

# 24/7 COLLABORATIVE LEARNING & RESEARCH CENTER

## ADVANCED PLANNING PACKAGE

JUNE 2020



24/7 COLLABORATIVE HUB

# EXECUTIVE SUMMARY



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North Carolina Central University (NCCU) is a leader in higher education and nationally recognized for their Law School and Laboratory Research facilities. It is understandable that the vision for NCCU moving forward includes innovative approaches to learning and keeping students at the forefront of education. NCCU has tasked EVOKE Studio | Architecture with developing a feasibility study for the new 24/7 Collaborative Learning and Research Center, which is the brainchild of Chancellor Johnson O. Akinleye, PH.D.

The new Center will be located at the prominent intersection of Fayetteville Street and E. Lawson Street and will act as a Gateway into the NCCU Campus. The facility is expected to be around 5,000 GSF with a project cost of \$3,000,000. The center will also act as a bridge for students living off campus in nearby neighborhoods. It will be open 24 hours a day, seven days a week and will offer students access to space where their learning potential can soar. The Center will include “state of the art” technology empowering students to tap into their creative side while also offering them quiet spaces to study.

Retail space will be included in the 24/7 Collaborative Learning and Research Center. The retail vendor is expected to provide food and drink service to visitors. The floor plan in this study allocates retail space for the to-be-determined vendor. It is assumed that the retail space will be constructed and turned over to the future vendor in “white box” form to allow the vendor to make their own tenant improvements.

The design of the new center includes open space for collaborative work and a seamless integration of indoor/outdoor environments. This blurring of indoor and outdoor space harkens back to the welcoming and inclusive front porches of the residences which were previously on the site. The indoor-outdoor transition is highlighted by a covered outdoor porch that serves as additional usable space for students at the Center. Including a sizable outdoor space is important for multiple reasons. First, the large outdoor space will almost double the usable space without the full cost of building a conditioned space. NCCU has a strict budget for this project, which limits the size of the enclosed building space. The porch will provide extra enjoyable outdoor space for students without the additional construction cost. Second, the porch elevates the presence of the Center, announcing NCCU’s presence and acting as a campus gateway along the important Fayetteville Street corridor. Finally, a large outdoor space is important for this new facility due to the new Covid-19 restrictions. We will be living with Covid-19 for quite some time and it is important to have outdoor areas where students can properly adhere to social distancing guidelines.

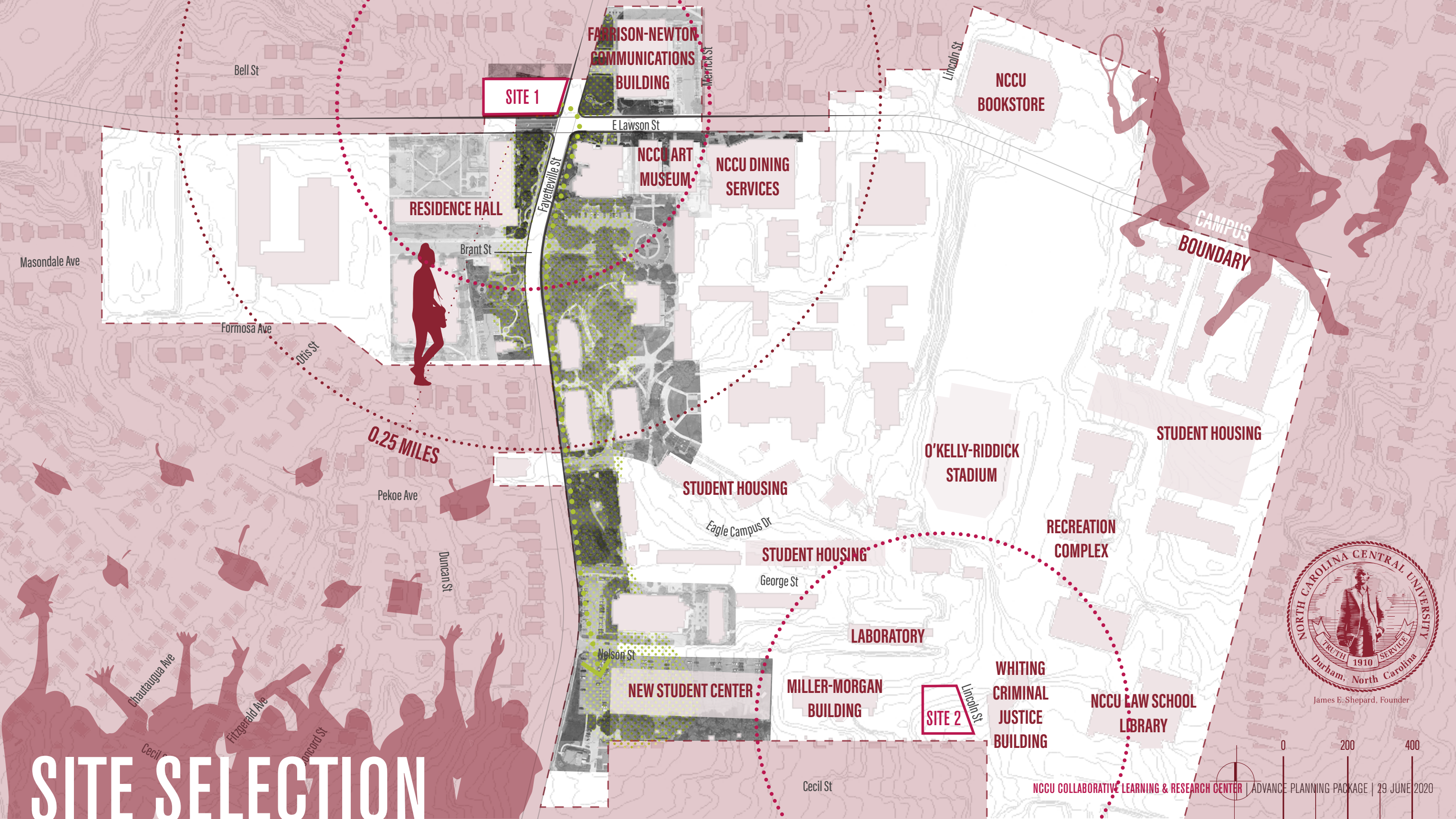
The enclosed document includes a site study of two proposed sites for the project. During the feasibility study process, it was determined that the Fayetteville Street site was the best site for this project. This feasibility study also includes preliminary design scenarios, rendered concept images, and a rough order of magnitude estimate of proposed construction costs. It is important to note that this document does not contain a design for this project. The purpose of this document is to provide clarification to the owner as to what is feasible for the new 24/7 Collaborative Learning and Research center on the selected site.



# SITE ANALYSIS



# SITE SELECTION



**SITE 1**

**SITE 2**

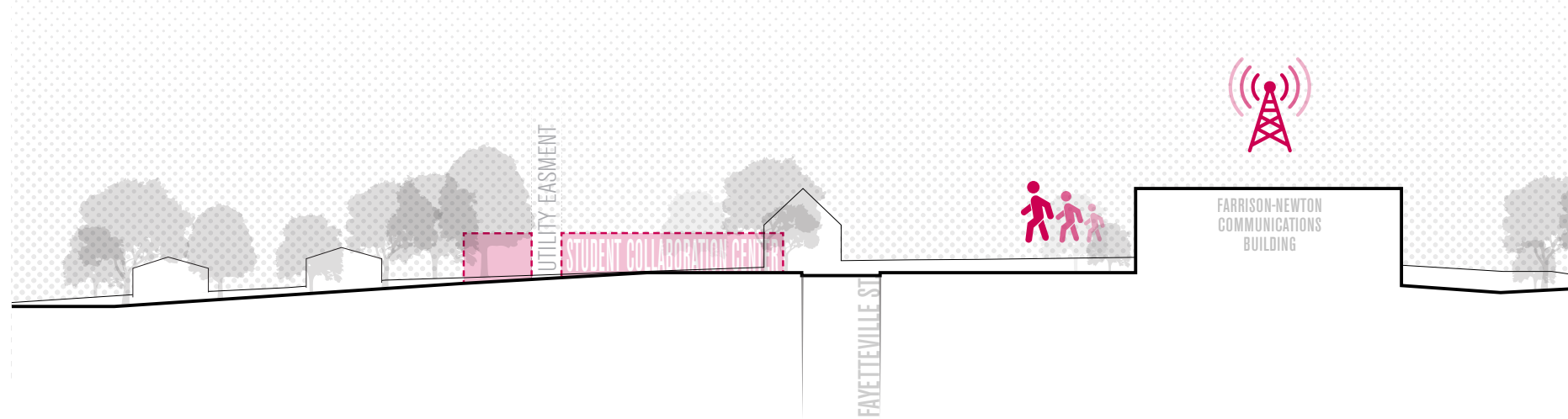
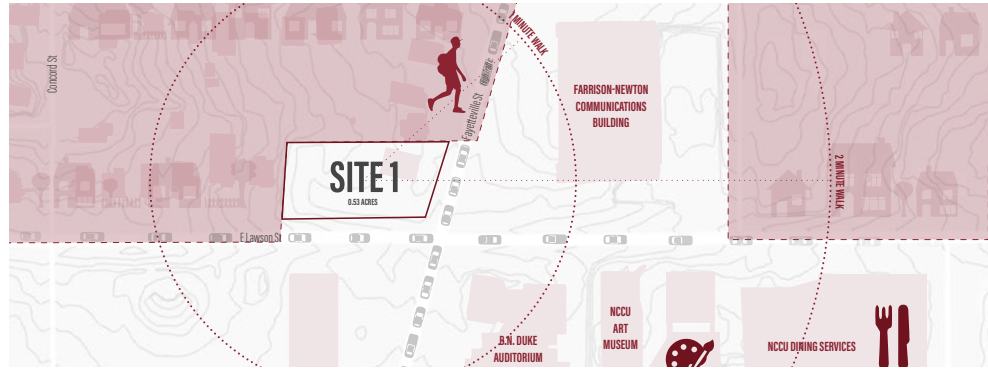
0.25 MILES



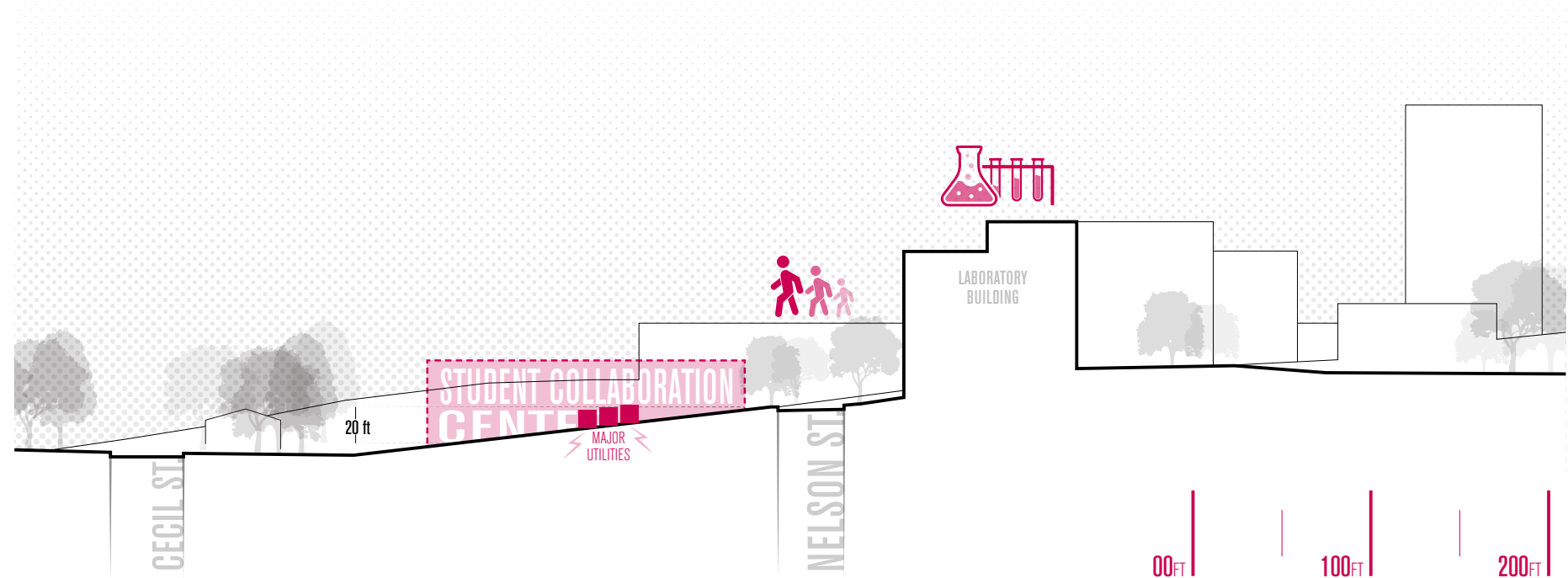
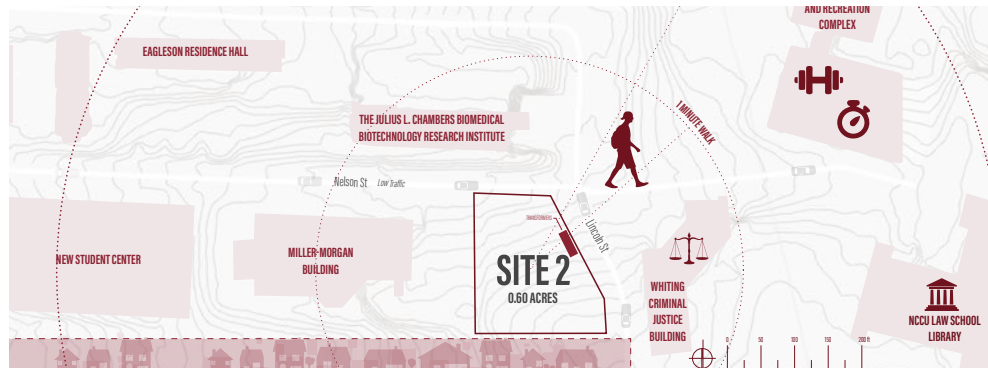
James E. Shepard, Founder

# SITE SELECTION

- **SITE ONE** HAS MINIMAL TOPOGRAPHY CHANGE
- BECAUSE OF THE LOCATION OF THE UTILITY EASEMENT, PART OF THE SITE WILL LIKELY BE LIMITED TO PARKING AND SERVICE ONLY
- **SITE ONE** OCCUPIES THE LAWSON/FAYETTEVILLE INTERSECTION, PROVIDING IT HIGH VISIBILITY AS A CAMPUS GATEWAY



- **SITE TWO** HAS SIGNIFICANT TOPOGRAPHY CHANGE
- BECAUSE OF THE SIGNIFICANT ELEVATION CHANGE, THE PEDESTRIAN EXPERIENCE TO AND FROM THE SITE WILL BE MORE CHALLENGING
- THE EXISTING UTILITIES AT SITE TWO WILL NEED TO BE RELOCATED IN ORDER TO CREATE AN INVITING HUB

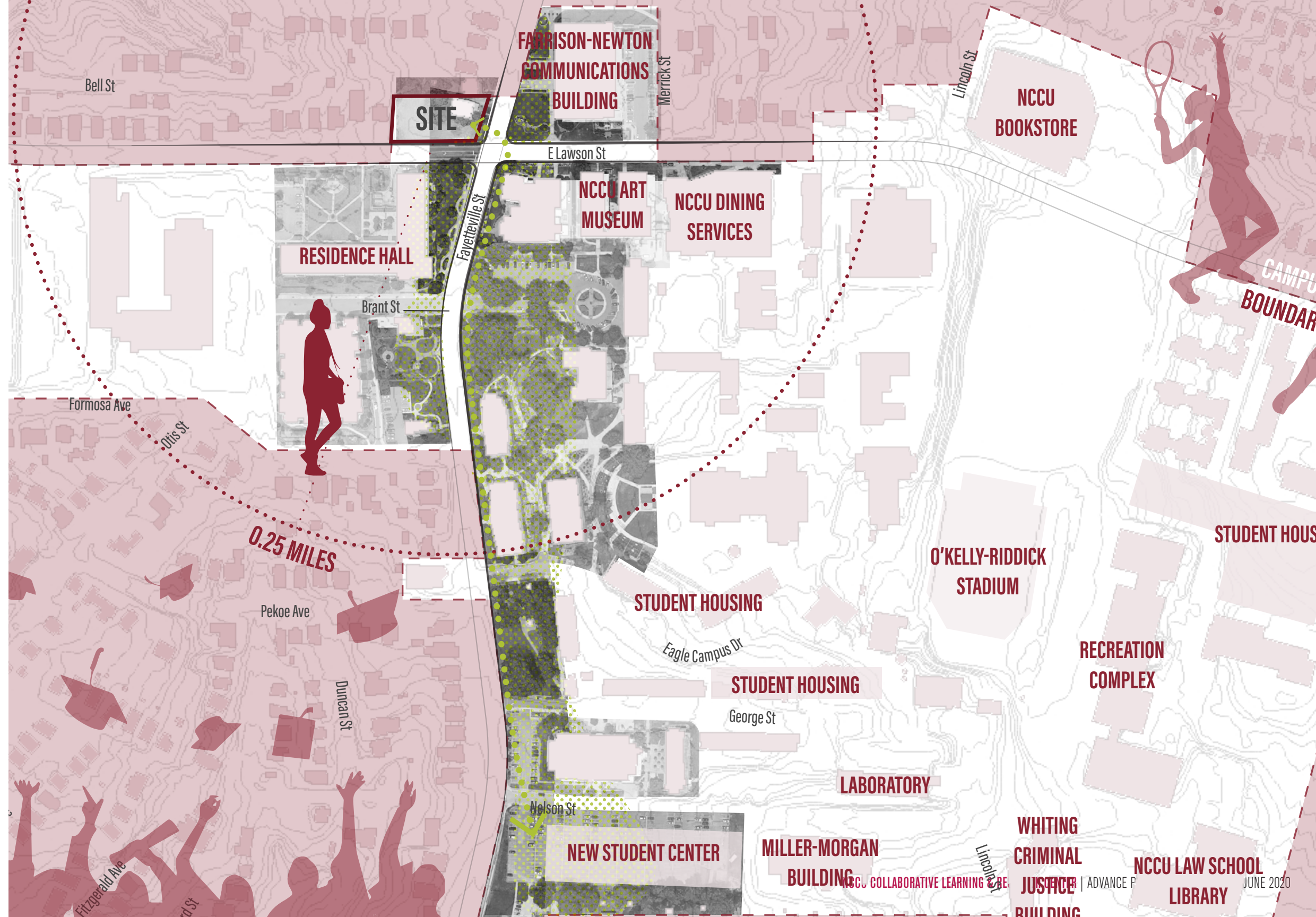


## **SITE ONE IS RECOMMENDED BASED ON THESE FINDINGS:**

- **SITE ONE POSSESSES HIGH VISIBILITY FOR PEDESTRIANS AND VEHICLES, WHICH WILL PROMOTE USE OF THE FACILITY**
- **SITE ONE IS A RELATIVELY FLAT SITE WITH MINIMAL EXISTING UTILITIES ON SITE; THIS WILL REDUCE SITE COST DURING DESIGN & CONSTRUCTION**
- **THE SIZE AND GEOMETRY OF SITE ONE IS MORE FITTING WITH THE DESIRED SIZE OF THE 24/7 COLLABORATION CENTER. ITS LOCATION IS IN CLOSE PROXIMITY TO OTHER CAMPUS AMENITIES.**

\* THIS RECOMMENDATION IS CONTINGENT UPON SITE SURVEY & GEO-TECH REPORT NOT FINDING UNDERLYING ITEMS THAT WERE BEYOND THE SCOPE OF THIS ANALYSIS

The site for the Collaborative Learning & Research Center is fortunately positioned at the corner of Fayetteville St. and E. Lawson St. This presents the opportunity to establish this new building as a counterpoint to the new student center. The two buildings will both be highly public and energetic hubs for the campus that serve to bookend Fayetteville St. as the primary gateways into the campus. In addition, this site sits in close proximity to important campus buildings such as the dining hall, a residence hall and the university's arts and communications buildings.



**SITE**

**FARRISON-NEWTON COMMUNICATIONS BUILDING**

**NCCU BOOKSTORE**

**NCCU ART MUSEUM**

**NCCU DINING SERVICES**

**RESIDENCE HALL**

Brant St

Formosa Ave

Utis St

0.25 MILES

Pekoe Ave

**STUDENT HOUSING**

**O'KELLY-RIDDICK STADIUM**

**STUDENT HOUSE**

**RECREATION COMPLEX**

**STUDENT HOUSING**

**LABORATORY**

Nelson St

**NEW STUDENT CENTER**

**MILLER-MORGAN BUILDING**

**WHITING CRIMINAL JUSTICE BUILDING**

**NCCU LAW SCHOOL LIBRARY**

NCCU COLLABORATIVE LEARNING & RESEARCH CENTER

ADVANCE P

JUNE 2020





NEW STUDENT CENTER

ACADEMIC BUILDINGS

DINING HALL

COMMUNICATIONS BUILDING

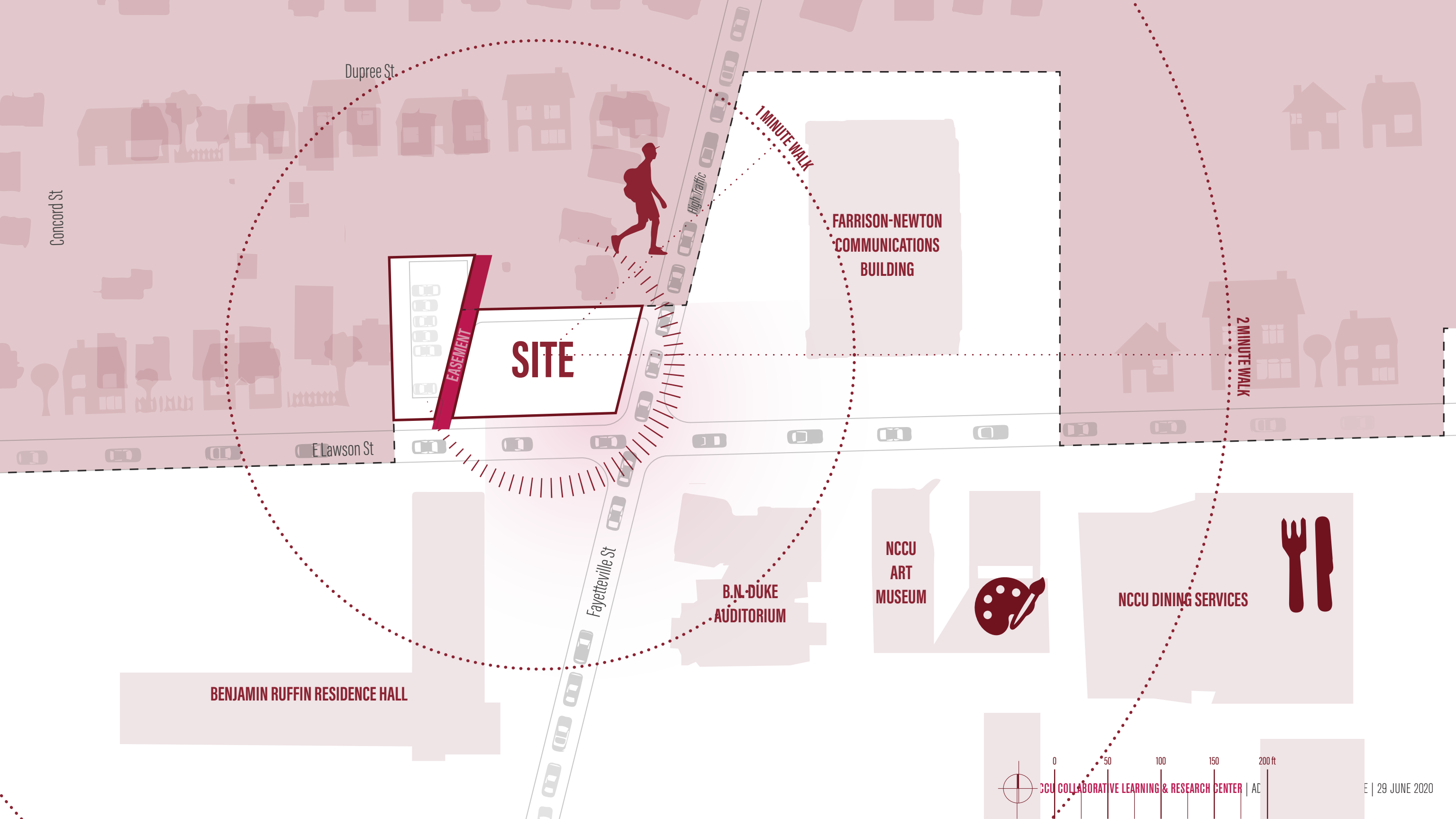
STUDENT HOUSING

STUDENT HOUSING

STUDENT COLLABORATION CENTER

RESIDENTIAL





Dupree St

Concord St

E Lawson St

Fayetteville St

B.N. DUKE  
AUDITORIUM

FARRISON-NEWTON  
COMMUNICATIONS  
BUILDING

NCCU  
ART  
MUSEUM

NCCU DINING SERVICES

BENJAMIN RUFFIN RESIDENCE HALL

EASEMENT

SITE

1 MINUTE WALK

2 MINUTE WALK

High Traffic



0 50 100 150 200 ft

NCCU COLLABORATIVE LEARNING & RESEARCH CENTER | AC

DATE | 29 JUNE 2020

# DESIGN CONCEPTS



# FLEXIBLE

The word 'FLEXIBLE' is written in large, bold, red, sans-serif capital letters. To the left of the letters are three red silhouettes of people: a man standing, a woman walking, and a man with a backpack. To the right of the letters are two red silhouettes of a man and a woman embracing.

# ACTIVE

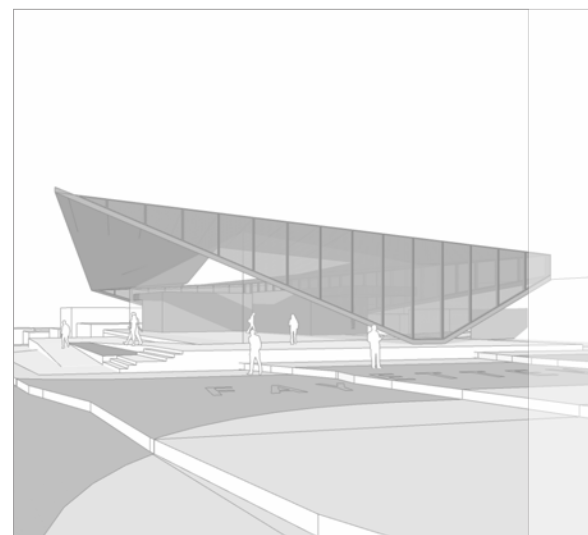
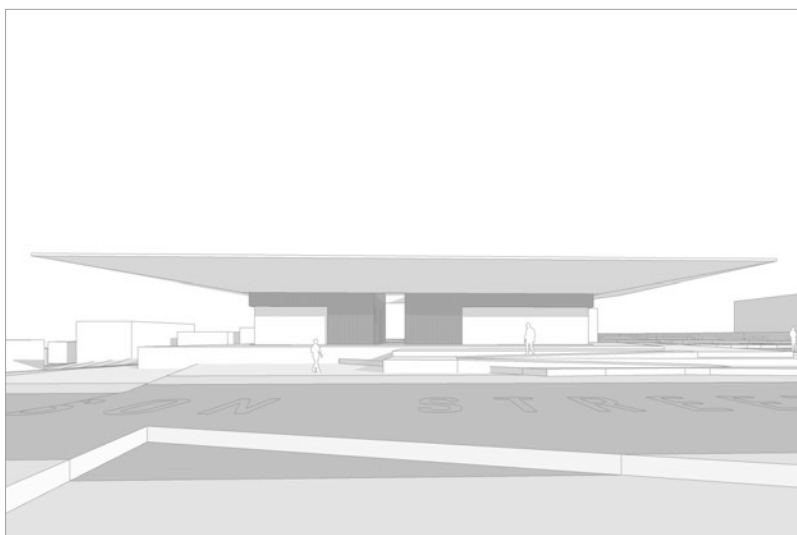
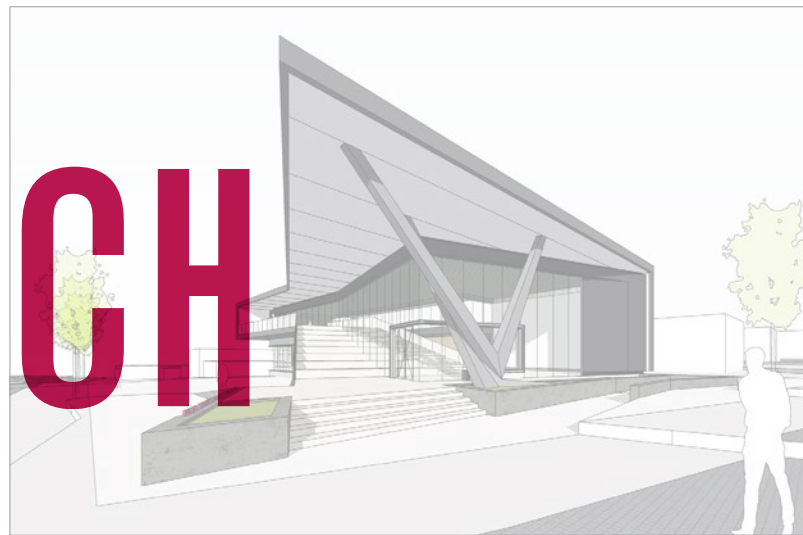
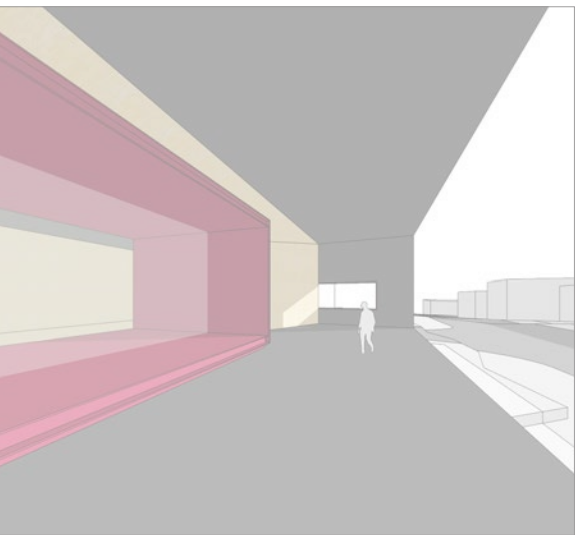
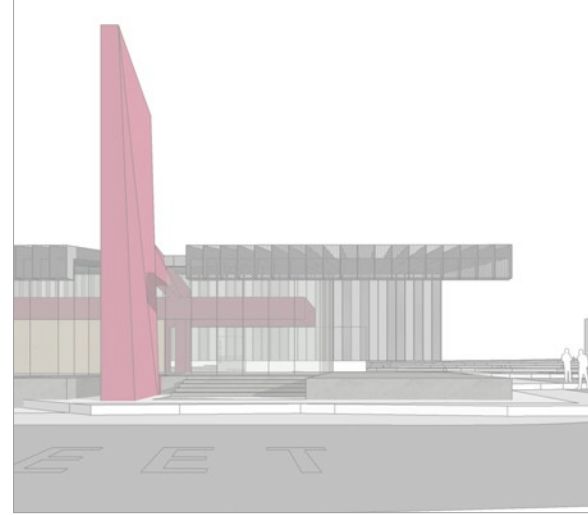
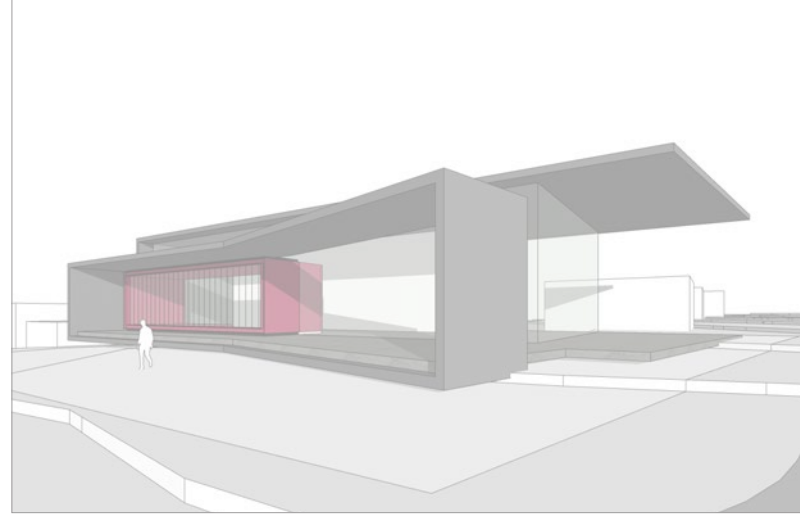
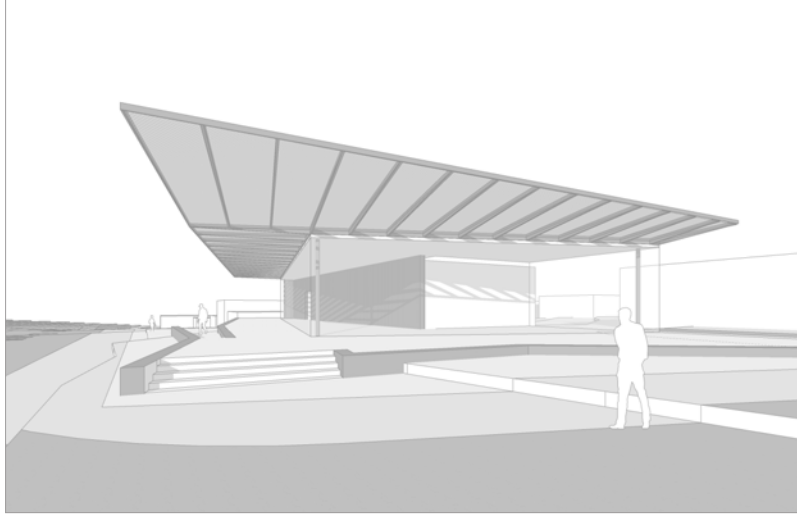
The word 'ACTIVE' is written in large, bold, red, sans-serif capital letters. To the right of the letters are three red silhouettes of a family: a man, a woman, and a child walking together.

# COLLABORATIVE

The word 'COLLABORATIVE' is written in large, bold, red, sans-serif capital letters. To the left of the letters are four red silhouettes of people celebrating with their arms raised.

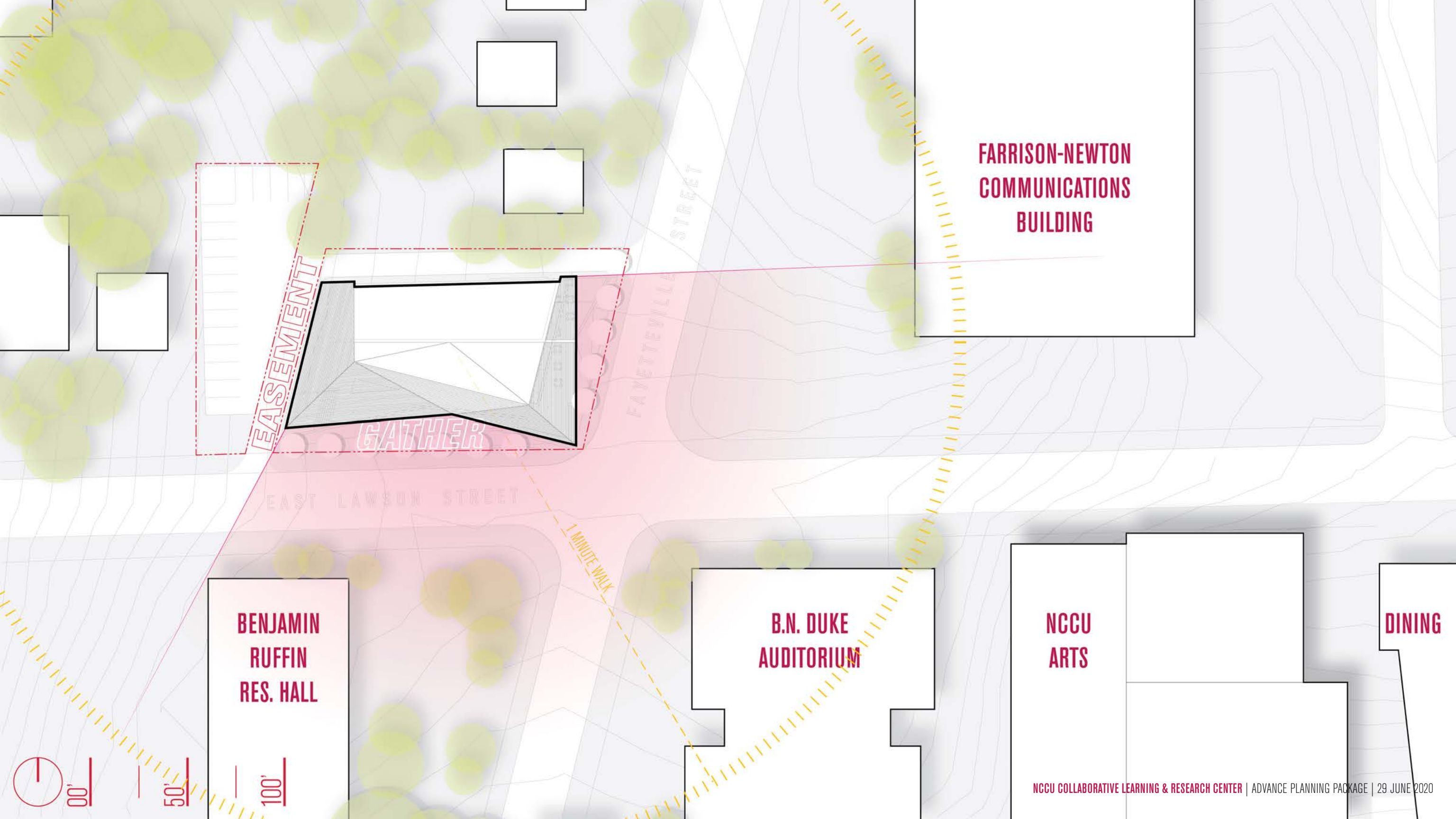


# THE PORCH



Concept One provides a generous and welcoming outdoor porch to draw people into the building. A light, glassy box blurs the line between the interior collaboration spaces and the exterior porch. A simple, linear bar to the back of the site houses all of the building's back of house and support programs, allowing a maximum amount of space toward the front of the site for a large open lounge. A dynamic metal canopy floats above the glass volume to shade the porch and the interior spaces of the glass volume, as well as to create an iconic gateway at the corner of Fayetteville St. and E. Lawson St.





**EASEMENT**

**GATHER**

FAYETTEVILLE STREET

EAST LAWSON STREET

1 MINUTE WALK

**FARRISON-NEWTON  
COMMUNICATIONS  
BUILDING**

**BENJAMIN  
RUFFIN  
RES. HALL**

**B.N. DUKE  
AUDITORIUM**

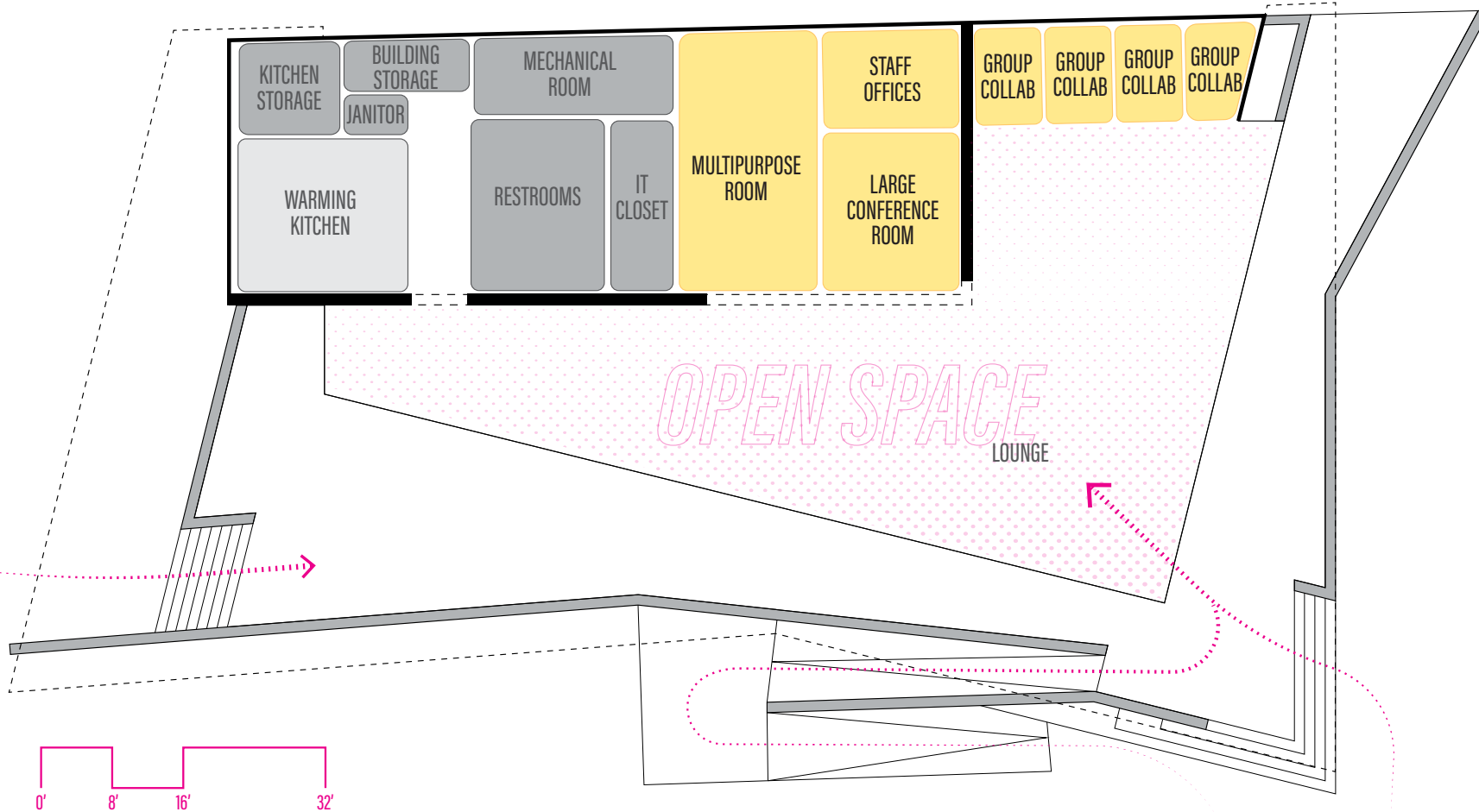
**NCCU  
ARTS**

**DINING**





# CONCEPT 1 | PROGRAM



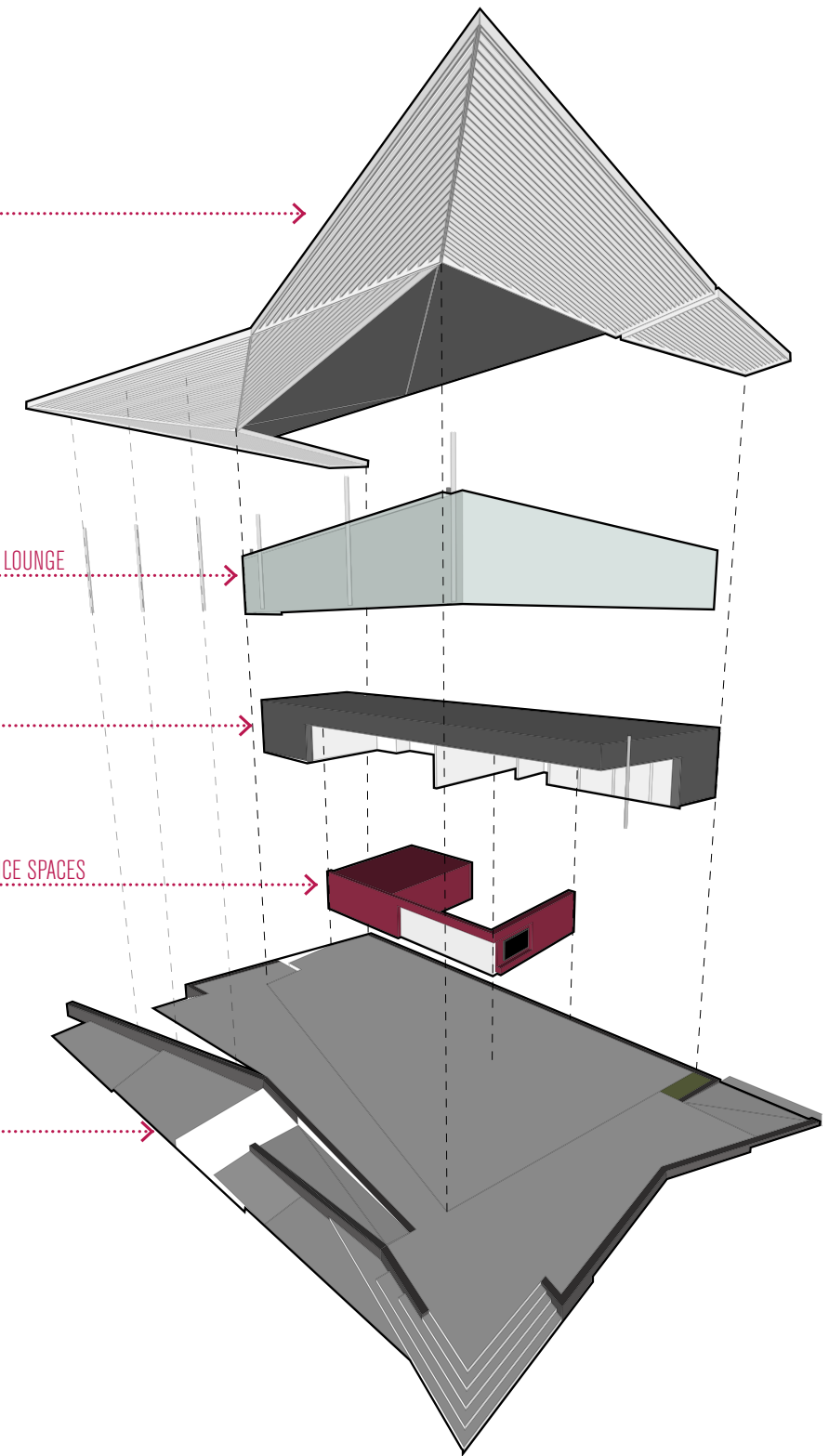
GATEWAY CANOPY

TRANSPARENCY TO STUDENT LOUNGE

SUPPORT PROGRAM

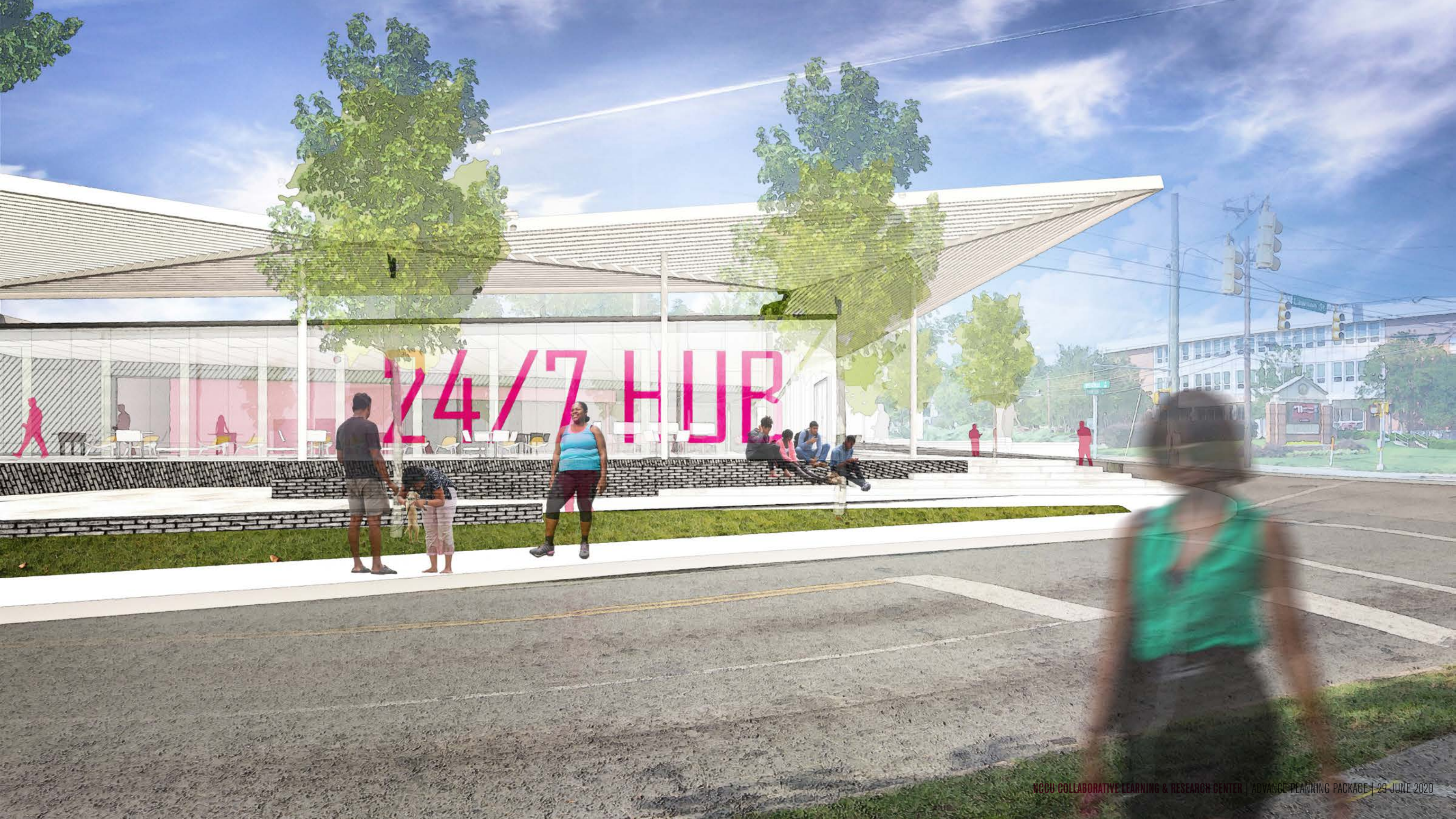
MULTIPURPOSE + CONFERENCE SPACES

WELCOMING PORCH





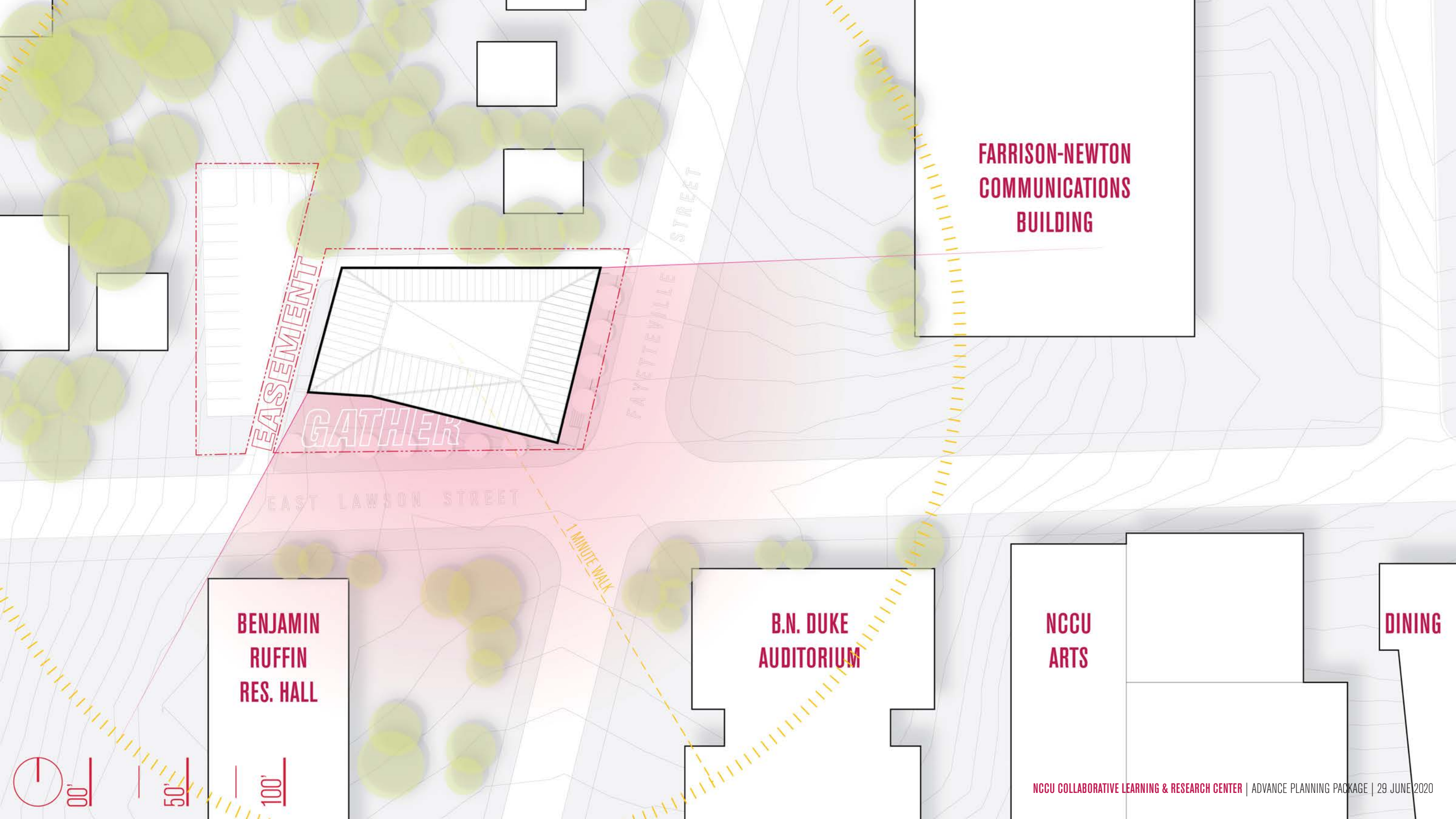




Concept Two begins with a simple rectangular volume with back of house and supporting program pushed to the west and north ends of the site to keep the large, open lounge space connected with the corner of Fayetteville St. and E. Lawson St. and the rest of the NCCU campus. The open lounge spills out onto a large outdoor porch space that helps root the building in the historical and cultural fabric of the campus. The building and its porch are unified under an iconic canopy that folds to make a light connection to the ground and soars upward at the corner to create an inspiring gateway to the campus.

# CONCEPT 2





**FARRISON-NEWTON  
COMMUNICATIONS  
BUILDING**

**EASEMENT**

**GATHER**

FAYETTEVILLE  
STREET

FAYETTEVILLE  
STREET

EAST LAWSON STREET

1 MINUTE WALK

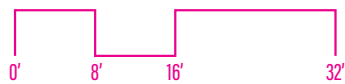
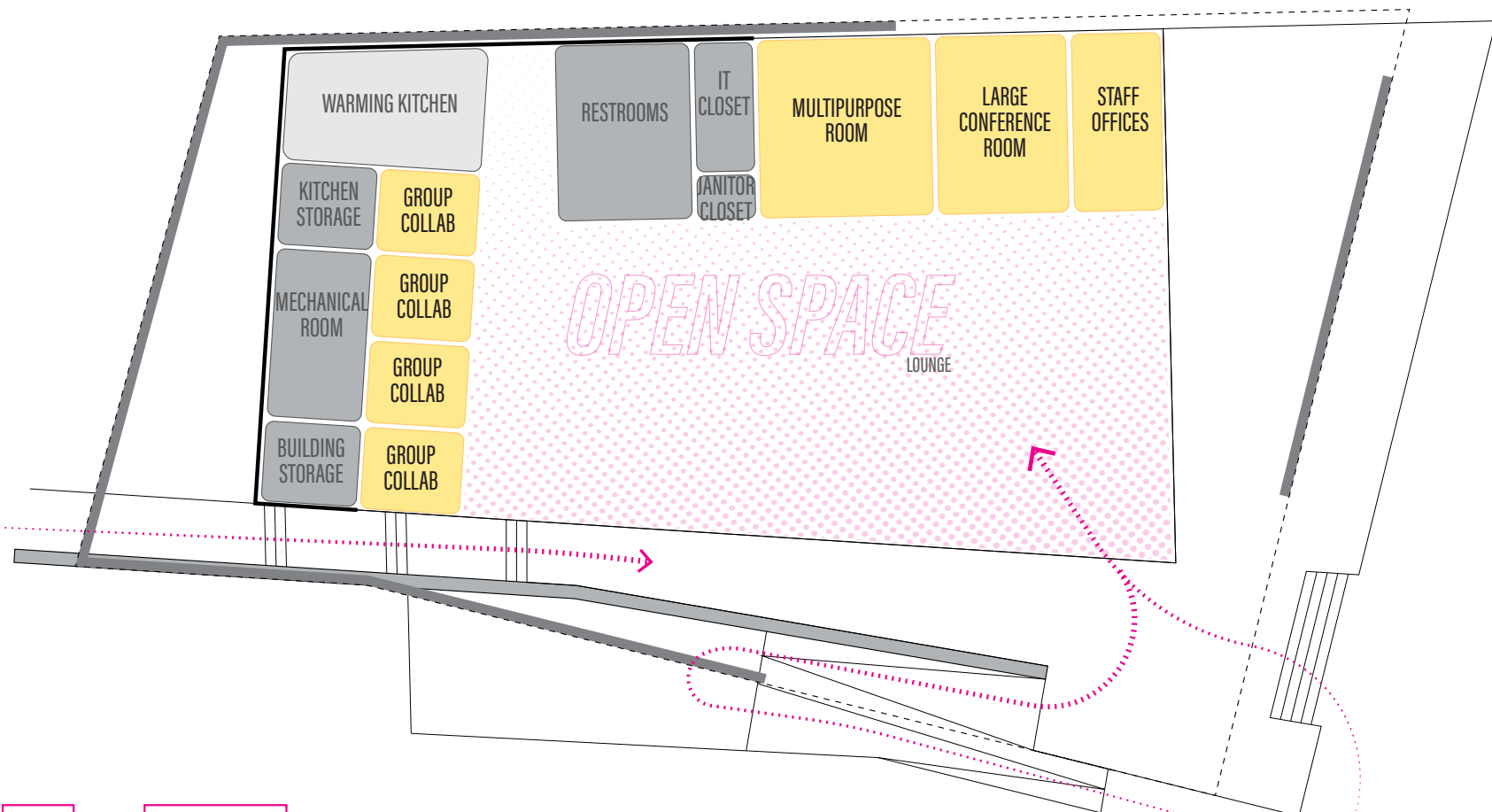
**BENJAMIN  
RUFFIN  
RES. HALL**

**B.N. DUKE  
AUDITORIUM**

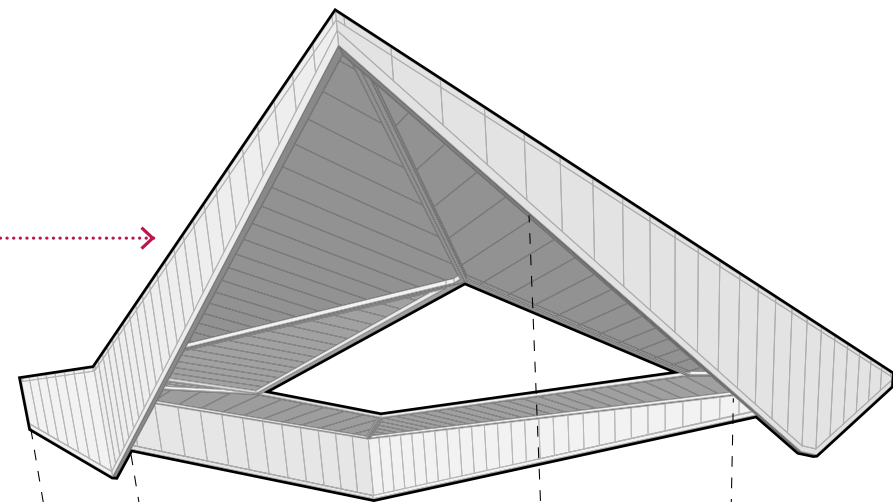
**NCCU  
ARTS**

**DINING**

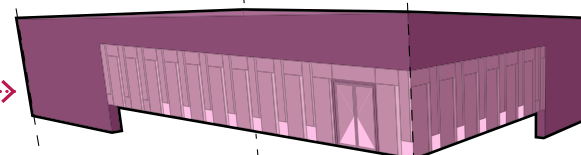
# CONCEPT 2 | PROGRAM



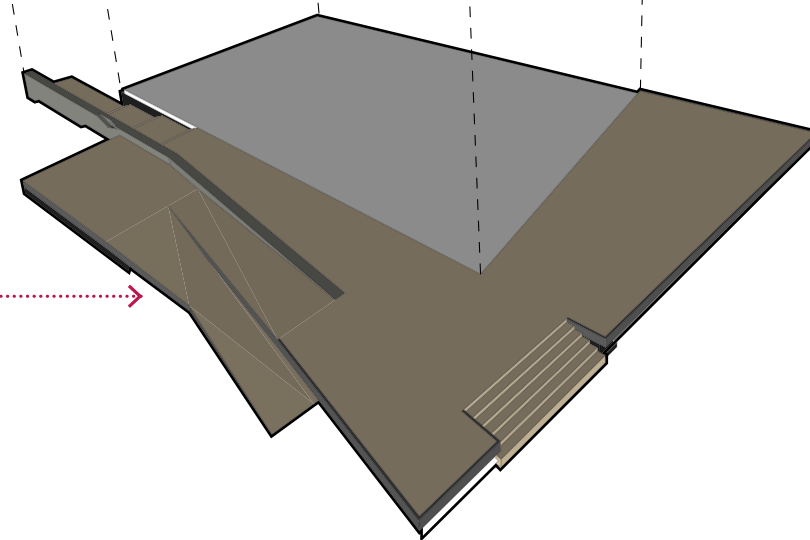
ICONIC GATEWAY CANOPY



SIMPLE PROGRAM BAR



WELCOMING PORCH













24/7 COLLABORATIVE HUB



CONCEPT 1



CONCEPT 2

RECOMMENDED OPTION

# ROUGH COST ESTIMATE

# COST ESTIMATE

## NCCU - 24/7 Collaborative Learning and Research Center R.O.M. PROJECT BUDGET

1	INSTITUTION OR AGENCY	<u>North Carolina Central University</u>	DATE:	<u>6/15/2020</u>
2	PROJECT IDENTIFICATION	<u>24/7 Collaborative Learning and Research Center</u>		<u>5,000 /SF</u>
3	LOCATION	<u>Fayetteville Street, Durham, North Carolina</u>		
4	PROJECT DESCRIPTION AND JUSTIFICATION	<u>Collaborative Learning and Research Center</u>		
	PROJECT AUTHORIZATION	<u>\$3,000,000</u>		
	TOTAL OWNER FUNDING	<u>\$ 2,990,972</u>		

5 CURRENT ESTIMATED CONSTRUCTION COST				
	QTY	UNIT	COST PER UNIT	TOTAL
A. Land Acquisition	1	LS	\$0.00	\$ -
B. Site Preparation				
1. Demolition	1	LS	\$30,000.00	\$ 30,000
2. General Hardscapes/Softscapes	13,000	FT <sup>2</sup>	\$12.00	\$ 156,000
C. Construction				
1. Utility Services	5,000	FT <sup>2</sup>	\$20.00	\$ 100,000
2. General Construction (including porch)	5,500	FT <sup>2</sup>	\$220.00	\$ 1,210,000
3. Plumbing & Fire Protection	5,000	FT <sup>2</sup>	\$15.00	\$ 75,000
4. HVAC	5,000	FT <sup>2</sup>	\$35.00	\$ 175,000
5. Electrical	5,000	FT <sup>2</sup>	\$40.00	\$ 200,000
6. Other <u>Telecommunications &amp; AV Infrastructure</u>	5,000	FT <sup>2</sup>	\$10.00	\$ 50,000
8. Other <u>Security Systems &amp; Infrastructure</u>	5,000	FT <sup>2</sup>	\$5.00	\$ 25,000

ESTIMATED (DIRECT) CONSTRUCTION COST \$404.20    \$ 2,021,000

ESCALATION  
 Escalation % = 0.42 % per month x No. of months 19 (To Mid-point of construction) = 7.98 %  
 ESCALATION COST INCREASE = Estimated Cost x Escalation % \$32.26    \$ 161,276

TOTAL ESTIMATED CONSTRUCTION COST \$436.46    \$ 2,182,276

## OTHER COST

OWNER CONSTRUCTION CONTINGENCY 3.0% of Total Estimated Construction Cost \$ 65,468

## DESIGN FEES

Basic Services 10.0% (% of Total Estimated Construction Cost) \$ 218,228

Supplemental Services \$ -

Advance Planning - (Under a separate contract) \$ 42,000

Life Cycle Costing \$ -

Interior Design – Furniture & Furnishings Specifications/Procurement \$ 40,000

Sustainable Design Consultant (Allowance) \$ -

LEED Documentation and Certification \$ -

LEED Commissioning \$ -

Demolition Package \$ -

Reimbursable Expenses \$ 5,000

Enhanced Commissioning Consultant (Allowance) \$ -

Security One/Card Design \$ -

Audio Visual, Data & Telecom \$ -

Acoustical Design \$ -

Information Technology Campus Infrastructure Site Design \$ -

Professional Renderings (3) \$ -

Finished Model (Study models are included under basic services) \$ -

TOTAL DESIGN FEES (Basic + Supplemental) 14.0% \$ 305,228

TOTAL ESTIMATED COST (T.E.C.C + Owner Contingency/Cost + Design Fees) \$ 2,552,972

## OWNER RESERVES & EQUIPMENT BUDGET

CM Fees 0.0% \$ -

Furniture 100,000

Telecommunication 37,000

AV Systems 150,000

Security 20,000

Site Survey (Topographic & Location) 20,000

Geotechnical Design Fees (Subsurface Investigation) 10,000

Misc. Reproduction/Printing \$ -

Newspaper Advertising 1,000

Special Inspections 60,000

LEED Certification AE Fee Allowance \$ -

Utility Relocation & Extension (Off Site) 20,000

Warranty Inspections 20,000

TOTAL OWNER RESERVES & EQUIPMENT BUDGET 14.6% \$ 438,000

GRAND TOTAL ESTIMATED PROJECT BUDGET \$ 2,990,972

PROJECT AUTHORIZATION \$ 3,000,000

VARIANCE 0% \$ (9,028)

Note: The information documented in this budget analysis is intended to be used for discussion purposes only. This is a Rough Order of Magnitude Statement of Probable Project Cost and is not intended to be an official Cost Estimate at this time. LEED certification ratings are subject to impact the total project cost as an increase.

