



MIDLANDS
TECHNICAL COLLEGE

CDL Facility Feasibility Study

LS3P

WK DICKSON
community infrastructure consultants

May 2024



TABLE OF CONTENTS

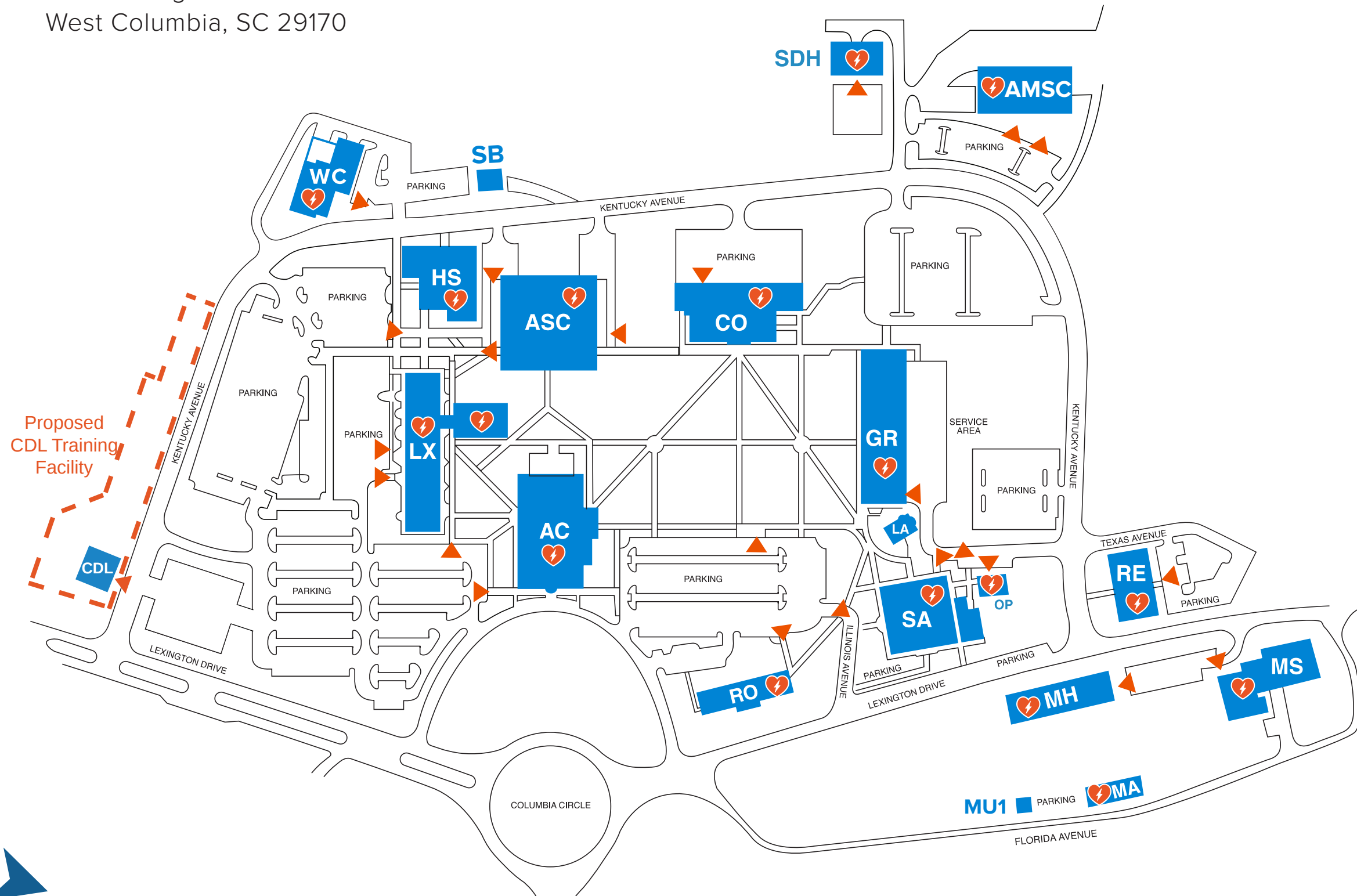
TABLE OF CONTENTS & EXECUTIVE SUMMARY	1
MIDLANDS TECHNICAL COLLEGE AIRPORT CAMPUS PLAN	2
EXISTING SITE AERIAL & PHOTOGRAPHY	3
OVERALL CONCEPTUAL SITE PLAN	4
ENLARGED CONCEPTUAL CIVIL SITE PLAN	5
CONCEPTUAL PROGRAM	6
CONCEPTUAL FLOOR PLAN	7
CONCEPTUAL EXTERIOR ELEVATIONS	8
CONCEPTUAL EXTERIOR PERSPECTIVES	9
CONCEPTUAL PROJECT SCHEDULE	10
ROUGH ORDER OF MAGNITUDE BUDGET ESTIMATE	11

Midlands Technical College has engaged LS3P to develop a Feasibility Study to evaluate the feasibility of constructing a Commercial Driver’s License (CDL) Training Facility at the existing Airport Campus at 1260 Lexington Drive in West Columbia, South Carolina. This Feasibility Study would be in support of the College’s effort to provide required information for Phase 1 A&E Pre-Design Proposals to the South Carolina Department of Administration.

The CDL Training Facility would consist of a new approximately 3,400 sf building housing educational, faculty, and support spaces necessary to support the curriculum, as well as site improvements to provide the necessary site circulation, training pads, training vehicle parking, landscaping, and storm water management required for the project.

This Study seeks to provide site analysis, conceptual site design showing general site layout, a conceptual building program and plan, conceptual imagery of the facility, a conceptual project schedule, and a Rough Order of Magnitude (ROM) budget estimate.

1260 Lexington Drive
West Columbia, SC 29170



Building Legend Airport Campus

- AC - Academic Center
- AMSC - Advanced Manufacturing and Skilled Crafts Center
- ASC - Airport Student Center
- CO - Congaree Hall
- GR - Granby Hall
- HS - Health Science Building
- LA - Lab Building
- LX - Lexington Hall
- MA - Maintenance Building
- MH - Morris Hall
- MS - Materials Support Facility
- MU1 - Mobile Unit #1
- OP - Operations
- RE - Reed Hall
- RO - Robinson Building
- SDH - Springdale Hall
- SA - Saluda Hall
- SB - Storage Building
- WC - Welding Technology Center
- CDL - CDL Training Facility

- ▲ Curb access ramps for students with disabilities
- ♥ AED Location

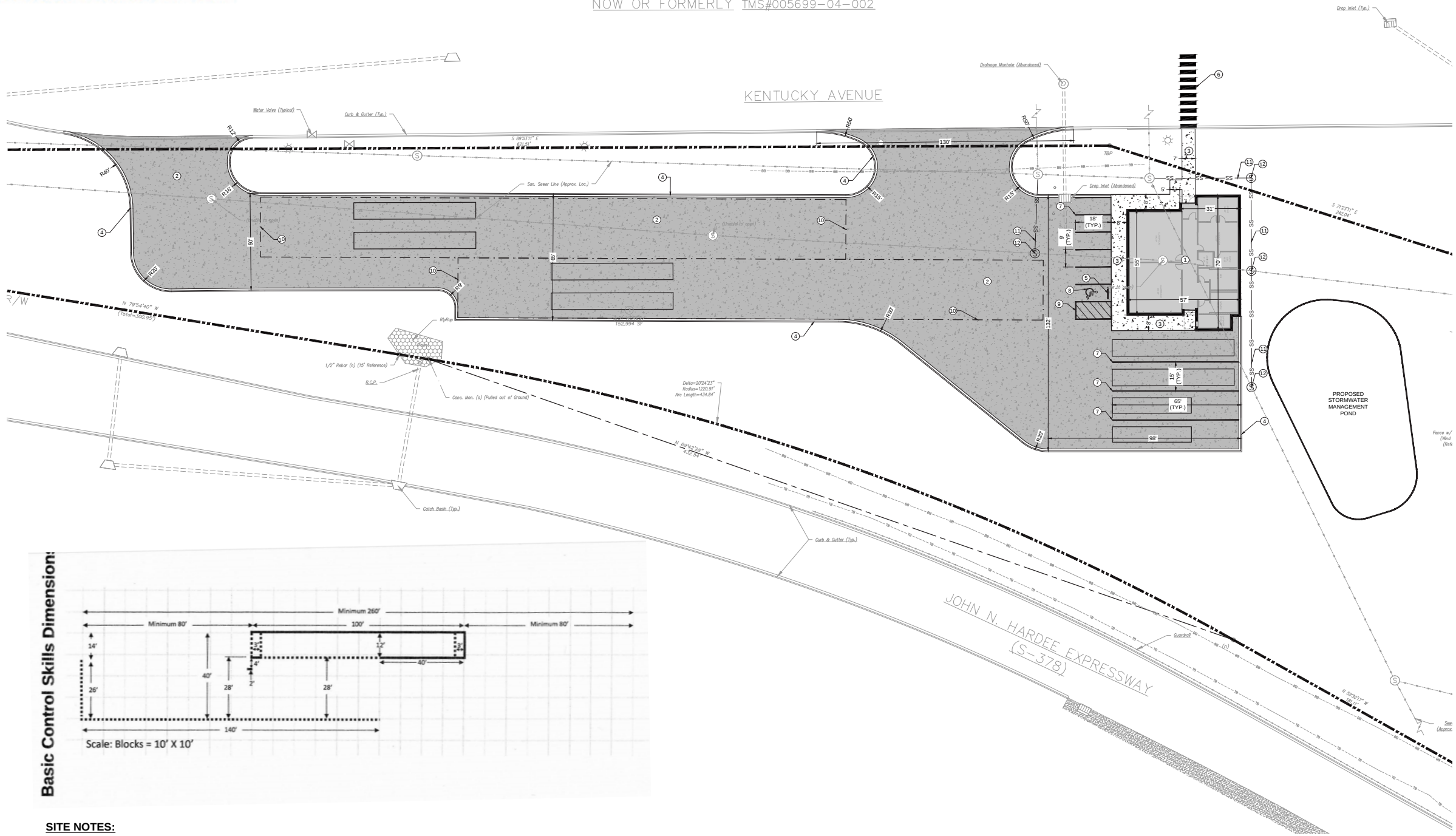




Property Lines



MIDLANDS TECHNICAL COLLEGE COMMISSION
NOW OR FORMERLY TMS#005699-04-002



SITE NOTES:

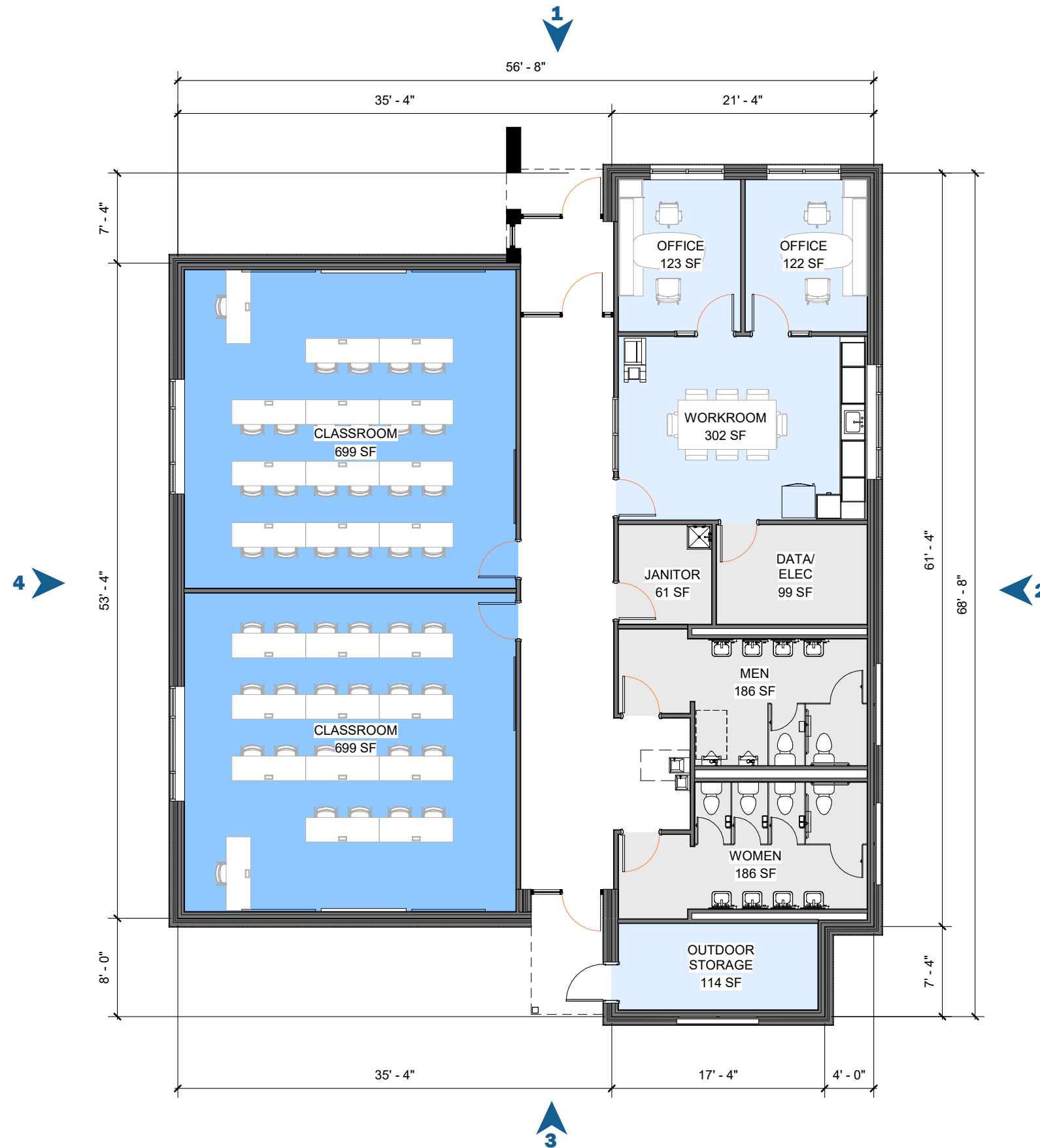
1. ALL WORK FOR THE PROJECT SHALL CONFORM TO THE PROJECT SPECIFICATIONS FOUND IN THE PROJECT MANUAL (CONTRACT DOCUMENTS AND SPECIFICATIONS).
2. CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT AND STAKING OF THE PROPOSED SITE AND LIMITS OF WORK.
3. CONTRACTOR SHALL COORDINATE WITH OWNER ON PROPOSED LAYDOWN / MATERIAL STORAGE LOCATIONS.
4. CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION FENCING / BARRIERS TO SECURE THE WORK SITE FROM PEDESTRIAN OR VEHICULAR ACCESS DURING CONSTRUCTION.
5. ALL BUILDING DIMENSIONS ARE SHOWN FOR REFERENCE ONLY AND SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
6. ALL DIMENSIONS ARE TO EDGE OF SIDEWALK, PAVEMENT OR BUILDING UNLESS OTHERWISE NOTED.
7. SIDEWALKS, ACCESSIBLE ROUTES, ETC. SHALL COMPLY WITH AMERICAN WITH DISABILITIES ACT (ADA) AND ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
8. VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO BEGINNING DEMOLITION AND CONSTRUCTION ACTIVITIES. IF CONDITIONS ARE DIFFERENT FROM THAT SHOWN ON THE PLANS, STOP WORK AND NOTIFY THE ENGINEER.
9. EXISTING UTILITIES TO BE PROTECTED DURING ALL DEMOLITION AND CONSTRUCTION ACTIVITIES.

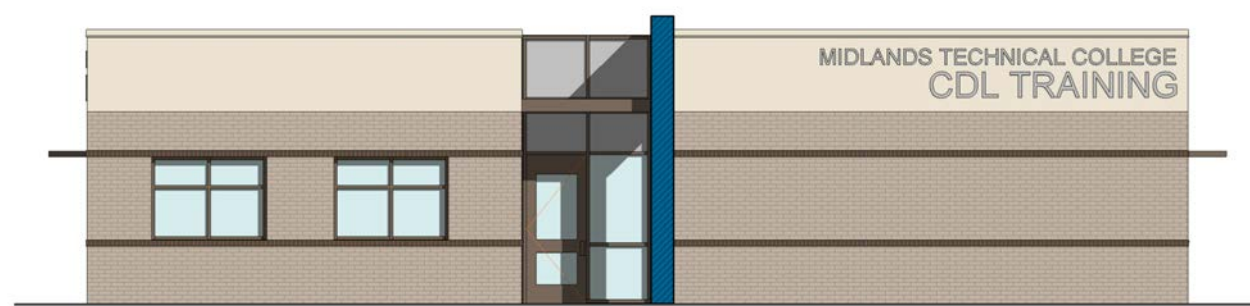
LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		SETBACK LINE
		BUILDING
		CONCRETE SIDEWALK
		HEAVY DUTY CONCRETE PAVEMENT
		CURB AND GUTTER
		FENCE LINE
		WATER DISTRIBUTION STRUCTURES
		WATER LINE
		RP-RAP
		STORM DRAIN LINE w/STRUCTURE
		SANITARY SEWER LINE w/STRUCTURE
		SEWER FORCE MAIN
		KEY NOTE REFERENCE

KEY NOTES:

1. PROPOSED BUILDING
2. HEAVY DUTY CONCRETE PAVEMENT
3. CONCRETE SIDEWALK
4. 18" CONCRETE CURB & GUTTER
5. CONCRETE WHEELSTOPS (TYP.)
6. SOLID WHITE 8" WIDE PEDESTRIAN CROSSWALK - THERMOPLASTIC
7. 4" SOLID WHITE PARKING SPACE LINES (TYP.)
8. BLUE HANDICAP PARKING INSIGNIA (TYP.)
9. PROPOSED ACCESSIBLE AISLE(4" BLUE STRIPING, 45" AT 2' O/C)
10. CDL TRAINING AREA
11. PROPOSED SEWER PIPE
12. PROPOSED SEWER MANHOLE

CDL Training Facility				
SPACE	Number of Spaces	S.F. (EACH)	S.F. (TOTAL)	NOTES
Academic Spaces	2			
Classrooms	2	700	1,400	20 students each
Faculty Spaces				
Offices	2	120	240	
Workroom	1	300	300	
Outdoor Storage	1	115	115	
Toilets	2	186	372	
TOTAL ASSIGNABLE - S.F. (NET)			2,427	
Grossing factor (40%)			971	
Total Gross SF			3,398	





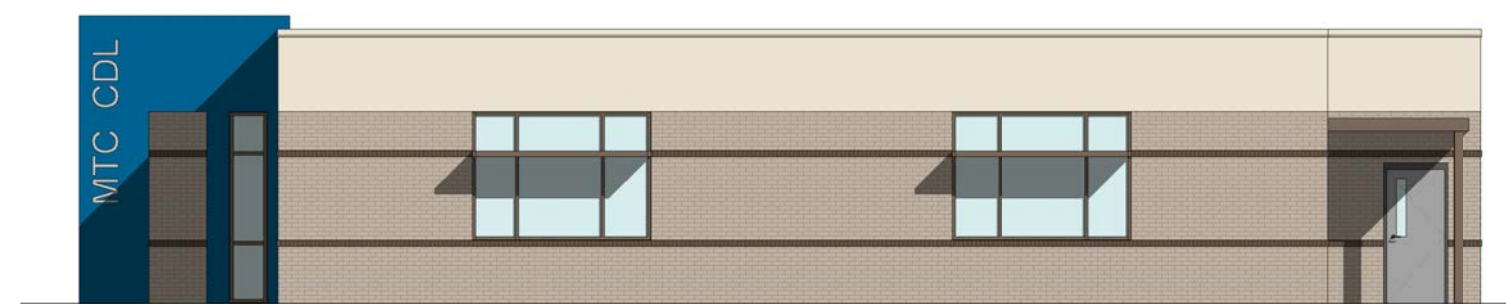
1. NORTH ELEVATION



2. EAST ELEVATION



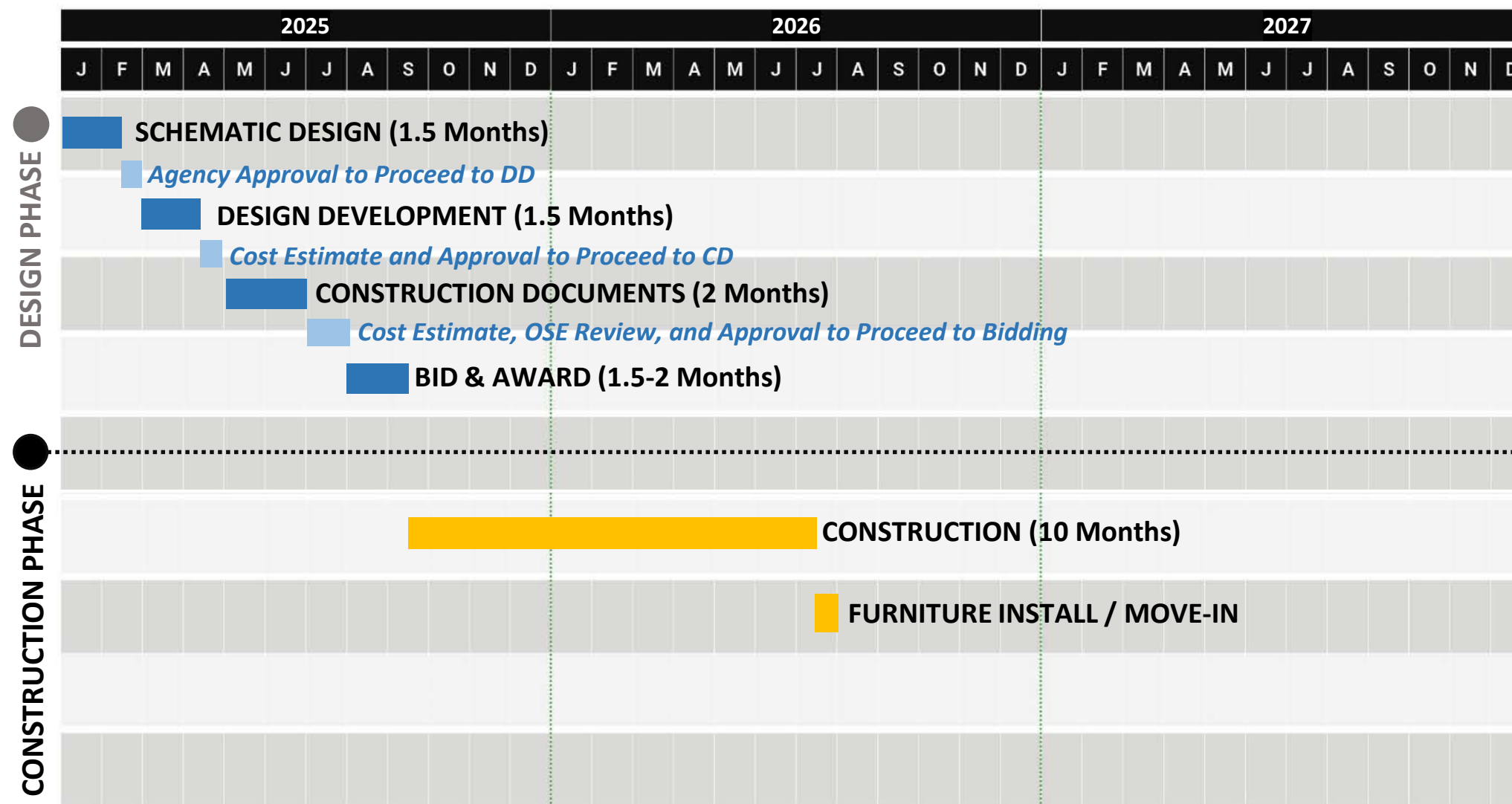
3. SOUTH ELEVATION



4. WEST ELEVATION



*ASSUMES DESIGN START DATE OF JANUARY, 2025



May 7, 2024				
CDL Training Facility				
SPACE	Number of Spaces	S.F. (EACH)	S.F. (TOTAL)	NOTES
Academic Spaces				
Classrooms	2	700	1,400	20 students each
Faculty Spaces				
Offices	2	120	240	
Workroom	1	300	300	
Outdoor Storage	1	115	115	
Toilets				
	2	186	372	
TOTAL ASSIGNABLE - S.F. (NET)			2,427	
Grossing factor (40%)			971	
Total Gross SF			3,398	
Estimated Building CC (\$350/SF)				
			\$ 1,189,230	\$350/SF
Estimated Site Construction Cost				
			\$ 1,000,088	
Total Construction Cost			2,189,318	
Project Contingency (15%)			\$ 328,398	Based on 15% of Total Construction Cost.
Soft Costs (25%)				
			\$ 629,429	Includes Design Fees, Legal/Insurance, Survey, Geotechnical Report, Special Inspections, Furniture, Equipment, etc. (Based on Total Construction Cost + Contingency)
Estimated Total Project Cost			\$ 3,147,145	Based on current costs.
Escalation				
			\$ 118,018	1.25 years @ 3% per year (Based on assumed bidding in August 2025).
Estimated Escalated Total Project Cost			\$ 3,265,163	Based on assumed bidding in August 2025.