

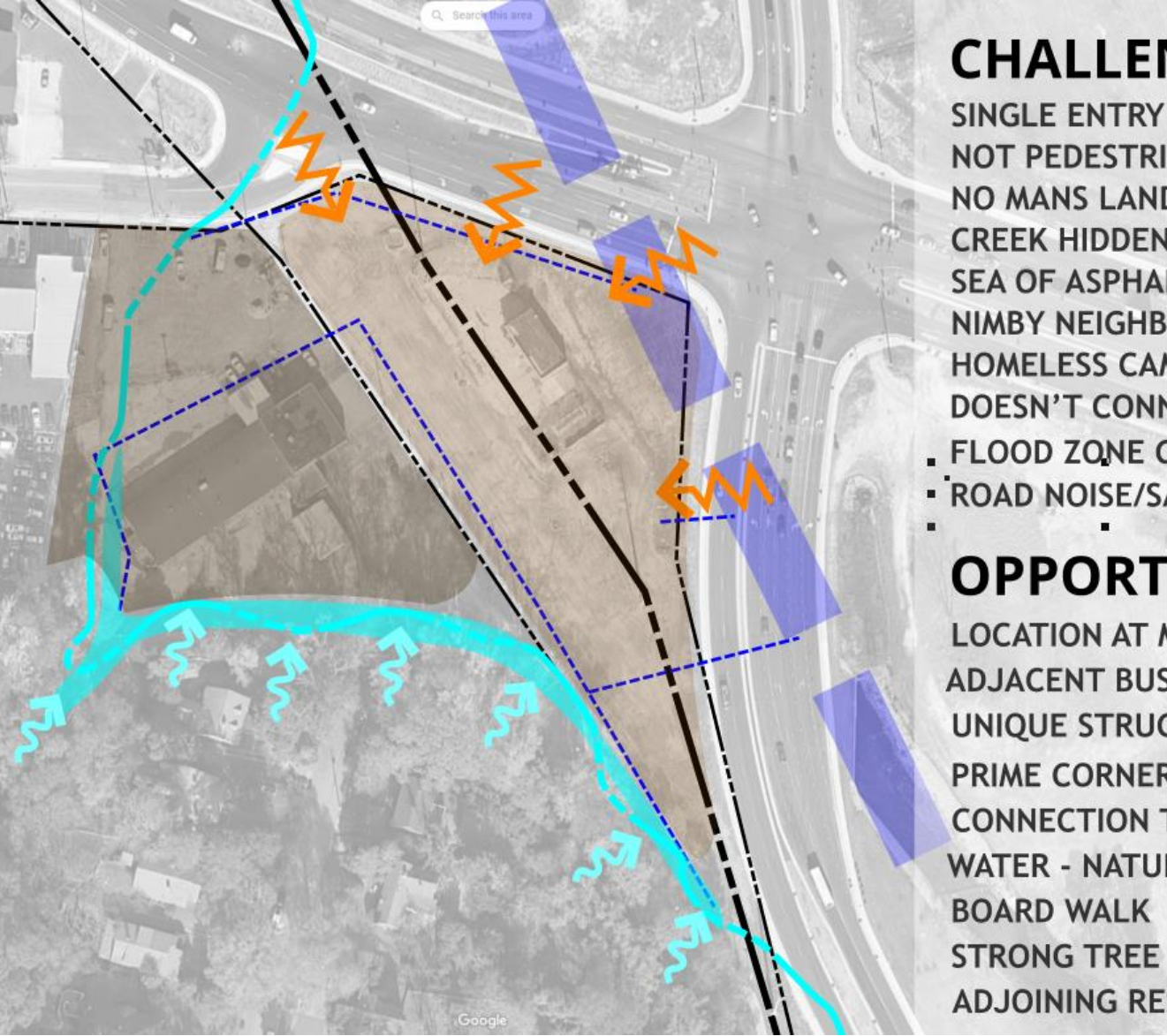


City of Fayetteville

Makers Space Study - *How to maximize activity at primary gateway corner around the concept of a Makers Space*

July 2021





CHALLENGES

- SINGLE ENTRY
- NOT PEDESTRIAN FREINDLY
- NO MANS LAND
- CREEK HIDDEN/SITE WET
- SEA OF ASPHALT
- NIMBY NEIGHBORS
- HOMELESS CAMP
- DOESN'T CONNECT TO ADJACENT PARKS
- FLOOD ZONE CRISS-CROSSED WITH UTILITES
- ROAD NOISE/SAFETY ▪
-

OPPORTUNITIES

- LOCATION AT MURCHISON GATEWAY
- ADJACENT BUSINESSES
- UNIQUE STRUCTURE
- PRIME CORNER
- CONNECTION TO PARKS
- WATER - NATURAL FEATURES
- BOARD WALK
- STRONG TREE LINE
- ADJOINING RESIDENTIAL

SITE: Challenges/Opportunities



SITE: As it exists today



MAKER SPACE: Examples



MAKER SPACE: Examples



MAKER SPACE: Site Activation Examples



- A** Maker Space Workshop
- B** Maker's Space Gallery
- C** Outside Workshop, Large Scale Kiln, Hot Shop, Etc.
- D** Sun-shaded Market Area
- E** Cargo Container Market Support/Pop-up café/Store/Bar
- F** Outdoor Gallery and Mural Screen Wall
- G** Parking
- H** Outdoor Event Area for Creative Gatherings, Food Trucks, Music, etc.
- I** Skateboard Trail
- J** Mural Panel Screen Wall sections
- K** Park Trail Boardwalk connection
- L** Freedom Trail Tie-in
- M** Expose and Naturalize Spring Drainage
- N** Overflow Grass Parking/Event Space
- O** Landscape Berm Screen Feature
- P** Constructed Amenity Pond with Fountains

MAKER SPACE: 16 Site Activity Generators



MAKER SPACE: Site Close-up



EXISTING



POSSIBLE: Shaded Makers, Farmers, Food Truck Court



EXISTING



POSSIBLE: Amenity Lawn, Earthen Landscape Features



EXISTING



POSSIBLE: Mural Art Fences, Skateboard Trial, Connection to Parks Trail



EXISTING



POSSIBLE: Shaded Makers, Farmers, Food Truck Court





POSSIBLE: Gateway Corner with 16 activity generators

Fayetteville Makers Space				Phase 1	Phase 2	Phase 3	Totals	
	Qty	\$ Unit	\$ Total					
A B Maker space workshop and gallery	12,560	sf	111.34	1,398,485	397,870	796,518	204,098	1,398,485
General requirements			1.64	20,655	0	10,328	10,328	20,655
Selective building and site demolition			18.84	236,580	51,450	185,130	0	236,580
Misc concrete			1.61	20,260	0	0	20,260	20,260
Misc masonry			1.10	13,760	13,760	0	0	13,760
Roof and building insulation			11.46	143,920	137,890	6,030	0	143,920
Exterior passage and overhead doors			15.51	194,770	194,770	0	0	194,770
Paint and interior finishes			15.34	192,710	0	19,200	173,510	192,710
Signage and restroom specialties			5.29	66,500	0	66,500	0	66,500
Fire protection			1.40	17,560	0	17,560	0	17,560
Plumbing distribution and fixtures			5.74	72,100	0	72,100	0	72,100
Heating, ventilating, and air conditioning systems			18.78	235,920	0	235,920	0	235,920
Electrical service and distribution			14.63	183,750	0	183,750	0	183,750
C Outside workshop (large scale kiln, hot shop, etc)	5,000	sf	5.00	25,000	0	25,000	0	25,000
D Shaded marketspace terrace	12,000	sf	9.58	115,000	0	0	115,000	115,000
E Marketplace container pop-ups	720	sf	76.67	55,200	0	0	55,200	55,200
F Outdoor gallery and mural screen wall	3,800	sf	10.26	39,000	0	39,000	0	39,000
G Parking, curb & gutter landscape islands, etc	20,000	sf	4.00	80,000	80,000	0	0	80,000
H Outdoor event area (creative gatherings, food trucks, music, etc)	6,500	sf	20.00	130,000	0	130,000	0	130,000
I Skateboard trail from upper Rowan Park	2,160	sf	12.00	25,920	0	0	25,920	25,920
J Art mural screen walls along West property line	2,000	sf	15.00	30,000	0	0	30,000	30,000
K Boardwalk and park trail tie-in	800	sf	75.00	60,000	0	0	60,000	60,000
L Walkways and Freedom trail tie-in	2,580	sf	22.87	59,000	0	0	59,000	59,000
M Restore streams and naturalize spring drainage	13,000	sf	5.00	65,000	0	0	65,000	65,000
N Overflow grass parking and event lawn	10,890	sf	5.00	54,450	54,450	0	0	54,450
O Landscape berm screen feature	43,560	sf	5.00	217,800	0	217,800	0	217,800
P Constructed amenity pond with fountains	17,000	sf	13.00	221,000	0	0	221,000	221,000
Cost of Work			2,575,855	532,320	1,208,318	835,218	2,575,855	
				467,110	596,930	354,920	1,418,960	Direct Contracting
				65,210	611,388	480,298	1,156,895	General Contracting
General Conditions		12.00%	309,103	7,825	73,367	57,636	138,827	Applies only to General Contracting
General Contractor Overhead & Profit		5.00%	128,793	3,261	30,569	24,015	57,845	*
Insurance		1.00%	25,759	652	6,114	4,803	11,569	*
Scope Contingency		10.00%	257,586	6,521	61,139	48,030	115,690	*
Escalation		0.00%	0	0	0	0	0	
Cost of Work Plus Fee			3,297,094	550,579	1,379,506	969,701	2,899,786	
							0	
Professional Fees		12.00%	395,651	237,391	79,130	79,130	395,651	
Specialty Consultant Fees		4.00%	131,884	79,130	26,377	26,377	131,884	
Asbestos and Lead Paint Survey		0.50%	16,485	16,485	0	0	16,485	
Environmental & Underground Storage Tank Analysis		0.50%	16,485	0	0	16,485	16,485	
Furniture, Fixtures & Equipment Allowance		5.00%	164,855	0	0	164,855	164,855	
Total Budget		0.00%	4,022,455	883,585	1,485,013	1,256,548	3,625,146	
							397,309	Savings from Direct Contracting

BUILDING A BUDGET (what's the plan)

All-in: \$4,022,455

Owner can direct contract \$1,418,960

Direct contract savings \$397,309

Phase Options

Phase I \$833,585

Phase II \$1,485,013

Phase III \$1,256,584

REPORT SUMMARY

Challenging site ideal for creative approach

Critical mass of activity becomes destination

Flexible open spaces in and outside of building

Connects multiple amenities & facilities together

Activates gateway corner

Site & Space inspire creativity

