Martin Community College

MASTER PLAN 2017-2022

Williamston, North Carolina

JKF Project No. 2017-12
November 21, 2017

JKF ARCHITECTURE
Architecture
Planning
Design

I. INTRODUCTORY LETTER

Dr. Kenneth Boham, Interim President
Martin Community College
1161 Kehukee Park Road
Williamston, NC 27892

RE: Martin Community College Master Plan 2017-2022
JKF Project No. 2017-12

Dear Dr. Boham:

Please accept our recommendations concerning the development of the Martin Community College (MCC) Campus for the next five years. We believe this plan enhances the vision developed by you, your staff, and JKF ARCHITECTURE, that will continue to create an effective academic and "campus-like" environment to serve the students of Martin and Bertie Counties.

Thank you for the opportunity to serve the College.

Sincerely,

John K. Farkas, AIA, LEED AP, BD+C
President and Principal Architect

Brian A. Farkas, MPA
Director of Client Relations and Development

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III. PURPOSE OF THE MASTER PLAN

Top public organizations employ master plans to establish long-range strategies to focus on needs that help accomplish their mission. In this case, the goal of the Martin Community College (MCC) 2017-2022 Master Plan is to develop a roadmap indicating where they eventually want to be and how they want to get there.

JKF ARCHITECTURE was contracted by MCC to develop the 2017-2022 Master Plan for its campus located at 1161 Kehukee Park Road in Williamston, North Carolina. The Plan also incorporates the College's satellite location, located in Bertie County. The Master Plan assesses the existing facilities, projects the building needs over the next five years, and identifies the top priorities for new and/or renovated facilities. The plan breaks the construction into manageable sizes, with priority recommendations based on owner input and maximizing currently available bond dollars.

This Master Plan is designed to be user-friendly document, allowing MCC stakeholders to spend resources over time and as they see fit. If followed through to completion, the plan leaves the College in a positive place, positioned to meet the needs of its service population into the future.

IV. EXECUTIVE SUMMARY

The proposed development of Martin Community College (MCC) over the next five years through the 2017-2022 Master Plan may be best characterized as a combination of new construction, renovations, and additions, to meet the existing and emerging programmatic needs of the Campus. The Plan also recommends a number of strategies designed to make more effective use of existing buildings through modernization and consolidation.

MCC was awarded **$6,566,722** in bond funding to support the College. The Master Plan's final development recommendations have been delivered in two parts. The first part attempts to maximize available bond funding, and the second offers projects not funded by the existing bond, but available for future consideration.

Prior to this Master Plan, the College earmarked the following projects immediately necessary for the College to be paid for by the NC Connect Bond:

1. Campus Security
2. Exterior Door Replacements
3. Building #1 Renovations

After extensive meetings with MCC leadership and stakeholders, as well as an assessment of existing facilities, the 2017-2022 Master Plan delivered by JKF ARCHITECTURE offered four definable, bond-funded priorities over the next five years. Significant detail of each priority is projected on the following pages, but is summarized in this Executive Summary as follows:

- Priority One - New Burn Tower;
- Priority Two - Campus Entry Signage;
- Priority Three - Repairs and Renovations to the Existing Equine Facility (Building #6); and
- Priority Four - New Public Safety Classroom Building.

The projected cost of this bond-funded development over the next 5 years is currently **$6,566,722**.

The remaining project recommendations, not funded by the bond, include improvements to Buildings #1, #2, #3, #4, #5, and #6. These projects use a mix of renovations, additions, and use changes that maximize efficiency, bolster the student experience, and sets MCC up for long-term success. The cost of these post-bond projects is estimated to be **$16,727,506**.

The total identified needs is **$23,294,228**.

This Plan is designed to be a living, user-friendly tool that is easy to execute and builds on the strengths of the College. Upon completion, MCC will be able to more effectively accomplish its goals and serve its community.

V. PROGRAM PROCESS

The goal of an effective master planning process is a deliverable that provides the physical spaces to support the future of Martin Community College (MCC), reinforces the College's ever-evolving mission, and earns the "buy in" of all involved. Master planning is a collaborative process that requires input from leaders, faculty, staff, and other stakeholders.

JKF ARCHITECTURE facilitated the following process to determine the needs and realistic objectives of the 2017-2022 Master Plan, as well as lay the early groundwork for a number of long-term goals:

1) JKF ARCHITECTURE reviewed a broad range of existing documentation about MCC facilities and sites, as well as documents and data that could influence the direction, character, and quality of both existing and future facilities. These included possible local governmental changes in zoning or codes, space utilization statistics for existing MCC space, demographic data, and enrollment trends, among others.
2) The Design Team reviewed plans and specifications from existing buildings and toured the campus multiple times to observe existing conditions and assess current use.
3) JKF ARCHITECTURE met with executive administrative staff, including President Boham, on multiple occasions to ascertain long-term goals and refine programmatic needs. This also included conversations centered on flexibility and where opportunities for operational efficiencies may exist. MCC leadership was particularly helpful in identifying current uses of space and existing program space allocation.
4) Facilitated by John Farkas and Brian Farkas, the Design Team conducted listening sessions with key MCC faculty and staff, discussing how spaces are currently used and what ideal conditions for each users respective program requires.
5) Following the completion of initial data gathering, JKF ARCHITECTURE'S Team compiled information received and developed early design solutions that responded to stated needs of the College. Options were presented to MCC leadership for initial reactions.
6) After receiving early approval of the project direction, JKF ARCHITECTURE'S Design Team began conceptualizing the Plan, emphasizing the creation of a user-friendly tool that supports MCC's present and future needs.
7) JKF ARCHITECTURE presented a draft of the Plan to MCC owners for final review.
8) Following final input from MCC administrators, as well as the Building and Grounds Committee, this document was created to be submitted to the College's entre Board of Trustees for its consideration and approval, with the intent that it will become the College Facilities 2017-2022 Master Plan.

VI. AGENCY APPROVALS

Please note, the projects anticipated to complete the Martin Community College (MCC) 2017-2022 Master Plan would require approval from a number of agencies including:

- The North Carolina Office of State Construction
- The NC Office of the State Fire Marshall - Department of Insurance (Per 2012 Administrative Code)
- NC Department of Environmental Quality – Water Quality Division
- NC Department of Environmental Quality – Soil Erosion Control
- Martin County Government
- Bertie County Government
- The Town of Williamston (Planning and Zoning, Building Inspections, and Fire Marshall)
- The Town of Windsor (Planning and Zoning, Building Inspections, and Fire Marshall)

The Owner should consult with their property insurer early in the process to determine any special requirements and availability of coverage within the project area.

VII. EXISTING CAMPUS ASSESSMENT

Martin Community College (MCC) is currently located on a little over 79 acres of land in Williamston, North Carolina. The North Carolina General Assembly initially authorized Martin Community College as "Martin Technical Institute" during the 1967 session. The General Assembly granted community college status on June 26, 1975, with funding for a two-year college transfer program appropriated five days later. The college's name was officially changed to Martin Community College on July 1, 1976.

The main campus has five structures that are of a traditional construction, and three buildings that are pre-engineered buildings. The existing buildings consist of approximately 170,000 gross square feet of space.

Since the college's establishment in 1968, various off-campus facilities have been opened to make MCC more accessible to service area residents and to combine with the Martin campus to better serve the educational needs of citizens. These facilities include:

- *Bertie Center* - Located on Granville Street in Windsor and last renovated in January 1998, this 12,000 square foot facility includes a 20-seat networked computer lab and a multipurpose room with a 175-person seating capacity. Services provided at this multi-use center include adult basic skills, adult high school education, and occupational and technical programming.

MCC offers numerous educational programs including various associate degree certificate and diploma programs, as well as several vocational and technical studies.

The Campus has student facilities including the Learning Resource Center, library, student bookstore, print shop, and student lounge.

Williamston Campus

Bertie County Center

VII. EXISTING CAMPUS ASSESSMENT

MAIN CAMPUS (WILLIAMSTON)

Campus-wide Issues

Effective assessments and recommendations provided in the Martin Community College (MCC) 2017-2022 Master Plan by JKF ARCHITECTURE include both a "big picture," campus-wide review, as well as building-specific evaluations. As a result, there are as number of existing, campus-wide issues affecting the College.

- **Campus Navigation and Signage**

The existing campus has minimal wayfinding and two antiquated entrance signs. Plans are underway to provide new entry signs at three roadway locations, two of which will have LED message board displays. The campus would benefit from a properly planned and designed way-finding system. This system should also try to identify each building with appropriate signage or identifying marquee.

The campus is well organized, but lacks a proper way-finding system. Campus and building lighting could be updated and modernized. There is good separation between the Main Campus pedestrian areas and vehicular traffic. This could be further enhanced by eliminating some of the smaller, more intrusive parking lots.

- **Americans with Disabilities (ADA) Compliance**

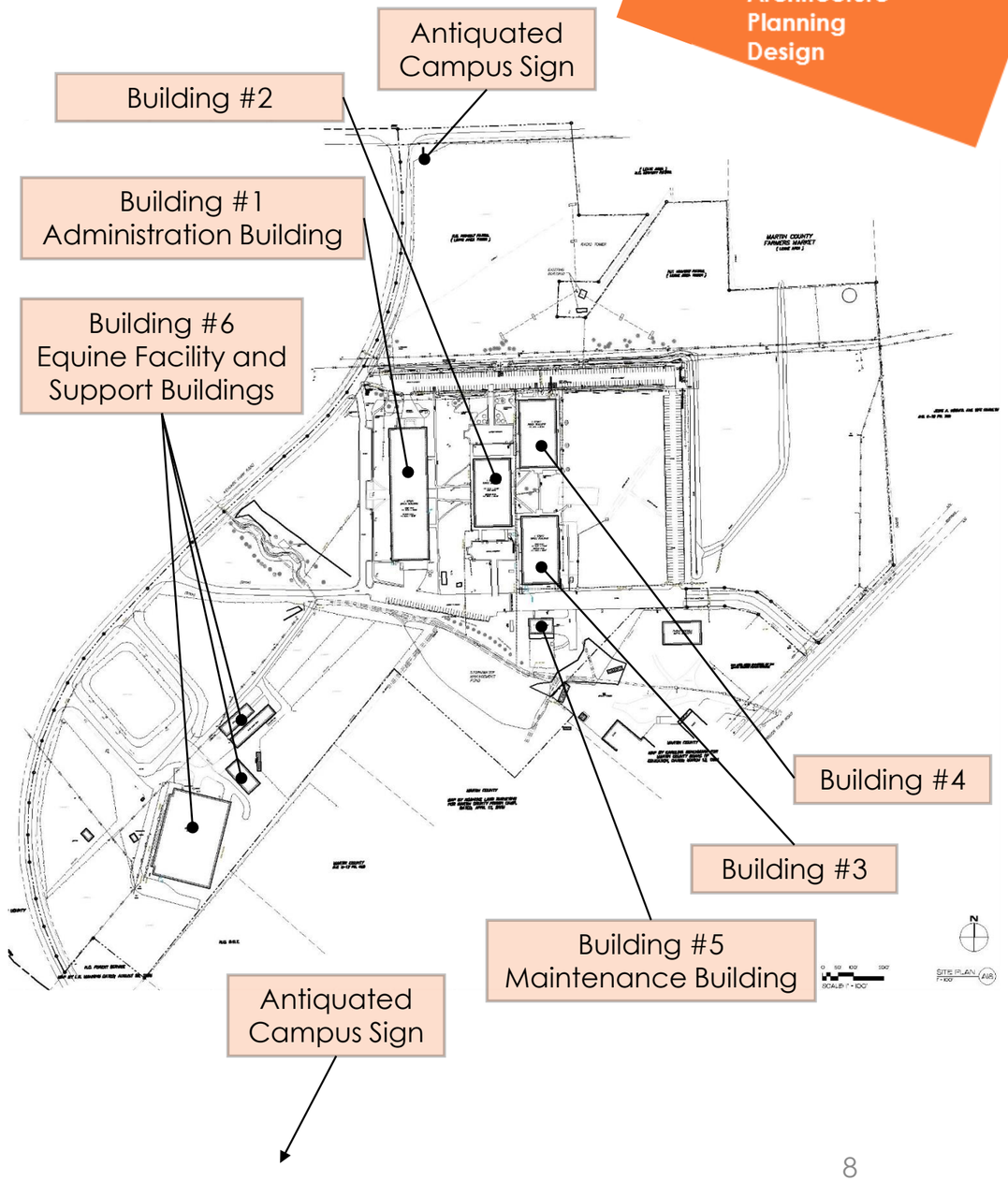
The campus itself is generally accessible between buildings. Some thought should be given to pedestrian crossings through vehicular areas and drives. The buildings provided the most obstacles to Persons With Disabilities. This includes, but is not limited to, inaccessible entrances, use of knobs in lieu of levers, inaccessible restrooms, lack of proper door clearance, etc. Most of these issues can be remediated during the recommended renovations or through more ADA targeted alteration projects.

- **Landscaping**

The MCC Main Campus benefits from both naturally wooded areas, as well as the pleasant views surrounding horse pastures provide. The main quad of the campus has a blend of planned landscaped areas and natural trees. The 2017-2022 Master Plan proposed expands this quad area to help interconnect proposed and existing facilities.

- **Parking and Traffic**

Vehicular traffic flows are adequate and parking is not a reported problem. Upgrade to some of the main roads would be beneficial, as well as pedestrian crossings, warning lights, and traffic calming measures.



VII. EXISTING CAMPUS ASSESSMENT

MAIN CAMPUS (WILLIAMSTON)

Building #1- Administration Building

Generally:

This 53,146 SF building was constructed in 1971 and has an assignable area of 36,852 SF. It houses a variety of activities, including administration offices, classrooms, cosmetology, science labs, as well as the electrical repair shop and Basic Law Enforcement Training (BLET).

Detailed Assessment:

- Exterior Walls: Exterior walls are constructed of CMU, a minimal air gap, and face brick with stone banding. R-value of insulation is unknown. Brick, CMU, and stone are in good condition.
- Roof: The building originally had a black membrane roof, which was replaced three-five years ago by a white membrane roof.
- Windows: Original windows are aluminum, non-insulated and operable.
- Storefronts and Entrances: Aluminum non-thermally broken storefront air locks at Lobby entrances. Aluminum non-thermally broken storefront also located at end of Corridor.
- Door Hardware: Automatic door openers are at exterior doors. Interior door hardware is not accessible for Persons with Disabilities (knobs, not levers).
- Interior Doors and Frames: Solid wood core doors and hollow metal frames are consistent throughout the building. Some doors to Corridors have return air louvers, which are no longer permitted by Code.
- Interior Walls: Interior walls are constructed of CMU. Exterior Corridor walls are load bearing and run up to the deck. Interior Corridor walls run intermittently to the deck. Both Corridor walls should be sealed to the deck. Miscellaneous walls are stud and gypsum board.
- Ceilings: New 2x2 APC ceiling is in the Lobby, Corridors, and some rooms. Many rooms have original 2x4 APC ceiling.
- Floors: Terrazzo is located throughout the Lobby and Corridors. New ceramic tile is in the Shops. Old VCT and carpet are in the remaining rooms.
- Restrooms: Some restrooms are accessible to Persons with Disabilities, but not all.
- Fire Protection: Building has a fire alarm system. The required fire ratings at Corridor walls are questionable; not all walls are sealed to deck, penetrations are not sealed, and some doors have illegal louvers. The opening from the Corridor to the Café/Lounge is not protected. Fire glass is at select locations along Lobby and Corridors.
- Plumbing: Most, if not all, fixtures are antiquated. Showers are located between the shops on the North end of the building. Water coolers may not be accessible to Persons with Disabilities.
- HVAC: Air is being illegally pulled from rooms through door louvers to return diffusers in corridors. Diffusers are antiquated. Data Room has a mini ductless split.
- Electrical - Lighting and Power: Exterior soffit lights are antiquated. LED 2x4 lights have replaced original fixtures in some rooms. Old 1x4 and 2x4 fixtures remain in other rooms. Abandoned equipment above new ceilings.

VII. EXISTING CAMPUS ASSESSMENT

MAIN CAMPUS (WILLIAMSTON)

Building #1- Administration Building

LEGEND

- COMPUTER LAB
- MECH. / SUPPORT INFRASTRUCTURE
- GEN. PURPOSE CLASSROOMS
- SPECIAL PURPOSE CLASSROOMS / SPACES
- FACULTY OFFICES & SUPPORT
- ADMINISTRATION
- ACTIVITIES
- RESTROOMS
- ADMINISTRATIVE STUDENT SUPPORT SERVICES

N

VII. EXISTING CAMPUS ASSESSMENT

MAIN CAMPUS (WILLIAMSTON)

Building #2

Generally:

This 27,010 SF building was constructed in 1974 and has an assignable area of 20,668 SF. It houses the MCC Learning Resources Center and collection of book. It also contains a large auditorium, seating approximately 200 people. In addition, Building 2 houses faculty offices and classrooms.

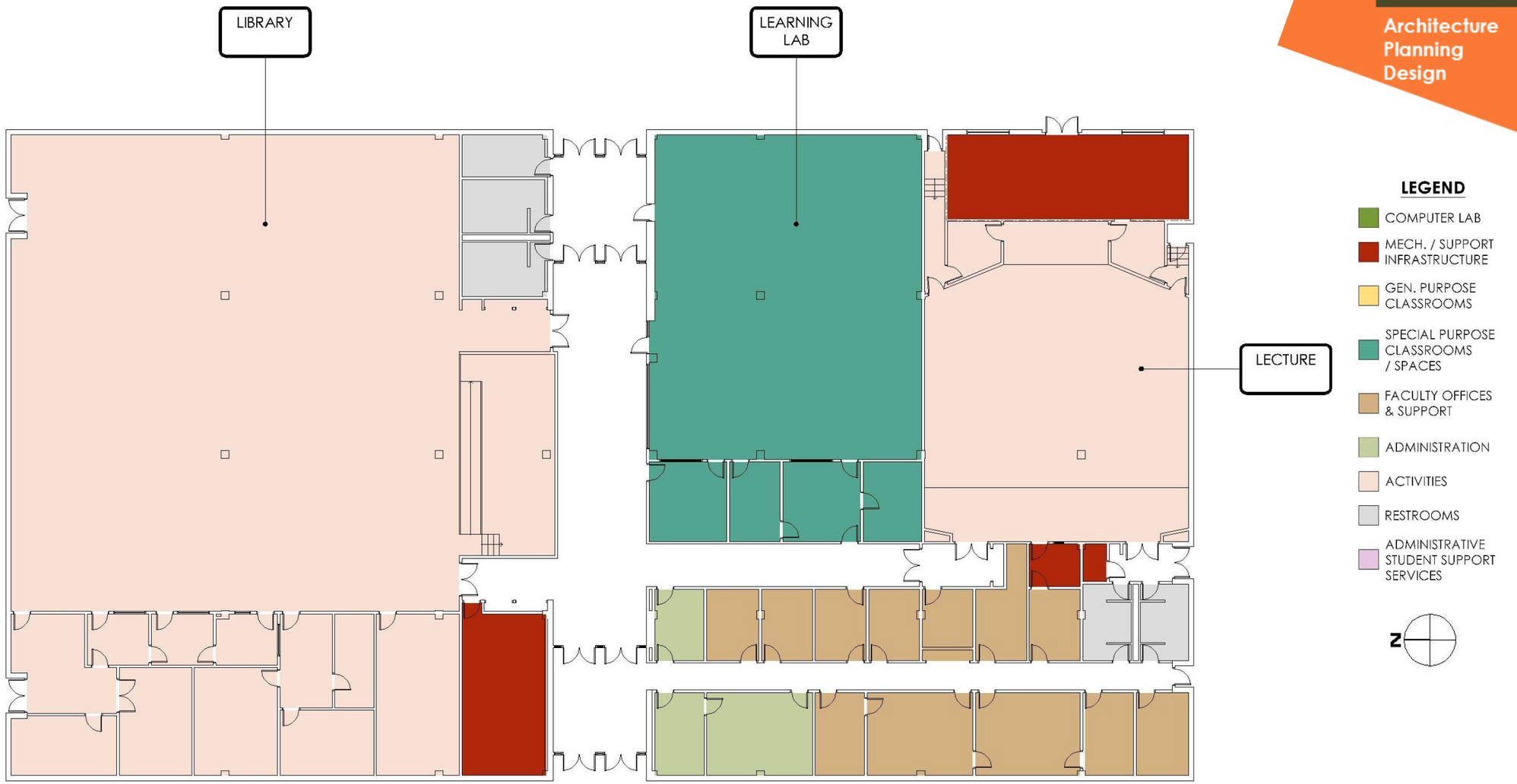
Detailed Assessment:

- Exterior Walls: Exterior walls are constructed of CMU, a minimal air gap, and stone panels. R-value of insulation is unknown. CMU and stone are in good condition. Building is steel-framed construction.
- Roof: Building has a retrofit metal roof.
- Windows: None.
- Storefronts and Entrances: Aluminum non-thermally broken storefront air locks are at Lobby entrances. Aluminum/FRP doors are located at ends of Corridor.
- Door Hardware: Automatic door openers are at exterior doors. Interior door hardware is not accessible for Persons with Disabilities (knobs, not levers).
- Interior Doors and Frames: Solid wood core doors and hollow metal frames are consistent throughout the building. Some doors to corridors have return air louvers that do not comply with current Code.
- Interior walls: Most interior walls are constructed of CMU. There are miscellaneous stud and gypsum board walls.
- Ceilings: Most rooms, if not all, have original 2x4 APC ceiling.
- Floors: Broadloom carpet is located throughout most of the building and is fairly new.
- Restrooms: Restrooms are not accessible to Persons with Disabilities.
- Fire Protection: Building has a fire alarm system. Corridor and Lobby walls should be rated assemblies, but penetrations are not rated and walls may not be sealed to deck. Fire glass is at select locations along Lobby and Corridors.
- Plumbing: Plumbing fixtures are antiquated. Water coolers may not be accessible to Persons with Disabilities.
- HVAC: Diffusers are antiquated.
- Electrical – Lighting and Power: Lights are antiquated 2x4 and 6"x4 surface mounted fixtures.

VII. EXISTING CAMPUS ASSESSMENT

MAIN CAMPUS (WILLIAMSTON)

Building #2



VII. EXISTING CAMPUS ASSESSMENT

MAIN CAMPUS (WILLIAMSTON)

Building #3

Generally:

This 27,093 SF building was constructed in 1976 and has an assignable area of 19,558 SF. The building houses areas for several Allied Health programs and shop areas.

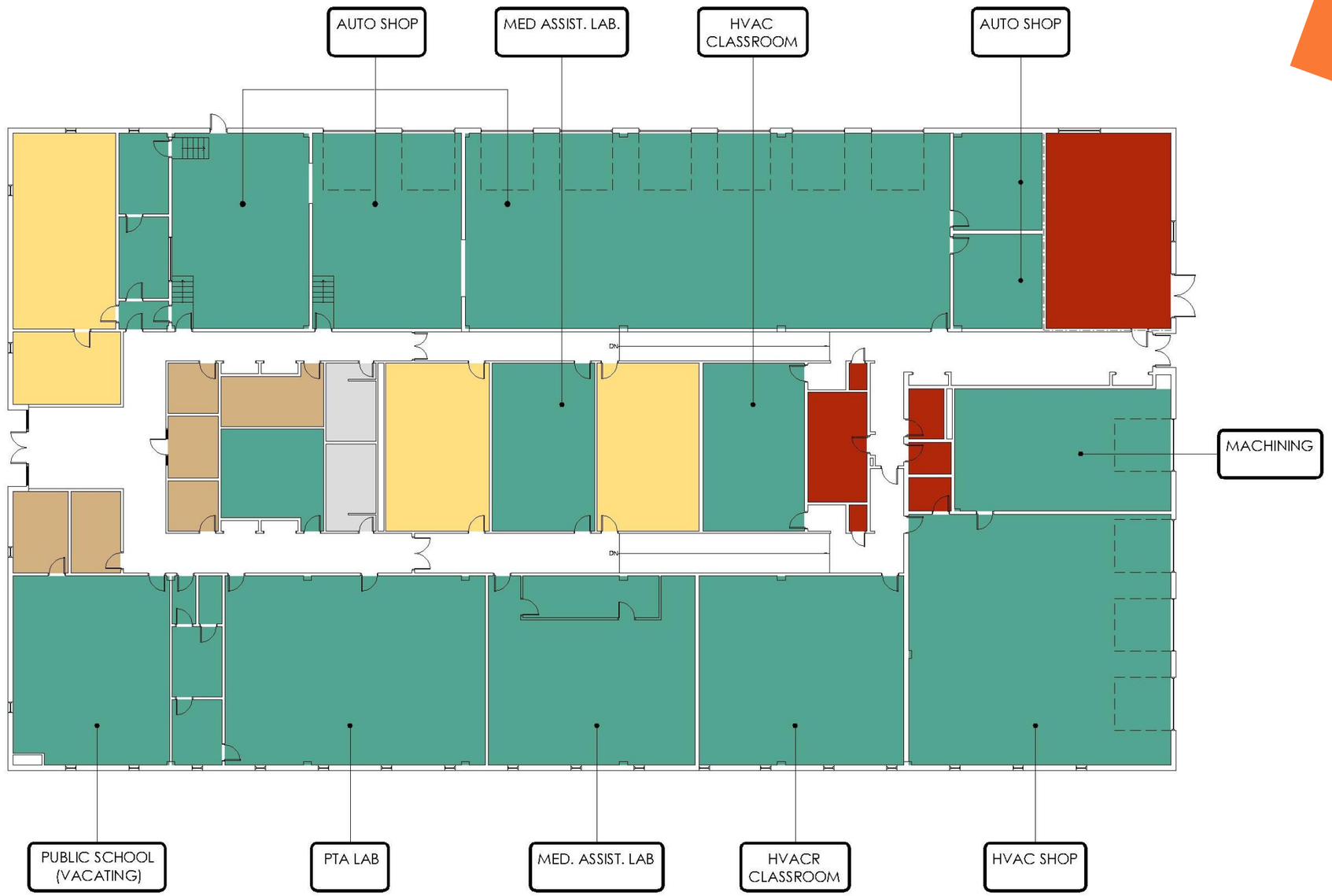
Detailed Assessment:

- Exterior Walls: Exterior walls are constructed of CMU, a minimal air gap, and face brick with stone banding. R-value of insulation is unknown. Brick, CMU, and stone are in good condition. Building is steel-framed construction.
- Roof: Building has a retrofit metal roof.
- Windows: Original windows are aluminum, non-insulated and operable.
- Storefronts and Entrances: Aluminum non-thermally broken storefront is at Lobby entrance. Aluminum non-thermally broken storefront also located at end of Corridor. Exterior garage doors are located in the Shops.
- Door Hardware: Automatic door openers are at exterior doors. Original interior door hardware is not accessible for Persons with Disabilities (knobs, not levers). Some knobs are retrofitted with new Corbin Russwin levers.
- Interior Doors and Frames: Solid wood core doors and hollow metal frames are consistent throughout the building.
- Interior walls: Interior walls are constructed of CMU.
- Ceilings: Most rooms, if not all, have original 2x4 APC ceiling.
- Floors: Terrazzo is located throughout the Lobby and Corridors. New tile is located in the shops. Old VCT and carpet are in the remaining rooms.
- Restrooms: Restrooms are not accessible to Persons with Disabilities.
- Fire Protection: Building has a fire alarm system. Corridor and Lobby walls should be rated assemblies, but penetrations are not rated and walls may not be sealed to deck. Fire glass is at select locations along Lobby and Corridors. Fire doors in Corridors do not latch.
- Plumbing: Plumbing fixtures are antiquated. Water coolers may not be accessible to Persons with Disabilities.
- HVAC: Diffusers are antiquated.
- Electrical – Lighting and Power: New retrofitted LED 2x4 fixtures are located throughout Corridors. Antiquated surface mounted 2x4 fixtures are located elsewhere throughout the building.

VII. EXISTING CAMPUS ASSESSMENT

MAIN CAMPUS (WILLIAMSTON)

Building #3



JKF ARCHITECTURE

Architecture
Planning
Design

LEGEND

- COMPUTER LAB
- MECH. / SUPPORT INFRASTRUCTURE
- GEN. PURPOSE CLASSROOMS
- SPECIAL PURPOSE CLASSROOMS / SPACES
- FACULTY OFFICES & SUPPORT
- ADMINISTRATION
- ACTIVITIES
- RESTROOMS
- ADMINISTRATIVE STUDENT SUPPORT SERVICES

N

VII. EXISTING CAMPUS ASSESSMENT

MAIN CAMPUS (WILLIAMSTON)

Building #4

Generally:

This 26,954 SF building was constructed in 1976 and has an assignable area of 20,373 SF. It houses space for the Small Business Center, computer labs, EMT, Dental Labs, and Science Labs.

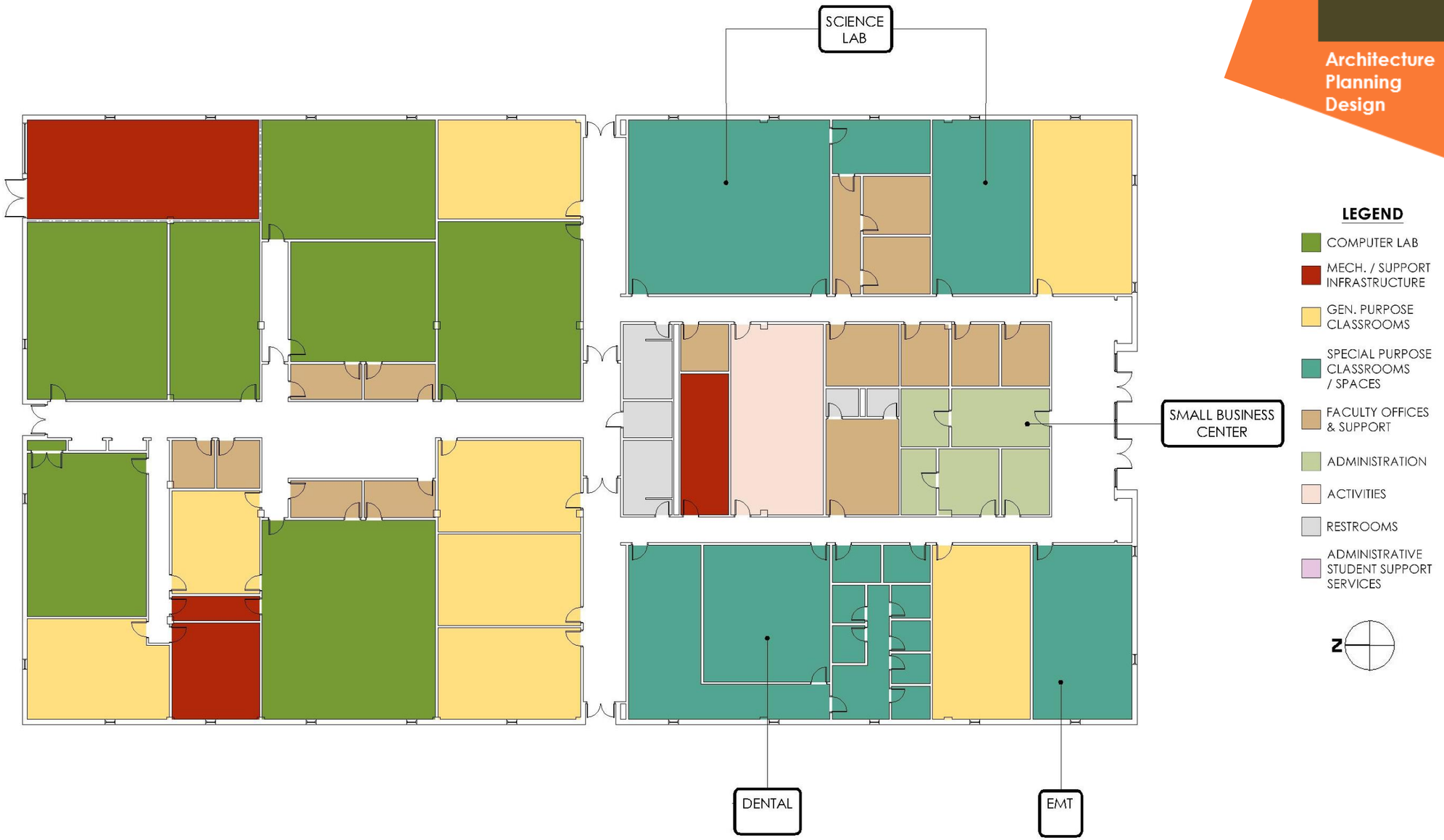
Detailed Assessment:

- Exterior Walls: Exterior walls are constructed of CMU, a minimal air gap, and face brick with stone banding. R-value of insulation is unknown. Brick, CMU, and stone are in good condition. Building is steel-framed construction.
- Roof: Building has a retrofit metal roof.
- Windows: Original windows are aluminum, non-insulated and operable.
- Storefronts and Entrances: Aluminum non-thermally broken storefront is at Lobby entrance. Aluminum non-thermally broken storefront also located at end of Corridor.
- Door Hardware: Automatic door openers are at exterior doors. Original interior door hardware is not accessible for Persons with Disabilities (knobs, not levers). Some knobs are retrofitted with new Corbin-Russwin levers.
- Interior Doors and Frames: Solid wood core doors and hollow metal frames are consistent throughout the building.
- Interior walls: Interior walls are constructed of CMU.
- Ceilings: Lobby and some other rooms have new 2x2 APC ceiling. Remaining rooms have original 2x4 APC ceiling.
- Floors: Terrazzo is located throughout the Lobby and Corridors. VCT and carpet are in the remaining rooms.
- Restrooms: Restrooms are not accessible to Persons with Disabilities.
- Fire Protection: Building has a fire alarm system. Corridor and Lobby walls should be rated assemblies, but penetrations are not rated and walls may not be sealed to deck. Fire glass is at select locations along Lobby and Corridors. Fire doors in Corridors do not latch.
- Plumbing: Plumbing fixtures are antiquated. Water coolers may not be accessible to Persons with Disabilities.
- HVAC: Diffusers are antiquated. Building may have significant water infiltration problem; rust is on diffusers throughout.
- Electrical – Lighting and Power: New retrofitted LED 2x4 fixtures are located in some rooms. Antiquated surface mounted 2x4 fixtures are located elsewhere throughout the building.

VII. EXISTING CAMPUS ASSESSMENT

MAIN CAMPUS (WILLIAMSTON)

Building #4



VII. EXISTING CAMPUS ASSESSMENT

MAIN CAMPUS (WILLIAMSTON)

Building #5 – Maintenance Building

Generally:

The 3,840 SF Maintenance Building was constructed in 1983. It provides storage and shop areas for the College's maintenance program and general storage space for the entire campus. Parking for maintenance employees is provided directly in front of the building.

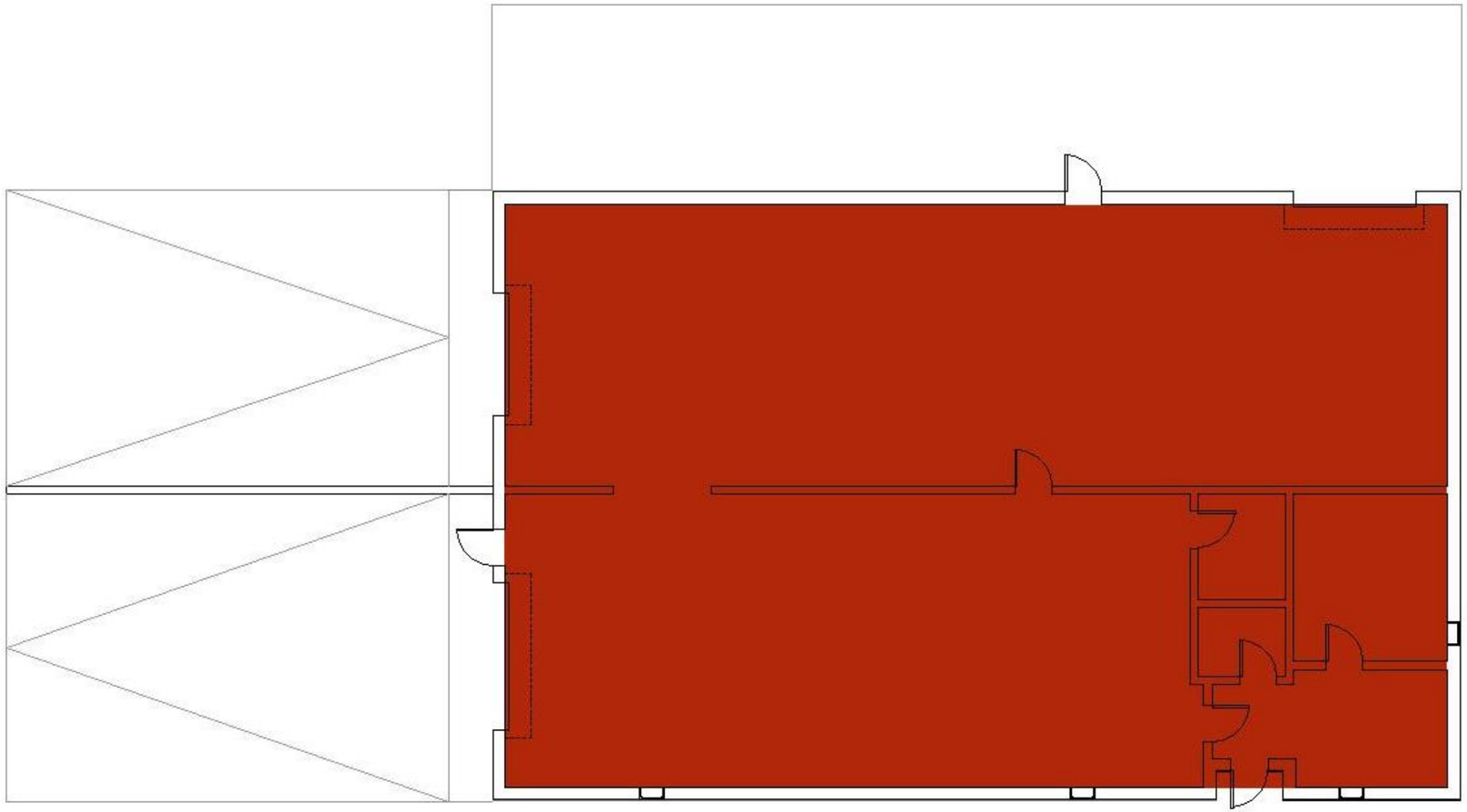
Detailed Assessment:

- Exterior Walls: Exterior walls are constructed of CMU, a minimal air gap, and face brick with stone banding. R-value of insulation is unknown. Brick, CMU, and stone are in good condition. Building is steel-framed construction. A wood framed covered area is located to the South side of the building.
- Roof: Building has a retrofit metal roof.
- Windows: Original windows are aluminum, non-insulated and operable.
- Storefronts and Entrances: Entry door is Aluminum/FRP. Exterior garage doors are located in the Shops.
- Door Hardware: Original interior door hardware is not accessible for Persons with Disabilities (knobs, not levers).
- Interior Doors and Frames: Hollow metal doors and frames are consistent throughout the building.
- Interior walls: Interior walls are constructed of CMU.
- Ceilings: The Entry and Office area has original APC Ceiling. The Shops have open ceilings.
- Floors: The Entry and Office area has original VCT. The Shops have exposed concrete floors.
- Restrooms: Building has two single-user restrooms that are accessible to Persons with Disabilities.
- Fire Protection: The CMU walls between the Shops and Office area are not sealed to the deck and penetrations are not rated.
- Plumbing: Plumbing fixtures are antiquated. Water cooler may not be accessible to Persons with Disabilities.
- HVAC: Two individual units are located in the Office area. Shops are unconditioned.
- Electrical - Lighting and Power: Retrofit 2x4 LED are in the Office area, and original linear fixtures are located throughout the Shops.

VII. EXISTING CAMPUS ASSESSMENT

MAIN CAMPUS (WILLIAMSTON)

Building #5



LEGEND

- COMPUTER LAB
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N

VII. EXISTING CAMPUS ASSESSMENT

MAIN CAMPUS (WILLIAMSTON)

Building #6 – Equine Facility

Generally:

The Equine Building includes finished areas for the 30,100 SF equestrian arena, with 1,000-seat capacity bleacher seating and associated spaces for ticket sales, display, lobby, toilets, and concessions. The building also contains areas located below the bleachers. A portion of this space is totally unfinished, without illumination or ventilation, and is used for expansion of the horse stalls and the carpentry shop area. Associated with the Equine Building is a 5,000 SF riding arena, completed in 1990. Two stables, 5,200 SF and 3,600 SF respectively, contain additional stalls, tack rooms, and an equine breeding laboratory. The two stables are long, rectangular buildings and are connected in the middle.

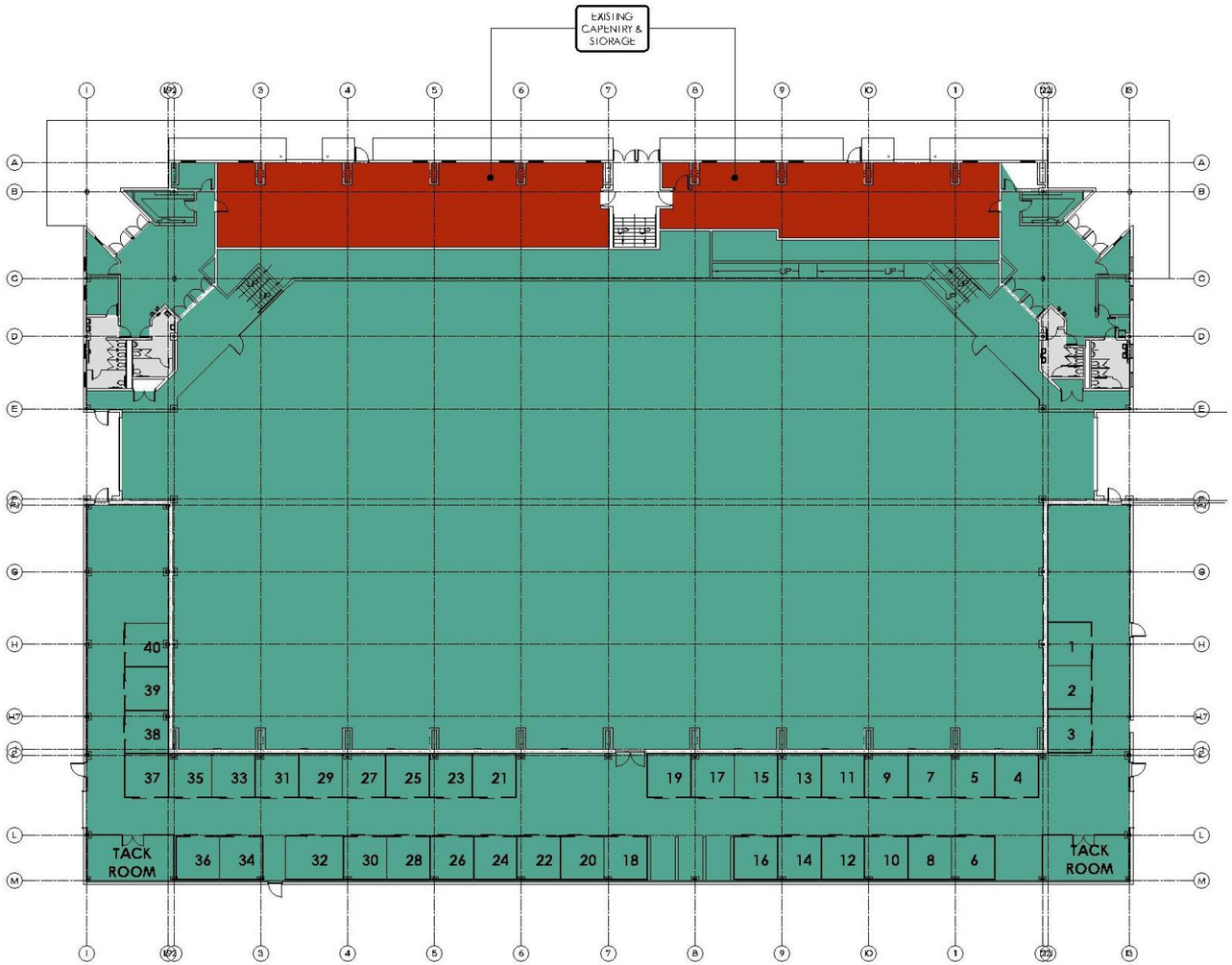
Detailed Assessment:

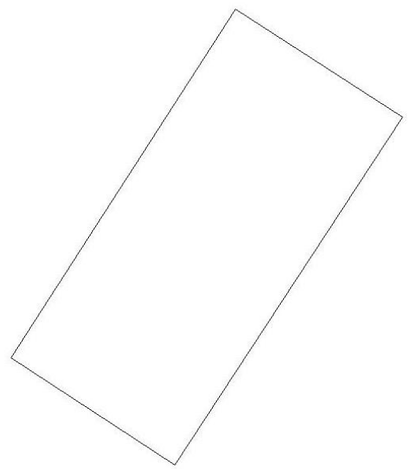
- Exterior Walls: Building is steel-framed pre-engineered construction. South facing exterior walls are constructed of CMU. North, East and West facing walls are constructed of metal panels.
- Windows: Original translucent panels throughout are antiquated.
- Storefronts and Entrances: Aluminum entrances are located at the Lobbies. Multiple garage doors are located on the North and South facades.
- Door Hardware: Most, if not all, hardware is accessible for Persons with Disabilities.
- Interior Doors and Frames: Hollow metal doors and frames are consistent throughout the building.
- Interior walls: Interior walls are constructed of CMU.
- Ceilings: APC ceiling is located in the Lobbies and adjacent restrooms and concessions rooms and appears to be in good condition. Open ceiling throughout Arena, Stall areas, and Storage areas have roof blanket insulation that is in poor condition and needs replacement or repair.
- Floors: Ceramic tile is located in Lobby areas. Exposed concrete is in the Storage areas and Bleachers. Compacted earth is in the Stall areas, and Loose earth is in the Arena.
- Restrooms: The Restrooms on the South end of the building are accessible to Persons with Disabilities. The Restrooms on the North end of the building are not accessible to Persons with Disabilities.
- Fire Protection:
- Plumbing: Plumbing fixtures are antiquated. Water cooler may not be accessible to Persons with Disabilities.
- HVAC: Natural ventilation is used throughout the Arena and Stall areas and need upgrade. Lobby and Restroom areas are conditioned.
- Electrical – Lighting and Power: Original fixtures throughout Arena, Stall, and Storage areas are antiquated. A mix of new LED fixtures and older fixtures are in the Lobby and Restroom areas.
- This Building was constructed under the 1978 Building Code and utilized Fire-protection of the supporting columns and Fire-wall construction to build a facility this large. No additions, change of use, or expansions of any kind can be done to the building without requiring the entire facility to meet current Codes including adding a Fire Protection (Sprinkler) System. A fire pump may also be required.

VII. EXISTING CAMPUS ASSESSMENT

MAIN CAMPUS (WILLIAMSTON)

Building #6 – Equine Facility





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VII. EXISTING CAMPUS ASSESSMENT

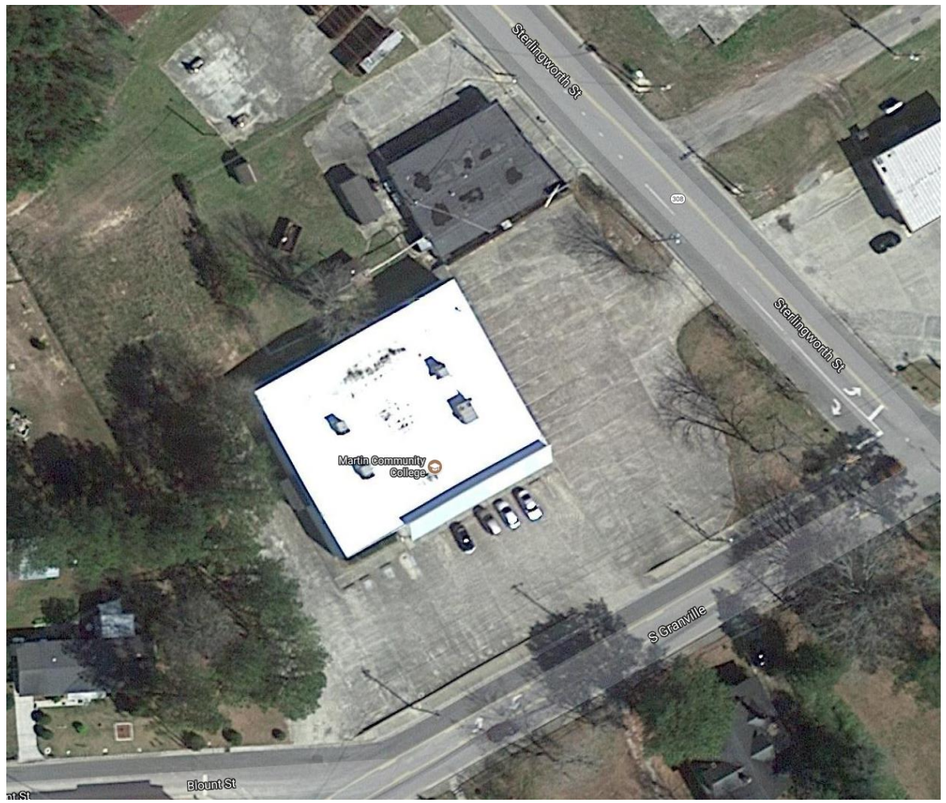
SATELLITE CAMPUS (WINDSOR)

Bertie County Center

Generally:

The 12,300 SF Bertie Campus is located in a converted grocery store building in Windsor, North Carolina. The building is constructed of load-bearing masonry exterior walls and steel framed roof system with a membrane roof. The facility provides space for a number of continuing, remedial, and curriculum education programs.

A detailed assessment of this building was not performed. No apparent issues were reported to staff. The use of the building remains very fluid and responsive to community needs. A dedicated space for Information Technology (IT) was requested. Otherwise, no additional infrastructure in needed at this time.



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VIII. PROPOSED MASTER PLAN

The proposed Martin Community College (MCC) 2017-2022 Master Plan represents the culmination of productive discussions between JKF ARCHITECTURE, key administrative staff, and additional College stakeholders.

Possible projects immediately related to the available NC Connect Bond Funds may include:

- A new Burn Tower for the Public Safety program
- New campus entry signage including LED displays at critical entrance locations.
- Renovation to the Equine Facility (Building #6) including upgrades to the exterior envelope, new stables, upgrade to HVAC and electrical systems, ADA upgrades, and miscellaneous interior upgrades.
- A new Public Safety Classroom Building

More long-term, post-bond projects may include:

- Equine Classroom Building
- Equine Colt Arena Expansion
- Building #1 Renovation
- Building #2 Renovation
- Building #3 Renovation
- Building #4 Renovation
- Building #5 Addition

VIII. PROPOSED MASTER PLAN

JKF ARCHITECTURE
Architecture
Planning
Design

VIII. FUTURE PROJECTS AND COST SUMMARIES

OVERALL BUDGET

JKF ARCHITECTURE has provided a summary of all proposed projects, both funded by the NC Connect Bond and not funded, for reference. The projected cost of NC Connect Bond-funded development over the next 5 years is currently **$6,566,722**. Please keep in mind that an owner reserve is being maintained and/recommended for unanticipated costs.

The remaining project recommendations, not funded by the bond, include improvements to Buildings #1, #2, #3, #4, #5, and #6. These projects use a mix of renovations, additions, and use changes that maximize efficiency, bolster the student experience, and sets MCC up for long-term success. The cost of these post-bond projects is estimated to be **$16,727,506**.

The total identified needs is **$23,294,228**.

	SUMMARY- BOND PROJECT RECOMMENDATION	**COST**
A	CAMPUS SECURITY	$426,858
B	EXTERIOR DOOR REPLACEMENT	$395,000
C	BUILDING #1 RENOVATIONS	$325,000
D	NEW CAMPUS SIGNAGE	$457,537
1	BURN TOWER	$839,369
2	EQUINE BUILDING RENOVATION	$2,008,946
3	NEW PUBLIC SAFETY BUILDING	$1,907,611
	OWNER BOND RESERVE	$206,401
	TOTAL NEEDS	**$6,566,722**

	SUMMARY POST BOND PROJECTS	**COST**
4	EQUINE CLASSROOM BUILDING	$563,914
5	EQUINE COLT ARENA EXPANSION	$383,985
6	BUILDING #1 RENOVATION	$6,569,305
7	BUILDING #2 RENOVATION	$3,044,578
8	BUILDING #3 RENOVATION	$2,509,966
9	BUILDING #4 RENOVATION	$2,768,041
10	BUILDING #5	$887,716

SUMMARY POST BOND PROJECTS	**$16,727,506**
TOTAL NEEDS	**$23,294,228**

VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

Bond Project – Priority One: New Burn Tower

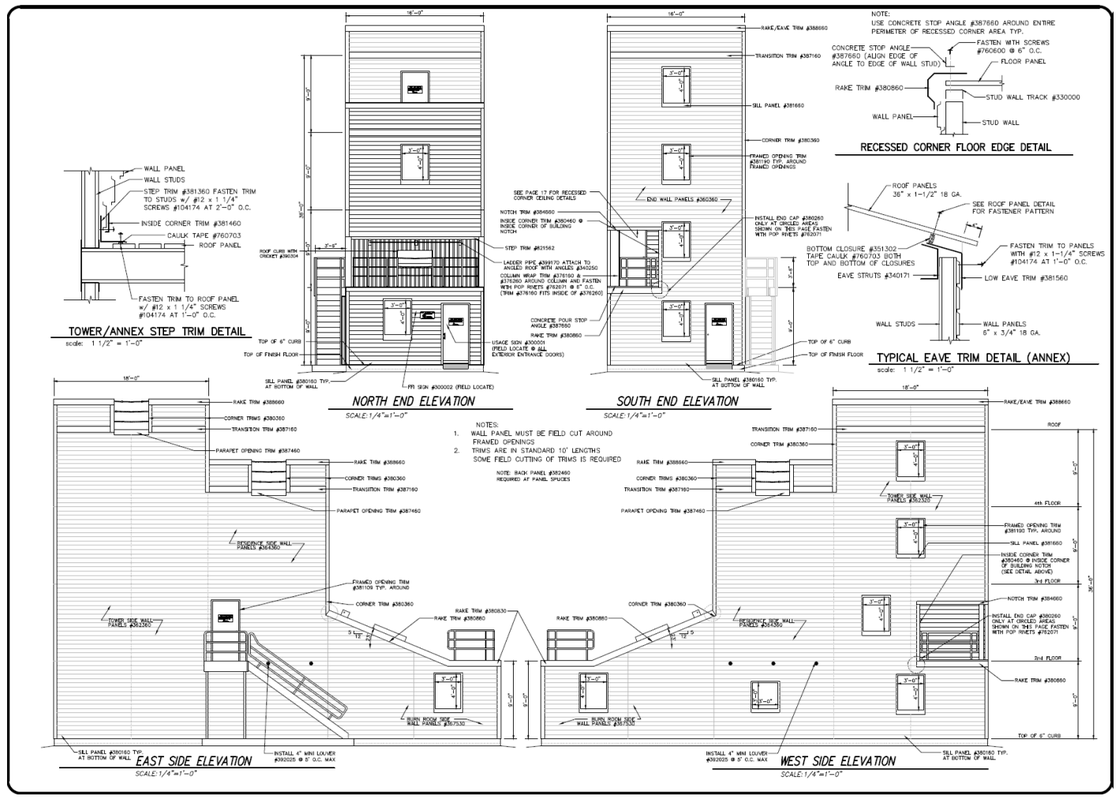
Recommendation:

Construct a new approximately 16'x 50' multi-story, modular building designed specifically for the training of fire fighters and other emergency services personnel. The project should include drive-around areas for emergency vehicles and some remote parking.

The recommended location for the structure is near the east entrance to the MCC Campus, as the facility will generate smoke at times. The project will require a hydrant to service the site and a waterline to service the project.

Budget:

The Total Project Cost estimated for the successful completion of this project is **$839,369**.



Description	Qty.	Unit	Unit Cost	Cost	
GC Supervision	8	WKS	$1,200.00	$	9,600
Fire/Burn Tower- Material & Delivery	1	LS	$171,200.00	$	171,200
Fire/Burn Tower- Installation	1	LS	$130,000.00	$	130,000
Fire/Burn Tower- Foundation	1	LS	$50,000.00	$	50,000
Clear, Fine Grade Site	1.4	AC	$10,000.00	$	14,000
Concrete Paving	6,000	SF	$6.00	$	36,000
8" ABC Stone Area	5,000	SF	$2.75	$	13,750
6" Fireline	800	LF	$65.00	$	52,000
Hydrants	2	EA	$2,500.00	$	5,000
Paved Drive	13,800	SF	$3.20	$	44,160
GC Subtotal				**$**	**525,710**
Builder's Risk	1.50%			$	7,886
Performance & Payment Bonds	1.40%			$	7,360
GC Office Overhead	10.00%			$	52,571
GC Profit	10.00%			$	58,617
SUBTOTAL				$	652,143
DESIGN CONTINGENCY	10.00%			$	65,214
ESCALATION	8	Mos. @	0.33%	$	19,130
Estimated Construction Cost				**$**	**736,487**
Contingency	3.00%			$	22,095
Estimated Construction Cost & Contingency				**$**	**758,582**
Geotechnical				$	3,722
Construction Testing				$	5,000
A/E FEES:					
TOTAL A/E FEES (EFFECTIVE)	**9.50%**			**$**	**72,065**
Estimated Total Project Budget				**$**	**839,369**
Allowable Budget per the Contract				$	-
Cost per SF					$38.15

Breakdown of A/E Fees:			
Basic Design Services (SD, DD, CD, B, CA, Fir	9.50%	$	72,065
Printing for Review Sets, Bidding, & Construction (30 for Bid)		$	-
Basic Service Total		**$**	**72,065**
Additional Services:			
Programming		$	-
Prepare CADD Plans			
Field Verification of Existing Conditions due to lack of documentation			
LEED Certification (Not Included)		$	-
LCCA at SD phases PME Systems (SB 668)		$	-
LCCA at SD phase Architectural/Structural (SB 668)		$	-
Daylighting (SB 668)		$	-
Energy Modeling at SD, DD, & CD Phases (SB 668)		$	-
FF&E Layout, Selection, Procurement		$	-
Warranty Inspection and 1-year Energy model verification (SB 668).		$	-
Renderings, Modeling		$	-
Special Inspections		$	-
CAMA Permits (Not required)		$	-
Landscape Design		$	-
TOTAL FEE REQUEST		**$**	**72,065**

VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

Bond Project – Priority Two: New Campus Entry Signage

Recommendation:

JKF ARCHITECTURE recommends the installation of new signs at three roadway locations to improve campus wayfinding and replace antiquated signs. Two of the three signs, at the north and southwest locations, should include LED message ability. At the direction of MCC leadership, plans are underway to move this project forward. The campus will benefit from a properly planned and designed way-finding system, as well as more effective communications ability (Code Red Alert, class offerings, special events, etc.) .

Budget:

The Total Project Cost estimated for the successful completion of this project is **$457,537**.

VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

Bond Project – Priority Three: Building #6 (Equine Facility) Renovation

Generally:

Working with MCC Administration, JKF ARCHITECTURE identified the Equine Center as a significant source of opportunity for meaningful educational training and local economic impact. With the heavily used Senator Bob Martin Center located nearby, a modernized Equine Facility at MCC may have the potential to serve as both a supplementary and self-sustaining facility location, serving smaller equine events, handling overflow needs for stalls, and offering an unique educational service that surrounding institutions do not.

Given the size of the building and the available budget, JKF ARCHITECTURE recommends a comprehensive initial renovation of the building to make it user friendly, expand its capabilities, and correct deficiencies that have accumulated over the years. This recommendation represents a first phase of much needed repairs and renovation to upgrade the facility. An initial repair and renovation project will not trigger a Code compliance that would typically include installation of a new Fire Protection System (Sprinkler) and possibly a Fire Pump.

Key Points:

- The building must be brought up to comply with the Americans With Disabilities Act (ADA). Currently, the only ADA compliant restroom cannot be accessed from the bleachers. This means the north side restrooms must be altered to be accessible.
- New exterior walkways should be installed for Code-required egress to the public way.
- Replace damaged exterior walls and roof panels.
- Replace all windows to increase energy efficiency and daylight usage in the building.
- Replace or repair all gutters and downspouts.
- Replace antiquated exterior rollup doors.
- Renovate the stable areas to include more efficient use of space overall, increased stable capacity, and improved work space. Eliminate the interior storage of haybales.
- Existing space under the arena bleachers should be reclaimed and renovated to serve as a modern location for revenue generating vendor and/or concession areas.

Budget:

The Total Project Cost (detailed on Page 33) estimated for the successful completion of this project is **$2,008,946**. Please note this estimate does not include a new fire protection system as would be required by current Building Code. Must use 2015 Existing Building Code to grandfather in not having a fire protection system.

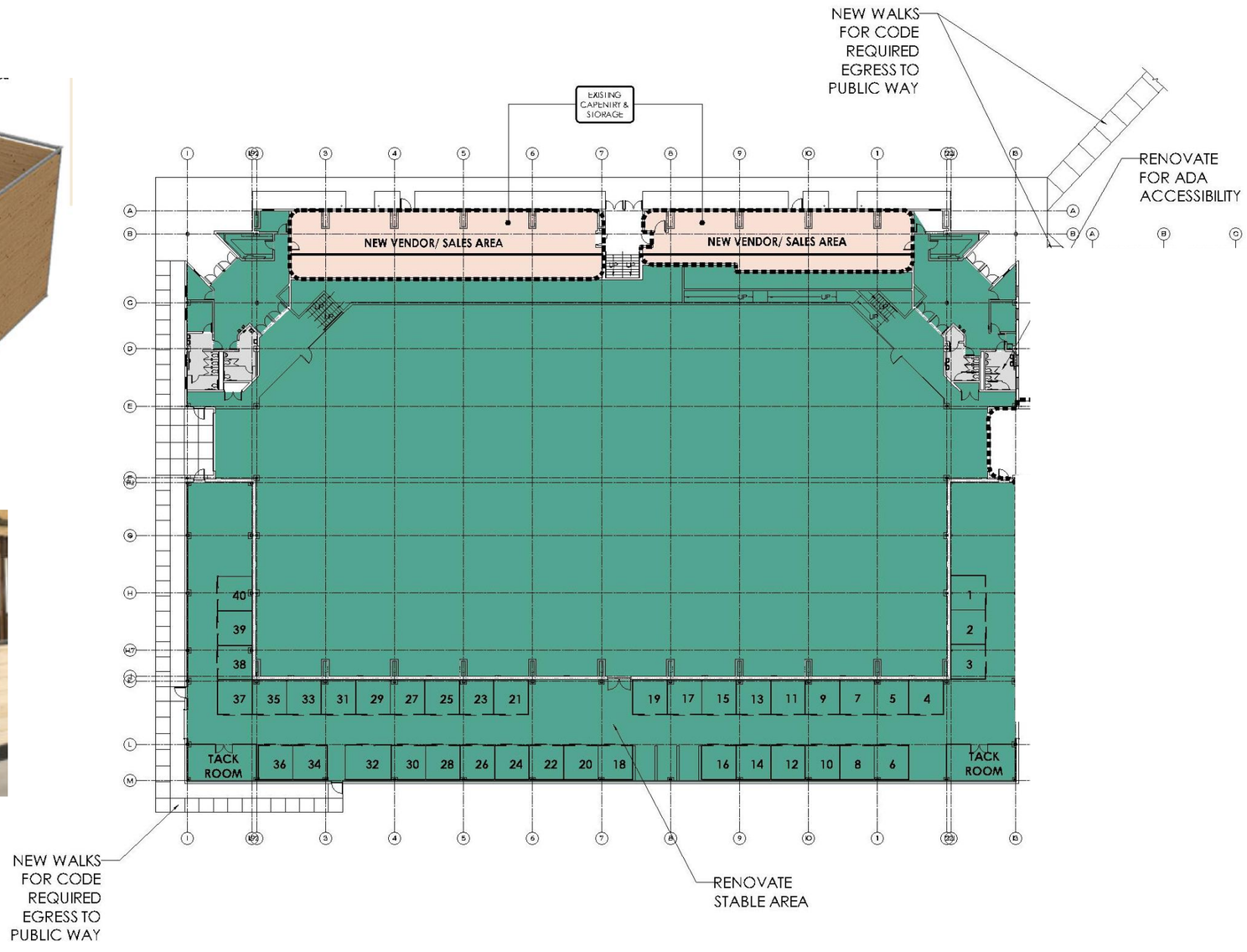
Description	Qty.	Unit	Unit Cost	Cost
GC Supervision	20	WKS	$1,200.00	$ 24,000
Clear, Fine Grade Site	-	AC	$10,000.00	$ -
New Sidewalks	4,000.0	SF	$5.00	$ 20,000
Upgrade Exterior Wall/Roof Panels	15,000	SF	$8.00	$ 120,000
Replace Exterior Windows/Translucent Panels	1	LS	$75,000.00	$ 75,000
Replace Gutters and Downspouts	1	LS	$50,000.00	$ 50,000
Replace Exterior Roll-up doors	4	EA	$15,000.00	$ 60,000
Painting Interior Arena & Stall Areas	57,000	SF	$2.50	$ 142,500
Reinsulate underside roof/Paint Structure	57,000	SF	$3.50	$ 199,500
Upgrade Lobby Interiors	2,200	SF	$40.00	$ 88,000
Upgrade Ventilation/HVAC	57,000	SF	$3.00	$ 171,000
Upgrade Lighting	57,000	SF	$5.00	$ 285,000
GC Subtotal				**$ 1,235,000**
Builder's Risk	1.10%			$ 13,585
Performance & Payment Bonds	0.90%			$ 11,115
GC Office Overhead	10.00%			$ 123,500
GC Profit	10.00%			$ 137,209
SUBTOTAL				$ 1,520,409
DESIGN CONTINGENCY	10.00%			$ 152,041
ESCALATION	12 Mos. @		0.33%	$ 66,898
Estimated Construction Cost				**$ 1,739,347**
Contingency	5.00%			$ 86,967
Estimated Construction Cost & Contingency				**$ 1,826,315**
Geotechnical				$ -
Construction Testing				$ -
Owner Purchased Stalls (Not in Project)				$ -
A/E FEES:				
TOTAL A/E FEES (EFFECTIVE)	**10.00%**			**$ 182,631**
Estimated Total Project Budget				**$ 2,008,946**
Allowable Budget per the Contract				$ -
Cost per SF				$34.05

Breakdown of A/E Fees:			
Basic Design Services (SD, DD, CD, B, CA, Final)	10.00%	$	182,631
Printing for Review Sets, Bidding, & Construction (30 for Bid)		$	-
Basic Service Total		**$**	**182,631**
Additional Services:			
Programming		$	-
Prepare CADD Plans			
Field Verification of Existing Conditions due to lack of documentation			
LEED Certification (Not Included)		$	-
LCCA at SD phases PME Systems (SB 668)		$	-
LCCA at SD phase Architectural/Structural (SB 668)		$	-
Daylighting (SB 668)		$	-
Energy Modeling at SD, DD, & CD Phases (SB 668)		$	-
FF&E Layout, Selection, Procurement		$	-
Warranty Inspection and 1-year Energy model verification (SB 668).		$	-
Renderings, Modeling		$	-
Special Inspections		$	-
CAMA Permits (Not required)		$	-
Landscape Design		$	-
TOTAL FEE REQUEST		**$**	**182,631**

VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

Bond Project – Priority Three: Building #6 (Equine) Renovation



LEGEND

- COMPUTER LAB
- MECH. / SUPPORT INFRASTRUCTURE
- GEN. PURPOSE CLASSROOMS
- SPECIAL PURPOSE CLASSROOMS / SPACES
- FACULTY OFFICES & SUPPORT
- ADMINISTRATION
- ACTIVITIES
- RESTROOMS
- ADMINISTRATIVE STUDENT SUPPORT SERVICES

N

VIII. FUTURE PROJECTS AND COST SUMMARIES

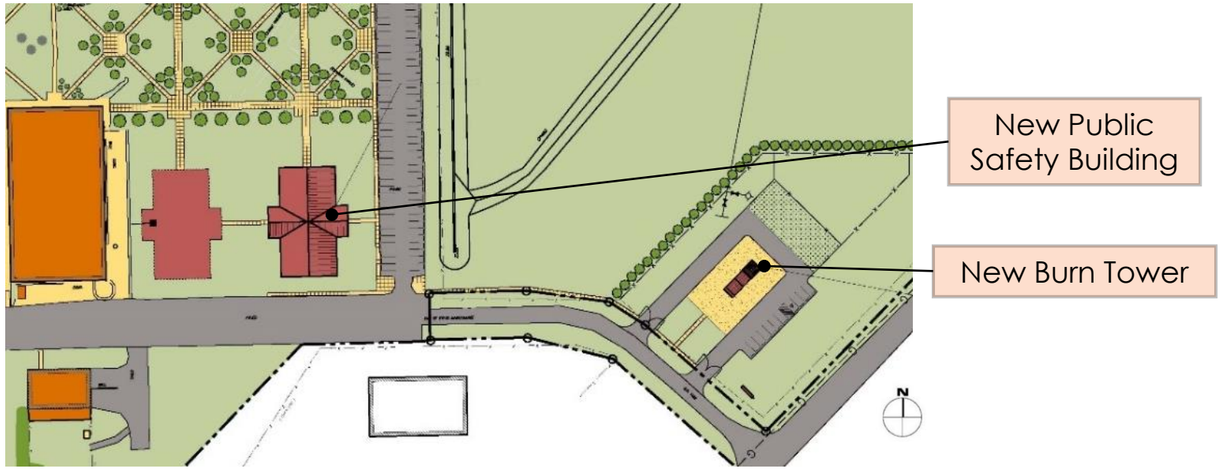
MAIN CAMPUS (WILLIAMSTON)

Bond Project - Priority Four: New Public Safety Classroom Building

This proposed 10,500 SF building will house all of the College's Public Safety Programs, including EMS, BLET, and Fire-Rescue. Moving all these programs into one building will free up much-needed space in multiple MCC buildings and serve as a catalyst for major efficiency improvements campus wide. The building is planned to be located relatively close to the incoming Burn Tower, as to make ease of traffic and use between these two interrelated facilities as simple as possible.

Budget:

The Total Project Cost estimated for the successful completion of this project is **$1,907,611**.



Space Planning

Space No.	Space	Program Net Area		Description
	EMS Classroom	1,000		20 Students @ 50 SF Each
	BLET Classroom	1,000		20 Students @ 50 SF Each
	Fire-Rescue Classroom	1,000		20 Students @ 50 SF Each
	EMS Storage	200		Shared for 2 classrooms
	BLET/FIRE Storage	200		Shared for 2 classrooms
	Men's Restroom/Showers	250		
	Women's Restroom/Showers	210		
	Weight/Training Room	500		
	Office- Dir.	-		
	Office- Faculty	-		
	Office- Faculty	-		
	Office- Faculty	-		
	Office- Faculty	-		
	Workroom	-		
	Conference Room	-		
	Lobby/Vending	300		
	NET USABLE AREA SUBTOTAL	4,660		
	Stair Towers	-		
	Elevators	-		
	Elevator Equipment Room	-		
	Mechanical Rooms	233	5%	
	Walls, Circulation, Misc.	1,538	33%	
	TOTAL NEW BUILDING AREA REQUIRED	**6,431**		

TOTAL NEW BUILDING AREA REQUIRED		**6,431**			
Budget Analysis:					
Cost per SF New Construction	$	220			
Cost per SF Renovation	$	-			
Building Cost	$	1,414,776			
New Roof Existing Building	$	-			
Demo Existing Building	$	-			
New Emergency Generator/ Fire Pump	$	-			
Add for Elevators	$	-			
Add for Stair Towers	$	-			
Subtotal Building Cost	$	1,414,776			
Earthwork, clearing, grading, fill, seeding		0.30	Ac.	$	12,000
Site Demolition		1.00		$	5,000
Curb & Gutter		0.00	LF	$	-
New Roadway		0.00	SF	$	-
New Sidewalks		1,500.00	SF	$	6,000
Detention Pond		0.00	LS	$	-
Water/ Sewer		200.00	LF	$	16,000
Storm Water Management/ Drainage		0.00	Ea	$	-
Landscaping		1.00	LS	$	5,000
Parking		0.00	Sps	$	-
Site Lighting		3.00	Ea	$	6,600
Site Cost Total	$	50,600			
SUBTOTAL CONSTRUCTION COST	$	1,465,376			
Design Contingency	$	146,538	10%		
Escalation	$	64,477	0.33% @		
		12	To Bid (Months)		
Construction Cost	**$**	**1,676,390**			
Contingency	$	50,292	3%		
Construction Cost & Contingency	$	1,726,682			
Geotechnical Survey	$	4,000			
Location/ Topo Survey	$	4,000			
Local Impact Fees	$	-			
Commissioning Agent (SB 668)	$	-			
Construction Testing	$	10,000			
Special Inspections	$	-	(Included in A/E Fee)		
Project Printing, Reimb. (Mileage)	$	-	(Included in A/E Fee)		
LEED CERTIFICATION	$	-	(Included in A/E Fee)		
Furnishing & Equipment	$	-	0% Not included		
Subtotal	**$**	**1,744,682**			
A/E Fees (Budget)	$	162,929	9.44%		
Estimated Total Project Cost	**$**	**1,907,611**			
Available Project Funds	**$**	**-**			
Breakdown of A/E Fees:					
Basic Design Services (SD, DD, CD, B, CA, Final)		8.50%		$	146,768
Printing for Review Sets, Bidding, & Construction (30 for Bid)				$	3,000
Basic Service Total				**$**	**149,768**
Additional Services:					
Programming				$	-
LEED Certification (Not Included)				$	-
LCCA at SD phases PME Systems (SB 668)				N/A	
LCCA at SD phase Architectural/Structural (SB 668)				N/A	
Daylighting (SB 668)				N/A	
Energy Modeling at SD, DD, & CD Phases (SB 668)				N/A	
FF&E Layout, Selection, Procurement	$	99,034.32	4%	$	3,961
Warranty Inspection at 1-year				$	1,200
Renderings, Modeling				$	1,500
Special Inspections				$	6,500
CAMA Permits (Not required)				N/A	
Landscape Design				N/A	
TOTAL FEE REQUEST				**$**	**162,929**

VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

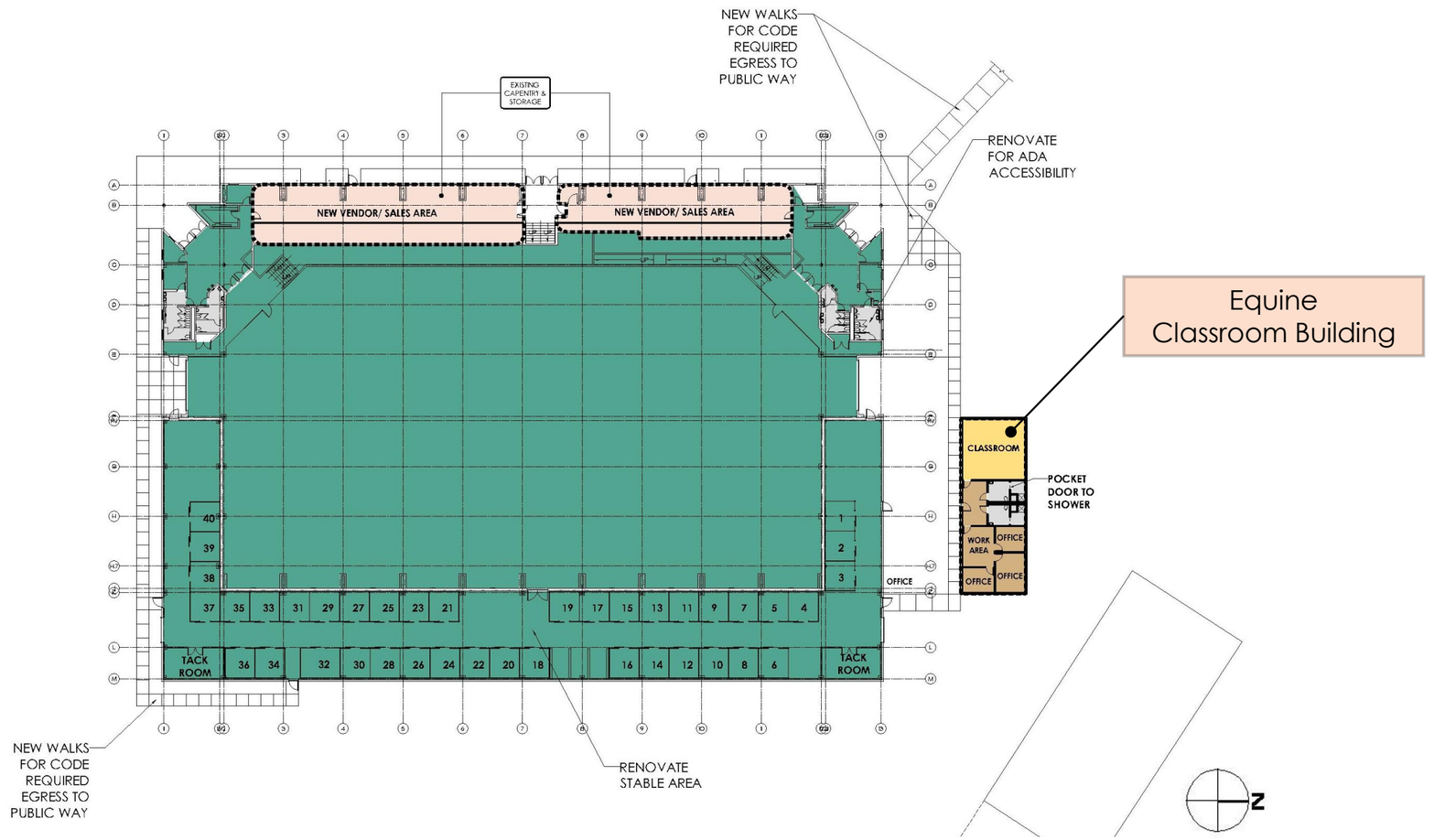
Post-Bond Project- Equine Classroom Building

Generally:

Following the conclusion of the first phase of work on the Equine Building, which consists primarily of repairs and renovations to upgrade the facility, JKF ARCHITECTURE recommends the construction of a roughly 2,000 SF classroom building to support the Equine Program, especially academic classes and faculty space. This addition represents the second phase of work toward making the Equine Building the dynamic, usable structure that as the long-term potential to serve the College well. The 2,000 SF building includes classroom space, three offices, common work area, and restrooms.

Budget:

The Total Project Cost estimated for the successful completion of this project is **$563,914**. Please add $475,000 to sprinkler the Main Arena if Classroom Building is connected to Building #6, including a new fire pump.



VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

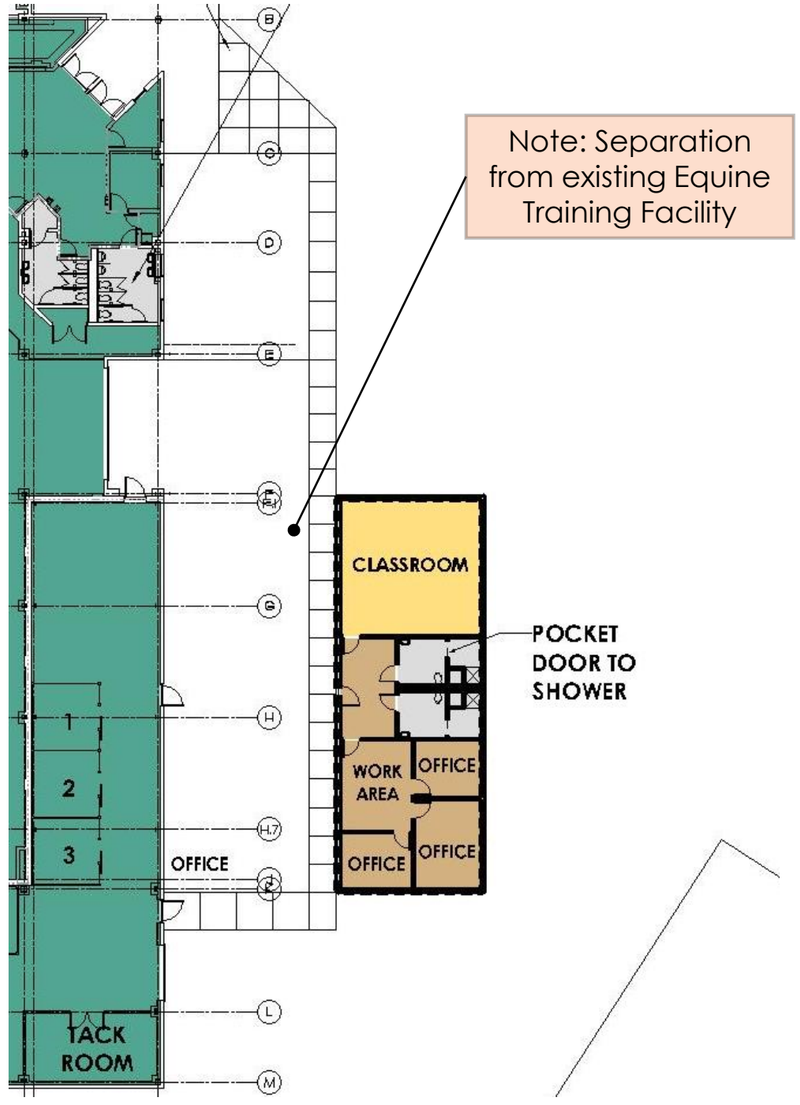
Post-Bond Project- Equine Classroom Building:

Budget:

A detailed breakdown of the Total Project Cost estimated for the successful completion of this project is provided. Please add $475,000 to this option to sprinkler Main Arena if Classroom Building is connected to Building #6, including a new fire pump.

Description	Qty.	Unit	Unit Cost	Cost
GC Supervision	15	WKS	$1,200.00	$ 18,000
Classroom/Office Suite/ Restrooms/Showers	2,000	SF	$160.00	$ 320,000
Clear, Fine Grade Site	0.5	AC	$10,000.00	$ 5,000
				$ -
GC Subtotal				**$ 343,000**
Builder's Risk	1.10%			$ 3,773
Performance & Payment Bonds	0.90%			$ 3,087
GC Office Overhead	10.00%			$ 34,300
GC Profit	10.00%			$ 38,107
SUBTOTAL				$ 422,267
DESIGN CONTINGENCY	10.00%			$ 42,227
ESCALATION	12	Mos. @	0.33%	$ 18,580
Estimated Construction Cost				**$ 483,074**
Contingency	5.00%			$ 24,154
Estimated Construction Cost & Contingency				**$ 507,227**
Geotechnical				$ 3,500
Construction Testing				$ 5,000
A/E FEES:				
TOTAL A/E FEES (EFFECTIVE)	**9.50%**			**$ 48,187**
Estimated Total Project Budget				**$ 563,914**
Allowable Budget per the Contract				$ -
Cost per SF				$281.96

Breakdown of A/E Fees:			
Basic Design Services (SD, DD, CD, B, CA, Final)	9.50%	$	48,187
Printing for Review Sets, Bidding, & Construction (30 for Bid)		$	-
Basic Service Total		**$**	**48,187**
Additional Services:			
Programming		$	-
Prepare CADD Plans			
Field Verification of Existing Conditions due to lack of documentation			
LEED Certification (Not Included)		$	-
LCCA at SD phases PME Systems (SB 668)		$	-
LCCA at SD phase Architectural/Structural (SB 668)		$	-
Daylighting (SB 668)		$	-
Energy Modeling at SD, DD, & CD Phases (SB 668)		$	-
FF&E Layout, Selection, Procurement		$	-
Warranty Inspection and 1-year Energy model verification (SB 668).		$	-
Renderings, Modeling		$	-
Special Inspections		$	-
CAMA Permits (Not required)		$	-
Landscape Design		$	-
TOTAL FEE REQUEST		**$**	**48,187**



VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

Post-Bond Project – Equine Colt Arena Expansion:

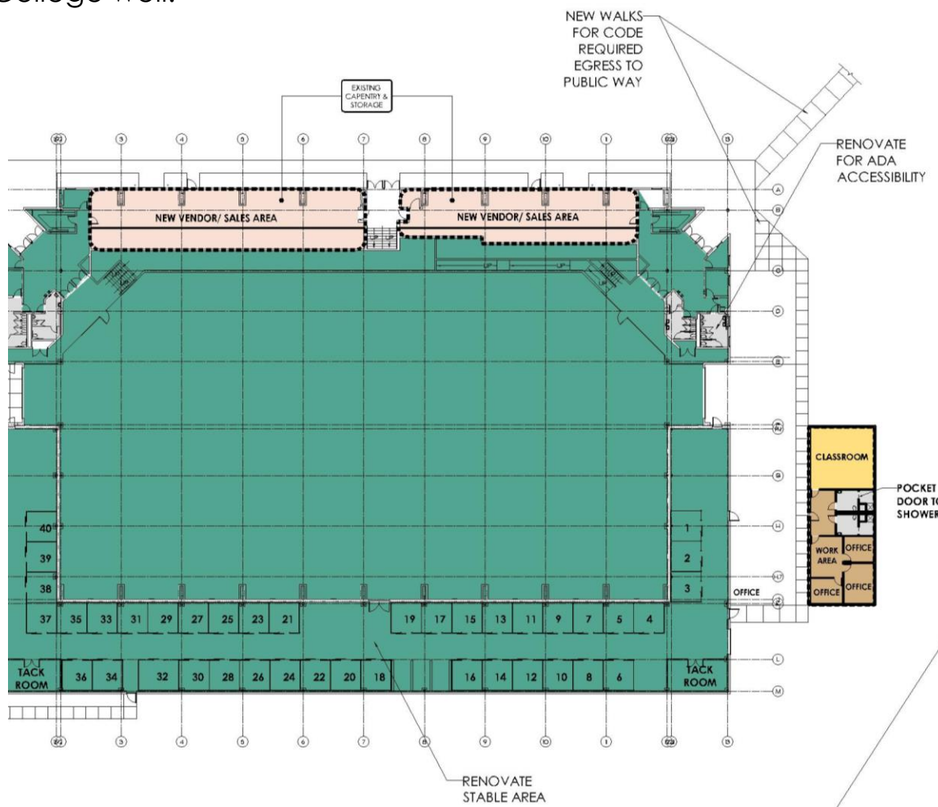
Following the conclusion of the first and second phase of work on the Equine Building, which consists primarily of repairs, renovations, and a free standing classroom building, JKF ARCHITECTURE has created an expansion option for the Colt Arena as the final phase of the Equine Facility Project. This final phase will move MCC toward making the Equine Building the dynamic, usable structure that as the long-term potential to serve the College well.

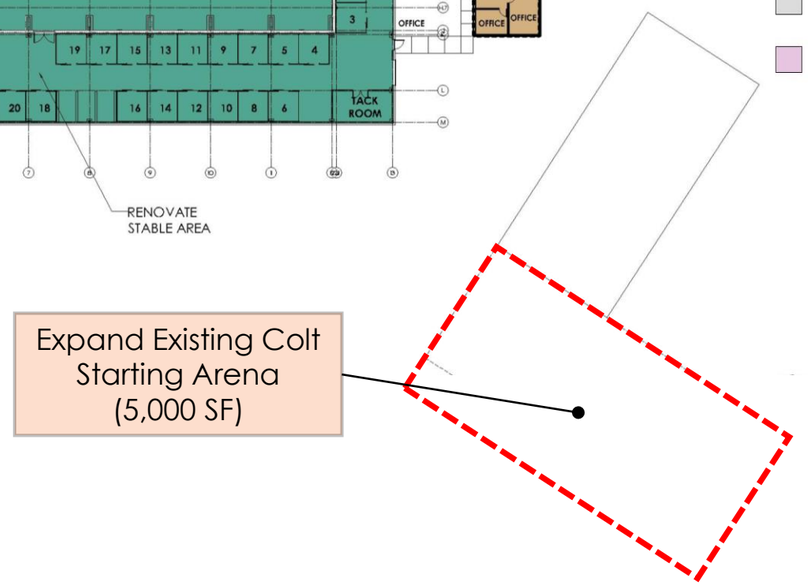
Budget:

The Total Project Cost is **$383,985**.

Description	Qty.	Unit	Unit Cost	Cost
GC Supervision	8	WKS	$1,200.00	$ 9,600
Add Covered to Existing Colt Start Area	5,000	SF	$30.00	$ 150,000
Dirt Floor & Prep incl. Existing Arena	10,000	SF	$2.00	$ 20,000
Lighting for Open Arena	10,000	SF	$5.00	$ 50,000
		LS	$0.00	$ -
GC Subtotal				**$ 229,600**
Builder's Risk	1.10%			$ 2,526
Performance & Payment Bonds	0.90%			$ 2,066
GC Office Overhead	10.00%			$ 22,960
GC Profit	10.00%			$ 25,509
SUBTOTAL				$ 282,661
DESIGN CONTINGENCY	10.00%			$ 28,266
ESCALATION	12	Mos. @	0.33%	$ 12,437
Estimated Construction Cost				**$ 323,364**
Contingency	5.00%			$ 16,168
Estimated Construction Cost & Contingency				**$ 339,532**
Geotechnical				$ 4,500
Construction Testing				$ 6,000
A/E FEES:				
TOTAL A/E FEES (EFFECTIVE)	**10.00%**			**$ 33,953**
Estimated Total Project Budget				**$ 383,985**
Allowable Budget per the Contract				$ -
Cost per SF				$76.80

Breakdown of A/E Fees:			
Basic Design Services (SD, DD, CD, B, CA, Final)	10.00%	$	33,953
Printing for Review Sets, Bidding, & Construction (30 for Bid)		$	-
Basic Service Total		**$**	**33,953**
Additional Services:			
Programming		$	-
Prepare CADD Plans			
Field Verification of Existing Conditions due to lack of documentation			
LEED Certification (Not Included)		$	-
LCCA at SD phases PME Systems (SB 668)		$	-
LCCA at SD phase Architectural/Structural (SB 668)		$	-
Daylighting (SB 668)		$	-
Energy Modeling at SD, DD, & CD Phases (SB 668)		$	-
FF&E Layout, Selection, Procurement		$	-
Warranty Inspection and 1-year Energy model verification (SB 668).		$	-
Renderings, Modeling		$	-
Special Inspections		$	-
CAMA Permits (Not required)		$	-
Landscape Design		$	-
TOTAL FEE REQUEST		**$**	**33,953**





LEGEND

- COMPUTER LAB
- MECH. / SUPPORT INFRASTRUCTURE
- GEN. PURPOSE CLASSROOMS
- SPECIAL PURPOSE CLASSROOMS / SPACES
- FACULTY OFFICES & SUPPORT
- ADMINISTRATION
- ACTIVITIES
- RESTROOMS
- ADMINISTRATIVE STUDENT SUPPORT SERVICES

VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

Post-Bond Project - Building #1 Renovation:

Recommendation:

This 53,146 SF building has an assignable area of 36,852 SF. JKF ARCHITECTURE is proposing a number of changes to the existing conditions that will boost operational efficiency, enhance the student experience, and creates additional opportunities for improvements across the entire Martin Community College (MCC) campus.

Key Points:

1. Expand the MCC Welding Program to encompass the far north end of the building in its entirety (Rooms 28, 29, and the space between). Install an architectural screen wall to mask required outdoor area from public view, replace the antiquated covered space, and modernize existing space to meet needs of program.
2. As part of campus-wide efficiency efforts, centralize all of Student Services into Building #1 to encompass majority of space in north end of building (Rooms 21-27, 30-32, and 36-39). This creates a "one-stop shop" to enhance the student experience and boost productivity. Financial Aid, Admission Registrar, Cashier, Student Services Administration, Counseling, and the Testing Center will all fit in this space.
3. Relocate the Business Center into Building #1, specifically Rooms 33-35.
4. Expand space for MCC Administration in southern half of Building #1 to also include Rooms 7-9, which are currently unused classroom spaces that are not conducive to learning.
5. Expand the MCC Bookstore to include most of the inner core of Building #1's southern half (Rooms 15B-18) and provide a more public location for students to easily visit and purchase needed items.
6. Create centralized space for Information Technology (IT) to operate in the inner core of Building #1's southern half. Space will occupy Room 19, which the Bookstore will give up to relocate closer to he Building's main lobby.
7. Eliminate all lockers currently in Building #1's inner core to improve traffic flow and reduce maintenance.
8. Renovate the lecture hall in Room 10 to serve as a 21st century space for academic and/or community use.
9. Relocate the MCC Print Shop into Room 11 of Building #1.
10. Renovate and/or Upgrade the existing kitchen and lounge in Rooms 12-13.
11. Upgrade flexible space in Room 14 to accommodate program needs of neighboring Small Business Center
12. Convert Room 15A into a highly visible and easily deployable space for MCC security.
13. Install skylight windows in lobby of Building #1 to maximize daylight and create an intentional gathering space for students.
14. Create dynamic entrance to Building #1 to serve as main path onto MCC campus.
15. Bring entire building up to compliance with Americans With Disabilities Act (ADA)

VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

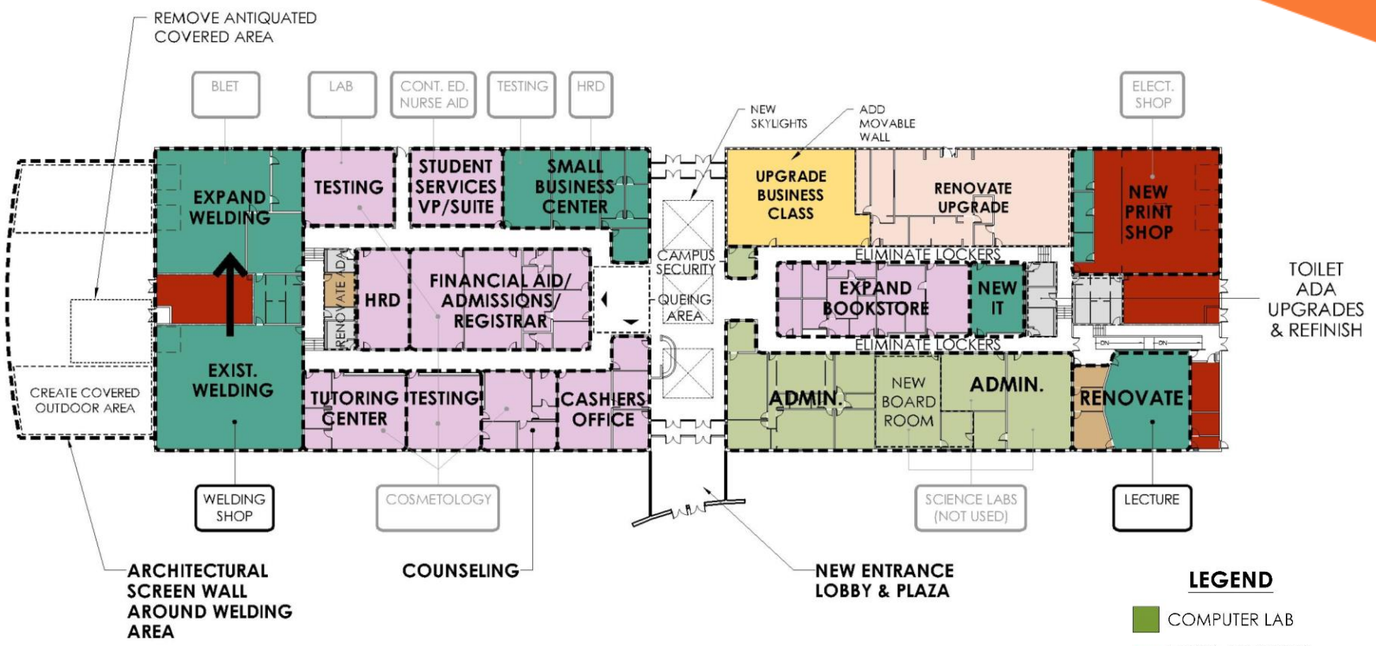
Post-Bond Project - Building #1 Renovation:

Budget:

The Total Project Cost estimated for the successful completion of this project is **$ 6,569,305**.

Description	Qty.	Unit	Unit Cost	Cost
GC Supervision	52	WKS	$1,200.00	$ 62,400
Interior Demolition	53,146	SF	$1.10	$ 58,461
Interior Renovations incl. Plan Modificat	53,146	SF	$35.00	$ 1,860,110
Plumbing Modifications	53,146	SF	$2.00	$ 106,292
HVAC Upgrades (distribution Only)	53,146	SF	$5.00	$ 265,730
New Controls	53,146	SF	$3.00	$ 159,438
Electrical Upgrades	53,146	SF	$8.00	$ 425,168
Exterior Envelop Upgrades	14,800	SF	$6.00	$ 88,800
New Windows	1	EA	$250,000.00	$ 250,000
New Screen Wall At Welding	150	LF	$800.00	$ 120,000
New Lobby Skylights	3	EA	$8,000.00	$ 24,000
New Entrance Lobby	1,500	SF	$250.00	$ 375,000
GC Subtotal				**$ 3,795,399**
Builder's Risk	1.50%			$ 56,931
Performance & Payment Bonds	1.40%			$ 53,136
GC Office Overhead	10.00%			$ 379,540
GC Profit	10.00%			$ 423,187
SUBTOTAL				$ 4,708,192
DESIGN CONTINGENCY	10.00%			$ 470,819
ESCALATION	12	Mos. @	0.33%	$ 207,160
Estimated Construction Cost				**$ 5,386,172**
Contingency	5.00%			$ 269,309
Estimated Construction Cost & Contingency				**$ 5,655,480**
Geotechnical				$ 4,500
Construction Testing				$ 8,000
HAZMAT Testing/CIH				$ 12,000
FF&E	8.00%			$ 303,632
A/E FEES:				
TOTAL A/E FEES (EFFECTIVE)	**10.36%**			**$ 585,693**
Estimated Total Project Budget				**$ 6,569,305**
Allowable Budget per the Contract				$ -
Cost per SF				$123.61

Breakdown of A/E Fees:				
Basic Design Services (SD, DD, CD, B, CA, Fir	10.00%		$	565,548
Printing for Review Sets, Bidding, & Construction (30 for Bid)			$	3,000
Basic Service Total			**$**	**568,548**
Additional Services:				
Programming			$	-
Prepare CADD Plans			$	3,500
Field Verification of Existing Conditions due to lack of documentation			$	1,500
LEED Certification (Not Included)			$	-
LCCA at SD phases PME Systems (SB 668)			N/A	
LCCA at SD phase Architectural/Structural (SB 668)			N/A	
Daylighting (SB 668)			N/A	
Energy Modeling at SD, DD, & CD Phases (SB 668)			N/A	
FF&E Layout, Selection, Procurement	$ 303,632	4%	$	12,145.28
Warranty Inspection and 1-year Energy model verification (SB 668).			$	-
Renderings, Modeling			$	-
Special Inspections			$	-
CAMA Permits (Not required)			$	-
Landscape Design			$	-
TOTAL FEE REQUEST			**$**	**585,693**



VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

Post-Bond Project - Building #2 Renovation:

Generally

This 27,010 SF building was constructed in 1974 and has an assignable area of 20,668 SF. JKF ARCHITECTURE is proposing a number of changes to the existing conditions that will boost operational efficiency, modernize, and creates additional opportunities for improvements across the entire Martin Community College (MCC) campus.

Building #2 houses the MCC library, learning lab, and office space for Continuing Education faculty. It also contains a large lecture hall, seating approximately 200 people. In addition, Building #2 houses faculty offices and classrooms.

Key Points:

- Completely renovate and expand the MCC library, expanding into space currently by the Print Shop.
- Relocate the Print Shop into Building #1.
- Modernizing the restrooms to ensure ADA compliance.
- Update the MCC Learning Lab.
- Renovate and Modernize the Building #2 Lecture Hall and auxiliary spaces (Room 50-55).
- Reconfigure the corridor located in Building #2's southern half to run to the exterior, simplifying access and improving occupant safety.
- Renovate Continuing Education offices to include a waiting/reception area and modernized faculty space.

Budget:

A detailed breakdown of the Total Project Cost, **$3,044,578**, is provided on Page 37.

VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

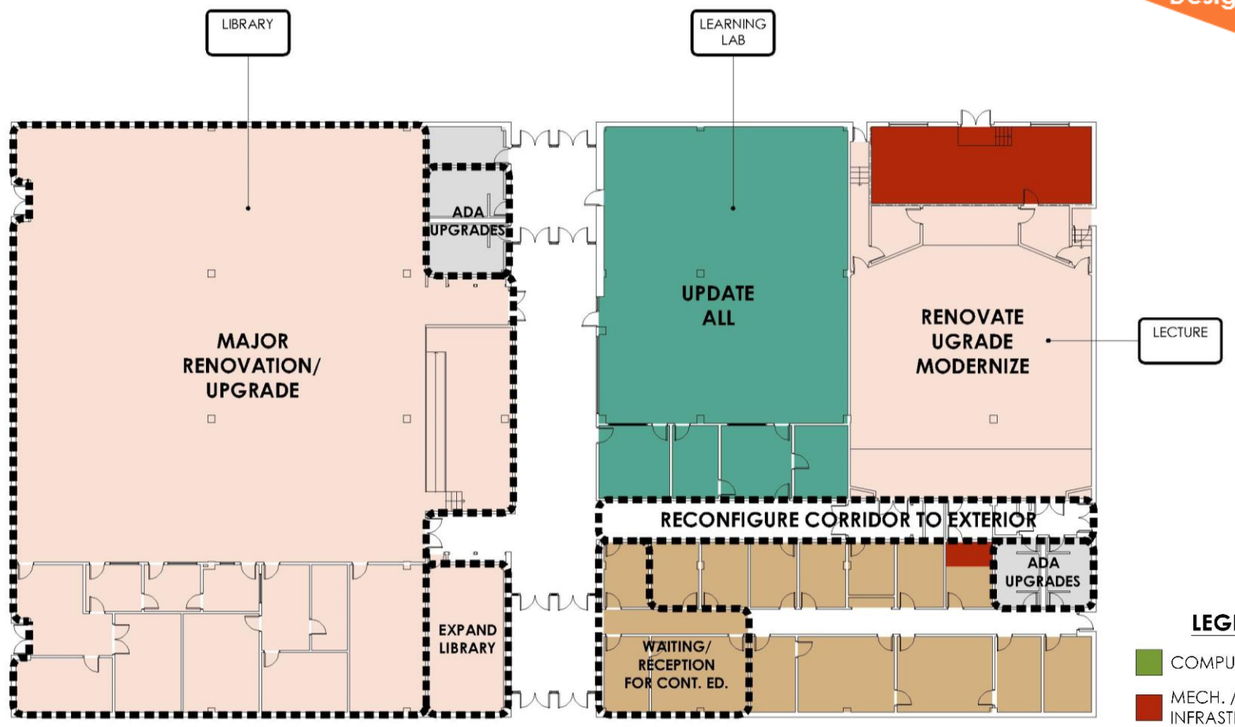
Post-Bond Project - Building #2 Renovation:

Budget:

The Total Project Cost estimated for the successful completion of this project is **$3,044,578**.

Description	Qty.	Unit	Unit Cost	Cost
GC Supervision	40	WKS	$1,200.00	$ 48,000
Interior Demolition	27,010	SF	$1.10	$ 29,711
Interior Renovations incl. Plan Modificat	27,010	SF	$40.00	$ 1,080,400
Plumbing Modifications	27,010	SF	$2.00	$ 54,020
HVAC Upgrades	27,010	SF	$5.00	$ 135,050
New Controls	27,010	SF	$3.00	$ 81,030
Electrical Upgrades	27,010	SF	$8.00	$ 216,080
Exterior Envelop Upgrades	10,500	SF	$6.00	$ 63,000
New Windows	1	EA	$50,000.00	$ 50,000
				$ -
GC Subtotal				**$ 1,757,291**
Builder's Risk	1.50%			$ 26,359
Performance & Payment Bonds	1.40%			$ 24,602
GC Office Overhead	10.00%			$ 175,729
GC Profit	10.00%			$ 195,938
SUBTOTAL				$ 2,179,919
DESIGN CONTINGENCY	10.00%			$ 217,992
ESCALATION	12	Mos. @	0.33%	$ 95,916
Estimated Construction Cost				**$ 2,493,828**
Contingency	5.00%			$ 124,691
Estimated Construction Cost & Contingency				**$ 2,618,519**
Geotechnical				$ -
Construction Testing				$ -
HAZMAT Testing/CIH				$ 10,000
FF&E	8.00%			$ 140,583
A/E FEES:				
TOTAL A/E FEES (EFFECTIVE)	**10.52%**			**$ 275,475**
Estimated Total Project Budget				**$ 3,044,578**
Allowable Budget per the Contract				$ -
Cost per SF				$112.72

Breakdown of A/E Fees:			
Basic Design Services (SD, DD, CD, B, CA, Fir	10.00%	$	261,852
Printing for Review Sets, Bidding, & Construction (30 for Bid)		$	3,000
Basic Service Total		**$**	**264,852**
Additional Services:			
Programming		$	-
Prepare CADD Plans		$	3,500
Field Verification of Existing Conditions due to lack of documentation		$	1,500
LEED Certification (Not Included)		$	-
LCCA at SD phases PME Systems (SB 668)		N/A	
LCCA at SD phase Architectural/Structural (SB 668)		N/A	
Daylighting (SB 668)		N/A	
Energy Modeling at SD, DD, & CD Phases (SB 668)		N/A	
FF&E Layout, Selection, Procurement	4%	$	5,623
Warranty Inspection and 1-year Energy model verification (SB 668).		$	-
Renderings, Modeling		$	-
Special Inspections		$	-
CAMA Permits (Not required)		$	-
Landscape Design		$	-
TOTAL FEE REQUEST		**$**	**275,475**



VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

Post-Bond Project - Building #3 Renovation:

Generally

This 27,093 SF building was constructed in 1976 and has an assignable area of 19,558 SF. The building currently houses areas for several Allied Health programs and heavy-duty shop areas.

JKF ARCHITECTURE is proposing a number of changes to the existing conditions, the most significant being that all heavy-duty programs, with the exception of the Welding Program, will be located in Building #3. The JKF ARCHITECTURE Team believes this will boost operational efficiency, modernize, and creates additional opportunities for improvements across the entire Martin Community College (MCC) campus.

Key Recommendations:

- Relocate the entire Cosmetology Program into Building #3, specifically Rooms 4-6, 25-30, 35 and 45. This will include all labs, general classrooms, and faculty office space.
- Relocate the Electronics Lab into Building #3, specifically Room 23 and 36.
- Automotive, HVAC, and Machining will remain in current locations.
- Move all aspects of the Medical Assisting and PTA Programs into Building #4.
- Ensure all aspects of Building #3 are in compliance with requirements for Persons With Disabilities.

Budget:

A detailed breakdown of the Total Project Cost, **$2,509,966**, is provided on Page 39.

VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

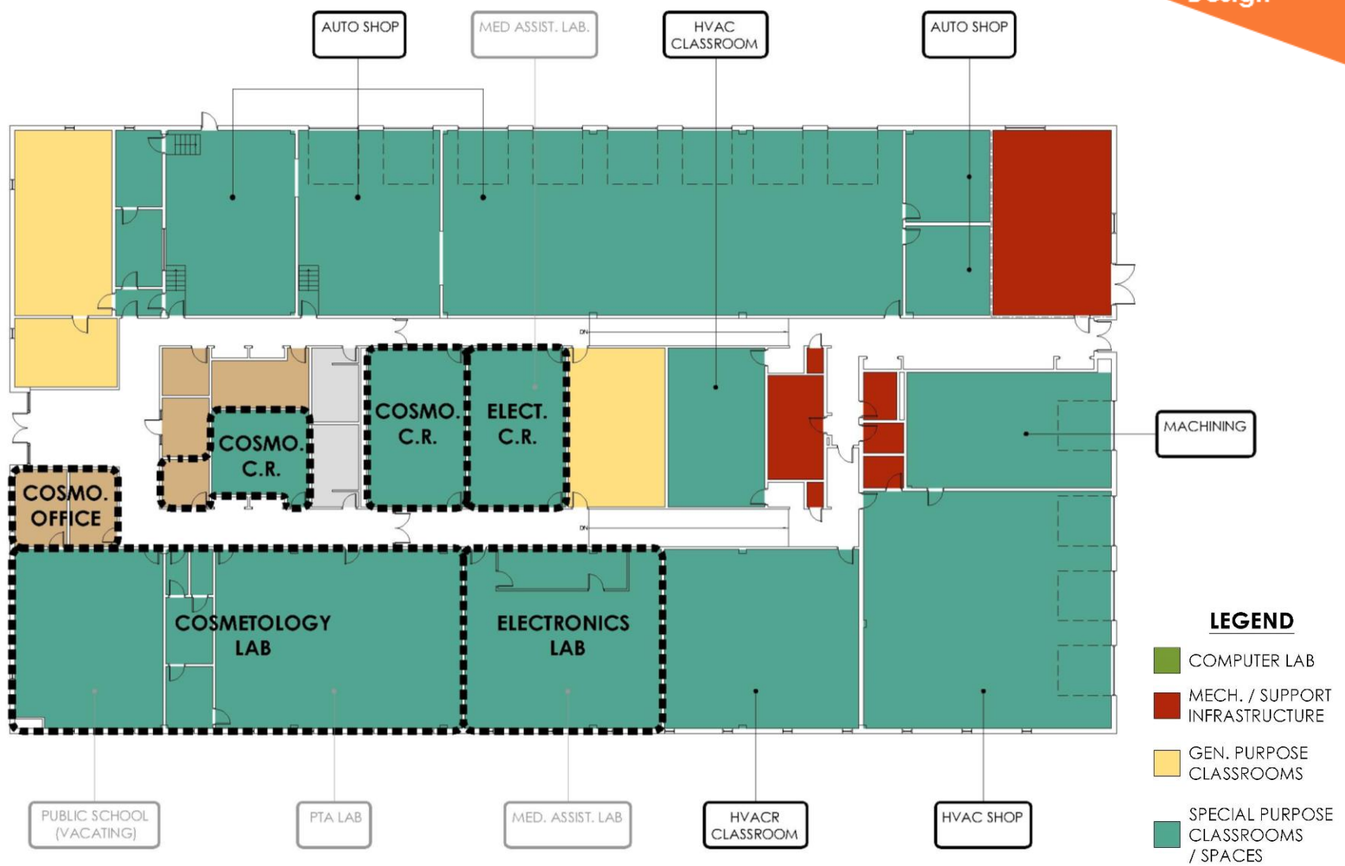
Post-Bond Project - Building #3 Renovation

Budget:

The Total Project Cost estimated for the successful completion of this project is **$2,509,966**.

Description	Qty.	Unit	Unit Cost	Cost
GC Supervision	40	WKS	$1,200.00	$ 48,000
Interior Demolition	27,093	SF	$1.30	$ 35,221
Interior Renovations incl. Plan Modificat	27,093	SF	$22.00	$ 596,046
Plumbing Modifications	27,093	SF	$2.00	$ 54,186
HVAC Upgrades	27,093	SF	$6.00	$ 162,558
New Control System	27,093	SF	$3.00	$ 81,279
Electrical Upgrades	27,093	SF	$9.00	$ 243,837
Exterior Envelop Upgrades	10,500	SF	$5.00	$ 52,500
New Windows	1	EA	$175,000.00	$ 175,000
				$ -
GC Subtotal				**$ 1,448,627**
Builder's Risk	1.50%			$ 21,729
Performance & Payment Bonds	1.40%			$ 20,281
GC Office Overhead	10.00%			$ 144,863
GC Profit	10.00%			$ 161,522
SUBTOTAL				$ 1,797,022
DESIGN CONTINGENCY	10.00%			$ 179,702
ESCALATION	12	Mos. @	0.33%	$ 79,069
Estimated Construction Cost				**$ 2,055,793**
Contingency	5.00%			$ 102,790
Estimated Construction Cost & Contingency				**$ 2,158,582**
Geotechnical				$ -
Construction Testing				$ -
HAZMAT Testing/CIH Testing				$ 10,000
FF&E	8.00%			$ 115,890
A/E FEES:				
TOTAL A/E FEES (EFFECTIVE)	**10.45%**			**$ 225,494**
Estimated Total Project Budget				**$ 2,509,966**
Allowable Budget per the Contract				$ -
Cost per SF				$92.63

Breakdown of A/E Fees:			
Basic Design Services (SD, DD, CD, B, CA, Fir	10.00%	$	215,858
Printing for Review Sets, Bidding, & Construction (30 for Bid)		$	-
Basic Service Total		**$**	**215,858**
Additional Services:			
Programming		$	-
Prepare CADD Plans		$	3,500
Field Verification of Existing Conditions due to lack of documentation		$	1,500
LEED Certification (Not Included)		$	-
LCCA at SD phases PME Systems (SB 668)		N/A	
LCCA at SD phase Architectural/Structural (SB 668)		N/A	
Daylighting (SB 668)		N/A	
Energy Modeling at SD, DD, & CD Phases (SB 668)		N/A	
FF&E Layout, Selection, Procurement		$	4,636
Warranty Inspection and 1-year Energy model verification (SB 668).		$	-
Renderings, Modeling		$	-
Special Inspections		$	-
CAMA Permits (Not required)		$	-
Landscape Design		$	-
TOTAL FEE REQUEST		**$**	**225,494**



VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

Post-Bond Project - Building #4 Renovation:

Generally

This 26,954 SF building was constructed in 1976 and has an assignable area of 20,373 SF. It currently houses space for the Small Business Center, computer labs, EMT, Dental Labs, and Science Labs. JKF ARCHITECTURE is making a number of recommendations that will drastically impact the current operation of the building, the most significant being the relocation of all Health Science Programs into Building #4. If executed properly, changes to the existing conditions will boost operational efficiency, and create additional opportunities for improvements across the entire Martin Community College (MCC) campus.

Key Points:

- Remove the six computer labs in Building #4 (Rooms 38A, 38B, 41, 48A, 48B, 50A, and 50B), reducing the energy load requirements of the spaces and transitioning the rooms to a better use.
- Relocate the Nurse Aid Program into Building #4, Rooms 50A and 50B.
- Relocate the Medical Assisting Program into Building #4, Rooms 38A and 38B.
- Relocate the Allied Health (Nursing) Program into Building #4, Room 41.
- Relocate the entire PTA Programs, including labs, into Building #4, Rooms 48A, 48B, and 62.
- Move the Small Business Center completely into Building #1.
- Convert the Student Lounge (Room 11) into two general purpose classrooms.
- Convert Rooms 1-2 and 27-29 into faculty office space.
- Convert Room 30 into a General Purpose Classroom.
- Eliminate two dead-end corridors located on the north end of Building #4 to make safer for the public.

Budget:

A detailed breakdown of the Total Project Cost, **$2,768,041**, is provided on Page 41.

VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

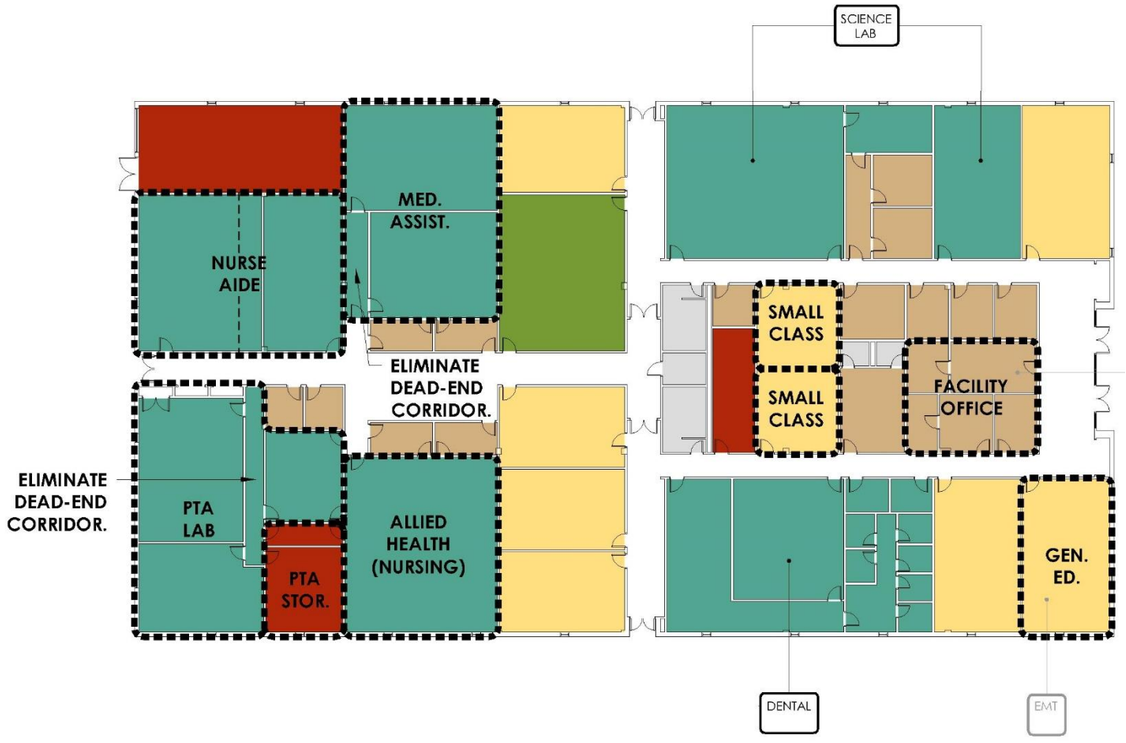
Post-Bond Project - Building #4 Renovation:

Budget:

The Total Project Cost estimated for the successful completion of this project is **$2,768,041**.

Description	Qty.	Unit	Unit Cost	Cost
GC Supervision	40	WKS	$1,200.00	$ 48,000
Interior Demolition	26,954	SF	$1.30	$ 35,040
Interior Renovations incl. Plan Modificat	26,954	SF	$30.00	$ 808,620
Plumbing Modifications	26,954	SF	$2.00	$ 53,908
HVAC Upgrades	26,954	SF	$5.00	$ 134,770
Electrical Upgrades	26,954	SF	$8.00	$ 215,632
Exterior Envelop Upgrades	10,500	SF	$5.00	$ 52,500
New Windows	1	EA	$250,000.00	$ 250,000
				$ -
GC Subtotal				**$ 1,598,470**
Builder's Risk	1.50%			$ 23,977
Performance & Payment Bonds	1.40%			$ 22,379
GC Office Overhead	10.00%			$ 159,847
GC Profit	10.00%			$ 178,229
SUBTOTAL				$ 1,982,902
DESIGN CONTINGENCY	10.00%			$ 198,290
ESCALATION	12	Mos. @	0.33%	$ 87,248
Estimated Construction Cost				**$ 2,268,440**
Contingency	5.00%			$ 113,422
Estimated Construction Cost & Contingency				**$ 2,381,862**
Geotechnical				$ -
Construction Testing				$ -
HAZMAT Testing/ CIH Testing				$ 10,000
FF&E	8.00%			$ 127,878
A/E FEES:				
TOTAL A/E FEES (EFFECTIVE)	**10.42%**			**$ 248,301**
Estimated Total Project Budget				**$ 2,768,041**
Allowable Budget per the Contract				$ -
Cost per SF				$102.70

Breakdown of A/E Fees:			
Basic Design Services (SD, DD, CD, B, CA, Fir	10.00%	$	238,186
Printing for Review Sets, Bidding, & Construction (30 for Bid)		$	-
Basic Service Total		**$**	**238,186**
Additional Services:			
Programming		$	-
Prepare CADD Plans		$	3,500
Field Verification of Existing Conditions due to lack of documentation		$	1,500
LEED Certification (Not Included)		$	-
LCCA at SD phases PME Systems (SB 668)		N/A	
LCCA at SD phase Architectural/Structural (SB 668)		N/A	
Daylighting (SB 668)		N/A	
Energy Modeling at SD, DD, & CD Phases (SB 668)		N/A	
FF&E Layout, Selection, Procurement		$	5,115
Warranty Inspection and 1-year Energy model verification (SB 668).		$	-
Renderings, Modeling		$	-
Special Inspections		$	-
CAMA Permits (Not required)		$	-
Landscape Design		$	-
TOTAL FEE REQUEST		**$**	**248,301**



LEGEND

- COMPUTER LAB
- MECH. / SUPPORT INFRASTRUCTURE
- GEN. PURPOSE CLASSROOMS
- SPECIAL PURPOSE CLASSROOMS / SPACES
- FACULTY OFFICES & SUPPORT
- ADMINISTRATION
- ACTIVITIES
- RESTROOMS
- ADMINISTRATIVE STUDENT SUPPORT SERVICES

VIII. FUTURE PROJECTS AND COST SUMMARIES

MAIN CAMPUS (WILLIAMSTON)

Post-Bond Project - Building #5 Addition:

Generally

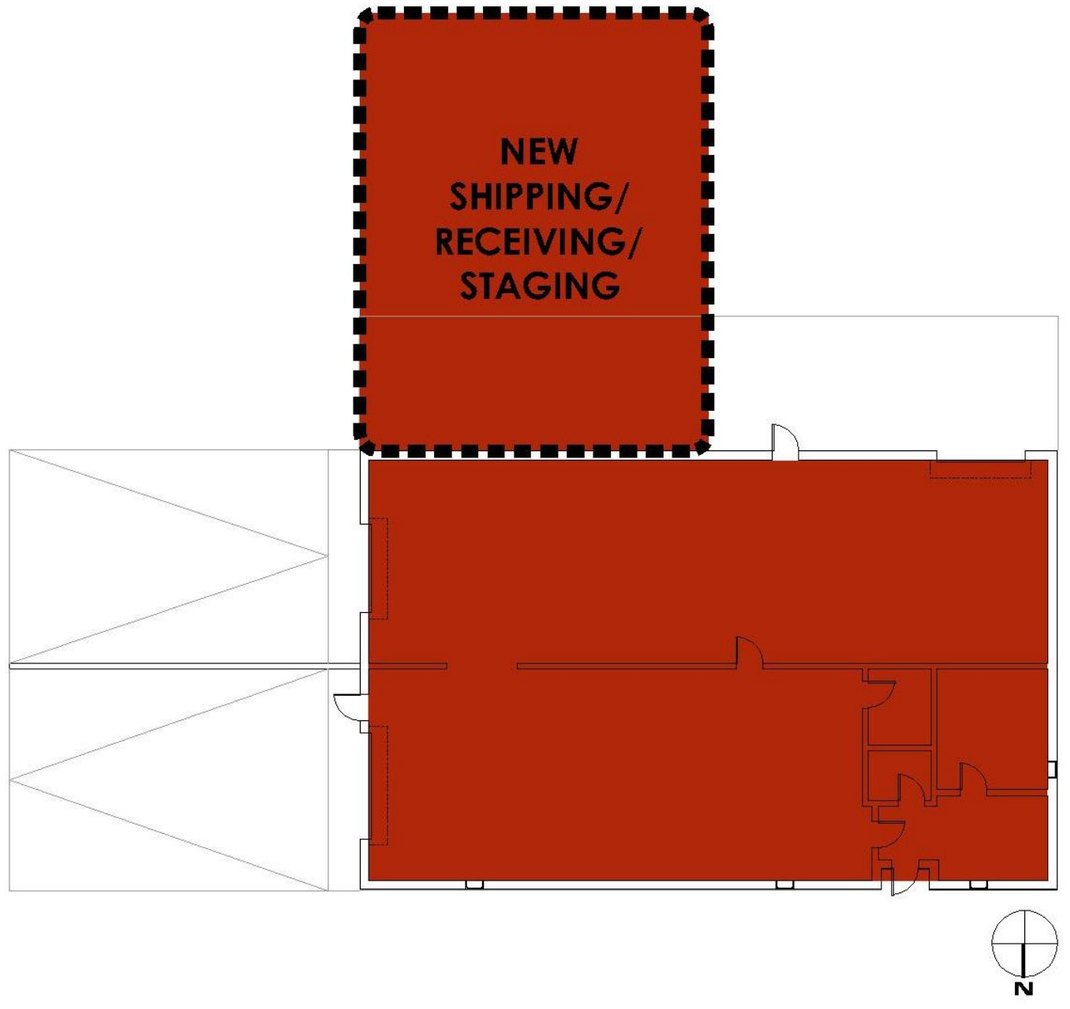
JKF ARCHITECTURE'S recommendations are fairly simple for Building #5. A 3,000 SF addition is recommended to supplement shipping and receiving operations at the College.

Budget:

The Total Project Cost estimated for the successful completion of this project is **$887,716**. A detailed breakdown of the Total Project Cost is provided to the right.

Description	Qty.	Unit	Unit Cost	Cost
GC Supervision	42	WKS	$1,200.00	$ 50,400
New Addition for Storage, Work Areas	3,000	SF	$150.00	$ 450,000
Sitework	1	LS	$40,000.00	$ 40,000
GC Subtotal				**$ 540,400**
Builder's Risk	1.50%			$ 8,106
Performance & Payment Bonds	1.40%			$ 7,566
GC Office Overhead	10.00%			$ 54,040
GC Profit	10.00%			$ 60,255
SUBTOTAL				$ 670,366
DESIGN CONTINGENCY	10.00%			$ 67,037
ESCALATION	12	Mos. @	0.33%	$ 29,496
Estimated Construction Cost				**$ 766,899**
Contingency	5.00%			$ 38,345
Estimated Construction Cost & Contingency				**$ 805,244**
Geotechnical				$ 4,000
Construction Testing				$ 6,000
HAZMAT Testing				$ -
FF&E	0.00%			$ -
A/E FEES:				
TOTAL A/E FEES (EFFECTIVE)	**9.00%**			**$ 72,472**
Estimated Total Project Budget				**$ 887,716**
Allowable Budget per the Contract				$ -
Cost per SF				$295.91

Breakdown of A/E Fees:			
Basic Design Services (SD, DD, CD, B, CA, Fir	9.00%	$	72,472
Printing for Review Sets, Bidding, & Construction (30 for Bid)		$	-
Basic Service Total		**$**	**72,472**
Additional Services:			
Programming		$	-
Prepare CADD Plans		$	-
Field Verification of Existing Conditions due to lack of documentation		$	-
LEED Certification (Not Included)		$	-
LCCA at SD phases PME Systems (SB 668)		N/A	
LCCA at SD phase Architectural/Structural (SB 668)		N/A	
Daylighting (SB 668)		N/A	
Energy Modeling at SD, DD, & CD Phases (SB 668)		N/A	
FF&E Layout, Selection, Procurement		$	-
Warranty Inspection and 1-year Energy model verification (SB 668).		$	-
Renderings, Modeling		$	-
Special Inspections		$	-
CAMA Permits (Not required)		$	-
Landscape Design		$	-
TOTAL FEE REQUEST		**$**	**72,472**



VIII. FUTURE PROJECTS AND COST SUMMARIES

SATELLITE LOCATION (WINDSOR)

Post-Bond Project - Bertie County Center

Generally

The 12,300 SF Bertie Campus is located in a converted grocery store building in Windsor, North Carolina. The building is constructed of load-bearing masonry exterior walls and steel framed roof system with a membrane roof. The facility provides space for a number of continuing, remedial, and curriculum education programs.

A dedicated space for Information Technology (IT) has been requested. No additional infrastructure in needed at this time.

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