



# TOWN OF KERNERSVILLE COMMUNITY RECREATION CENTER

October 6, 2020

# THE TEAM



**Rachel Nilson, AIA  
CPL**  
Project Manager  
Design  
Community Engagement



**William Moser, Jr., AIA  
CPL**  
Resource Principal  
Design  
Financial Modeling



**Harold Owen  
O&L Associates**  
Recreation Center  
Operations / Funding



**Mark Reaves  
Revington Reaves**  
Community Engagement

**Ernie Pages, CPRP  
Town of Kernersville**  
Parks and Recreation Director

**Kurt Pfeifer, PLA, ASLA, LEED AP  
Withers Ravenel**  
Site Design

# OUR PROCESS



COMMUNITY ENGAGEMENT



PROGRAMMING



CONCEPTUAL DESIGN / SITE DESIGN AND MASTER PLANNING



FINANCIAL MODELING

# OUR VISION

Kernersville seeks to become a desirable community and increase quality of life through innovative programming, cultural events, and providing aesthetic and safe facilities.

# WHAT WE DO

Dance  
Volleyball  
Stem Cooking  
Drama/Acting  
Karate  
Zumba

Fitness  
Basketball  
Archery  
Summer Camps  
Futsal  
...and more

# COMMUNITY ENGAGEMENT

6

focus group meetings

2

public engagement sessions

55+

focus group participants

2

interactive kiosks

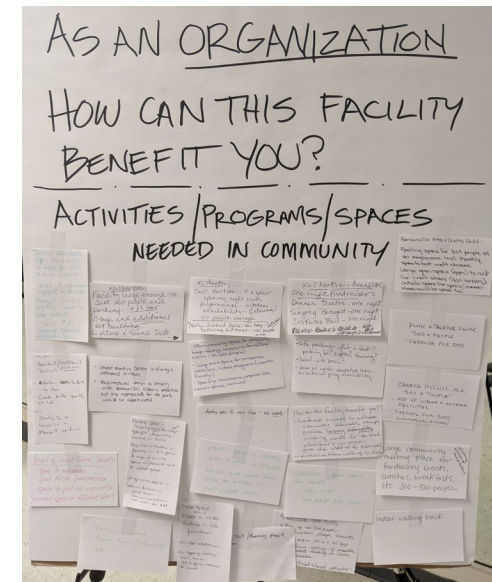
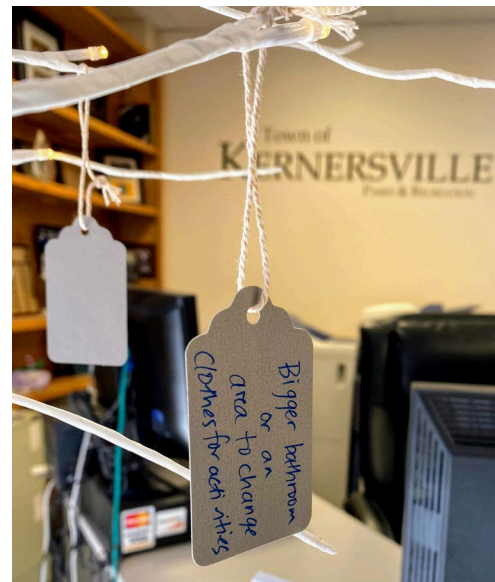
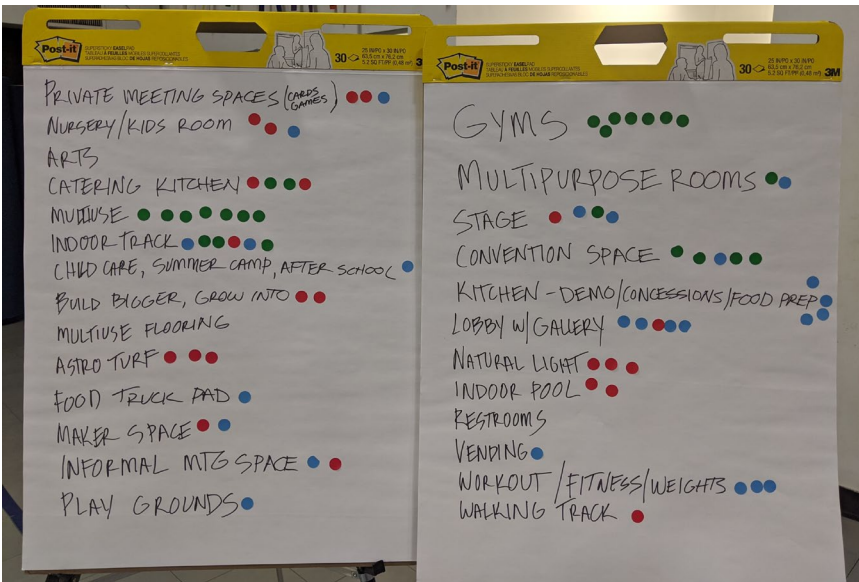
447

kiosk voters

ATHLETICS  
COMMUNITY SERVICES  
ADVISORY BOARD  
CIVIC CLUBS  
ELECTED OFFICIALS  
PARKS AND RECREATION STAFF



# COMMUNITY ENGAGEMENT





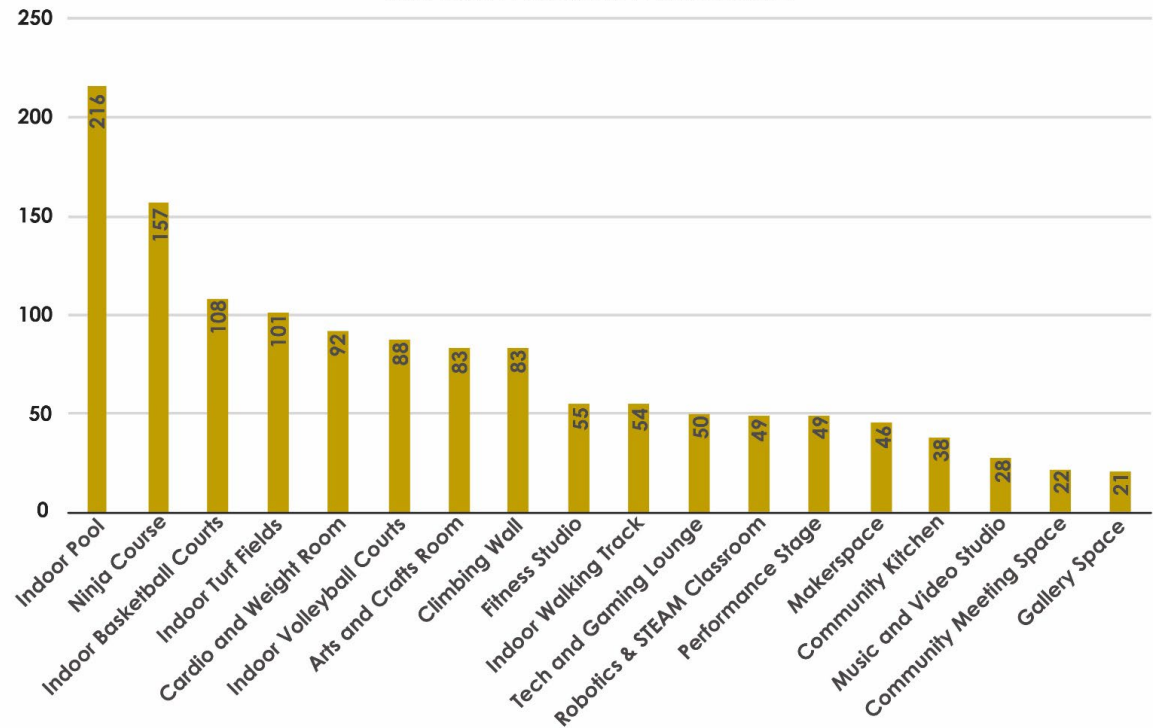
# WHAT THEY SAID

## TOP 3 RECREATION CHOICES



## RECREATION CHOICE RANKING

(total # of votes | 3 per participant | 447 total participants)



447 PEOPLE  
VOTED!

**8,000 sf** per basketball court

**700+** seated people

**10-200** person meeting spaces

# PROGRAMMING

Town of Kernersville  
North Carolina

Recreation Center

PROGRAM OF FUNCTIONAL AREAS  
**DRAFT**

Room/Area	Occup	Unit	NSF	Total NSF	Space Driver	Comments	Adjacency
<b>1.0 Building Spaces</b>							
Vestibule		1	100	100	Variable		
Lobby		1	200	200	Variable	potentially 2 separate lobbies (athletic and community)	
<b>Staff Support Spaces</b>							
Reception	2	1	150	150	Variable	possible 2 separate receptions, 1 person at reception	Gym and Entry
Directors Office	1	1	120	120	Fixed	Directors Office, small table and chairs	
Staff Offices	3	3	80	240	Fixed	Individual: 2x superintendents, programming	
Staff Work Area	8	8	64	512	Variable	Work area for 6-10 desks/cubicles	
Staff Workroom	2	1	80	80	Variable	Print area, etc.	
Staff Breakroom	1	1	100	100	Variable	Kitchenette	
Staff Meeting Room	1	1	322	322	Fixed	Meeting room for 15 people; 23'-0"X 14'-0"	Admin Area
<b>Support Spaces</b>							
Family Restroom		2	100	200	Fixed	Shower, Tlt.	Restrooms
Mens Restrooms		1	550	550	Variable	no lockers	
Womens Restrooms		1	700	700	Variable	no lockers	
Locker Rooms		2	200	400	Variable	Team Rooms, possible to combine with classrooms	
General Storage		1	200	200	Variable		
Elevator		1	120	120	Variable		
Mechanical Room		1	100	100	Variable		
Electrical Room		1	125	125	Variable		
IT Closet		1	90	90	Fixed		
Janitor Closet		1	80	80	Variable		
<b>Community Spaces</b>							
Stage		1	2145	2,145	Fixed	65' x 33'	
Dressing Room/Sm. Fitness Studio		1	168	168	Variable	14'x12'	
Stage Restroom		1	56	56	Fixed	inside dressing	
Storage		1	600	600	Variable		
Storage/Dressing		1	700	700	Variable	Additional Gym/Stage Storage	
Classroom		2	480	960	Variable	18x25-(1) Teen room-computers (1) kids room/play area	
Classroom Storage	0	2	80	160	Variable		
Multipurpose Room	143	2	500	1000	Variable	20x27, moveable partition between the two rooms	
Multipurpose Storage	0	1	250	250	Variable		
Kitchen		1	325	325	Variable		open to Multi and lobby



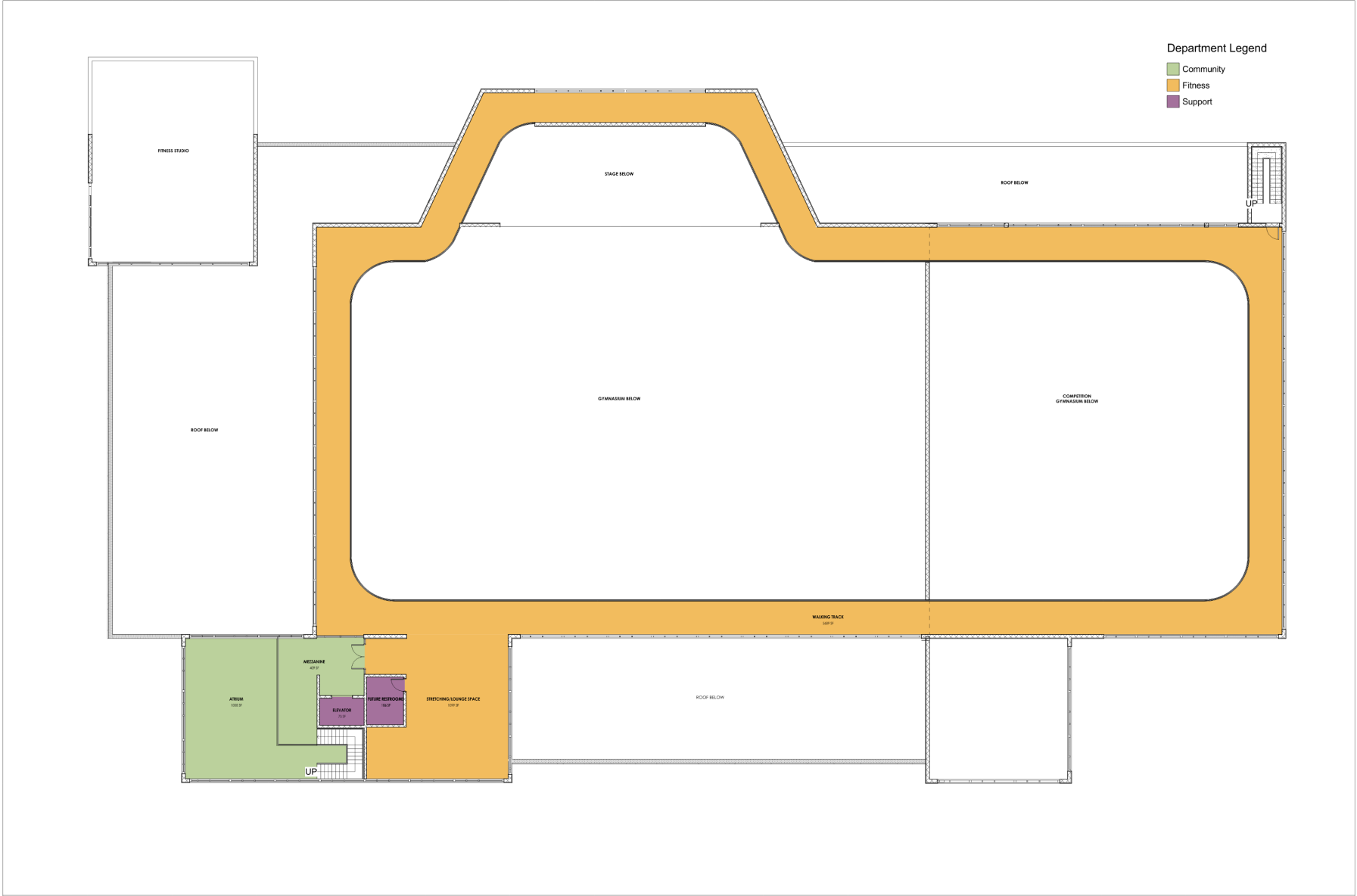
**Department Legend**

- Administrative
- Community
- Fitness
- Support

**Room Schedule:**

Room Name	Area (SF)	Department
Fitness Studio	1611	Fitness
Stage	2841	Community
Recreation Court (x2)	8117	Fitness
Competition Court (x2)	8117	Fitness
Gym Storage	1823	Support
Classroom (x2)	417	Community
Team Conference	323	Administrative
Reception	119	Administrative
Office (x3)	177	Administrative
Work Room	83	Administrative
Team Work Area	455	Administrative
Team Lockers (x2)	211	Support
Men's (x2)	383	Support
Women's (x2)	483	Support
General Storage	353	Support
Storage	127	Support
Family Rest	97	Support
Kitchen	371	Support
Pantry	159	Support
Restroom	127	Support
Reception	119	Administrative
Office 1	152	Administrative
Office 2	177	Administrative
Dir. Office	123	Administrative
Team Conference	323	Administrative
Team Work Area	455	Administrative
Reception	119	Administrative
Office 1	152	Administrative
Office 2	177	Administrative
Dir. Office	123	Administrative
Team Conference	323	Administrative
Team Work Area	455	Administrative
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Office 1	152	

# FLOOR PLAN





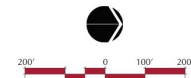
# PREVIOUS MASTER PLAN



ILLUSTRATIVE MASTER PLAN

## IVEY M. REDMON SPORTS COMPLEX

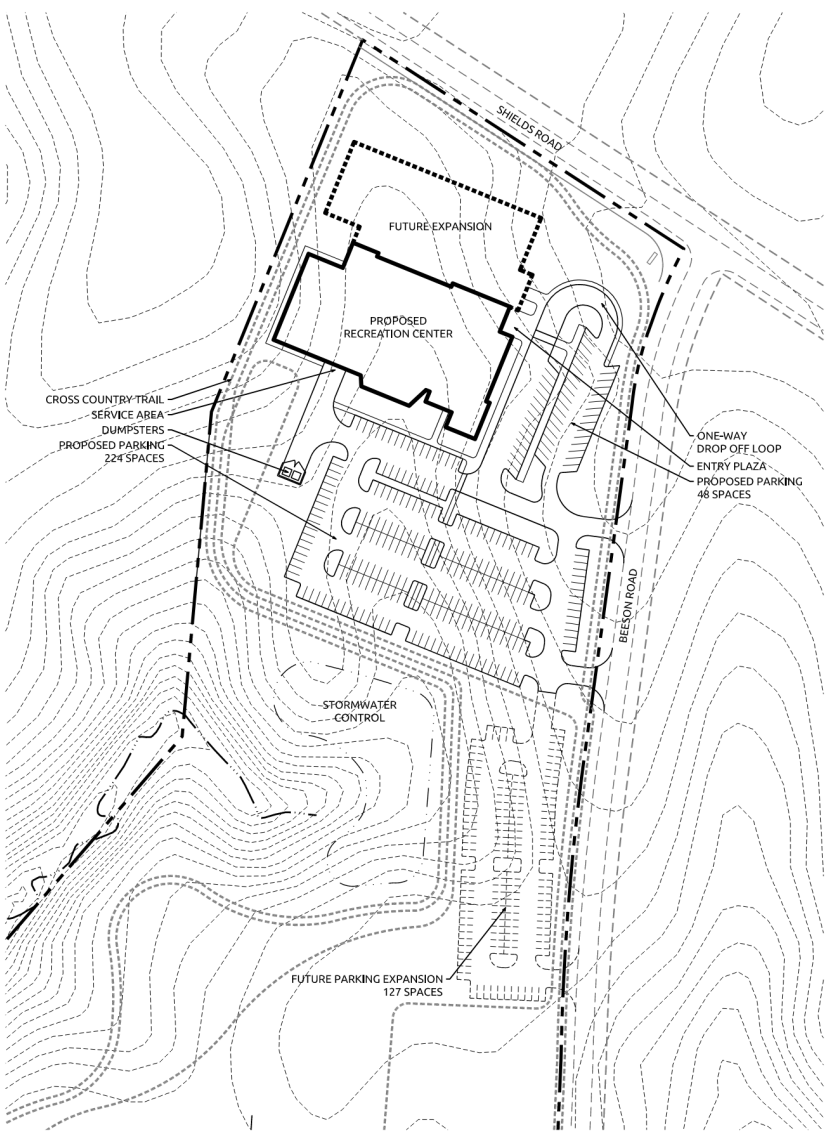
KERNERSVILLE, NORTH CAROLINA



WITHERS & RAVENEL

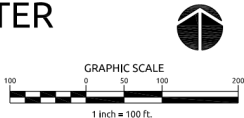


# SITE DESIGN AND MASTER PLANNING

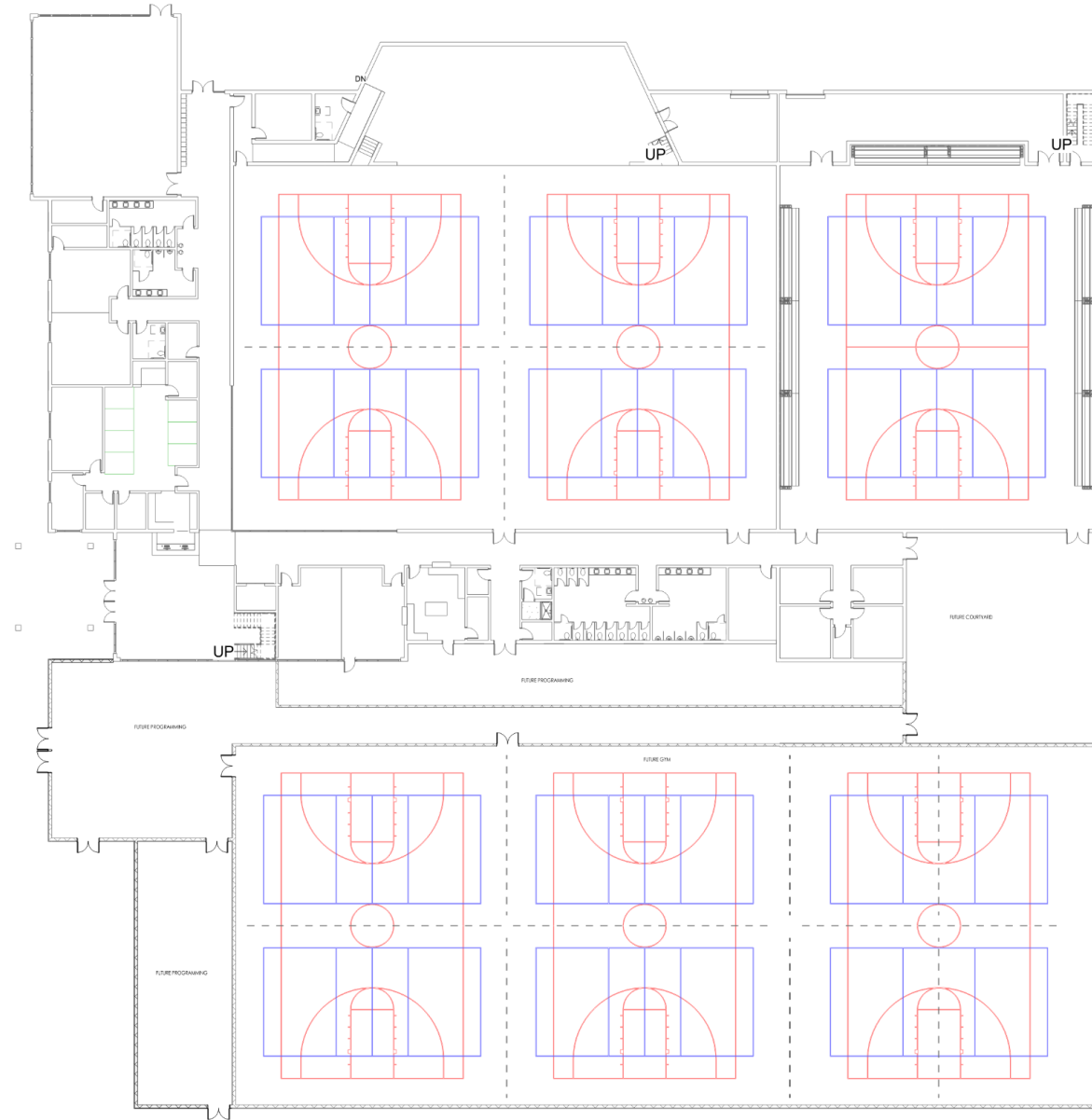


## IVEY REDMON RECREATION CENTER

KERNERSVILLE, NC  
SCHEMATIC SITE PLAN  
PROJECT #2190904  
DATE: 05.06.2020



# FUTURE EXPANSION

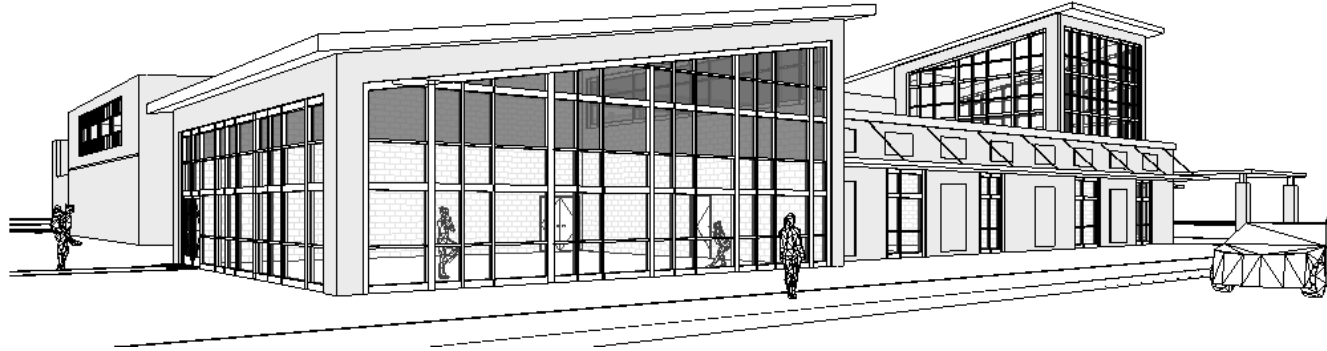




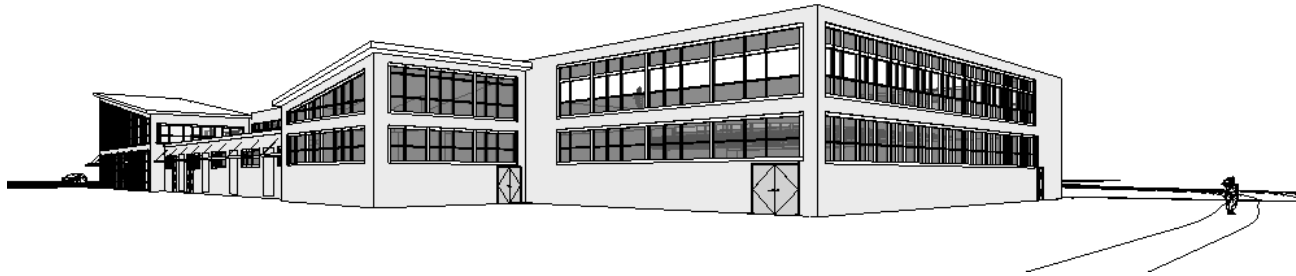
# CONCEPTUAL DESIGN



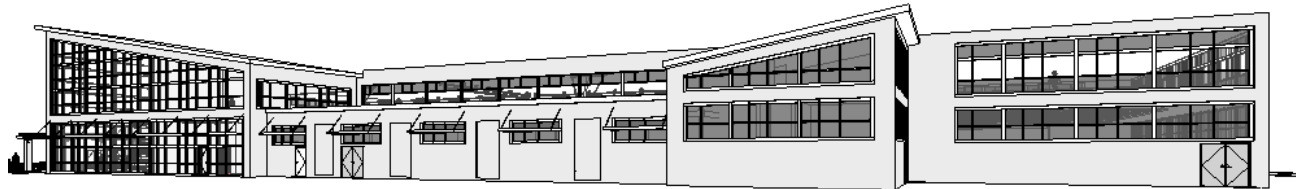
# CONCEPTUAL DESIGN



VIEW FROM NEW PARKING LOT AND DROP-OFF

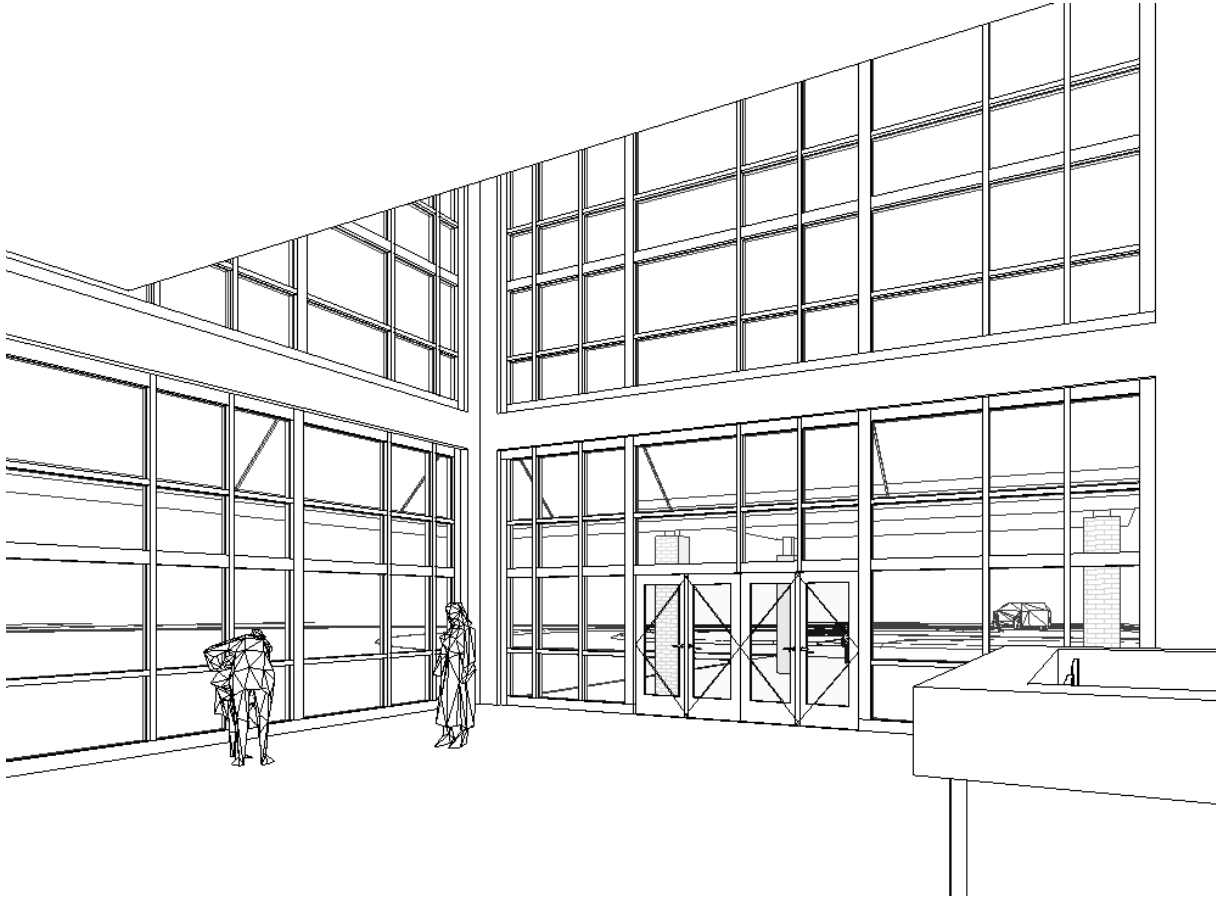


VIEW FROM SHIELDS ROAD APPROACHING PARK



VIEW FROM SHIELDS ROAD

# CONCEPTUAL DESIGN

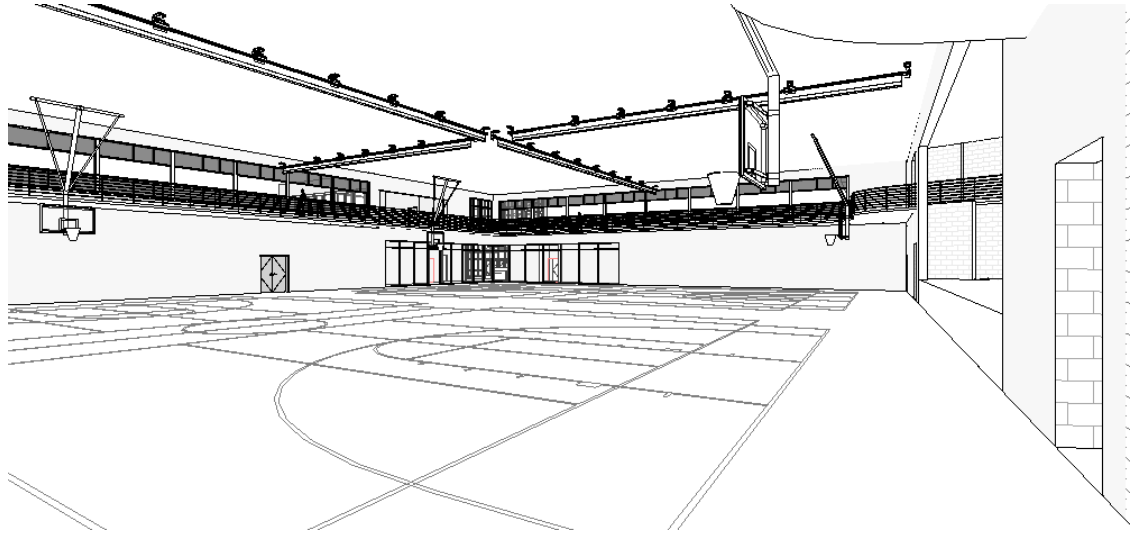


VIEW FROM LOBBY LOOKING AT ENTRANCE

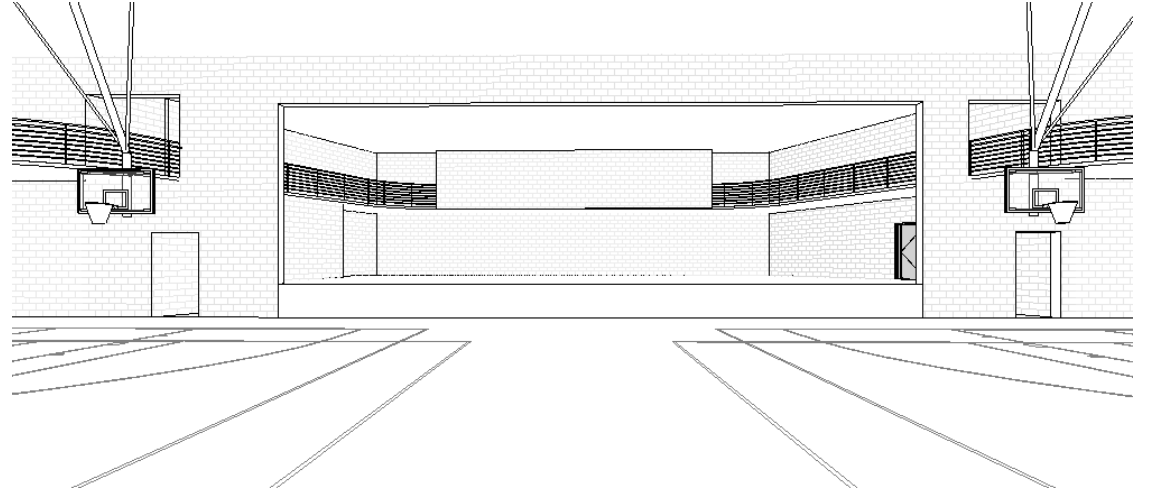


VIEW FROM ENTRANCE INTO LOBBY

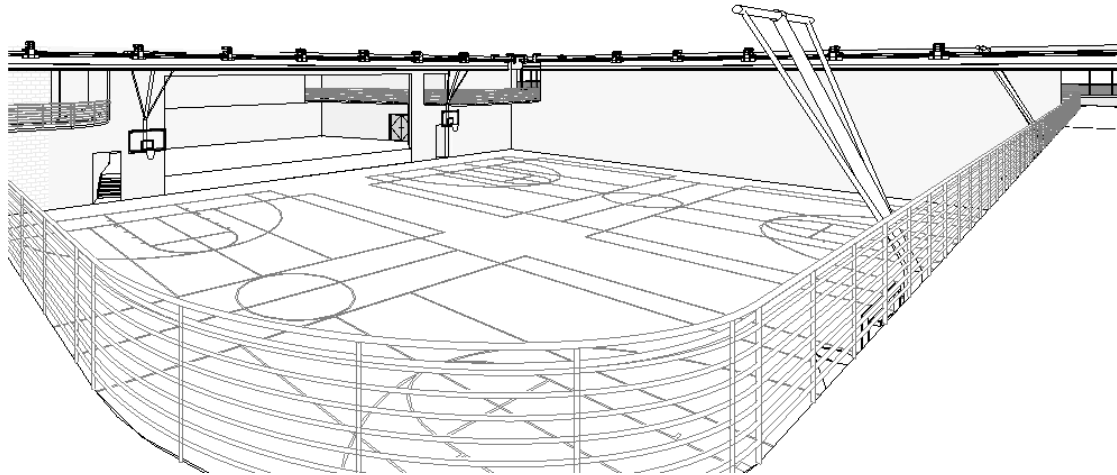
# CONCEPTUAL DESIGN



VIEW AT DOUBLE GYMNASIUM



VIEW TOWARD STAGE



VIEW FROM WALKING TRACK TO BASKETBALL COURTS

# FINANCIAL MODELING

## SOFT COSTS

Survey	\$	10,000.00
Geotech	\$	9,000.00
Construction Testing/Special Inspections	\$	30,000.00
Design Fees	\$	826,000.00
Civil	\$	150,000.00
Schematic Design	\$	66,000.00
Design Development	\$	140,000.00
Construction Documents	\$	280,000.00
Bidding/Procurement	\$	30,000.00
Construction Administration	\$	160,000.00
<b>Subtotal Soft Costs</b>	<b>\$</b>	<b>875,000.00</b>

## OTHER PROJECT COSTS (NOT INCLUDED IN CONSTRUCTION)

Other		(Outside of Project Budget)
Meter Costs		
Signage	\$	10,000.00
Furniture	\$	200,000.00
Data/Telecom	\$	50,000.00
Equipment	\$	10,000.00
AV/Stage Equipment and Wiring	\$	100,000.00
<b>Subtotal Hard Costs</b>	<b>\$</b>	<b>370,000.00</b>
Owner Contingency (5% of Total)	\$	550,000.00
<b>Subtotal Hard Costs</b>	<b>\$</b>	<b>920,000.00</b>

## HARD COSTS (CONSTRUCTION)

Site		
Earthwork	\$	175,000.00
Erosion Control	\$	163,000.00
Retaining Walls	\$	106,000.00
Utilities		
Stormwater System (pipes and catch basins)	\$	231,000.00
Heavy Duty Asphalt Paving (drive aisles)	\$	329,745.00
Light Duty Asphalt Paving (parking spaces)	\$	122,000.00
Curb & Gutter (30")	\$	112,700.00
Parking Lot Striping	\$	10,000.00
ADA Parking Signage (7 spaces, 4 aisles)	\$	2,500.00
Concrete Walks	\$	20,475.00
Plaza Pavers	\$	67,500.00
Cross Country Trail (sand rock fines)	\$	74,400.00
Stormwater Control Measure	\$	150,000.00
Dumpster Screens	\$	30,000.00
Parking Lot Canopy Trees	\$	18,000.00
Overall Landscape	\$	23,000.00
<b>Subtotal</b>	<b>\$</b>	<b>1,635,320.00</b>
Contingency (10%)	\$	163,532.00
<b>TOTAL</b>	<b>\$</b>	<b>1,798,852.00</b>

## Site Costs (not included in project budget)

Utilities		
Water	\$	50,000.00
Sewer	\$	190,000.00
Parking Lighting (standard Duke Energy)	\$	100,000.00
Parking Future Expansion	\$	354,820.00

## Building

Multipurpose Gymnasiums	15,504 SF	\$	2,673,820.00
Competition Gymnasiums	9,343 SF	\$	1,701,550.00
Community Center/Typical	13,358 SF	\$	2,426,214.00
Community Center/Sloped	4,560 SF	\$	866,540.00
Community Center/Stage	3,464 SF	\$	418,832.00
Other Items		\$	723,300.00
Upper Level Walking Track			
Elevator Cab & Equipment			
Entrance Canopy and Ext. Awnings			
Covered Dock at Overhead Doors			
Security System			
<b>TOTAL (includes 10% contingency)</b>		<b>\$</b>	<b>8,810,256.00</b>

<b>CONSTRUCTION TOTAL</b>	<b>\$</b>	<b>10,609,108.00</b>
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# FINANCIAL MODELING

Town of Kernersville  
Community Recreation Center  
Advanced Planning Study

Project:  
Description:

Kernersville Recreation Center  
Ground Floor: 44,530 SF  
Second Floor: 8,585 SF  
Total SF: 53,115 SF

DESCRIPTION	BUDGET	
PROJECT TOTAL	\$	12,404,108
SOFT COSTS	\$	875,000.00
OTHER PROJECT COSTS		
Other Project Costs	\$	370,000.00
Owner Contingency (5% of total)	\$	550,000.00
TOTAL OTHER PROJECT COSTS	\$	920,000.00
HARD COSTS		
Site	\$	1,798,852.00
Building	\$	8,810,256.00
TOTAL CONSTRUCTION COSTS	\$	10,609,108.00

# FINANCIAL MODELING

Phase	Costs	Duration
<b>Schematic Design</b>		12 weeks
Design Fees	\$ 86,000.00	
Survey	\$ 10,000.00	
Geotechnical	\$ 9,000.00	
<b>Subtotal Schematic Design Phase</b>	<b>\$ 105,000.00</b>	
<b>Design Development</b>		11 weeks
Design Fees	\$ 175,000.00	
<b>Subtotal Design Development Phase</b>	<b>\$ 175,000.00</b>	
<b>Construction Documents</b>		12 weeks
Design Fees	\$ 347,000.00	
<b>Subtotal Construction Document Phase</b>	<b>\$ 347,000.00</b>	
<b>Bidding/Procurement</b>		9 weeks
Design Fees	\$ 35,000.00	
<b>Subtotal Bidding Phase</b>	<b>\$ 35,000.00</b>	
<b>Construction Administration</b>		15.5 months
Design Fees	\$ 183,000.00	
Signage	\$ 10,000.00	
Furniture	\$ 200,000.00	
Data/Telecom	\$ 50,000.00	
Equipment	\$ 10,000.00	
AV/Stage Equipment and Wiring	\$ 100,000.00	
Special Inspections	\$ 30,000.00	
Site Construction Costs	\$ 1,798,852.00	
Building Construction Costs	\$ 8,810,256.00	
<b>Subtotal Construction Phase</b>	<b>\$ 11,192,108.00</b>	
<b>Subtotal Costs</b>	<b>\$ 11,854,108.00</b>	
Owner Contingency (5%)	\$ 550,000.00	
<b>TOTAL</b>	<b>\$ 12,404,108.00</b>	24 months

\* Fee Breakdown and Durations assume Design-Bid-Build and no early site packages.

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# THANK YOU

