

NC CIVIL WAR HISTORY CENTER

Executive Presentation
December 4, 2012

VINES ARCHITECTURE

MICHAEL VERGASON
LANDSCAPE ARCHITECTS, LTD.

Eisterhold Associates Inc

DESIGN DRIVERS

1. History Center should support and enhance telling the story of the museum's fundamental purpose: Honor - Sacrifice - Memory - Freedom.

2. Building should be prominent and iconic to maximize its visibility.

3. Site Equities: History Center and its grounds should be designed to include the Main Museum, Poe House, Arsenal Ruins, Historical Houses and Park as a complex (Center) for the visitor experience.

4. History Center should maximize revenue generator opportunities - fiscal stability.

5. Strong Functionality.

6. Operational cost kept to a manageable level with a minimal staffing model.

7. Visitor experience should include an in-depth understanding and experience (physical & intellectual) of Arsenal Ruins.

8. The History Center as a complex should be designed to address mending the existing fragmented arsenal site which was severed by highway 87 in a physical manner.

9. The History Center should be designed as a phased project.

EXHIBIT EXPERIENCE

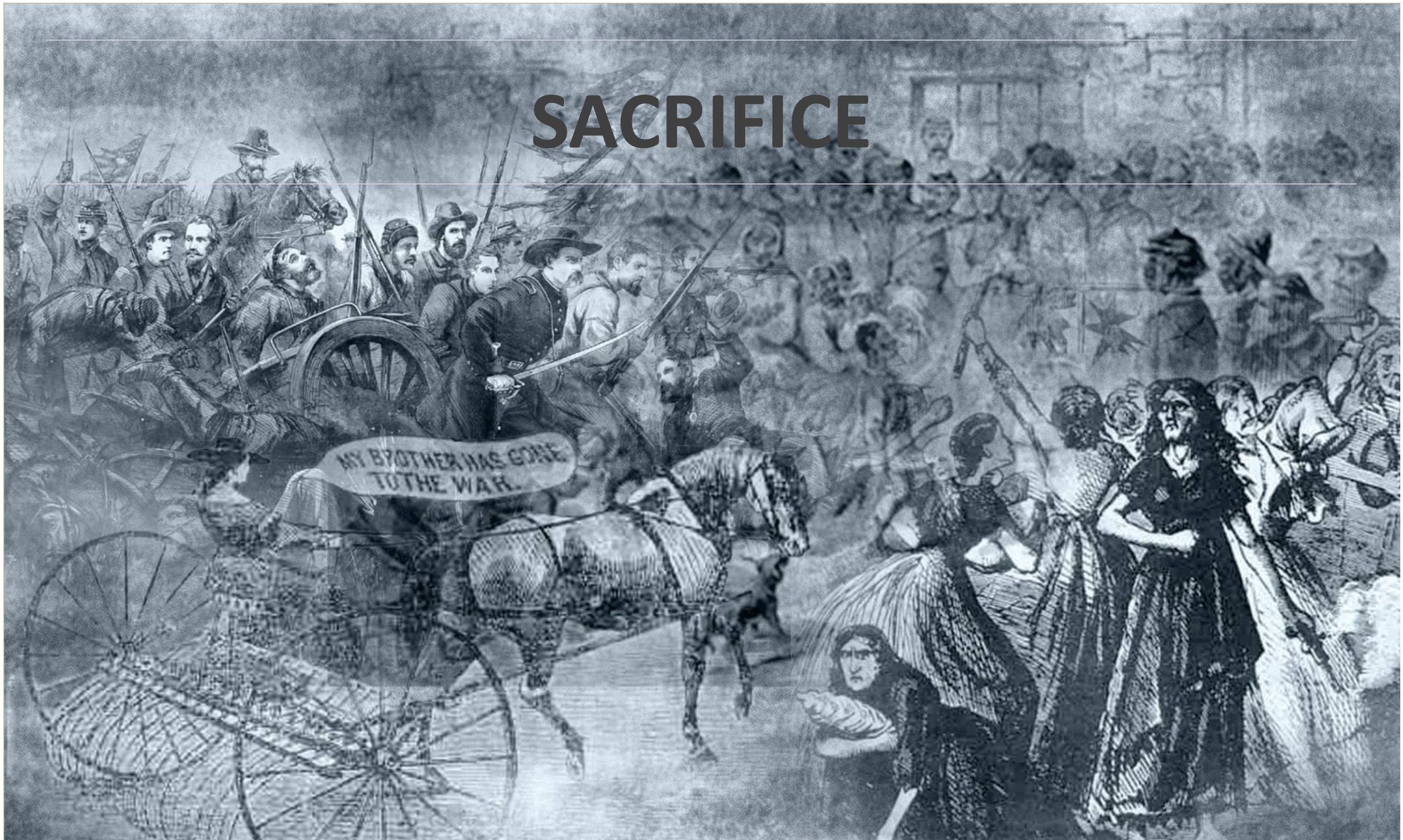


HONOR



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SACRIFICE



MEMORY



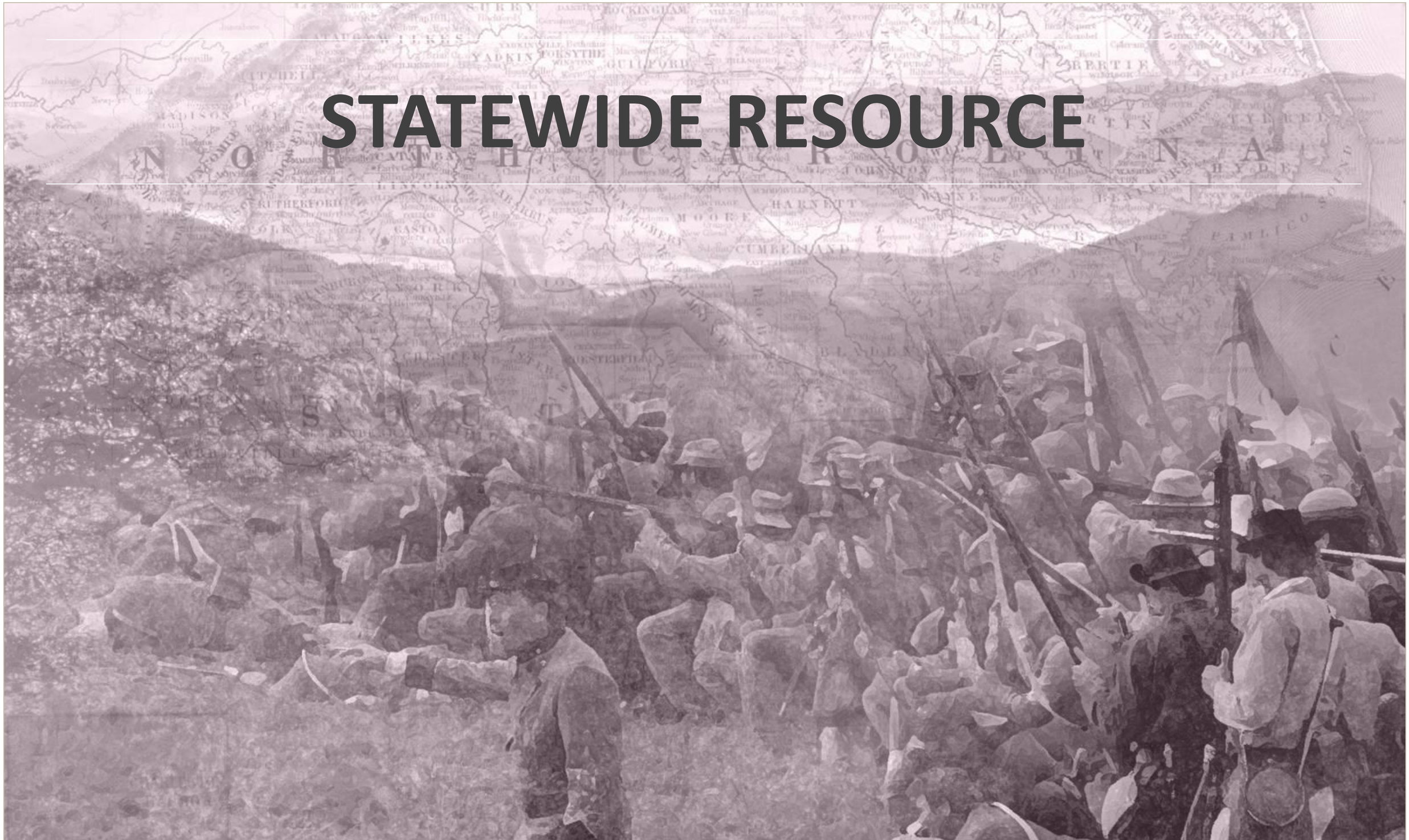
EISTERHOLD ASSOCIATES

FREEDOM



EISTERHOLD ASSOCIATES

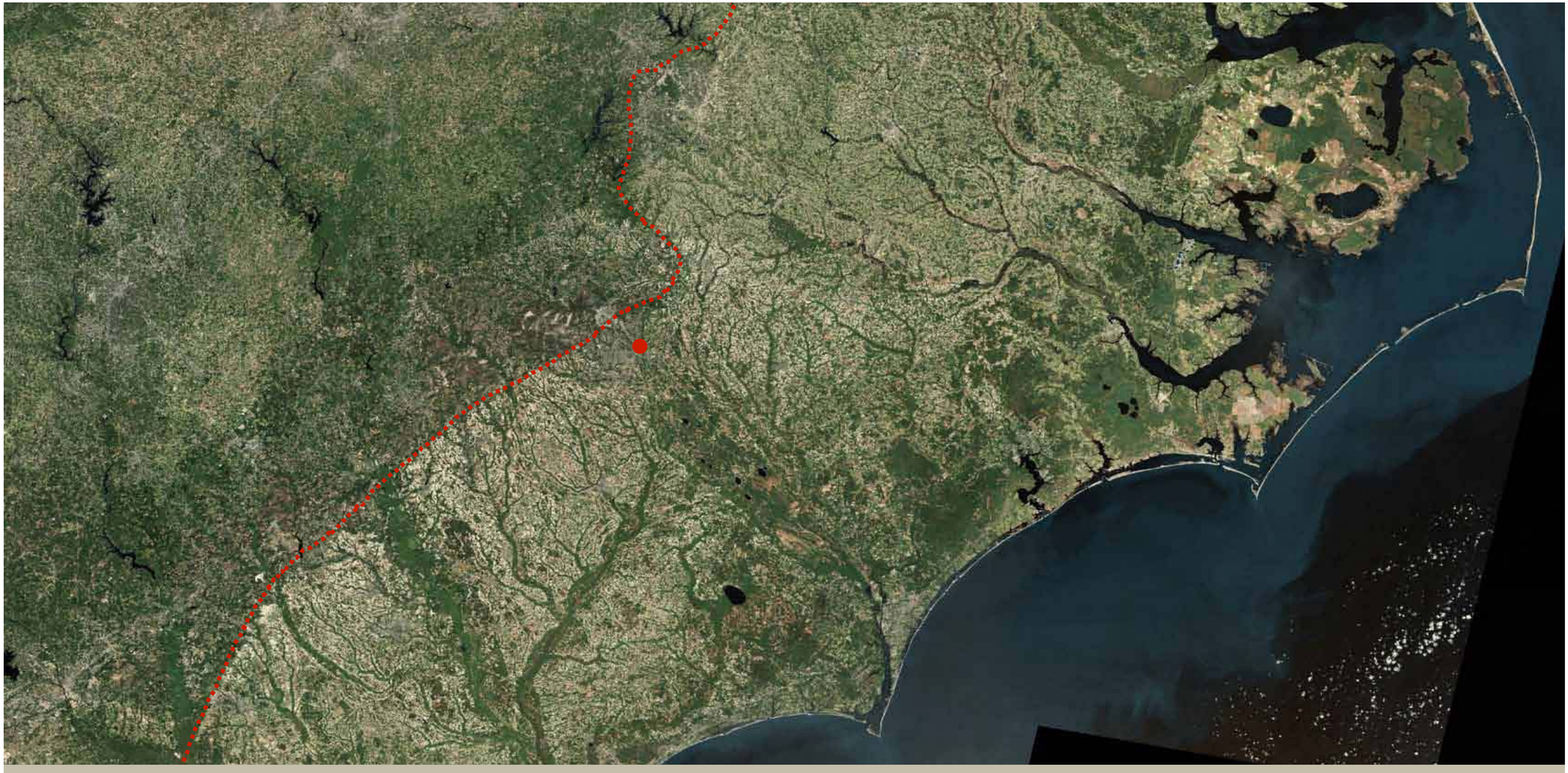
STATEWIDE RESOURCE



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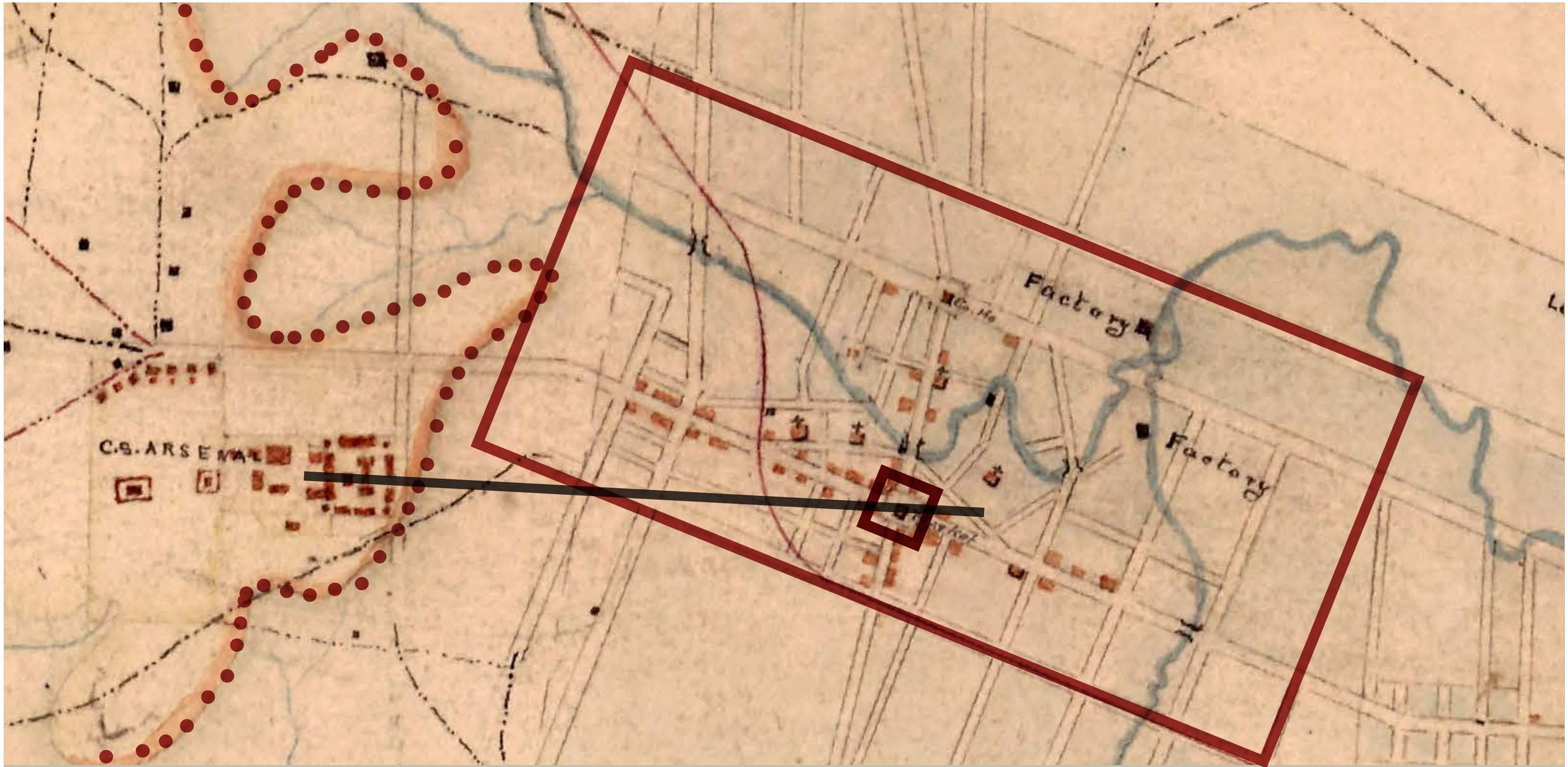
SITE: HISTORY & ANALYSIS

- **Regional Scale: Physiographic**
- **City Scale: History & Proximity**
- **City Scale: Distance**
- **Site Scale: Topography**
- **Site: Historic Resources**
- **Site Resources: Historic Fayetteville Arsenal**
- **Site Resources: Vegetation**



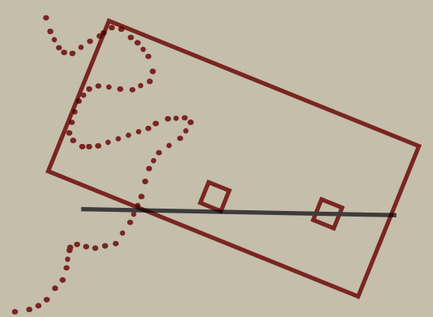
Regional Scale:

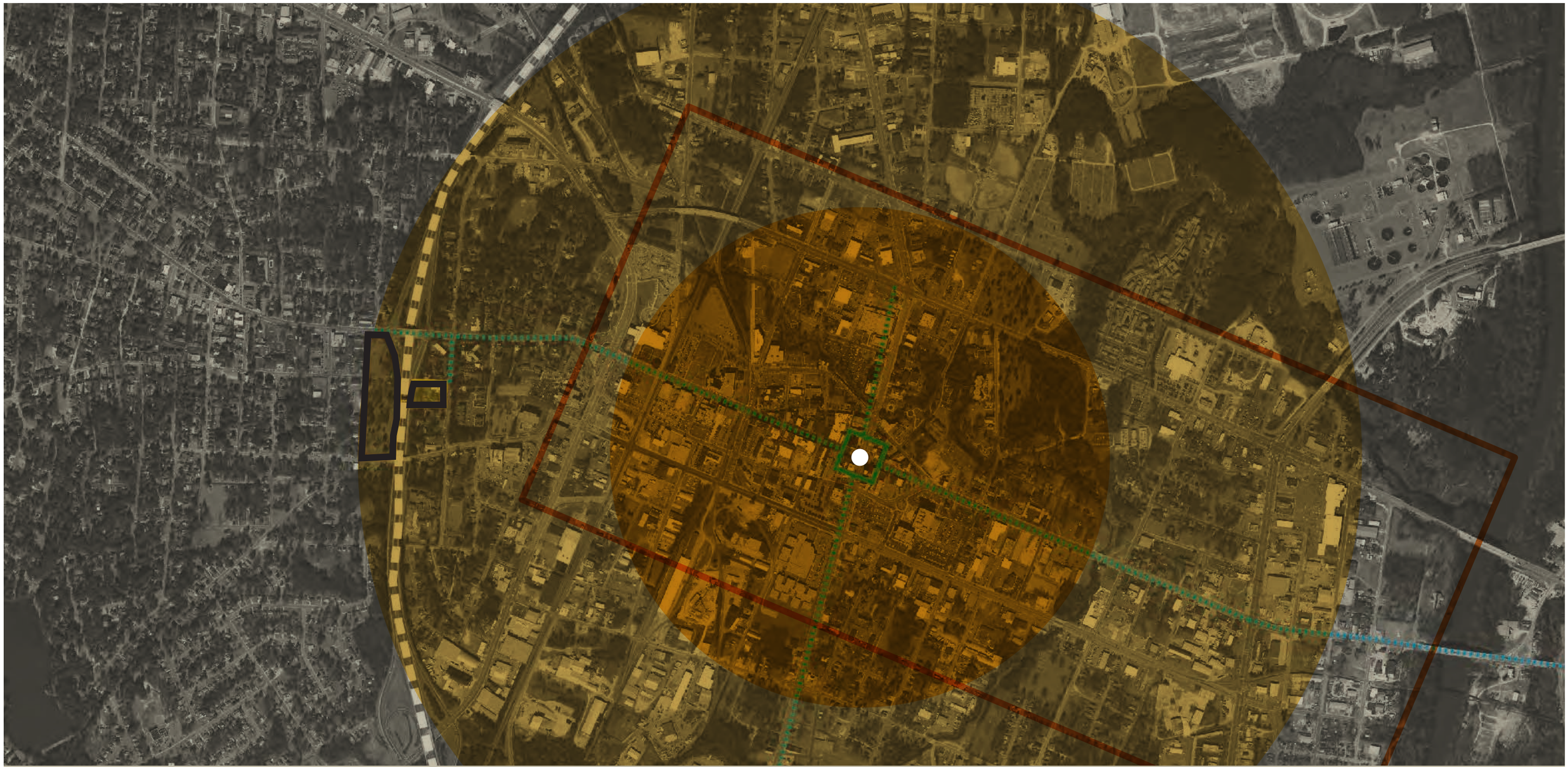
PHYSIOGRAPHIC



City Scale:

HISTORY & PROXIMITY





20 Minutes/
1 Mile

10 Minutes/
1/2 Mile

0/0

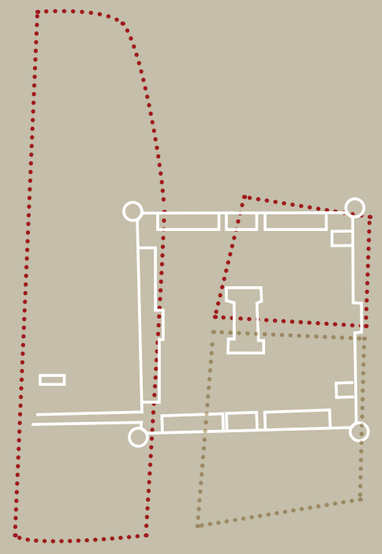
City Scale:

DISTANCE

City Scale:

TOPOGRAPHY







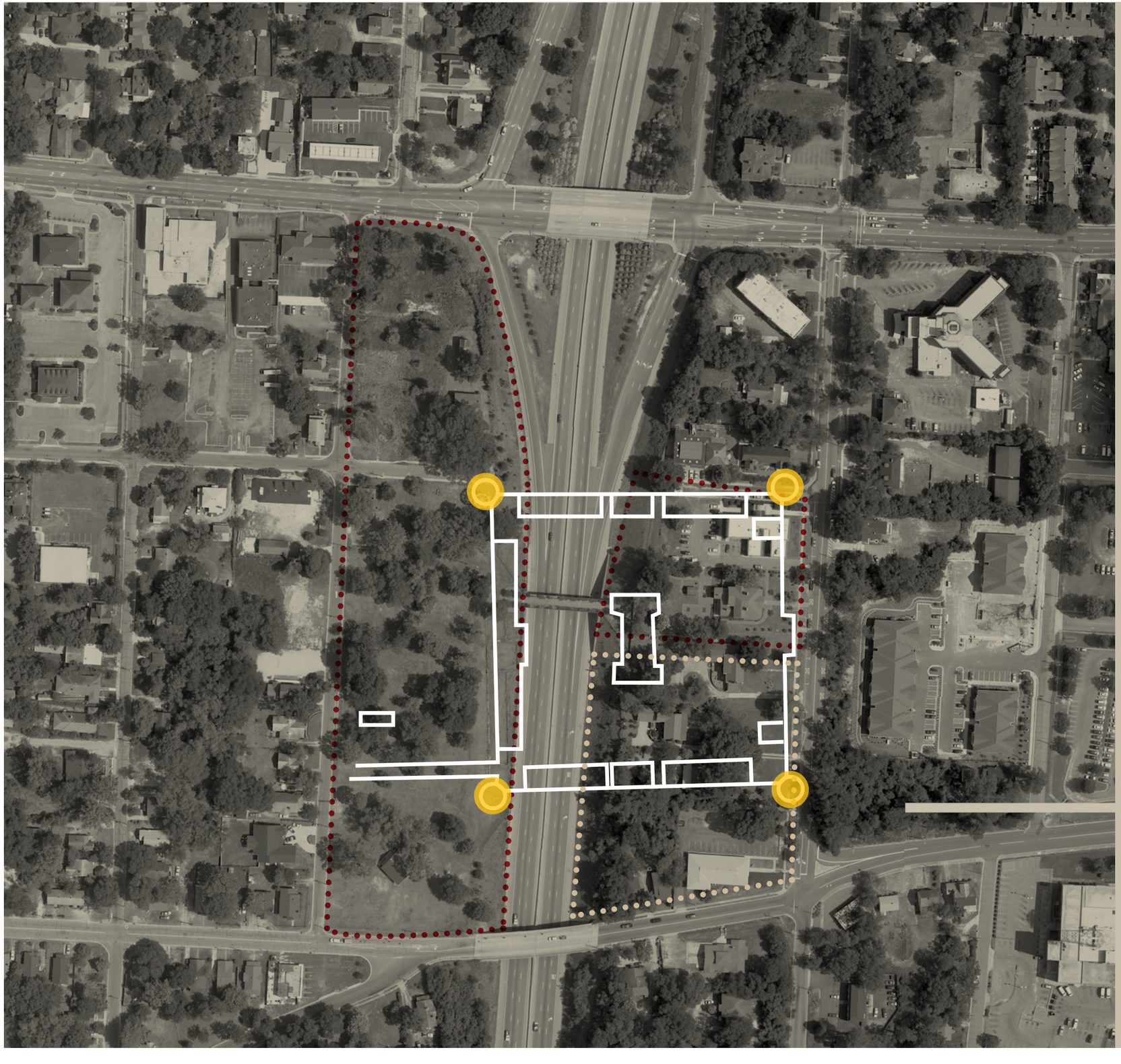
United States Arsenal at Fayettville. Captured by state troops on April 22, 1861.
(From **Lossing's Pictorial History of the Civil War**)

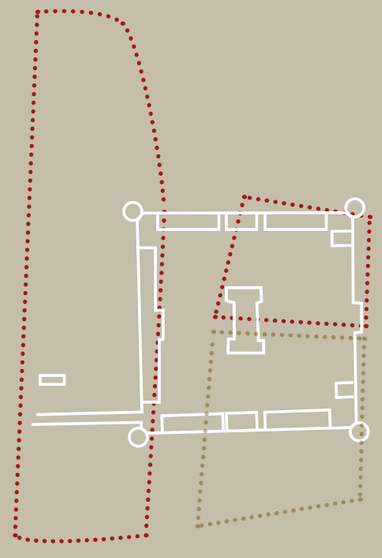
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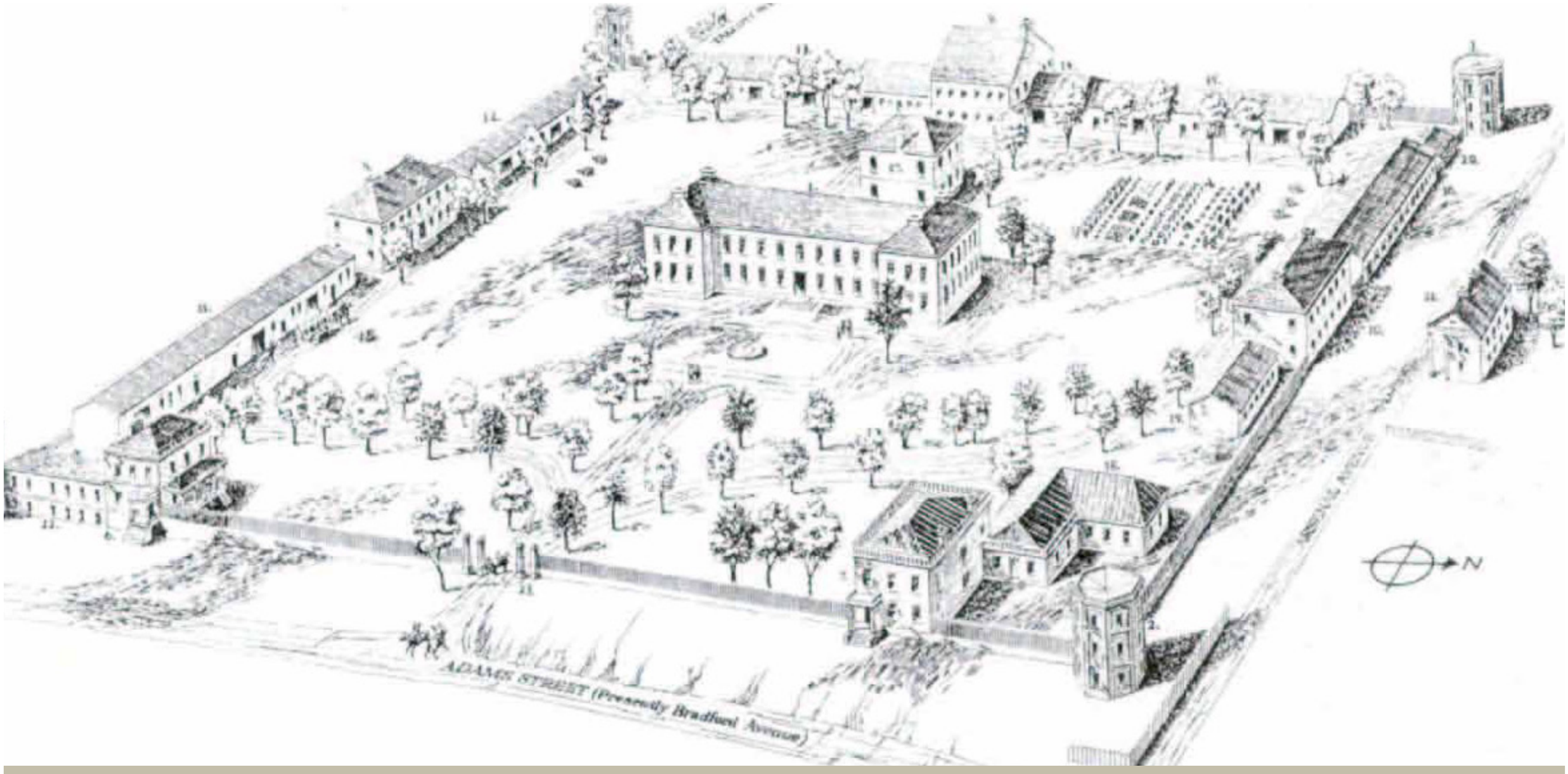
HISTORIC RESOURCES

Site Resources:

HISTORIC FAYETTEVILLE ARSENAL





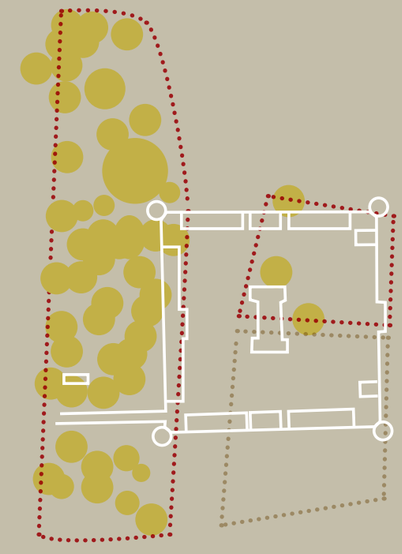


Site:

HISTORIC RESOURCES

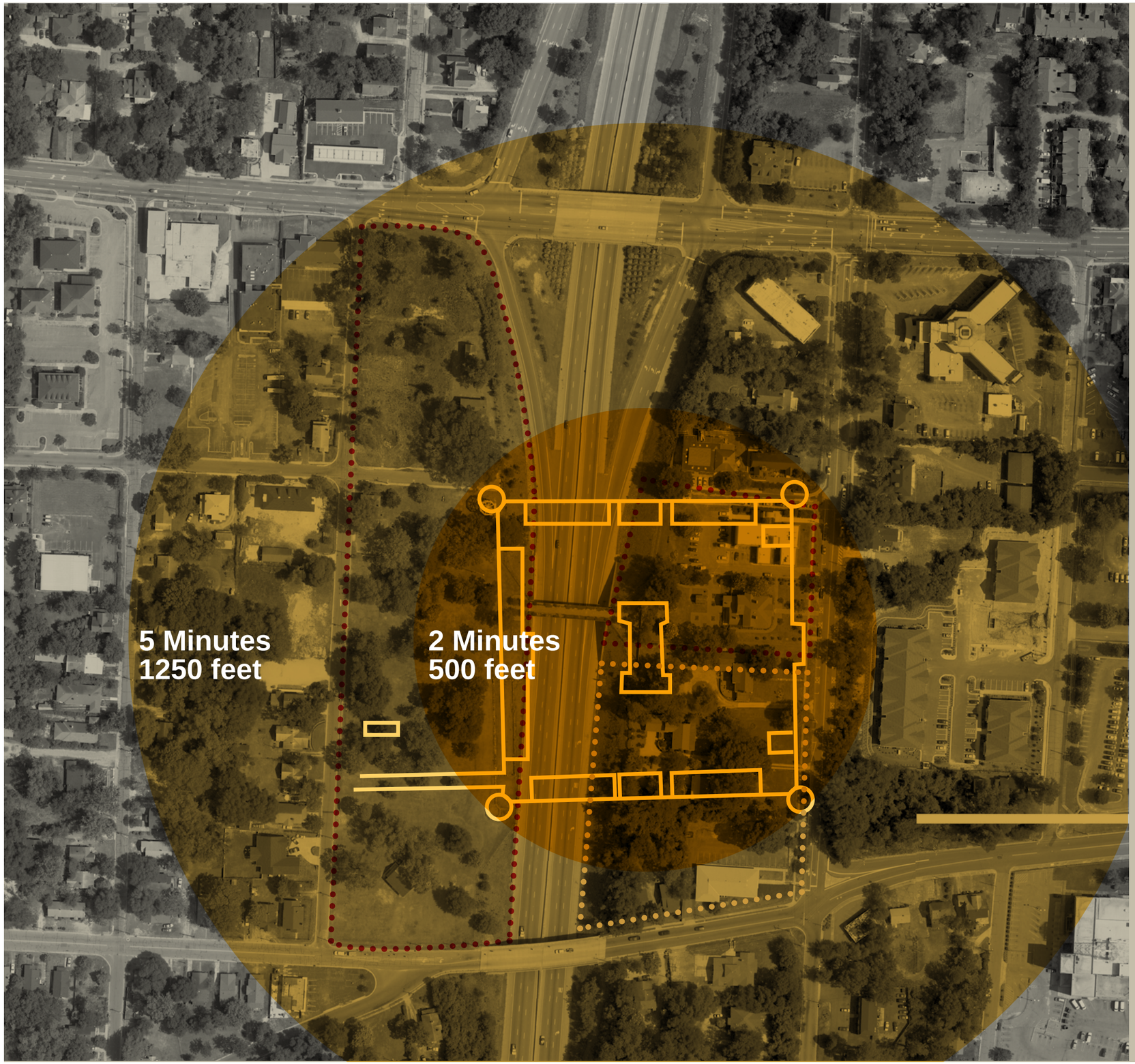
Site Resources:

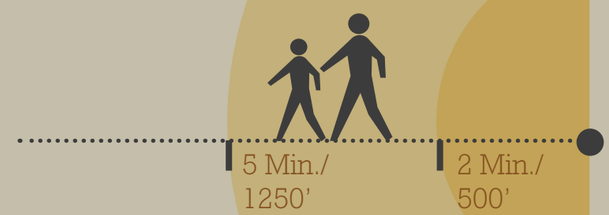
VEGETATION



Site Scale:

WALKING

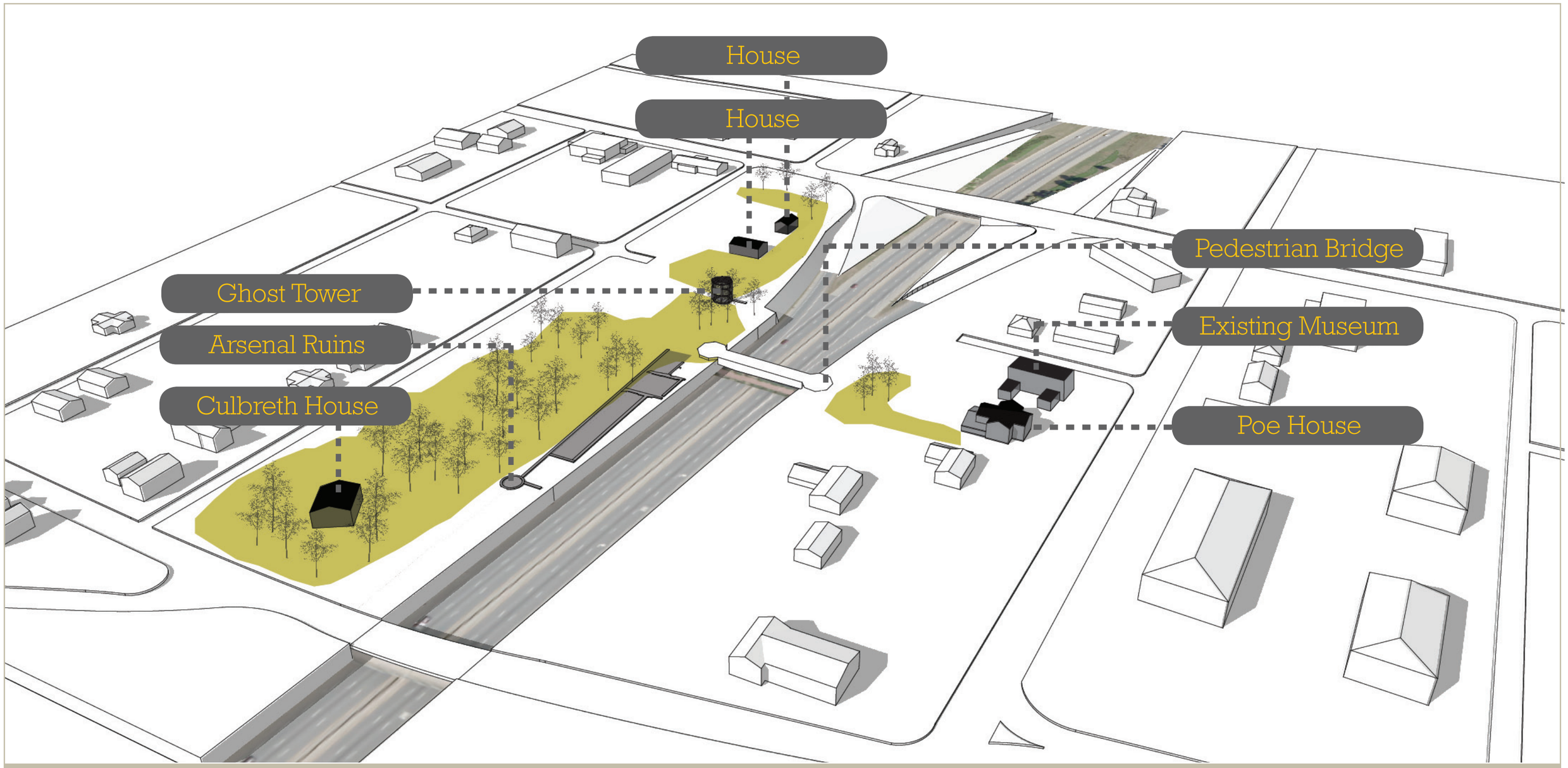






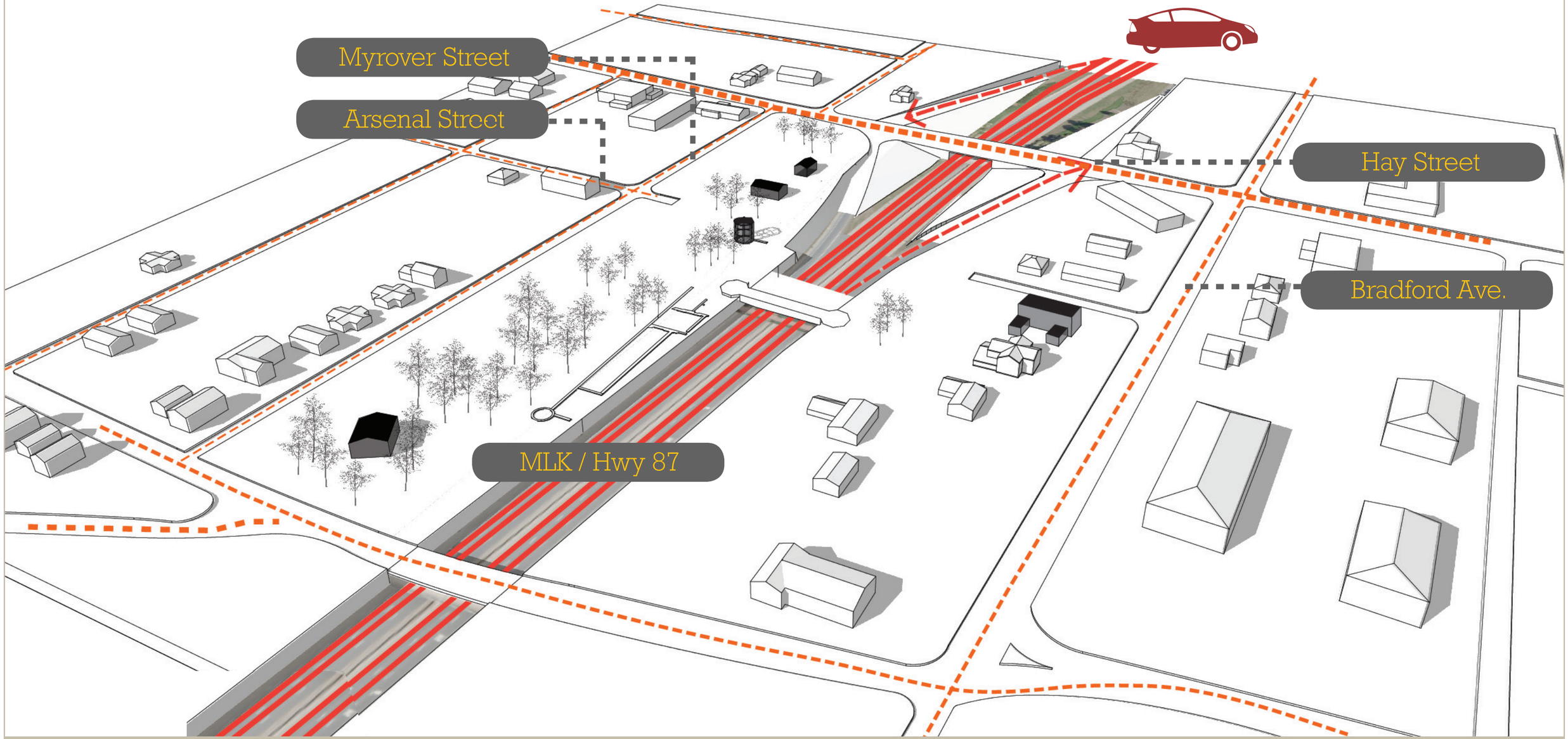
Site Entry:

APPROACH



Site:

EXISTING STRUCTURES



Site:

VEHICULAR CIRCULATION

MASTER PLAN

- Aerial Rendering
- Master Plan Drawing

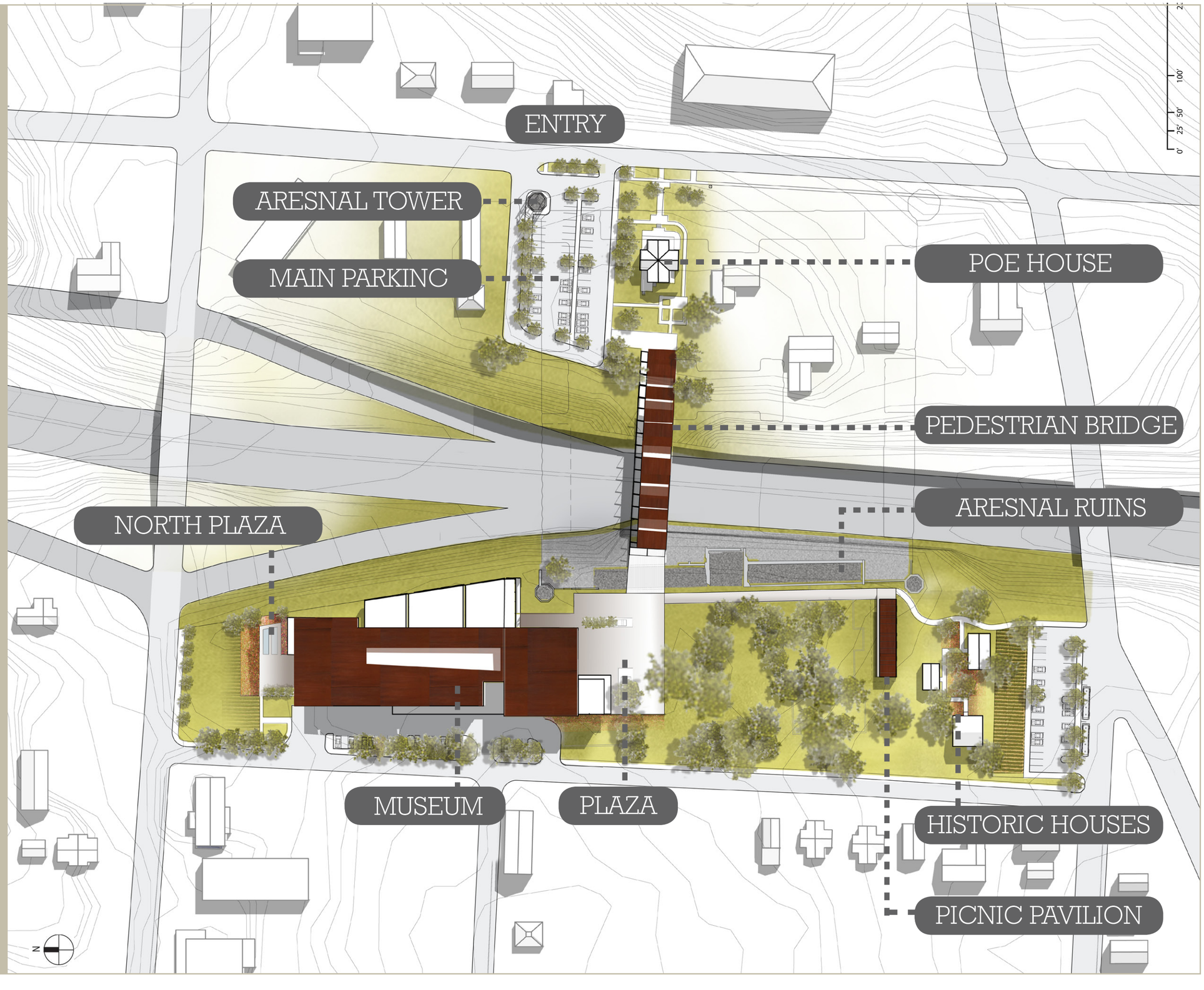


Site:

MASTER PLAN

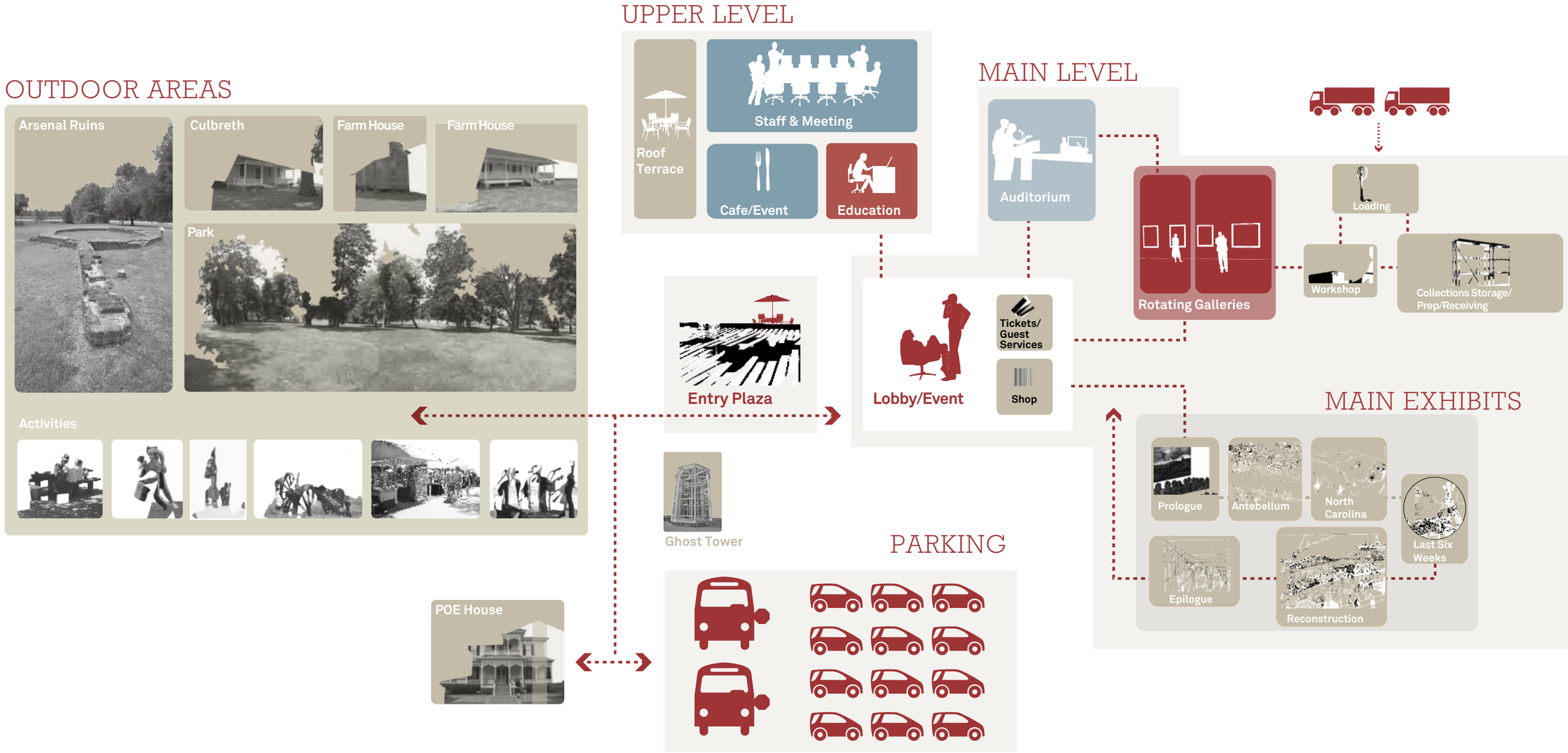
Master Plan:

SITE PLAN



PROGRAM

- Program Map
- Building Program Summary
- Cost Model



Site:

PROGRAM MAP

BUILDING PROGRAM SUMMARY

Summary of Spaces (By Zone)	Recommended Area ASF	Zone Percentage of Total ASF	Industry Standard Zone Percentage of Total ASF
Zone 0 — Outdoor Areas	**NA**	**NA**	**NA**
Zone A — Public Non-Collection Space	**11,600**	**27%**	**20%**
Zone B.1 — Public Collection Space (Permanent Exhibition Galleries)	**13,220**	**31%**	**40%**
Zone B.2 — Public Collection Space (Temporary Exhibition Galleries)	**5,500**	**13%**	
Zone C — Non-Public Collection Space	**3,200**	**8%**	**20%**
Zone D — Non-Public Non-Collection Space	**9,000**	**21%**	**20%**
TOTAL NET SF	**42,520**	**100%**	**100%**
Grossing Factor @ 40% 0.4	**17,008**		
Estimated External GSF	**59,528**		

BUILDING PROGRAM

Zone 0	Room #	Outdoor Areas	Recommended Area — ASF	Unit Area ASF	Number of Units	Number of Occupants
		OUTDOOR AREAS				
0		Arsenal Ruins Grounds & Exterior Landmarks	Varies	n/a	n/a	
0		Park/Garden Bridge (Threshold Experience)	Varies	n/a	n/a	
0		Picnic Area & Shelter	Varies	n/a	n/a	
0		Plaza/Memorial Area	Varies	n/a	n/a	
0		Parking	Varies	n/a	n/a	
0		Pedestrian Access, Handicap Parking, Drop-off	Varies	n/a	n/a	
0		Pedestrian Drop-off, Car	Varies	n/a	n/a	
0		Pedestrian Drop-off, Tour Bus	Varies	n/a	n/a	
0		Outdoor Restrooms	Varies	n/a	n/a	
0		Overlook Terraces - Levels	Varies	n/a	n/a	
0		Reinactment Areas	Varies	n/a	n/a	
0		Outdoor Film Areas	Varies	n/a	n/a	
0		Emergency Response Entrance/Access	Varies	n/a	n/a	

Zone A	Room #	Public Non-Collection Space	Recommended Area — ASF	Unit Area ASF	Number of Units	Number of Occupants
A1		**PUBLIC SPACES**				
		Lobby Assembly Areas				
A1.1		Vestibules	200	200	1	
A1.2		Kiosk Areas	0	0	1	
A1.3		Security Check Areas	200	200	1	
A1.4		Event Space	4,000	4,000	1	
A1.5		Group Entrance Lobby	500	500	1	
A1		**SUB-TOTAL**	4,900			
A2		**VISITOR SERVICES**				
		Information Services				
A2.1		Reception Podium/Desk/Info Desk/Ticketing	300	300	1	
		Retail & Food Services				
A2.2		Shop, Main Museum	800	800	1	
A2.3		Café/Kitchen	1,000	1,000		
		Visitor Amenities				
A2.4		First Aid/Sickroom	100	100	1	
A2.5		Checkrooms, Public	100	100		
A2.6		Wheelchair Storage	100	100		
A2		**SUB-TOTAL**	2,400			
A3		**THEATER EXPERIENCE**				
A3.1		Auditorium/Theater	3,000	3,000	1	200
A3		**SUB-TOTAL**	3,000			
A4		**EDUCATION**				
		Program Spaces				
A4.1		Activity Room/Workshop (Multi-purpose)	600	600	1	
A4.2		Classrooms - Education	600	300	2	
		Education Public Storage				
A4.3		Backpack/Lunch Storage	100	100	1	
A4		**SUB-TOTAL**	1,300			
		Subtotal Zone A ASF	11,600			
		Percentage of Total ASF	27.3%			
		Grossing Factor @ 40%	4,640			
		Subtotal Zone A EGSF	16,240			

BUILDING PROGRAM

Zone B	Room #	Public Collection Space (Permanent Exhibits)	Recommended Area — ASF	Unit Area ASF	Number of Units	Number of Occupants
B1		PERMENANT COLLECTION GALLERIES				
B1.1		Prologue & Regional History	2,000	2,000	1	
B1.2		Antebellum	2,000	2,000	1	
B1.3		North Carolina's Civil Wars	900	900	1	
B1.4		The Last Six Weeks	2,000	2,000	1	
B1.5		Life During The Civil War Era	350	350	1	
B1.6		Reconstruction	2,710	2,710	1	
B1.7		Epilogue & Regional History	2,400	2,400	1	
B1.8		Enduring Conflicts	860	860	1	
B1		SUB-TOTAL	13,220			
		Subtotal Zone A ASF	13.220			
		Percentage of Total ASF	31.1%			
		Grossing Factor @ 40%	5,288			
		Subtotal Zone A EGSF	18,508			
B2		TEMPORARY EXHIBITION GALLERIES				
B2.1		Changing Gllaery 1	2,500	2,500	1	
B2.2		Changing Gallery 2	2,000	2,000	1	
B2.3		History Foundry (Second Floor)	1,000	1,000	1	
B2		SUB-TOTAL	5,500			
		Subtotal Zone A ASF	5,500			
		Percentage of Total ASF	12.9%			
		Grossing Factor @ 40%	2,200			
		Subtotal Zone A EGSF	7,700			

Zone C	Room #	Non-Public Collection Space	Recommended Area — ASF	Unit Area ASF	Number of Units	Number of Occupants
C1		COLLECTION STORAGE				
C1.1		Collection Storage	800	800	1	
C1		SUB-TOTAL	800			
C2		COLLECTION SUPPORT				
		Collection Handling				
C2.1		Collections Shipping/Receiving	300	300	1	
C2.2		Crating/Uncrating, Packing Studio	500	500	1	
C2.3		Crate Storage	200	200	1	
C2.4		Preparator's Workshop	200	200	1	
C2.5		Isolation Room	200	200	1	
		CURATORIAL & COLLECTION MANAGEMENT				
		Art Staging/Elevator Lobbies				
C2.6		Collections Freight Elevator	0	0	1	
C2.7		Exhibit Staging	0	0	1	
C2		SUB-TOTAL	1,400			
C3		RESOURCE CENTER (PRIVATE ACCESS)				
C3.1		Library	500	500	1	
C3.2		Reading/Reference Room	100	100	1	
C3.3		Archives	200	200	1	
C3.4		Vault	200	200	1	
C3		SUB-TOTAL	1,000			
		Subtotal Zone A ASF	3,200			
		Percentage of Total ASF	7.5%			
		Grossing Factor @ 40%	1,280			
		Subtotal Zone A EGSF	4,480			

BUILDING PROGRAM

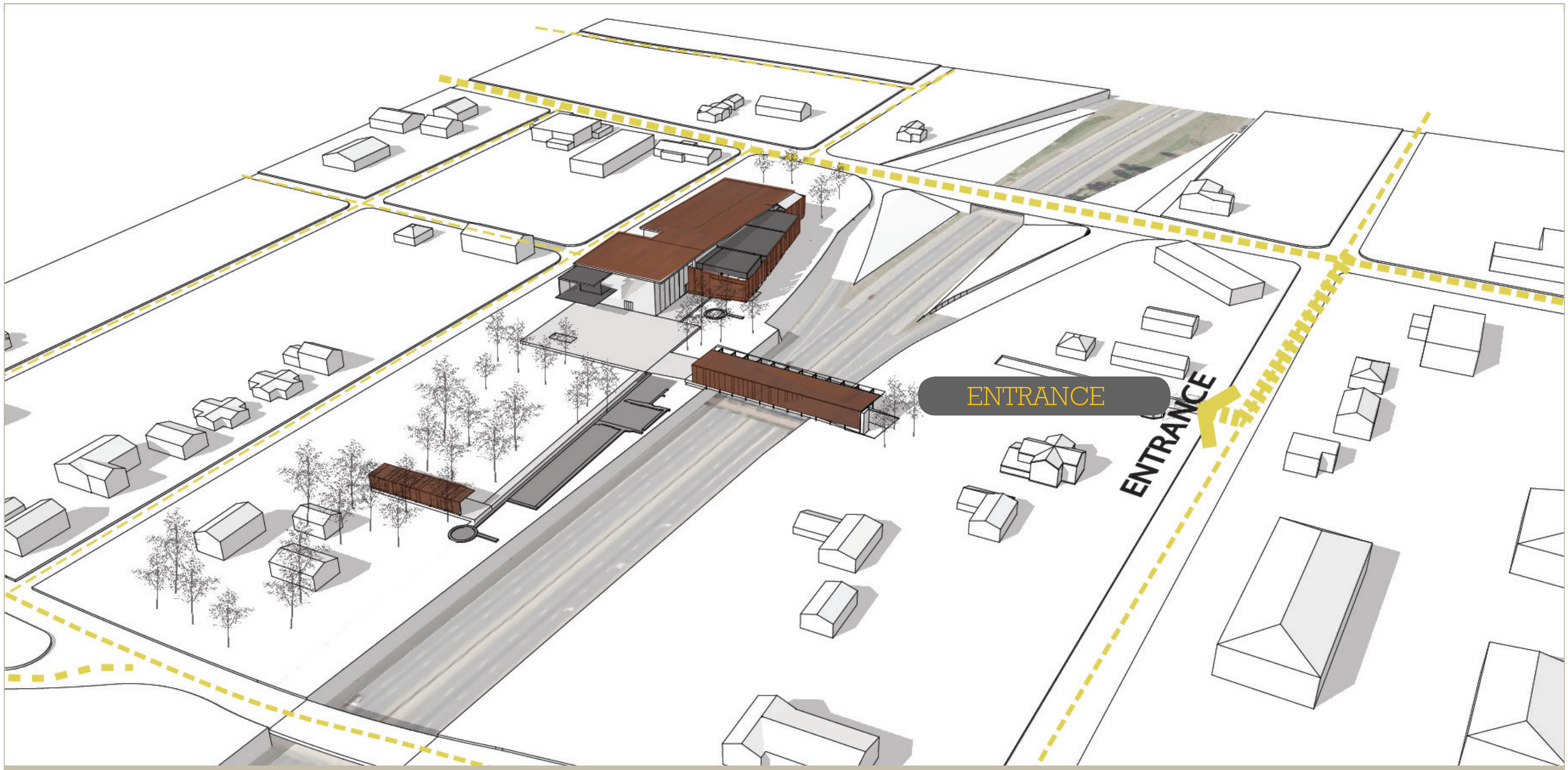
Zone D	Room #	Non-Public Non-Collection Space	Recommended Area — ASF	Unit Area ASF	Number of Units	Number of Occupants
D1		OFFICES, WORKS STATIONS, OFFICE SERVICES & MEETING ROOMS				
D1		Offices				
D1.1		Reception/Waiting Area	200	200	1	
D1.2		FTE Offices (20)	2,400	120	20	
D1.3		Volunteer Staff Workroom	400	400	1	
		Meeting Rooms				
D1.4		Board Room	800	800	1	
D1.5		Medium Meeting Room	300	300	1	
D1.6		Coatroom	50	50	1	
D1.7		Board Room Storage	100	100	1	
D1.8		Board Room Kitchenette	0	0	1	
D1		SUB-TOTAL	4,250			
D2		STAFF AMENITIES				
D2.1		Staff Lounge/Break Room/Servery	300	300	1	
D2.2		Staff Changing Room, Male w/ Showers	200	200	1	
D2.3		Staff Changing Room, Female w/ Showers	200	200	1	
D2.4		General Workroom & Printing	100	100	1	
D2		SUB-TOTAL	800			
D3		MUSEUM OPERATION/SUPPORT				
		Gallery Services/Exhibition Support				
D3.1		Lighting Workroom	100	100	1	
D3.2		Chair and Table Storage	200	200	1	
D3.3		Lighting Storage	100	100	1	
D3.4		Supplies, Bulk Shop	100	100	1	
D3.5		Supplies, Tool Room	100	100	1	
		Special Event/AV/Theater Support				
D3.6		Theater Storage	200	200	1	
D3.7		Technical Booth, Theater	200	200	1	
D3.8		Projection/Audio Booth, Auditorium	100	100	1	
D3.9		AV Storage	850	850	1	
D3.10		Special Event Storage	200	200	1	
		Food & Beverage Support				
D3.11		Catering Warming Kitchen	200	200	1	
D3.12		Board Room Servery	0	0	1	
		Retail Support				
D3.13		Retail Storage/Wrapping	200	200	1	
		Protective Services Support				
D3.14		Security Video Tech Room	100	100	1	
D3.15		Security Director Office	0	0	1	
D3.16		Security Storage Closet	100	100	1	
D3.17		Staff Entrance Lobby	0	0	1	
		Building Support				
D3.18		Loading Dock, Non-Collections	500	600	1	
D3.19		Garbage Bins and re-cycling Bins	200	200	1	
D3.20		Custodial/Janitorial	400	400	Several	
D3		SUB-TOTAL	3,950			
		Subtotal Zone A ASF	9,000			
		Percentage of Total ASF	21.2%			
		Grossing Factor @ 40%	3,600			
		Subtotal Zone A EGSF	12,600			

COST MODEL
ROUGH ORDER OF MAGNITUDE

I. ESTIMATED LAND & BUILDING CONSTRUCTION (BASE)	QTY	UNIT	COST/UNIT	$ AMOUNT
A. Land and Associated Cost			-	-
B. Zone O Construction (Site & Outdoor Areas)			$ 330.00	$ 3,813,000.00
C. Zone A Construction (Public Non-Collection Space)	27%	11,600 NSF	$ 386.00	$ 4,477,600.00
D. Zone B.1 Construction (Permanent Exhibition Space)	31%	13,220 NSF	$ 318.00	$ 4,203,960.00
D. Zone B.2 Construction (Temporary Exhibition Space)	13%	5,500 NSF	$ 343.00	$ 1,886,500.00
E. Zone C Construction (Non-Public Collection Space)	8%	3,200 NSF	$ 210.00	$ 672,000.00
F. Zone D Construction (Non-Public Non-Collection Space)	21%	9,000 NSF	$ 256.00	$ 2,304,000.00
ZONES O,A,B,C,D & SITE ESTIMATED CONSTRUCTION COSTS	100%	42,520 NSF		$ 17,357,060.00
G. Grossing Factor @ 40%	0.4	17,008 SF	$ 285.00	$ 4,847,280.00
TOTAL ZONES O,A,B,C,D, SITE & GROSSING ESTIMATED CONSTRUCTION COSTS		59,528 TGSF	$ 373.01	$ 22,204,340.00
ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)				$ 1,012,517.90
OWNER CONSTRUCTION CONTINGENCY	5%	of Total Estimated Construction Costs		$ 1,021,399.64
TOTAL ESTIMATED CONSTRUCTION COST, ESCALATION & CONTINGENCY (FOR BUILDING)			$ 407.17	$ 24,238,257.54
II. ESTIMATED EXHIBITION COST (BASE)				
Exhibit Spaces		18,050	$ 485.84	$8,769,500.00
OWNER EXHIBITION CONTINGENCY	4%	of Total Estimated Construction Costs		$ 350,780.00
ARTIFACT ACQUISITION ALLOWANCE				$ 500,000.00
TOTAL ESTIMATED EXHIBITION COST, ESCALATION & CONTINGENCY (FOR EXHIBITIONS)			$ 532.98	$ 9,620,280.00
III. SOFT COST				
Furniture, Fixtures, Equipment & Systems			$ 293.20	$ 4,460,000.00
Testing & Inspections				$ 70,000.00
Miscellaneous				$ 15,000.00
Estimated AE Design Fees (to be negotiated)				$ 4,452,058.99
Estimated Exhibit Design Fees (to be negotiated)				$ 1,166,205.00
SUB-TOTAL SOFT COST				$10,663,263.99
SOFT COST CONTINGENCY	4%	of Total Estimated Construction Costs		$426,530.56
TOTAL ESTIMATED SOFT COST & CONTINGENCY				$11,089,794.55
GRAND TOTAL ESTIMATED PROJECT BUDGET (BASE PROJECT)			$ 755.08	$ 44,948,332.09
TOTAL ADD ALTERNATES				$ 9,890,963.00
GRAND TOTAL ESTIMATED PROJECT BUDGET (BASE PROJECT + ADD ALTERNATES)				$ 53,839,295.09

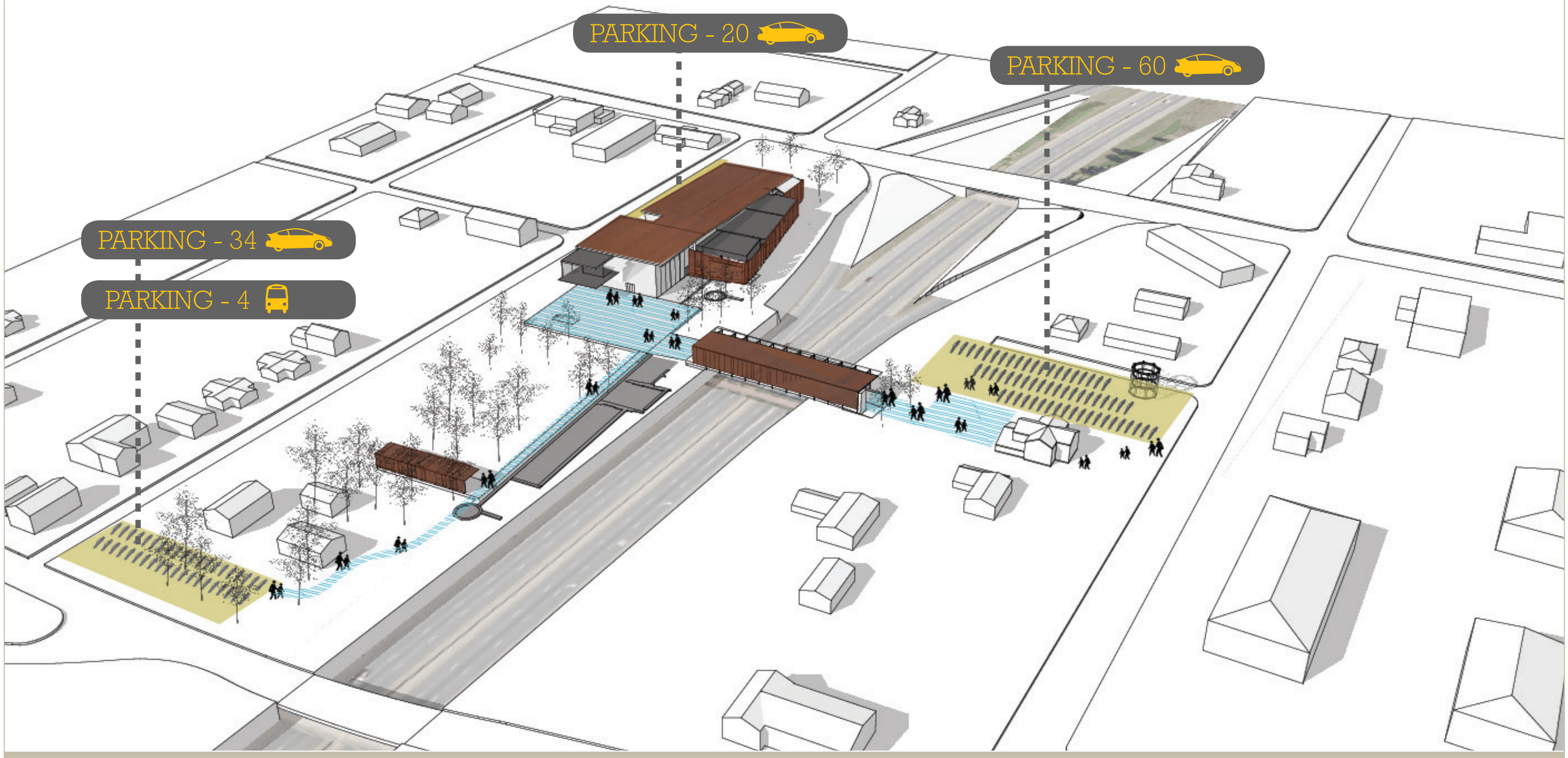
Note: The information documented in this budget analysis is intended to be used for planning purposes only. This is a Rough Order of Magnitude Statement of Probable Project Cost and is not intended to be an Official Cost Estimate at this time.

BUILDING DESIGN



New History Center:

SITE ENTRY

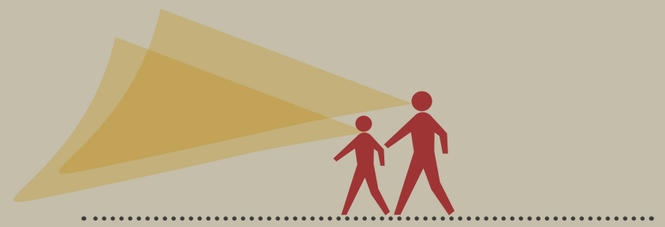


New History Center:

PARKING

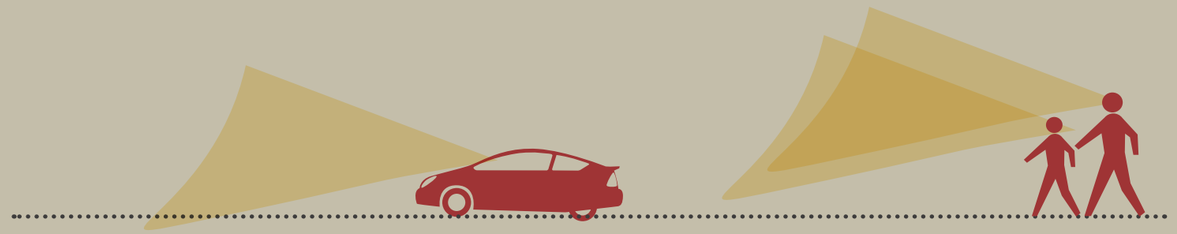
New History Center:

VIEWS



New History Center:

VISIBILITY



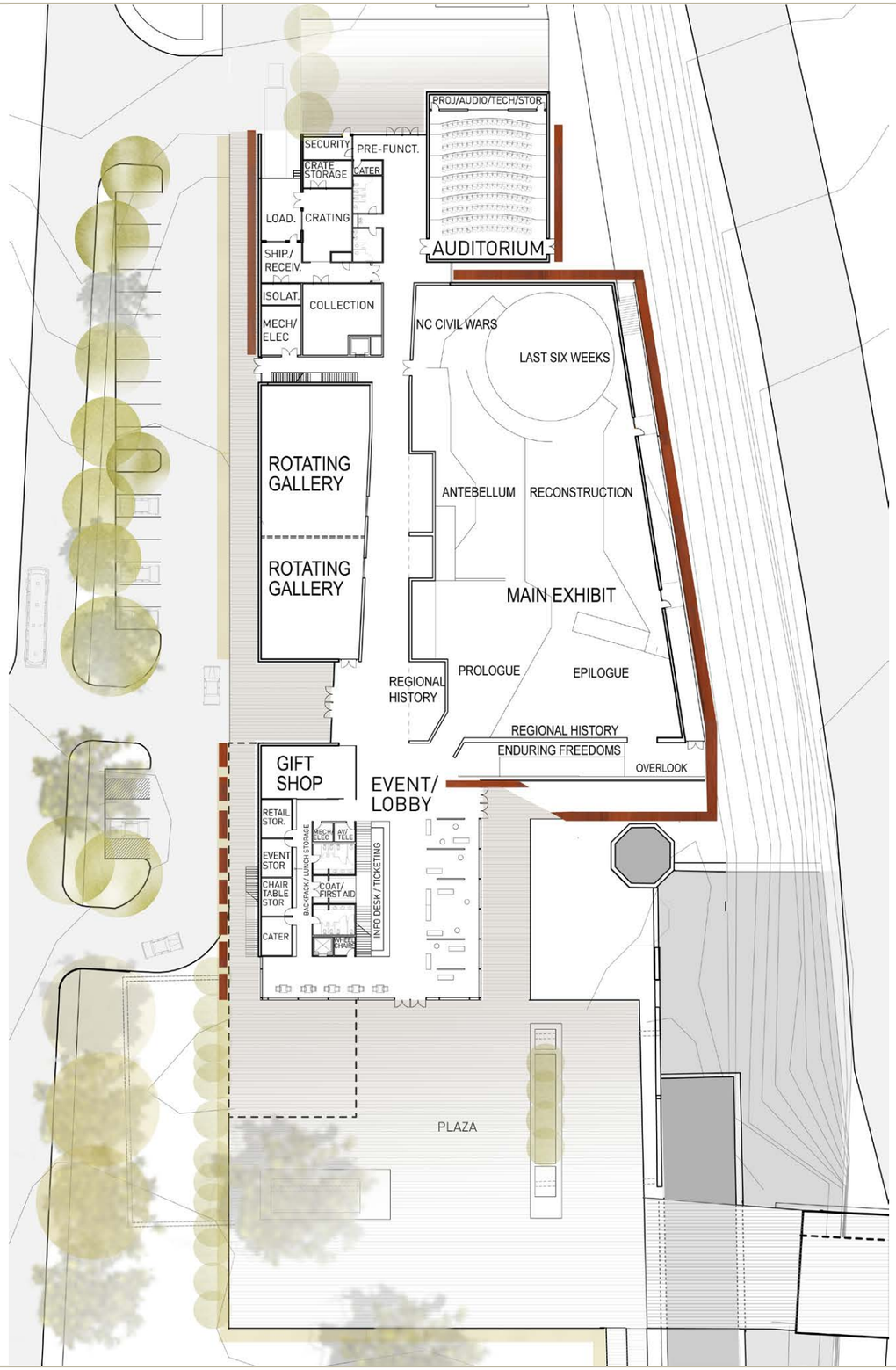
New History Center:

OVERALL SITE STRATEGY



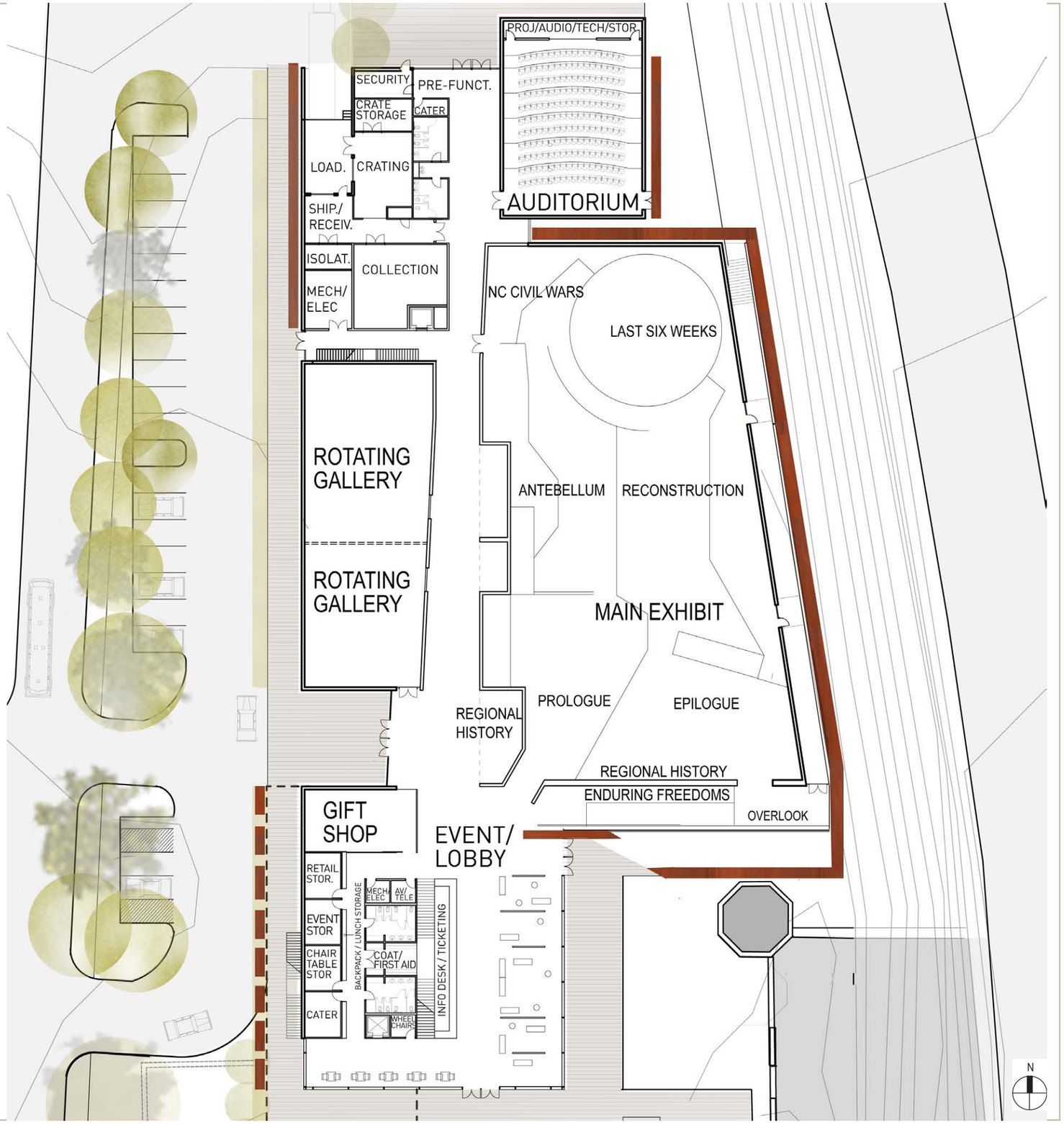
New History Center:

GROUND LEVEL



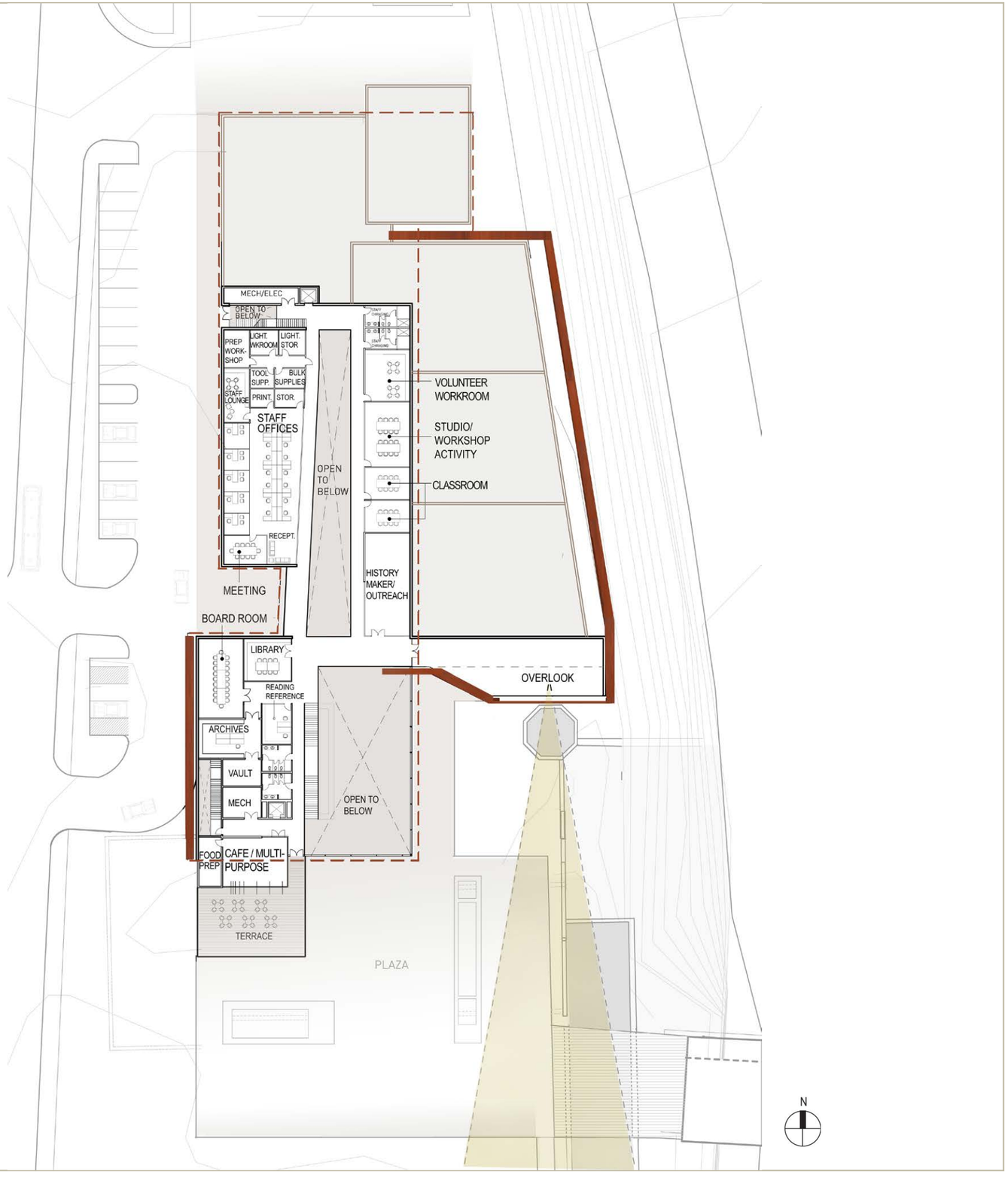
New History Center:

GROUND LEVEL



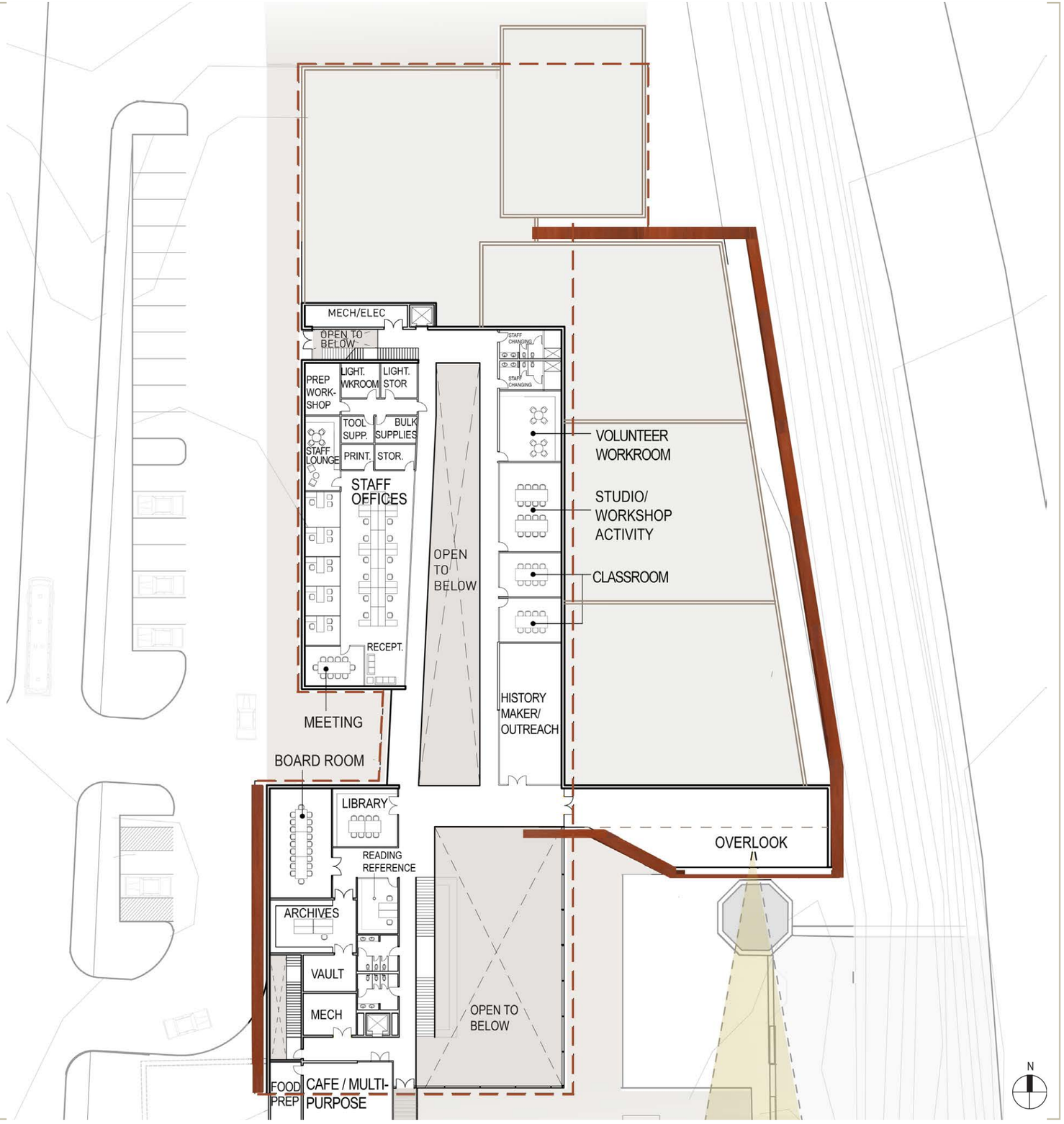
New History Center:

SECOND LEVEL

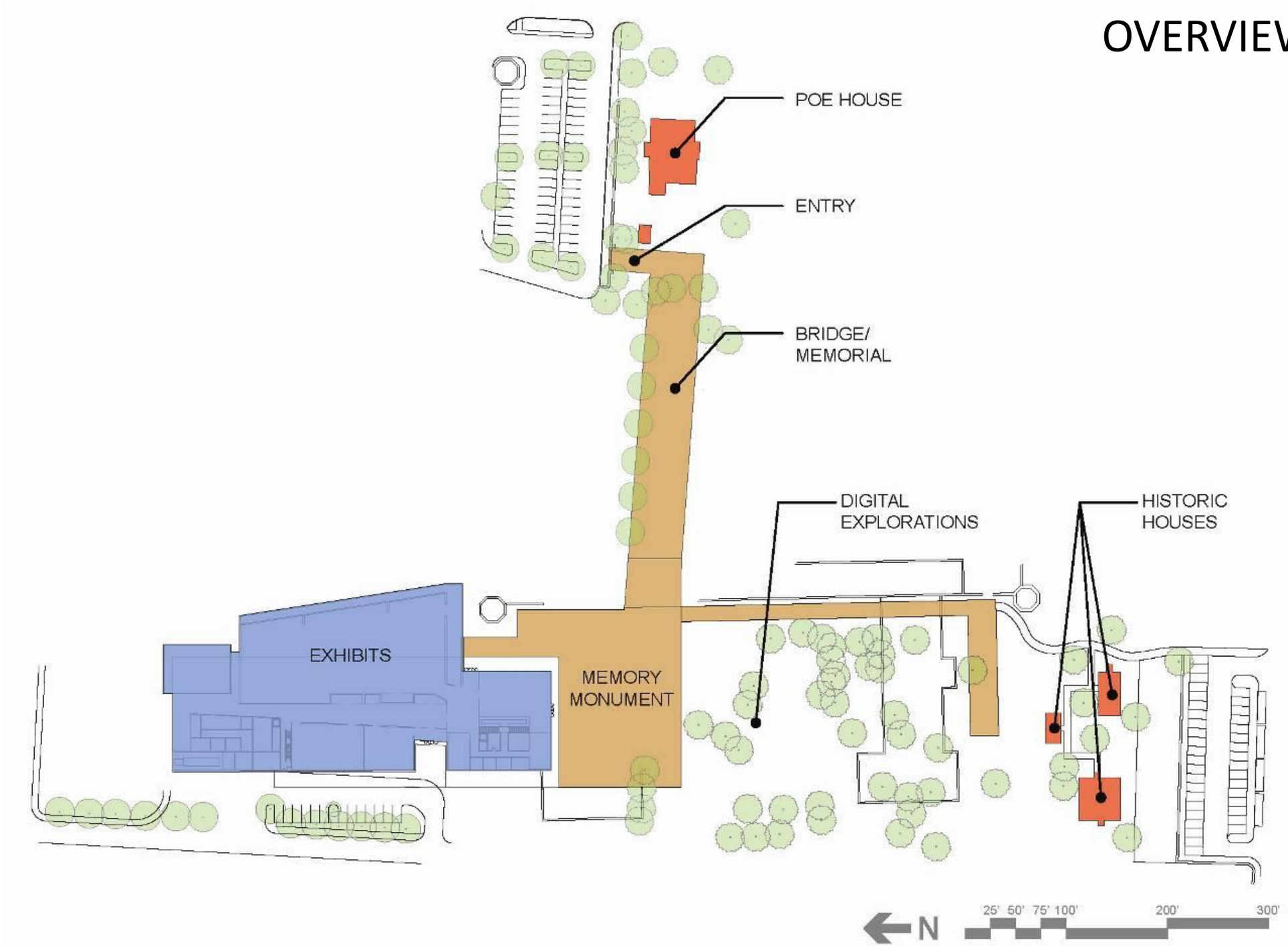


New History Center:

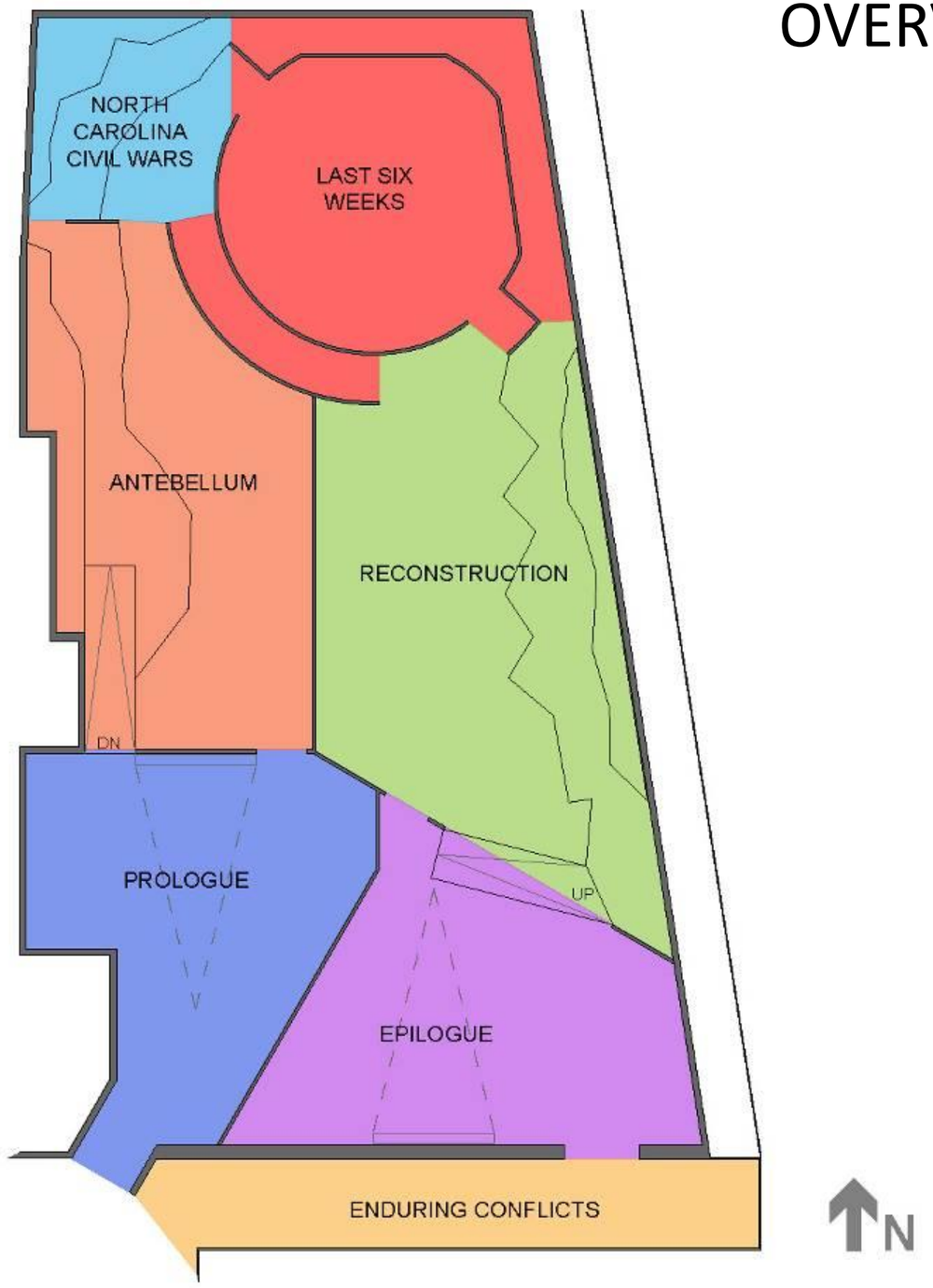
SECOND LEVEL



OVERVIEW: SITE



OVERVIEW: EXHIBIT SPACES



Prologue

Antebellum NC

NC Civil Wars

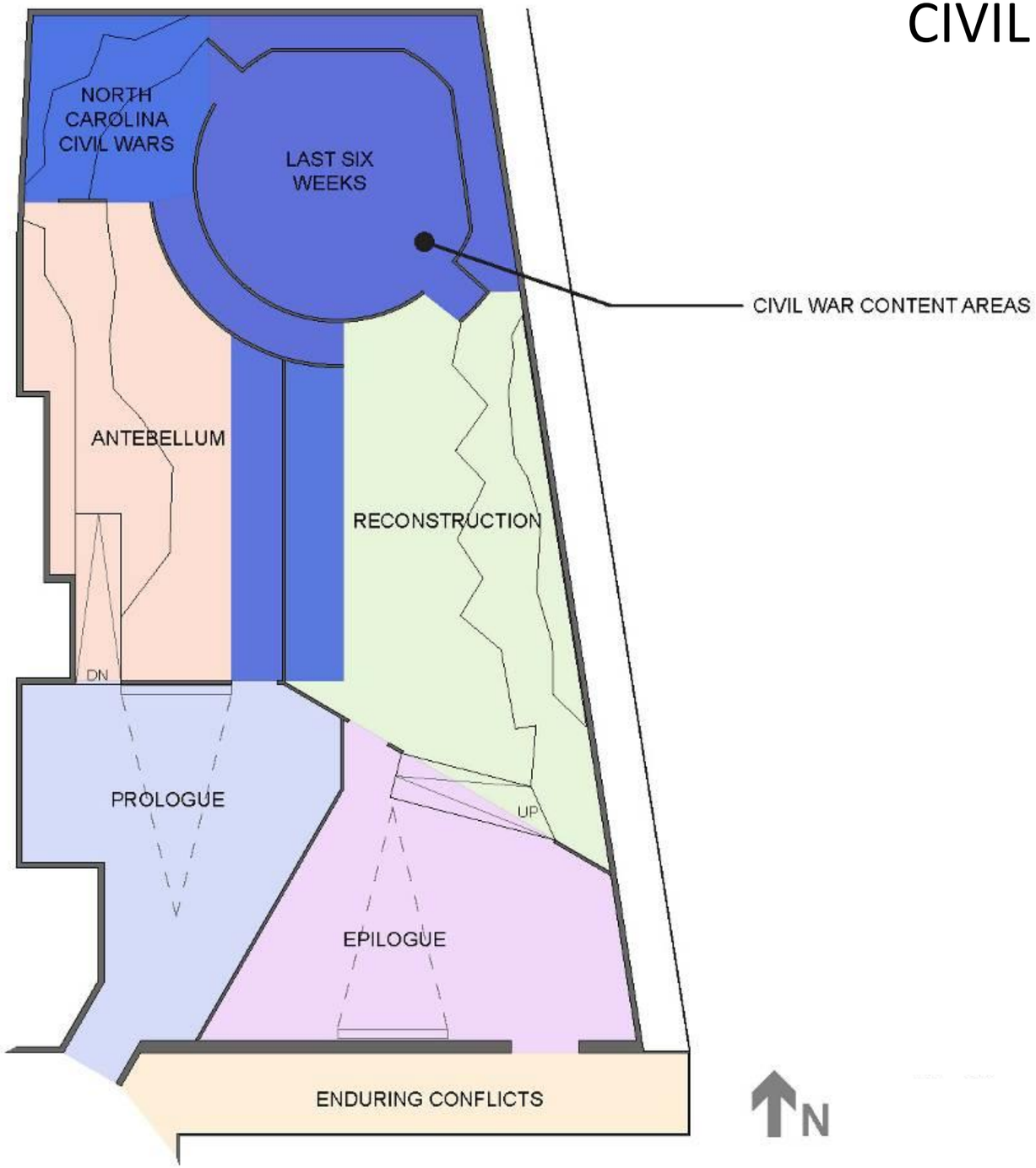
The Last Six Weeks: Sherman's March

Reconstruction

Epilogue

Enduring Conflicts

CIVIL WAR HISTORY



Entry Bridge / Memorial Path / Memory Touchstones





Honoring North Carolina's Sacrifice

Humanizing the Numbers

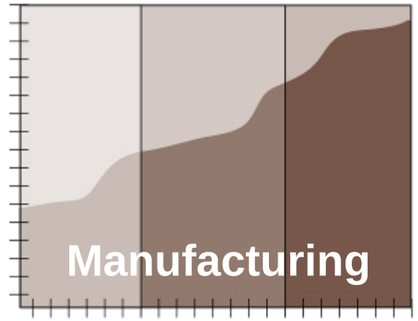


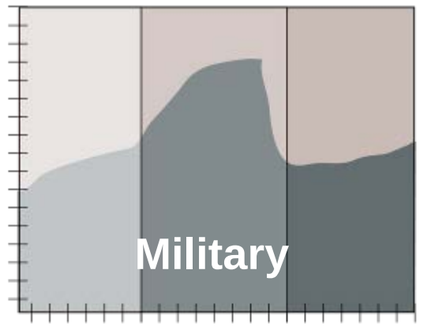
Embedded Quotes

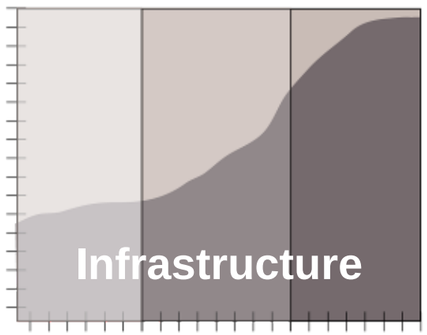
Touchstones for Remembrance

Lobby









Pre-Antebellum History

Setting the Story

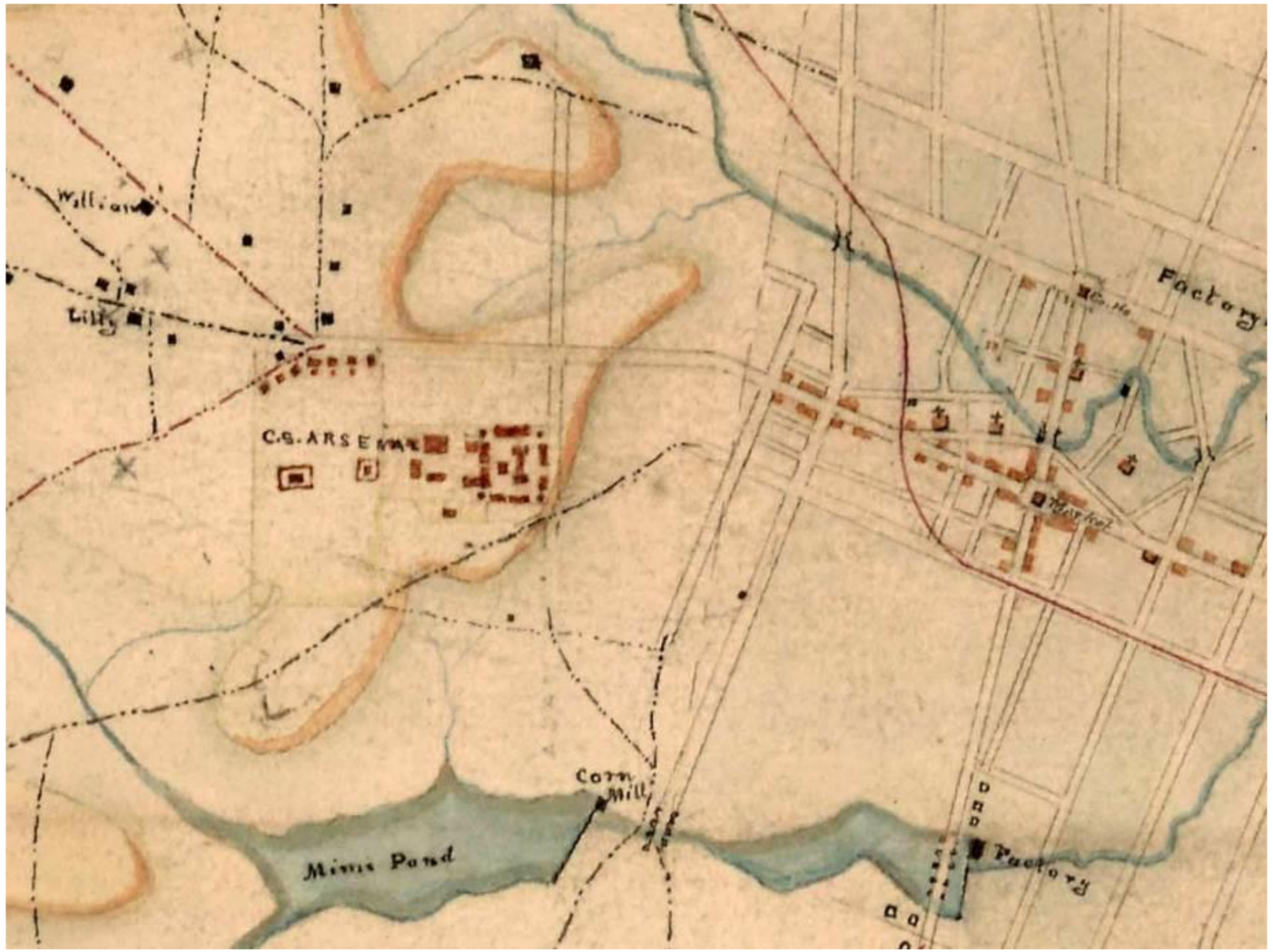
Instilling a Sense of Place

Focuses the story told in the existing Museum

Artifact Collections



Regional History









Pre-Antebellum History

Setting the Story

Instilling a Sense of Place

Focuses the story told in the existing Museum

Artifact Collections



Prologue







Posing Questions

Presenting primary sources and solid data

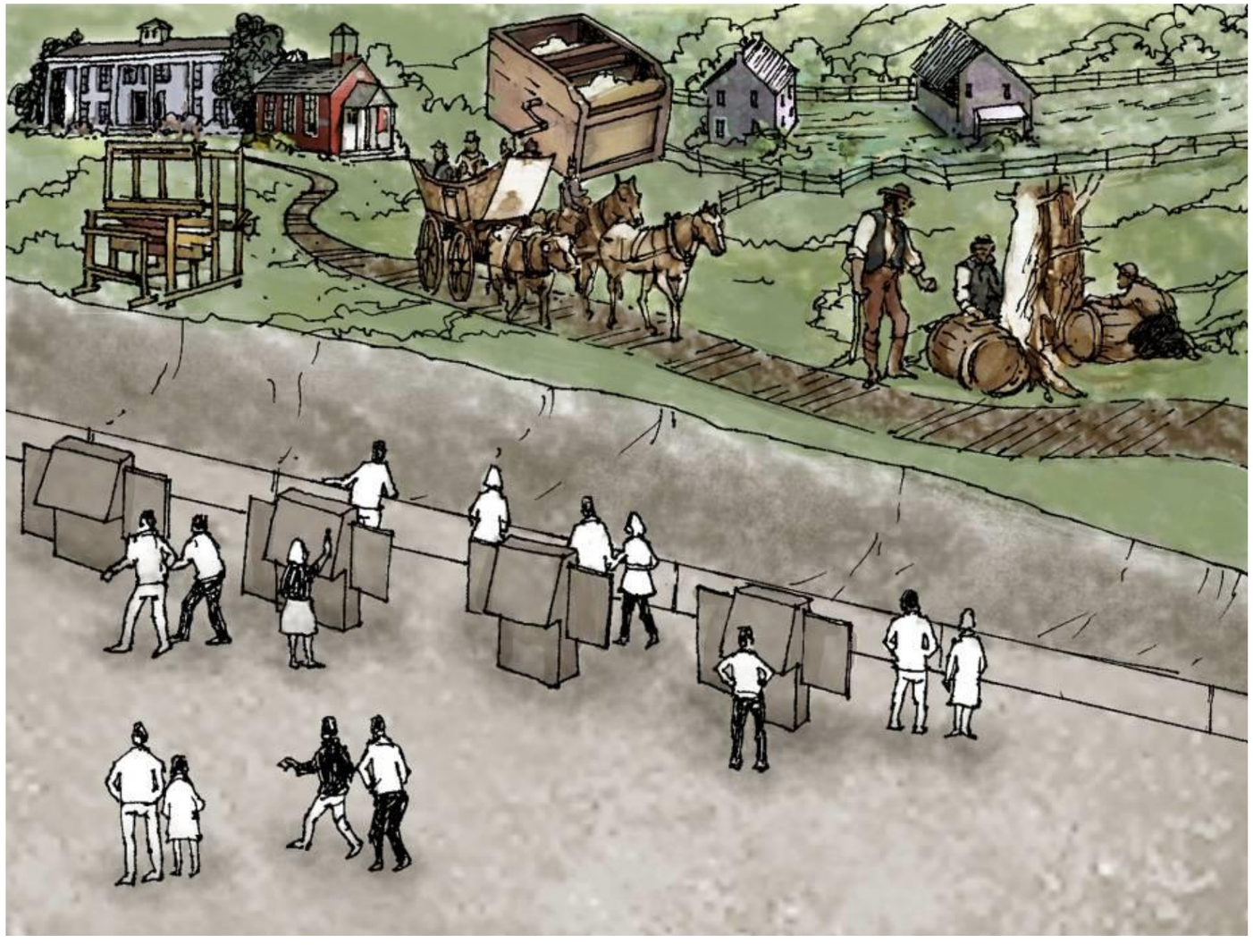
Challenging Assumptions

Opening Up Interpretive Possibilities

Personal and Group Interactions



Antebellum







Gathering Storm: Setting the Stage for the Coming Conflict

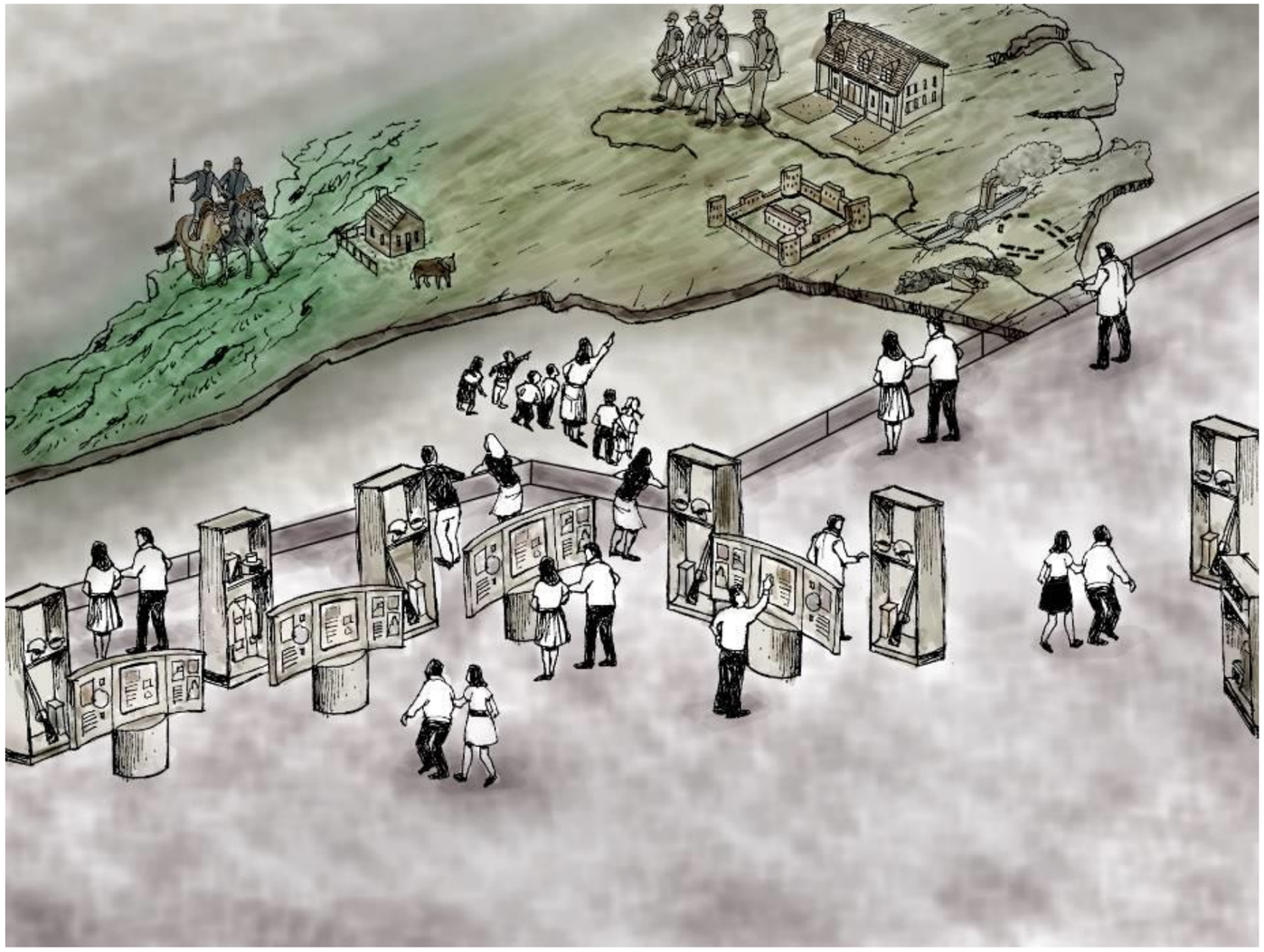
Viewing the Pre-War Landscape: Rural, Isolated Communities

Pre-Commerce, Pre-Education, Pre-Transportation,

Kiosks: Lenses on the Times



North Carolina's Civil Wars



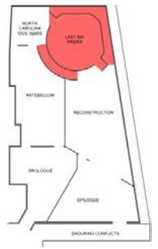


The Wars Within North Carolina

North Carolina Battles and Battlegrounds

The Land and the People

Distinctly different war in distinctly different geographies



Sherman's Final March • The Last Six Weeks





The War comes to you: Immersive Theater Experience

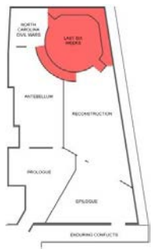


Dramatic Buildup to Arsenal Destruction

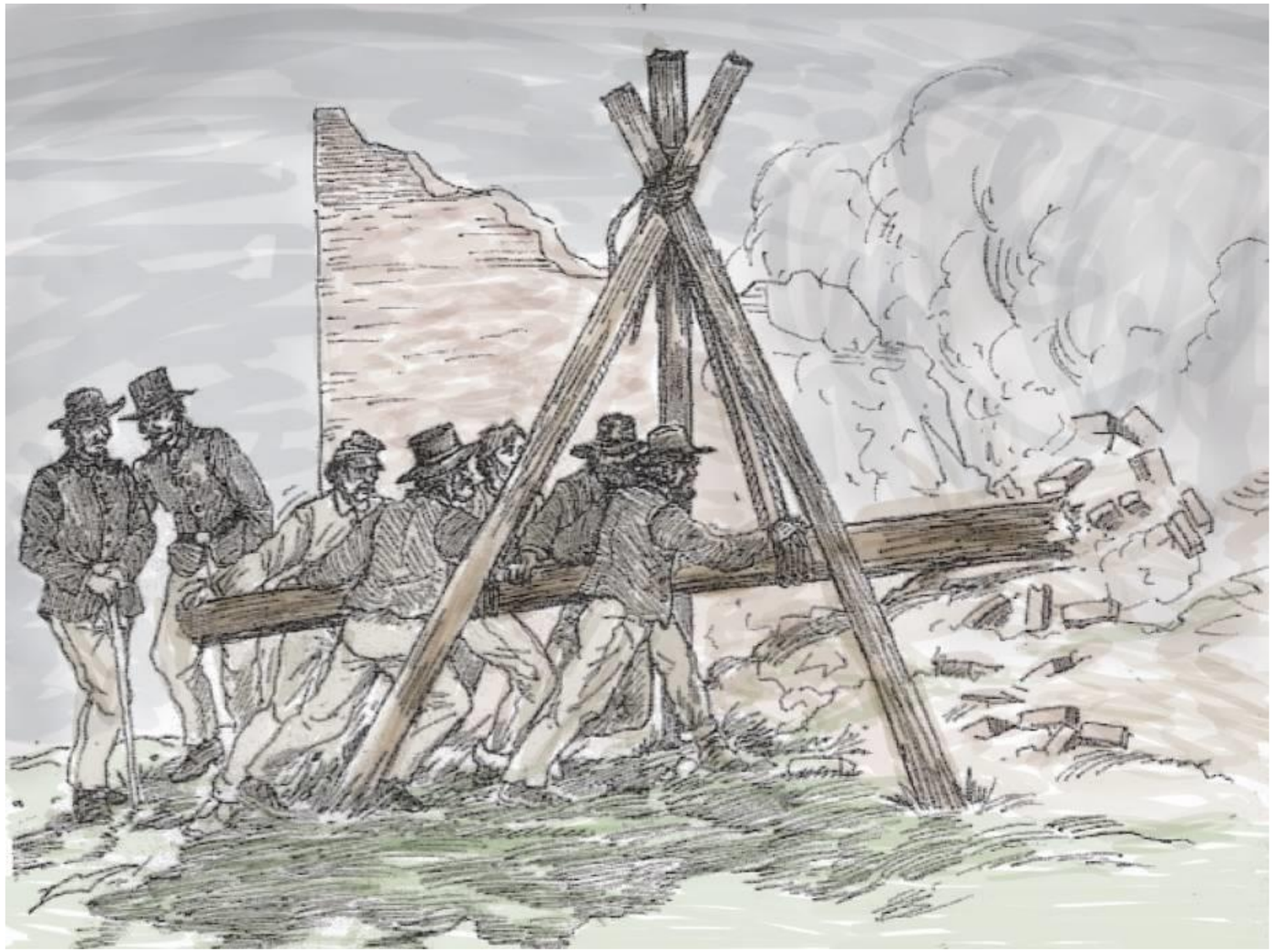


Natural Seating

Presentation surrounds and mixes with Audience



Sherman’s Final March • The Last Six Weeks





The Calm Before the Storm

Citizens Await the Rumored March



Sherman’s Troops Surround

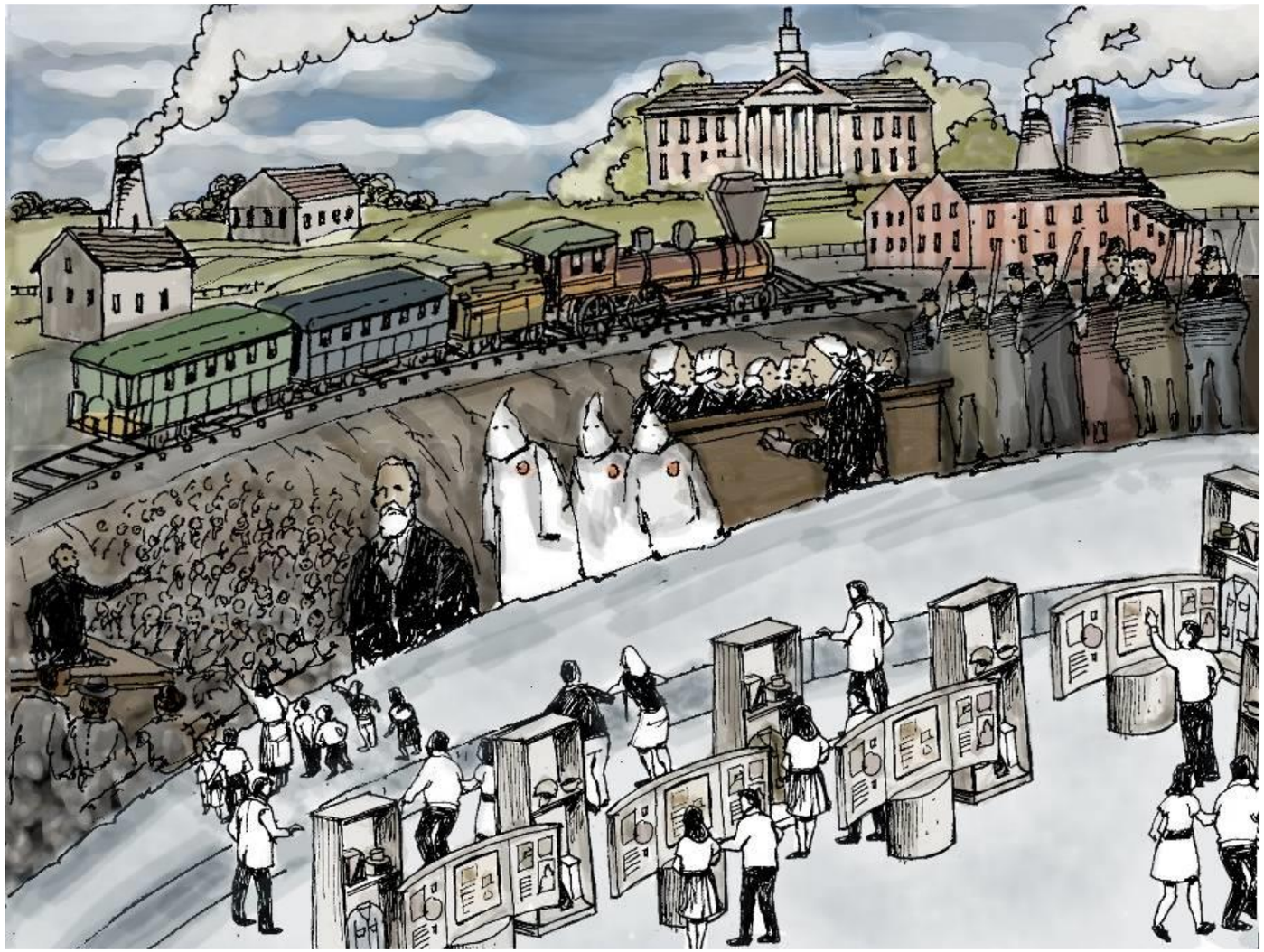
Fiery Destruction of the Armory

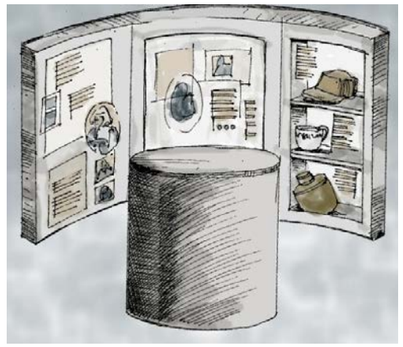


Only the Stone Foundation Remains



Reconstruction: Gallery Overview





Viewing the Post-War Landscape

Development: Industry, Education, Transportation

Connected Communities

The Failed Experiments

Kiosks: Lenses on the Times



Reconstruction: Lifespans





Animated Conversations with Historic North Carolinans



Life-sized LED Video Monitors Bring the history Alive



Following Lifespans Through 3 Eras: show individuals dealing with changed conditions



Epilogue: Reflection





Reflection Space

Individual and Group Interaction

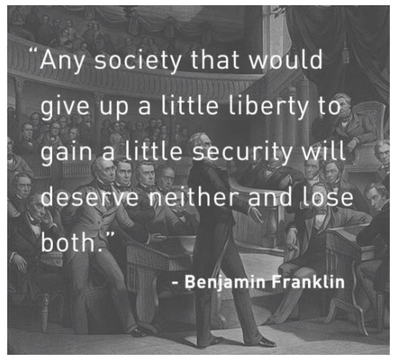
Forum for Civil Debate

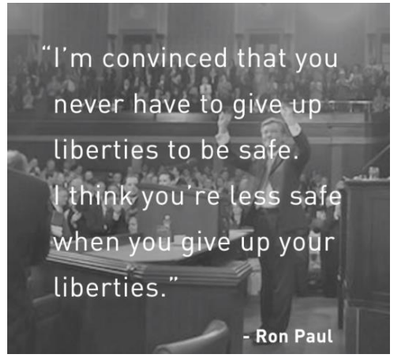
Guest Curatorial Input



Epilogue: Enduring Conflicts





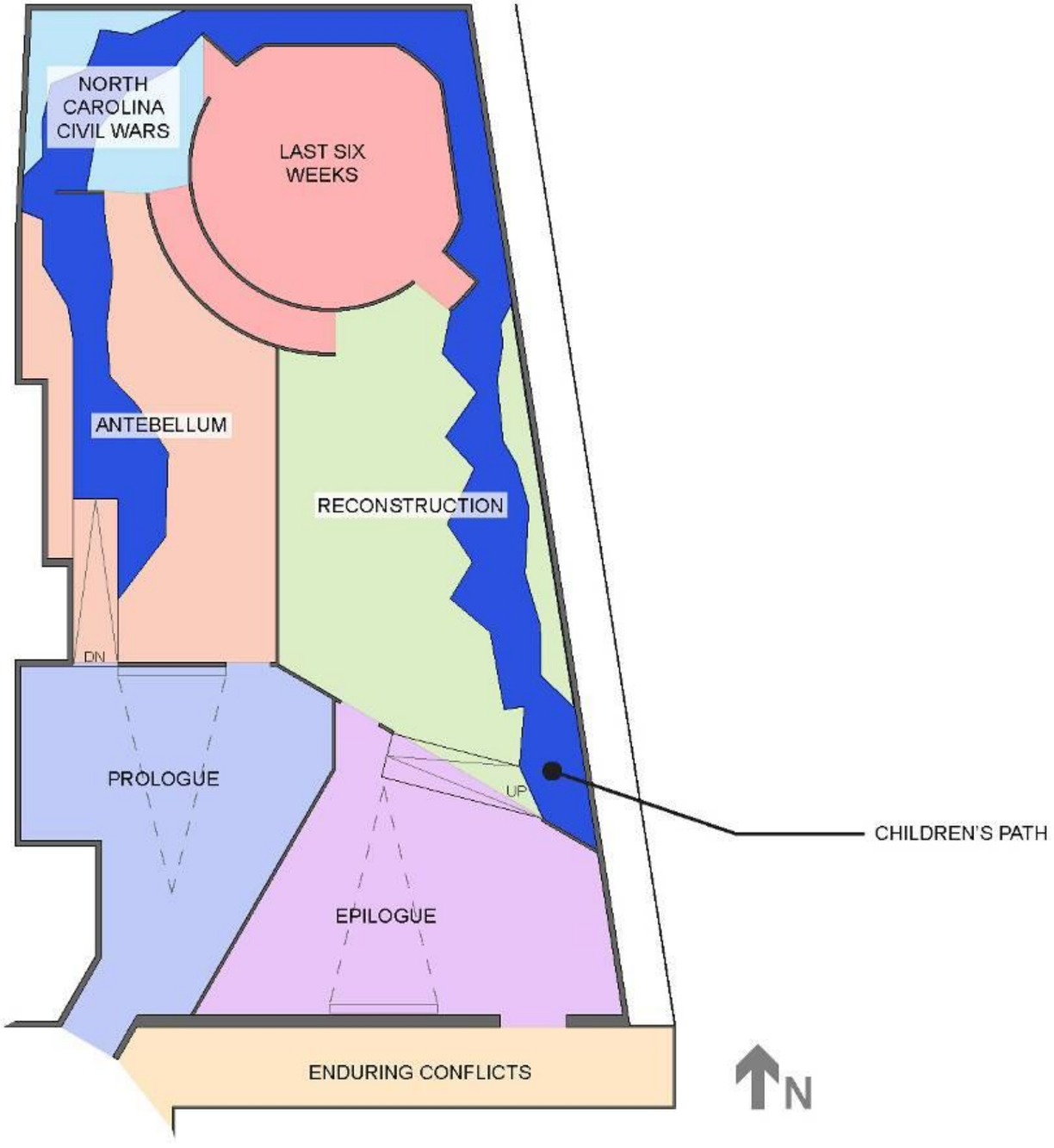


Juxtaposing Then with Now

Lessons Learned

Enduring Issues for Our Times

Children – Dedicated Pathway







Dedicated Pathway Through the Exhibits

Focus on Children's Interests and Experience

Up Close and Personal

Digital Assistance for Group Leaders

Children’s Experience - Sitewide







Children’s Dedicated Exhibit Path

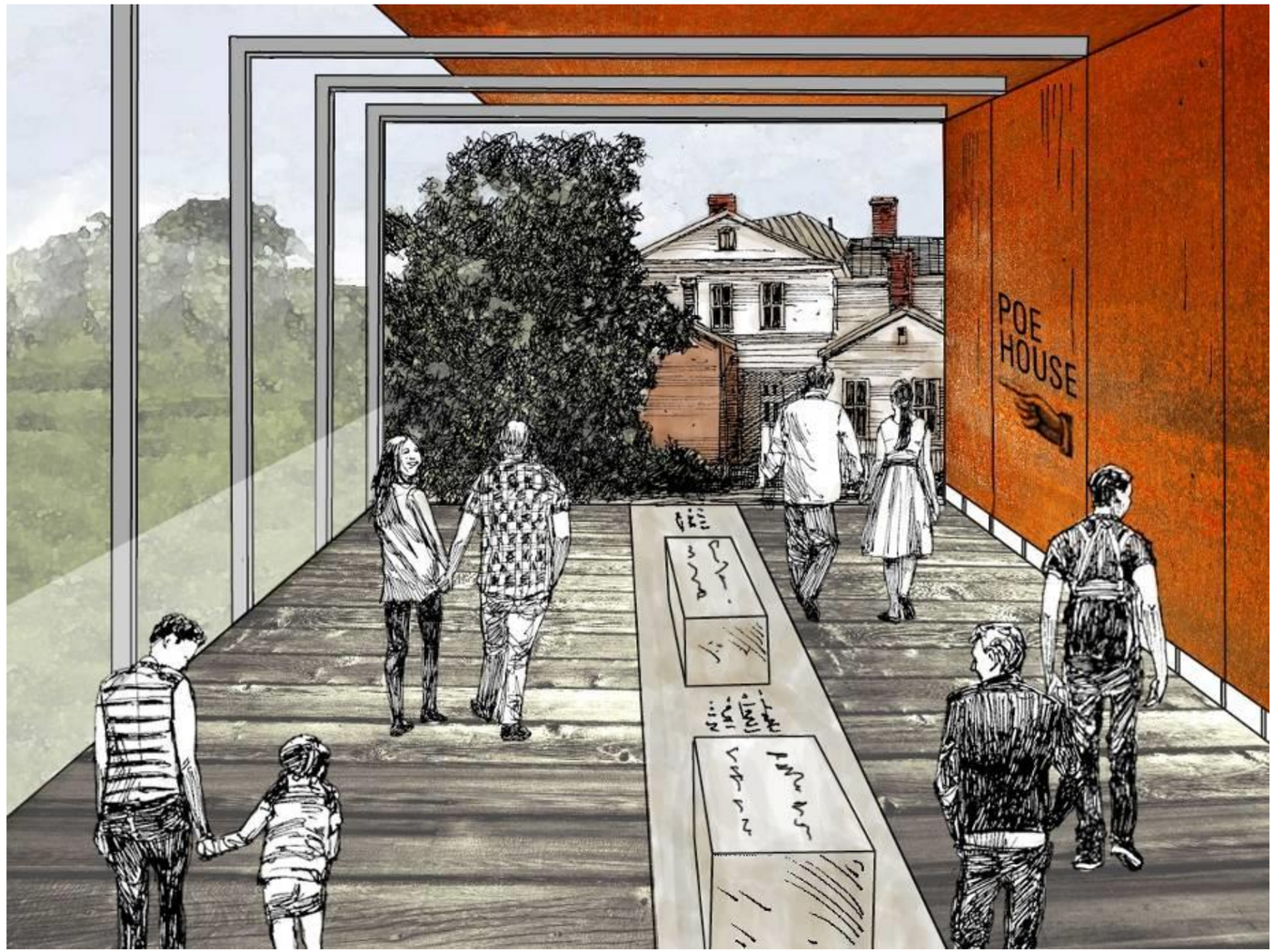
Historic Houses at Arsenal Park

Dress-Up Activities

A Day in the Life

Mobile Apps

Post-Reconstruction Recent History









Complementary Exhibit—
Closes the Story

Built in 1897 –
Preserved Slice of Period History

Rooms Delineate 20-year Eras

A House Alive

Touching Objects Triggers Hidden Audio or Media

DIGITAL MASTER PLAN



EISTERHOLD ASSOCIATES

Digital Master Plan: History Foundry



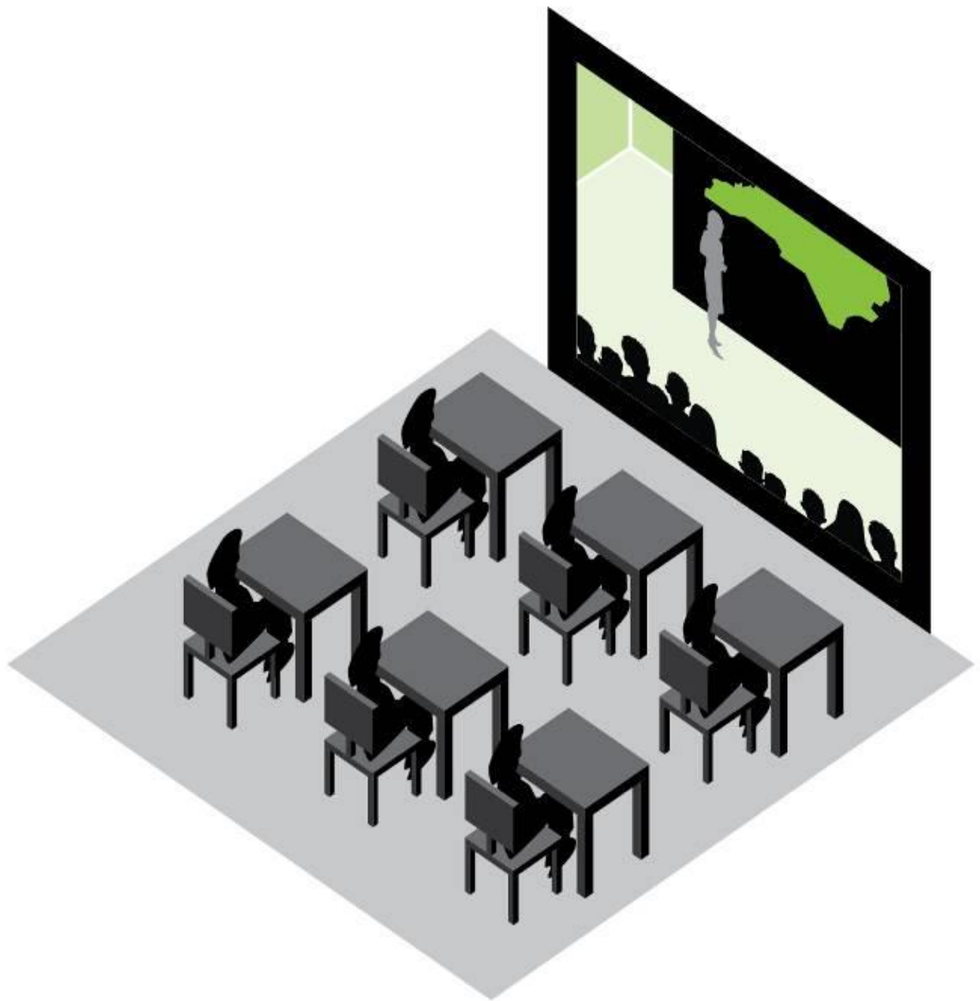
On-Site Recorded Lectures

Museum Staff, Educators, and Guest Speakers

Packaged as Classroom Learning Materials

K-12 and University

Digital Master Plan: On-Site Classroom Media

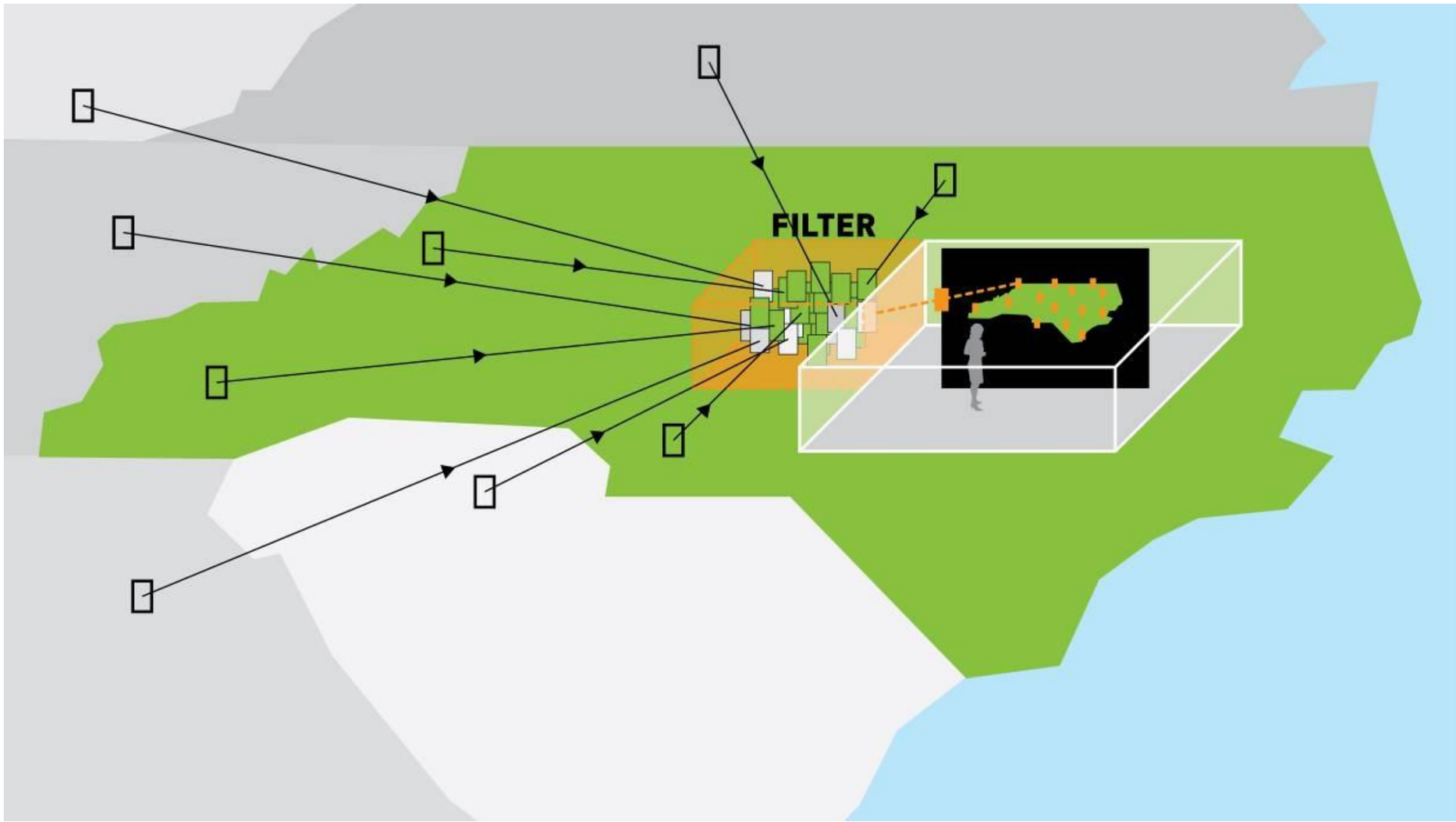


Instructor/ Classroom Display

Student Computers and Tablets

Access to Center Database & History Foundry Modules

Digital Master Plan: Public Input



Statewide Public Input Portal

Crowd-Sourced Images, Photos, Stories, Data

Oral History Collection

Central Filtering and Vetting Process

Digital Master Plan: Virtual Museum Experience



Virtual Museum

Not a “Pan Around the Galleries”

Exhibit “Teasers”

Modified Interactive Activities And Games

Mobile Apps



Site-wide and Off-site Use

Docent Supplement

Walking Tour of Arsenal Grounds

A Walk Back In Time

A Look Into Life at the Arsenal

Digital Master Plan: Statewide Portal

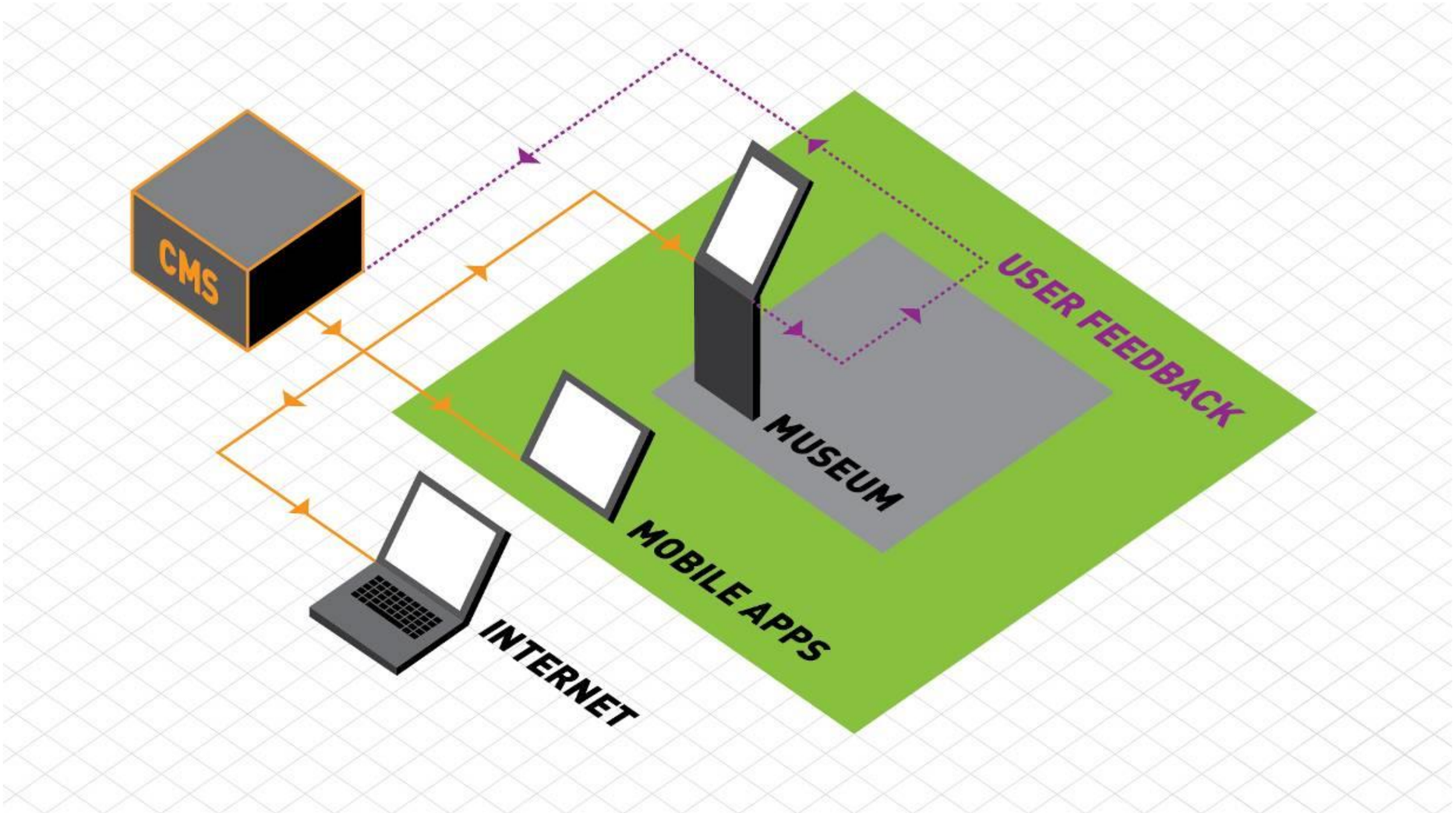


Access to Related Resources:

North Carolina Civil War History Portal

Statewide History Database Access

Digital Master Plan: Supporting Infrastructure



Official Center Web Site: Portal to the NC Community

User-Friendly Content Management System

Mobile Apps

Feedback Data Cycled Back to Center

NEW HISTORY CENTER



New Museum:

VIGNETTES

View from new parking area looking west



New History Center:

VIGNETTES

View from lobby



New History Center:

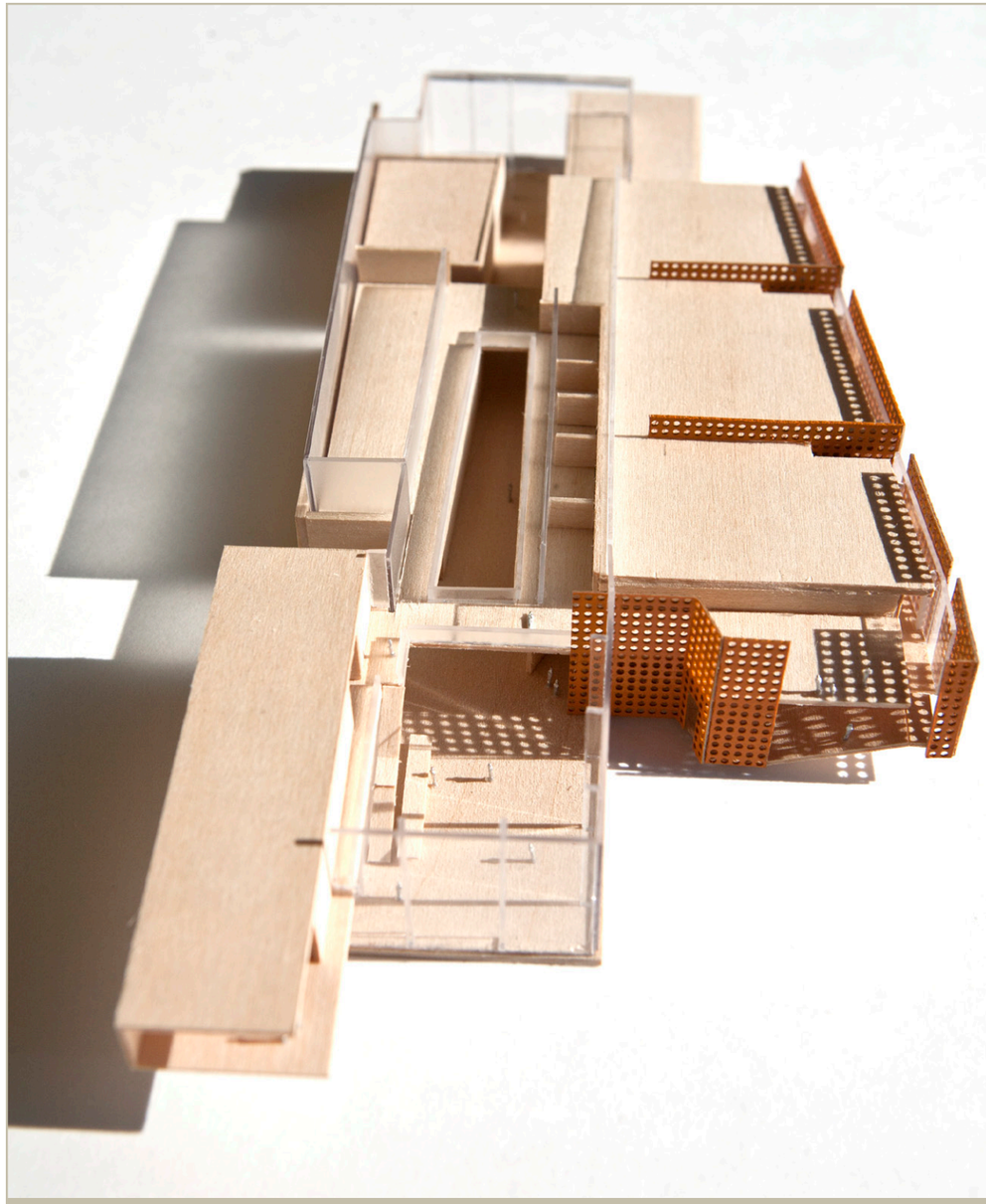
VIGNETTES

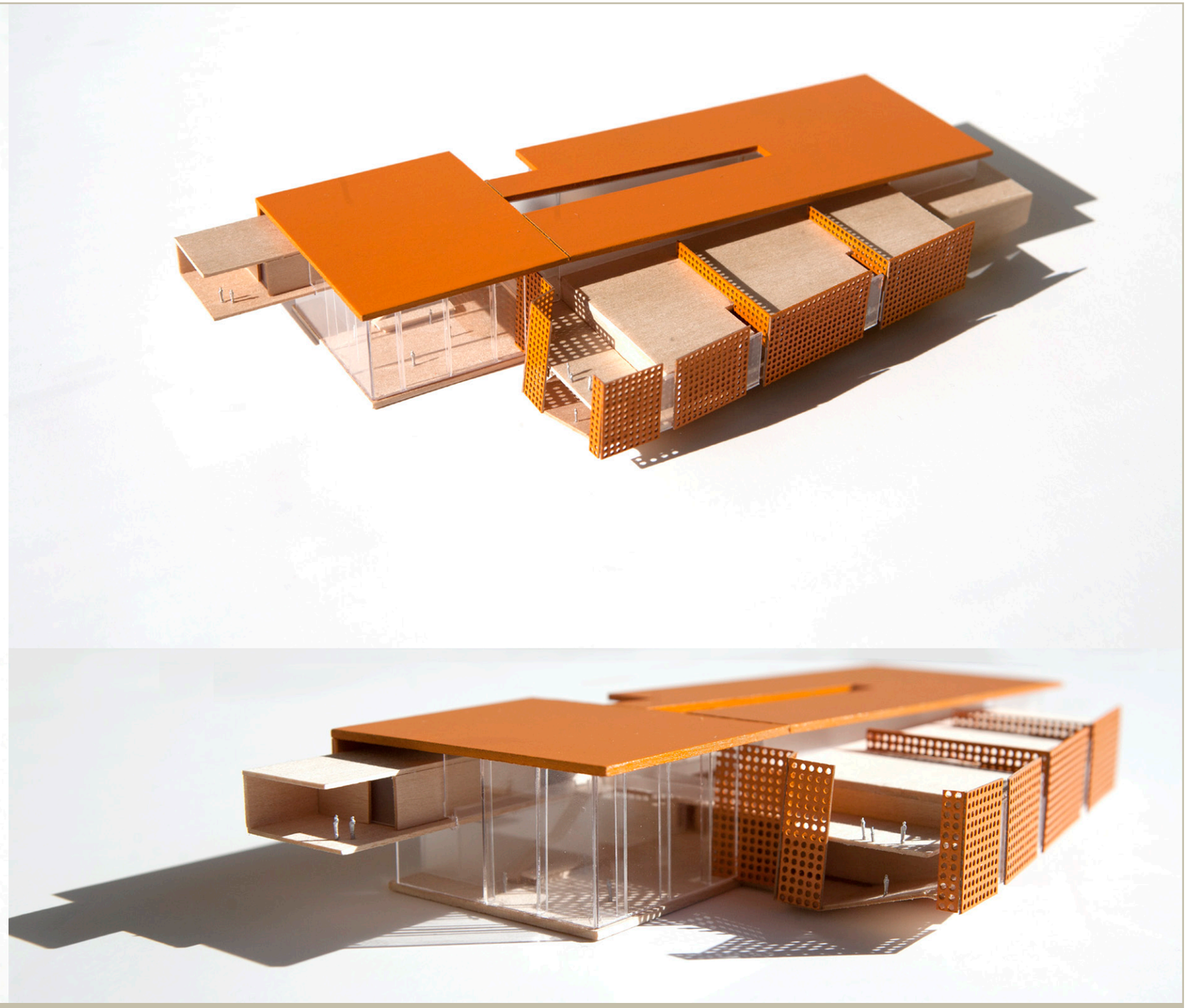
View from park looking north



New History Center:

PHYSICAL MODEL





New History Center:

PHYSICAL MODEL











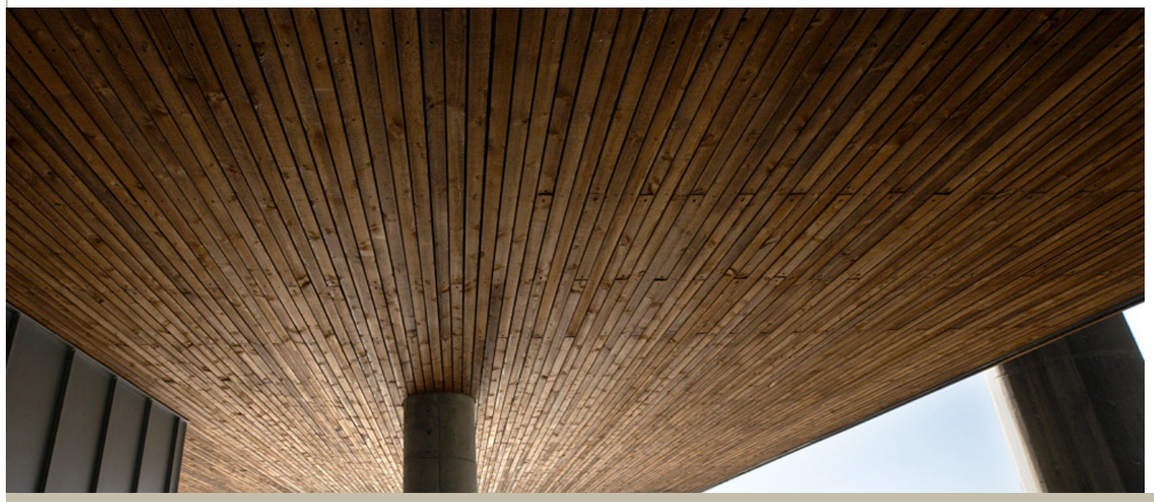


New History Center:

MATERIAL STUDIES: CORTEN STEEL









New History Center:

MATERIAL STUDIES: KEBONY

ARCHITECTURAL DESIGN SCHEDULE

NCCWHC Proposed Project Schedule
12.04.2012

PHASE	DURATION
Programming & Planning	July 2012 – October 2012
Schematic Design	October 2012 – December 2012
Feasibility & Fundraising	Begins January 2013
(Project Design Continuation) Program Verification + Schematic Design Update	July 2013 - August 2013
Design Development	September 2013 – November 2013
Design Development Approval	December 2013
Construction Documents	January 2014 – July 2014
Construction Documents Approval	August 2014 – October 2014
Bidding & Negotiations	November 2014 – December 2014
Contract Award	January 2015
Construction Begins (Sesquicentennial)	February 2015
Construction Period (20 months)	February 2015 – September 2016
Exhibition Installation	October 2016 - April 2017
Exhibition Start-Up & Shakedown	May 2017 – June 2017
Museum Opens	July 2017



NC CIVIL WAR HISTORY CENTER

VINES ARCHITECTURE

MICHAEL VERGASON
LANDSCAPE ARCHITECTS, LTD.

Eisterhold Associates Inc