

UPDATED FINAL REPORT

TRANSYLVANIA COUNTY COURTHOUSE NEEDS STUDY

Transylvania County
Brevard, North Carolina

January 19, 2021

MOSELEYARCHITECTS

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TRANSYLVANIA COUNTY COURTHOUSE NEEDS STUDY UPDATE

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I. EXECUTIVE SUMMARY

Moseley Architects was retained by Transylvania County in January of 2020 to perform an update to our previous Courthouse Needs Study to include several additional sites and cost estimates and analysis for the approved courthouse program of space needs. The purpose of this study is to determine the most viable location and option to address the critical justice system functions for the county going forward in regard to cost, security and safety, future growth needs, and overall function. The sites to be considered for this update included the previous recommended site on Morris Road adjacent to the existing Public Safety Facility, the existing historic courthouse site in downtown Brevard, what is termed the “Pickelsimer” site north of the existing courthouse, and what is termed the “South Broad Street” site located adjacent to the new library and on the current site of the Childhood Center.

The County enlisted the assistance of the Courthouse Study Stakeholder Committee including the following members:

Jaime Laughter, County Manager; David McNeill, Assistant County Manager; Page Lemel, County Commissioner; Benny Frady, Courthouse Sergeant; Kristi Brown, Clerk of Superior Court; Mack Brittain, Chief District Court Judge; Greg Newman, District Attorney; Adrienne Becton-Marsh, Court Counselor Supervisor; Betty Dierauf, Assistant District Attorney; and Paul Welch, Public Defender.

The County also included input and direction from an Ad-hoc Committee of interested citizens including:

Brian Stretcher, Attorney; Melanie Spreen, Domokur Architects; Nicole Bentley, Heart of Brevard; Ellen Harris, Harris Architects; Parker Platt, Platt Architecture; David Watkins, Keir Manufacturing, Inc.; and Davis Whitfield-Cargile, Attorney.

Specific work tasks included the following:

- Review the previous study documents with the committee groups.
- Review and analyze the four (4) potential locations for court needs as outlined above. Moseley Architects will utilize the same space program for each site under consideration for an “apples to apples” comparison.
- Perform exploratory site borings and zoning analysis at each site location if none has been analyzed during previous study effort.
- Provide a revised opinion of probable construction cost and total project cost for each option.

- If the existing site is recommended, provide an estimate to temporarily relocate courthouse functions during the construction phase to avoid interference.
- Evaluate the cost of replacing the Child Development Center for the South Broad Street location analysis to include demolition costs.
- Create a decision matrix illustrating the advantages and disadvantages of each option under consideration.
- Meet with the stakeholder and ad-hoc committees to solicit input and feedback on each option.
- Meet with the Commissioners to present study findings.

The findings of this report are summarized as follows:

Option A – Historic Downtown Courthouse Site Issues for Consideration:

- Minimal stormwater improvements needed.
- Site is zoned “downtown mixed use” with a ground floor area of 25,000 SF with a maximum building height of 50 feet – requires a Board of Adjustment hearing.
- Needed site development would include widening of Probart and Gaston Streets along with improvements to North Broad / Probart intersection.
- Courthouse functions need to be displaced for approximately two years for construction activities to be completed so that an operational existing court operation can continue unabated.
- No parking for staff – only a few basement spaces for judges and key stakeholders are provided. Staff will have to be accommodated in a new parking structure.
- Public parking would need to be provided by a new parking structure.
- Inmates will need to be transported to the facility via vehicles from the PSF.
- The three-story scale of the new courthouse visually overwhelms that of the historic courthouse structure.
- Immediate adjacency to existing commercial buildings on East Main Street to the new courthouse creates significant security / safety issues.
- Total project estimated cost is **\$46,877,460.00** (highest cost of the options).

Option B – Pickelsimer Site Issues for Consideration:

- Minimal stormwater improvements – site is mostly already impervious but will require some off-site improvements along street corridors downstream.
- Minimal earthwork needed – mostly cut and haul-off.
- Pilings or other specialized footings may be required – an allowance is provided in the cost estimate for this option.
- Site is zoned “downtown mixed use” with a ground floor area of 25,000 SF with a maximum building height of 50 feet – requires a Board of Adjustment hearing.
- Site development would include improvements to North Broad Street and Appletree Street widening.
- Public parking would require a new parking structure (same size as Option 1).
- The new facility on this site would have a prominent location near the downtown area, but severely downhill from it.
- Inmates will need to be transported to the facility via vehicles from the PSF.
- Requires property acquisition by the county.
- Total project estimated cost is **\$44,847,082.00** (2nd lowest cost of the options).

Option 3 – South Broad Street Site Issues for Consideration:

- Extensive stormwater improvements – this site is mostly already pervious with inadequate capacity utility pipes around the site.
- Minimal earthwork needed since this site is relatively flat.
- Site is zoned “downtown mixed use” with a ground floor area of 25,000 SF with a maximum building height of 50 feet – requires a Board of Adjustment hearing.
- Site development would include improvements to South Broad Street, Varsity Street, and Gaston Street.
- All parking per the needs program (150 public spaces and 65 staff spaces) can be developed using surface parking.
- The new facility on this site would have a prominent location near the downtown area and other government buildings.
- Inmates will need to be transported to the facility via vehicles from the PSF.
- Requires the demolition and replacement of the existing Child Development Center facility, and perhaps relocation of the public park (added \$5m in cost).
- Total project estimated cost is **\$45,185,260.00** (2nd highest cost of the options).

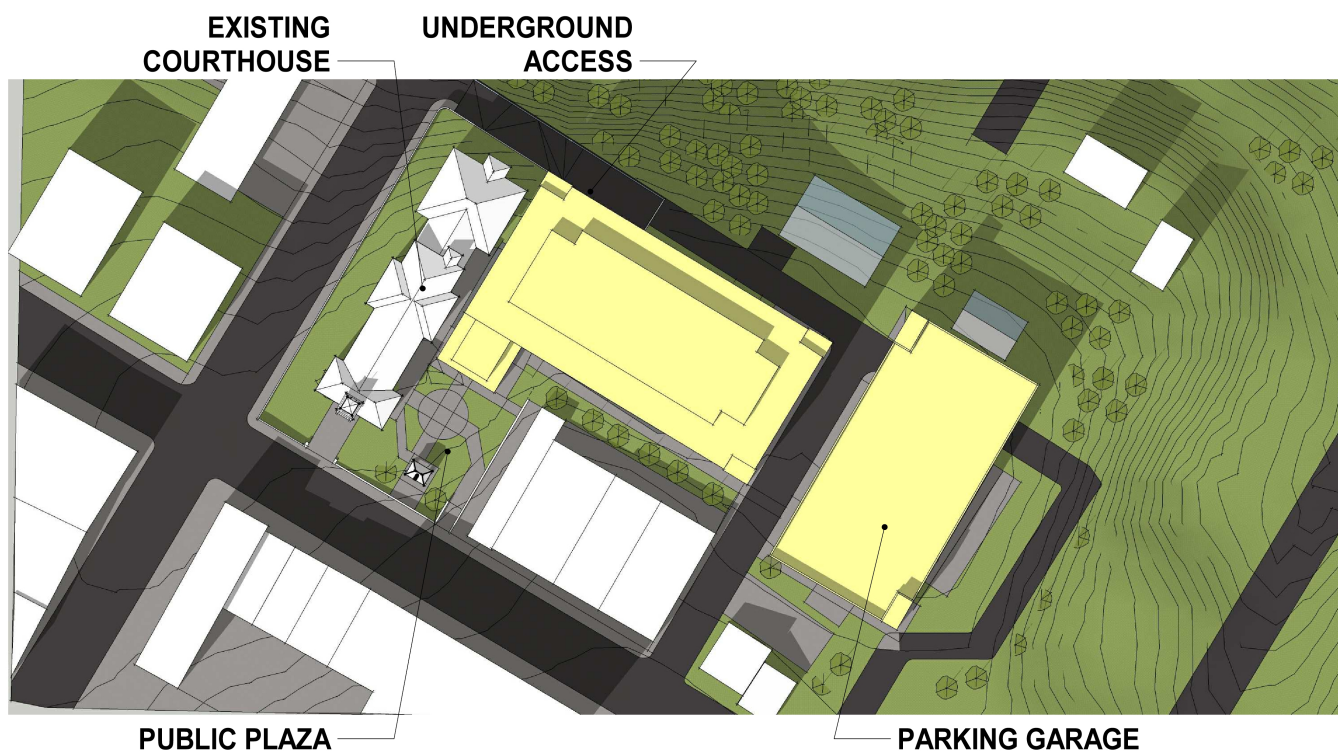
Option 4 – Morris Road PSF Site Issues for Consideration:

- Stormwater improvements will be above ground and off-site work is already completed.
- Heavy earthwork needed – mostly cut and haul-off.
- Site is zoned “general industrial” with a ground floor area of 100,000 SF – no zoning adjustments required. Maximum building height of 50 feet requires a Board of Adjustment hearing.
- Minimal or no improvements to Morris Road is required.
- All parking per the needs program (150 public spaces and 65 staff spaces) can be developed using surface parking.
- Physical adjacency to the PSF and the planned ability to make a secure connector corridor to transport inmates eliminates vehicular transport issues.
- The new courthouse will need less inmate holding areas compared to the remote options given proximity to the PSF.
- Courthouse has a much less visible presence than other options.
- Total project estimated cost is **\$38,687,834.00** (lowest cost of the options).

Conclusion

Based upon our analysis, we recommend that the county consider choosing either the Morris Road PSF Site Option 4 which is the overall lowest cost option, or the South Broad Street Site Option 3 that allows the new courthouse to have a desirable visually prominent downtown location. Both options are viable, and we have seen many counties provide a safe and secure replacement courthouse with a remote relation to the detention facility or a secure physical connection.

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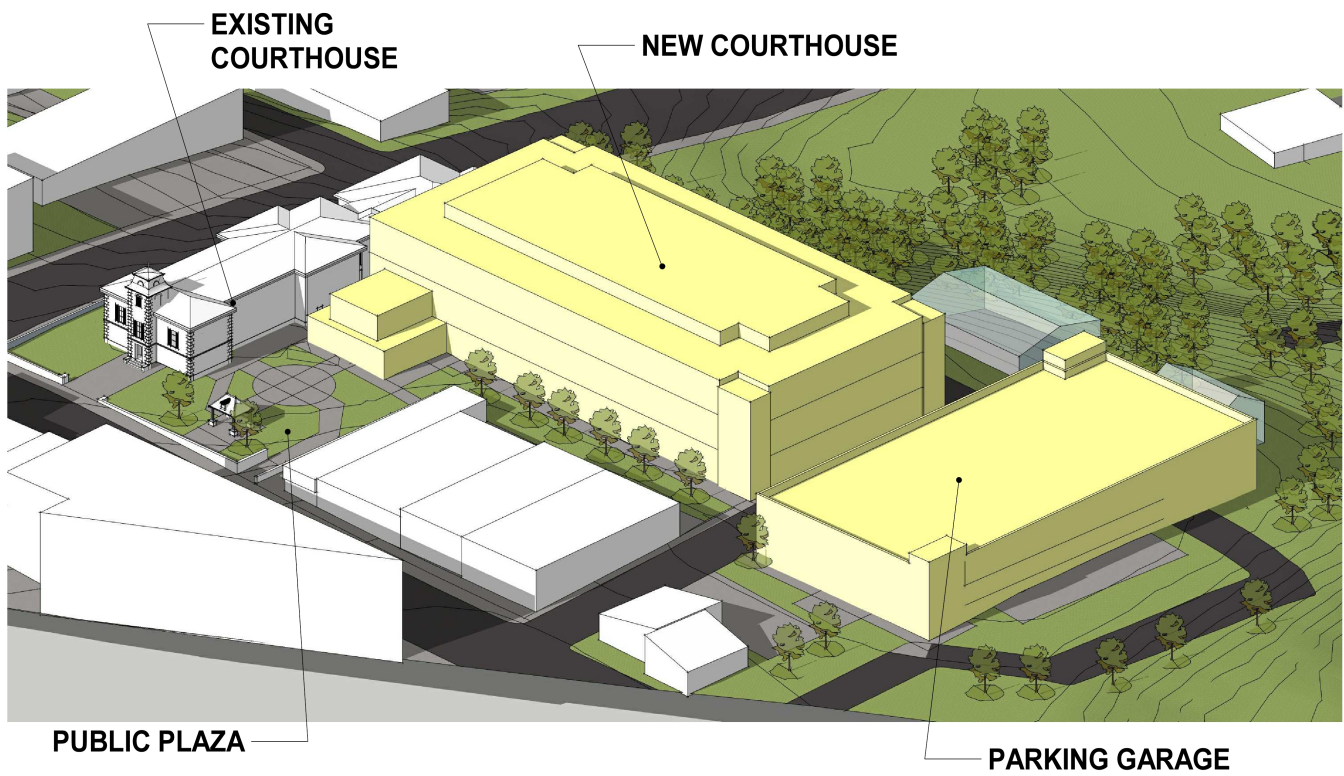


A.1

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TRANSLYVANIA COUNTY COURTS SITE STUDY
TRANSLYVANIA COUNTY, NC
592968

OPTION A - EXISTING COURTHOUSE SITE

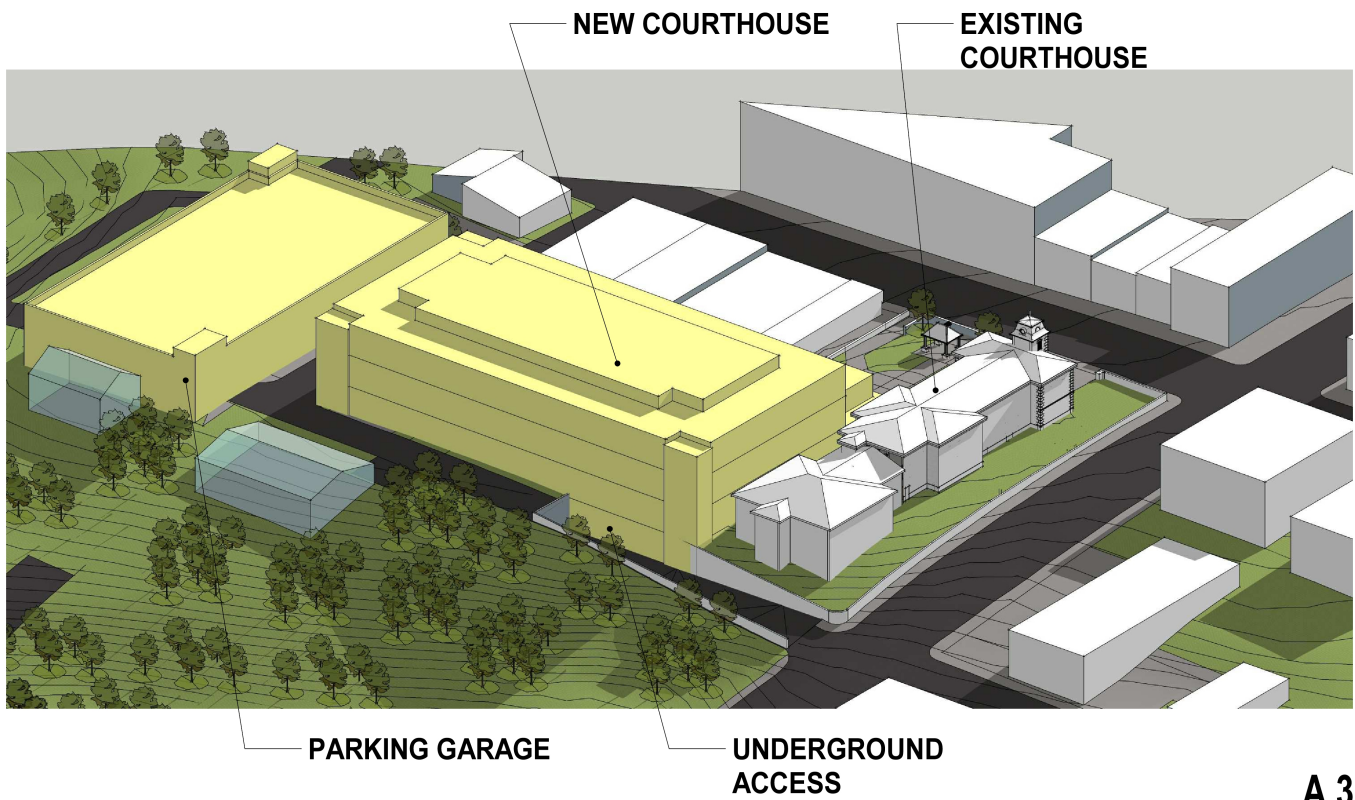


A.2

MOSELEYARCHITECTS

TRANSYLVANIA COUNTY COURTS SITE STUDY
TRANSYLVANIA COUNTY, NC
592968

OPTION A - EXISTING COURTHOUSE SITE



A.3

OPINION OF PROBABLE TOTAL PROJECT COST

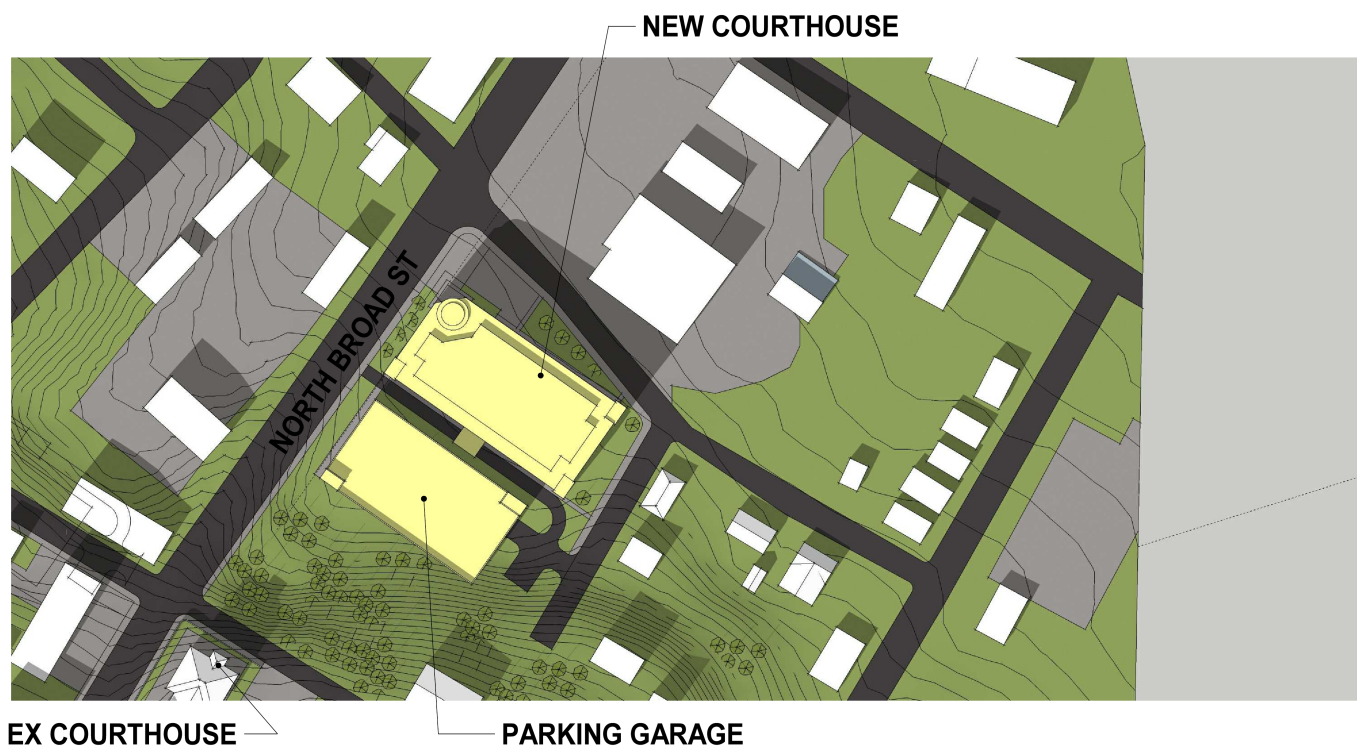


Client: Transylvania County, NC
 Project Name: Transylvania Replacement Courthouse Study
 Description: 103,973 SF (includes Underground Parking)
 Project #592968 Option A - New Courthouse Downtown

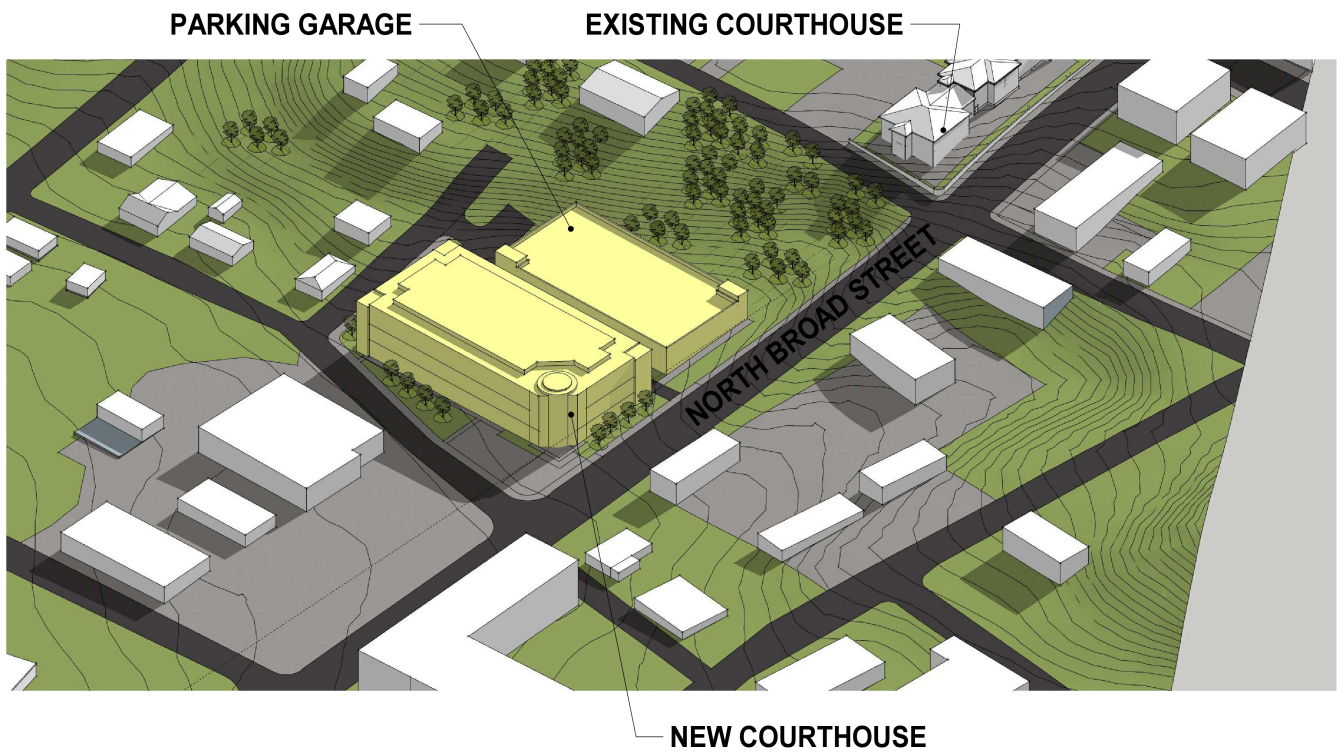
Date: January 19, 2021
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 Checked By: DRM
 Sheet Number: 1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	New Construction - 2 story new Courthouse Facility	60,573	SF	\$325.00	\$19,686,225.00
2	"Shelled" additional 3rd level for future growth	28,400	SF	\$205.00	\$5,822,000.00
3	Underground Sallyport and secure parking	15,000	SF	\$255.00	\$3,825,000.00
4	Site Development	N/A	N/A	lump sum est.	\$2,000,000.00
5	Parking Deck (215 Spaces @ \$20,000 per space)	N/A	215	\$20,000.00	\$4,300,000.00
6	Building Demolition (3 buildings)	11,000	SF	\$20.00	\$220,000.00
7	Construction / Design Contingency	N/A	%	5.00%	\$1,792,661.25
8	Cost Escalation Contingency - 12 months	N/A	%	5.00%	\$1,882,294.31
(note - add this % for each additional year to actual bid date)					
	Subtotal				\$39,528,180.56
	Estimated Construction Cost	103,973	SF	\$380.18	\$39,528,180.56
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	Lump Sum	\$1,600,000.00
2	Cost to relocate Court Functions during construction	N/A	N/A	Lump Sum	\$1,000,000.00
3	Site and Construction Testing / MEP Commissioning	N/A	%	0.75%	\$296,461.35
4	Misc. Fees / Costs	N/A	%	10.00%	\$3,952,818.06
5	Site Acquisition	N/A	N/A	Lump Sum	\$500,000.00
	Subtotal				\$7,349,279.41
	TOTAL ESTIMATED PROJECT BUDGET				\$46,877,459.97
"Shelled" unfinished space on 3rd floor for future growth					

CY = Cubic Yard
 LF = Lineal Foot
 LS = Lump Sum
 SF = Square Foot
 SY = Square Yard

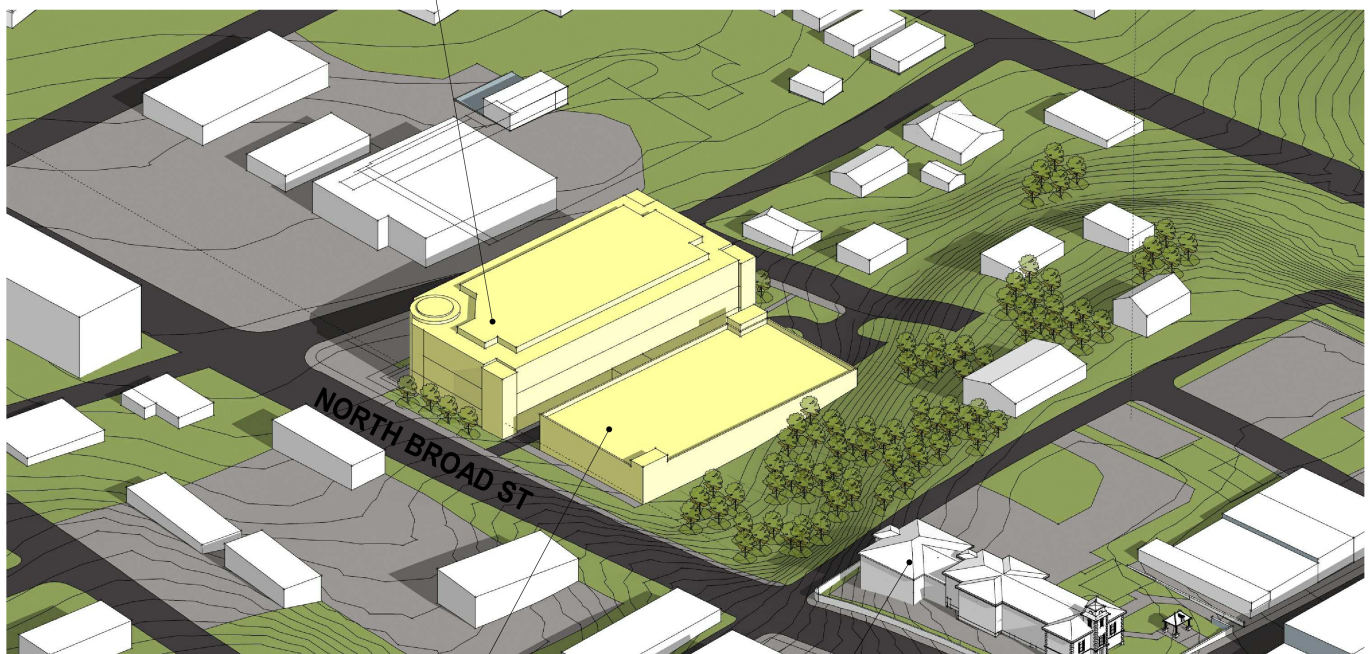


B.1



B.2

NEW COURTHOUSE



PARKING GARAGE

EXISTING COURTHOUSE

B.3

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TRANSYLVANIA COUNTY COURTS SITE STUDY
TRANSYLVANIA COUNTY, NC
592968

OPTION B - PICKELSIMER SITE

OPINION OF PROBABLE TOTAL PROJECT COST

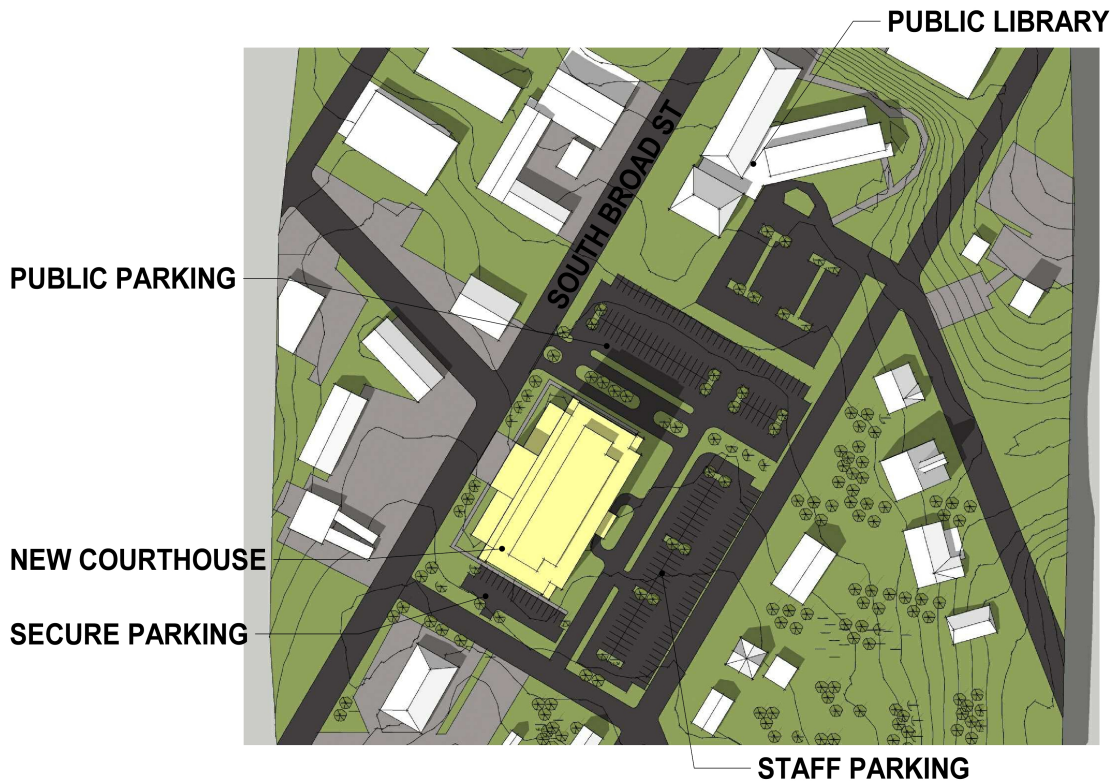


Client: Transylvania County, NC
 Project Name: Transylvania Replacement Courthouse Study
 Description: 92,335 SF (no Underground Parking)
 Project #592968 Option B - New Courthouse, Pickelsimer Site

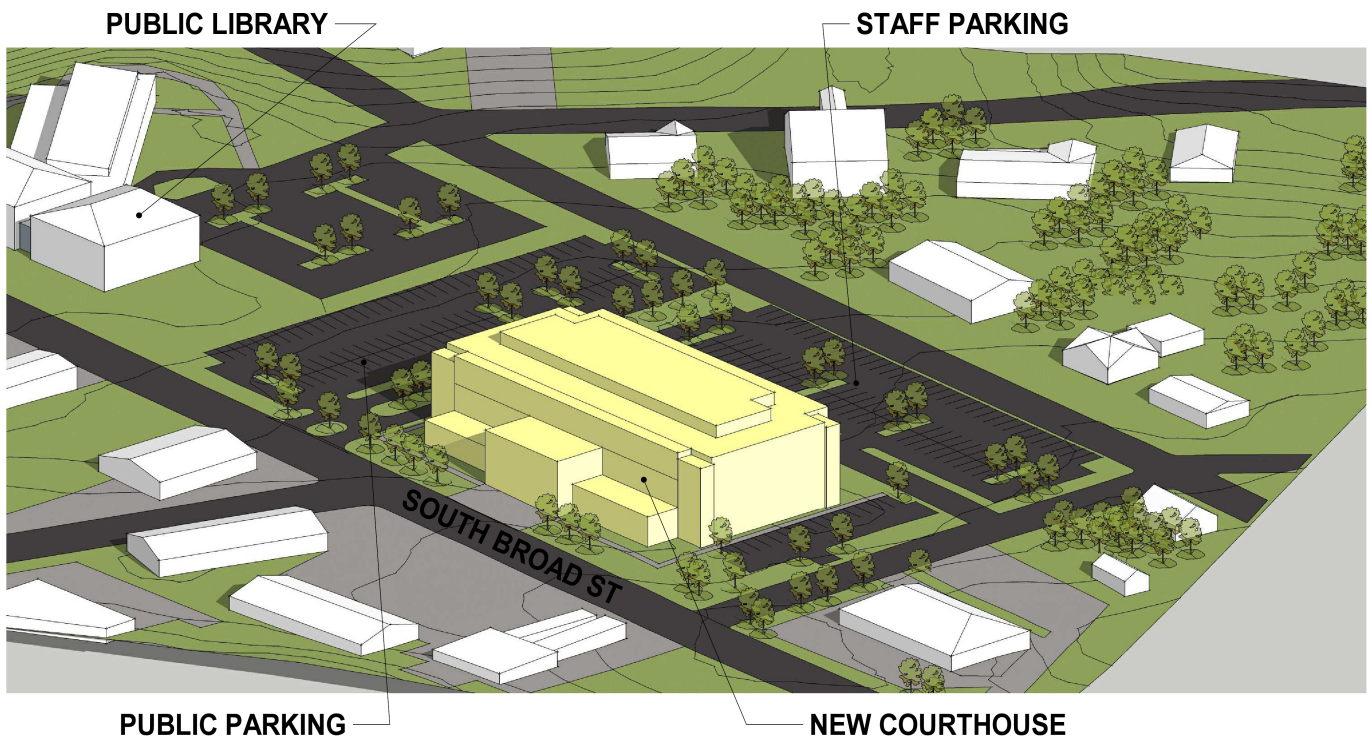
Date: January 19, 2021
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 Checked By: DRM
 Sheet Number: 1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	New Construction - 2 story new Courthouse Facility	63,935	SF	\$325.00	\$20,778,875.00
2	"Shelled" additional 3rd level for future growth	28,400	SF	\$205.00	\$5,822,000.00
3	Pile Allowance	N/A	N/A	lump sum est.	\$700,000.00
4	Site Development	N/A	N/A	lump sum est.	\$2,000,000.00
5	Parking Deck (215 Spaces @ \$20,000 per space)	N/A	215	\$20,000.00	\$4,300,000.00
6	Building Demolition (3 buildings)	9,000	SF	\$20.00	\$180,000.00
7	Construction / Design Contingency	N/A	%	5.00%	\$1,689,043.75
8	Cost Escalation Contingency - 12 months	N/A	%	5.00%	\$1,773,495.94
(note - add this % for each additional year to actual bid date)					
Subtotal					\$37,243,414.69
Estimated Construction Cost		92,335	SF	\$403.35	\$37,243,414.69
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	Lump Sum	\$1,600,000.00
2	Cost to relocate Court Functions during construction	N/A	N/A	Lump Sum	\$0.00
3	Site and Construction Testing / MEP Commissioning	N/A	%	0.75%	\$279,325.61
4	Misc. Fees / Costs	N/A	%	10.00%	\$3,724,341.47
5	Site Acquisition (3 Parcels)	N/A	N/A	Lump Sum	\$2,000,000.00
Subtotal					\$7,603,667.08
TOTAL ESTIMATED PROJECT BUDGET					\$44,847,081.77
"Shelled" unfinished space on 3rd floor for future growth					

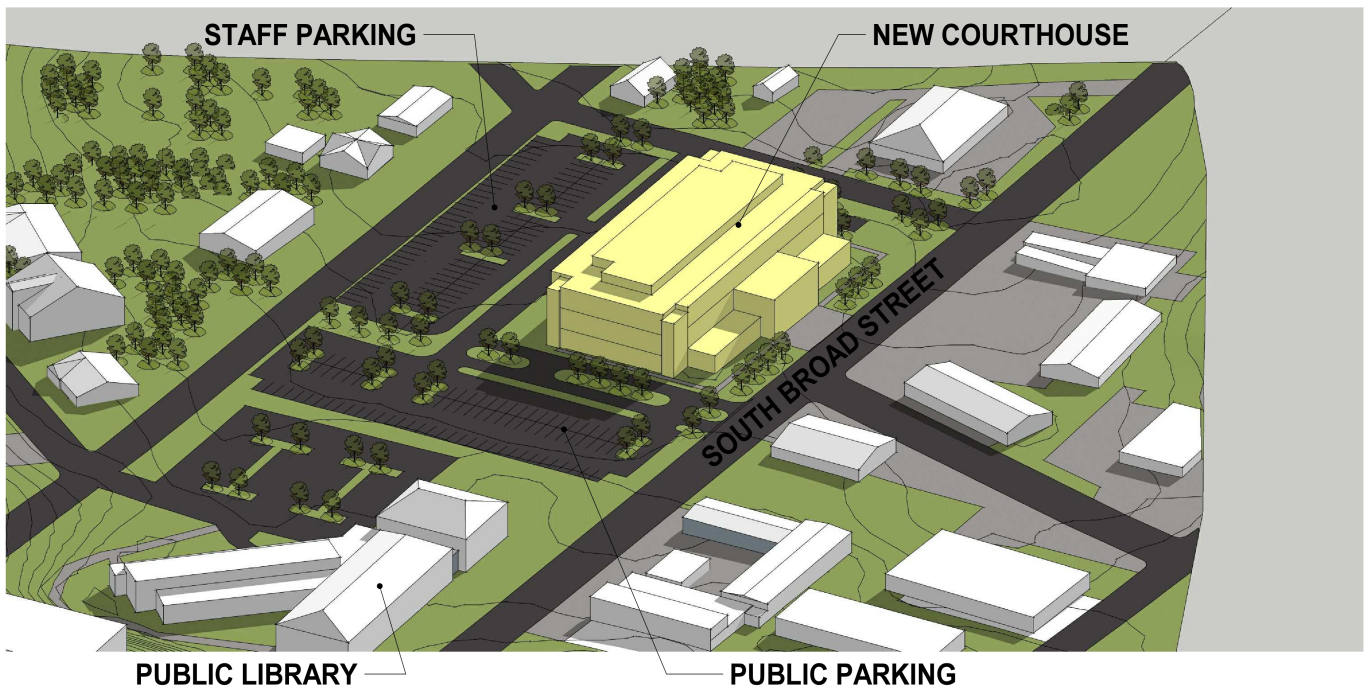
CY = Cubic Yard
 LF = Lineal Foot
 LS = Lump Sum
 SF = Square Foot
 SY = Square Yard



C.1



C.2



C.3

OPINION OF PROBABLE TOTAL PROJECT COST

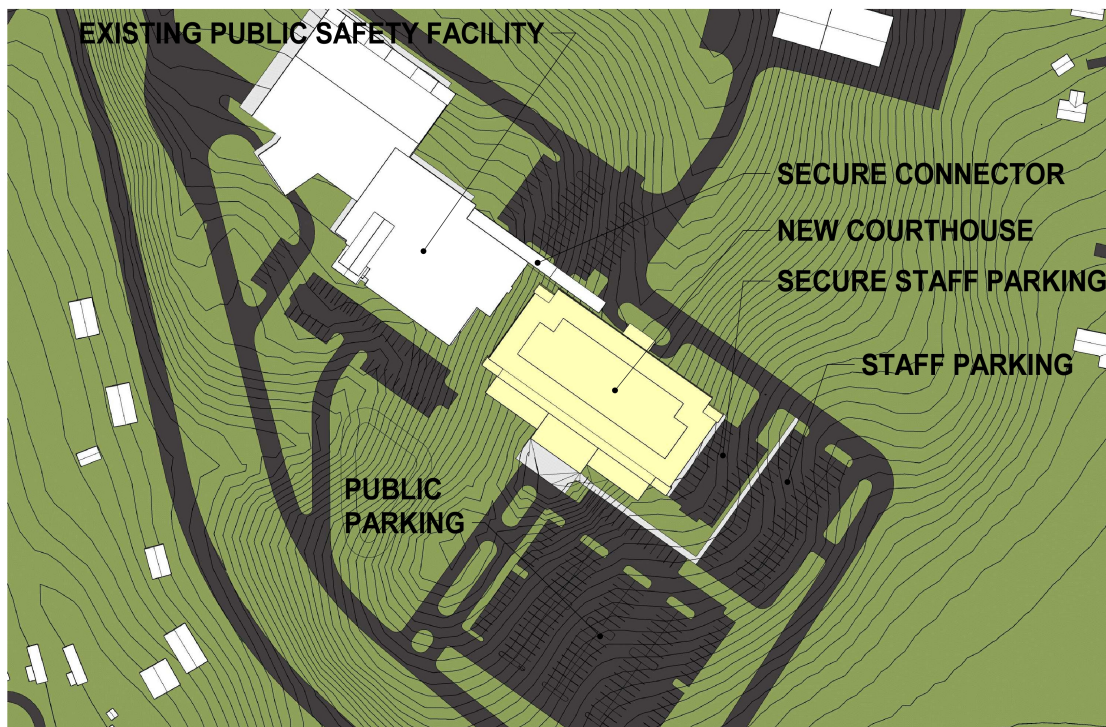


Client: Transylvania County, NC
 Project Name: Transylvania Replacement Courthouse Study
 Description: 92,335 SF (no Underground Parking)
 Project #592968 OPTION C - New Courthouse, S. Broad Site

Date: January 19, 2021
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 Sheet Number: 1 of 1

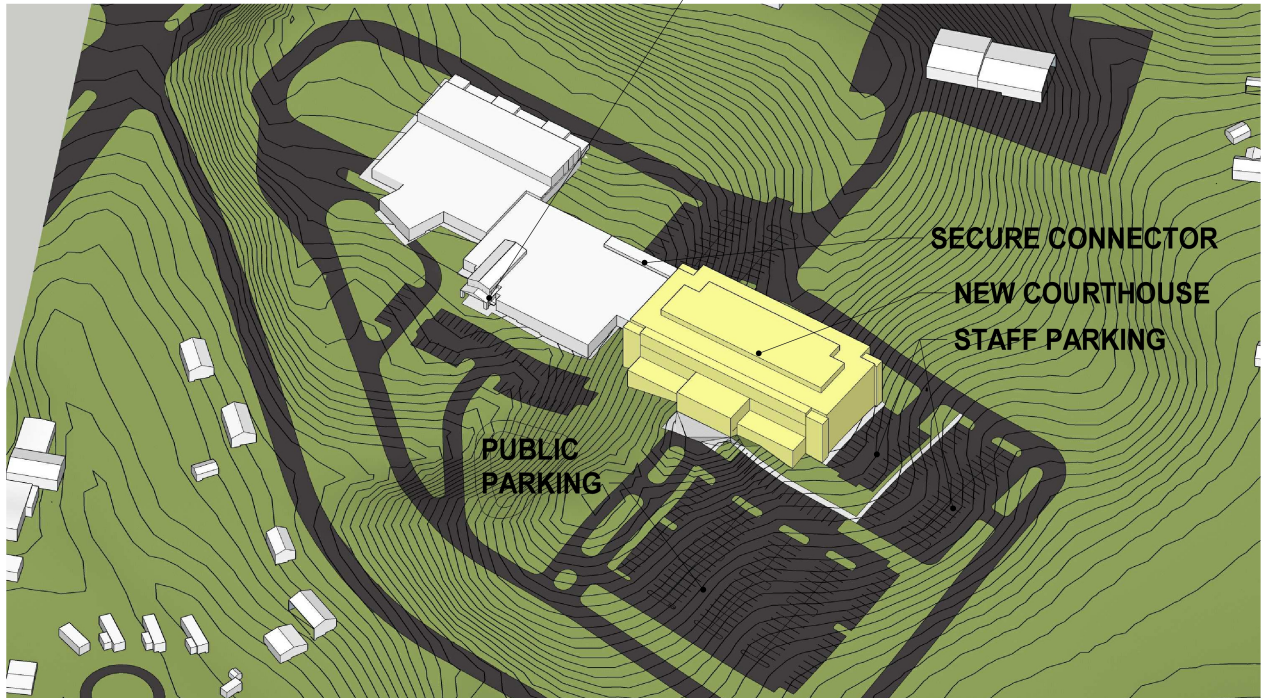
Item No.	Description	Area	Unit	Unit Cost	Total Cost
	Construction Costs				
1	New Construction - 2 story new Courthouse Facility	63,935	SF	\$325.00	\$20,778,875.00
2	"Shelled" additional 3rd level for future growth	28,400	SF	\$205.00	\$5,822,000.00
3	Pile Allowance	N/A	N/A	lump sum est.	\$700,000.00
5	Surface Parking and Site Development (no Deck Needed)	N/A	N/A	lump sum est.	\$4,000,000.00
6	Building Demolition (1 building)	15,000	SF	\$20.00	\$300,000.00
7	Construction / Design Contingency	N/A	%	5.00%	\$1,580,043.75
8	Cost Escalation Contingency - 12 months	N/A	%	5.00%	\$1,659,045.94
	(note - add this % for each additional year to actual bid date)				
	Subtotal				\$34,839,964.69
	Estimated Construction Cost	92,335	SF	\$377.32	\$34,839,964.69
	Project Costs				
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	Lump Sum	\$1,600,000.00
2	Cost to relocate Court Functions during construction	N/A	N/A	Lump Sum	\$0.00
3	Site and Construction Testing / MEP Commissioning	N/A	%	0.75%	\$261,299.74
4	Misc. Fees / Costs	N/A	%	10.00%	\$3,483,996.47
5	Cost to replace Childhood Center	N/A	N/A	Lump Sum	\$5,000,000.00
6	Site Acquisition	N/A	N/A		\$0.00
	Subtotal				\$10,345,296.20
	TOTAL ESTIMATED PROJECT BUDGET				\$45,185,260.89
	Note: Assumes All surface parking for public and staff				
	"Shelled" unfinished space on 3rd floor for future growth				
	Property is County Owned				
	Does Park need to be relocated in this budget?				

CY = Cubic Yard
 LF = Lineal Foot
 LS = Lump Sum
 SF = Square Foot
 SY = Square Yard



D.1

EXISTING PUBLIC SAFETY FACILITY



D.2

OPINION OF PROBABLE TOTAL PROJECT COST



Client: Transylvania County, NC
 Project Name: Transylvania Replacement Courthouse Study
 Description: Approximately 61,700 SF + 28,400 SF Shell
 Project #592968 New Courthouse at PSF Campus

Date: April 15, 2020
 Computed By: DRM
 Checked By: DRM
 Sheet Number: 1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	New Construction - 2 story new Courthouse Facility	61,700	SF	\$320.00	\$19,744,000.00
2	"Shelled" additional 3rd level for future growth	28,400	SF	\$200.00	\$5,680,000.00
3	Parking and Site Development (including connector)	N/A	N/A	lump sum est.	\$4,000,000.00
4	Construction / Design Contingency	N/A	%	5.00%	\$1,187,200.00
5	Cost Escalation Contingency - 12 months	N/A	%	5.00%	\$1,246,560.00
(note - add this % for each additional year to actual bid date)					
	Subtotal				\$31,857,760.00
Estimated Construction Cost					
		90,100	SF	\$353.58	\$31,857,760.00
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	Lump Sum	\$1,520,000.00
2	Site and Construction Testing	N/A	%	0.50%	\$159,288.80
3	Misc. Fees / Costs	N/A	%	10.00%	\$3,185,776.00
4	Site Acquisition				\$0.00
5	Parking Deck (215 Spaces @ \$20K per space)	NA	NA	Lum	\$0.00
	Subtotal				\$4,865,064.80
TOTAL ESTIMATED PROJECT BUDGET					
					\$36,722,824.80
Note: 150 Public/65 Staff parking areas are included. New revised location and enlarged storm basin included.					
"Shelled" unfinished space on 3rd floor for future growth					
No VSP or Holding included					

CY = Cubic Yard
 LF = Lineal Foot
 LS = Lump Sum
 SF = Square Foot
 SY = Square Yard

OPINION OF PROBABLE TOTAL PROJECT COST



Client: Transylvania County, NC
 Project Name: Transylvania Replacement Courthouse Study
 Description: 90,100 SF (no Underground Parking)
 Project #592968 OPTION D - New Courthouse at PSF Campu:

Date: January 19, 2021
 Computed By: DRM
 Checked By: DRM
 Sheet Number: 1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
	Construction Costs				
1	New Construction - 2 story new Courthouse Facility	61,700	SF	\$325.00	\$20,052,500.00
2	"Shelled" additional 3rd level for future growth	28,400	SF	\$205.00	\$5,822,000.00
3	Surface Parking and Site Development (including connector)	N/A	N/A	lump sum est.	\$4,500,000.00
4	Construction / Design Contingency	N/A	%	5.00%	\$1,518,725.00
5	Cost Escalation Contingency - 12 months	N/A	%	5.00%	\$1,594,661.25
	(note - add this % for each additional year to actual bid date)				
	Subtotal				\$33,487,886.25
	Estimated Construction Cost	90,100	SF	\$371.67	\$33,487,886.25
	Project Costs				
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	Lump Sum	\$1,600,000.00
2	Site and Construction Testing / MEP Commissioning	N/A	%	0.75%	\$251,159.15
3	Misc. Fees / Costs	N/A	%	10.00%	\$3,348,788.63
4	Site Acquisition				\$0.00
	Subtotal				\$5,199,947.77
	TOTAL ESTIMATED PROJECT BUDGET				\$38,687,834.02
	Note: 150 Public/65 Staff parking areas are included. New revised location and enlarged storm basin included.				
	"Shelled" unfinished space on 3rd floor for future growth				
	No VSP or Holding included				

CY = Cubic Yard
 LF = Lineal Foot
 LS = Lump Sum
 SF = Square Foot
 SY = Square Yard

TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

SUMMARY - ALL FUNCTIONS

FUNCTION/DEPARTMENT	SPACE NEEDED BY YEAR						REMARKS
	2015		2020		2025+		
	STAFF	NSF	STAFF	NSF	STAFF	NSF	
Clerk of Court	15	6,792	15	6,970	16	7,366	
Community Corrections	6	3,536	8	4,031	9	4,153	
District Attorney	7	2,704	7	2,718	7	2,718	
District Court	2	11,472	3	11,916	3	12,096	
Guardian Ad Litem	3	1,308	3	1,308	3	1,308	
Information Technology	0	310	0	310	0	520	
Juvenile Probation	5	2,368	5	2,395	6	2,631	
Maintenance	0	480	1	600	1	720	
Shared Space / Other	0	2,725	0	2,725	0	2,725	
Sheriff - Court Security	3	3,706	5	4,219	6	4,219	
Superior Court	2	5,628	2	5,628	2	5,628	
Public Defender	10	2,590	11	2,690	11	2,690	
TOTAL STAFF	53		60		64		
TOTAL NET SQUARE FEET	43,617		45,510		2	46,773	
Gross area conversion factor - 30%	13,085		13,653		30%	14,032	
TOTAL BUILDING GROSS SQUARE FEET	56,702		59,162		60,804		

TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

CLERK OF COURT

SPACE NEEDED

DESCRIPTION	CODE	EACH	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	REMARKS
2015											
STAFF OFFICES / WORKSTATIONS											
Clerk	po7	300	1	300	1	300	1	300	1	300	Space includes private toilet
Bookkeeping											
Bookkeeper	po3	150	1	150	1	150	1	150	1	150	
Cashiers	ws2	48	2	96	2	96	3	96	2	96	Located at public counter with glass and pass thru
Estates Division											
Asst. Clerk	po2	0	1	0	1	0	1	0	1	0	Workstations must accommodate up to 4 visitors
Juvenile Probation	cs10	60	1	60	1	60	1	60	1	60	Not additional staff added
Child Support Juvenile											
Shared Space / Other	po2	0	1	0	1	0	0	0	1	0	
Civil Division											
Assistant Clerk / Supervisor	po2	120	1	120	1	120	1	120	1	120	
Deputy Clerk	ws3	64	2	128	2	128	11	128	2	128	
Criminal District Court											
Assistant Clerk/Supervisor	po2	120	1	120	1	120	2	240	2	240	
Gross area conversion factor - 30%	ws3	64	3	192	3	192	0	0	3	192	
Criminal Superior Court											
Assistant Clerk/Supervisor	po2	120	0	0	0	0	0	0	1	120	
Deputy Clerk	ws3	64	1	64	1	64	1	64	1	64	
TOTAL STAFF			15		15		15		16		
SUPPORT SPACE											
Shared											
Public waiting area	vis10	200	1	200	1	200	1	200	1	200	
Public counter	ctr1	50	1	50	1	50	1	50	1	50	At Cashier stations
Public access computer	cs3	15	4	60	4	60	4	60	4	60	
Private area (domestic violence)	vis4	80	1	80	1	80	1	80	1	80	Estate, other
Small conference room	cnf8	175	1	175	1	175	1	175	1	175	
Large conference room - seat 25									0	0	See Shared space
General storage	st7	250	1	250	1	250	1	250	1	250	
Mail workstation	ml1	15	1	15	1	15	1	15	1	15	
Office supply storage	st2	50	0	0	0	0	0	0	0	0	
Evidence storage	st6	200	1	200	1	200	1	200	1	200	
Copier	cpy5	25	3	75	3	75	4	100	4	100	Located in various areas
Fax	fax1	15	1	15	1	15	1	15	1	15	Adjoining elected Clerk's office
Workroom	po1	100	0	0	0	0	0	0	0	0	
Clerk's Hearing room	NA	600	1	600	1	600	1	600	1	600	Seat 15
State computer equipment	st2	50	1	50	1	50	2	100	2	100	
Jury selection computer	wss	25	1	25	1	25	1	25	1	25	
Records	hd2	8	0	0	0	0	0	0	0	0	
Central Files-inactive	wall4	15	0	0	0	0	0	0	0	0	
Judgment books	rol2	130	1	130	1	130	1	130	1	130	Public use room
Break room	cnf12	200	1	200	1	200	1	200	1	200	
Staff toilet - men	toil1	50	1	50	1	50	1	50	1	50	
Staff toilet - women	toil2	120	1	120	1	120	1	120	1	120	
Coat closet	clos1	10	1	10	1	10	1	10	1	10	
Bookkeeping											
Bookkeeping records	st2	50	1	50	1	50	1	50	1	50	

TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

Computer printout shelving	bk1	12	2	24	2	24	2	24	2	24	
Printer	pm1	10	2	20	2	20	2	20	2	20	
File staging area	bk1	12	1	12	1	12	2	24	2	24	
Form storage	bk1	12	2	24	2	24	3	36	3	36	
Files	vert	10	4	40	4	40	6	60	6	60	
Files	wall3	12		0	0	0		0	0	0	
Estates Division											
Executor/will/administrator books	bk1	12	2	24	2	24	2	24	2	24	
Estates Multipurpose room	wrk12	144	1	144	1	144	1	144	1	144	
Files	vert	10	3	30	3	30	4	40	4	40	
Wall files	wall3	12	11	132	11	132	12	144	12	144	
Civil Division											
Public counter	ctr1	50	1	50	1	50	1	50	1	50	
Public counter	car1	15	2	30	2	30	2	30	2	30	
Public file review stations	bk1	12	3	36	3	36	3	36	3	36	
Files	vert	10	6	60	6	60	8	80	8	80	
Wall files	wall3	12	10	120	10	120	12	144	12	144	
Criminal District Court											
Public counter	ctr1	50	1	50	1	50	1	50	1	50	
Form storage	bk1	12	0	0	0	0	0	0	0	0	
Files	vert	10	60	600	60	600	60	600	60	600	
Superior Criminal Court											
Public counter	ctr1	50	1	50	1	50	1	50	1	50	
Files	vert	10	0	0	0	0	0	0	0	0	
Files	wall3	12	0	0	0	0	0	0	0	0	
Subtotal Space Required											
SUBTOTAL SPACE REQUIRED			5,031		5,031		5,163		5,456		
INTERNAL CIRCULATION FACTOR			1,761		1,761		1,807		1,910		
			35%								

TOTAL DEPARTMENT NET SPACE REQUIRED	6,792	6,792	6,970	7,366
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TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

COMMUNITY CORRECTIONS SPACE NEEDED

SPACE NEEDED			2015		2020		2025+		REMARKS
DESCRIPTION	SPACE CODE	SQ FT EACH	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF OFFICES / WORKSTATIONS									
PROBATION									Parking - need 2 spaces per each staff
Chief Probation Officer	po6	250	1	250	1	250	1	250	Parking - need 10 offender parking spaces
Case Carrying Officer	po2	120	3	360	3	360	4	480	
Surveillance Officer	po2	120	0	0	0	0	0	0	
Community Probation Officer	po2	120	0	0	0	0	0	0	
Community Services Officer	po2	120	1	120	1	120	2	240	JSC Services officers
CJPP Coordinator	po2	120	0	0	0	0	0	0	
TASC									
Coordinator	po2	120	1	120	1	120	1	120	
Office Assistant	ws3	64	0		0	0	0	0	
TOTAL STAFF			6		6		8		9
SUPPORT SPACE									
Visitor waiting	vis15	300	1	300	1	300	1	300	Area for children
Public restrooms	toil2	120	0	0	0	0	0	0	Shared with general toilet area
Public counter	cs6	36	1	36	1	36	1	36	
Intake workstation	ws3	64	1	64	1	64	1	64	With secure storage
Conference room-seat 12	cnf12	260	1	260	1	260	1	260	Seat 10-12 people
Secure storage	lkr0	3	39	117	39	117	42	126	For collecting urine samples from clients -
Freezer	frig	20	1	20	1	20	1	20	with lab counter within toilet and special finish
Supply storage	st4	120	1	120	1	120	1	120	
Specimen collection toilet	toil1	50	1	50	1	50	1	50	
Specimen testing area	NA	50	1	50	1	50	1	50	
Files-closed	vert	10	0	0		0		0	
Files-active/pending	lat	12	6	72	6	72	10	120	
Copier	cpy5	25	2	50	2	50	3	75	
Fax	fax1	15	2	30	2	30	2	30	
Shredder	psh	15	1	15	1	15	2	30	
Staff mailboxes	car1	15	1	15	1	15	1	15	
Wall mounter locker room	lkr10	200	1	200	1	200	1	200	
Staff break room	cnf12	260	1	260	1	260	1	260	
Staff toilet	toil1	50	2	100	2	100	2	100	
Coat closet	clos1	10	1	10	1	10	1	10	
SUBTOTAL SPACE REQUIRED			2,619		2,619		2,986		3,076
INTERNAL CIRCULATION FACTOR			35% 917		917		1,045		1,077
TOTAL DEPARTMENT NET SPACE REQUIRED			3,536		3,536		4,031		4,153

TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

DISTRICT ATTORNEY SPACE NEEDED

SPACE NEEDED			2015		2020		2025+		REMARKS
DESCRIPTION	SPACE CODE	SQ FT EACH	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF OFFICES / WORKSTATIONS									
District Attorney	po5	200	1	200	1	200	1	200	Space for visiting ADA
Assistant District Attorney	po3	150	3	450	3	450	3	450	
Criminal Investigator	po2	120	1	120	1	120	1	120	
Adminstrative Support	ws3	64	2	128	2	128	2	128	
TOTAL STAFF			7		7		7		
SUPPORT SPACE									
Visitor waiting	vis10	200	1	200	1	200	1	200	Secure and sound proof from office space
Public counter	cs6	36	1	36	1	36	1	36	Glass window for reception
Subwaiting area for traffic violators	vis8	160	0	0	0	0	0	0	
Attorney research workstation	wss	25	0	0	0	0	0	0	
Victim waiting	vis8	160	1	160	1	160	1	160	For Victim witness
victim toilet	toil1	50	0	0	0	0	0	0	Use primary toilet facility
Files-active	lat	12	2	24	2	24	2	24	
Files-inactive	vert	10	2	20	2	20	2	20	
Office supplies / form storage	st3	80	1	80	1	80	1	80	
Law library conference room-seat 10	cnf8	175	1	175	1	175	1	175	
Conference room-seat 10	cnf10	200	1	200	1	200	1	200	
Copier	cpy5	25	1	25	1	25	1	25	
Fax	fax1	15	1	15	1	15	1	15	
Printer	prm1	10	1	10	1	10	2	20	
Break room	cnf6	150	1	150	1	150	1	150	
Staff toilet	toil1	50	0	0	0	0	0	0	Shared with others - need male and female
Coat closet	clos1	10	1	10	1	10	1	10	
SUBTOTAL SPACE REQUIRED			2,003		2,003		2,013		2,013
INTERNAL CIRCULATION FACTOR			35% 701		701		705		705
TOTAL DEPARTMENT NET SPACE REQUIRED			2,704		2,704		2,718		2,718

TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

DISTRICT COURT

SPACE NEEDED

SPACE			SQ FT								REMARKS
DESCRIPTION	CODE	EACH	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF OFFICES / WORKSTATIONS											
Judge	po7	300	1	300	1	300	2	600	2	600	Currently rotating 1-2, may increase to fulltime need
Administrative Assistant	po3	150	1	150	1	150	1	150	1	150	Small visitor waiting needed in space
Trial Court Coordinator	po3	150	0	0	0	0	0	0	1	150	Potential needed in future
TOTAL STAFF			2		2		3		4		
SUPPORT SPACE											
Courtroom/jury - seat 150	crj4	2800	1	2,800	1	2,800	1	2,800	1	2,800	Capable of video arraignment , 2 public exits
Courtroom/hearing/non-jury - seat 20	crn1	900	1	900	1	900	1	900	1	900	Hearings, arbitration,mediation
Courtroom/jury - seat 40	crj1	2000	1	2,000	1	2,000	1	2,000	1	2,000	Small Claims
Courtroom waiting area	vis20	400	2	800	2	800	2	800	2	800	Includes juror's toilets and coffee niche
Courtroom waiting area	vis10	200	1	200	1	200	1	200	1	200	
Courtroom entry vestibule	crv	70	2	140	2	140	3	210	3	210	
Witness/attorney conf room	wit	120	6	720	6	720	6	720	6	720	
Billing station	ws4	80	0	0	0	0	0	0	0	0	
Jury deliberation room	jur3	550	1	550	1	550	1	550	1	550	Includes coffee county, coat closet, vestibule
Jury toilet	toil1	50	2	100	2	100	2	100	2	100	Locate in jury vestibule
Jury assembly room	jur3	750	1	750	1	750	1	750	1	750	Locate on ground level
Jury toilet	toil1	50	2	100	2	100	2	100	2	100	Locate near jury assembly room
Grand jury room	cnf24	375	0	0	0	0	0	0	0	0	Share space with the small courtroom
Jury toilet	toil1	50	0	0	0	0	0	0	0	0	
Judge's visitor waiting	vis4	80	0	0	0	0	0	0	0	0	
Staff/visitor toilet	toil1	50	1	50	1	50	1	50	1	50	
Prisoner holding cell	hc5	120	0	0	0	0	0	0	0	0	Refer to Sheriffs spaces for prisoner holding etc.
Prisoner holding cell-vestibule	vest	120	0	0	0	0	0	0	0	0	Refer to Sheriffs spaces for prisoner holding etc.
Deputy workstation	wss	25	0	0	0	0	0	0	0	0	Refer to Sheriffs spaces for prisoner holding etc.
Attorney-prisoner interview booth	int1	70	0	0	0	0	0	0	0	0	Refer to Sheriffs spaces for prisoner holding etc.
SUBTOTAL SPACE REQUIRED				9,560		9,560		9,930		10,080	
INTERNAL CIRCULATION FACTOR 20%				1,912		1,912		1,986		2,016	
TOTAL DEPARTMENT NET SPACE REQUIRED				11,472		11,472		11,916		12,096	

TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

GUARDIAN AD LITEM

SPACE NEEDED

SPACE NEEDED			2015		2020		2025+		REMARKS
DESCRIPTION	SPACE CODE	SQ FT EACH	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF OFFICES / WORKSTATIONS									
District Administrator	po3	150	1	150	1	150	1	150	Duress alarm
Program Supervisor	po2	120	1	120	1	120	1	120	
Program Assistant	po1	100	1	100	1	100	1	100	
TOTAL STAFF			3		3		3		
SUPPORT SPACE									
Visitor waiting	vis8	160	1	160	1	160	1	160	
Staff/visitor toilet	toil1	50	1	50	1	50	1	50	Volunteer training
Conference room-seat 10	cnf10	200	1	200	1	200	1	200	
Storage	st2	50	1	50	1	50	1	50	
Worktable	wrk2	80	1	80	1	80	1	80	
Files	vert	10	4	40	4	40	4	40	Provided by AOC
Copier	cpy5	25	1	25	1	25	1	25	Note Phone system separate from other agencies
Fax	fax1	15	1	15	1	15	1	15	
Staff Toilet	toil1	50	1	50	1	50	1	50	
Coat closet	clos	6	1	6	1	6	1	6	
SUBTOTAL SPACE REQUIRED				1,046		1,046		1,046	
INTERNAL CIRCULATION FACTOR			25%	262	262	262	262	262	
TOTAL DEPARTMENT NET SPACE REQUIRED			1,308	1,308	1,308	1,308	1,308	1,308	

TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

INFORMATION TECHNOLOGY

SPACE NEEDED

SPACE NEEDED			2015		2020		2025+		REMARKS
SPACE	SQ FT								
DESCRIPTION	CODE	EACH	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
SUPPORT SPACE									
Main telephone/data room	st5	160	1	160	1	160	2	320	
Data equipment room	st2	50	3	150	3	150	4	200	
SUBTOTAL SPACE REQUIRED				310		310		520	
INTERNAL CIRCULATION FACTOR			NA	0	0	0	0	0	
TOTAL DEPARTMENT NET SPACE REQUIRED				310	310	310	520		

TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

JUVENILE PROBATION

SPACE NEEDED

SPACE NEEDED					2015		2020		2025+		REMARKS
DESCRIPTION	SPACE CODE	SQ FT EACH	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF OFFICES / WORKSTATIONS											
Chief Court Counselor	po4	175	1	175	1	175	1	175	1	175	Major growth predicted, esp. if age limit increases
Court Counselor	po3	150	2	300	2	300	2	300	2	300	Offices large enough to meet with several visitors
Intake	po4	175	1	175	1	175	1	175	2	350	
Office Assistant	ws5	100	1	100	1	100	1	100	1	100	
TOTAL STAFF			5		5		5		6		
SUPPORT SPACE											
Visitor waiting	vis10	200	1	200	1	200	1	200	1	200	
Public counter	cs6	36	1	36	1	36	1	36	1	36	
Client toilet	toil1	50	1	50	1	50	1	50	1	50	Drug screening toilet - seperate
Work station	ws2	48	1	48	1	48	1	48	1	48	Meetings/family interviews/group sessions
Conference room-seat 10	cnf10	200	1	200	1	200	1	200	1	200	
Storage	st3	80	1	80	1	80	1	80	1	80	
Data equipment	wrk1	25	1	25	1	25	1	25	1	25	
Break room	cnf4	100	1	100	1	100	1	100	1	100	
Staff Toilet	toil1	50	2	100	2	100	2	100	2	100	
Files	vert	10	10	100	10	100	12	120	12	120	
Copier	cpy5	25	1	25	1	25	1	25	1	25	
Fax	fax1	15	1	15	1	15	1	15	1	15	
Shredder	psh	15	1	15	1	15	1	15	1	15	
Intake room (holding area)	hc1	70	0	0	0	0	0	0	0	0	
Coat closet	clos1	10	1	10	1	10	1	10	1	10	
SUBTOTAL SPACE REQUIRED				1,754		1,754		1,774		1,949	
INTERNAL CIRCULATION FACTOR			35%	614		614		621		682	
TOTAL DEPARTMENT NET SPACE REQUIRED				2,368		2,368		2,395		2,631	

TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

MAINTENANCE

SPACE NEEDED

DESCRIPTION	SPACE	SQ FT	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	REMARKS	
	CODE	EACH										
STAFF												
Custodial Office	po1	100				1	100		1	100		
TOTAL STAFF			0		0		1		1			
SUPPORT SPACE												
Custodial staff	po1	100	0	0	0	0	0	0	0	0		To be determined - no space required
Building / custodial supplies storage	st8	300	1	300	1	300	1	300	1	300		
Custodial closet	st2	50	2	100	2	100	2	100	4	200		Minimum one per floor
Receiving and loading area									0			Exterior space
Refuse area									0		Exterior space	
Recycling area									0		Exterior space	
SUBTOTAL SPACE REQUIRED				400		400		500		600		
INTERNAL CIRCULATION FACTOR			20%	80	80		100		120			
TOTAL DEPARTMENT NET SPACE REQUIRED				480	480		600		720			

SHARED SPACE / OTHER

	SPACE	SQ FT
DESCRIPTION	CODE	EACH

REMARKS
Estimated; will depend on building configuration
At Main Lobby
See Superior Court spaces for inclusion
Shared by Clerk, Juv. Probation, other
Or information kiosk

2,725	2,725	2,725	2,725
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2,725	2,725	2,725	2,725
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TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

SHERIFF - COURT SECURITY

SPACE NEEDED

SPACE NEEDED			2015		2020		2025+		REMARKS
DESCRIPTION	SPACE CODE	SQ FT EACH	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF OFFICES / WORKSTATIONS									
Court Sergeant	po2	120	1	120	1	120	1	120	Locate on judge chamber area
Court Security Office	po2	120	1	120	1	120	1	120	Locate beside front lobby security checkpoint
Bailiff			1	0	2	0	3	0	See other court spaces
TOTAL STAFF			3		4		5		
SUPPORT SPACE									
Security control room	cnt1	225	1	225	1	225	1	225	Camera monitors, equipment with toilet
Vehicle sallyport-2 vans	sal2	1000	1	1,000	1	1,000	1	1,000	
Prisoner holding entrance vestibule	vest	120	1	120	1	120	2	240	
Prisoner large holding cell	hc5	120	1	120	1	120	2	240	
Prisoner small holding cell	hc1	70	1	70	1	70	2	140	
Attorney-prisoner interview booth	int1	70	1	70	1	70	2	140	
Storage closet	st3	80	1	80	1	80	1	80	
Public Entry Security		60	1	60	1	60	1	60	Private screening area
Security Checkpoint		250	1	250	1	250	1	250	
Queuing area		600	1	600	1	600	1	600	
Security electronics room	po3	150	1	150	1	150	1	150	Locate beside main security control room
Meeting space	cnf10	200		0		0		0	Shared
Court bailiffs								0	Locate a seat in each courtroom
SUBTOTAL SPACE REQUIRED				2,745		2,745		3,125	
INTERNAL CIRCULATION FACTOR			35%	961		961		1,094	
TOTAL DEPARTMENT NET SPACE REQUIRED				3,706		3,706		4,219	

TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

SUPERIOR COURT

SPACE NEEDED

DESCRIPTION	SPACE CODE	SQ FT EACH	2015		2020		2025+		REMARKS
			QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF OFFICES / WORKSTATIONS									
Visting Judge's Chamber	po7	300	1	300	1	300	1	300	Includes private restroom and robe/coat closet
Administrative Assistant	po2	120	0	0	0	0	0	0	
Court Reporter Office	po2	120	1	120	1	120	1	120	Need 6 total judge parking spaces for D & S courts
TOTAL STAFF			2		2		2		
SUPPORT SPACE									
Courtroom / jury - seat 150	crj4	2800	1	2,800	1	2,800	1	2,800	6 prisoner chairs located away from jury
Courtroom waiting	vis10	200	1	200	1	200	1	200	
Courtroom entry vestibule	crv	70	1	70	1	70	1	70	
Witness/attorney conf room	wit	120	2	240	2	240	2	240	
Plea room	cnf6	150	0	0	0	0	0	0	Shared space with District Court
Jury assembly room - seat 50			1	0	1	0	1	0	See District Court spaces
Jury deliberation room - seat 12	jur3	550	1	550	1	550	1	550	Includes coffee counter, coat closet, vestibule
Jury toilet	toil1	50	2	100	2	100	2	100	Locate off of jury entrance vestibule
Attorney wait / break room	cnf12	260	1	260	1	260	1	260	Locate on secure corridor but not judge chamber area
Staff/visitor toilet	toil1	50	1	50	1	50	1	50	
Prisoner holding cell	hc1	70	0	0	0	0	0	0	See sheriffs spaces
Prisoner holding cell-vestibule	vest	120	0	0	0	0	0	0	See sheriffs spaces
Attorney-prisoner interview booth	int1	70	0	0	0	0	0	0	See sheriffs spaces
SUBTOTAL SPACE REQUIRED			4,690		4,690		4,690		
INTERNAL CIRCULATION FACTOR			20% 938		938		938		
TOTAL DEPARTMENT NET SPACE REQUIRED			5,628		5,628		5,628		

TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

PUBLIC DEFENDER SPACE NEEDED

SPACE NEEDED			2015		2020		2025+		REMARKS
DESCRIPTION	SPACE CODE	SQ FT EACH	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF OFFICES / WORKSTATIONS									
Public defender	po5	200	1	200	1	200	1	200	
Assistant PD's	po3	150	5	750	5	750	5	750	
Admin. Assistant	ws3	64	3	192	3	192	4	256	
Investigator	po2	120	1	120	1	120	1	120	
TOTAL STAFF			10		10		11		Equal to DA
SUPPORT SPACE									
Visitor waiting	vis10	200	1	200	1	200	1	200	Secure & soundproofed from offices; restrict access
Public counter	cs6	36	1	36	1	36	1	36	
visitor toilet	toi1	50	0	0	0	0	0	0	Use main public toilets
Files-active	vert	10	1	10	1	10	2	20	
Files-inactive	vert	10	2	20	2	20	2	20	
Office supplies / form storage	st4	120	1	120	1	120	1	120	
Law library conference room-seat 10	cnf8	175	0	0	0	0	0	0	
Conference room-seat 10	cnf10	200	1	200	1	200	1	200	Power point projector
Copier	cpy5	25	1	25	1	25	1	25	
Fax	fax1	15	1	15	1	15	1	15	
Printer	prn1	10	1	10	1	10	2	20	
Break room	cnf6	150	1	150	1	150	1	150	
Staff toilet	toi1	50	2	100	2	100	2	100	Can be shared with others
Coat closet	clos1	10	1	10	1	10	1	10	
SUBTOTAL SPACE REQUIRED			2,158		2,158		2,242		2,242
INTERNAL CIRCULATION FACTOR 20%			432		432		448		448
TOTAL DEPARTMENT NET SPACE REQUIRED			2,590		2,590		2,690		2,690

MOSELEYARCHITECTS

January 13, 2020

MEMORANDUM OF CONFERENCE

<u>PROJECT</u>	Transylvania County Courts Site Study Transylvania County, NC, NC
<u>ARCHITECT'S PROJECT NO.</u>	592968
<u>DATE AND LOCATION</u>	Wednesday, January 8, 2020, Administration Building
<u>PRESENT</u>	<p>For Transylvania County, NC</p> <p>* Jaime Laughter, County Manager David McNeill, Asst County Manager Page Lemel, County Commissioner Brian Stretcher, Attorney Melanie Spreen (Domokur Architects) Nicole Bentley, Director (Heart of Brevard) Ellen Harris (Harris Architects) Parker Platt (Platt Architecture) David Watkins (Keir Manufacturing, Inc) Davis Whitfield-Cargile, Attorney</p> <p>For Moseley Architects Jason Hopkins, AIA Dan Mace, AIA Michael Goforth, PE</p>

DISCUSSIONS AND DECISIONS.

The purpose of the meeting was to hear concerns from the Ad-Hoc Committee regarding the courthouse study/site selection effort:

- a. The Ad-Hoc committee is a Transylvania County citizen's committee that was formed in order to find a downtown solution for the new courthouse need. The committee was formed in response to the Board of Commissioners asking for more public involvement after the project was halted from moving forward at the Morris Road site.
- b. The committee was formed approx. 18 months ago and has been involved in public outreach work with the citizens of Brevard/Transylvania County in order to gauge public sentiment regarding the courthouse location. A petition to locate the courthouse downtown received 1500 signatures from the public.
- c. The general consensus from the Committee is that the Morris Rd site does not offer a prominent enough location for the new courthouse. The Committee believes that the courthouse should occupy a prominent location in downtown Brevard, preferably near the existing courthouse or in another suitable location.
- d. It was suggested by the committee that the program should be confirmed with the Stakeholder group to confirm square footage. Moseley indicated that the program was vetted/approved by the stakeholders and contains built-in expansion for 15-20 years.

MEMORANDUM OF CONFERENCE

RE: Transylvania County Courts Site Study, Brevard, NC

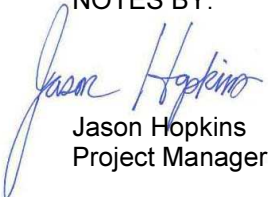
Page 2

January 13, 2020

- e. The existing courthouse site now has more options for land acquisition that the committee believes would allow the full program to fit on the site. Additionally, the County has indicated that East Probart St could be closed to create more space. The office building off Gaston St could be acquired by the County if needed. The .42 AC lot between Gaston St. and Probart St. could also be acquired and may provide enough space to locate a parking garage. The area across Probart St towards the College site could also provide for future expansion or parking area.
- f. It is believed that the City of Brevard will help offset costs to the County for a parking deck. This is to be confirmed.
- g. If the existing courthouse site is selected, all court functions will need to be relocated during construction.
- h. A new use for the existing courthouse needs to be determined by the County.
- i. The ad-hoc committee presented site diagrams and section studies showing the most recent courthouse plan located adjacent to the existing courthouse (attached).
- j. Other sites that should be considered in addition to the existing courthouse site and Morris Rd:
 - (1) Pickelsimer property located down the hill from the existing courthouse site.
 - (2) South Broad Park – location of Child Development and a small park.
- k. Moseley Architects has been tasked with studying each site and producing an “apples to apples” cost comparison along with identifying the issues at each location. Some of the issues could include soils, parking, stormwater management, and inmate holding.
- l. Moseley will meet with the Ad-Hoc committee again once the sites have been evaluated.

The above information is the writer's recollection of the discussions and decisions at the meeting. Should there be any additions or corrections, please notify the writer within two weeks of distribution for correction.

NOTES BY:

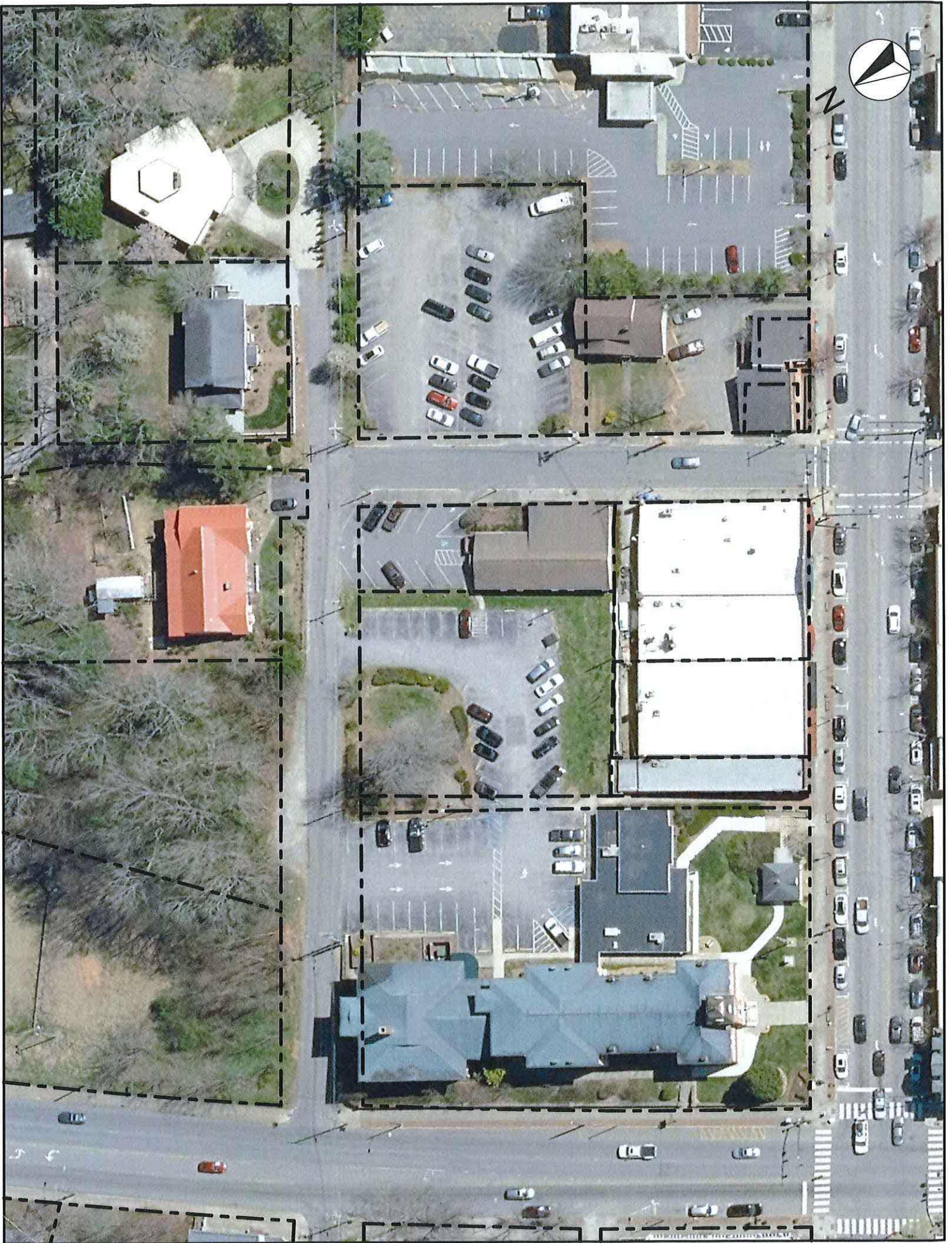


Jason Hopkins
Project Manager

DISTRIBUTION: As indicated by (*) above

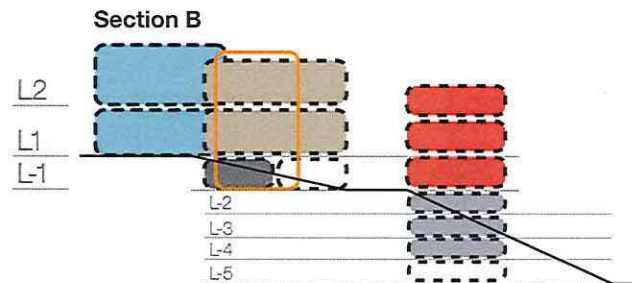
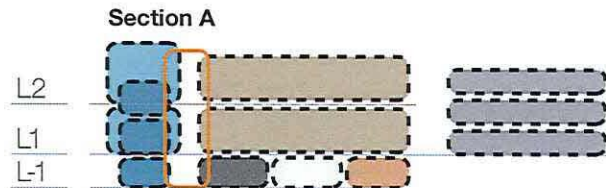
1-8-20, 1-3pm Courthouse Meeting

<u>Name</u>	<u>Contact</u>
BRIAN N. STREETER	828-774-8654 doctorlaw@juno.com
David McNeill	828-553-9791 david.mcneill@transylvania.org
Melanie Spreen	828-884-8478 mspreen@domokw.com
Don Mace	704 540 3755 dmace@moseleyarchitects.com
Jason Hopkins	" " " jhopkins@ " "
Nicole Bentley	828-606-6198 nicole@brevardnc.org
Michael Goforth	828-231-9380 mgoforth@kepc.net
Ellen Harris	828-553-2819 epharris@harrisarch.com
PARKER PLATT	816.553.2123 parker@plattarchitecture.com
David Watkins	828 855-8444 watkins@keirmlg.com
PAGE LEMEL	828-553-1511 page.lemel@transylvania.org
Davis Whitfield-Cargyle	21 384 4529 whitfieldcargylelaw@gmail.com
Janne Laughter	



Transylvania County Courthouse

Available Space Study



- Proposed Building Area
- Existing Courthouse Area
- Existing Courthouse Area
- Green Space
- Building Connector
- General Parking
- Secured Parking
- Sallyport / Holding
- Future Expansion Area
- Optional Excavated Area

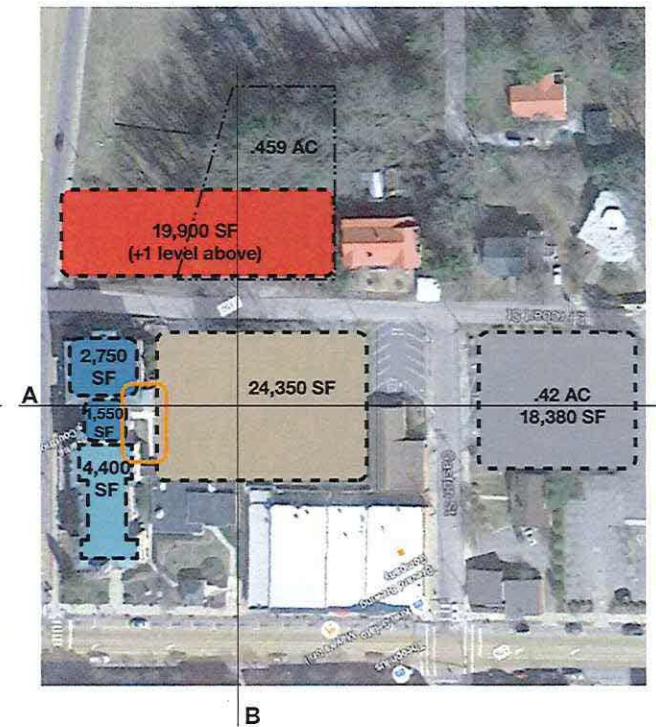
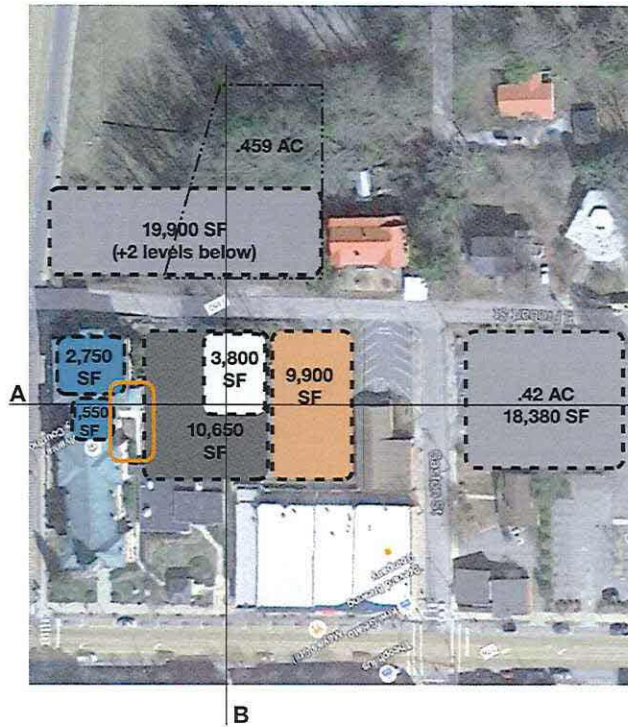
Building Area (excludes parking)

48,700 SF	59,700 SF
12,900 SF	8,800 SF
3,800 SF	9,900 SF
65,400 SF (proposed)	78,400 SF (optional / future)

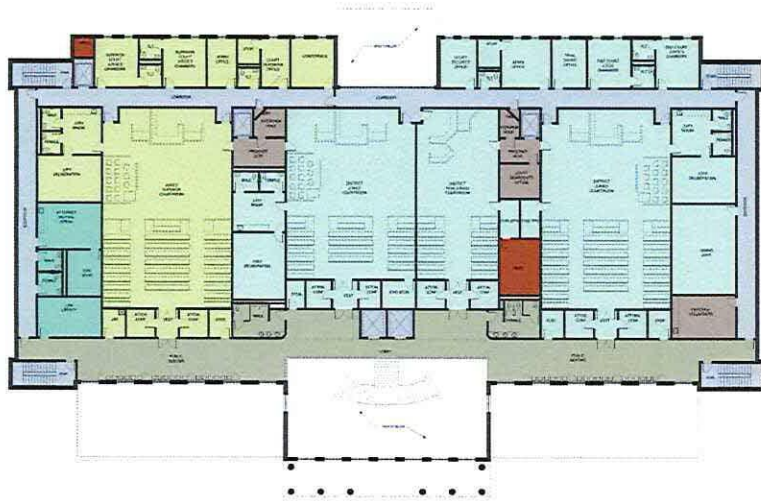
Level -1

Level 1

Level 2

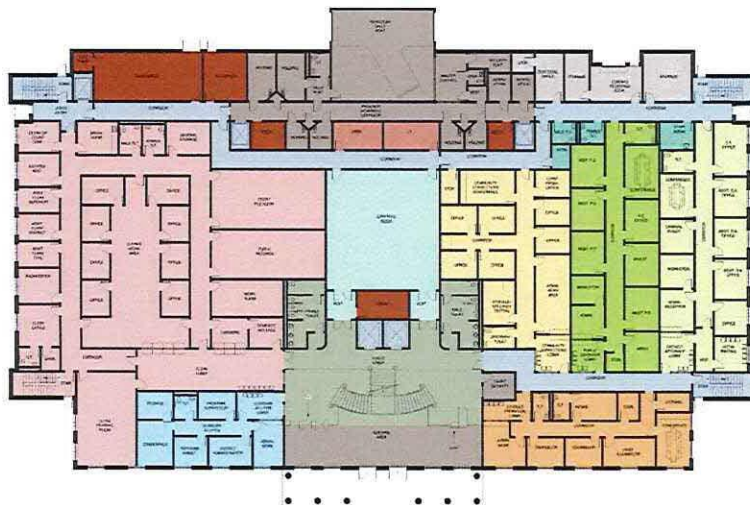


Option 1



MOSELEYARCHITECTS

SECOND FLOOR PLAN | 27,305 SF



MOSELEYARCHITECTS

FIRST FLOOR PLAN | 37,395 SF

SQUARE FOOTAGE ANALYSIS

FIRST FLOOR PLAN	37,395 SF
SECOND FLOOR PLAN	27,305 SF
SUBTOTAL	64,700 SF
ADDITIONAL SHELL	27,300 SF
TOTAL SQUARE FOOTAGE	92,000 SF





MOSELEYARCHITECTS

January 13, 2020

MEMORANDUM OF CONFERENCE

<u>PROJECT</u>	Transylvania County Courts Site Study Transylvania County, NC, NC
<u>ARCHITECT'S PROJECT NO.</u>	592968
<u>DATE AND LOCATION</u>	Wednesday, January 8, 2020, Administration Building
<u>PRESENT</u>	<p><u>For Transylvania County, NC Stakeholder Committee</u></p> <p>* Jaime Laughter, County Manager David McNeill, Asst County Manager Page Lemel, County Commissioner Benny Frady, Courthouse Sergeant Kristi Brown, Clerk of Superior Court Mack Brittain, Chief District Court Judge Greg Newman, District Attorney Adrienne Becton-Marsh, Court Counselor Supervisor Betty Dierauf, Assistant DA Paul Welch, Public Defender</p> <p><u>For Moseley Architects</u> Jason Hopkins, AIA Dan Mace, AIA Michael Goforth, PE</p>

DISCUSSIONS AND DECISIONS.

The purpose of the meeting was to kick-off the study/site selection effort:

- a. Introductions and roles were stated.
- b. Moseley Architects has been tasked with studying each site (Morris Rd, Existing Courthouse, South Broad, Pickelsimer Property) and producing an "apples to apples" cost comparison along with identifying the issues at each location. Some of the issues could include soils, parking, stormwater management, and inmate holding.
- c. General concerns/thoughts about the study expressed by the Stakeholders include:
 - (1) Safety and security of public and staff. Current layout of existing courthouse makes interactions between the public, staff, and inmates unsafe.
 - (2) The physical condition/structural integrity of the building threatens the safety of public, staff, and inmates. Mold/Mildew is also an issue.
 - (3) Transporting inmates is a safety issue, even though the County is currently operating this way.
 - (4) Staff/program growth for DJJ needs consideration.
 - (5) Logistics of moving inmates is difficult and dangerous.

MEMORANDUM OF CONFERENCE

RE: Transylvania County Courts Site Study, Brevard, NC

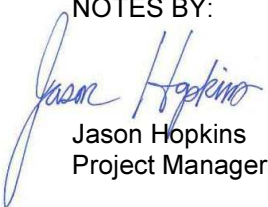
Page 2

January 13, 2020

- (6) There is not enough parking in current location. There is also some concern over safety of a parking garage structure.
- (7) ADA accessibility issues are a liability to the County.
- (8) There are acoustic issues with existing courthouse that impact attorney-client confidentiality.
- d. Stakeholder group needs to review the program document and advise if any changes need to be made. Otherwise, the current program will be used in order to size the facility and determine its placement on the various sites.
- e. The County needs to identify a new use for the existing courthouse space once it is replaced by the new courthouse.
- f. Moseley will evaluate the sites under consideration and meet with stakeholder group again in February/March.
- g. The study is estimated to take approximately 3 months.

The above information is the writer's recollection of the discussions and decisions at the meeting. Should there be any additions or corrections, please notify the writer within two weeks of distribution for correction.

NOTES BY:



Jason Hopkins
Project Manager

DISTRIBUTION: As indicated by (*) above

MOSELEY ARCHITECTS

SIGN IN SHEET

PROJECT:

TRANSYLVANIA COUNTY COURTHOUSE STUDY

TRANSYLVANIA COUNTY

BREVARD, NC

ARCHITECT'S PROJECT NO.:

592968

DATE AND LOCATION:

1:00PM AD-HOC COMMITTEE, 3:00PM STAKEHOLDER COMMITTEE:

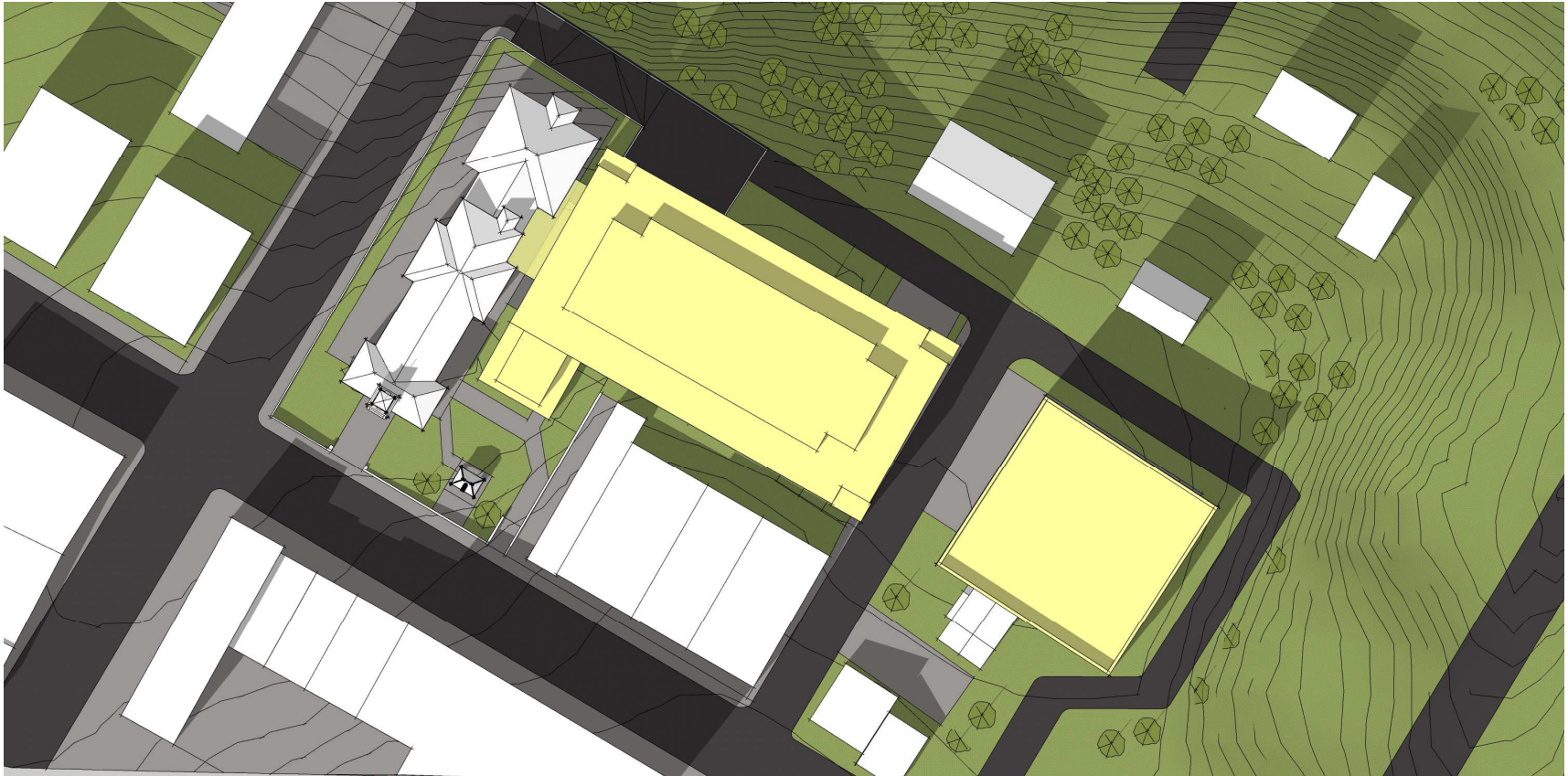
COUNTY MANAGER CONFERENCE ROOM

INITIALS	NAME	COMPANY / DEPARTMENT	PHONE (include Area Code)	EMAIL
JH	Jason Hopkins	Moseley Architects	704.540.3755	jhopkins@moseleyarchitects.com
DRM	Dan Mace	Moseley Architects	704.540.3755	dmace@moseleyarchitects.com
D	David McNeill	Transylvania County	828-553-9791	david.mcneill@transylvaniacounty.org
JL	Jaime Laughter	Transylvania County	828-884-3100	jaime.laughter@tcnc.org
	Page Lemel	"	"	page.lemel@tcnc.org
BF	Garrett Frady	TRANSYLVANIA Sheriff	828-884-3168	bfrady@resonance.org
KBB	Kristi Brown	Clerk of Court	828-885-3030	kristi.b.brown@nccourts.org
MB	Mack Brittain	Chief District Judge	828-674-0007	cutigers@hotmail.com
MRG	Michael Goforth	High Country Engineering	828-731-9380	mgoforth@hcepc.net
GN	Greg Newman	Dist Atty	828-694-4200	greg.a.newman@nccourts.org
ABM	Adrienne Beckon	Marsh Chief DJS	828-697-4895	adrienne.beckon-marsh@ncdps.gov
ED	Beth Dierant	District Attorney	828-885-3010	elizabeth.f.dierant@nccourts.org
PBJ	Paul Weber	Public Defender	(828) 566-5544	pblaw@comprium.net

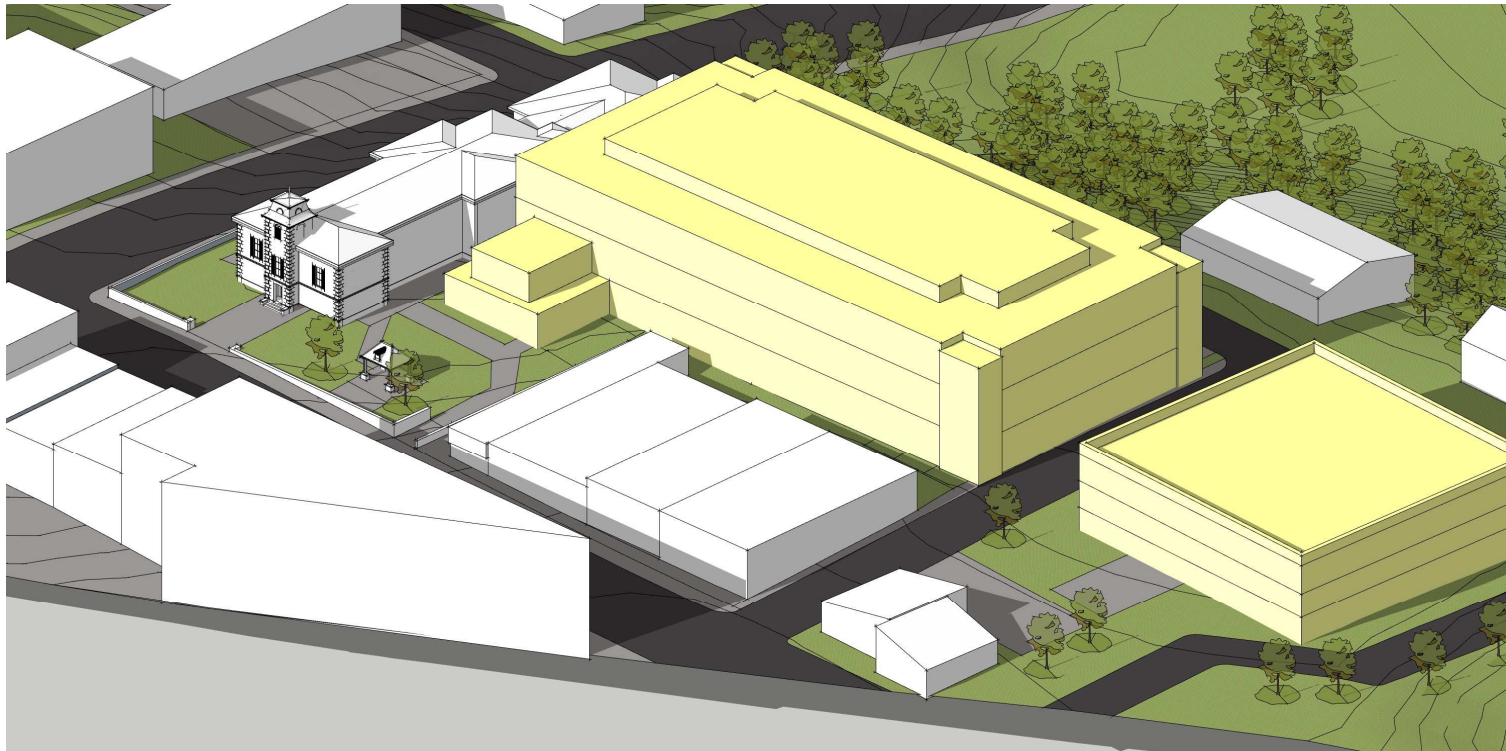
TRANSYLVANIA COUNTY NC PROJECT UPDATES

Transylvania County Courthouse Site Selection Study
March 17, 2020
Ad Hoc/Stakeholder Committee

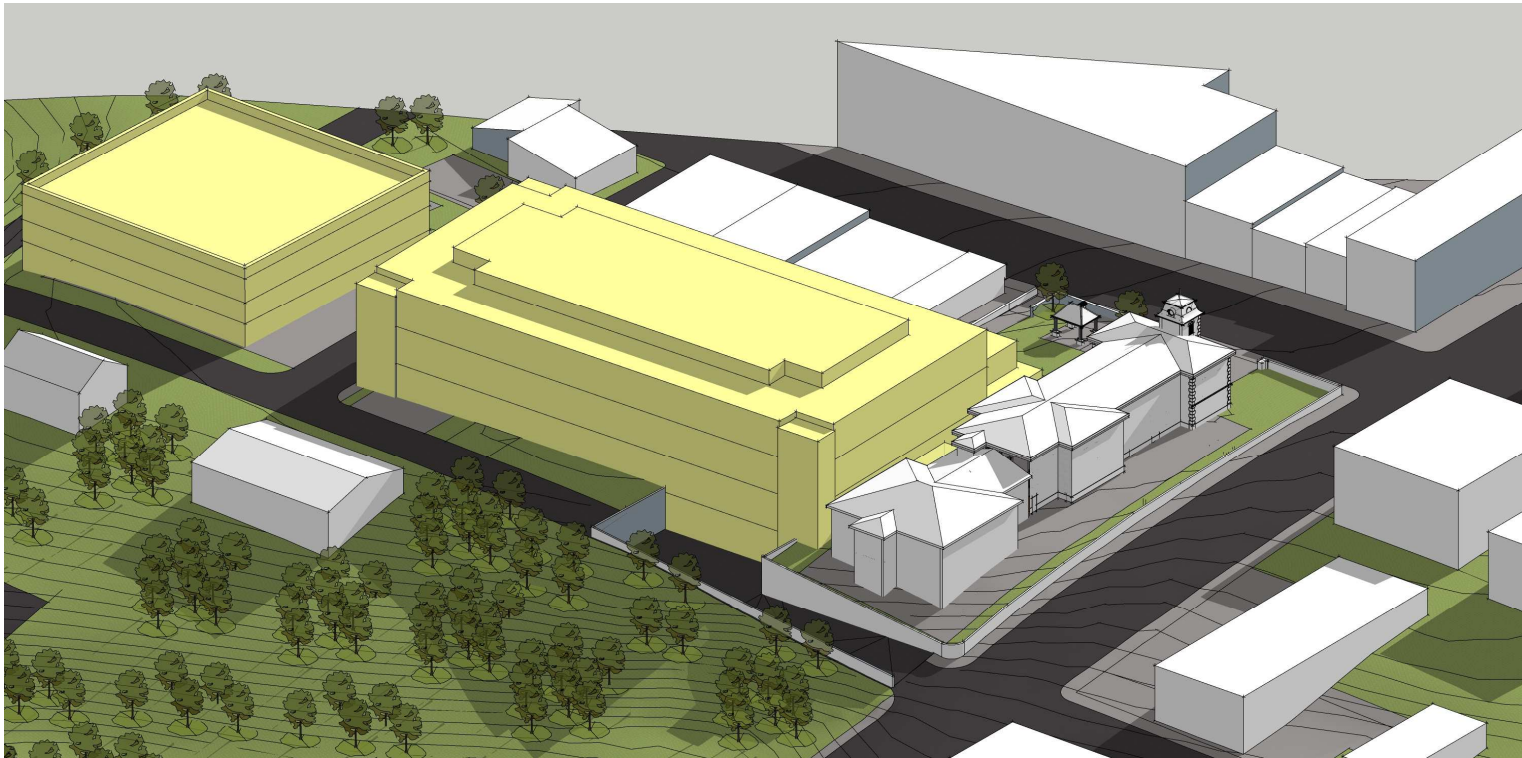
Option 1 – Downtown



Option 1 – Downtown



Option 1 – Downtown



Option 1 – Downtown - Issues

- Minimal Stormwater improvements – site is already impervious.
- Site is zoned “Downtown Mixed Use” – Max ground floor area of 25,000 sf – requires a Board of Adjustment hearing. Max height is 50’-0” per UDO.
- Site development would include widening of Probart and Gaston St along with improvements to N. Broad/Probart intersection.
- Courthouse functions need to be displaced for 2 years during construction.
- No parking onsite for staff – would need to be located securely in a basement beneath the building and in a parking deck.
- Public parking would require a parking deck.
- Inmates need to be transported by vehicle from PSF.
- Scale of new facility with 3 stories dwarfs the historic courthouse.
- Adjacency of existing commercial buildings on East Main St to the new Courthouse structure creates security issues (CPTED).

Option 1 – Downtown - Cost Estimate

OPINION OF PROBABLE TOTAL PROJECT COST



Client:	Transylvania County, NC	Date:	March 17, 2020
Project Name:	Transylvania Replacement Courthouse Study	Computed By:	DRM
Description:	Approx 60,573 SF + 28,400 SF Shell+UG	Checked By:	DRM
Project #592968	New Courthouse Downtown	Sheet Number:	1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	New Construction - 2 story new Courthouse Facility	60,573	SF	\$320.00	\$19,383,360.00
2	"Shelled" additional 3rd level for future growth	28,400	SF	\$200.00	\$5,680,000.00
3	Underground Sallyport and secure parking	15,000	SF	\$250.00	\$3,750,000.00
4	Site Development	N/A	N/A	lump sum est.	\$2,000,000.00
5	Building Demolition (3 buildings)	11,000	SF	\$20.00	\$220,000.00
6	Construction / Design Contingency	N/A	%	5.00%	\$1,551,668.00
7	Cost Escalation Contingency - 12 months	N/A	%	5.00%	\$1,629,251.40
	(note - add this % for each additional year to actual bid date)				
	Subtotal				\$34,214,279.40
	Estimated Construction Cost	88,973	SF	\$384.55	\$34,214,279.40
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	Lump Sum	\$1,520,000.00
2	Cost to relocate Court Functions during construction	N/A	N/A	Lump Sum	\$1,000,000.00
3	Site and Construction Testing	N/A	%	0.50%	\$171,071.40
4	Misc. Fees / Costs	N/A	%	10.00%	\$3,421,427.94
5	Site Acquisition	N/A	N/A	Lump Sum	\$500,000.00
	Subtotal				\$6,612,499.34
	TOTAL ESTIMATED PROJECT BUDGET				\$40,826,778.74
	Note: Assumes Parking Deck is funded separately - 215 x \$20,000 = \$4,300,000				
	"Shelled" unfinished space on 3rd floor for future growth				

Option 2 – Pickelsimer Site



Option 2 – Pickelsimer Site



Option 2 – Pickelsimer Site



Option 2 – Pickelsimer - Issues

- Minimal Stormwater improvements – site is mostly impervious but will require some offsite improvements along street corridors downstream.
- Minimal Earthwork (mostly cut).
- Site is zoned “Downtown Mixed Use” – Max ground floor area of 25,000 sf – requires a Board of Adjustment hearing. Max height is 50'-0” per UDO.
- Site development would include improvements to North Broad Street and Appletree St widening.
- Public parking would require a parking deck.
- Staff parking (65 shown) would be surface parking that can be secured.
- New facility is in a prominent location near downtown.
- Inmates need to be transported by vehicle from PSF.
- Requires property acquisition.

Option 2 – Pickelsimer - Cost Estimate

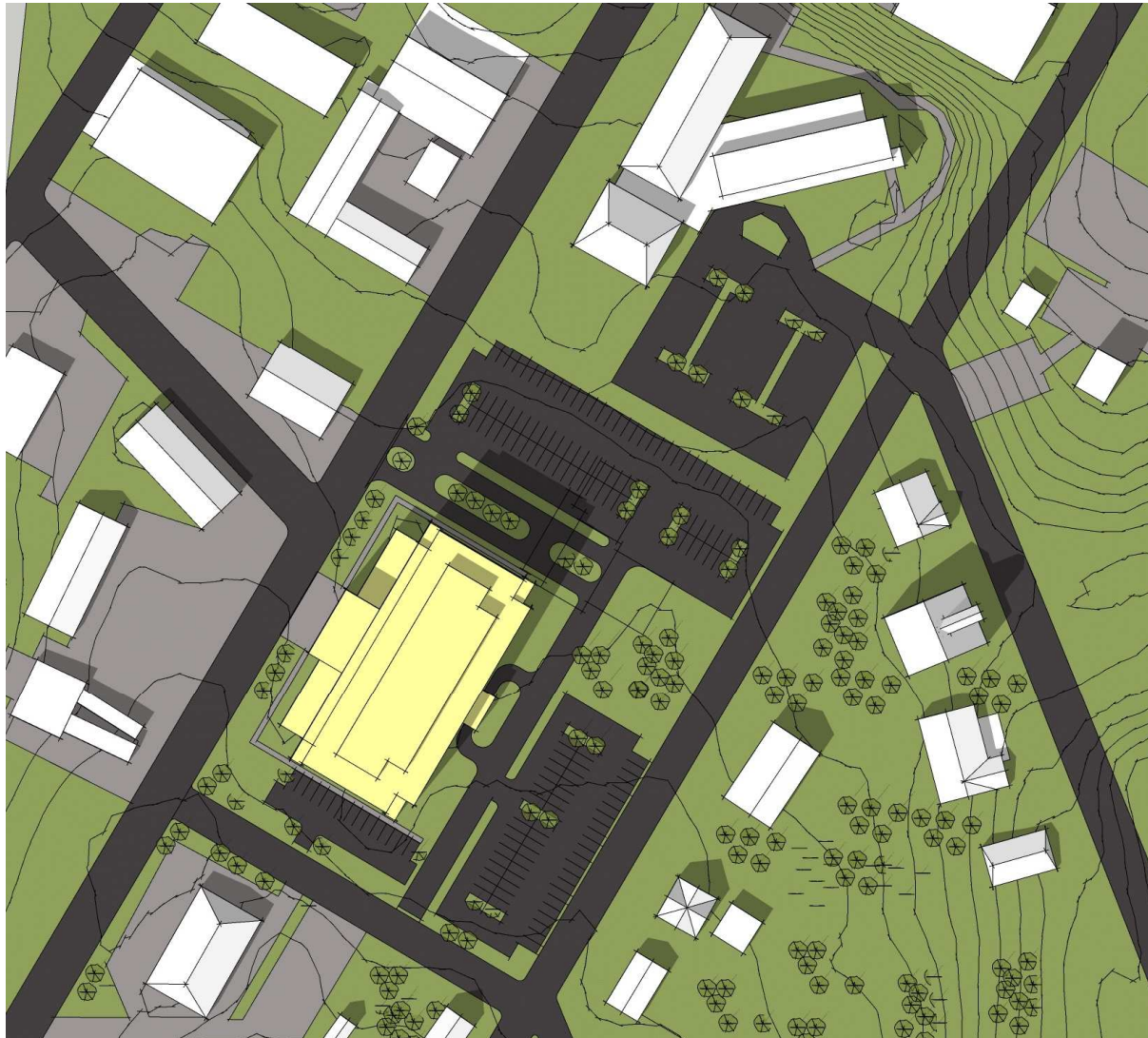
OPINION OF PROBABLE TOTAL PROJECT COST



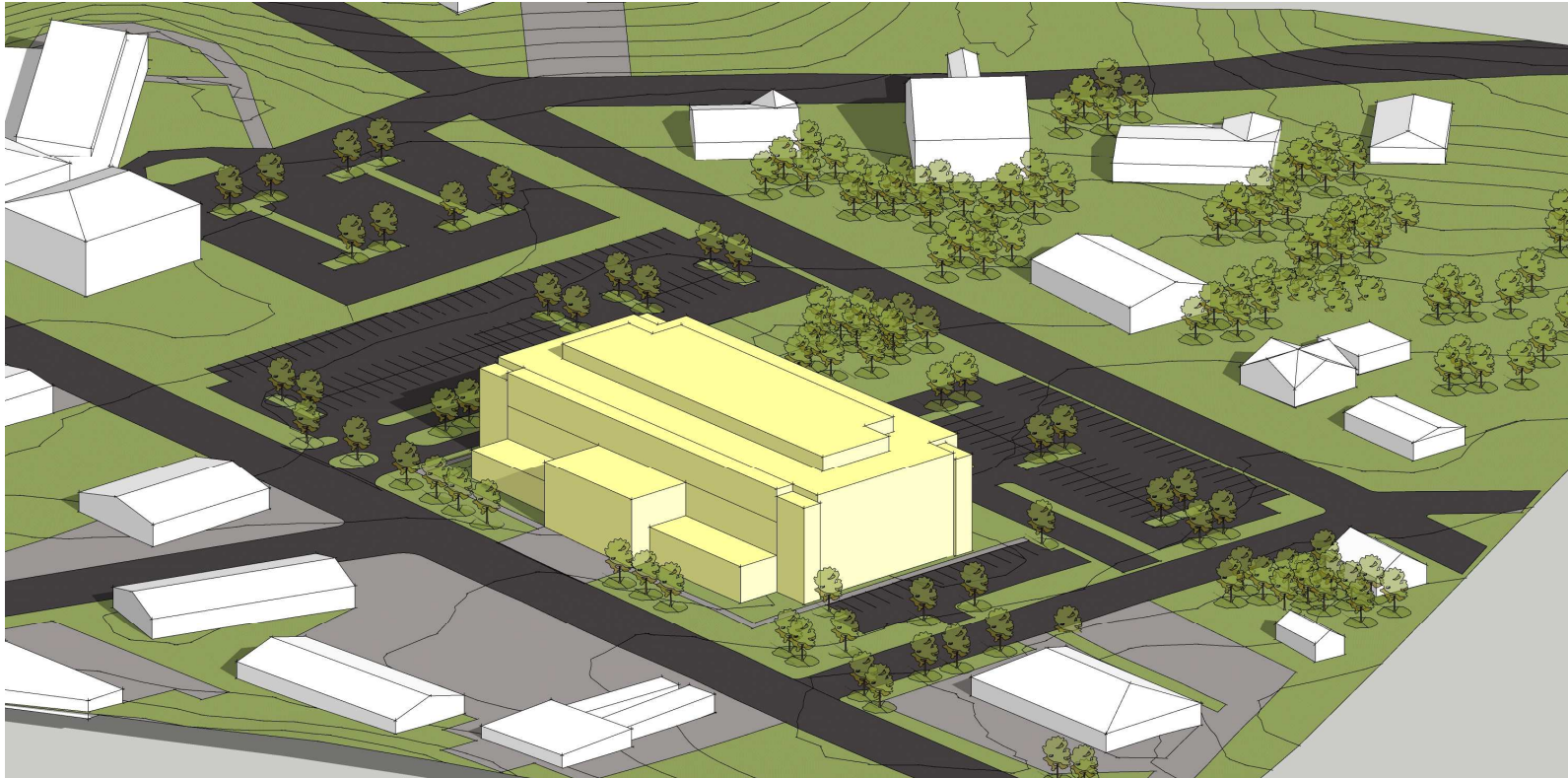
Client:	Transylvania County, NC	Date:	March 16, 2020
Project Name:	Transylvania Replacement Courthouse Study	Computed By:	DRM
Description:	Approx 63,935 SF + 28,400 SF Shell	Checked By:	DRM
Project #592968	New Courthouse - Pickelsimer Property	Sheet Number:	1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	New Construction - 2 story new Courthouse Facility	63,935	SF	\$320.00	\$20,459,200.00
2	"Shelled" additional 3rd level for future growth	28,400	SF	\$200.00	\$5,680,000.00
3	Pile Allowance	N/A	N/A	lump sum est.	\$650,000.00
4	Parking and Site Development	N/A	N/A	lump sum est.	\$3,000,000.00
5	Building Demolition (3 buildings)	9,000	SF	\$20.00	\$180,000.00
6	Construction / Design Contingency	N/A	%	5.00%	\$1,172,960.00
7	Cost Escalation Contingency - 12 months	N/A	%	5.00%	\$1,231,608.00
(note - add this % for each additional year to actual bid date)					
Subtotal					\$32,373,768.00
Estimated Construction Cost		92,335	SF	\$350.61	\$32,373,768.00
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	Lump Sum	\$1,520,000.00
2	Cost to relocate Court Functions during construction	N/A	N/A	Lump Sum	\$0.00
3	Site and Construction Testing	N/A	%	0.50%	\$161,868.84
4	Misc. Fees / Costs	N/A	%	10.00%	\$3,237,376.80
5	Site Acquisition (3 Parcels)	N/A	N/A	Lump Sum	\$2,000,000.00
Subtotal					\$6,919,245.64
TOTAL ESTIMATED PROJECT BUDGET					\$39,293,013.64
Note: Assumes Parking Deck is funded separately - 150 x \$20,000 = \$3,000,000					
"Shelled" unfinished space on 3rd floor for future growth					

Option 3 – South Broad St



Option 3 – South Broad St



Option 3 – South Broad St



Option 3 – South Broad St - Issues

- Extensive underground Stormwater improvements – existing site is mostly pervious with inadequate capacity pipes around the site.
- Minimal Earthwork since site is flat.
- Site is zoned “Downtown Mixed Use” – Max ground floor area of 25,000 sf – requires a Board of Adjustment hearing. Max height is 50'-0” per UDO.
- Site development would include improvements to South Broad, Varsity, and Gaston Street.
- All parking – public (150 shown) and staff (65 shown) – could be handled on the surface.
- New facility is in a prominent location near other government buildings near downtown.
- Requires relocation of Childhood Center.
- May require relocation of public park.
- Inmates need to be transported by vehicle from PSF.

Option 3 – South Broad St - Cost Estimate

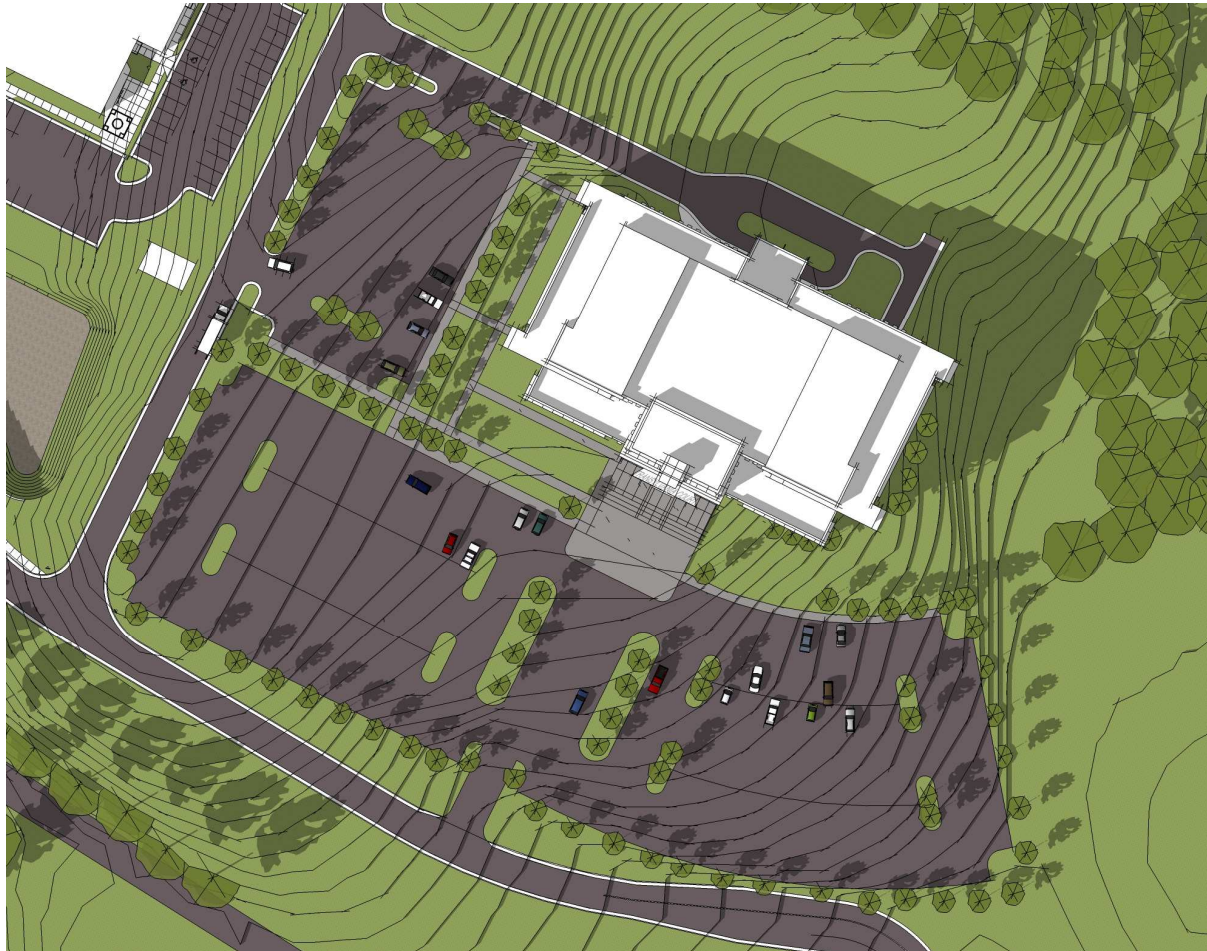
OPINION OF PROBABLE TOTAL PROJECT COST



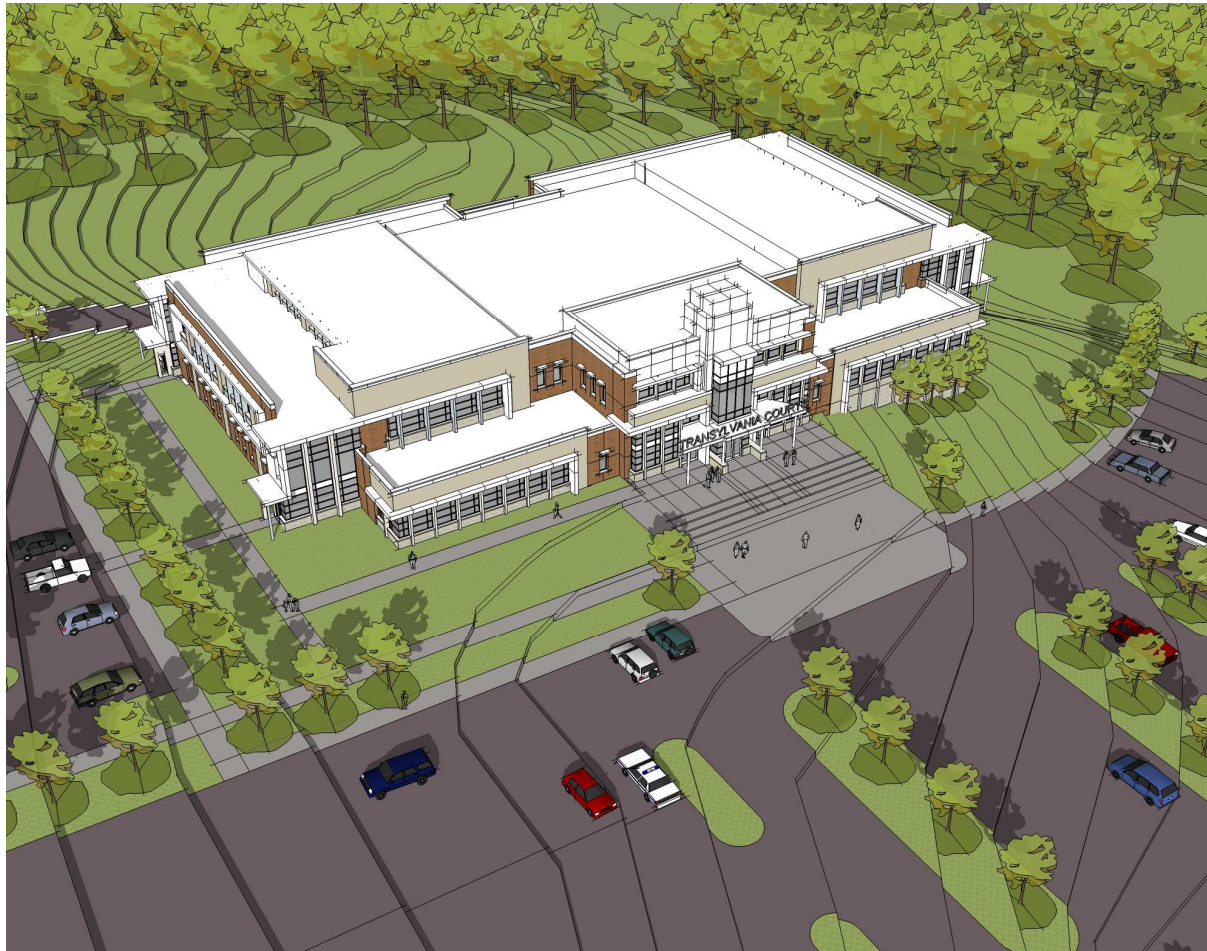
Client:	Transylvania County, NC	Date:	March 17, 2020
Project Name:	Transylvania Replacement Courthouse Study	Computed By:	DRM
Description:	Approx 63,935 SF + 28,400 SF Shell	Checked By:	DRM
Project #592968	New Courthouse - South Broad Street Site	Sheet Number:	1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	New Construction - 2 story new Courthouse Facility	63,935	SF	\$320.00	\$20,459,200.00
2	"Shelled" additional 3rd level for future growth	28,400	SF	\$200.00	\$5,680,000.00
3	Pile Allowance	N/A	N/A	lump sum est.	\$650,000.00
5	Parking and Site Development	N/A	N/A	lump sum est.	\$4,000,000.00
6	Building Demolition (1 building)	15,000	SF	\$20.00	\$300,000.00
7	Construction / Design Contingency	N/A	%	5.00%	\$1,037,960.00
8	Cost Escalation Contingency - 12 months	N/A	%	5.00%	\$1,089,858.00
(note - add this % for each additional year to actual bid date)					
Subtotal					\$33,217,018.00
Estimated Construction Cost		92,335	SF	\$359.74	\$33,217,018.00
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	Lump Sum	\$1,520,000.00
2	Cost to relocate Court Functions during construction	N/A	N/A	Lump Sum	\$0.00
3	Site and Construction Testing	N/A	%	0.50%	\$166,085.09
4	Misc. Fees / Costs	N/A	%	10.00%	\$3,321,701.80
5	Cost to replace Childhood Center	N/A	N/A	Lump Sum	\$5,000,000.00
6	Site Acquisition	N/A	N/A		\$0.00
Subtotal					\$10,007,786.89
TOTAL ESTIMATED PROJECT BUDGET					\$43,224,804.89
Note: Assumes All surface parking for public and staff					
"Shelled" unfinished space on 3rd floor for future growth					
Property is County Owned					
Does Park need to be relocated in this budget?					

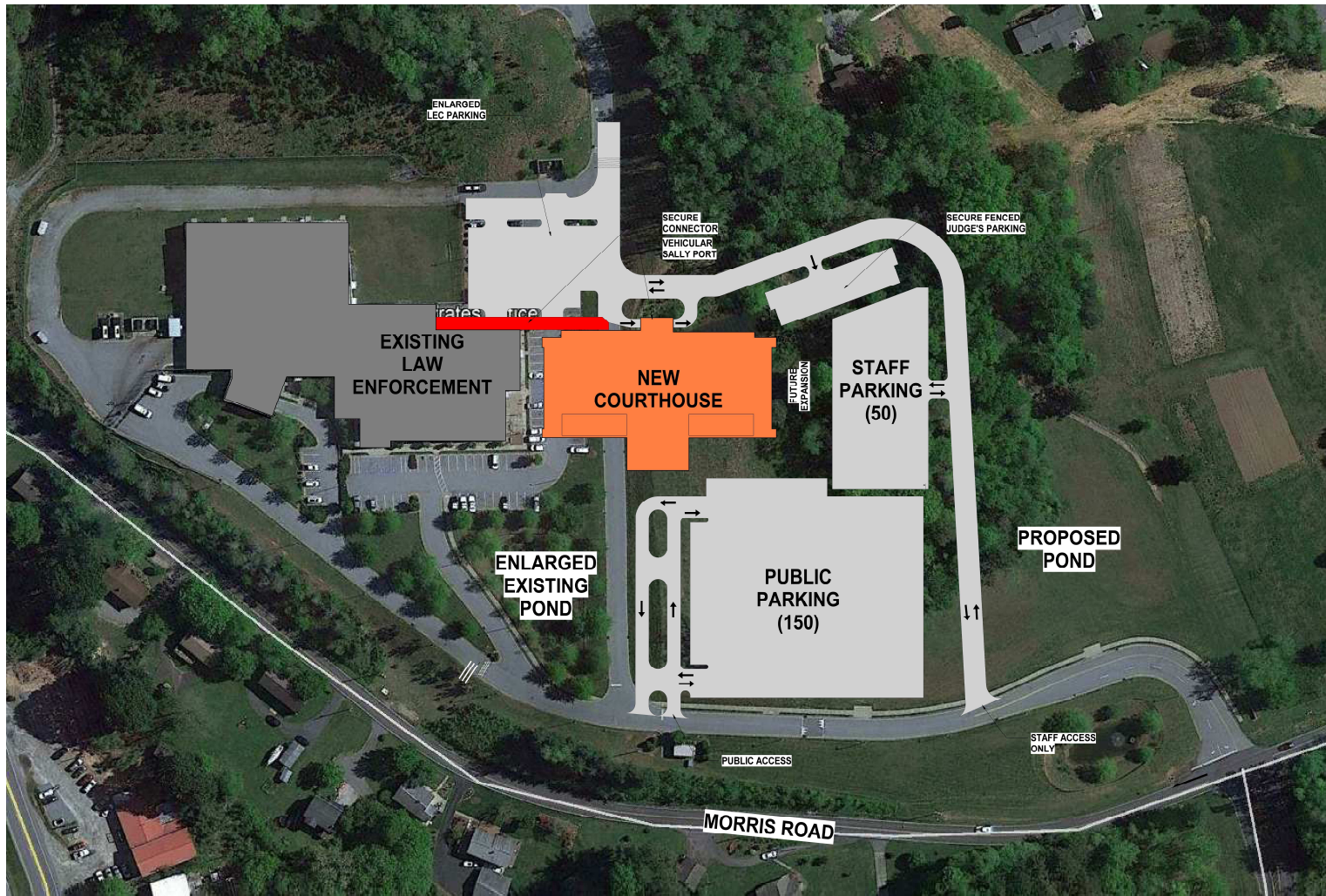
Option 4 – Public Safety Facility site



Option 4 – Public Safety Facility site



Option 4 – Public Safety Facility site



Option 4 – Public Safety Facility - Issues

- Stormwater improvements will be above ground and offsite work is already completed.
- Heavy Earthwork – mostly cut.
- Site is zoned “General Industrial” – Max ground floor area of 100,000 sf – no zoning adjustments required. Max height is 50'-0” per UDO requires a BOA hearing.
- Minimal or no improvements to Morris Road required.
- Surface parking – public (150 shown) and staff (65 shown).
- Proximity to Public Safety Facility and the ability to make a secure connection to transport inmates.
- Requires minimal holding areas compared to other options.
- Courthouse is removed from downtown – less visible to passersby.

Option 4 – Public Safety Facility Cost Estimate

OPINION OF PROBABLE TOTAL PROJECT COST



Client: Transylvania County, NC Date: March 13, 2020
 Project Name: Transylvania Replacement Courthouse Study Computed By: DRM
 Description: Approximately 61,700 SF + 28,400 SF Shell Checked By: DRM
 Project #592968 New Courthouse at PSF Campus Sheet Number: 1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	New Construction - 2 story new Courthouse Facility	61,700	SF	\$320.00	\$19,744,000.00
2	"Shelled" additional 3rd level for future growth	28,400	SF	\$200.00	\$5,680,000.00
3	Parking and Site Development (including connector)	N/A	N/A	lump sum est.	\$4,000,000.00
4	Construction / Design Contingency	N/A	%	5.00%	\$1,187,200.00
5	Cost Escalation Contingency - 12 months	N/A	%	5.00%	\$1,246,560.00
(note - add this % for each additional year to actual bid date)					
	Subtotal				\$31,857,760.00
	Estimated Construction Cost	90,100	SF	\$353.58	\$31,857,760.00
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	Lump Sum	\$1,520,000.00
2	Site and Construction Testing	N/A	%	0.50%	\$159,288.80
3	Misc. Fees / Costs	N/A	%	10.00%	\$3,185,776.00
4	Site Acquisition				\$0.00
	Subtotal				\$4,865,064.80
	TOTAL ESTIMATED PROJECT BUDGET				\$36,722,824.80
Note: 150 Public/65 Staff parking areas are included. New revised location and enlarged storm basin included.					
"Shelled" unfinished space on 3rd floor for future growth					
No VSP or Holding included					

TRANSYLVANIA COUNTY COURTHOUSE PROJECT UPDATE

Transylvania County Courthouse Site Selection Study
August 24, 2020
Board of Commissioners Meeting



Issues with Current Facilities

- Inadequate parking – no separation of Judge, public and staff parking
- No ability to securely transport and move prisoners into the facility
- Aging infrastructure
- Not enough courtrooms for increased caseloads
- Inadequate public screening and queuing spaces
- Mixed movement paths for Judges, public and prisoners – safety and liability concerns
- Varied security and accessibility issues
- Inadequate prisoner holding areas
- No jury pool space
- Inadequate court jury deliberation space
- Inadequate courtroom size other than superior courtroom
- Inadequate conference and attorney breakout space

Past Courthouse Studies Timeline

2008 – Original Courthouse Feasibility Study

- Recommended replacement facility at PSF campus
- 81,000 SF - \$30m

2013 – Downtown Courthouse Expansion Study

- 34,000 SF new addition, 1,600 SF renovation
- No new parking - \$11m

2015 – Replacement Courthouse Study

- Updated program with only essential courthouse spaces
- 61,000 SF - \$21m

2019/2020 – Replacement Courthouse Site Analysis and Cost Update

- Developed 4 options for siting a 61,000 SF + 28,400 SF 'shelled floor' Courthouse
- Prices range for the options from \$36.7m To \$45.6m

Courthouse First Floor Plan



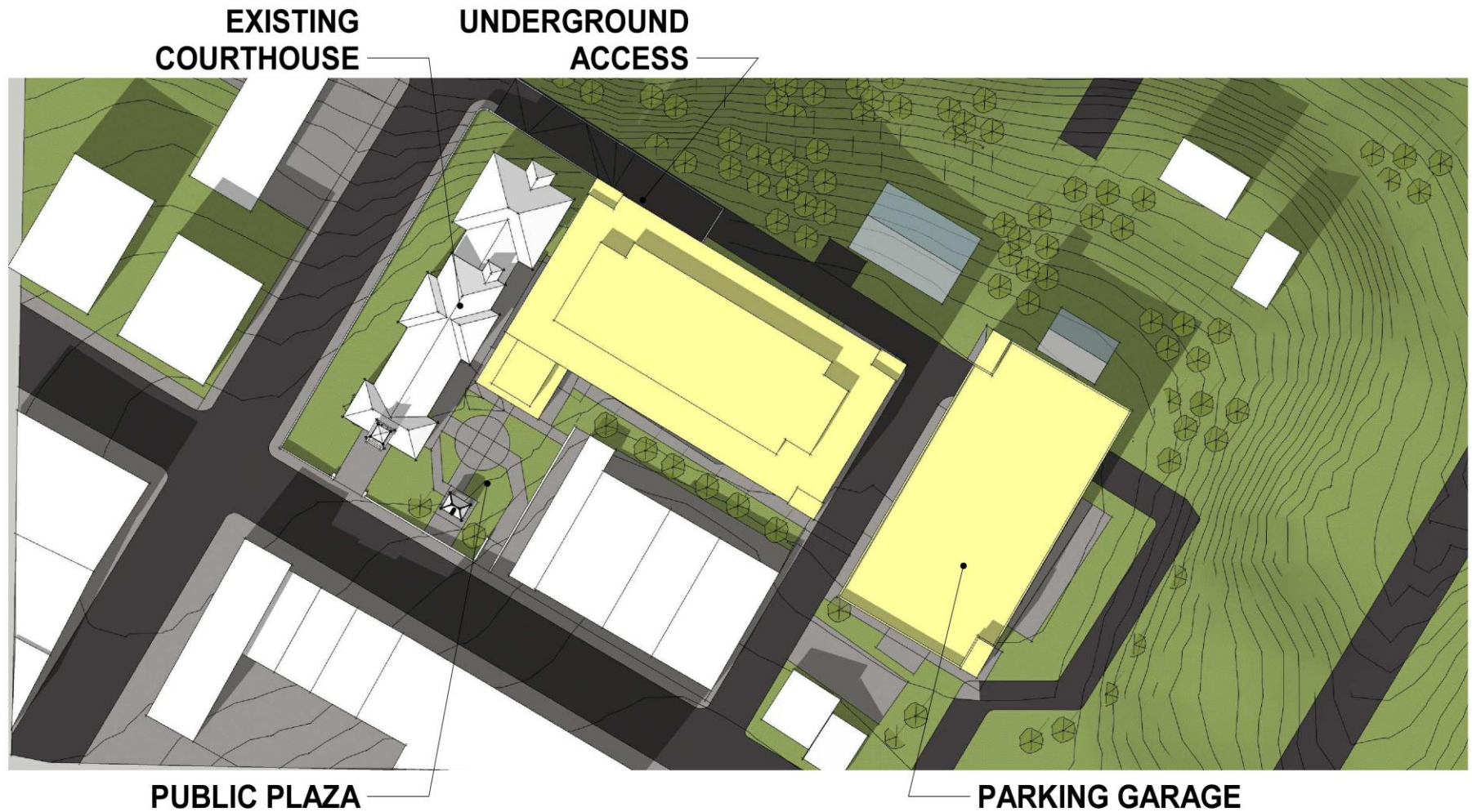
FIRST FLOOR PLAN
34,397 SF

MOSELEYARCHITECTS

Courthouse Second Floor Plan

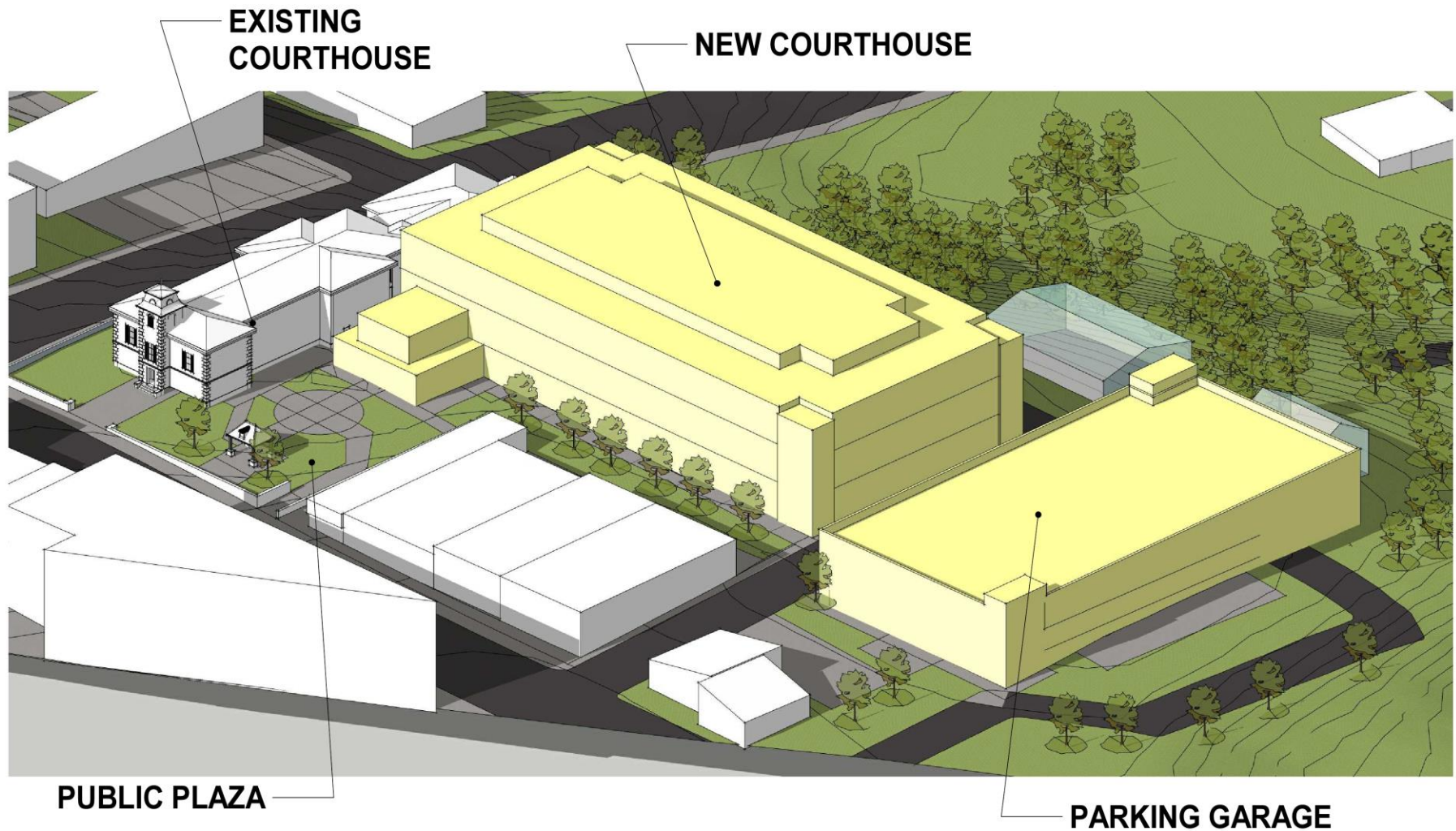


Option 1 – Downtown



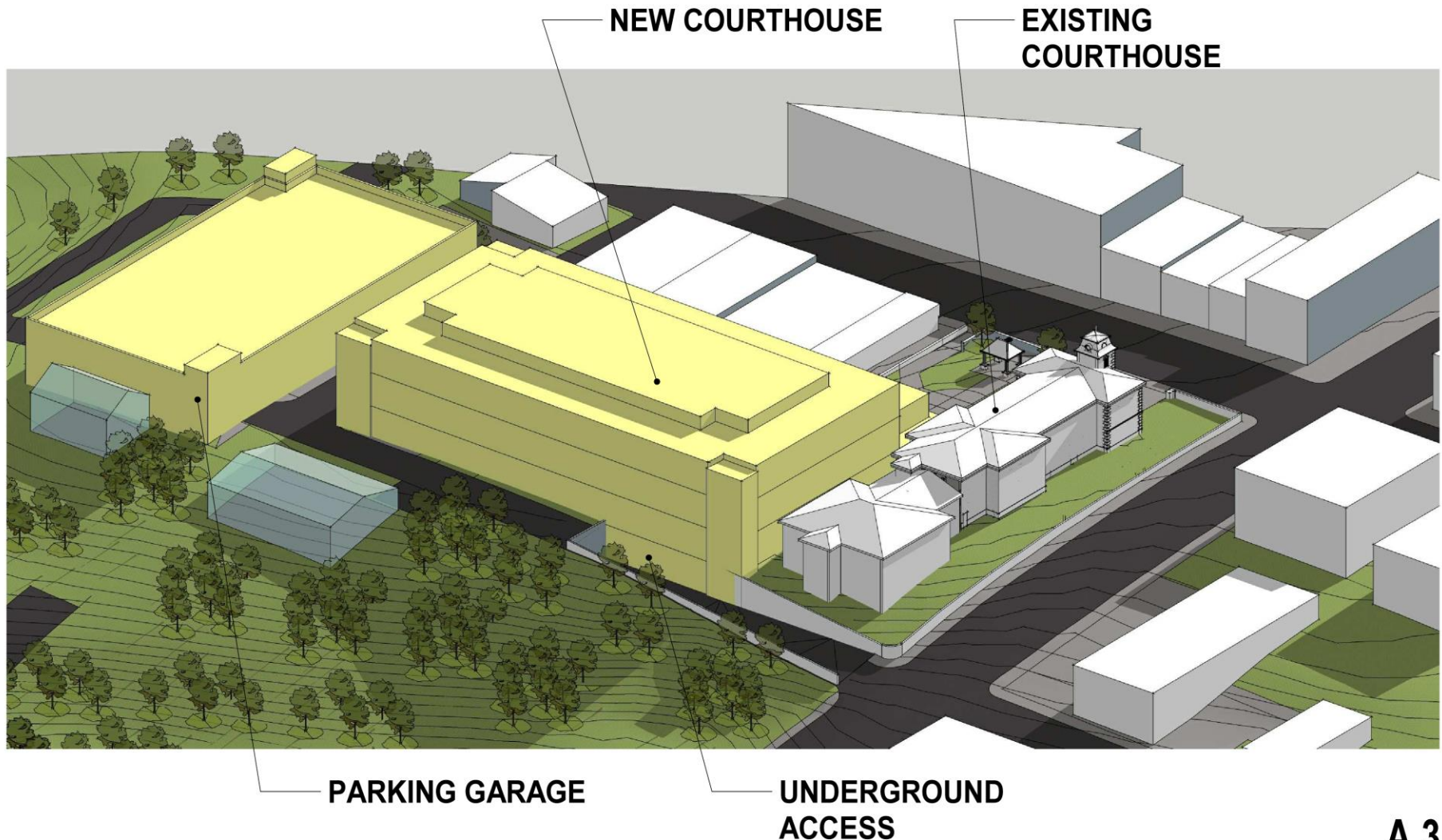
A.1

Option 1 – Downtown



A.2

Option 1 – Downtown



A.3

Option 1 – Downtown - Issues

- Minimal Stormwater improvements – site is already impervious.
- Site is zoned “Downtown Mixed Use” – Max ground floor area of 25,000 sf – requires a Board of Adjustment hearing. Max height is 50’-0” per UDO.
- Site development would include widening of Probart and Gaston St along with improvements to N. Broad/Probart intersection.
- Courthouse functions need to be displaced for 2 years during construction.
- No parking onsite for staff – would need to be located securely in a basement beneath the building and in a parking deck.
- Public parking would require a parking deck.
- Inmates need to be transported by vehicle from PSF.
- Scale of new facility with 3 stories dwarfs the historic courthouse.
- Adjacency of existing commercial buildings on East Main St to the new Courthouse structure creates security issues (CPTED).

Option 1 – Downtown - Cost Estimate

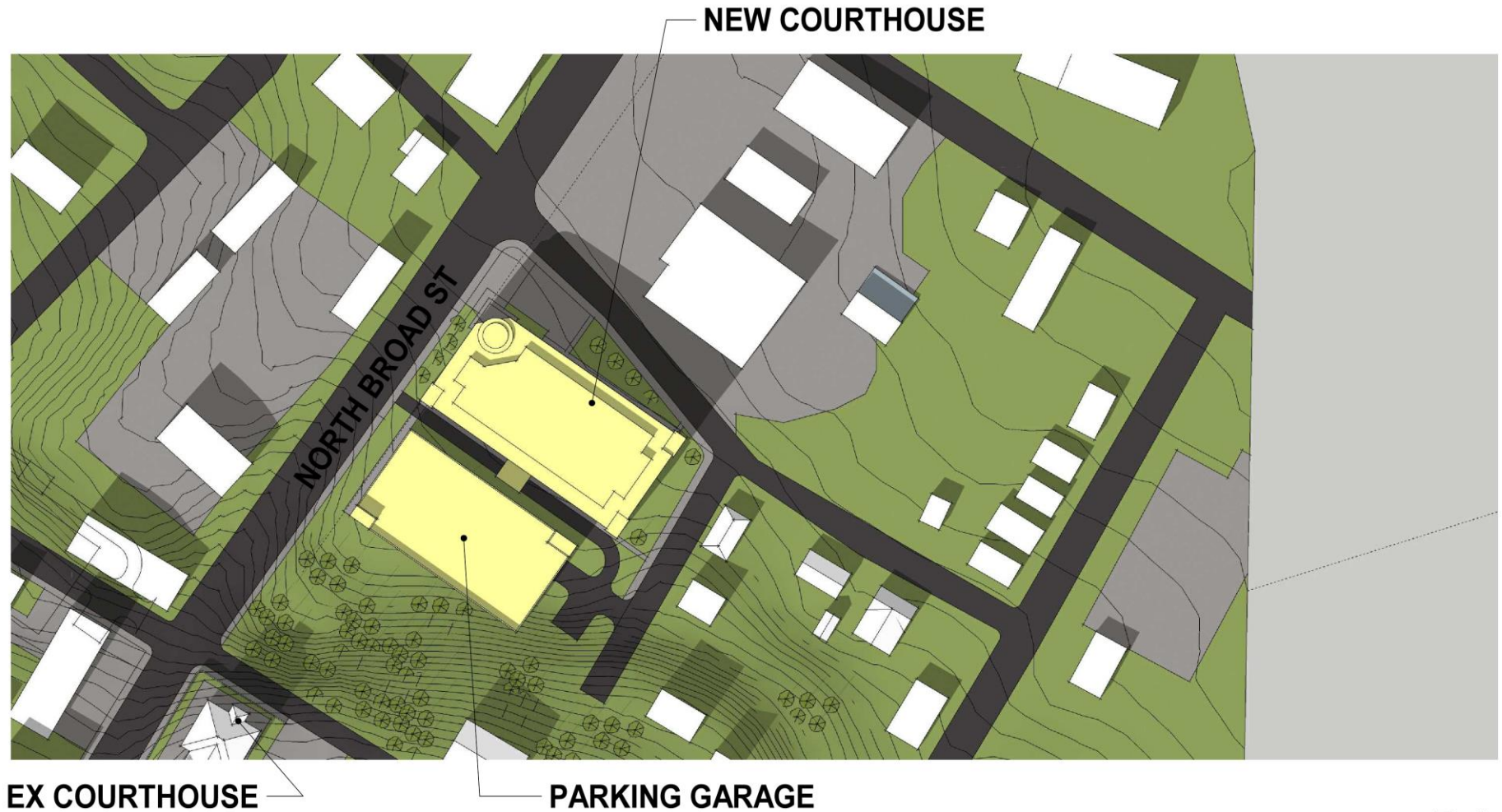
OPINION OF PROBABLE TOTAL PROJECT COST



Client:	Transylvania County, NC	Date:	March 17, 2020
Project Name:	Transylvania Replacement Courthouse Study	Computed By:	DRM
Description:	Approx 60,573 SF + 28,400 SF Shell+UG	Checked By:	DRM
Project #592968	New Courthouse Downtown	Sheet Number:	1 of 1

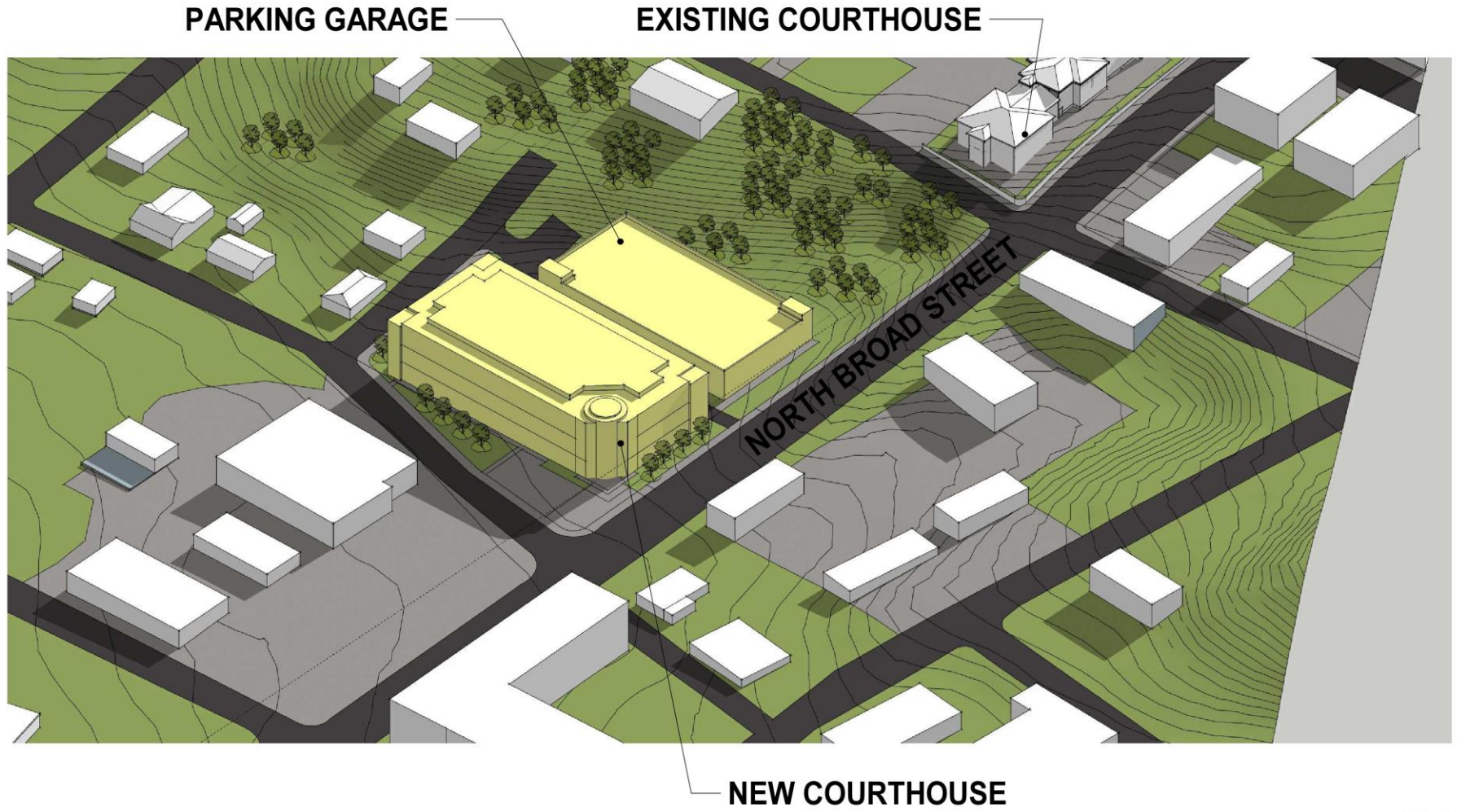
Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	New Construction - 2 story new Courthouse Facility	60,573	SF	\$320.00	\$19,383,360.00
2	"Shelled" additional 3rd level for future growth	28,400	SF	\$200.00	\$5,680,000.00
3	Underground Sallyport and secure parking	15,000	SF	\$250.00	\$3,750,000.00
4	Site Development	N/A	N/A	lump sum est.	\$2,000,000.00
5	Building Demolition (3 buildings)	11,000	SF	\$20.00	\$220,000.00
6	Construction / Design Contingency	N/A	%	5.00%	\$1,551,668.00
7	Cost Escalation Contingency - 12 months	N/A	%	5.00%	\$1,629,251.40
(note - add this % for each additional year to actual bid date)					
Subtotal					\$34,214,279.40
Estimated Construction Cost					
		88,973	SF	\$384.55	\$34,214,279.40
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	Lump Sum	\$1,520,000.00
2	Cost to relocate Court Functions during construction	N/A	N/A	Lump Sum	\$1,000,000.00
3	Site and Construction Testing	N/A	%	0.50%	\$171,071.40
4	Misc. Fees / Costs	N/A	%	10.00%	\$3,421,427.94
5	Site Acquisition	N/A	N/A	Lump Sum	\$500,000.00
Subtotal					\$6,612,499.34
TOTAL ESTIMATED PROJECT BUDGET					\$40,826,778.74
Note: Assumes Parking Deck is funded separately - 215 x \$20,000 = \$4,300,000					
"Shelled" unfinished space on 3rd floor for future growth					

Option 2 – Pickelsimer Site



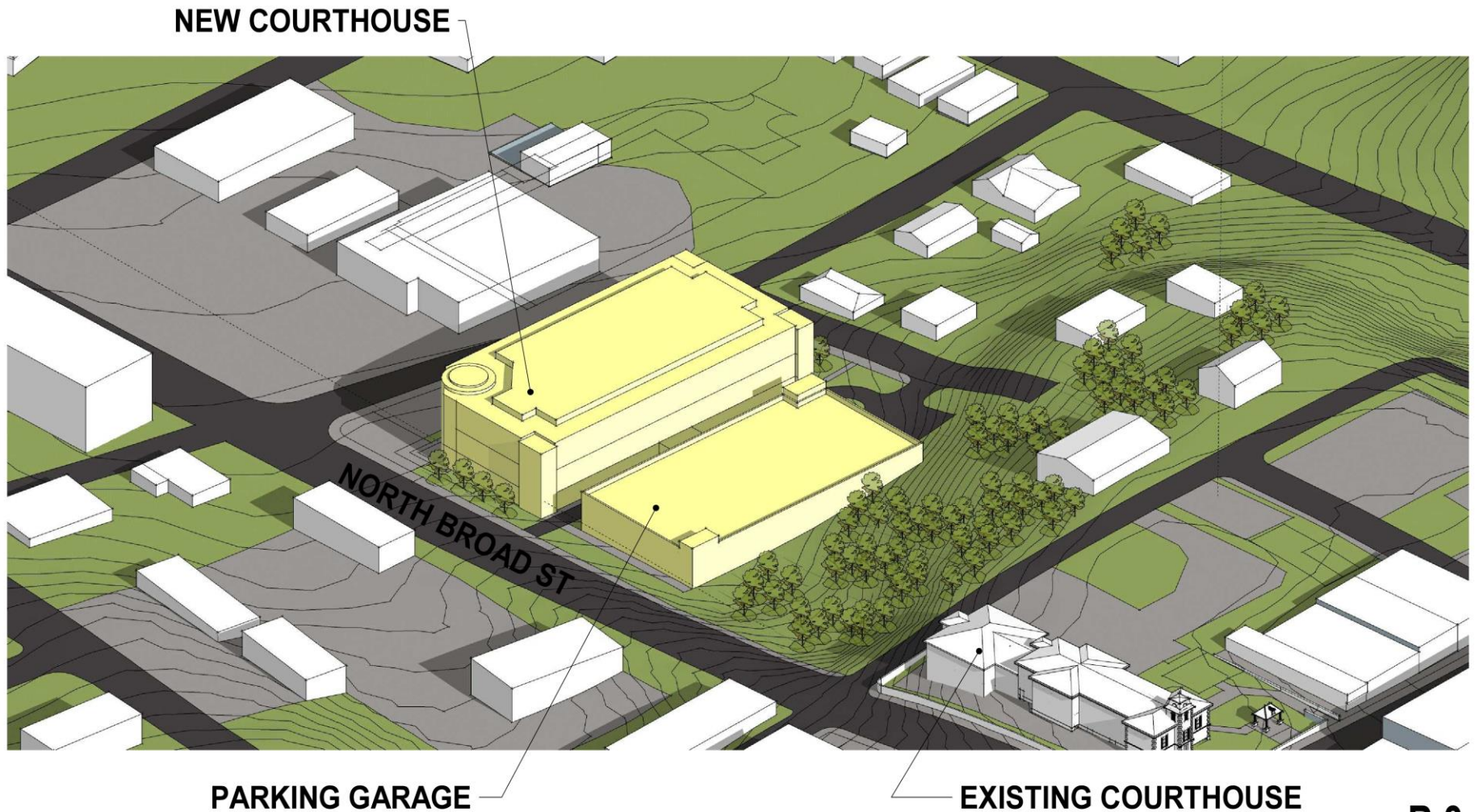
B.1

Option 2 – Pickelsimer Site



B.2

Option 2 – Pickelsimer Site



B.3

Option 2 – Pickelsimer - Issues

- Minimal Stormwater improvements – site is mostly impervious but will require some offsite improvements along street corridors downstream.
- Minimal Earthwork (mostly cut).
- Site is zoned “Downtown Mixed Use” – Max ground floor area of 25,000 sf – requires a Board of Adjustment hearing. Max height is 50’-0” per UDO.
- Site development would include improvements to North Broad Street and Appletree St widening.
- Public parking would require a parking deck.
- Staff parking (65 shown) would be surface parking that can be secured.
- New facility is in a prominent location near downtown.
- Inmates need to be transported by vehicle from PSF.
- Requires property acquisition.

Option 2 – Pickelsimer - Cost Estimate

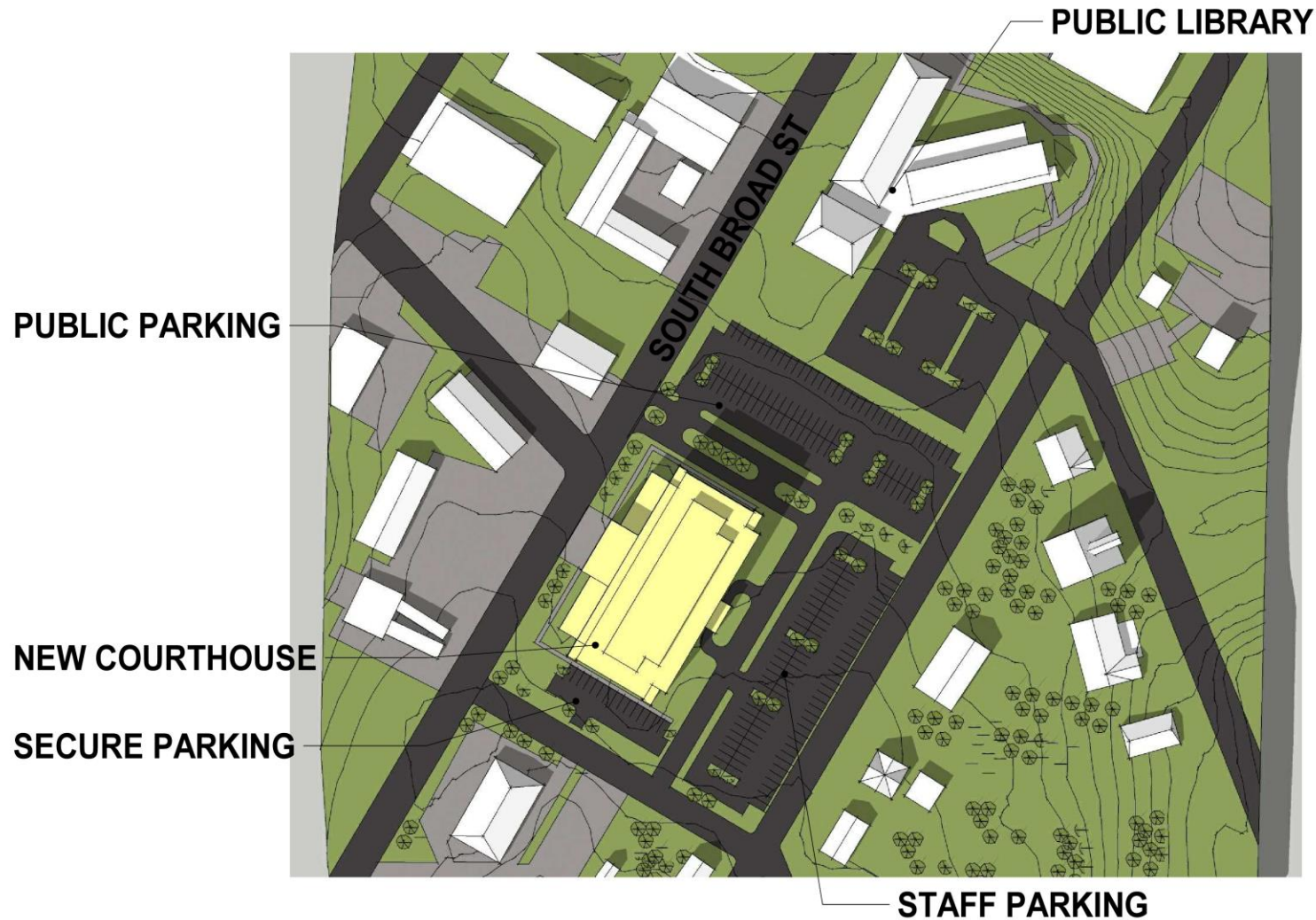
OPINION OF PROBABLE TOTAL PROJECT COST



Client:	Transylvania County, NC	Date:	March 16, 2020
Project Name:	Transylvania Replacement Courthouse Study	Computed By:	DRM
Description:	Approx 63,935 SF + 28,400 SF Shell	Checked By:	DRM
Project #592968	New Courthouse - Pickelsimer Property	Sheet Number:	1 of 1

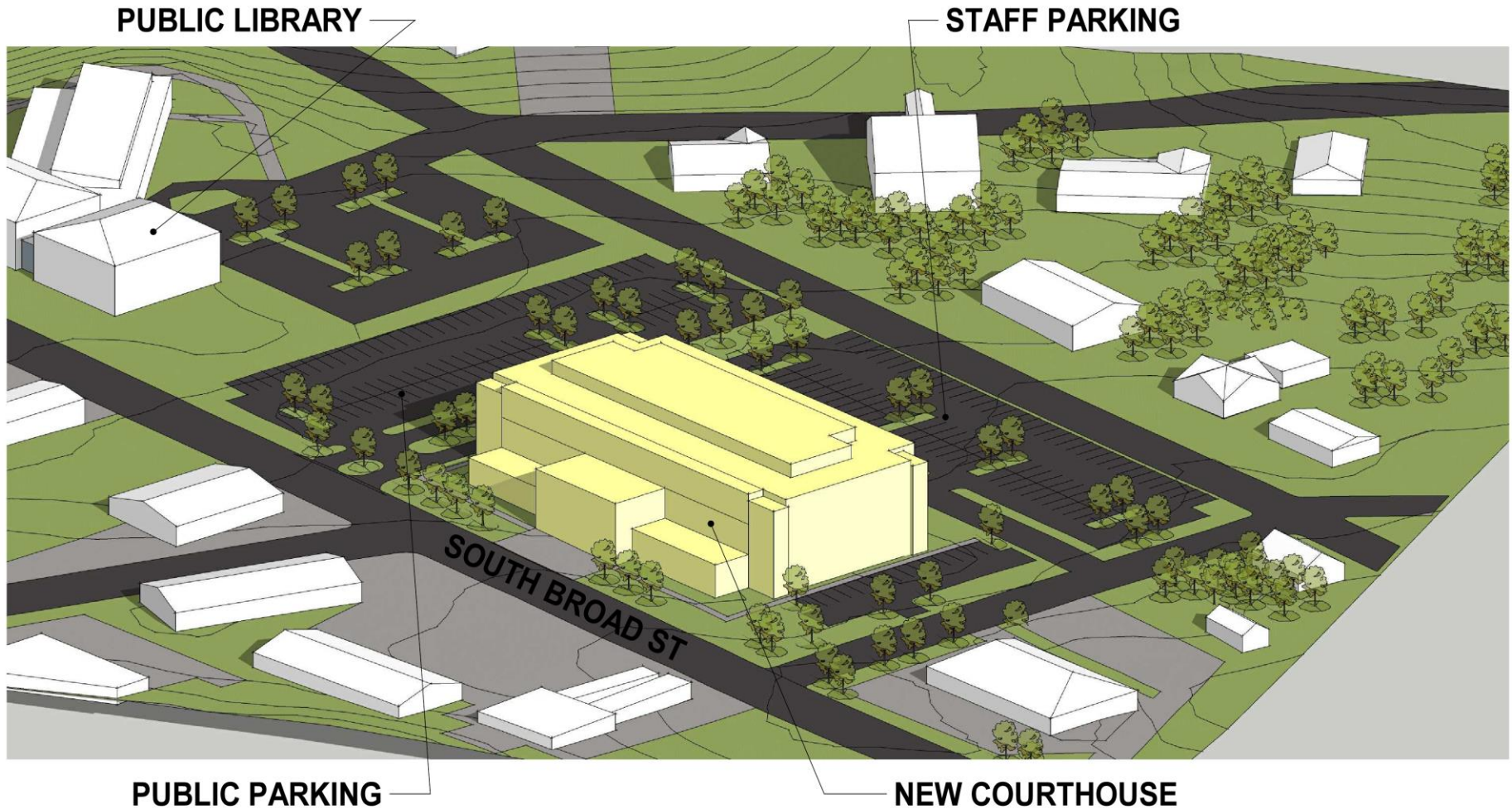
Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	New Construction - 2 story new Courthouse Facility	63,935	SF	\$320.00	\$20,459,200.00
2	"Shelled" additional 3rd level for future growth	28,400	SF	\$200.00	\$5,680,000.00
3	Pile Allowance	N/A	N/A	lump sum est.	\$650,000.00
4	Parking and Site Development	N/A	N/A	lump sum est.	\$3,000,000.00
5	Building Demolition (3 buildings)	9,000	SF	\$20.00	\$180,000.00
6	Construction / Design Contingency	N/A	%	5.00%	\$1,172,960.00
7	Cost Escalation Contingency - 12 months	N/A	%	5.00%	\$1,231,608.00
	(note - add this % for each additional year to actual bid date)				
	Subtotal				\$32,373,768.00
	Estimated Construction Cost	92,335	SF	\$350.61	\$32,373,768.00
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	Lump Sum	\$1,520,000.00
2	Cost to relocate Court Functions during construction	N/A	N/A	Lump Sum	\$0.00
3	Site and Construction Testing	N/A	%	0.50%	\$161,868.84
4	Misc. Fees / Costs	N/A	%	10.00%	\$3,237,376.80
5	Site Acquisition (3 Parcels)	N/A	N/A	Lump Sum	\$2,000,000.00
	Subtotal				\$6,919,245.64
	TOTAL ESTIMATED PROJECT BUDGET				\$39,293,013.64
	Note: Assumes Parking Deck is funded separately - 150 x \$20,000 = \$3,000,000				
	"Shelled" unfinished space on 3rd floor for future growth				

Option 3 – South Broad St



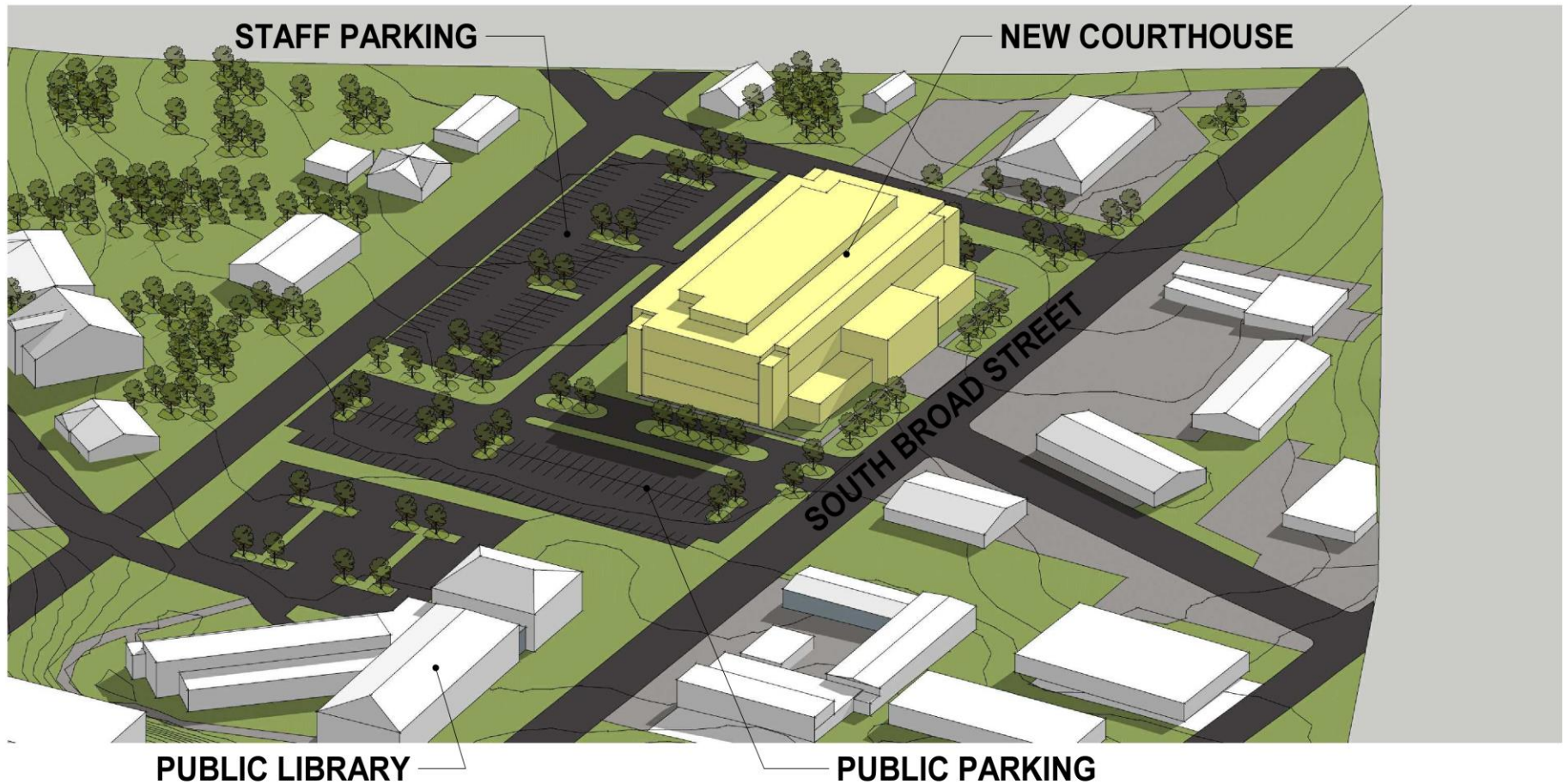
C.1

Option 3 – South Broad St



C.2

Option 3 – South Broad St



C.3

Option 3 – South Broad St - Issues

- Extensive underground Stormwater improvements – existing site is mostly pervious with inadequate capacity pipes around the site.
- Minimal Earthwork since site is flat.
- Site is zoned “Downtown Mixed Use” – Max ground floor area of 25,000 sf – requires a Board of Adjustment hearing. Max height is 50’-0” per UDO.
- Site development would include improvements to South Broad, Varsity, and Gaston Street.
- All parking – public (150 shown) and staff (65 shown) – could be handled on the surface.
- New facility is in a prominent location near other government buildings near downtown.
- Requires relocation of Childhood Center.
- May require relocation of public park.
- Inmates need to be transported by vehicle from PSF.

Option 3 – South Broad St - Cost Estimate

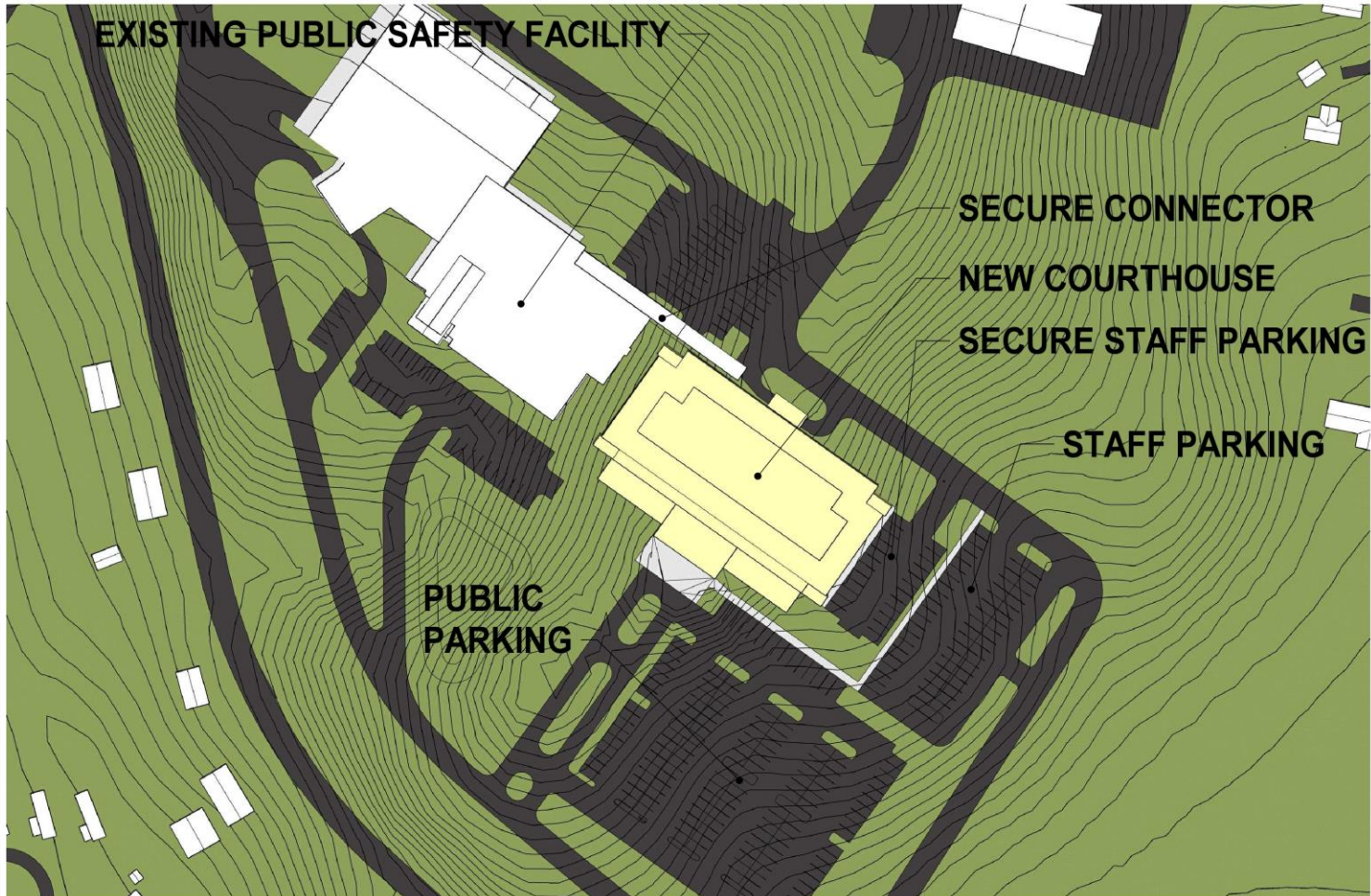
OPINION OF PROBABLE TOTAL PROJECT COST



Client:	Transylvania County, NC	Date:	March 17, 2020
Project Name:	Transylvania Replacement Courthouse Study	Computed By:	DRM
Description:	Approx 63,935 SF + 28,400 SF Shell	Checked By:	DRM
Project #592968	New Courthouse - South Broad Street Site	Sheet Number:	1 of 1

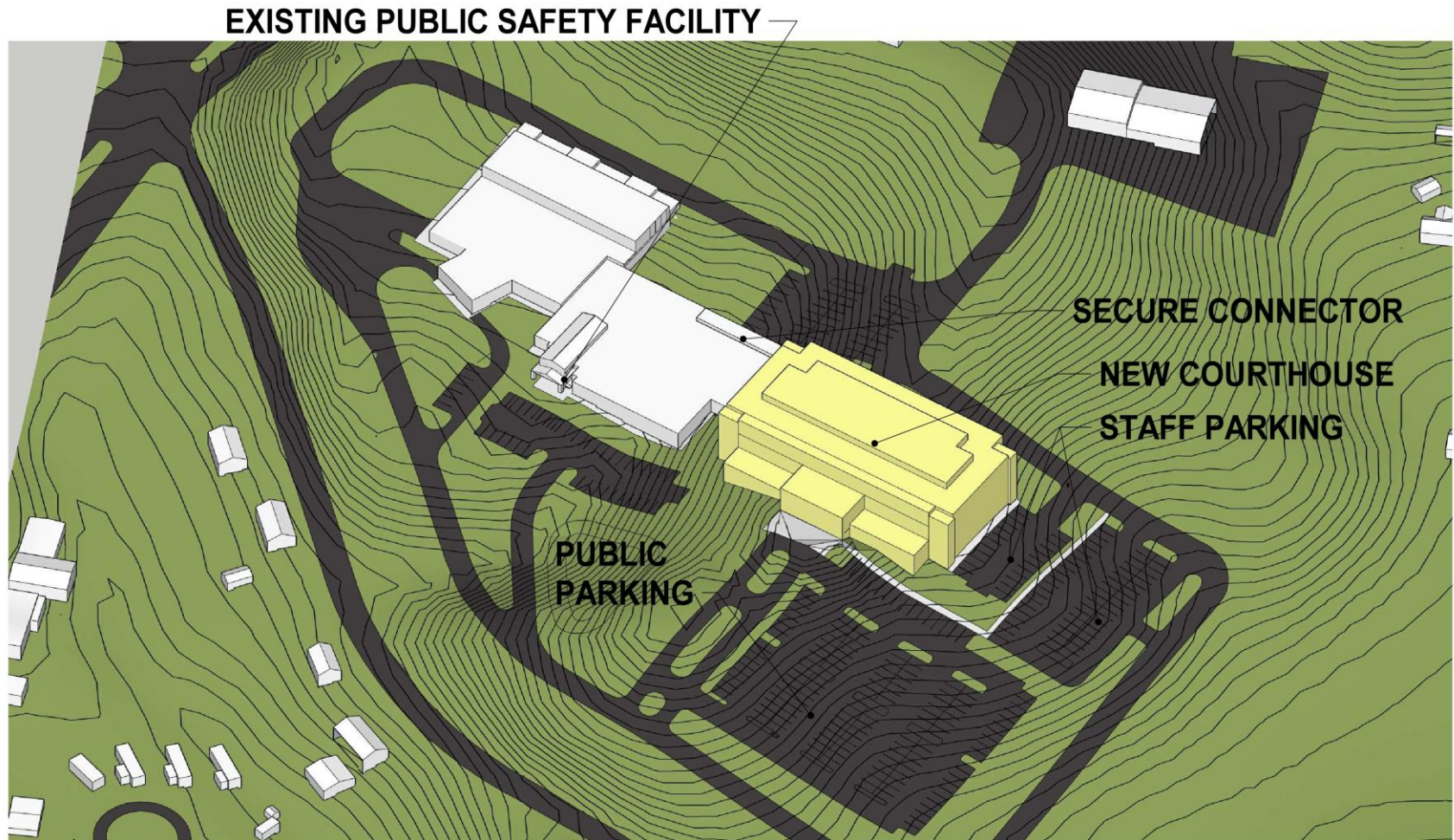
Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	New Construction - 2 story new Courthouse Facility	63,935	SF	\$320.00	\$20,459,200.00
2	"Shelled" additional 3rd level for future growth	28,400	SF	\$200.00	\$5,680,000.00
3	Pile Allowance	N/A	N/A	lump sum est.	\$650,000.00
5	Parking and Site Development	N/A	N/A	lump sum est.	\$4,000,000.00
6	Building Demolition (1 building)	15,000	SF	\$20.00	\$300,000.00
7	Construction / Design Contingency	N/A	%	5.00%	\$1,037,960.00
8	Cost Escalation Contingency - 12 months	N/A	%	5.00%	\$1,089,858.00
(note - add this % for each additional year to actual bid date)					
Subtotal					\$33,217,018.00
Estimated Construction Cost					
		92,335	SF	\$359.74	\$33,217,018.00
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	Lump Sum	\$1,520,000.00
2	Cost to relocate Court Functions during construction	N/A	N/A	Lump Sum	\$0.00
3	Site and Construction Testing	N/A	%	0.50%	\$166,085.09
4	Misc. Fees / Costs	N/A	%	10.00%	\$3,321,701.80
5	Cost to replace Childhood Center	N/A	N/A	Lump Sum	\$5,000,000.00
6	Site Acquisition	N/A	N/A		\$0.00
Subtotal					\$10,007,786.89
TOTAL ESTIMATED PROJECT BUDGET					\$43,224,804.89
Note: Assumes All surface parking for public and staff					
"Shelled" unfinished space on 3rd floor for future growth					
Property is County Owned					
Does Park need to be relocated in this budget?					

Option 4 – Public Safety Facility site



D.1

Option 4 – Public Safety Facility site



D.2

Option 4 – Public Safety Facility site



Option 4 – Public Safety Facility - Issues

- Stormwater improvements will be above ground and offsite work is already completed.
- Heavy Earthwork – mostly cut.
- Site is zoned “General Industrial” – Max ground floor area of 100,000 sf – no zoning adjustments required. Max height is 50'-0” per UDO requires a BOA hearing.
- Minimal or no improvements to Morris Road required.
- Surface parking – public (150 shown) and staff (65 shown).
- Proximity to Public Safety Facility and the ability to make a secure connection to transport inmates.
- Requires minimal holding areas compared to other options.
- Courthouse is removed from downtown – less visible to passersby.

Option 4 – Public Safety Facility Cost Estimate

OPINION OF PROBABLE TOTAL PROJECT COST



Client:	Transylvania County, NC	Date:	March 13, 2020
Project Name:	Transylvania Replacement Courthouse Study	Computed By:	DRM
Description:	Approximately 61,700 SF + 28,400 SF Shell	Checked By:	DRM
Project #592968	New Courthouse at PSF Campus	Sheet Number:	1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
1	New Construction - 2 story new Courthouse Facility	61,700	SF	\$320.00	\$19,744,000.00
2	"Shelled" additional 3rd level for future growth	28,400	SF	\$200.00	\$5,680,000.00
3	Parking and Site Development (including connector)	N/A	N/A	lump sum est.	\$4,000,000.00
4	Construction / Design Contingency	N/A	%	5.00%	\$1,187,200.00
5	Cost Escalation Contingency - 12 months	N/A	%	5.00%	\$1,246,560.00
(note - add this % for each additional year to actual bid date)					
	Subtotal				\$31,857,760.00
	Estimated Construction Cost	90,100	SF	\$353.58	\$31,857,760.00
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	Lump Sum	\$1,520,000.00
2	Site and Construction Testing	N/A	%	0.50%	\$159,288.80
3	Misc. Fees / Costs	N/A	%	10.00%	\$3,185,776.00
4	Site Acquisition				\$0.00
	Subtotal				\$4,865,064.80
	TOTAL ESTIMATED PROJECT BUDGET				\$36,722,824.80
Note: 150 Public/65 Staff parking areas are included. New revised location and enlarged storm basin included.					
"Shelled" unfinished space on 3rd floor for future growth					
No VSP or Holding included					

Our Recommendation

We recommend the County proceed with either Option 3 or Option 4

- Option 3 gives the new Courthouse a significant prominent downtown presence.
- Option 4 is the most cost-effective option from a building cost and officer transportation cost standpoint.



Thank you for the opportunity to serve
Transylvania County!