    d. Downstairs, at the "front door experience", something needs to be done to make the experience more pleasant.
    e. Square footage on first floor is not enough to service everything. It may be possible to move some of the first floor services to second floor. Currently the math lab, academic skill center, faculty offices, admissions testing are all on second floor. Media and library are on the third floor. Faculty resource rooms are on the fourth floor, and it is not accessible by elevator.
    f. College transfer advising may be able to move to the second floor, along with job placement, and possibly financial aid.
    g. Do not break up admissions and counseling.
    h. The flow for admissions for a new student is unacceptable. This first floor design needs to be looked at.
    i. Ideally, a new facility would be best for all these services, but that is not an option with what we are tasked to look at because the needs have to be based on programs, not academic services.

15. Child Care Center:
    a. Building was built as an “L” to turn into a “U”, “J”, or to make into square.
    b. This program needs at least three more classrooms plus storage in that building. Each classroom is about 1,000 + square feet.
    c. Whole building is 4,850 sf with 4 classrooms.

16. General Information:
    a. Right now, 12:00 is one of the most heavily trafficked hours.
    b. 9:00 – 2:00 is the most active time of the day due to demographic attending the college.
    c. Allied Health requests classrooms for the 1:00 and 2:00 time slots. High schools also request these times.
    d. General classrooms are set at 20 sf per student. Labs set at 30 sf per student.
    e. Dreaming of facility with an auditorium to accommodate 2500 people for graduation, etc. Auditorium in WLC is not adequate with 350 – 400 seats (or ability to handle that many people).
    f. p. 65 – The needs chart has not taken the agribusiness, forest management, turf grass into consideration, but these programs can be accommodated in the existing space on campus.
    g. p. 21 – The Virtual High School is a computer classroom. This program offers online courses that can be taken on the campus. There is not a space for this right now, and it would need to be accommodated on campus. This would be for students that are not able to have access at home. Other computer classrooms could be used for this program instead of new space.
    h. If you visualize where growth areas are, look at Allied Health, both non-credit and credit portions. These should be put under one roof so the expensive equipment can be shared. This is also the case for Public Services, First Responder. Public Services may be able to be housed in current Allied Health and Public Services building.

17. Priorities:
    1. Accommodating the early middle college is the top priority. In order to achieve this, space needs to be released from other programs so the EMC can have the space.
    2. A new building for Light Construction needs to be constructed so they can close out the old campus.
    3. The Wayne Learning Center should be THE top priority, but this isn’t part of an academic service. Consider expanding the student lounge by building a 3-4000 sf addition out the back, allowing the rest of the building to be reorganized.
    4. Hard surface parking is maxed out right now. Need to discuss this at Visioning Session.

18. Attendee List

Name	**Title / Department**	**Email**	**Phone**
Chris Roberts	LS3P Associates	chrisroberts@ls3p.com	919.829.2700
Katherine Peele	LS3P Associates	katherinepeele@ls3p.com	919.829.2700
Steve Hepler	LS3P Associates	tevehepler@ls3p.com	919.829.2700
Kay Albertson	WCC President	kha@waynecc.edu	919.735.5151 x 200
Gwyndella Wilson	Board of Trustees		
Roy White,VP	Continuing Education	roywhite@waynecc.edu	919.735.5151 x 294
Linda Nelms	VP – Student Services	lmnelms@waynecc.edu	919.735.5151 x 362
Peggy Teague	VP – Academic Services	psteague@waynecc.edu	919.735.5151 x 316
Lee Johnson	Principal – WEMCHS	ljohnson@wcps.org	919.735.5152 x 733
Anne Millington	Director Coop Program	annemill@waynecc.edu	919.735.5151 x 231
Cindy Archie	Division Head – Allied Health and Public Services	archie@waynecc.edu	919.735.5151 x 297
Rebecca Taylor	Interim Division Head – Applied Technologies	rms@waynecc.edu	919.735.5151 x 356
Ray Burrell	Division Head – Business and Computer Technologies	rayb@waynecc.edu	919.735.5151 x 342
Bill Thompson	AVP – Institutional Advancement	billt@waynecc.edu	919.735.5151 x 282
Tara Humphries	Public Information Officer	tarah@waynecc.edu	919.735.5151 x 210
Ken Ritt	VP – Educational Support Services	kritt@waynecc.edu	919.735.5152 x 227

VISIONING WORKSESSION
02 April 2008

Review of due diligence and existing campus organization:

1. Multiple campus maps were presented showing various characteristics of the site, including existing conditions and restrictions.
   a. Existing conditions.
   b. Campus is currently arranged in a good, compactly developed configuration with a central quad.
   c. The existing loop around the campus for circulation is great, and there is a secondary access to the north that is extremely valuable.
   d. The existing campus plan is very logical. Walking distances were shown on the existing campus plan (1 minute, 2 minute, 3 minute).
   e. Wetland / stream buffer restrictions.
   f. Drainage plane map was discussed; campus is very flat.
   g. Organization of departments in each building on campus.

2. Discrepancies between what was depicted for existing department spaces were discussed:
   a. Fitness room in Azalea is taking up one too many rooms; room to the south of the fitness room block should be a general classroom. It was noted that the fitness room currently is used by the Arts & Science department, but if it was larger and located in a different part of campus that it could be used by the entire college.
   b. The second floor of Magnolia has many different departments in it. The way that they are arranged on that floor now is good, as they are more multipurpose spaces. Refer to mark-up on large scale site plan for department splits.
   c. It would be helpful to have Allied Health (credited) and Public Safety split into two separate department colors on the legend.
   d. The first floor of Pine is almost all Public Services.
   e. Public Services, with the exception of BLET, needs are not showing up on the new space matrix. These need to be added. It was noted that they need approximately 20,000 sf. This department gave LS3P their needs assessment at the end of the meeting, and this will be incorporated into the matrix. This will include spaces such as EMT, Substance Abuse, Fire, etc. These spaces are larger lab type spaces that require approximately 30 sf per student. Public Services will continue to need vehicle bays that have access to the vehicular circulation paths. If it made sense, the first floor of Pine could move to another building.

Conceptual reorganization of departments and new buildings:

3. New Central Energy Plant:
   a. The existing central plant has approximately 361 Tons of capacity per square foot of space on campus. It is recommended that a plant be sized to accommodate 350 T per sf, so the existing plant is already above the recommended limit. As a result, a new or expanded central plant will be required before any new buildings are built.
   b. This new central plant needs to be added to the space matrix.
   c. Michael Cole noted that the new central plant should probably be located outside the service loop so that academic buildings could fill in the voids.
4. The Early Middle College High School (EMCHS) needs space to expand into. Concept showed EMCHS taking over the EET lab in the 2nd floor of Hocutt, and getting remaining space from the 2nd floor of Dogwood.
5. The Arts & Science spaces that would be displaced by the EMCHS would be included in a new addition for the Arts & Science program, located next to Holly.
6. The Applied Technologies department could take over the spaces on the first floor of Hocutt that are currently used for the EMCHS cafeteria and a classroom for mentally handicap students from the Hospital. These spaces would need to be accommodated somewhere else on campus.
7. An expansion to the existing cafeteria in the WLC could accommodate the EMCHS. Expanding the cafeteria at the WLC for the EMCHS makes the most sense to accommodate the growing population in that program. If this program does not continue, then the cafeteria will be able to accommodate additional students for the college. All of the cafeteria type services are also already located in that area.
8. A new fitness center could be moved from 2nd fl Azalea to an addition onto the WLC so that all of the students and faculty could use it, rather than it being an Arts & Science fitness center. This would free up classrooms in the 2nd fl Azalea.
9. A new Arts & Science addition next to Holly could accommodate all of the new space required for that program, plus the space that would be dislocated from Dogwood for the EMCHS.
10. A new Allied Health addition next to Pine could accommodate all of the new space required for both Allied Health and Public Safety.

General discussion about findings and conceptual reorganization:

11. It was suggested that the spaces in Pine could be moved around, i.e. medical assisting could move into the nursing space, and nursing could move into the addition. Some of the Allied Health spaces work well with the Public Safety functions because they all deal with health and life safety.
12. Public Safety has large scale simulators that they need the bays for.
13. A new EMS curriculum program has been promised. Does the space analysis given to LS3P after the meeting include the needs for this program, or can it be accommodated in existing class space?
14. WLC needs to be renovated completely in order to satisfy the goal of creating a better "front door experience." This was #1 on the priority list.
15. Support spaces in WLC need to be expanded to keep up with the campus growth.
16. Early Middle College High School (EMCHS) only requires open space for 10 staff (at 80 sf per person), but not 10 individual offices.
17. Music and Art in the 2nd floor of Dogwood should stay in that space since they already have great spaces conducive to these programs. The rest of the space on that floor could be converted from Arts & Science general classrooms into classrooms for the EMCHS.
18. The size of the EMCHS space that is depicted on the graphic campus plan needs to be adjusted to match the space requirements on the matrix. A social space for the EMCHS would also be ideal to give the students their own "hang out." This could possibly be located on the 2nd floor of Dogwood, or even in the existing EET lab in Hocutt. Dr. Albertson mentioned that we should consider expanding the EMCHS into the Azalea Building, 2nd floor because the services required for a science lab are already there. This could potentially be the single EMCHS classroom in the Azalea Building if it made sense.
19. The Light Construction Building, where it was proposed on campus, could potentially have issues connecting into the existing sewer. Cole Jenest & Stone is going to investigate available sewer "fall" to find out if this would be a problem.
20. There was a discussion about where the campus would expand to in the future, beyond where the current masterplan is focusing. The result of that discussion was that it would probably expand southeast first, and then northeast, around the existing central plant. This would maintain existing pedestrian paths and enhance paths and nodes on campus.
21. In the future, it was suggested that the campus be filled out to create terminus at the ends of axes for the pedestrian "mall" to create a compact green campus.
22. There was another discussion about connecting the campus walking trails/greenway with the hospital. The college has actually already written some grants for this.
23. Currently there is approximately 1,565 total parking spaces, including the gravel lots.
24. Azalea (1st fl), and EET lab in Hocutt (2nd fl) have 480 power.
25. In the 2013 plan, we should plan for a full renovation of the first floor of the Wayne Learning Center.

Next steps:

26. LS3P will create a menu of projects, put associated costs with them, prioritize the projects with the help of WCC, and ultimately this assessment will be sent to the state for requested funding.
27. CJS will need to look at zoning regulations for number of required parking spaces / upgrades.
28. The cost analysis for the 2013 plan needs to include renovation, new buildings (including the central plant), and infrastructure and site upgrades. LS3P needs to check with the state to find out what year we need to plan on for inflation costs.
29. Price two options for the physical plant upgrade: a new facility on the opposite side of campus from the existing one, and also just expanding the existing facility.
30. The next meeting will be on April 21 at 2:00.
31. The Board of Trustees meeting has been rescheduled for May 13 at 6:00.

32. Attendee List:

Name	Title / Department	Email
Chris Roberts	LS3P Associates	chrisroberts@ls3p.com
Katherine Peele	LS3P Associates	katherinepeele@ls3p.com
Steve Hepler	LS3P Associates	stevehepler@ls3p.com
Ken Fain C	JS – Civil	kfain@colejeneststone.com
Michael Cole	CJS – Civil	mcole@colejeneststone.com
Kay Albertson	WCC President	kha@waynecc.edu
Ken Ritt	VP – Educational Support Services	kritt@waynecc.edu
Roy White	VP – Continuing Education	roywhite@waynecc.edu
Linda Nelms	VP – Student Services	lmnelms@waynecc.edu
Sonja Redmun	Director – Basic Skills	sonja@waynecc.edu
Ed Farris	Superintendent of Maintenance	edfarris@waynecc.edu
Anne Millington	Director Coop Program	annemill@waynecc.edu
Cindy Archie	Division Head – Allied Health and Public Services	archie@waynecc.edu
Rebecca Taylor	Interim Division Head – Applied Technologies	rms@waynecc.edu
Sharon Bull	Department Head – Information Systems	bull@waynecc.edu
Margaret Roberton	Director – Continuing Education	mroberton@waynecc.edu
Joe McMichael	Director – Business & Industry Center	mcm@waynecc.edu
Gene Smith	Department Head – Math and Science	gsmith@waynecc.edu

MASTER PLAN MEETING #3
21 April 2008

Review of the Master Plan approach:

1. Review of existing campus features.

2. Review of department layouts by building, including updates from previous meeting.

3. Review of department space needs, including updates from previous meeting.
4. Review of concept for campus expansion.

5. Review of reorganization of buildings by department and locations for new buildings needed for 2013 Long Range Plan.

6. Review of opinion of probable cost for each project needed by department and building. After the meeting, Ken Ritt contacted LS3P to note that the Hocutt Addition was not on the probable cost spreadsheet. This has since been added and an updated cost sheet is accompanied by these minutes.

Discussion of Project Priorities:

7. One of the large addition / new building projects will most likely be the first priority. The three large projects are:
   a. Holly expansion / new building for Arts and Science Dept.
   b. Light Construction new building and Applied Technology expansion on Hocutt.
   c. Pine expansion / new building for the Allied Health and Public Services.

8. Depending on the order of the projects proposed, the expansion to the central plant or new central plant on the opposite side of campus will need to accompany the first large project to provide additional heating/cooling capacity.

9. Depending on the order of the projects proposed, a portion of the site costs will need to accompany the first large project. This may consist of renovated and/or additional parking, site lighting, and the bio-retention pond(s).

10. When we submit the project priority list to the state, we will need to include a caveat that if the second or third project priority is funded before the first, the expansion to the central plant or new central plant, as well as some of the site costs that will be included in priority one will need to then be funded by the project that is funded first.

11. It was noted that Hocutt's current mechanical system is supported by a 60T chiller, not on the central loop. The addition to Hocutt may only need to have the chiller upgraded to a 90T (or whatever would be required).

12. It was noted that the cost of the central plant, either the expansion or a new building could be phased over multiple projects to bring additional equipment on line as it is needed. Johnny Wood from Dewberry will need to comment on the pros and cons of this strategy.

13. General Education has the highest growth at the moment.

14. Applied Technologies are going to be growing fast as well.

15. Allied Health and Public Services have low growth projections at the moment, but these skills are in the highest demand so WCC needs to take that into consideration for the priority list.

16. One of the bio-tech labs will need to be a clean room (class to be determined). LS3P will look into the cost difference for a clean room in lieu of a typical wet lab. *Since the meeting, our cost estimator suggested using $300-$350 per square foot for a clean room renovation, not knowing what the exact needs will be for the clean room mechanical and electrical services.

17. Ken Ritt and Chris Roberts attended a webcast put on by the NCCCS (on two separate days) to discuss additional documentation that the state will require on the Master Plan submittal. LS3P will help WCC put together the costs required on form NCCCS 3-9 which outlines the costs per "project" for the first three priorities.

18. State Senate Bill 668 is the new sustainable design guide that is required to be followed by the Community Colleges. This includes:
   a. Commissioning of buildings over $500,000.
   b. A reduction of 30% in energy costs for all new buildings as compared to ASHRAE 90.1.
   c. A reduction of 20% in water use for the building, and 50% for irrigation as compared to ASHRAE 90.1.
   d. Energy monitoring equipment. If a renovation is over 50% of the cost of the existing building, energy monitoring equipment will be required, and the existing building will need to be brought up to code. This could be a big factor for the WLC renovation/additions when they come to fruition.

19. It was noted that WCC received $13,000,000 from the previous bond package.

20. Ken Ritt noted that funding for design of the first project will be funded to 60% of the design costs, or $90,000, whichever is less. The Community Colleges will be required to match the funds given by the State.

21. Attendees will review all the projects and costs between themselves, and respond to LS3P before the end of the week with the final project list. * This was received by LS3P the night of this meeting.

22. The Master Plan document and supporting documents required to be filled out by the Community Colleges are due to the State on May 31.

23. The next meeting will be with the Board of Trustees on May 13 at 6:00.

24. Attendee List:

Name	Title / Department	Email
Chris Roberts	LS3P Associates	chrisroberts@ls3p.com
Steve Hepler	LS3P Associates	stevehepler@ls3p.com
Kay Albertson	WCC President	kha@waynecc.edu
Ken Ritt	VP – Educational Support Services	kritt@waynecc.edu
Tommy Jarrett	Board of Trustees	Jarrett@deeslaw.com
Gwyndella Wilson	Board of Trustees	gwynwilson@esn.net
Michael Gooden	Board of Trustees	mgooden@suddenlink.net
Joanne J. Roberts	Board of Trustees	hroberts@nc.rr.com
Linda Nelms	VP – Student Services	lmnelms@waynecc.edu
Ed Farris	Superintendent of Maintenance	edfarris@waynecc.edu
Tara Humphries	WCC Public Information	tarah@waynecc.edu
Peggy Teague	VP for Academic Services	pteague@waynecc.edu
Bill Thompson	AVP – Institutional Advancement	billt@waynecc.edu

ColeJenest & Stone	Due Diligence Checklist	Project No. 50213.00
		Date: May 30, 2008
	Project Name: Wayne County Community College Master Plan	
	Client: LS3P Associates, Ltd.	

√		Item	Remarks
	1	**Survey**	Not Applicable
		Review survey for compliance with ColeJenest & Stone's "Instructions to Surveyors" (see below):	Not Applicable

All surveys shall be submitted on an AutoCAD drawing in a .DWG file format on one (1) 3.5 inch high density disk. Also submit two (2) blueline prints.

Include the following:

- ☐ Site boundary complete with reference to the surveyor and date of boundary survey.
- ☐ Existing spot elevations and contours (if needed) extending forty (40) feet beyond property lines on all sides.
- ☐ Topography shown by contours at one (1) foot intervals (if less than one (1) foot in relief, then spot elevations on a fifty (50) foot grid system.)
- ☐ Benchmark brought to property, datum based on U.S.G.C.-M.S.L.
- ☐ Locations of all existing curbs, walks, grass strips, edges of pavement, medians, median breaks, etc.
- ☐ Elevations of all roads at the centerline and existing edges of pavement every twenty-five (25) feet.
- ☐ Locations and sizes of all existing storm and sanitary sewers on and adjacent to site with elevations of grates of catch basins, rims of manholes, invert elevations (in and out) for storm and sanitary sewers. For storm drain pipe provide material type.
- ☐ Water main locations, sizes, valves, meters and fire hydrants.
- ☐ Gas line locations, sizes, valves, and meters.
- ☐ Power line locations within the general proximity of site showing all poles and transformers.
- ☐ High points of ditches and swales.
- ☐ Locations of hedges and fences and walls (top of wall elevations on retaining walls).
- ☐ Lakes, ditches, streams or rivers within 100 feet of site.

√		Item	Remarks
		☐ Elevations of established flood levels (floodway district and fringe lines) that may be applicable with frequency and identification of establishing authority.	
		☐ Wells and septic fields within 100 feet of site.	
		☐ All on-site improvements.	
		☐ Roads, streets, or drives on or adjacent to site or across street (public or private). Label right-of-ways and dedicated names, street or highway numbers, city or state. Widths of adjoining streets, highways, pavements, and how paved; also location of curbs and sidewalk lines, location of catch basins, manholes, telephone, and electric poles, fire hydrants, etc.; also any underground power cables, fiber optics, etc.	
		☐ Buildings on site with finished floor elevations (FFE).	
		☐ North arrow with grid, magnetic, true or assumed orientation noted.	
		☐ Vicinity map.	
		☐ Property zoning, setbacks, and side and rear yards.	
		☐ All existing right-of-ways, easements, restrictive covenants or deed restrictions.	
		☐ Approximate distance to nearest intersection(s) (name of intersecting street/road).	
		☐ Names of Owners and deed references for adjacent properties.	
		☐ Location of wetlands (if delineated on the site).	
		☐ Location of test borings (if made).	
		☐ Trees. ☐ All trees in right-of-way (2" caliper and above). ☐ All trees 8" and above in setback. ☐ Tree line. ☐ Specimen trees.	
	2	**Site Visit**	Performed on March 27, 2008 by Kenneth D. Fain.
		A. Compare site with survey, i.e., storm drainage, all improvements shown, utilities located, street trees, trees in setback, specimen trees, etc.	Confirmed GIS data with existing site conditions.
√		**B. Evaluate proposed use with existing conditions.**	Evaluated proposed additions and Master Plan and existing site conditions.

√		Item	Remarks
		C. Photograph/video site (use panoramic views).	Photos in project file and photo boards.
		D. Review items not shown on survey:	
		1. Adjacent land use/contact.	Residential and general business.
		2. Condition of existing vegetation.	Space vegetation, mostly grass, large pine trees along edges.
		3. Condition of improvements, i.e., curb and gutter, sidewalk, drainage structures, etc.	Overall conditions appeared good.
		4. Poor drainage areas.	None visible.
		5. Off-site drainage areas.	No off-site drainage areas.
	3	**Zoning**	
√		**A. Obtain and Reference Zoning Ordinance and Maps**	City of Goldsboro – Unified Development Ordinance (UDO)
		B. Supplemental ordinances (tree)	Not Applicable
		C. Meet ☐ or Telephone ☐ Zoning Official	No change in zoning for proposed development.
		D. Straight ☒ or Conditional ☐ If conditional, obtain stamped "approved plan"	
		E. Zoning Classification	Office and Institutional 1 (O&I-1)
		F. Standard Lot ☒ Corner ☐ Thru ☐	
		G. Building Zoning:	
		1. Building Use (office, medical, warehouse, etc.)	Institutional.
		2. Front Setback	25 feet.
		3. Side	10 feet.

√		Item	Remarks
		4. Rear	25 feet.
		5. Corner lot condition	Not Applicable
		6. Height	No height limit listed for O&I-1 in UDO.
		7. Floor Area Ratio (Total Building SF ÷ Site S.F.)	Not Applicable.
		H. Transitional Setback Required for Future Street Widening/ Thoroughfare Map	Not Applicable.
		I. Adjacent Zoning/Adjacent Use Open-space, Major office, Public/Semi-Public, LD-Residential	GB, R-16, R-12, R-9 and R-20.
		J. Tax Maps Public/Semi-Public Commercial.	
		K. Subdivision Ordinance	Not Applicable.
		L. Special Zoning Criteria (Small Area Plans, etc.)	Not Applicable.
		M. Covenants and Restrictions	Not Applicable.
		N. Buffer Required: Yes ☒ No ☐ Type Vegetative Location Between different land uses Width 10-20 feet Width w/Fence Reduce by 50% or Berm Minimum Planting Requirements See page 6-25, Table 6-9 of UDO for requirements Undisturbed Yes ☐ No ☒ Required by Conditional Rezoning Yes ☒ No ☐	O&I-1 is considered a Class 3 yard type. Buffer Type / Minimum Width / Minimum Plants A / 10 feet / See UDO B / 15 feet / See UDO C / 20 feet / See UDO

√		Item	Remarks
		O. Screening Required: Yes ☒ No ☐ Parking Yes ☒ No ☐ Dumpster Yes ☒ No ☐ Service Yes ☒ No ☐ Other Yes ☐ No ☐ Min Ht of Plant Material Min Spacing Shrubs 3' on center for vehicular buffer.	Vehicles to be shaded by medium to large trees. All Vehicular Surface Areas (VSA) shall be located within 60' of tree. 50% of VSA landscaping shall be of evergreen species. Parking within 15 feet of right-of-way requires a vehicular surface buffer.
	4	**Parking**	Use Appendix B (UDO): Technical Design Requirements.
		A. Parking in Setback Allowed: 1. Front Yes ☒ No ☐ 2. Side Yes ☒ No ☐ 3. Rear Yes ☒ No ☐	
		B. Parking: For Parking Design, Use the City's Technical Design and Detail Manual.	Table 6-1 (City of Goldsboro – UDO). 1. Required Spaces 2. Required by Code 7 spaces and classroom 3. Required by Owner

√		Item	Remarks
		2. Handicap Spaces Required 9 additional spaces required Standard HC Spaces Van Accessible Spaces	College and university: 7 spaces and classroom or 1 space and seat in largest assembly area. School, trade, technical, vocational: 1 space per 200 sf (GFA not used for storage).
		3. Standard Spaces and Size 9' x 18' Compact Spaces and Size Not Applicable Visitor Spaces and Size Not Applicable Loading Spaces 15' x 30' (Vertical Clearance of 15').	Parallel: 10' x 22'. Deliveries by tractor trailers shall have spaces a minimum 18' x 60'.
		4. Shared Parking with Adjacent Property Yes ☒ No ☐	As long as parking area is within 300 feet of proposed building.
		5. Dimension of Space and Lot	24 feet Drive Aisle , 60 feet Lot
		6. Curb and Gutter yes Wheel Stops yes	
		7. Future Parking Yes ☒ No ☐	
	5	**Roads and Driveways**	
		A. One-way or Two-way (26' minimum at setback in Wayne County)	Minimum 24 feet for two-way traffic.
		B. Type of Driveway: Drop Curb (Type II) ☐ Street Type (Type III) ☐	Not Applicable.
		C. Curb and Gutter Type and Size	24 inches Standard curb and gutter.
		D. Type of Vehicle for Use in Design	Standard car.
		E. Medians Required	Not Applicable.
		F. Impacts on Existing Streets/Walks, Etc.	Not Applicable.

Due Diligence Checklist — Page 7 of 16

√		Item	Remarks
		G. Driveway Permits	Not Applicable.
		H. Signage Stop ☒ No Left Turn ☒ Keep Right ☒ Internal Directional Signage ☒	Sign needed near proposed parking areas for circulation.
	6	**Sidewalks**	Need 2 feet from back of curb to edge of sidewalk.
		A. Location of All Walks	Shown of plans.
		B. Width	Minimum of 4 feet.
		C. Material Type	Concrete.
		D. Handicap Accessible Routes	Yes, no major grade changes.
		E. Handicap Ramp Locations (Including Intersection and Drives)	Yes, these will be provided.
	7	**Miscellaneous**	
		A. Thoroughfare plan requiring additional right-of-way	Not Applicable.
		B. Improvements required by Ordinance in public street right-of-way, i.e., street widening, curb and gutter, sidewalks, storm drainage, etc. Impact on existing storm drain in street.	Not Applicable.
		C. Improvements required in public street right- of-way turn lanes, i.e., turn lanes, deceleration lanes, etc.	Not Applicable.
		D. Trash Collection Yes ☒ No ☐ Dumpster ☒ Compactor ☐	

Due Diligence Checklist — Page 8 of 16

√		Item	Remarks
		E. Exterior Mechanical Equipment: Condenser, Transformer, Generator, Etc. Yes ☒ No ☐	
		F. Hardscape: Yes ☒ No ☐ Special Paving, Courtyards, etc.	
		G. Retaining Walls Yes ☐ No ☒	No walls due to existing topography.
		H. Site Lighting Yes ☒ No ☐	Parking Areas: minimum 0.5 (maintained foot-andles), Uniformity Average: minimum 4:1.
		I. Irrigation Yes ☒ No ☐ Sleeving Yes ☒ No ☐ Irrigation Sleeves Yes ☒ No ☐	
		J. Signage & Graphics Yes ☐ No ☐	
		K. Other Site Features, i.e., Fountains, etc. Yes ☐ No ☐	
		L. Title Block CJS Yes ☐ No ☐ Client Title Block Yes ☒ No ☐ Project/Owner Logo Yes ☐ No ☐	LS3P.
		M. Fence Permit Yes ☐ No ☐	Not Applicable.
	8	**Building**	Not Applicable.
		A. Plans on AutoCAD Disk Yes ☐ No ☒	Not Applicable.

Due Diligence Checklist — Page 9 of 16

√		Item	Remarks
		B. Architectural Elevations Yes ☐ No ☒	Not Applicable.
		C. Building Orientation: Horizontal Yes ☒ No ☐ Vertical (FFE) Yes ☐ No ☒	
		D. Entrances (Doors)	Not Applicable.
		E. Windows	Not Applicable.
		F. Stoops, Patios, Stairs	
		G. Square Footage: Gross _____ SF Rentable _____ SF (94% gross) Useable _____ SF (86% gross)	Varies per proposed addition.
		H. Roof Drainage: Roof leaders ____ or down spouts ____ Tie into storm drainage system Yes ☐ No ☐ Outlet at grade Yes ☐ No ☐ Size of leaders Yes ☐ No ☐ Location of leaders Yes ☐ No ☐ Roof drainage areas	Not Applicable.
		I. Building on slab ____ or crawl space ____	Varies per building size and type.
		J. Foundation Condition: Outside Grade Minimum _____ Maximum _____ Foundation Wall _____	Not Applicable.
		K. Handicap Access to Building Railings required Yes ☐ No ☒	

√		Item	Remarks
		L. Load/Service	
		Parking lot or driveway _____	Not Applicable.
		Dock Height _____	
		Number of Dock Spaces _____	
		Drive-up Access _____	
		Type of truck to use in design _____	
		Number of loading spaces required _____	
		M. Future Expansion Yes ☒ No ☐	
		N. Other Special Conditions	New impervious surfaces requires treatment.
	9	**Planting**	
		A. Budget	Not Applicable.
		B. Client Preference	Not Applicable.
		C. Sod Yes ☐ No ☐	Not Applicable.
		Seed Yes ☐ No ☐	
		D. Ordinance Only	City of Goldsboro Technical Design Requirements.
		E. Maintenance	Not Applicable.
		F. Irrigation	Not Applicable.
		G. Right-of-Way Encroachment	Not Applicable.
		H. Review with Grading Plan Yes ☐ No ☐	Not Applicable.

√		Item	Remarks
		I. Review of Utility Plan	We will coordinate with local providers.
		Underground Yes ☒ No ☐	
		Overhead Yes ☐ No ☒	
		J. Existing Vegetation to Remain Yes ☒ No ☐	
		K. Mitigation Required Yes ☐ No ☐	Not Applicable.
	10	**Utilities - Water**	
		A. Review Agency:	State will review all private lines, City will review others. However state will still sign-off.
		Local ☐ State ☒	
		B. Water Supply:	All water will tie-in to existing community college lines available on-site.
		Location _____	
		Size _____	
		Fire Hydrant _____	
		Use Existing Water Service to Site Yes ☒ No ☐	
		C. Utility Department:	
		1. Obtain or reference water main as-built plan.	No as-built available through community college per Mr. Ed Farris. Mr. Farris did mark-up a plan.
		2. Standards, specifications, and guidelines.	
		D. Water Distribution/Service:	
		1. Meters:	If irrigation is required by Wayne Community College, irrigation meter will be provided.
		Domestic ☒ Irrigation ☐ Fire ☐	
		2. Procedure for placing meter (contractor, utility department, etc.).	Contractor to install per City Specifications.
		3. Encroachments for DOT	Not Applicable.

√		Item	Remarks
		4. Cost of connection and meters (connection fee, capacity charges, etc.).	Not Applicable.
		5. Design flow, size, and location of building service (reference plumbing consultant). **Note:** Site criteria should dictate location of water service.	Not Applicable.
		6. Backflow preventers:	Follow City of Goldsboro Standards.
		Required Yes.	
		Location _____	
		Type required _____	
		Standards and guidelines _____	
	11	**Utility - Fire Protection**	
		A. Review Agency (local fire department) Obtain reference guidelines.	We will coordinate with local Fire Chief.
		B. Fire Hydrants:	
		Location Multiple	
		Fire Flow Test (if needed) City of Goldsboro $150 Fee.	
		C. Criteria:	
		1. Required Fire Flow	Not Applicable.
		2. Spacing of Hydrants	300 feet.
		3. Distance of Hydrants to Building _____	150 feet.
		4. Fire Truck Site Maneuverability	Will coordinate with local Fire Chief.
		Truck Access to Bldg _____	
		Maximum Backing Distance _____	
		5. Exemption from requirement for backflow/ installation requirement if fire hydrant located within 100' of tap to utility department water main (CMU Regulation).	Not Applicable.

√		Item	Remarks
		D. Connections:	
		1. Fire Meters	Not Applicable.
		2. Procedure for placing meter.	Not Applicable.
		3. Cost of connection.	Not Applicable.
		4. Design flow, size, and location of fire protection line (reference fire protection design).	If needed, will coordinate with City of Goldsboro Fire Chief.
		5. Backflow preventers: Required Location Type Required Standards and guidelines	Not Applicable.
		E. Fire Protection Plans	
		1. Coordination with fire protection system designer.	Not Applicable.
		2. Distance of hydrant to fire department connection.	40 feet.
	12	**Utility - Sanitary Sewer**	
		A. Review Agency (local, state, etc.): Local ☐ State ☒	
		B. Availability of Existing Sewer: Location Size Invert Material Use Existing Sanitary Sewer to Site Yes ☒ No ☐	

√		Item	Remarks
		C. Utility Department:	
		1. Obtain or reference as-built plan.	Obtained Utility Mark-up Plan from Mr. Farris.
		2. Standards, specifications, and guidelines.	Obtained Standard Drawings from City of Goldsboro.
		D. Sanitary Sewer Collection System:	
		1. Connection Responsibility: Contractor ☒ Utility Department ☐	
		2. Encroachments for DOT	Not Applicable.
		3. Cost of Connection	Not Applicable.
		4. Size and location of sewer laterals (reference plumbing consultant). **Note:** Site criteria should dictate above.	Not Applicable.
		5. Easements	Minimum of 15 feet wide – Utility in center.
	13	**Other Utilities** (gas, electric, telephone, etc.)	
		1. Coordination with electrical engineer on site lighting.	Will coordinate with local providers.
	14	**Wetlands**	
		A. Wetland Study Available Yes ☒ No ☐	Local using City of Goldsboro GIS Data.
	15	**Geotechnical**	
		A. Obtain and Read Report	Not Applicable.
		B. Review boring logs for unsuitable materials (clay, plastic soil, fill material, etc.) and rock relative to site work grading; consult with client .	Not Applicable.
		C. Paving Specifications	
		1. Per geotechnical.	Will detail in design drawings per Geotechnical recommendations.

√		Item	Remarks
		2. Per Owner.	Not Applicable.
	16	**Phase I - Environmental Site Assessment**	Not Applicable.
		A. Obtain and Reference	Not Applicable.
	17	**Floodway**	
		A. Obtain and reference flood maps for regulated floodways (County, FEMA).	Reed Branch (Dated December 2, 2005) FEMA Firm 3720361000J.
		B. Flood Study Requirements.	Buildings must be 2 feet higher than base flood elevation.
	18	**Landscape Ordinance**	
		A. Obtain and reference Ordinance	City of Goldsboro Technical Design Requirements.
		B. Obtain and reference Tree Ordinance	Not Applicable.
		C. Overhead power lines Yes ☐ No ☐	Not Applicable.
	19	**Topographic Maps**	
√		**A. Obtain and reference topography (City, County, USGS).**	Obtained Topography from City of Goldsboro.
		B. Obtain storm drainage topography map, if available.	Not Applicable.
√	20	**Storm Drainage and Stormwater Detention**	
		A. Obtain and reference ordinance manuals, guidelines, etc.	Obtained City of Goldsboro's Ordinance Entitled: "Stormwater Management for New Development".

Due Diligence Checklist

√		Item	Remarks
		B. Obtain and reference City Storm Drainage Maps, if available.	Not Applicable.
√		**C. Stormwater detention required.** Can we avoid detention because of proximity to regulated floodway or by piped system in drainage easement to regulated floodway?	Yes. Any increase in impervious will need contained and treated in approved BMP.
		D. Impact of off-site drainage.	No off-site drainage flow to site.
		E. Storm drainage discharge points.	Small streams and wetland to east of site.
		F. Existing storm drainage and detention on and adjacent to site.	Sediment basin behind tennis court area.
	21	**Watershed Requirements**	Neuse River Basin Requirements.
	22	**Transportation, Impact Studies, Etc.**	Not Applicable.
	23	**Obtain and Reference Pre-design Checklist and Proposal/Contract**	Checklist and Contract in file.
	24	**Master Plans for Future Development**	Attached.
	25	**Phasing of Design and Construction**	Not Applicable

Checklist Completed By:

Kenneth D. Fain

Date

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