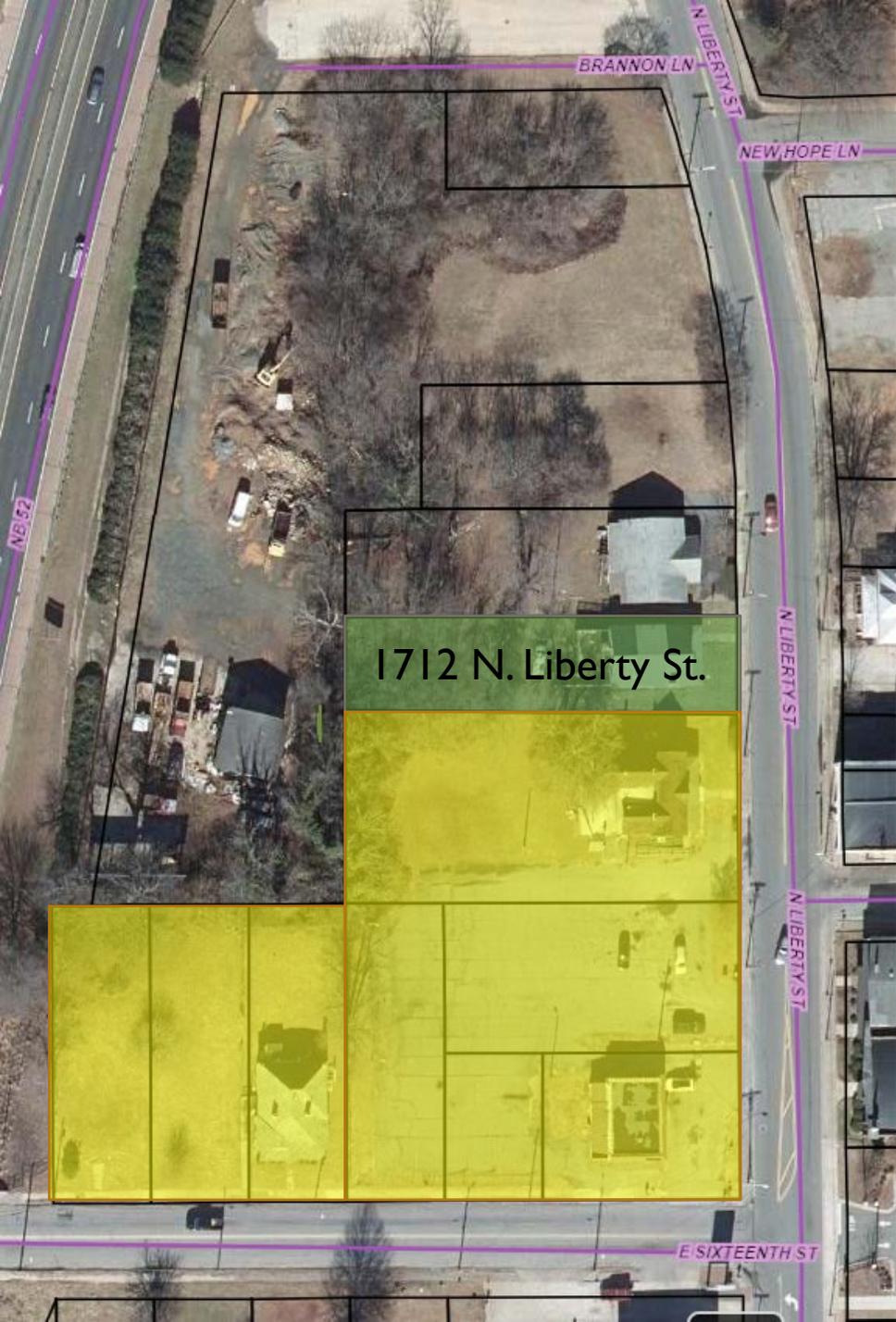


**NORTHEAST WARD  
TRANSFORMATIONAL CENTER**

**January 11, 2022**



## PARCELS IDENTIFIED FOR DEVELOPMENT

- Envisioned as several property acquisitions on the block (in yellow and green) 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
  - Authorized to bid up to 10% above tax value (\$54,340)
  - City bids were upset six times.
  - Council has authorized staff to increase the bid up to \$74,100, based on a commercial broker's valuation of the property.
  - **Current City bid is \$70,000.**

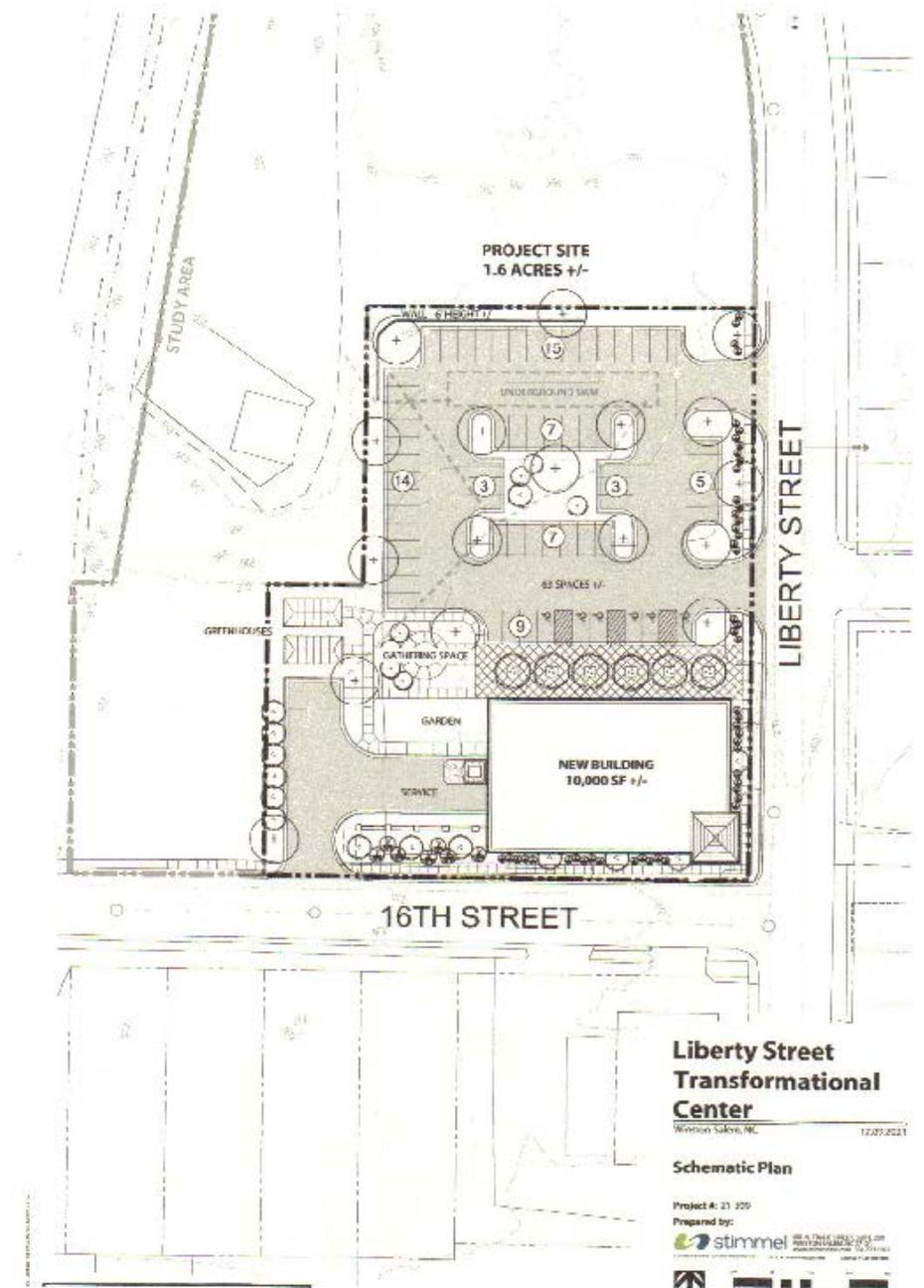
## POTENTIAL PROJECT SCOPE

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 parcels identified along Liberty Street at a subsequent meeting.