

2023-2027 MASTER FACILITIES PLAN FOR



Clinton North Carolina

May 24, 2023

JKF ARCHITECTURE PROJECT NO. 2022-21





May 24, 2023

Dr. William Starling, President
Sampson Community College
1801 Sunset Avenue
Clinton, NC 28328

RE: Sampson Community College Master Facilities Plan 2023-2027
JKF Architecture Project No. 2022-21

Dear Dr. Starling,

Please accept JKF Architecture's recommendations concerning the ongoing development of the Sampson Community College (SCC) Campus for the next five years, 2023-2027, and into the future.

Our Team believes this dynamic plan enhances the vision developed by you, your staff, and this office that will continue to effectively serve students in Pitt County for years to come.

Thank you for the opportunity to serve you and be part of this important project.

Sincerely,

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

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

II. ACKNOWLEDGMENTS

JKF Architecture acknowledges the time and effort of those listed below, along with participating faculty, staff, and community stakeholders whose valuable input enriched the Sampson Community College 2023-2027 Master Facilities Plan.

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IV. PURPOSE OF THE 2023-2027 MASTER FACILITIES 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 Sampson Community College (SCC) 2023-2027 Master Facilities Plan is to develop a tangible roadmap indicating where they eventually want to be and how they want to get there.

In September 2022, JKF Architecture was contracted by SCC to develop the 2023-2027 Master Facilities Plan for its campus located at 1801 Sunset Avenue in Clinton, North Carolina and incorporating the College's satellite location in elsewhere in Sampson County. JKF Architecture has worked with SCC on several major projects over the last decade, and has a good understanding of the challenges and needs of the College and its campus.

The goals of this Plan are straightforward. The Master Facilities Plan assesses existing facility utilization, 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 dollars. In addition, part of the Plan goes beyond five years to allow the College to responsibly "dream" a little bigger over time and plan accordingly for the future.

The goals of this plan are straightforward:

- (1) Confirm the use of current campus facilities;
- (2) Identify projects in SCC's 2016-2021 Master Plan (also completed by JKF Architecture) not yet accomplished and verify whether or not they are still priorities for inclusion in this updated plan;
- (3) Study the campus parking, roadways, and walkways, providing recommendations to streamline vehicular and pedestrian hazard areas while enhancing the overall campus aesthetic; and
- (4) Create an updated campus master plan for facilities development.

All of these goals have been accomplished and are addressed in the 2023-2027 Master Facilities Plan. This Plan is designed to be user-friendly document, allowing SCC stakeholders to spend resources over time and as they see fit. If followed through to completion, the Plan leaves the College positively positioned to meet the needs of its service population well into the future.



V. EXECUTIVE SUMMARY

The proposed development of Sampson Community College (SCC) over the next five years through the 2023-2027 Master Facilities Plan may be best characterized as a combination of new construction, renovations, additions, and infrastructure development to meet the existing and emerging programmatic needs of the Campus. After in-depth meetings with College leadership, faculty, staff, and stakeholders, as well as an utilization assessment of existing facilities, the 2023-2027 Master Facilities Plan delivered by JKF Architecture recommends a number of definable strategies designed to make more effective use of existing buildings and enhance the student experience through modernization and consolidation.

The Master Plan's final development recommendations have been delivered in two parts. The first part outlines several projects to be completed within the five-year life of this Plan. The second part of the recommendations suggest projects and facilities maintenance needs not yet funded, but available for future consideration and long-term planning. Significant detail of each priority is projected on the following pages, but is summarized in this Executive Summary below:

- 1) Construction of the new North Building-Kitchin Building Connector;
- 2) Construction of an addition to the Activity Building;
- 3) Construction of a new Allied Health and Nursing Building;
- 4) Construction of a new building for SCC's Cosmetology and Barbering programs;
- 5) Renovation and repurposing of the Technology Building for the Early College High School;
- 6) Renovation of the Warren Building; and
- 7) Construction of a new Burn Tower, to be located on SCC's satellite campus.

The projected cost of immediate needs over the next five years is estimated at **\$59,418,129**.

Additional long-term building needs include:

- 8) A new Building and Grounds facility, located behind the ;
- 9) Construction of a new Public Safety Complex, to be located on SCC's satellite campus; and
- 10) Renovation and upgrade of the North Building; and
- 11) Renovation of the Kitchin Building.
- 12) Welding Building Addition;
- 13) Main Campus Parking Expansion
- 14) New Concession and Restroom facility
- 15) New entrance and marquee

These longer-term projects are estimated to cost approximately **\$51,857,303**.

In total, the estimated cost of all these projects is **\$111,275,434**.

The 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, SCC will be able to more effectively accomplish its goals and serve its community.



VI. PROGRAM PROCESS

The goal of an effective master planning process is a deliverable that provides the physical spaces to support the future of Sampson Community College (SCC), 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 objectives of the SCC 2023-2027 Master Facilities Plan:

1. JKF Architecture reviewed a broad range of existing documentation about SCC 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 SCC 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.
3. JKF Architecture met with Executive Administrative leadership, including the President, to ascertain long-term goals and refine programmatic needs. This also included conversations centered on flexibility and where opportunities for operational efficiencies may exist. SCC leadership was particularly helpful in identifying current uses of space.
4. Led by John Farkas, AIA and Brian Farkas, MPA, the Design Team conducted listening sessions with key SCC faculty and staff, discussing how spaces are currently used and what ideal conditions for each user's respective program requires.
5. Compiled information received and developed early design solutions that responded to stated needs. Options were presented to SCC leadership for initial reactions.
6. Using the wealth of data and information collected, JKF Architecture's Design Team began conceptualizing the Plan, emphasizing the creation of a user-friendly tool that supports SCC's present and future needs.
7. JKF Architecture presented a draft of the Plan to SCC owners for final review.
8. Following final input from SCC administrators, this document was created to be submitted to the College's Board of Trustees for its consideration and approval, with the intent that it will formally become the SCC 2023-2027 Master Facilities Plan.



VII. AGENCY APPROVALS

Please note, the projects anticipated to execute the Pitt Community College (PCC) 2023-2027 Master Facilities Plan may require approval from a number of agencies including:

- North Carolina Office of State Construction
- NC Office of the State Fire Marshall - Department of Insurance
- NC Department of Environmental Quality - Water Quality Division
- NC Department of Environmental Quality - Soil Erosion Control
- Sampson County Government
- City of Clinton(Planning and Zoning, Building Inspections, and Fire Marshall)

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



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VIII. SAMPSON COMMUNITY COLLEGE GENERAL PROFILE

OVERVIEW

The Sampson Community College (SCC) main campus is situated on a sizable site in Clinton, North Carolina. SCC's primary service area is all of Sampson County.

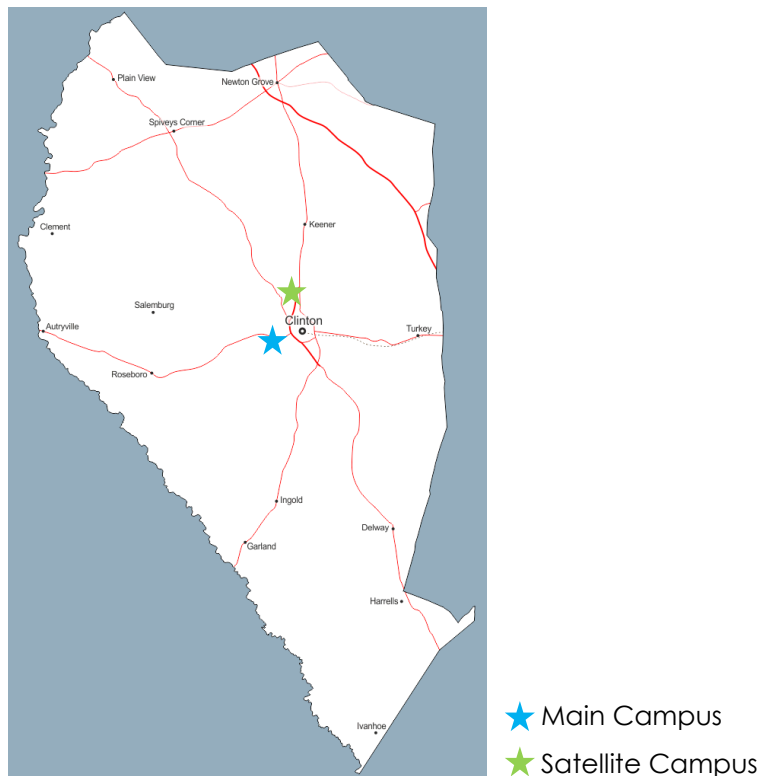
The main campus in Clinton includes approximately 10 primary buildings to house SCC's diverse educational programming. Additionally, there is one pre-engineered building, primarily functioning in a support roles.

SCC's main campus sits at the intersection of Sunset Avenue (Highway 24) and Airport Road. The close proximity of the College to these roads may require additional aesthetic considerations to be considered when making any substantive changes along the highways.

Over time, off-campus facilities have been acquired and opened to make SCC more accessible to service area residents and to combine with the main campus to better serve the educational needs of citizens. These facilities include:

- SCC Annex, Industrial Park Drive in Clinton, NC

SCC Main Campus and Satellite Sites



VIII. SAMPSON COMMUNITY COLLEGE GENERAL PROFILE



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

The Sampson Community College (SCC) 2023-2027 Master Facilities Plan represents the culmination of a successful collaboration between JKF Architecture and the College. In authoring this Plan, SCC engaged its stakeholders as key providers of valuable guidance in the planning process. Members of SCC's administration, faculty, and Board of Trustees were solicited for feedback.

Limited budgets and the assessment of growth over the next five years placed constraints on investments in new facilities and/or added square footage. JKF Architecture worked with SCC leadership to perform high-level space utilization analysis to optimize efficiency while meeting emerging needs. The Design Team worked to "right-size" facilities for future use and redefine the types of academic spaces that will cater to incoming students, based on the vision identified by SCC leaders. The final Master Facilities Plan exhibits a "domino effect," where delivering early projects opens up the next projects based on newly-available or more efficiently used space.

The result of this work is a realistic and achievable five-year plan to work within the financial confines presented while helping achieve the College's mission in a meaningful way.

Recommendations for infrastructure improvements at the SCC Main Campus in Clinton are intended to set up the site for long-term projects and more immediately enhance the SCC student experience. These enhancements would be integrated into proposed projects as funds become available. Campus-wide recommendations for improvement include:

- Creating a safe and pedestrian-friendly walking system through the heart of the Campus by significantly reconfiguring vehicular traffic patterns; and
- Constructing a new secondary entrance, including signage, off of Airport Road

The SCC 2023-2027 Master Facilities Plan's final development recommendations have been delivered to maximize available funding and set the Plan's "domino effect" into motion as additional funds become available. Priority projects include:

- 1) Construction of the new North Building-Kitchin Building Connector;
- 2) Construction of an addition to the Activity Building;
- 3) Construction of a new Allied Health and Nursing Building;
- 4) Construction of a new building for SCC's Cosmetology and Barbering programs;
- 5) Renovation and repurposing of the Technology Building for the Early College High School;
- 6) Renovation of the Warren Building; and
- 7) Construction of a new Burn Tower, to be located on SCC's satellite campus.



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

FIVE-YEAR MASTER PLAN BUDGET

	Description	Total Project Cost
1	North-Kitchin Connector	\$ 3,000,008
2	Activities Building Addition	\$ 5,334,934
3	New Allied Health & Nursing	\$ 17,957,512
4	New Cosmetology & Barbering Building	\$ 13,740,243
5	Renovate Technology Bldg. to Early College HS	\$ 9,938,670
6	Warren Building Renovations	\$ 6,145,375
7	New Burn Tower	\$ 3,301,387
5-YEAR MASTER PLAN BUDGET TOTAL		\$ 59,418,129

LONG-TERM PROJECT COST PROJECTIONS

8	New Grounds Facility	\$ 9,170,943
9	New Public Safety Complex	\$ 19,582,699
10	Renovate/Upgrade Kitchin Building	\$ 5,635,658
11	Renovate/Upgrade North Building	\$ 7,143,718
12	Welding Building Addition	\$ 7,201,658
13	New Parking	\$ 729,201
14	New Concession & Restroom Building	\$ 2,393,426
LONG-TERM PROJECT BUDGET TOTAL		\$ 51,857,305

FUTURE, LONG-TERM PROJECTS AND COST SUMMARIES **\$111,275,434**



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN



SAMPSON COMMUNITY COLLEGE MASTER FACILITIES PLAN 2023-2027

VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #1 - MAIN CAMPUS - North Building-Kitchen Building Connector

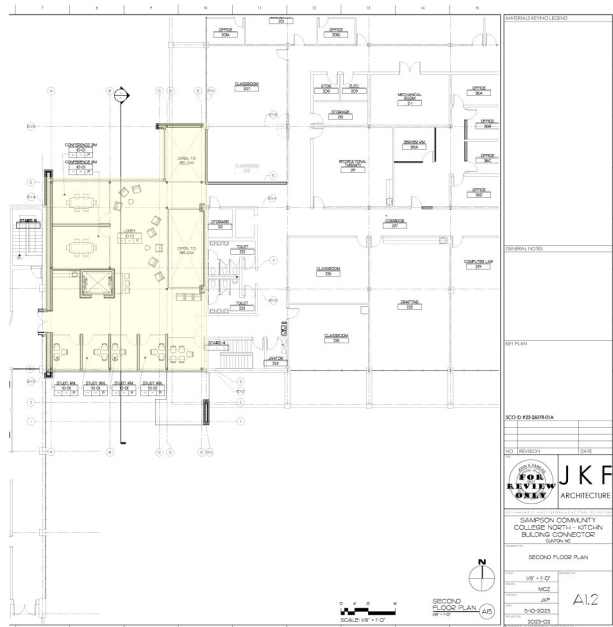
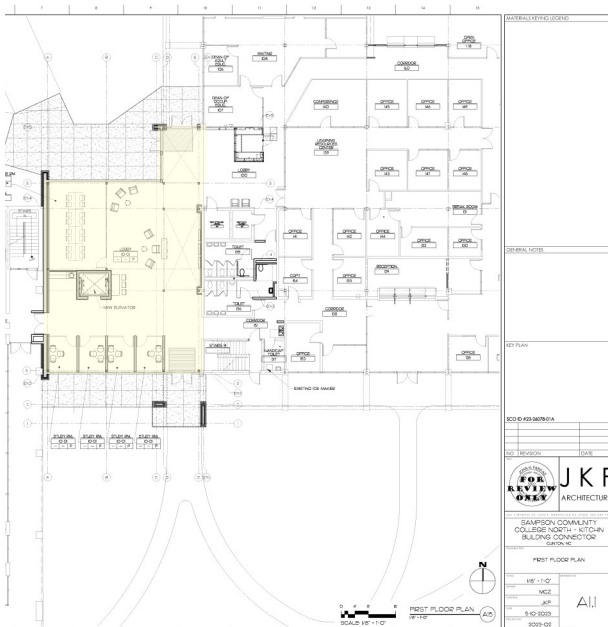
Generally:

JKF Architecture recommends the design and construction of an approximately 5,500 SF, two-story building connecting the North and Kitchen Buildings. Complimenting and enhancing existing operations in both the North and Kitchen Buildings, the "connector" will include new space for conferencing, small-group meeting rooms, new restrooms, and open, flexible space for student/faculty collaboration. The project will include integration with the existing campus plaza to the extent the new building will tie into the existing adjacent site and utilities. Project will include new elevator, plumbing, HVAC, and electrical power, lights, and data wiring .

The project's current estimated cost is \$3,000,008.



Conceptual Rendering, North Building-Kitchen Building Connector | JKF Architecture (2023)



SAMPSON COMMUNITY COLLEGE MASTER FACILITIES PLAN 2023-2027



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #1 - MAIN CAMPUS - North Building-Kitchin Building Connector

Space Requirements and Budget:

Description	Cost		
2-Story Connector Addition	\$	2,321,110	5500 SF @
Design Contingency / Owner Reserve	\$	232,111	10%
Construction Cost	\$	2,553,221	
Contingency	\$	127,661	5%
Escalation	\$	40,213	0.25% @
			6 To Bid (Months)
Construction Cost & Contingency	\$	2,721,095	
Geotechnical Survey	\$	-	
Location/ Topo Survey	\$	-	
Construction Testing	\$	-	
Special Inspections			
LEED CERTIFICATION	\$	-	
Furnishing & Equipment	\$	-	0%
Subtotal	\$	2,721,095	
A/E Fees	\$	278,912	10.25%
Estimated Total Project Cost	\$	3,000,008	



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #2 - MAIN CAMPUS - Activity Building Addition

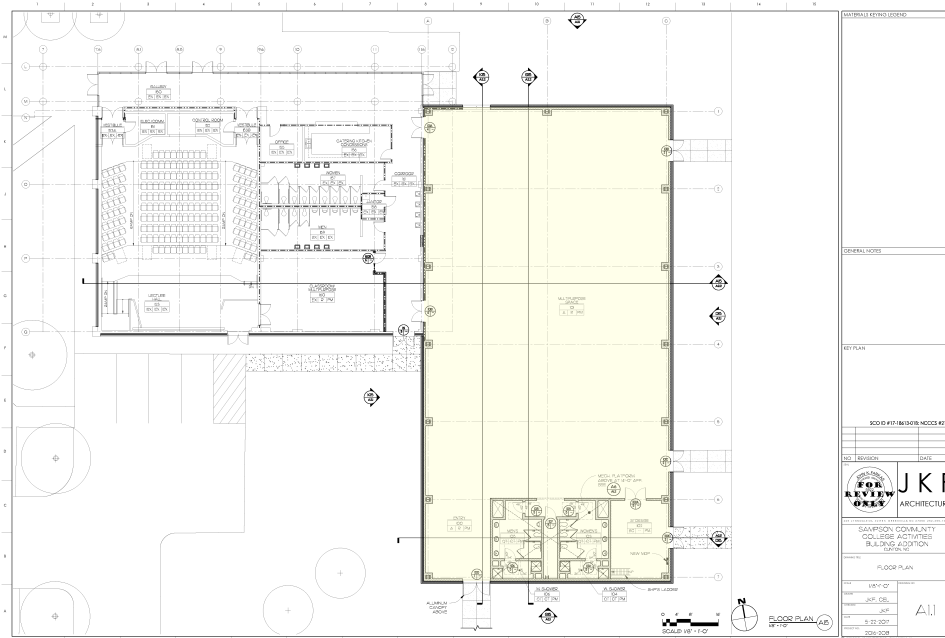
Generally:

JKF Architecture recommends the construction of an approximately 10,000 SF addition to the existing Activity Building, located on the east side of campus. Having already been designed and awaiting funding, the facility will accommodate credit and non-credit courses requiring open floor space for instruction and skills acquisition, student events and activities, intramural sports, graduation exercises in specialized programs of study, and meeting space for both business and industry events. The facility will expand the existing Activity Center which currently provides a 180-seat lecture hall. The addition of the facility to the existing Activity Building allows for the use of a common entrance, catering kitchen, rest rooms, and placement on the campus. The facility has been included in multiple campus master plans as the need for the this type of space on the campus only continues to grow.

The project's current estimated cost is \$5,334,934.



Conceptual Rendering, Activity Building Addition | JKF Architecture (2023)



SAMPSON COMMUNITY COLLEGE MASTER FACILITIES PLAN 2023-2027



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #2 - MAIN CAMPUS - Activity Building Addition

Space Requirements and Budget:

Description	Qty.	Unit	Unit Cost	Cost
2018 Average Bids (8) for Addition	1	EA	\$2,817,476.00	\$ 2,817,476
GC Subtotal				\$ 2,817,476
Builder's Risk	1.50%			\$ 42,262
Performance & Payment Bonds	1.30%			\$ 36,627
GC Office Overhead	10.00%			\$ 281,748
GC Profit	5.00%			\$ 157,074
SUBTOTAL				\$ 3,335,187
DESIGN CONTINGENCY	10.00%			\$ 333,519
ESCALATION	100 Mos. @		0.25%	\$ 917,176
Estimated Construction Cost				\$ 4,585,882
Contingency	5.00%			\$ 229,294
Estimated Construction Cost & Contingency				\$ 4,815,177
Construction Testing Estimate				\$ 18,000
Advertising				\$ 1,500
Original Advertising				\$ 1,400
Incidental (Surveying, etc.)				\$ 5,000
A/E FEES:				
TOTAL A/E FEES (EFFECTIVE)	10.26%			\$ 493,857
Estimated Total Project Budget				\$ 5,334,934



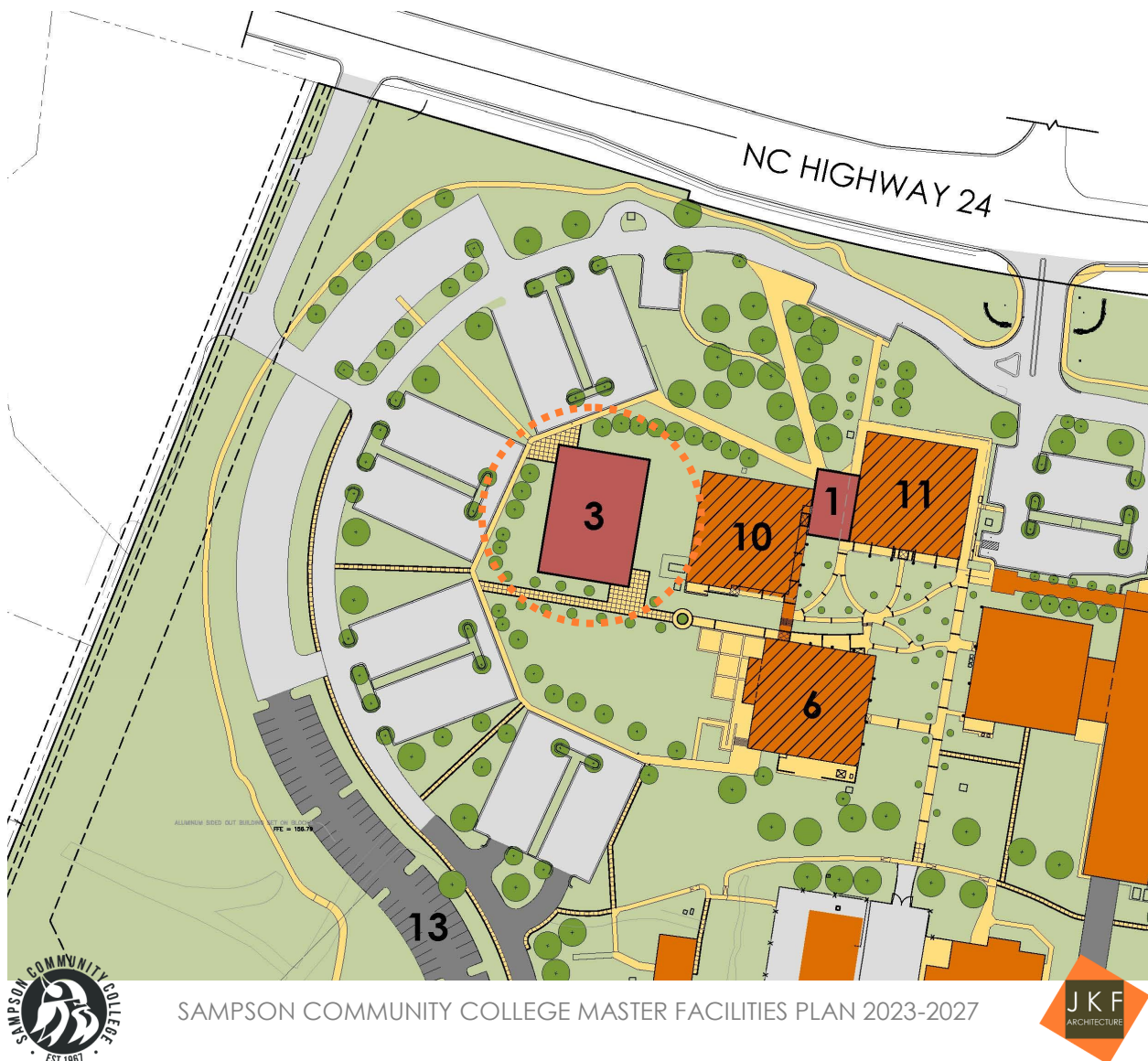
VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #3 - MAIN CAMPUS - New Allied Health and Nursing Building

Generally:

JKF Architecture recommends the construction of an approximately 26,781 SF building for the Sampson Community College (SCC) Allied Health and Nursing programs. Currently, Allied Health and Nursing programs occupy space in multiple buildings, particularly the Technology Building and East Building. This new facility, to be located on the west side of the main campus, will allow the program (Medical Assisting, Electronic Health Records, EKG Technician, Nurse Aid, Phlebotomy, Surgical Technology, Sterile Processing, Pharmacy Tech, Veterinary Assistant, etc.) to operate entirely out of one building. The new facility would include state-of-the-art lab space, classrooms, faculty offices, conferencing/meeting space, restrooms, and lobby. The proposed location of this building is close to a number of large existing parking lots, so significant investment in addition parking is not anticipated.

The project's current estimated cost is \$17,957,512.



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #3 - MAIN CAMPUS - New Allied Health and Nursing Building

Space Requirements and Budget:

Sampson Community College New Allied Health and Nursing Building - Space Planning

Space No.	Space	Program Net Area		Description
	Nursing Lab	1,300		Lab/Studio Combination
	Nursing Lab	1,300		Lab/Studio Combination
	Medical Assist./ Nurses Aid Lab	1,300		Lab/Studio Combination
	Phlebotomy/ Sterile Processing Lab	1,300		Lab/Studio Combination
	Surgical Tech/ Pharmacy Lab	1,300		Lab/Studio Combination
	ER Simulation Room/Suite	1,300		Lab/Studio Combination
	Classroom	900		With Dividable Wall
	Classroom	900		With Dividable Wall
	Classroom	900		With Dividable Wall
	Classroom	900		With Dividable Wall
	Storage	200		Shared between 2 Labs
	Storage	200		Shared between 2 Labs
	Storage	200		Shared between 2 Labs
	Storage	200		Shared between 2 Labs
	Office-Dean	225		
	Office	150		
	Office	150		
	Office	150		
	Office	150		
	Office	150		
	Office	150		
	Office	150		
	Office	150		
	Office	150		
	Office	150		
	Office	150		
	Office	150		
	Office	150		
	Conference Room	300		
	Storage/Files	150		
	Staff Toilets x 3	180		
	Reception	120		
	Workroom	250		
	Toilets (2@250)	500		
	Lobby (2)	1,500		
	Data Room (Main)	400		
	Data Closets (4)	400		
	NET USABLE AREA SUBTOTAL	18,025		
	Stair Towers	1,200		
	Elevators	200		
	Elevator Equipment Room	110		
	Mechanical Rooms	1,298	7%	
	Walls, Circulation, Misc.	5,948	33%	
	TOTAL BUILDING AREA REQUIRED	26,781		



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #3 - MAIN CAMPUS - New Allied Health and Nursing Building

Space Requirements and Budget:

Budget Analysis:

-Architectural/General Construction	\$	195.00			
-Structural	\$	50.00			
-Fire Protection	\$	5.30			
-Plumbing	\$	13.00			
-HVAC	\$	60.00			
-Electrical	\$	60.00			
-Fire Alarm	\$	5.50			
Cost per SF New Construction	\$	388.80			
Building Cost	\$	10,412,472			
New Emergency Generator/ Fire Pump	\$	100,000			
Add for Mechanical Platforms	\$	-		0 SF	
Add for Elevators	\$	220,000			
Add for Stair Towers	\$	75,000			
Subtotal Building Cost	\$	10,807,472			
Earthwork, clearing, grading, fill, seeding			4.00	Ac.	\$ 40,000
Site Fill			8,555.56	SY	\$ 102,667
Site Demolition			1.00		\$ 25,000
Curb & Gutter			2,500.00	LF	\$ 57,500
New Roadway			7,200.00	SF	\$ 50,400
New Sidewalks			7,500.00	SF	\$ 60,000
Concrete Paving			5,000.00	SF	\$ 90,000
8" Fire Line			2,000.00	LF	\$ 100,000
8" RPDA Hotbox			1.00	Ea	\$ 30,000
6" Waterline			2,000.00	LF	\$ 70,000
6" RPDA Hotbox/Water Meter			1.00	Ea	\$ 32,000
8" Sanitary Sewer Line			2,000.00	LF	\$ 160,000
6" PVC Sewer Line (Service)			200.00	LF	\$ 8,000
15-18" RCP			800.00	LF	\$ 68,000
Erosion Control			1.00	LS	\$ 40,000
Sod/Seed			4,500.00	SY	\$ 38,250
Landscaping			1.00	LS	\$ 50,000
Parking			-	Sps	\$ -
Site Lighting			8.00	Ea	\$ 28,000
Site Cost Total	\$	1,049,817			
SUBTOTAL CONSTRUCTION COST	\$	11,857,289	\$	442.75	SF
Design Contingency	\$	1,185,729		10%	
Escalation	\$	2,934,679		0.38% @	
			60	To Bid (Months)	
Construction Cost	\$	15,977,697	\$	596.60	Per SF.
Contingency	\$	479,331		3%	
Construction Cost & Contingency	\$	16,457,028			
Advanced Planning	\$	45,000			
Geotechnical Survey	\$	12,000			
Location/ Topo Survey	\$	6,500			
Local Impact Fees	\$	10,000			
Commissioning Agent (SB 668)	\$	32,422			
Construction Testing	\$	40,000			
Special Inspections	\$	-		(Included in A/E Fee)	
Project Printing, Reimb. (Mileage)	\$	-		(Included in A/E Fee)	
LEED CERTIFICATION	\$	-		Not Included.	
Furnishing & Equipment	\$	-		0%	
Subtotal	\$	16,602,950	\$	619.95	Per SF Total Project
A/E Fees (Budget)	\$	1,354,562		8.23%	
Estimated Total Project Cost	\$	17,957,512			



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #4 - MAIN CAMPUS - New Cosmetology + Barbering Building

Generally:

JKF Architecture recommends the design and construction of an approximately 22,912 SF new building to house the Sampson Community College (SCC) Cosmetology program, to be located on the southeast side of the main campus. Currently, the program occupies space in the Technology Building. The space is not adequate and is in close, unnecessary proximity to non-related programming. A new facility will provide SCC a state-of-the-art space to provide competency-based knowledge, scientific/artistic principles, and hands-on fundamentals associated with the cosmetology industry. In addition, space is allocated for a Barbering program, should SCC choose to activate it as part of its academic offerings. Locating in this facility empowers the Cosmetology and Barbering programs to operate in a space specifically tailored for them, with room to grow. The facility would include a number of specialized labs for students (beginner, advanced, esthetics, manicurist, massage therapy, etc.). The building includes classrooms, faculty offices, conferencing/meeting space, restrooms, simulated salon environment, and a public-facing lobby for customers of the program.

The project's current estimated cost is \$13,740,243.



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #4 - MAIN CAMPUS - New Cosmetology + Barbering Building

Space Requirements and Budget:

Sampson Community College Cosmetology + Barbering - Space Planning

Space No.	Space	Program Net Area	Description
	Beginner's Lab	1,200	60 Stations
	Advanced Lab	2,400	60 Stations
	Manicure Lab	900	
	Esthetics lab	900	
	Massage Therapy Lab	600	
	Stockroom	250	
	Classroom	900	With Dividable Wall
	Classroom	900	
	Classroom	900	With Dividable Wall
	Classroom	900	
	General Storage	200	
	Storage	200	
	Storage	200	
	Storage	200	
	Barbering Lab	800	20 Stations
	Barbering Hair Wash Area	150	
	Barbering Beginner's Lab	600	
	Office-Dean	200	
	Office	120	
	Office	120	
	Office	120	
	Office	120	
	Office	120	
	Office	120	
	Office	120	
	Office	120	
	Office	120	
	Office	120	
	Office	120	
	Office	120	
	Conference Room	300	
	Storage/Files	150	
	Staff Toilets x 3	180	
	Reception	120	
	Workroom	250	
	Toilets (2@250)	500	
	Lobby/Waiting	800	
	Data Room (Main)	400	
	Data Closets (2)	400	

NET USABLE AREA SUBTOTAL	16,700	
Stair Towers	-	
Elevators	-	
Elevator Equipment Room	-	
Mechanical Rooms	1,202	7%
Walls, Circulation, Misc.	5,010	30%
TOTAL BUILDING AREA REQUIRED	22,912	



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #4 - MAIN CAMPUS - New Cosmetology + Barbering Building

Space Requirements and Budget:

Budget Analysis:

-Architectural/General Construction	\$	192.00		
-Structural	\$	50.00		
-Fire Protection	\$	5.30		
-Plumbing	\$	13.00		
-HVAC	\$	55.00		
-Electrical	\$	58.00		
-Fire Alarm	\$	4.50		
Cost per SF New Construction	\$	377.80		
Building Cost	\$	8,656,305		
New Emergency Generator/ Fire Pump	\$	-		
Add for Mechanical Platforms	\$	-	0 SF	
Add for Elevators	\$	-		
Add for Stair Towers	\$	-		
Subtotal Building Cost	\$	8,656,305		
Earthwork, clearing, grading, fill, seeding			2.00 Ac.	\$ 20,000
Site Fill			2,666.67 SY	\$ 32,000
Site Demolition			1.00	\$ 25,000
Curb & Gutter			900.00 LF	\$ 20,700
New Roadway			500.00 SF	\$ 3,500
New Sidewalks			500.00 SF	\$ 4,000
Concrete Paving			- SF	\$ -
8" Fire Line			500.00 LF	\$ 25,000
8" RPDA Hotbox			1.00 Ea	\$ 30,000
6" Waterline			500.00 LF	\$ 17,500
6" RPDA Hotbox/Water Meter			1.00 Ea	\$ 32,000
8" Sanitary Sewer Line			1,500.00 LF	\$ 120,000
6" PVC Sewer Line (Service)			200.00 LF	\$ 8,000
15-18" RCP			400.00 LF	\$ 34,000
Erosion Control			1.00 LS	\$ 40,000
Sod/Seed			333.33 SY	\$ 2,833
Landscaping			1.00 LS	\$ 25,000
Parking			- Sps	\$ -
Site Lighting			4.00 Ea	\$ 14,000
Site Cost Total	\$	453,533		
SUBTOTAL CONSTRUCTION COST	\$	9,109,838	\$ 397.59 SF	
Design Contingency	\$	910,984	10%	
Escalation	\$	2,254,685	0.38% @	
		60	To Bid (Months)	
Construction Cost	\$	12,275,507	\$ 535.76 Per SF.	
Contingency	\$	368,265	3%	
Construction Cost & Contingency	\$	12,643,772		
Advanced Planning	\$	-		
Geotechnical Survey	\$	8,000		
Location/ Topo Survey	\$	6,500		
Local Impact Fees	\$	10,000		
Commissioning Agent (SB 668)	\$	25,969		
Construction Testing	\$	15,000		
Special Inspections	\$	-	(Included in A/E Fee)	
Project Printing, Reimb. (Mileage)	\$	-	(Included in A/E Fee)	
LEED CERTIFICATION	\$	-	Not Included.	
Furnishing & Equipment	\$	-	0%	
Subtotal	\$	12,709,241	\$ 554.69 Per SF Total Project	
A/E Fees (Budget)	\$	1,031,002	8.15%	
Estimated Total Project Cost	\$	13,740,243		



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #5 - MAIN CAMPUS - Technology Building Renovation

Generally:

Located on the Sampson Community College (SCC) main campus in Clinton, the Early College High School is the product of a partnership between Sampson County Schools and SCC. As of February 2023, the school has significantly increased enrollment and is overcrowding the Warren Building, deterring other SCC students from using the space.

Following the completion of both the new Allied Health and Nursing Building, as well as the Cosmetology and Barbering Buildings, much of the space in the Technology Building will now be vacated. As a result, JKF Architecture recommends the total renovation of the Technology Building to house the on-campus Early College High School. The renovation would include new classrooms, collaborative spaces, at least one multipurpose room, administrative suite, and restrooms. Completion of this renovation should enable the Early College High School to operate almost entirely in one building, empowering both students and teachers to maximize their time in one dedicated space, limiting the intermingling of high school students with older student populations, and freeing other critical SCC buildings (especially the Warren Building) back up for other programs.

An early cost estimate for this project's is \$9,938,670.



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #5 - MAIN CAMPUS - Technology Building Renovation

Space Requirements and Budget:

Description	Cost		
Demo Exterior Brick Veneer	\$ 34,800	17400 SF @	\$ 2.00
New Brick Veneer, Seal Voids, Reinsulate	\$ 217,500	17400 Ea @	\$ 12.50
Renovation (Major)	\$ 4,200,000	42000 SF @	\$ 100.00
Replace Mechanical System (AHU's/Chillers)	\$ 1,050,000	42000 SF @	\$ 25.00
Replace Electrical System (MDP's/Panels)	\$ 1,050,000	42000 SF @	\$ 25.00
Replace Windows & exterior doors	\$ 250,000	1 Ea @	\$ 250,000.00
Design Contingency / Owner Reserve	\$ 680,230	10%	

Construction Cost	\$ 7,482,530	
Contingency	\$ 374,127	5%
Construction Cost & Contingency	\$ 7,856,657	
Geotechnical Survey	\$ -	
Location/ Topo Survey	\$ -	
Construction Testing	\$ -	
Special Inspections	\$ -	
LEED CERTIFICATION	\$ -	
Furnishing & Equipment	\$ -	0%
Subtotal	\$ 7,856,657	
A/E Fees	\$ 785,666	10.00%
Subtotal	\$ 8,642,322	
Escalation	\$ 1,296,348	0.25% @
		60 To Bid (Months)
Estimated Total Project Cost	\$ 9,938,670	



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #6 - MAIN CAMPUS - Warren Building Renovation

Generally:

Following the complete renovation of the Technology Building to serve as the new permanent home of the Early College High School, significant areas of the Warren Building will now be vacated, especially the second floor. As a result, JKF Architecture recommends the total renovation of the Warren Building to serve as a modernized Student Center for the on-campus population. Space would be allocated to allow critical operations like the Bookstore to expand and create new dedicated space for the SCC Student Activities/Engagement programs. In addition, the SCC Board Room to be expanded and modernized. The renovation would include new collaborative spaces for adult students to study in small groups, as well as more intimate spaces for individual study. Surrounding outdoor patios would be enhanced. The existing stage should be replaced and upgraded to enhance on-campus programming. The entire two-story building should be brought up to all Codes, including building systems and life-safety systems. Renovations to Building should include resolving any exterior envelope moisture problems, new windows, new interior finishes, new ceilings and lights, improving HVAC distribution, and wall modifications for programmatic purposes.

An early cost estimate for this project's is \$6,145,375.



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #5 - MAIN CAMPUS - Warren Building Renovation

Space Requirements and Budget:

Description	Cost		
Renovation (Major)	\$ 3,229,440	26912 SF @	\$ 120.00
Replace Mechanical System (AHU's/Chillers)	\$ 403,680	26912 SF @	\$ 15.00
Replace Electrical System (MDP's/Panels)	\$ 322,944	26912 SF @	\$ 12.00
Replace Windows & exterior doors	\$ 250,000	1 Ea @	\$ 250,000.00
Design Contingency / Owner Reserve	\$ 420,606	10%	
Construction Cost	\$ 4,626,670		
Contingency	\$ 231,334	5%	
Construction Cost & Contingency	\$ 4,858,004		
Geotechnical Survey	\$ -		
Location/ Topo Survey	\$ -		
Construction Testing	\$ -		
Special Inspections			
LEED CERTIFICATION	\$ -		
Furnishing & Equipment	\$ -	0%	
Subtotal	\$ 4,858,004		
A/E Fees	\$ 485,800	10.00%	
Subtotal	\$ 5,343,804		
Escalation	\$ 801,571	0.25% @	
		60 To Bid (Months)	
Estimated Total Project Cost	\$ 6,145,375		



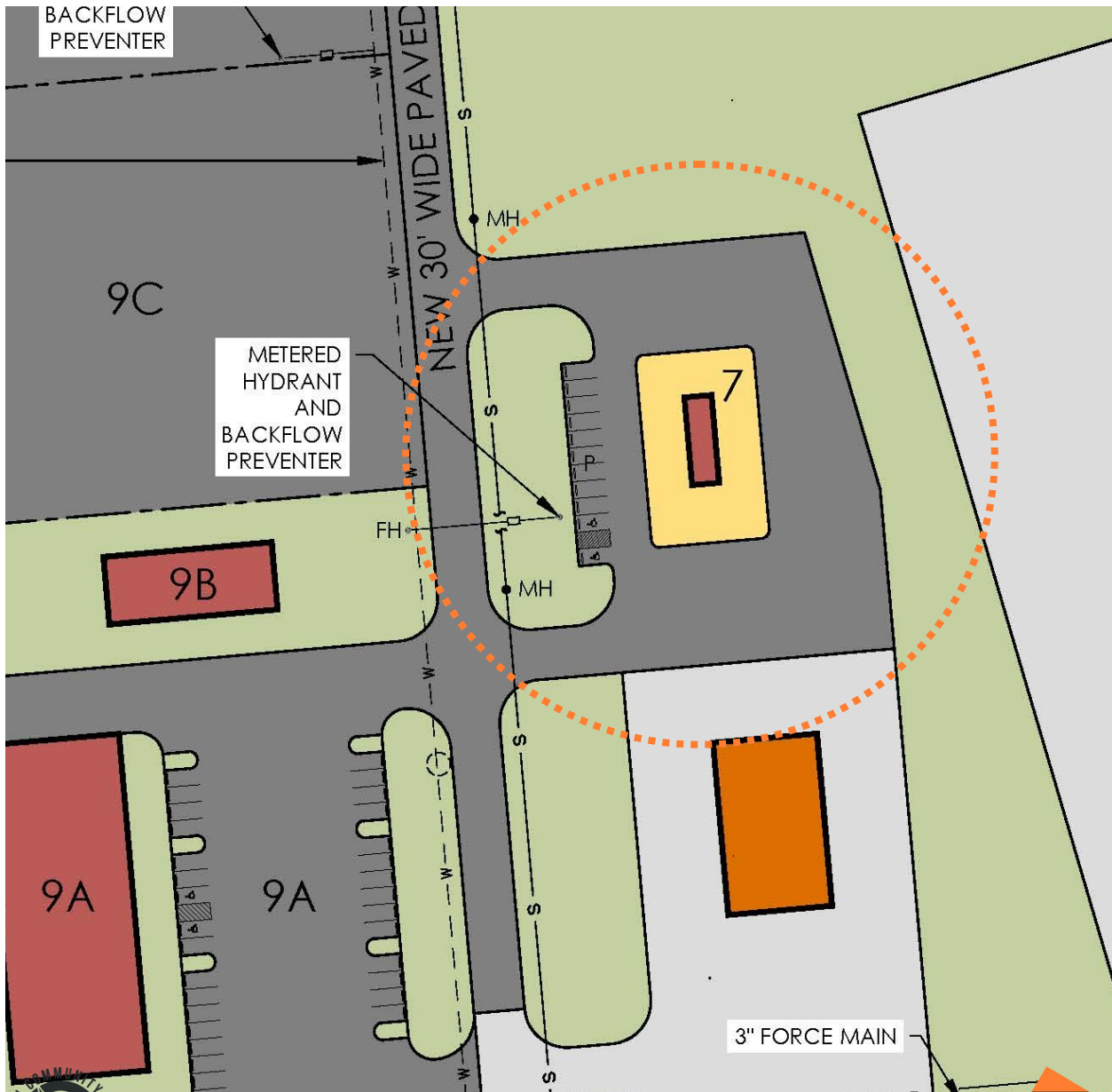
VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #7 - SAMPSON COMMUNITY COLLEGE ANNEX - New Burn Tower

Generally:

The first major step toward a full-blown Public Safety Complex, JKF Architecture recommends the design and construction a new Burn Tower, to be located at the Sampson Community College (SCC) Annex on Industrial Drive in Clinton. In addition to the tower itself, ample space is allocated for parking and maneuvering large emergency vehicles. This flexible, four-story tower will help train public safety personnel from various agencies (fire, EMS, police, etc.).

An early cost estimate for this project's is \$3,301,387.



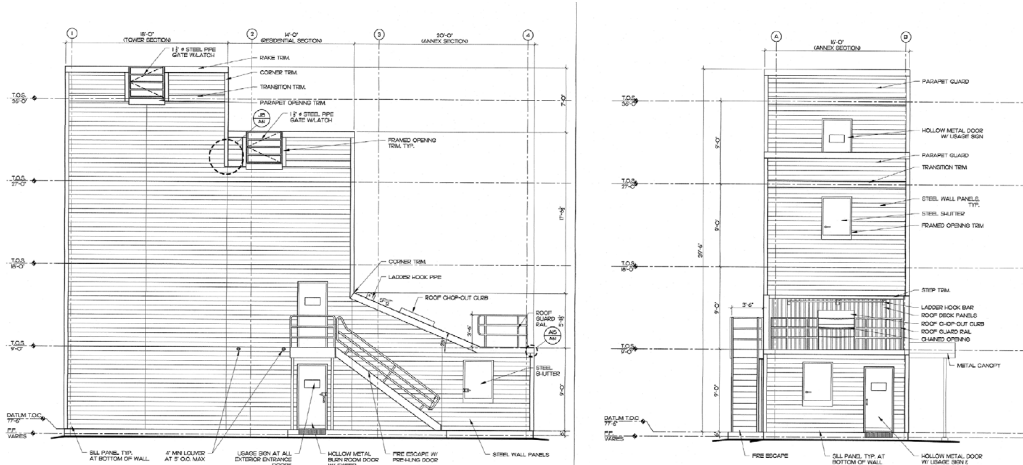
SAMPSON COMMUNITY COLLEGE MASTER FACILITIES PLAN 2023-2027



VIII. PROPOSED 2023-2027 MASTER FACILITIES PLAN

PRIORITY #7 - SAMPSON COMMUNITY COLLEGE ANNEX - New Burn Tower

Space Requirements and Budget:



Description	Qty.	Unit	Unit Cost	Cost
GC Supervision	26	WKS	\$1,800.00	\$ 46,800
Site Prep/Fill	1		\$400,000.00	\$ 400,000
4-Story Burn Tower	1		\$1,164,066.04	\$ 1,164,066
GC Subtotal				\$ 1,610,866
Builder's Risk	1.50%			\$ 24,163
Performance & Payment Bonds	1.20%			\$ 19,330
GC Office Overhead	10.00%			\$ 165,436
GC Profit	10.00%			\$ 180,046
SUBTOTAL				\$ 1,999,842
DESIGN CONTINGENCY	10.00%			\$ 199,984
ESCALATION	100	Months	0.33%	\$ 733,275
Estimated Construction Cost				\$ 2,933,101
Contingency	3.00%			\$ 87,993
Estimated Construction Cost & Contingency				\$ 3,021,094
Geotechnical				\$ 6,500
Survey				\$ 7,000
Construction Testing				\$ 10,000
A/E FEES:				
TOTAL A/E FEES (EFFECTIVE)	8.50%			\$ 256,793
Estimated Total Project Budget				\$ 3,301,387



IX. FUTURE, LONG-TERM PROJECTS AND COST SUMMARIES

While included as part of the Sampson Community College (SCC) 2023-2027 Master Facilities Plan, funding for the projects below is currently unavailable. That said, more long-term projects are provided below that reflect the needs of SCC should funds become available and include:

- **PRIORITY #8 - MAIN CAMPUS** - New Buildings and Grounds Facility to include Loop Road re-routing and improvements;
- **PRIORITY #9 - SAMPSON COMMUNITY COLLEGE ANNEX** - New Public Safety Complex;
- **PRIORITY #10 - MAIN CAMPUS** - Kitchen Building Renovation;
- **PRIORITY #11 - MAIN CAMPUS** - North Building Renovation;
- **PRIORITY #12 - MAIN CAMPUS** - Welding Building Addition;
- **PRIORITY #13 - MAIN CAMPUS** - Parking Expansion
- **PRIORITY #14 - MAIN CAMPUS** - New Concession and Restroom facility
- **PRIORITY #15 - MAIN CAMPUS** - New entrance and marquee

All of these projects use a mix of new construction and renovations that maximizes efficiency, bolsters the student experience, and sets SCC up for long-term success.



SAMPSON COMMUNITY COLLEGE MASTER FACILITIES PLAN 2023-2027



IX. FUTURE, LONG-TERM PROJECTS AND COST SUMMARIES

PRIORITY #8 - MAIN CAMPUS - New Buildings and Grounds facility

Sampson Community College New Building & Grounds - Space Planning

Space No.	Space	Program Net Area	Description
	New Shop	2,500	
	New Storage	3,500	
	Vehicle Repair Bay	600	
	Office-Director	200	
	Open Office	240	
	Conference Room	300	
	Storage/Files	150	
	Staff Toilets x 3	180	
	Reception	120	
	Workroom	250	
	Data Room (Main)	400	

NET USABLE AREA SUBTOTAL	8,440	
Stair Towers	-	
Elevators	-	
Elevator Equipment Room	-	
Mechanical Rooms	422	5%
Walls, Circulation, Misc.	1,688	20%
TOTAL BUILDING AREA REQUIRED	10,550	

Budget Analysis:

-Architectural/General Construction	\$ 175.00
-Structural	\$ 45.00
-Fire Protection	\$ 5.00
-Plumbing	\$ 12.00
-HVAC	\$ 45.00
-Electrical	\$ 50.00
-Fire Alarm	\$ 5.50
Cost per SF New Construction	\$ 337.50

Building Cost	\$ 3,560,625
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New Emergency Generator/ Fire Pump	\$ -	
Add for Mechanical Platforms	\$ -	0 SF
Add for Elevators	\$ -	
Add for Stair Towers	\$ -	
Subtotal Building Cost	\$ 3,560,625	

Earthwork, clearing, grading, fill, seeding	5.00	Ac.	\$ 50,000
Site Fill	1,777.78	SY	\$ 21,333
Site/Road Demolition	1,100.00	LF	\$ 66,000
Curb & Gutter	5,600.00	LF	\$ 128,800
New Roadway	67,200.00	SF	\$ 470,400
New Sidewalks	7,500.00	SF	\$ 60,000
Concrete Paving	26,000.00	SF	\$ 468,000
8" Fire Line	2,000.00	LF	\$ 100,000
8" RPDA Hotbox	1.00	Ea	\$ 30,000
6" Waterline	2,000.00	LF	\$ 70,000
6" RPDA Hotbox/Water Meter	1.00	Ea	\$ 32,000
8" Sanitary Sewer Line	2,000.00	LF	\$ 160,000
6" PVC Sewer Line (Service)	200.00	LF	\$ 8,000
15-18" RCP	800.00	LF	\$ 68,000
Erosion Control	1.00	LS	\$ 40,000
Sod/Seed	10,000.00	SY	\$ 85,000
Landscaping	1.00	LS	\$ 100,000
Pump Station	1.00	Ea.	\$ 500,000
Parking	-	Sps	\$ -
Site Lighting	8.00	Ea	\$ 28,000
Site Cost Total	\$ 2,485,533		

SUBTOTAL CONSTRUCTION COST	\$ 6,046,158	\$ 573.10	SF
Design Contingency	\$ 604,616	10%	
Escalation	\$ 1,496,424	0.38% @	
		60	To Bid (Months)

Construction Cost	\$ 8,147,198	\$ 772.25	Per SF.
Contingency	\$ 244,416	3%	
Construction Cost & Contingency	\$ 8,391,614		
Advanced Planning	\$ 45,000		
Geotechnical Survey	\$ 12,000		
Location/Topo Survey	\$ 8,000		
Local Impact Fees	\$ 10,000		
Commissioning Agent (SB 668)	\$ -		
Construction Testing	\$ 20,000		
Special Inspections	\$ -	(Included in A/E Fee)	
Project Printing, Reimb. (Mileage)	\$ -	(Included in A/E Fee)	
LEED CERTIFICATION	\$ -	Not Included.	
Furnishing & Equipment	\$ -	0%	
Subtotal	\$ 8,486,614	\$ 804.42	Per SF Total Project

A/E Fees (Budget)	\$ 684,329	8.15%
Estimated Total Project Cost	\$ 9,170,943	



SAMPSON COMMUNITY COLLEGE MASTER FACILITIES PLAN 2023-2027



IX. FUTURE, LONG-TERM PROJECTS AND COST SUMMARIES

PRIORITY #9 - SAMPSON COMMUNITY COLLEGE ANNEX - New Public Safety Complex

Space Requirements and Budget:

Sampson Community College Public Safety Complex - Space Planning

Space No.	Space	Program Net Area		Description
	BLET Lab/Classroom	1,300		Lab/Studio Combination
	BLET Lab/Classroom	1,300		Lab/Studio Combination
	EMS Lab/Classroom	1,300		Lab/Studio Combination
	EMS Lab/Classroom	1,300		Lab/Studio Combination
	Fire Lab/Classroom	1,300		Lab/Studio Combination
	Fire Lab/Classroom	1,300		Lab/Studio Combination
	EMS Simulator	900		
	Classroom	900		With Dividable Wall
	Classroom	900		With Dividable Wall
	Classroom	900		With Dividable Wall
	Classroom	900		With Dividable Wall
	Storage	200		Shared between 2 Labs
	Storage	200		Shared between 2 Labs
	Storage	200		Shared between 2 Labs
				Shared between 2 Labs
	Office-Dean	200		
	Office	120		
	Office	120		
	Office	120		
	Office	120		
	Office	120		
	Office	120		
	Office	120		
	Office	120		
	Office	120		
	Office	120		
	Office	120		
	Office	120		
	Conference Room	300		
	Storage/Files	150		
	Staff Toilets x 3	180		
	Reception	120		
	Workroom	250		
	Toilets (2@250)	500		
	Lobby	800		
	Data Room (Main)	400		
	NET USABLE AREA SUBTOTAL	17,240		
	Stair Towers	-		
	Elevators	-		
	Elevator Equipment Room	-		
	Mechanical Rooms	1,241	7%	
	Walls, Circulation, Misc.	5,689	33%	
	TOTAL BUILDING AREA REQUIRED	24,170		



IX. FUTURE, LONG-TERM PROJECTS AND COST SUMMARIES

PRIORITY #9 - SAMPSON COMMUNITY COLLEGE ANNEX - New Public Safety Complex

Space Requirements and Budget:

Budget Analysis:

-Architectural/General Construction	\$	195.00		
-Structural	\$	50.00		
-Fire Protection	\$	5.30		
-Plumbing	\$	13.00		
-HVAC	\$	60.00		
-Electrical	\$	60.00		
-Fire Alarm	\$	5.50		
Cost per SF New Construction	\$	388.80		
Building Cost	\$	9,397,483		
New Emergency Generator/ Fire Pump	\$	100,000		
Add for Mechanical Platforms	\$	-	0 SF	
Add for Elevators	\$	-		
Add for Stair Towers	\$	-		
Add for Vehicle Carports	\$	400,000		
Add for Training Structures (Tactical)	\$	300,000	6 Ea	
Subtotal Building Cost	\$	10,197,483		
Earthwork, clearing, grading, fill, seeding			16.53 Ac.	\$ 165,289
Site Fill			80,000.00 SY	\$ 960,000
Site Demolition			1.00	\$ 100,000
Curb & Gutter			2,500.00 LF	\$ 57,500
New Roadway			21,600.00 SF	\$ 151,200
New Sidewalks			4,500.00 SF	\$ 36,000
Concrete Paving			8,000.00 SF	\$ 144,000
Concrete Paving at Training Area			24,000.00 SF	\$ 432,000
8" Fire Line			1,000.00 LF	\$ 50,000
8" RPDA Hotbox			3.00 Ea	\$ 30,000
6" Waterline			1,000.00 LF	\$ 35,000
6" RPDA Hotbox/Water Meter			1.00 Ea	\$ 32,000
8" Sanitary Sewer Line			1,000.00 LF	\$ 80,000
6" PVC Sewer Line (Service)			200.00 LF	\$ 8,000
3" Force Main			300.00 LF	\$ 18,000
15-18" RCP			1,200.00 LF	\$ 102,000
Pump Station			1.00 Ea	\$ 45,000
Erosion Control			1.00 LS	\$ 40,000
Sod/Seed			4,500.00 SY	\$ 38,250
Landscaping			1.00 LS	\$ 50,000
Parking			60.00 Sps	\$ 132,000
Site Lighting			12.00 Ea	\$ 42,000
Site Cost Total	\$	2,748,239		
SUBTOTAL CONSTRUCTION COST	\$	12,945,722	\$ 535.60 SF	
Design Contingency	\$	1,294,572	10%	
Escalation	\$	3,204,066	0.38% @	
		60	To Bid (Months)	
Construction Cost	\$	17,444,360	\$ 721.72 Per SF.	
Contingency	\$	523,331	3%	
Construction Cost & Contingency	\$	17,967,691		
Advanced Planning	\$	45,000		
Geotechnical Survey	\$	12,000		
Location/ Topo Survey	\$	6,500		
Local Impact Fees	\$	10,000		
Commissioning Agent (SB 668)	\$	30,592		
Construction Testing	\$	40,000		
Special Inspections	\$	-	(Included in A/E Fee)	
Project Printing, Reimb. (Mileage)	\$	-	(Included in A/E Fee)	
LEED CERTIFICATION	\$	-	Not Included.	
Furnishing & Equipment	\$	-	0%	
Subtotal	\$	18,111,783	\$ 749.33 Per SF Total Project	
A/E Fees (Budget)	\$	1,470,915	8.19%	
Estimated Total Project Cost	\$	19,582,699		



IX. FUTURE, LONG-TERM PROJECTS AND COST SUMMARIES

PRIORITY #10 - MAIN CAMPUS - Kitchen Building Renovation

Description	Cost		
Renovation (Major)	\$ 2,700,000	21600 SF @	\$ 125.00
Renovate Mechanical System	\$ 432,000	21600 SF @	\$ 20.00
Replace Electrical System (MDP's/Panels)	\$ 475,200	21600 SF @	\$ 22.00
Replace Windows & exterior doors	\$ 250,000	1 Ea @	\$ 250,000.00
Design Contingency / Owner Reserve	\$ 385,720	10%	
Construction Cost	\$ 4,242,920		
Contingency	\$ 212,146	5%	
Construction Cost & Contingency	\$ 4,455,066		
Geotechnical Survey	\$ -		
Location/ Topo Survey	\$ -		
Construction Testing	\$ -		
Special Inspections	\$ -		
LEED CERTIFICATION	\$ -		
Furnishing & Equipment	\$ -	0%	
Subtotal	\$ 4,455,066		
A/E Fees	\$ 445,507	10.00%	
Subtotal	\$ 4,900,573		
Escalation	\$ 735,086	0.25% @	
		60 To Bid (Months)	
Estimated Total Project Cost	\$ 5,635,658		



IX. FUTURE, LONG-TERM PROJECTS AND COST SUMMARIES

PRIORITY #11 - MAIN CAMPUS - North Building Renovation

Description	Cost		
Renovation (Major)	\$ 3,500,000	28000 SF @	\$ 125.00
Renovation (Minor)	\$ -	0 SF @	\$ 50.00
Renovate Mechanical System	\$ 560,000	28000 SF @	\$ 20.00
Replace Electrical System (MDP's/Panels)	\$ 616,000	28000 SF @	\$ 22.00
Replace Windows & exterior doors	\$ 250,000	1 Ea @	\$ 250,000.00
New Standing Seam Mansard	\$ 190,000	10000 SF @	\$ 19.00
Design Contingency / Owner Reserve	\$ 255,800	5%	
Construction Cost	\$ 5,371,800		
Contingency	\$ 268,590	5%	
Construction Cost & Contingency	\$ 5,640,390		
Geotechnical Survey	\$ 3,500		
Location/ Topo Survey	\$ -		
Construction Testing	\$ 4,000		
Special Inspections	\$ -		
LEED CERTIFICATION	\$ -		
Furnishing & Equipment	\$ -	0%	
Subtotal	\$ 5,647,890		
A/E Fees	\$ 564,039	10.00%	
Subtotal	\$ 6,211,929		
Escalation	\$ 931,789	0.25% @	
		60 To Bid (Months)	
Estimated Total Project Cost	\$ 7,143,718		



IX. FUTURE, LONG-TERM PROJECTS AND COST SUMMARIES

PRIORITY #12 - MAIN CAMPUS - Welding Building Addition

Sampson Community College Welding Building Addition - Space Planning

Space No.	Space	Program Net Area	Description
	Advanced Welding Lab	5,000	
	Classroom		
	Classroom		
	General Storage		
	Office-Dean	200	
	Office	120	
	Office	120	
	Office	120	
	Conference Room	300	
	Storage/Files	150	
	Staff Toilets x 3	180	
	Reception	120	
	Workroom	150	
	Toilets (2@250)	500	
	Lobby/Waiting	800	
	Data Room (Main)	400	
	Data Closets (2)	400	

NET USABLE AREA SUBTOTAL	8,560	
Stair Towers	-	
Elevators	-	
Elevator Equipment Room	-	
Mechanical Rooms	616	7%
Walls, Circulation, Misc.	2,568	30%
TOTAL BUILDING AREA REQUIRED	11,744	

Budget Analysis:

-Architectural/General Construction	\$	205.00		
-Structural	\$	55.00		
-Fire Protection	\$	5.30		
-Plumbing	\$	13.00		
-HVAC	\$	55.00		
-Electrical	\$	58.00		
-Fire Alarm	\$	4.50		
Cost per SF New Construction	\$	395.80		
Building Cost	\$	4,648,402		
New Emergency Generator/ Fire Pump	\$	-		
Add for Mechanical Platforms	\$	-	0 SF	
Add for Elevators	\$	-		
Add for Stair Towers	\$	-		
Subtotal Building Cost	\$	4,648,402		
Earthwork, clearing, grading, fill, seeding		2.00	Ac.	\$ 20,000
Site Fill		2,666.67	SY	\$ 32,000
Site Demolition		1.00		\$ 25,000
Curb & Gutter		900.00	LF	\$ 20,700
New Roadway		2,500.00	SF	\$ 17,500
New Sidewalks		500.00	SF	\$ 4,000
Concrete Paving		1,000.00	SF	\$ 18,000
8" Fire Line		500.00	LF	\$ 25,000
8" RPDA Hotbox		1.00	Ea	\$ 30,000
6" Waterline		500.00	LF	\$ 17,500
6" RPDA Hotbox/Water Meter		1.00	Ea	\$ 32,000
8" Sanitary Sewer Line		1,500.00	LF	\$ 120,000
6" PVC Sewer Line (Service)		200.00	LF	\$ 8,000
15-18" RCP		400.00	LF	\$ 34,000
Erosion Control		1.00	LS	\$ 40,000
Sod/Seed		333.33	SY	\$ 2,833
Landscaping		1.00	LS	\$ 25,000
Parking		12.00	Sps	\$ 26,400
Site Lighting		4.00	Ea	\$ 14,000
Site Cost Total	\$	511,933		
SUBTOTAL CONSTRUCTION COST	\$	5,160,335	\$ 439.39	SF
Design Contingency	\$	516,034	10%	
Escalation	\$	1,277,183	0.38% @	
		60	To Bid (Months)	
Construction Cost	\$	6,953,552	\$ 592.08	Per SF.
Contingency	\$	208,607	3%	
Construction Cost & Contingency	\$	7,162,158		
Advanced Planning	\$	-		
Geotechnical Survey	\$	8,000		
Location/ Topo Survey	\$	6,500		
Local Impact Fees	\$	10,000		
Commissioning Agent (SB 668)	\$	-		
Construction Testing	\$	15,000		
Special Inspections	\$	-	(Included in A/E Fee)	
Project Printing, Reimb. (Mileage)	\$	-	(Included in A/E Fee)	
LEED CERTIFICATION	\$	-	Not Included.	
Furnishing & Equipment	\$	-	0%	
Subtotal	\$	7,201,658	\$ 613.20	Per SF Total Project

A/E Fees (Budget)	\$	582,473	8.13%
Estimated Total Project Cost	\$	7,784,131	



SAMPSON COMMUNITY COLLEGE MASTER FACILITIES PLAN 2023-2027



IX. FUTURE, LONG-TERM PROJECTS AND COST SUMMARIES

PRIORITY #13 - MAIN CAMPUS - Parking Expansion

Description	Qty.	Unit	Unit Cost	Cost
GC Supervision	10	WKS	\$1,800.00	\$ 18,000
Site Prep/Fill	80	Spaces	\$4,500.00	\$ 360,000
				\$ -
GC Subtotal				\$ 378,000
Builder's Risk	1.50%			\$ 5,670
Performance & Payment Bonds	1.20%			\$ 4,536
GC Office Overhead	10.00%			\$ 38,821
GC Profit	10.00%			\$ 42,249
SUBTOTAL				\$ 469,276
DESIGN CONTINGENCY	10.00%			\$ 46,928
ESCALATION	60	Months	0.33%	\$ 103,241
Estimated Construction Cost				\$ 619,444
Contingency	5.00%			\$ 30,972
Estimated Construction Cost & Contingency				\$ 650,416
Geotechnical				\$ 6,500
Survey				\$ 7,000
Construction Testing				\$ 10,000
A/E FEES:				
TOTAL A/E FEES (EFFECTIVE)	8.50%			\$ 55,285
Estimated Total Project Budget				\$ 729,201



IX. FUTURE, LONG-TERM PROJECTS AND COST SUMMARIES

PRIORITY #14 - MAIN CAMPUS - New Concession and Restroom Facility

Description	Qty.	Unit	Unit Cost	Cost
GC Supervision	26	WKS	\$1,800.00	\$ 46,800
Site Prep/Fill	1		\$150,000.00	\$ 150,000
Concession & Restroom Building	1		\$1,100,000.00	\$ 1,100,000
GC Subtotal				\$ 1,296,800
Builder's Risk	1.50%			\$ 19,452
Performance & Payment Bonds	1.20%			\$ 15,562
GC Office Overhead	10.00%			\$ 133,181
GC Profit	10.00%			\$ 144,943
SUBTOTAL				\$ 1,609,938
DESIGN CONTINGENCY	10.00%			\$ 160,994
ESCALATION	60	Months	0.33%	\$ 354,186
Estimated Construction Cost				\$ 2,125,119
Contingency	3.00%			\$ 63,754
Estimated Construction Cost & Contingency				\$ 2,188,872
Geotechnical				\$ 5,500
Survey				\$ 5,000
Construction Testing				\$ 8,000
A/E FEES:				
TOTAL A/E FEES (EFFECTIVE)	8.50%			\$ 186,054
Estimated Total Project Budget				\$ 2,393,426

