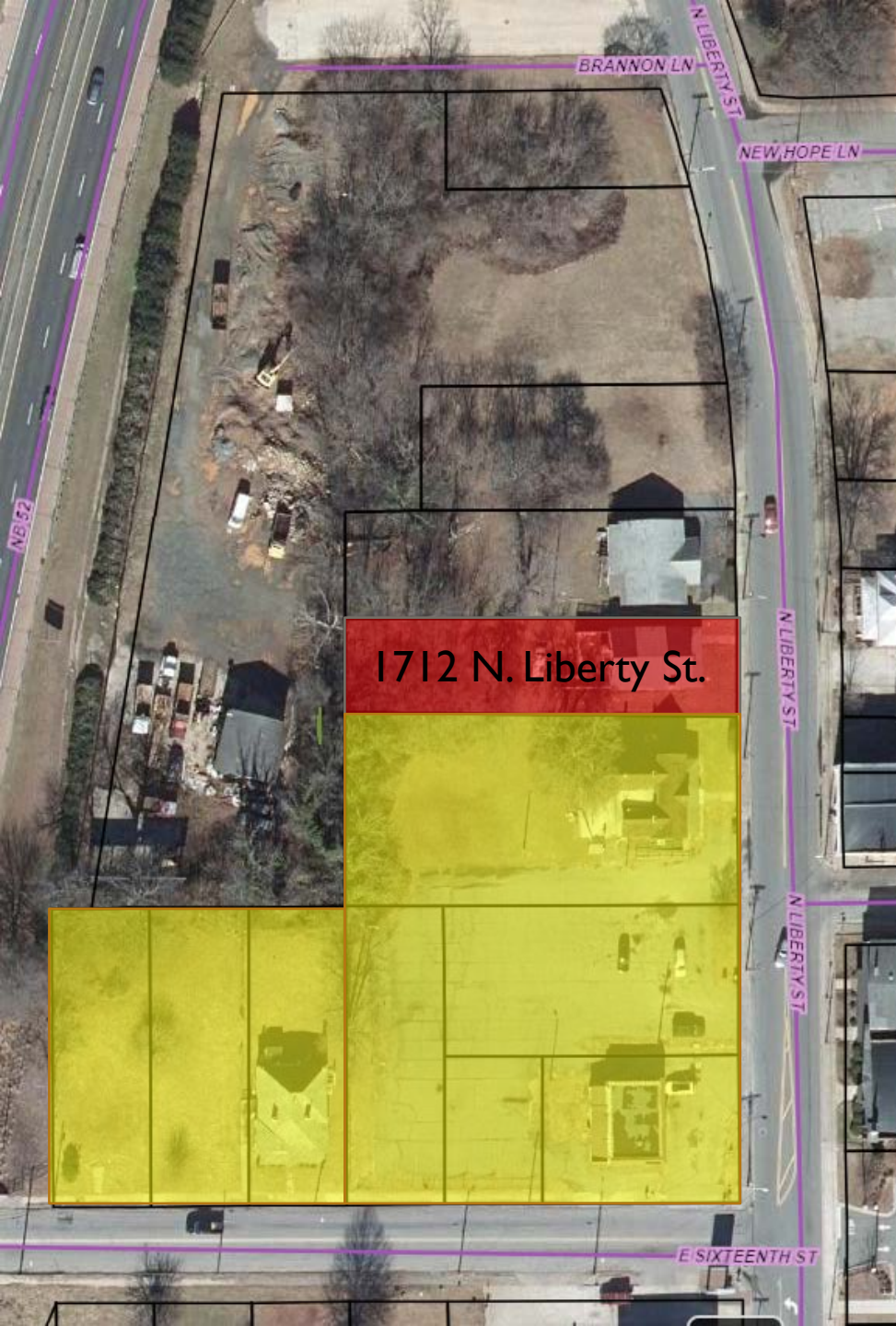


**NORTHEAST WARD  
TRANSFORMATIONAL CENTER**

**March 22, 2022**



## PARCELS IDENTIFIED FOR DEVELOPMENT

- Envisioned as several property acquisitions on the block (in yellow and red) for redevelopment/economic development of the Liberty Street Corridor, including the development of a Transformational Center to provide job training and other supportive services to residents in the community.
- Briefed City Council on October 4 on acquisition of 1712 N. Liberty Street
  - After several rounds of the upset bid process, the City was unable to acquire the parcel.
  - Final bid exceeded the broker's opinion of value provided to City staff.

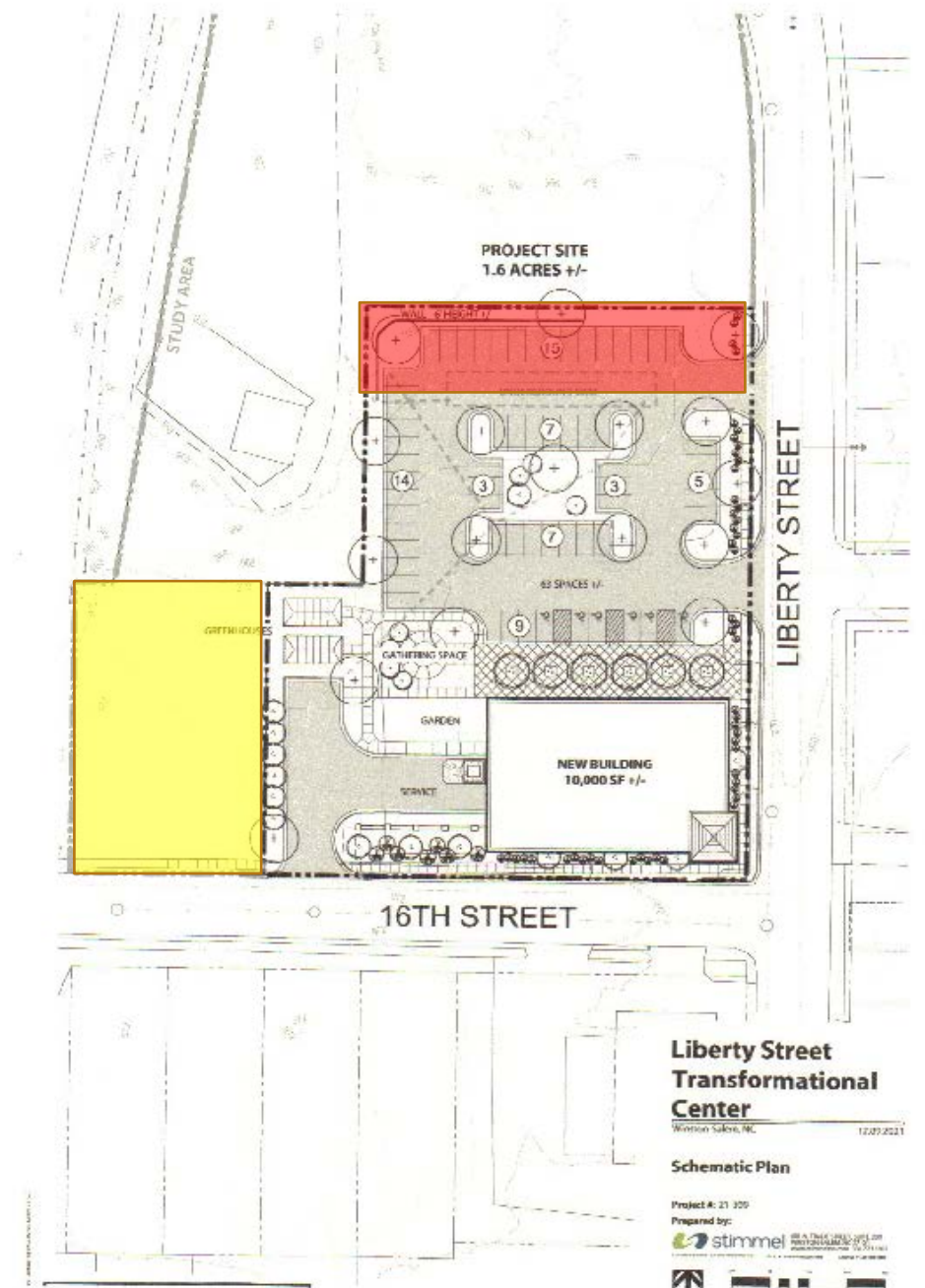
## POTENTIAL PROJECT SCOPE

Potential Uses: classroom, multi-purpose, office, and other training space

10,000 square feet

Located on west side of Liberty Street between 16<sup>th</sup> Street and Brannon Lane

# CONCEPTUAL SITE PLAN



**PRELIMINARY  
COST  
ESTIMATES**

<b>Cost Category</b>	<b>Estimate</b>
Land Acquisition	\$ 328,000
Environmental Remediation	164,000
Relocation	108,000
Design	533,000
Construction	3,555,000
Furniture, Fixtures, & Equipment (FFE)	356,000
Miscellaneous	40,000
Stormwater Management	200,000
Project Contingency	587,000
<b>Total Estimated Cost</b>	<b>\$5,871,000</b>

**POTENTIAL  
PROGRAMMING**

### Targeted Training to Address the City’s Staffing Needs

Position	Hiring Range	Required Training
Equipment Operator/Medium	\$34,762.31 - \$43,452.89	Commercial Driver’s License
Equipment Operator/Heavy	\$37,195.67 - \$46,494.59	Commercial Driver’s License
Sanitation Equipment Operator	\$37,195.67 - \$46,494.59	Commercial Driver’s License
Sr. Sanitation Equipment Operator	\$39,799.37 - \$49,749.21	Commercial Driver’s License
Sr. Plumber	\$39,799.37 - \$49,749.21	Trades Skills
Building Maintenance Mechanic	\$34,762.31 - \$43,452.89	Building Technology (ex. HVAC)
Trades Helper	\$34,762.31 - \$43,452.89	Trades Skills
Welder	\$39,799.37 - \$49,749.21	Trades Skills
Master Fleet Technician	\$45,566.30 - \$56,957.87	Automotive Service Excellence (ASE) Training
Fleet Attendant	\$31,200.00 - \$39,000.00	Automotive Service Excellence (ASE) Training
Building Inspector	\$48,755.94 - \$60,944.92	N.C. Building Code Training/Certifications
Electrical Inspector	\$48,755.94 - \$60,944.92	N.C. Building Code Training/Certifications
Mechanical Inspector	\$48,755.94 - \$60,944.92	N.C. Building Code Training/Certifications
Plumbing Inspector	\$48,755.94 - \$60,944.92	N.C. Building Code Training/Certifications
Firefighter (No Degree)	\$39,469.50 - \$41,442.98	Fire Academy Course Work

- ❖ Partner with local workforce development organizations to administer programs – Goodwill Industries, FTCC, Piedmont Triad Regional Workforce Development Board

## **NEXT STEPS**

- Receive authorization from City Council to continue with planning.
- Discuss potential acquisition of remaining eight parcels identified along Liberty Street (shaded in yellow on slide 2) at a subsequent meeting of the City Council.