



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

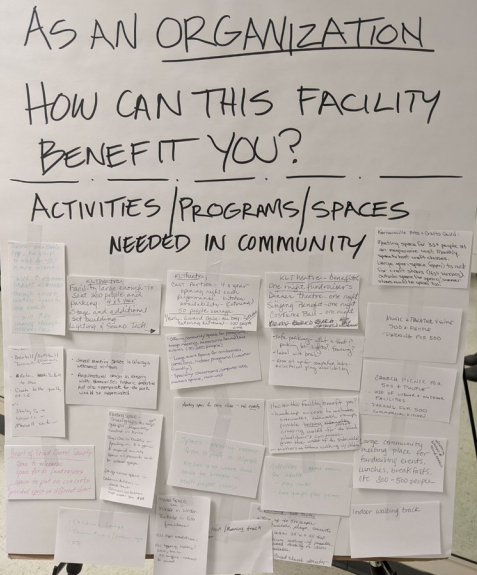
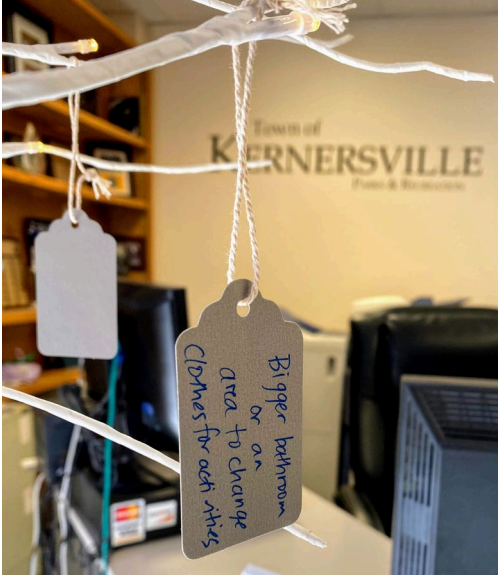
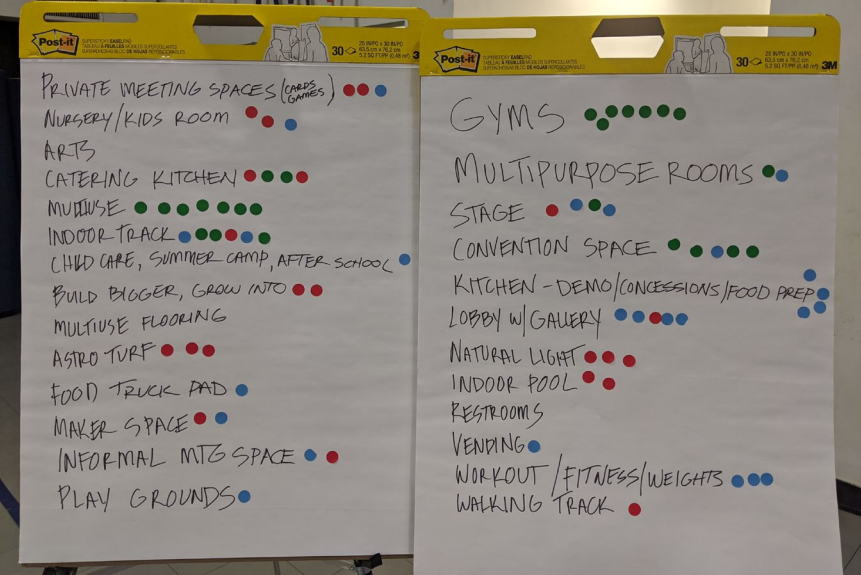
55+ focus group participants

2 interactive kiosks

447 kiosk voters

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

COMMUNITY ENGAGEMENT



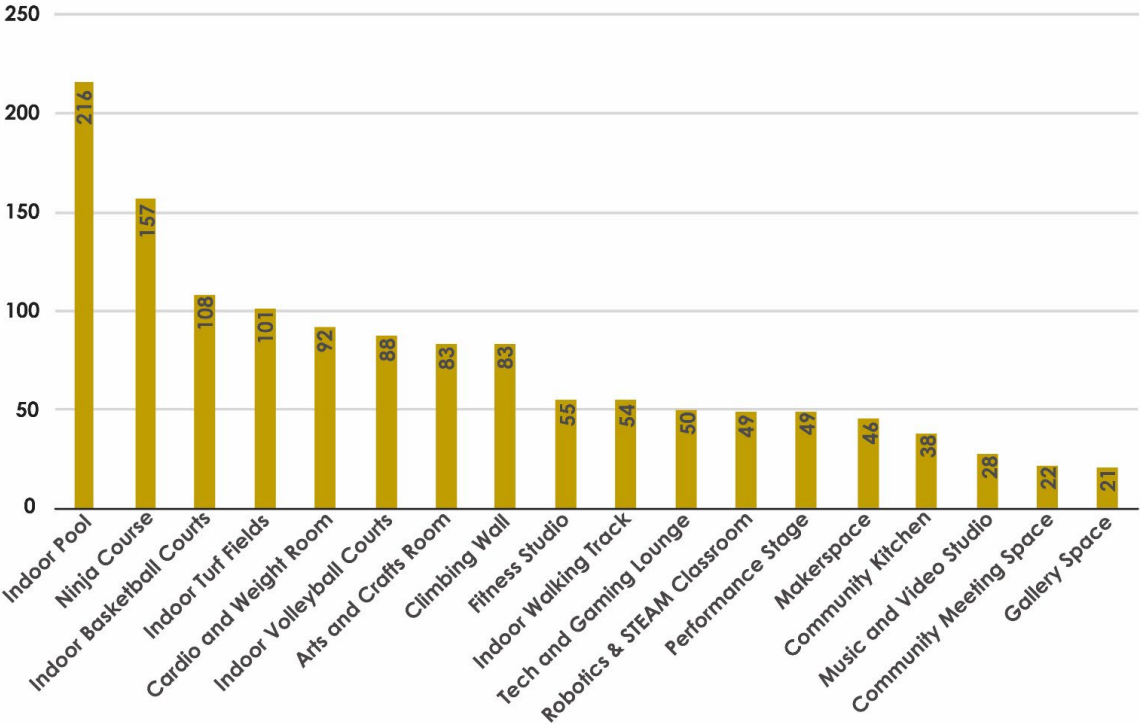
WHAT THEY SAID

TOP 3 RECREATION CHOICES



RECREATION CHOICE RANKING

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



8,000 sf

per basketball court

700+

seated people

10-200

person meeting spaces

PROGRAMMING

Town of Kernersville
North Carolina

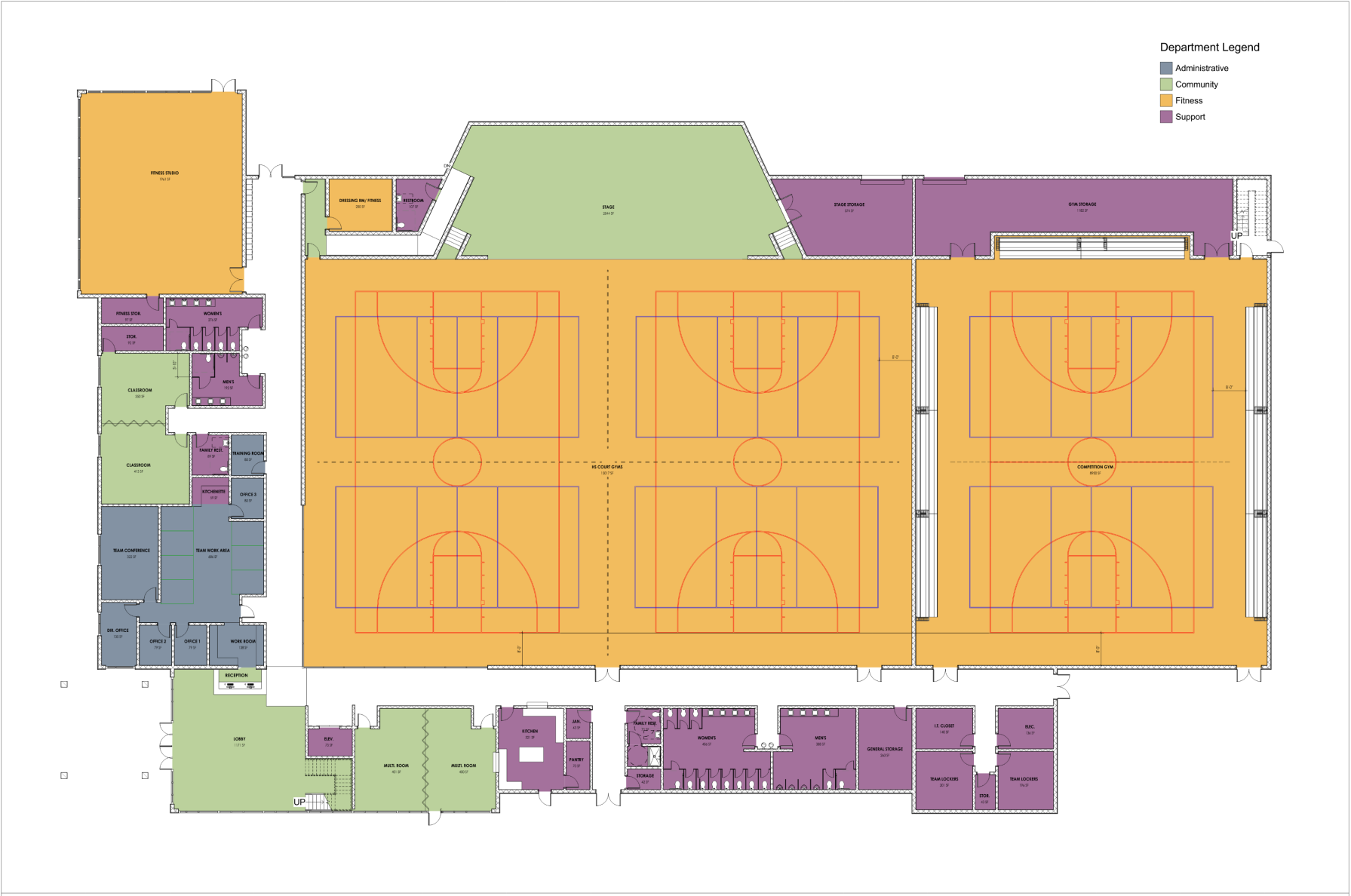
Recreation Center

PROGRAM OF FUNCTIONAL AREAS
DRAFT

Room/Area	Occup	Unit	NSF	Total NSF	Space Driver	Comments	Adjacency
1.0 Building Spaces							
Vestibule		1	100	100	Variable		
Lobby		1	200	200	Variable	potentially 2 separate lobbies (athletic and community)	
Staff Support Spaces							
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 superintendants, 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
Support Spaces							
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		
Community Spaces							
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

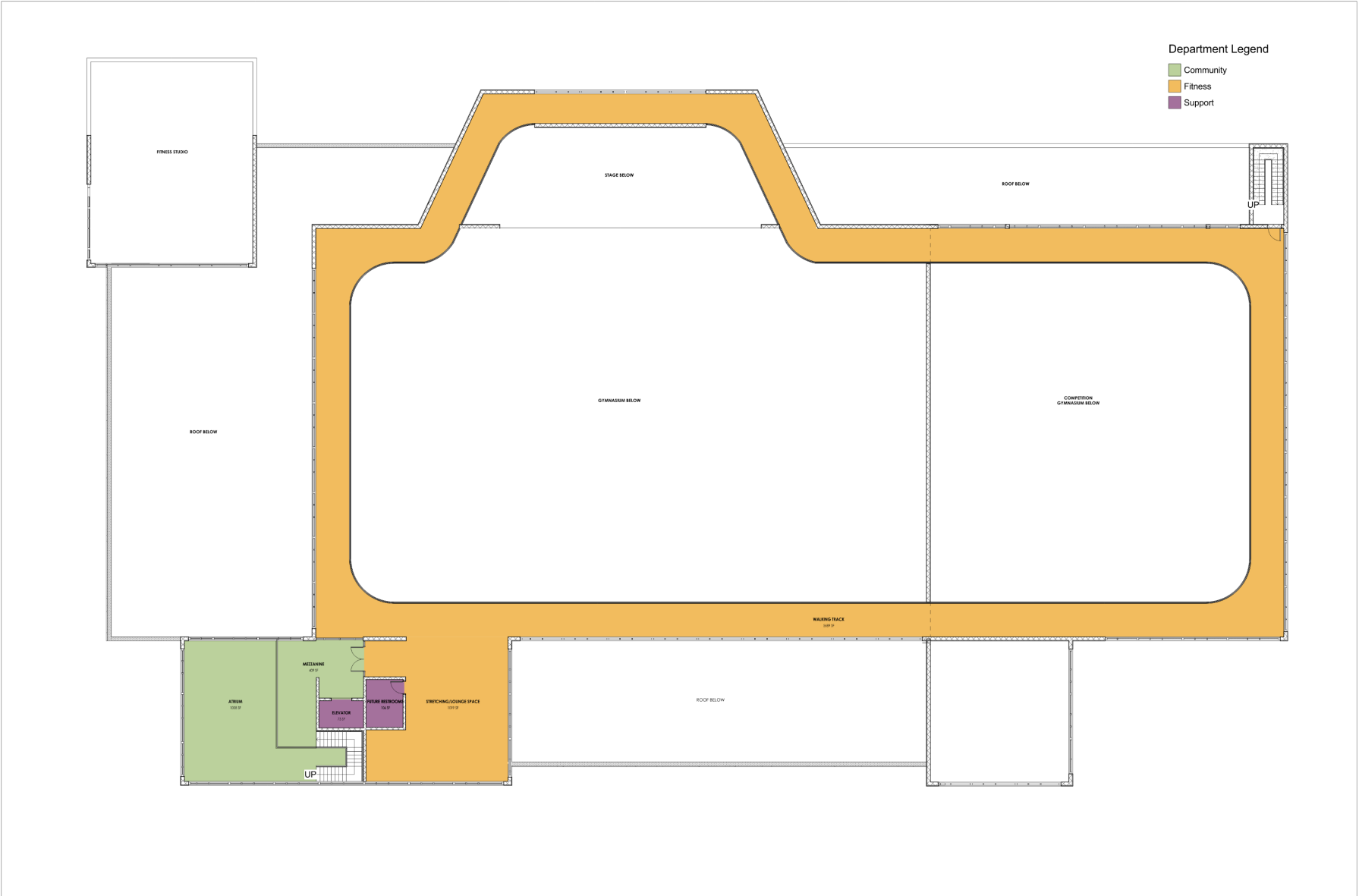


FLOOR PLAN



- Department Legend
- Administrative
 - Community
 - Fitness
 - Support

FLOOR PLAN



Department Legend
 Community
 Fitness
 Support

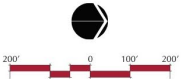
PREVIOUS MASTER PLAN



ILLUSTRATIVE MASTER PLAN

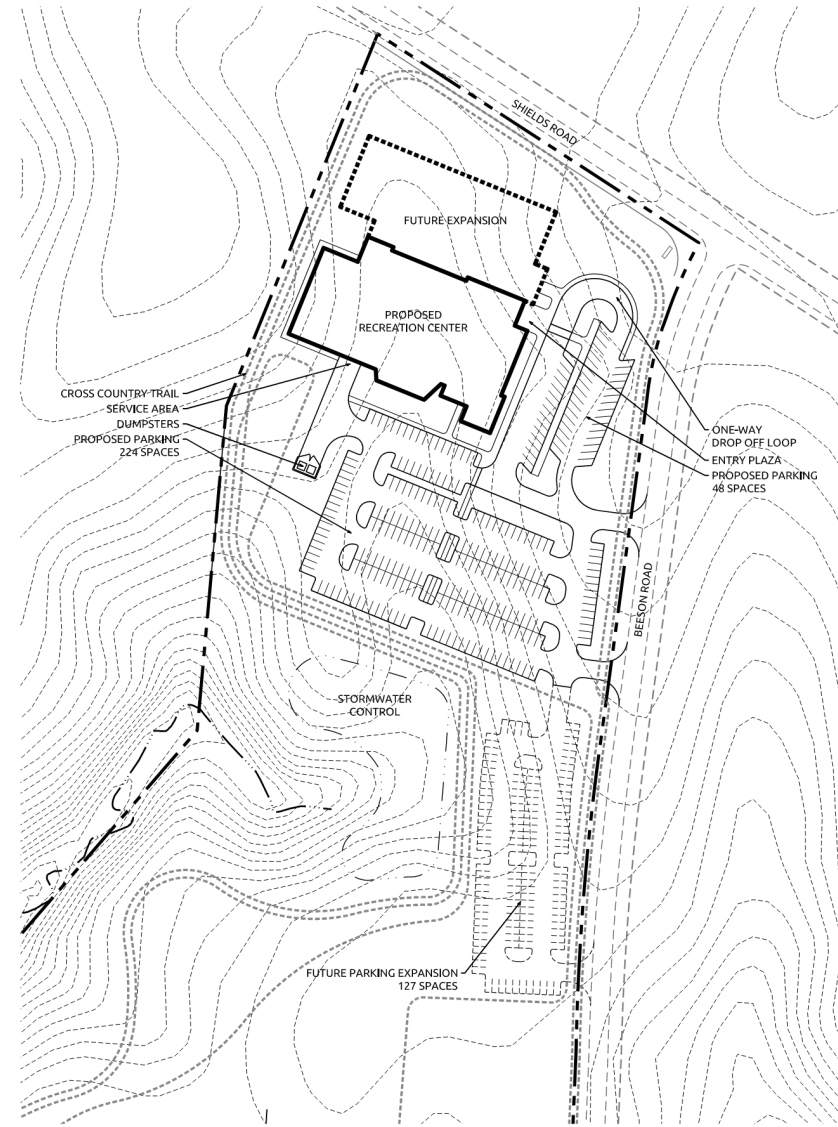
IVEY M. REDMON SPORTS COMPLEX

KERNERSVILLE, NORTH CAROLINA



WITHERS & RAVENEL

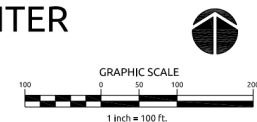
SITE DESIGN AND MASTER PLANNING



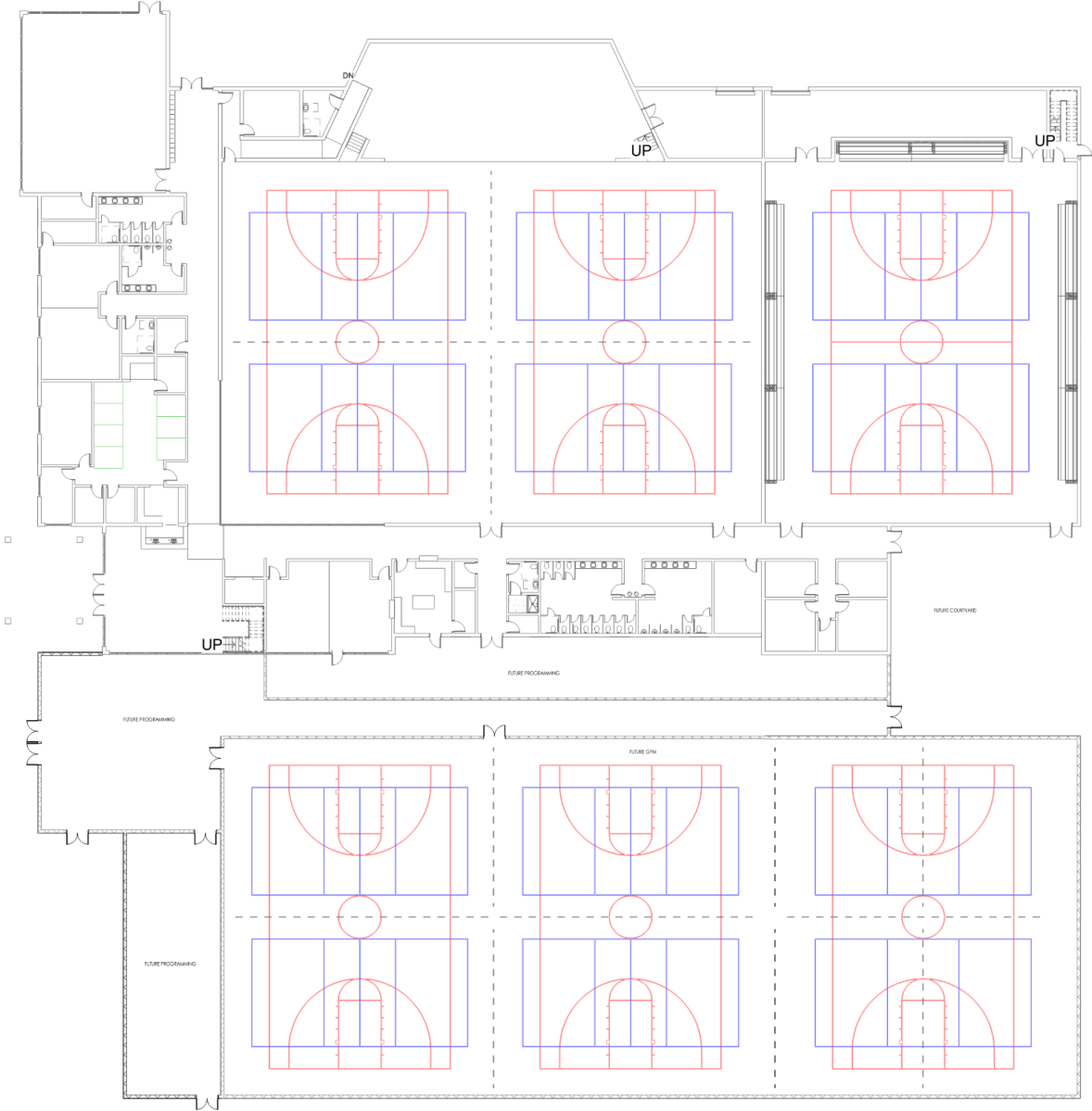
IVEY REDMON RECREATION CENTER

KERNERSVILLE, NC
SCHEMATIC SITE PLAN

PROJECT #2190904
DATE: 05.06.2020



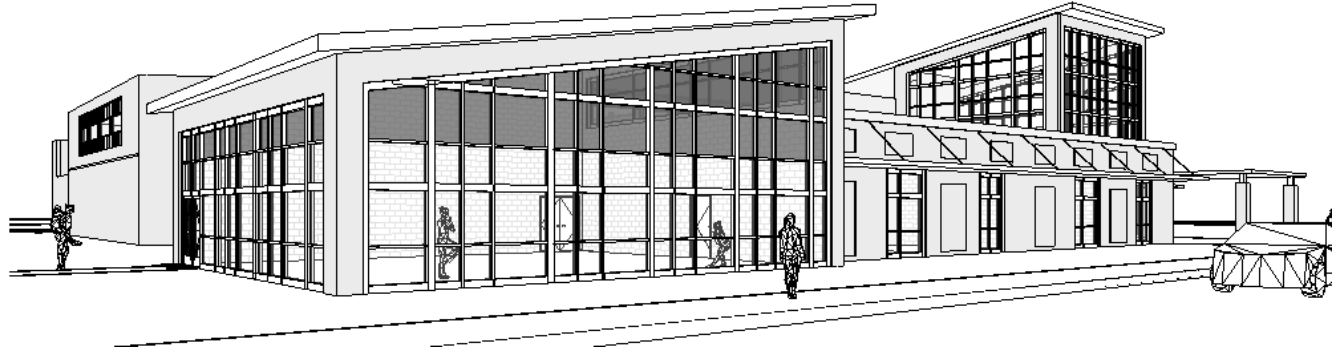
FUTURE EXPANSION



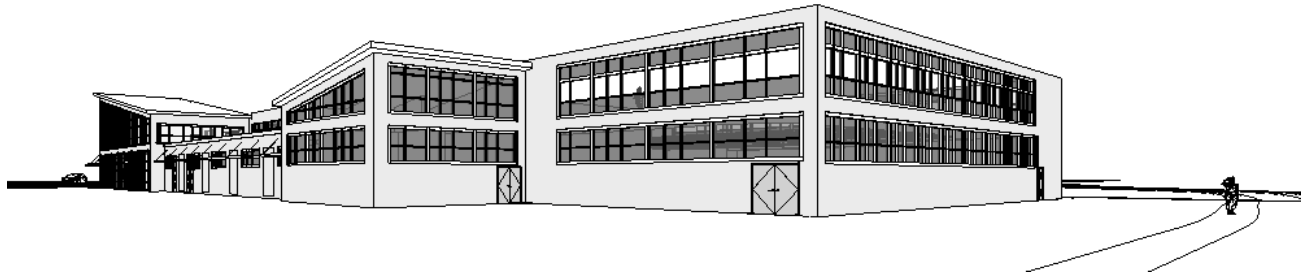
CONCEPTUAL DESIGN



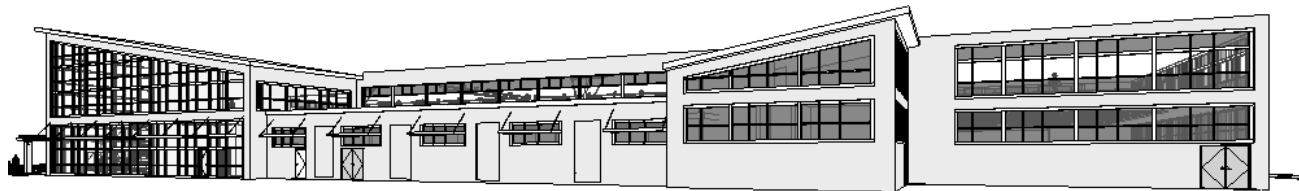
CONCEPTUAL DESIGN



VIEW FROM NEW PARKING LOT AND DROP-OFF



VIEW FROM SHIELDS ROAD APPROACHING PARK



VIEW FROM SHIELDS ROAD

CONCEPTUAL DESIGN

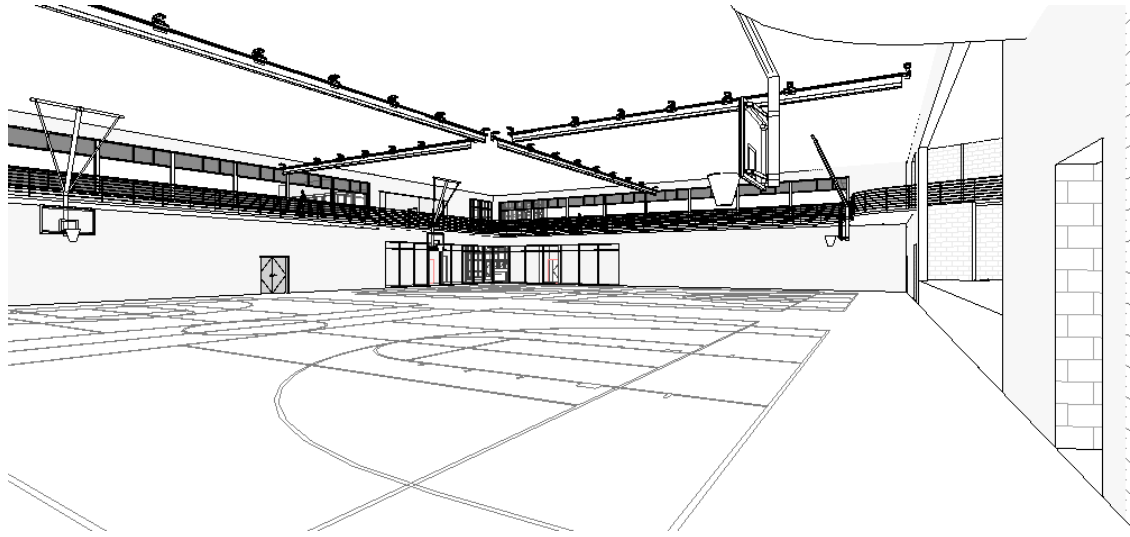


VIEW FROM LOBBY LOOKING AT ENTRANCE

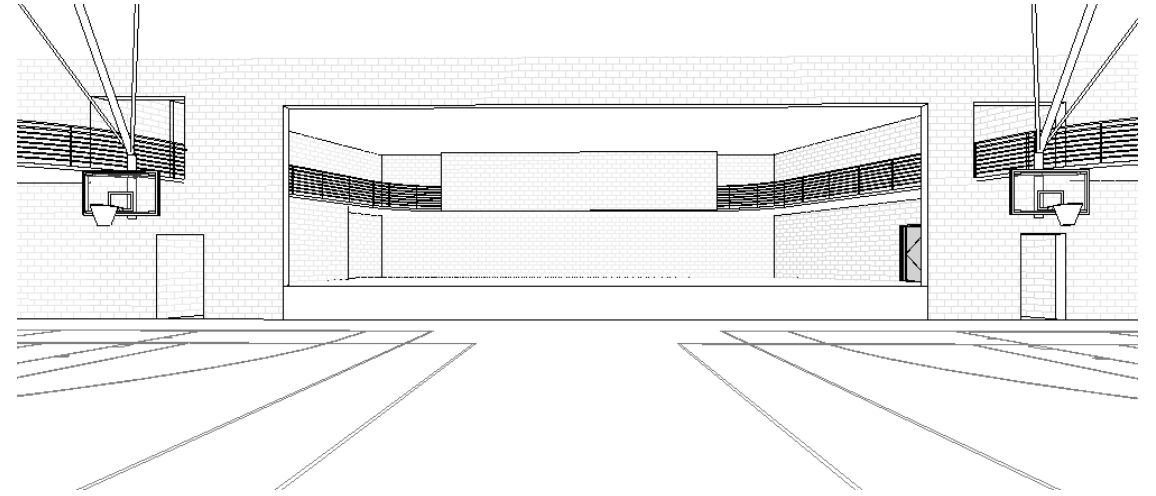


VIEW FROM ENTRANCE INTO LOBBY

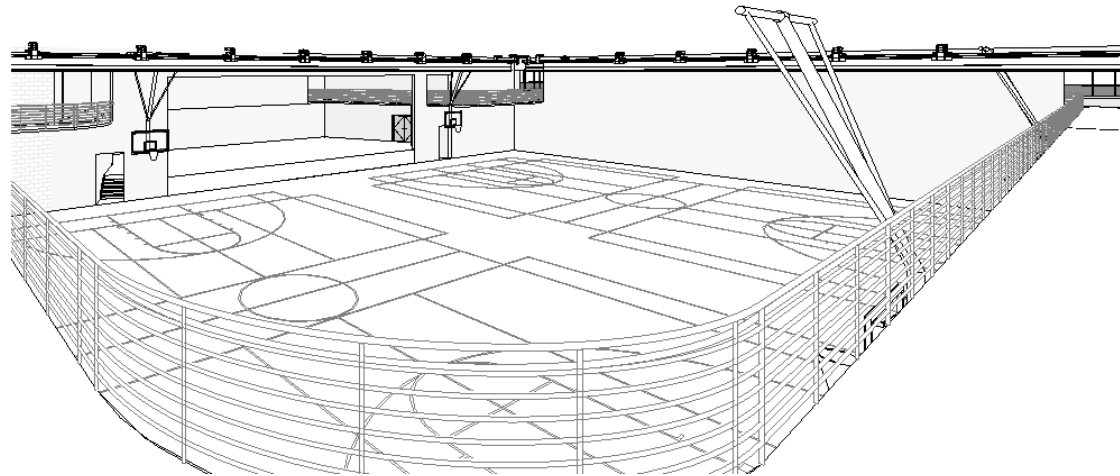
CONCEPTUAL DESIGN



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
Subtotal Soft Costs	\$	875,000.00

OTHER PROJECT COSTS (NOT INCLUDED IN CONSTRUCTION)

Other

Meter Costs	(Outside of Project Budget)
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
Subtotal Hard Costs	\$ 370,000.00
Owner Contingency (5% of Total)	\$ 550,000.00
Subtotal Hard Costs	\$ 920,000.00

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

Subtotal	\$	1,635,320.00
Contingency (10%)	\$	163,532.00
TOTAL	\$	1,798,852.00

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			

TOTAL (includes 10% contingency)	\$	8,810,256.00
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CONSTRUCTION TOTAL

\$ 10,609,108.00

FINANCIAL MODELING

Town of Kernersville
Community Recreation Center
Advanced Planning Study

Project: Kernersville Recreation Center
Description: 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
Schematic Design		12 weeks
Design Fees	\$ 86,000.00	
Survey	\$ 10,000.00	
Geotechnical	\$ 9,000.00	
Subtotal Schematic Design Phase	\$ 105,000.00	
Design Development		11 weeks
Design Fees	\$ 175,000.00	
Subtotal Design Development Phase	\$ 175,000.00	
Construction Documents		12 weeks
Design Fees	\$ 347,000.00	
Subtotal Construction Document Phase	\$ 347,000.00	
Bidding/Procurement		9 weeks
Design Fees	\$ 35,000.00	
Subtotal Bidding Phase	\$ 35,000.00	
Construction Administration		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	
Subtotal Construction Phase	\$ 11,192,108.00	
Subtotal Costs	\$ 11,854,108.00	
Owner Contingency (5%)	\$ 550,000.00	
TOTAL	\$ 12,404,108.00	24 months

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

FINANCIAL MODELING

Phase	Costs	Duration
Schematic Design		12 weeks
Design Fees	\$ 86,000.00	
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Bidding/Procurement		9 weeks
Design Fees	\$ 35,000.00	
Subtotal Bidding Phase	\$ 35,000.00	
Construction Administration		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	
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TOTAL	\$ 12,404,108.00	24 months

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THANK YOU

