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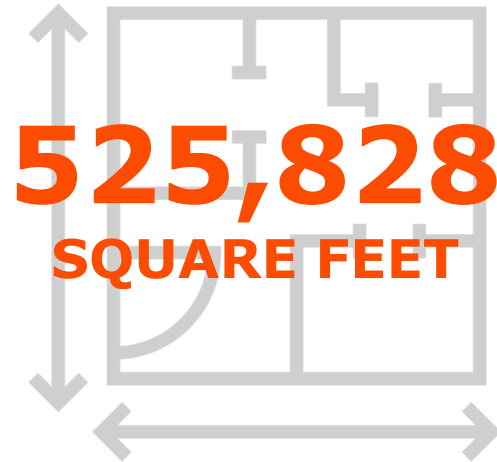
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EXECUTIVE SUMMARY



EXISTING CAMPUS DESCRIPTION

Wilkes Community College is a public two-year “open door” institution providing degree programs, resources and services for people in Wilkes, Ashe and Alleghany counties and beyond. In addition to providing opportunities for education and workforce development, Wilkes CC also provides economic development services to business and industry. They strive to enhance quality of life through a variety of services, community development, cultural activities, and recreational opportunities.



**27,670 SF
RENOVATION**



**26,230 SF
NEW CONSTRUCTION**



**\$17.2
MILLION**

FINDINGS/ RECOMMENDATIONS

These recommendations and findings are the result of the updates for the Wilkes Community College Master Plan 10-year look ahead. This Master Plan proposes 27,670 SF of renovations to existing buildings, 26,230 SF of new construction or renovation. The probable opinion of cost for all proposed work is \$17.2 million.

SITE ANALYSIS AND PLANNING

BUILDING KEY :

Existing Buildings

1. Alumni Hall
2. Lowe's Hall
3. Thompson Hall
4. Hayes Hall
5. Lovette Hall
6. Building 6
7. Building 7
8. Diesel Technology Center
9. Industrial Classroom Building
10. Daniel Hall
11. Randolph Hall / Bumgarner Gym
12. Walker Center
13. Kendrick / Church Hall
14. Agriculture Complex
15. Collision Repair Building
16. McNeill Automotive Center
17. Stone Culinary Center
18. Herring Hall

Proposed Renovation



Proposed New Construction



- A. Alumni Hall Renovation / Addition
- B. Skilled Trades Building



MAIN CAMPUS MAP



HERRING HALL MAP

ASHE CAMPUS & ALLEGHANY CENTER

Outside of the campus in Wilkesboro, Wilkes Community College has a campus in Ashe County and the Alleghany Center in Alleghany County to provide opportunities to more people within the college's service area.

The Ashe County campus has two newly constructed classroom/lab buildings.



**PROPOSED
FUTURE
PROJECTS**

PROPOSED FUTURE PROJECTS

1. Herring Hall: Renovate Ground Floor to add Cosmetology Suite

2. Thompson Hall:

1. Renovate 3rd floor for Disability Services and SAGE program
2. Renovate 3rd floor for relocation of Information Technology Department
3. Renovate for accessible restrooms

3. Hayes Hall:

1. Renovate for accessible restrooms

4. Welding Lab:

1. Option 1: New Skilled Trades Building, Renovate Lovette Hall for Welding
2. Option 2: New Welding Building
3. Option 3: New Skilled Trades Building Including Welding

5. Alumni Hall:

1. Addition for new main campus entrance and added space for student and administrative support

6. Accessible Sidewalks: Between Thompson Hall and Hayes Hall

7. Hybrid and Online Learning



HERRING HALL

WILKES
COMMUNITY
COLLEGE

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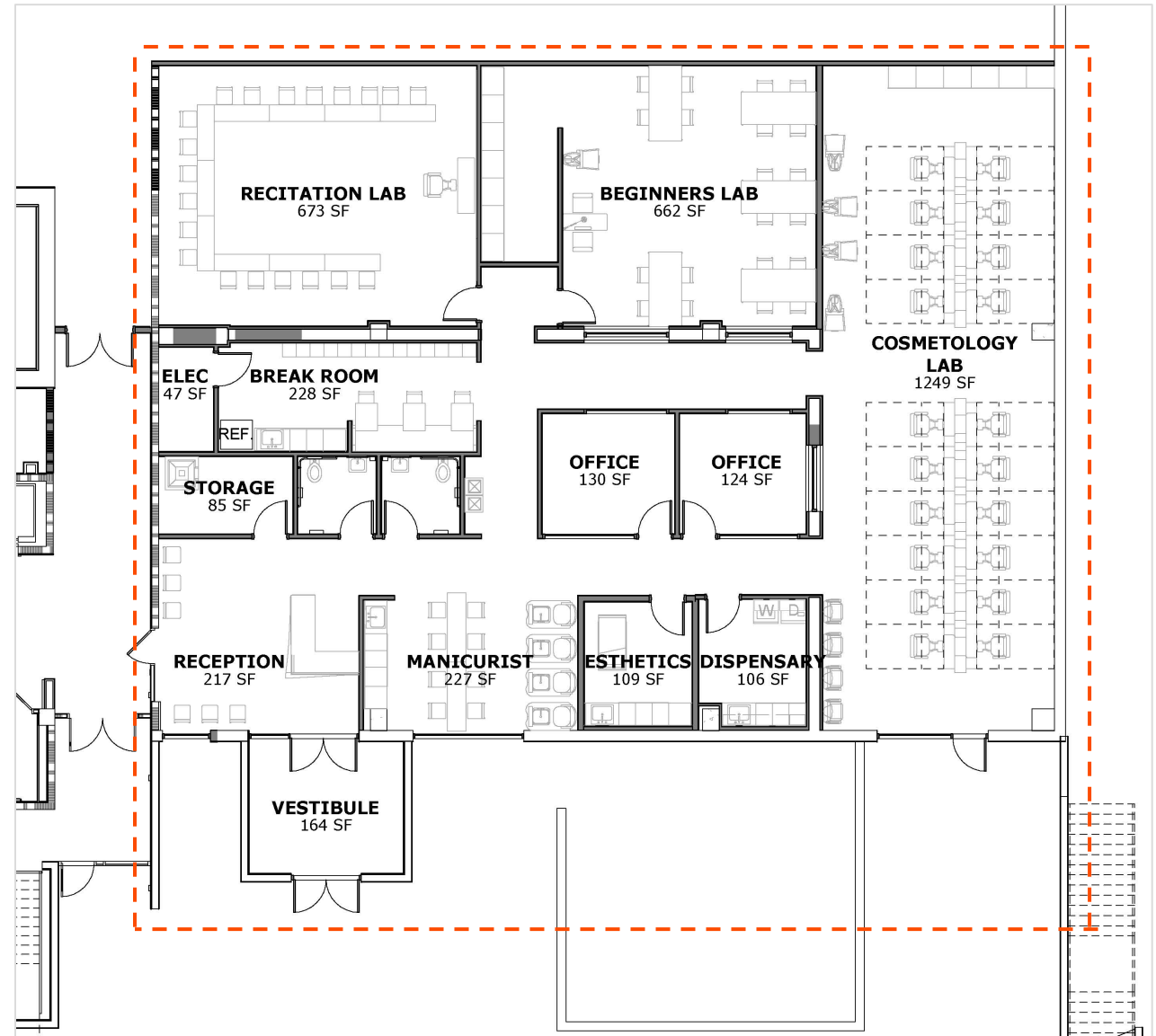
HERRING HALL

HERRING HALL – GROUND FLOOR RENOVATION FOR COSMETOLOGY

This renovation will take place on the ground floor of Herring Hall. It will provide a permanent location for the Cosmetology program following the NC Board of Cosmetic Arts requirements for accreditation. This project will provide new mechanical, electrical, and plumbing systems as well as new interior finishes for the space. Included in this renovation is the pump station replacement for the sewer system.

Estimated SF: 4,900

Probable Opinion of Cost: \$1.2M



WILKES COMMUNITY COLLEGE

COSMETOLOGY



CONCEPTUAL RENDERING



THOMPSON HALL

3

THOMPSON HALL

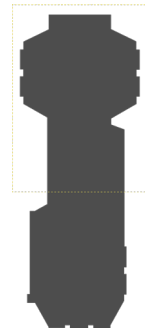
THOMPSON HALL – DISABILITY SERVICES AND SAGE PROGRAM

This project proposes to renovate and relocate Disability Services and the SAGE Program to the 3rd floor of Thompson Hall. This renovation will provide student study and testing spaces as well as offices and open workspace.

Estimated SF: 4,000 SF

Probable Opinion of Cost: \$100,000*

*Assuming in house construction

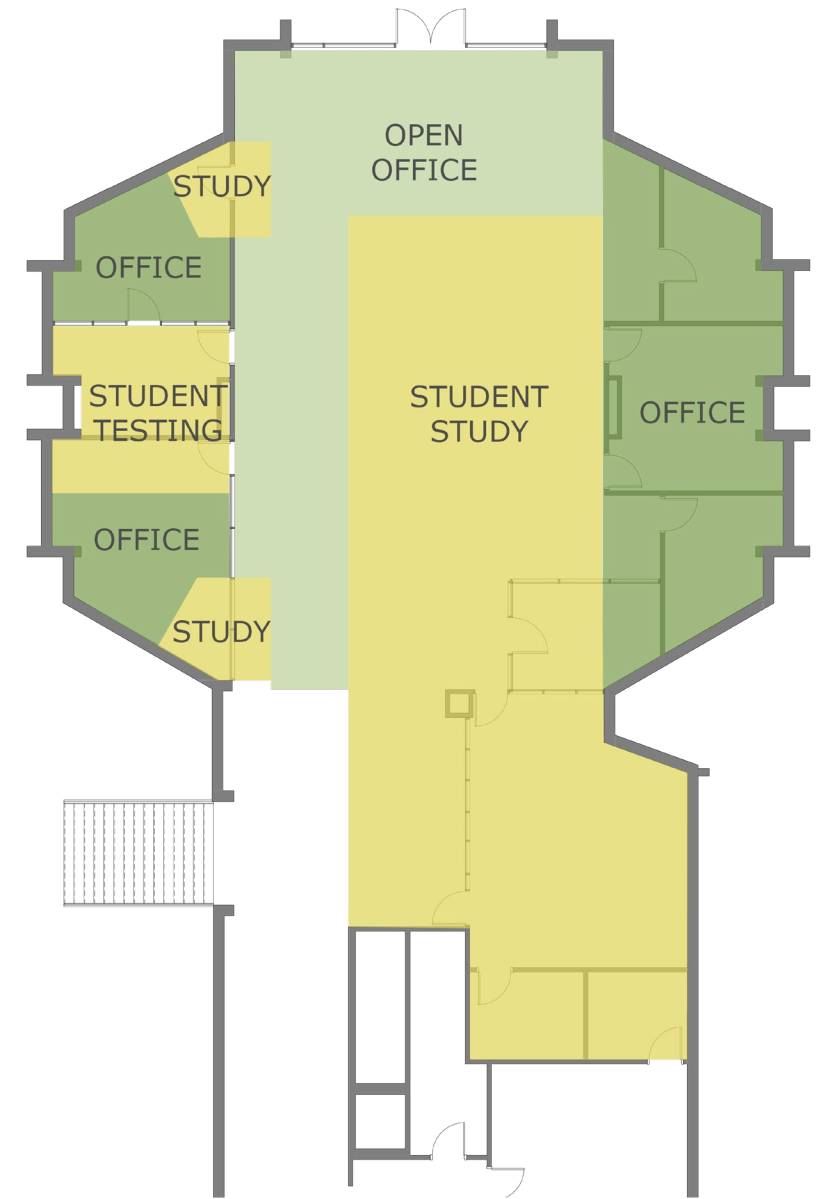


Thompson Hall –
3rd Floor Key Plan



Existing Floor Plan

Colors indicate areas of renovation



THOMPSON HALL – RELOCATION OF INFORMATION TECHNOLOGY DEPARTMENT

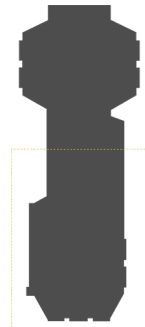
This project proposes to renovate and relocate the Information Services Department to the 3rd floor of Thompson Hall. This renovation will provide closed and open offices for the Information Technology Department.

Estimated SF: 3,000 SF

Probable Opinion of Cost: \$100,000*

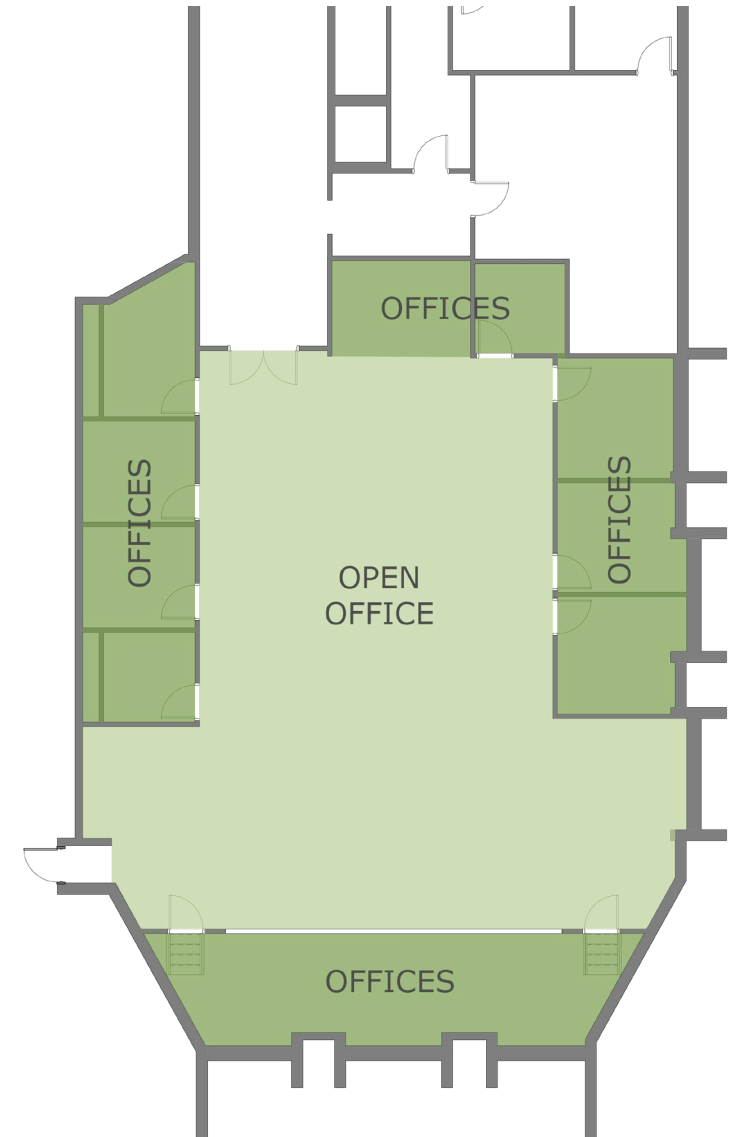
*Assuming in house construction

Thompson Hall –
3rd Floor Key Plan



Existing Floor Plan

Colors indicate areas of renovation

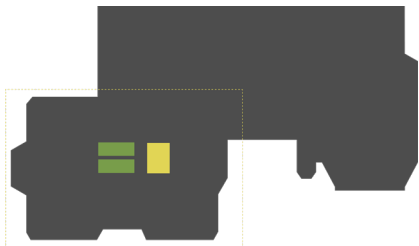


THOMPSON HALL ACCESSIBLE RESTROOMS - 1ST FLOOR

Yellow highlighted areas have been selected to be renovated for accessible restrooms.

Estimated SF: 200 SF

Probable Opinion of Cost: \$75,000



Thompson Hall -
1st Floor Key Plan

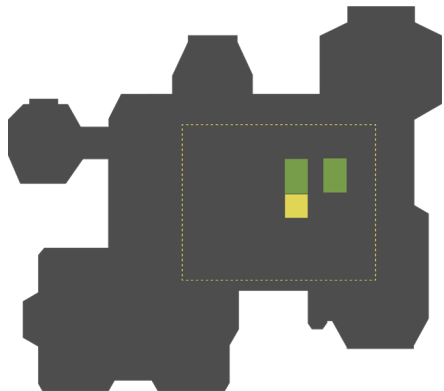


THOMPSON HALL ACCESSIBLE RESTROOMS - 2ND FLOOR

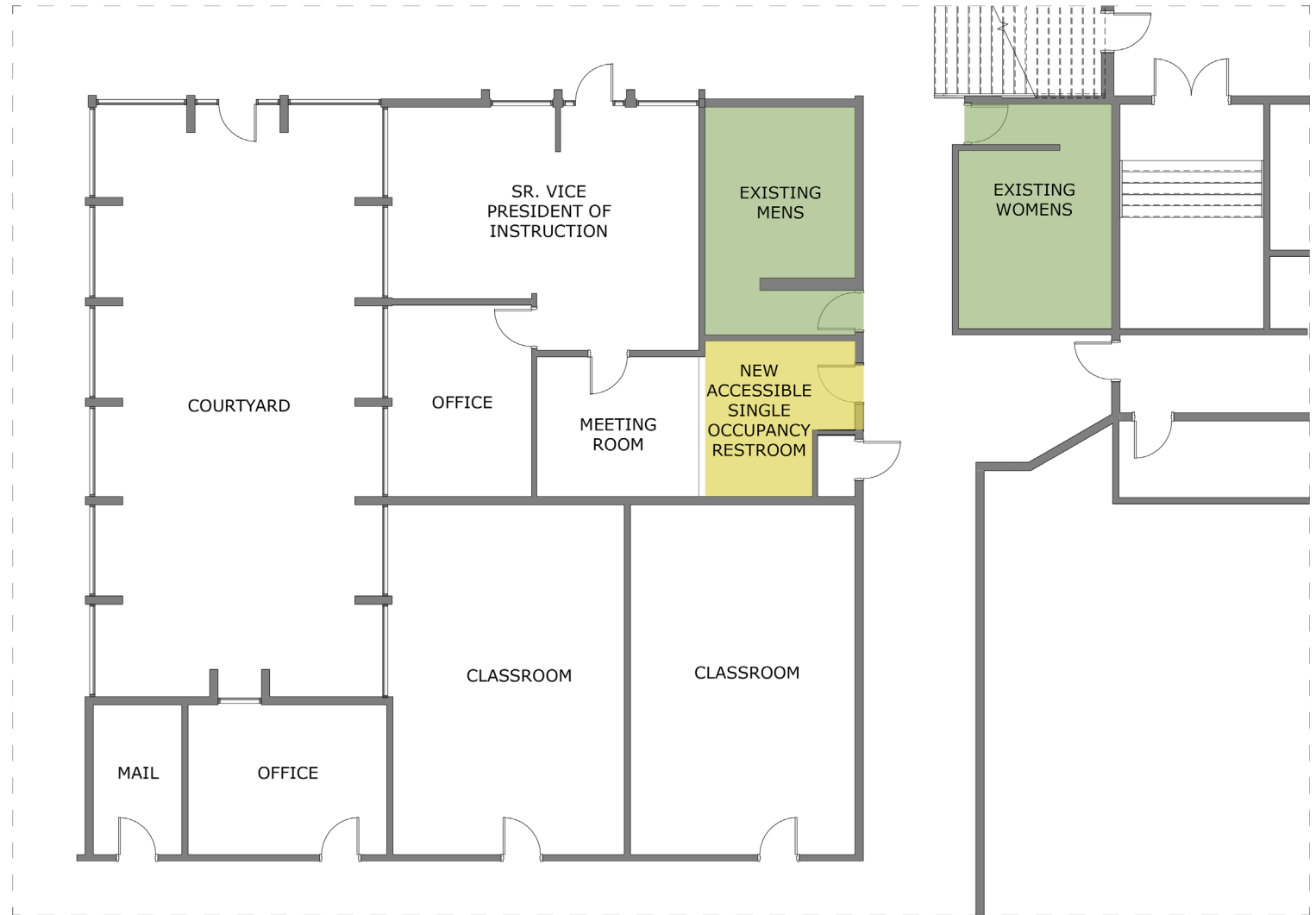
Yellow highlighted areas have been selected to be renovated for accessible restrooms.

Estimated SF: 160

Probable Opinion of Cost: \$75,000



Thompson Hall -
2nd Floor Key Plan



HAYES HALL

4

HAYES
HALL

4

300s-400s

ARTS & SCIENCES DIVISION

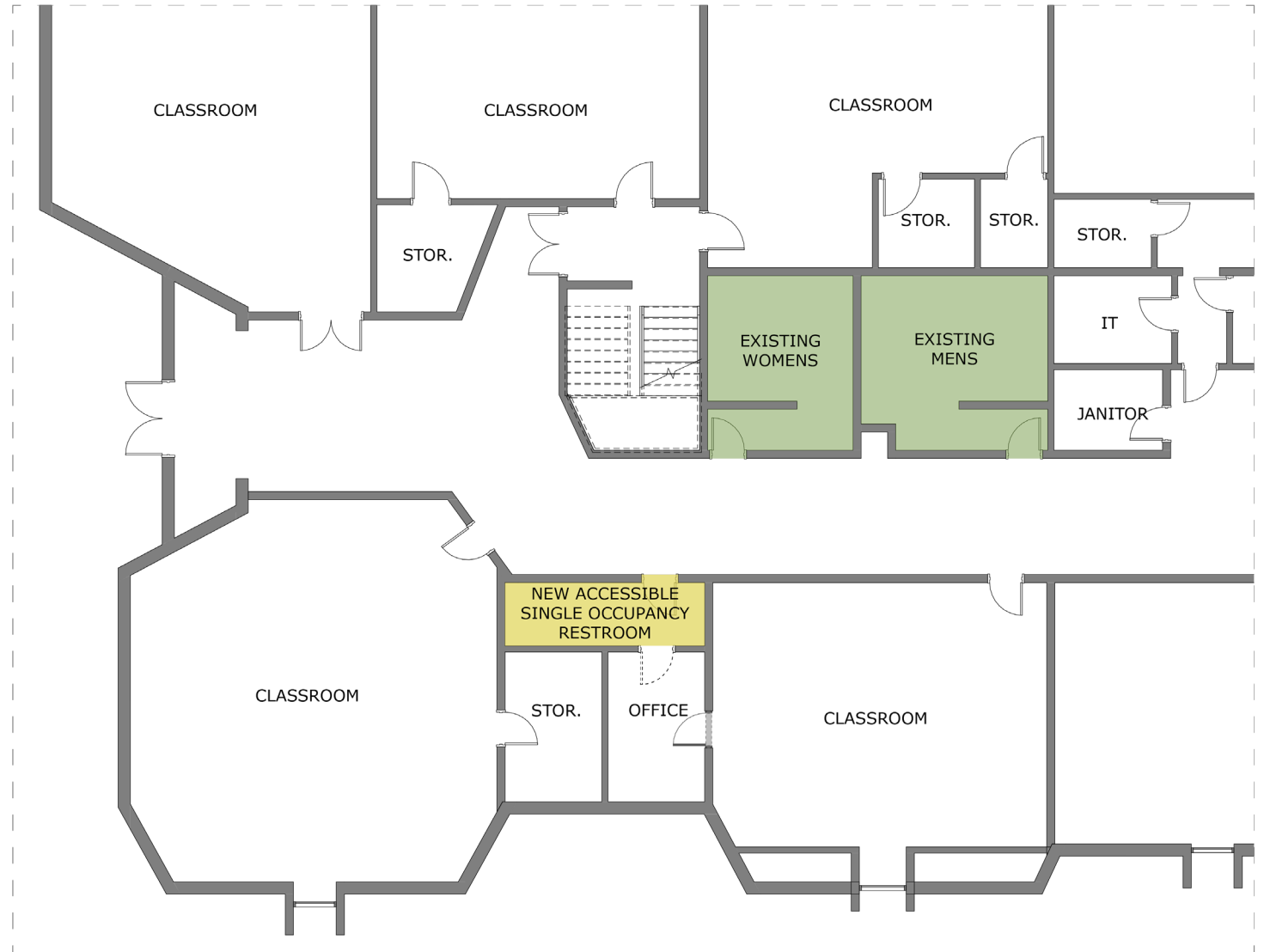
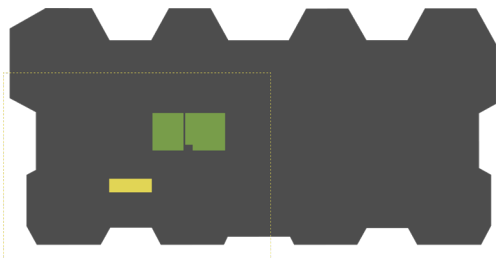
HAYES HALL

HAYES HALL – 1ST FLOOR

Yellow highlighted areas have been selected to be renovated into accessible restrooms.

Estimated SF: 90 SF

Probable Opinion of Cost: \$54,000

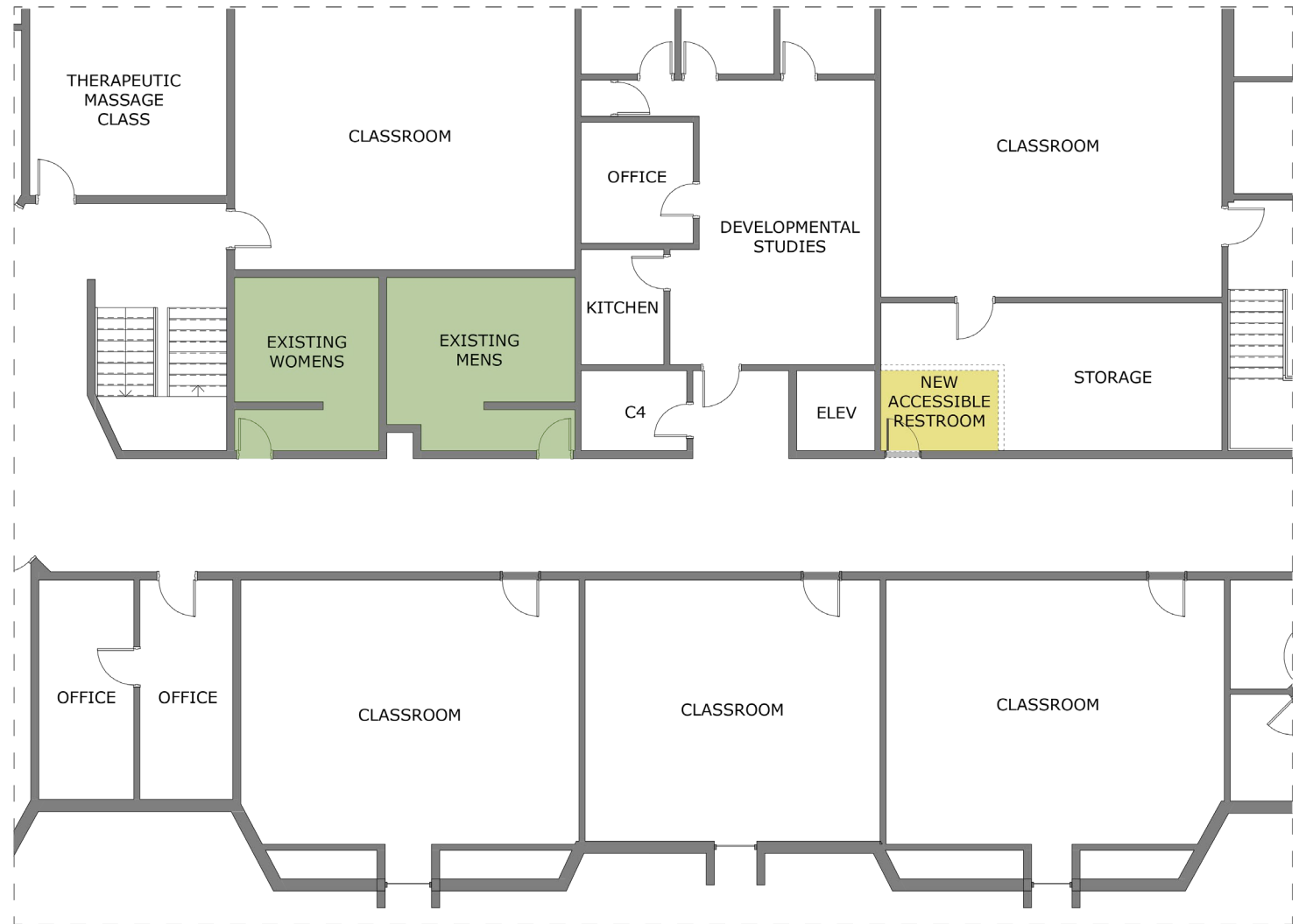
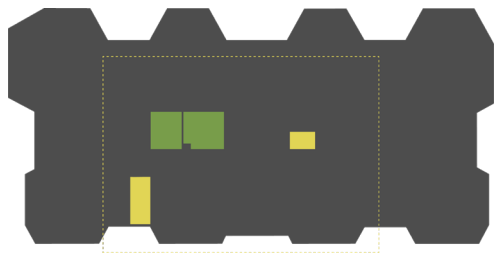


HAYES HALL – 2ND FLOOR

Yellow highlighted areas have been selected to be renovated into accessible restrooms.

Estimated SF: 70 SF

Probable Opinion of Cost: \$42,000

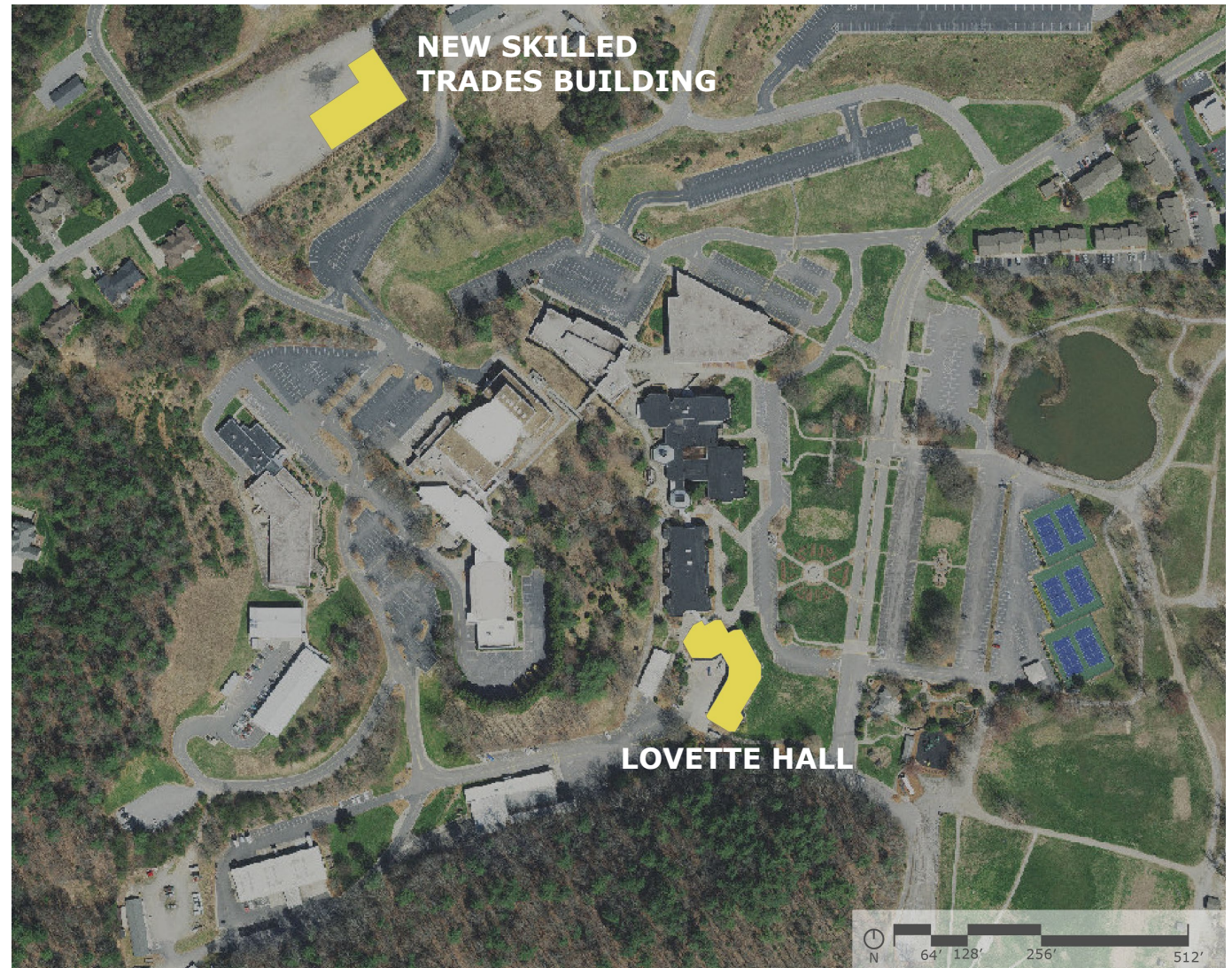




**WELDING & SKILLED
TRADES OPTIONS**

OPTION 1: NEW SKILLED TRADES BUILDING, RENOVATE FOR LOVETTE HALL WELDING LABS

This is option 1 of welding and skilled trades buildings. Within this option a new skilled trades building will be built in the existing gravel lot on the North end of campus. This leaves the entirety of Lovette Hall to be renovated to support the expanded 2-year Welding program.



NEW SKILLED TRADES BUILDING

This project proposes to build a new skilled trades building in the existing gravel parking lot off Meadow Drive. This location will provide ample area for parking as well as indoor and outdoor classroom spaces.

Estimated total time for Design and Construction: 2 years

Estimated SF: 16,000 SF

Probable Opinion of Cost: \$6M



LOVETTE HALL RENOVATION – WELDING LAB

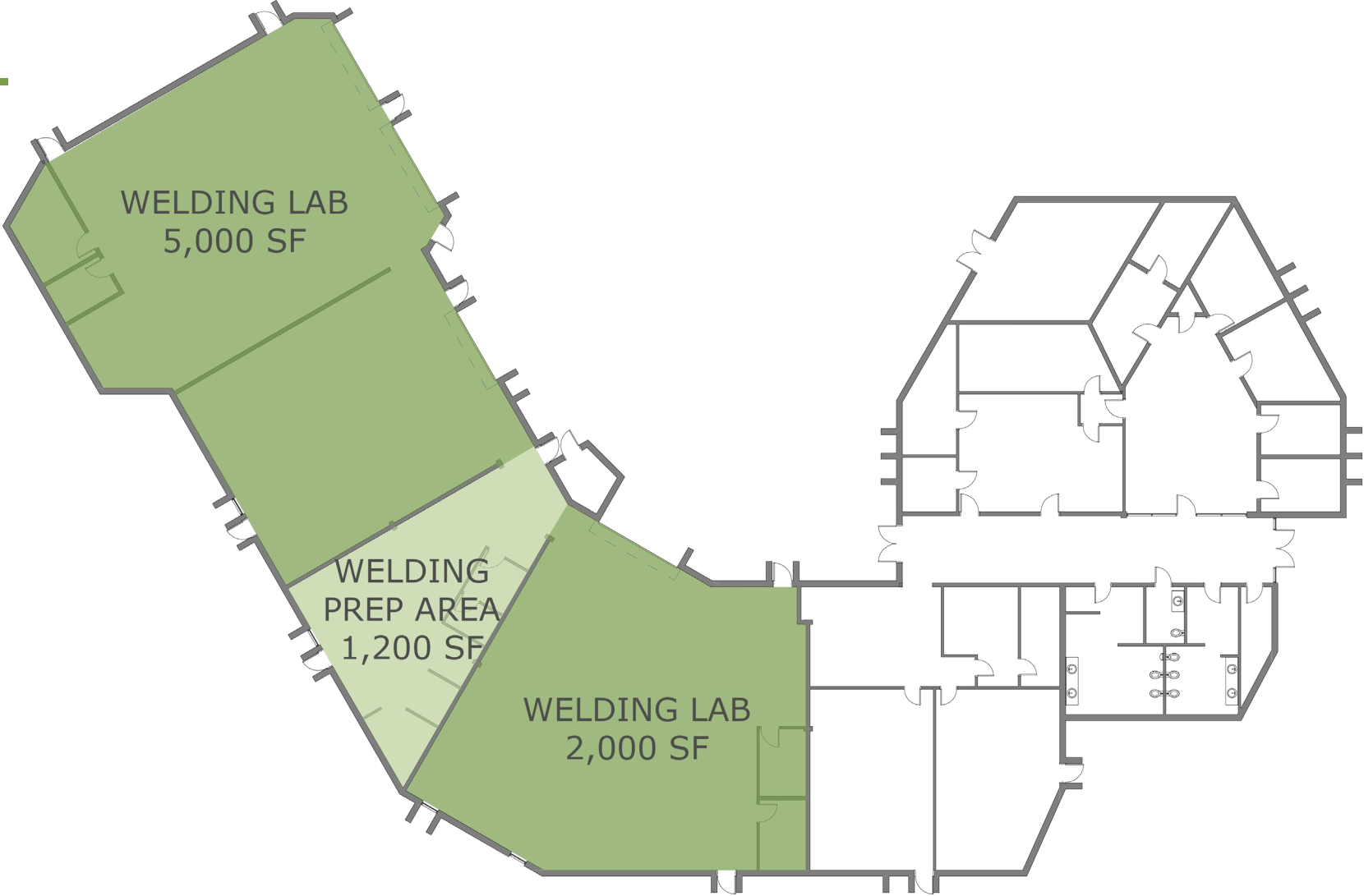
This project proposes to renovate Lovette Hall for a 2-year welding program. This building will require code updates as well as repairs to the existing structure and cladding. The renovation will include 7,000 SF of welding lab and 1,200 SF of prep area.

Lovette Renovation is 8,200 SF

Probable Opinion of Cost: \$2.5M

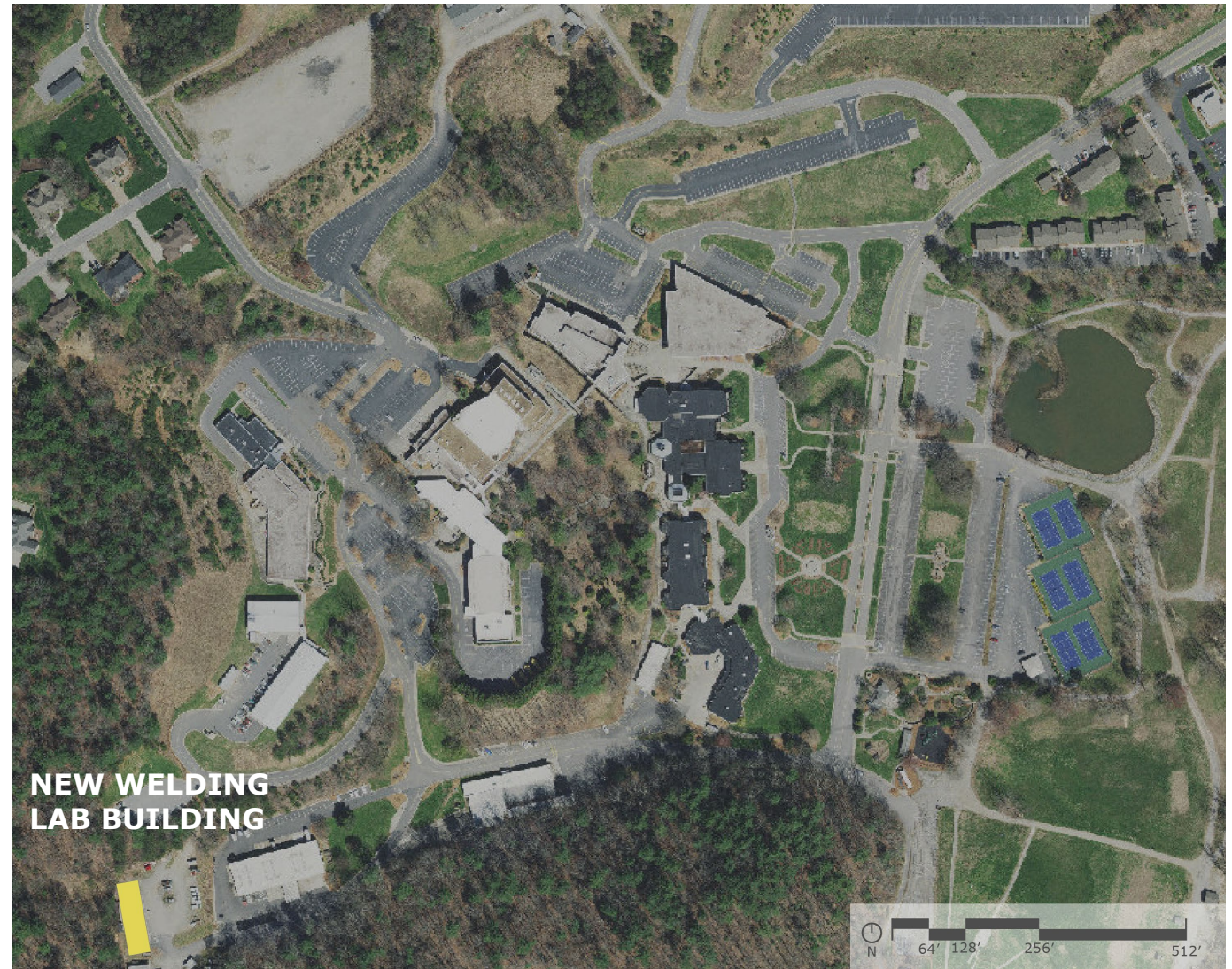
Existing Floor Plan

Colors indicate areas of renovation



OPTION 2: NEW WELDING LAB BUILDING

This is option 2 of welding and skilled trades buildings. Within this option skilled trades will remain in Lovette Hall. We recommend that Lovette Hall receive some maintenance work to keep the space functional. A new welding lab building will be built in place of the industrial classroom building to support the expanded 2-year welding program.



NEW WELDING LAB BUILDING

This project proposes to build a new welding lab building in the place of the industrial classroom building. This location will provide ample area for parking as well as indoor and outdoor classroom spaces.

Estimated total time for Design and Construction: 2 years

Estimated SF: 6,000 SF

Probable Opinion of Cost: \$2.25M



OPTION 3: NEW SKILLED TRADES BUILDING, INCLUDING WELDING

This is option 3 of welding and skilled trades buildings. Within this option a new skilled trades building will be built in the existing gravel lot at the North end of campus, and it will include space for the expanded 2-year welding program. This leaves Lovette Hall empty to be renovated for a new purpose.



NEW SKILLED TRADES BUILDING INCLUDING WELDING

This project proposes to build a new skilled trades building in the existing gravel parking lot off Meadow Drive. This option will provide enough room for the skilled trades building and the expanded 2-year welding program to be co-located. This location will provide ample area for parking as well as indoor and outdoor classroom spaces.

Estimated SF: 15,000 SF

Probable Opinion of Cost: \$5.5M






LOWE'S HALL

WILKES

ALUMNI HALL




WILKES
COMMUNITY COLLEGE

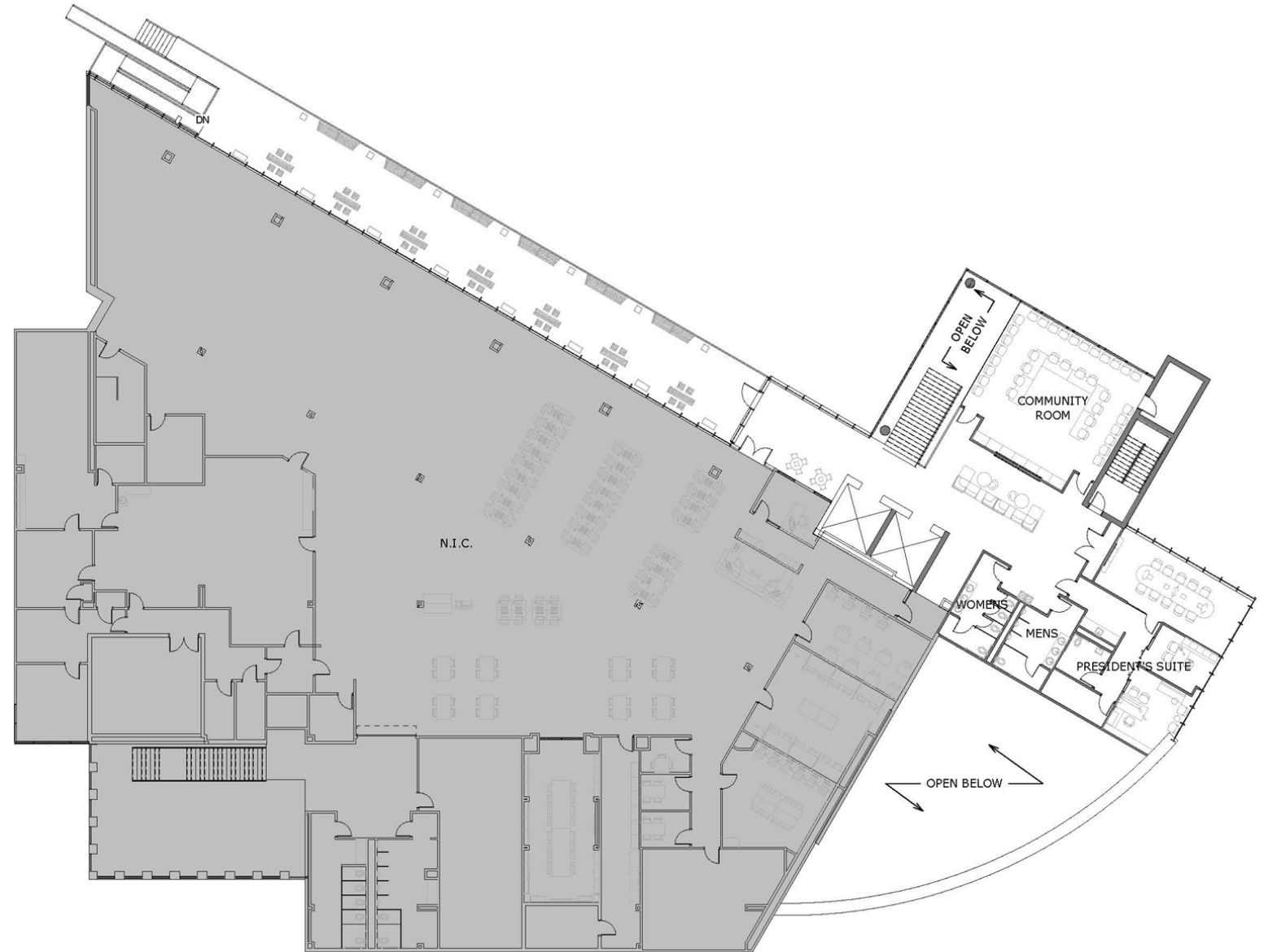
WILKES HALL

**ALUMNI HALL
ADDITION/RENOVATION**

ALUMNI HALL 1ST FLOOR PLAN



ALUMNI HALL 2ND FLOOR PLAN



ALUMNI HALL ADDITION/RENOVATION PROGRAM BUDGET ESTIMATE

Alumni Hall is the student hub at Wilkes Community College.

This project proposes to renovate and build an addition to Alumni Hall, which would provide the campus with a new front door as well as consolidate student services.

- Estimated SF: 15,880 SF
- Probable Opinion of Cost: \$7M

	cost/sf	Addition SF:	cost/sf	Renovation SF:
		8,830		7,050
Direct Construction Costs (COW)	\$350	\$3,090,500	\$175	\$1,233,750
(See Attached Back-up Detail)				
GC General Conditions and Requirements (10%)		\$309,050		\$123,375
GC Fee (5%)		\$169,978		\$67,856
Design Contingency (10%)		\$356,953		\$142,498
Subtotal (Current Dollars)		\$3,926,480		\$1,567,479
Escalation (3%)		\$117,794		\$47,024
Total Estimated Construction Cost		\$4,044,275		\$1,614,504
Owner's Construction Contingency (3%)		\$121,328		\$48,435
Estimated Construction Cost + Contingency		\$4,165,603		\$1,662,939
Owner's Soft Costs (20%)		\$833,121		\$332,588
Total Estimated Project Cost		\$4,998,723		\$1,995,527
Total Project Cost Addition and Renovation		\$6,994,250		

Note: The estimated construction cost is based on current cost data. We have included an escalation factor of 3%. In providing this opinion of probable cost, it must be understood that we have no control over costs or the price of labor, equipment or materials, contractors' methods of determining bid prices, competitive bidding, market or negotiating conditions. Accordingly, we cannot and do not warrant that bids or negotiated prices vary from our opinion. We make no warranty, express, or implied, as to the accuracy of any opinion we may give as compared to bid or actual cost.

ALUMNI HALL ADDITION/ RENOVATION PROGRAM

Alumni Hall Addition			
Area/Space	No. of Areas	NSF per Area	Total NSF
General Operations			
Lobby	1	900	900
Vestibule	1	120	120
Coffee Shop	1	230	230
Stock Room	1	100	100
Net SF Subtotal			1,350
Student Commons			
Commons Downstairs	1	1,425	1,425
Net SF Subtotal			1,425
Advising			
Reception	1	600	600
Office	7	120	840
Net SF Subtotal			1,440
Meeting			
Community Room	1	900	900
Storage	1	100	100
Net SF Subtotal			1,000
President's Suite			
Board Room	1	350	350
President's Office	1	150	150
Office	1	100	100
Breakroom	1	40	40
Private Restroom	1	70	70
Records	1	80	80
Net SF Subtotal			790
Support Spaces			
Restrooms	2	150	300
Mechanical	1	500	500
Stair	1	150	150
Net SF Subtotal			950
Net SF Total			6,955
GROSS SF = NET SF x 1.27			
GROSS SF TOTAL			8,830

Alumni Hall Renovation			
Area/Space	No. of Areas	NSF per Area	Total NSF
General Operations			
Restrooms	2	250	500
Janitor Closet/Storage	1	270	270
Elevator	2	120	240
Elevator Equipment	1	90	90
Net SF Subtotal			1,100
Administrative			
Office	4	40	160
Net SF Subtotal			160
Resource Connections			
Reception	1	410	410
Offices	2	110	220
Computer Lab	1	110	110
Food Pantry	1	145	145
Net SF Subtotal			885
Disability Services			
Reception	1	143	143
Offices	2	100	200
Computer Lab	1	240	240
Net SF Subtotal			583
Book Store			
Book Store	1	1,730	1,730
Stock room	1	130	130
Storage	1	370	370
Office	1	230	230
Net SF Subtotal			2,460
Cashier			
Reception	1	100	100
Office	4	100	130
Storage/Vault	1	130	130
Net SF Subtotal			360
Net SF Total			5,548
GROSS SF = NET SF x 1.27			
GROSS SF TOTAL			7,050
RENOVATION AND ADDITION GROSS SF TOTAL			15,880
Note: Square footage and cost estimates are based on initial programming and subject to change.			



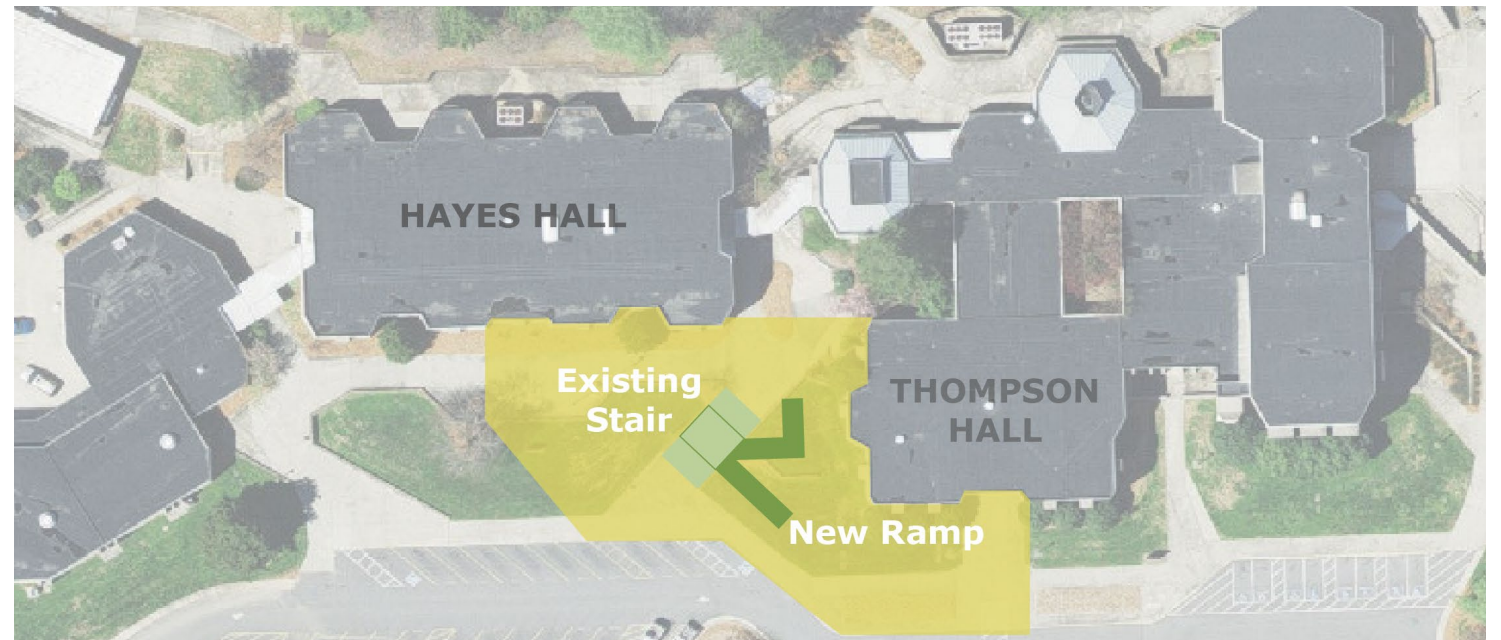
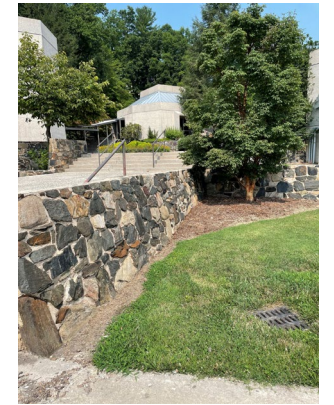
ACCESSIBLE SIDEWALK

THOMPSON HALL AND HAYES HALL ACCESSIBLE SIDEWALK

Highlighted area in yellow represents the area of work to create an accessible path between Thompson Hall and Hayes Hall.

Option 1: This option proposes to create a ramp that ties into the existing stair landing.

- Estimated SF: 1,400 SF
- Probable Opinion of Cost: \$14,000 - \$44,800

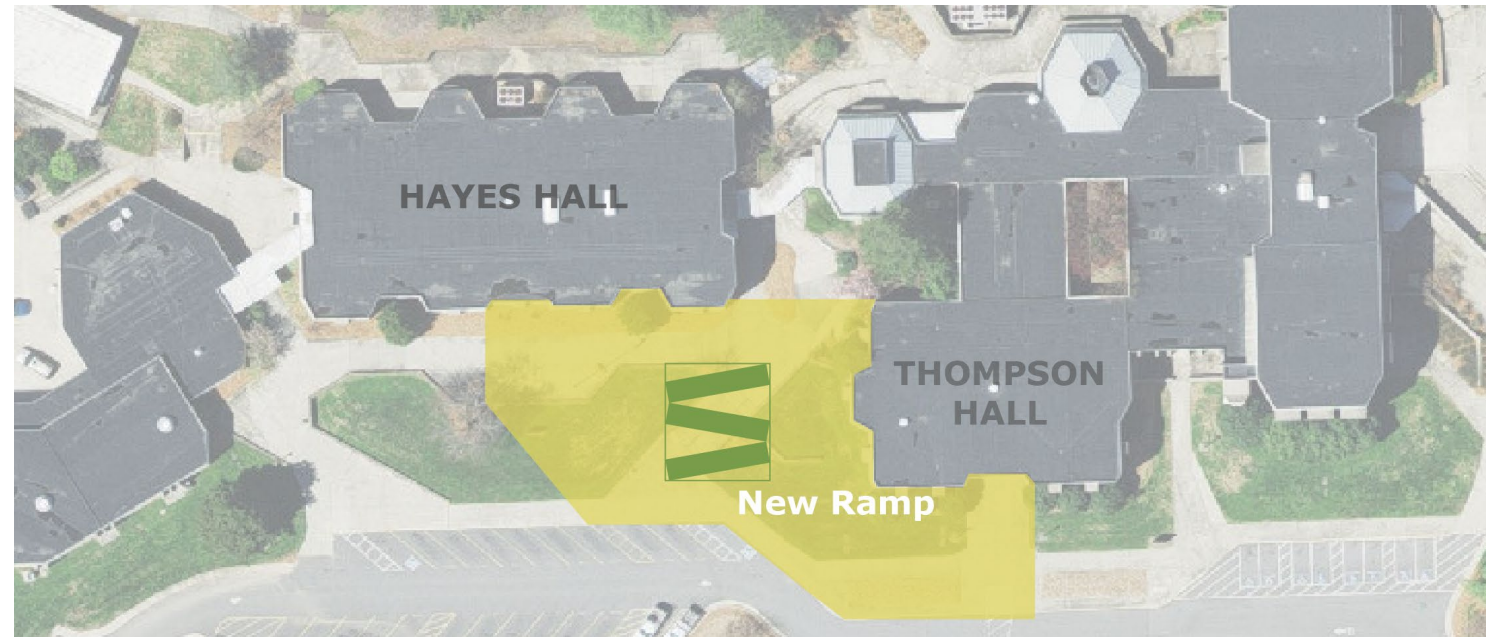
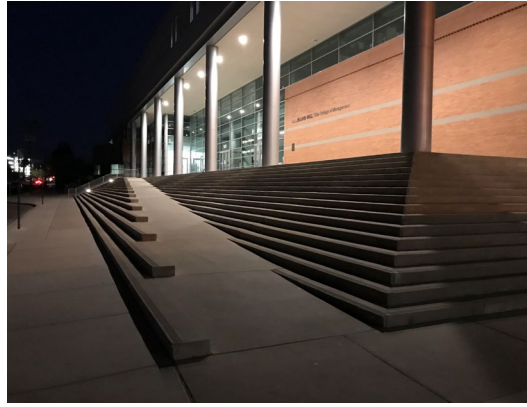
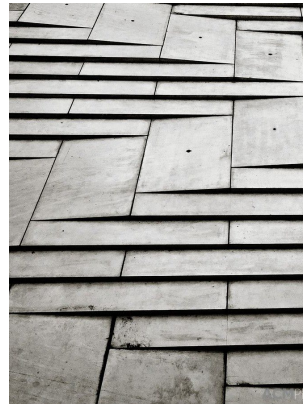


THOMPSON HALL AND HAYES HALL ACCESSIBLE SIDEWALK

Highlighted area in yellow represents the area of work to create an accessible path between Thompson Hall and Hayes Hall.

Option 2: This option proposes to replace the existing stairway with a ramp.

- Estimated SF: 2,700 SF
- Probable Opinion of Cost: \$27,000 - \$86,400



Wilkes Community College

Virtual Tour Stops ▾

New Students

Apply Online

Financial Aid

Map & Directions

📷 Photos

📺 Video

🔄 360 Photo

HYBRID & ONLINE

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HYBRID AND ONLINE LEARNING

Online classes have been offered at Wilkes CC since before the 2020-2021 global pandemic and the numbers of students registering for online classes has increased and is anticipated to remain higher in numbers.

This dynamic shift should be studied to ensure proper anticipated growth.



APPENDIX A: EXISTING CAMPUS

EXISTING CURRENT SPACE

#	Building Name	Built	Renov/ Addition	SF
1	Alumni Hall	1998	2020	44,695
2	Lowe's Hall	2007		35,268
3	Thompson Hall	1969	2007/2020	54,628
4	Hayes Hall	1969	2007	28,334
5	Lovette Hall	1969	2017	15,636
6	Building 6	1981	1993	2,792
7	Building 7	1978	1993/2010	7,619
8	Diesel Technology Center	1978		14,677
9	Automotive Complex	2013		15,180
10	Daniel Hall	1989	2009	21,332
11	Randolph Hall	1978	1993/2011	31,310
12	John A. Walker Community Center	1984	2001	38,218
13	Kendrick/Church Hall	1979	1995/2010	20,000
14	Agriculture Complex	2004		6,707
15	Stone Culinary Center	2019		7,820
16	Randolph Hall	1978	1993	31,130
17	Herring Hall	1980	2015/2019	60,140
	Total Existing *Not all buildings listed			525,828
	Proposed Master Plan Projects (New/Reno SF)			26,230/ 27,670

EXISTING BUILDING STATISTICS



Alumni Hall: 1998
Library, Offices, Student Services,
Financial Aid
44,695 SF



Lowes Hall: 2007
Computer Science, Biology, Physics,
and Chemistry labs
35,268 SF



Thompson Hall: 1969
Business & Public Service Technologies
Classrooms, Auditorium, Bookstore,
Administrative Offices
54,628 SF

EXISTING BUILDING STATISTICS



Hayes Hall: 1969
Arts & Sciences
28,334 SF



Lovette Hall: 1969
Basic Skills & Adult High School
Diploma, Construction Technology
15,636 SF



Building 7: 1978/2010
Campus Police, Offices, Shipping and
Storage
7,619 SF

EXISTING BUILDING STATISTICS



Diesel Technologies: 1978
Diesel and Heavy Equipment Technology
14,677 SF



**Automotive Complex:
2013**
Collision Repair: Shop and Paint
4,260 SF
McNeill Automotive: Shop, Offices
10,920 SF



Daniel Hall: 1989/2009
Applied Career Technologies
21,332 SF

EXISTING BUILDING STATISTICS



John A Walker Community Center: 1984

Auditorium, Classrooms, Offices,
Storage, Kitchen
38,218 SF



Kendrick/Church Hall: 1979

Workforce Development & Community
Education
20,000 SF



Agriculture Complex: 2004

Plant Science, Plant Materials,
Propagation, Soils and Pest Management
6,707 SF

EXISTING BUILDING STATISTICS



Stone Culinary Center:
2019
Culinary Arts
7,820 SF



Randolph Hall: 1978
Wilkes Early College High School,
Gymnasium
31,310 SF



Herring Hall: 1980
Health Sciences
60,140 SF

HH ARCHITECTURE

KRISTEN HESS, AIA, LEED AP

Principal, CEO

khess@hh-arch.com

CAROLINE TOWNS, AIA

Architect

ctowns@hh-arch.com

THANK

YOU

HH ARCHITECTURE