

# TRANSYLVANIA COUNTY

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**Courthouse Expansion Project  
Updated Courthouse Study Comparison  
Brevard, North Carolina  
October 10, 2017**

**MOSELEY**ARCHITECTS



## Issues with Current Facilities

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- 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

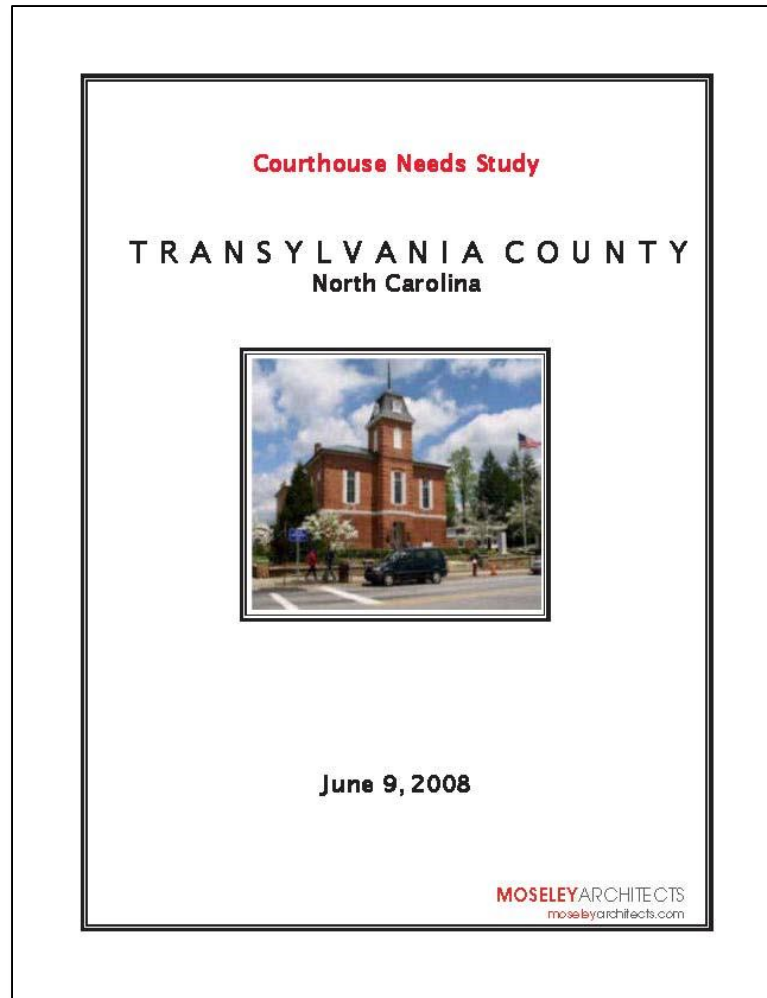
## Timeline / Overview

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- **2008 – Original Courthouse Feasibility Study**  
Recommended replacement facility at PSF campus  
81,000 SF – approximately \$30,000,000
- **2013 – Downtown Courthouse Expansion Study**  
34,000 SF new addition, 1,600 SF renovation  
No new parking – approximately \$11,000,000
- **2015 – Replacement Courthouse Study**  
Updated program with only essential courthouse spaces  
61,000 SF – approximately \$22,000,000
- **2017 – Replacement Courthouse Study Cost Update**  
Updated the 2015 Study utilizing current construction cost data  
61,000 SF – approximately \$26,000,000

# 2008 Transylvania Courthouse Needs Study

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# 2008 Transylvania Courthouse Needs Study

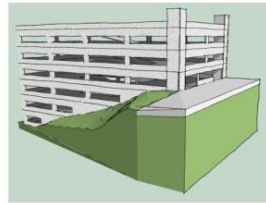
## TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

## SUMMARY - ALL FUNCTIONS

FUNCTION/DEPARTMENT	SPACE NEEDED BY YEAR								REMARKS
	2008		2013		2018-		2025-		
	STAFF	NSF	STAFF	NSF	STAFF	NSF	STAFF	NSF	
Clerk of Court	11	6,365	16	7,848	21	8,886	22	9,061	Most agencies expect marked increase by 2018
Community Corrections	10	4,658	14	5,681	17	6,475	17	6,823	
District Attorney	8	3,432	11	3,953	16	4,830	16	4,830	
District Court	1	11,574	2	13,158	2	13,158	2	13,158	Dist.Court cases projected to increase 180% by 2025
Guardian Ad Litem	3	1,326	4	1,489	5	1,639	5	1,639	Total 3 courtrooms, including small hearing room
Information Technology	0	310	0	310	0	310	0	470	Add IT room
Juvenile Justice	4	2,489	5.5	2,901	6	3,029	7	3,266	
Maintenance	0	660	0	0	0	660	0	660	Add small conference room
Shared Space / Other / DSS	0	3,865	0	3,865	0	3,865	0	3,865	Add small conference room
Sheriff - Court Security	4	2,599	5	2,599	7	2,599	8	1,925	Add staff, no spaced
Superior Court	1	6,000	1	6,000	1	6,000	2	6,420	One Courtroom with increased use
Public Defender	9	2,917	11	3,150	14	3,515	16	3,875	Projected largest increase of staff
TOTAL STAFF	50.5		69		89		95		
TOTAL NET SQUARE FEET		46,195		50,953		54,965		55,991	
Gross area conversion factor	72%	17,965	72%	19,815	72%	21,375	72%	21,774	
TOTAL BUILDING GROSS SQUARE FEET		64,160		70,768		76,341		77,766	

\* CURRENT STAFFIndicates the department's current staff studied for a new or expanded courthouse. The current staffing indicated is the number of staff that needs to be housed in the department's space. It does not include staff to be housed outside of the courthouse or account for any current staffing deficiencies or excesses.

## 2008 Transylvania Courthouse Needs Study



PARKING DECK - 3D ILLUSTRATIVE STUDY



**EXISTING SITE ALTERNATIVE OPTION #1**

TRANSYLVANIA COUNTY COURT STUDY: ILLUSTRATIVE SITE PLAN

## 2008 Transylvania Courthouse Needs Study

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# OPINION OF PROBABLE TOTAL PROJECT COST



Client: Transylvania County, NC  
 Project Name: Transylvania County Courthouse Facility  
 Description: Remote Site Alternative Option #2  
 Project Number: 442060

Date: June 9, 2008  
 Computed By: DRM  
 Checked By:  
 Sheet Number: 1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
	<b>Construction Costs</b>				
1	Court Complex with ancillary functions	81,220	SF	\$225.00	\$18,274,500.00
2	Site Development	N/A			\$3,000,000.00
3	Site Demolition	N/A			\$250,000.00
	<b>Subtotal</b>				<b>\$21,524,500.00</b>
	<b>Estimated Construction Cost Site and Building (2008)</b>	<b>81,220</b>	<b>SF</b>	<b>\$265.01</b>	<b>\$21,524,500.00</b>
	<b>Contingency</b>				
1	Construction Cost Escalation Contingency (first quarter 2010)	N/A	N/A	10.00%	\$2,152,450.00
2	Design / Construction Contingency	N/A	N/A	10.00%	\$2,152,450.00
	<b>Estimated Construction Cost Site and Building (2010)</b>	<b>81,220</b>	<b>SF</b>	<b>\$318.02</b>	<b>\$25,829,400.00</b>
	<b>Project Costs</b>				
1	Fixtures, Furnishings & Equipment (FF&E = % of Court \$\$)	N/A	N/A	10.00%	\$1,827,450.00
2	Site and Construction Testing	N/A	N/A	0.50%	\$91,372.50
3	A/E Lump Sum Fee - (@ 7.5% construction, contingency)	N/A	N/A	7.50%	\$1,937,205.00
4	Bid Document printing cost estimate	N/A	N/A	lump sum	\$50,000.00
5	LEED Commissioning / Misc. costs	N/A	N/A	lump sum	\$250,000.00
	<b>Subtotal</b>				<b>\$4,156,027.50</b>
	<b>TOTAL ESTIMATED PROJECT BUDGET (February 2010)</b>				<b>\$29,985,427.50</b>



# 2013 Transylvania County Addition Study

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## Transylvania County Courthouse Expansion Study

BREVARD, NORTH CAROLINA  
JULY 23, 2014



# 2013 Transylvania County Addition Study

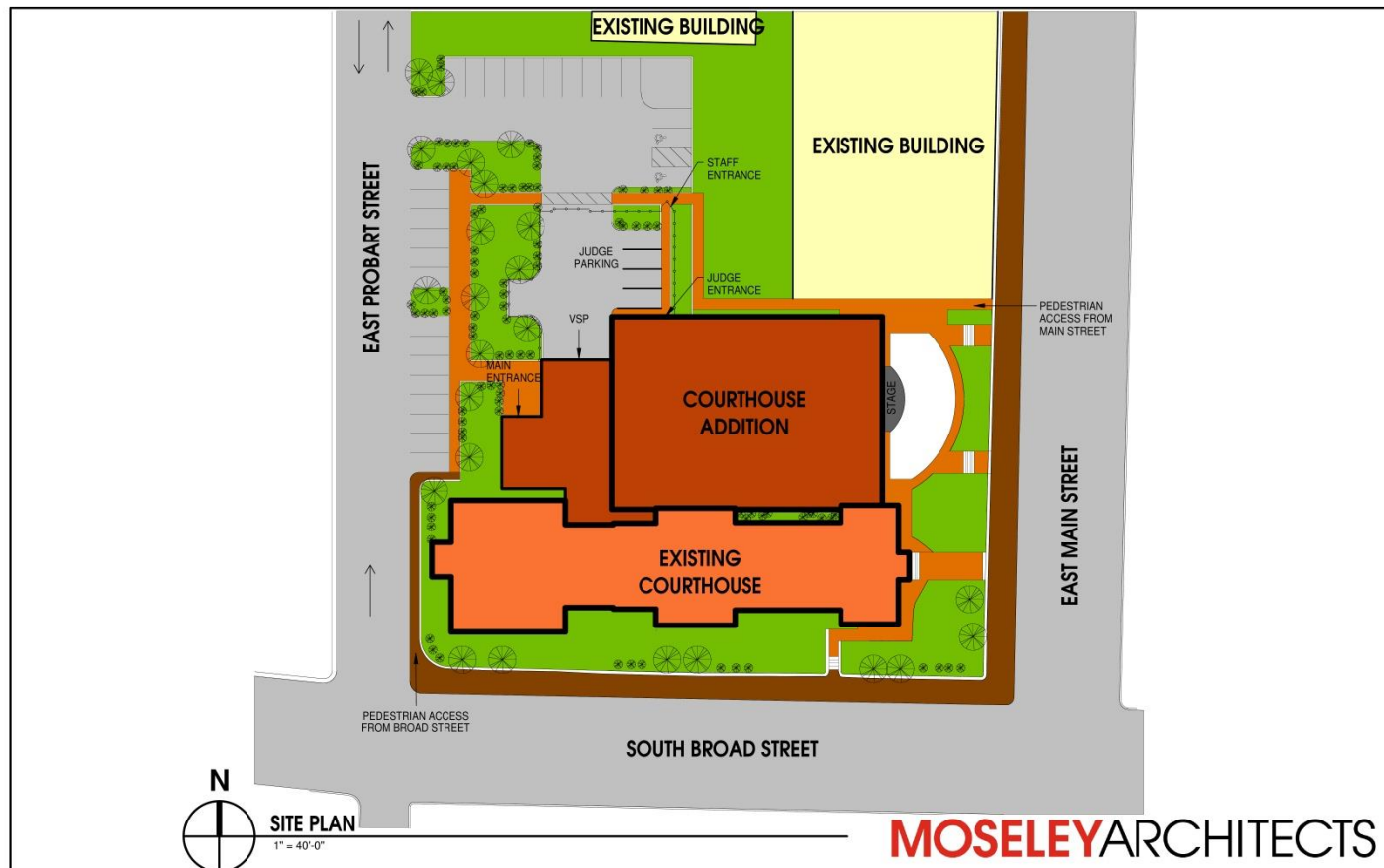
## TRANSLYVANIA COUNTY COURTHOUSE SPACE REQUIREMENTS

### SUMMARY

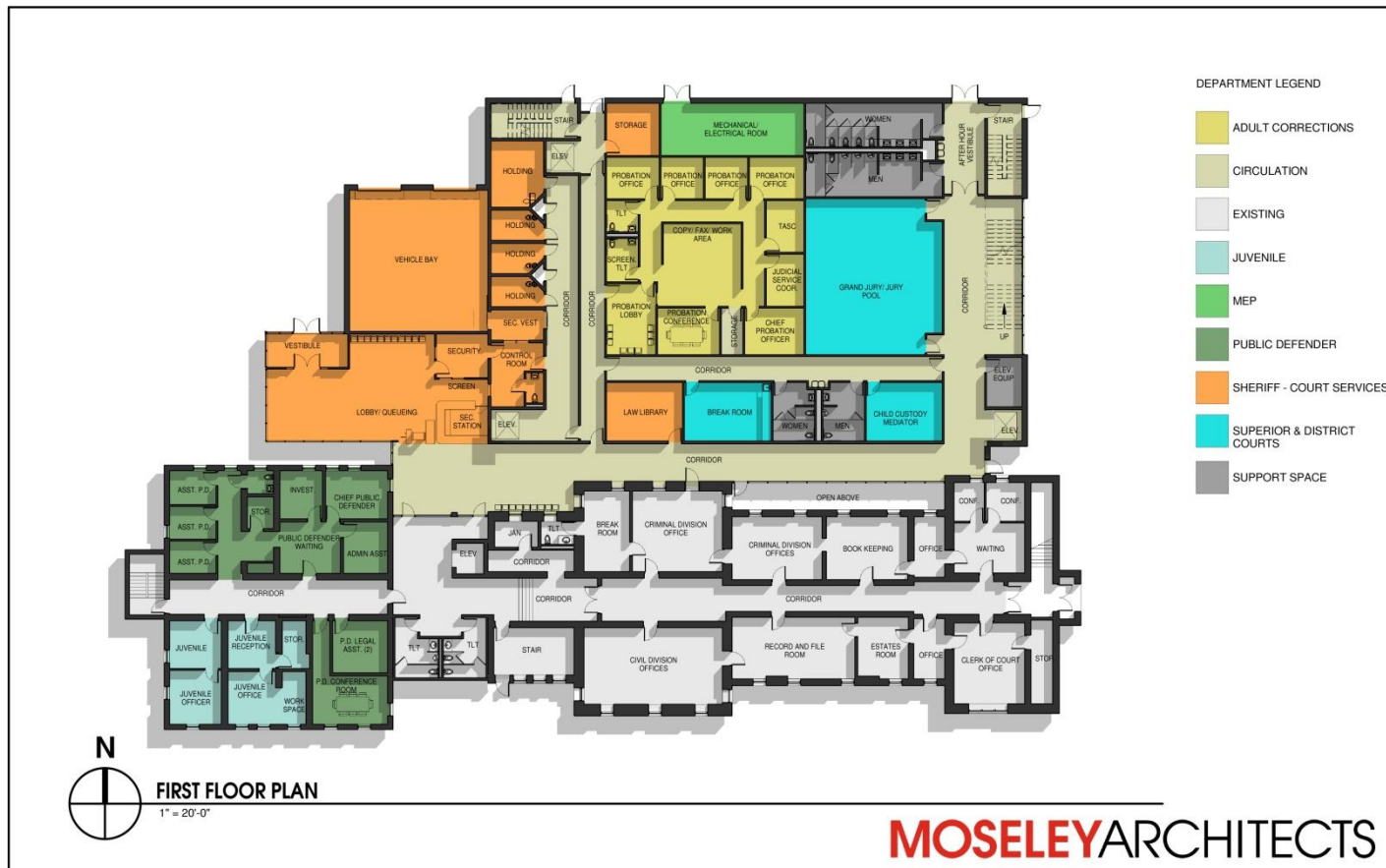
FUNCTION	EXISTING NET SQ FT	SPACE REQUIRED							
		2014		2019		2024		2029	
		STAFF	SQ FT	STAFF	SQ FT	STAFF	SQ FT	STAFF	SQ FT
Adult Corr & Juv Justice - Adults		6	2,579	8	2,982	8	2,982	9	3,190
Adult Corr & Juv Justice - Juveniles		4	1,469	5	1,742	5	1,768	6	2,041
Clerk of Court		9	0	11	0	12	0	13	0
District Attorney		4	1,443	4	1,469	5	1,781	5	1,807
Public Defender		7	2,165	8	2,373	9	2,503	10	2,724
Sheriff- Court Services		6	3,605	9	3,605	9	3,605	11	3,605
Staff and Building Support		N/A	2,180	N/A	2,180	N/A	2,180	N/A	2,180
Superior and District Courts		2	10,025	2	10,025	2	10,025	2	10,025
Total Staff		38		47		50		56	
Total Net Departmental Area in Square Feet			23,465		24,375		24,843		25,571
Available Net Departmental Area in Square Feet	0		0		0		0		0
Surplus or (Deficit) of Net Departmental Area in Square Feet			(23,465)		(24,375)		(24,843)		(25,571)
Estimated Gross Building Area Required in Square Feet at Building Efficiency of 70% (actual efficiency to be determined at conceptual design)*	(actual)*		33,521		34,821		35,490		36,530

\* Existing building is 66.8% efficient

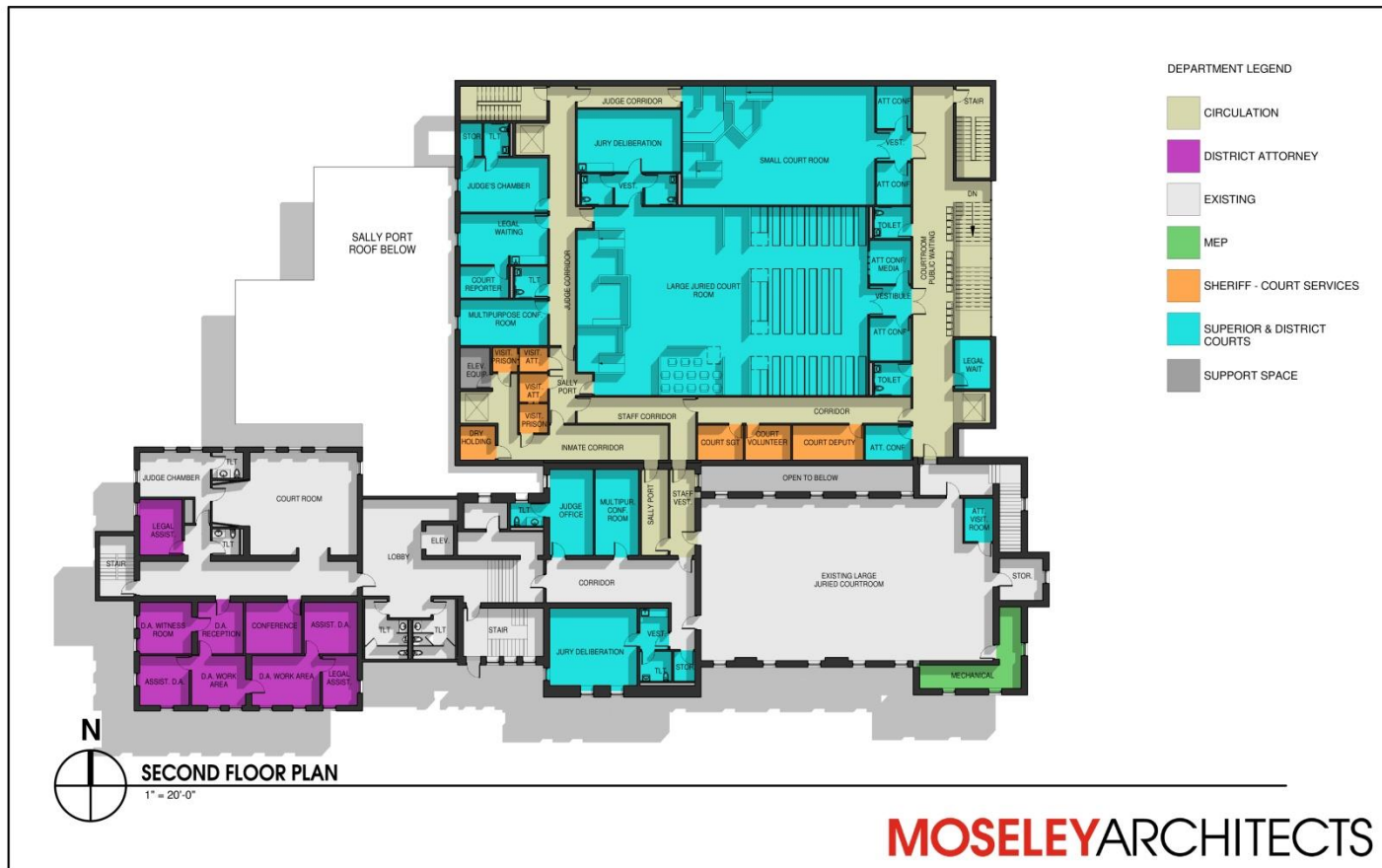
## 2013 Transylvania County Addition Study



# 2013 Transylvania County Addition Study



# 2013 Transylvania County Addition Study







**Addition Perspective**





**Addition Perspective**

# OPINION OF PROBABLE TOTAL PROJECT COST



Client:	<u>Transylvania County, NC</u>	Date:	<u>September 9, 2015</u>
Project Name:	<u>Transylvania Courthouse Expansion Study</u>	Computed By:	<u>DRM</u>
Description:	<u>Approximately 34,000 SF Expansion and</u>	Checked By:	<u>DRM</u>
Project #531768	<u>Renovations to the existing Courthouse</u>	Sheet Number:	<u>1 of 1</u>

Item No.	Description	Area	Unit	Unit Cost	Total Cost
	<b>Construction Costs</b>				
1	New Construction - "Conditioned walkable square feet"	34,000	SF	\$220.00	\$7,480,000.00
2	Existing Misc. Courthouse Renovations	1,600	SF	\$175.00	\$280,000.00
3	Demolition and Site Development	N/A	N/A	lump sum est.	\$1,000,000.00
4	Construction / Design Contingency	N/A	N/A	10.00%	\$876,000.00
5	Cost Escalation Contingency - 12 months			5.00%	\$481,800.00
	(note - add this % for each additional year to actual bid date)				
	<b>Subtotal</b>				<b>\$10,117,800.00</b>
	<b>Estimated Construction Cost</b>	<b>35,600</b>	<b>SF</b>	<b>\$284.21</b>	<b>\$10,117,800.00</b>
	<b>Project Costs</b>				
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	\$25/SF	\$890,000.00
2	Site and Construction Testing	N/A	N/A	0.50%	\$50,589.00
3	Misc. Fees / Costs	N/A	N/A	10.00%	\$1,011,780.00
4	Site Acquisition				\$0.00
	<b>Subtotal</b>				<b>\$1,952,369.00</b>
	<b>TOTAL ESTIMATED PROJECT BUDGET</b>				<b>\$12,070,169.00</b>
	<b>Note: Additional parking areas not included.</b>				
	<b>Parking deck - budget \$20,000 per car (200 car minimum)</b>				
	<b>estimated at \$4,000,000</b>				

**Note: 2015 Total with parking deck estimated at \$16,070,169.00 for a 200 car parking deck but without land necessary included in the cost.**

**2017 updated figures reflect \$19,420,437.50 to include a parking deck for 150 cars or \$22,331,073.50 for 300 cars without land included in the cost.**





# 2015 Transylvania Replacement Courthouse Study

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## County of Transylvania New Courthouse Study

April 08, 2015



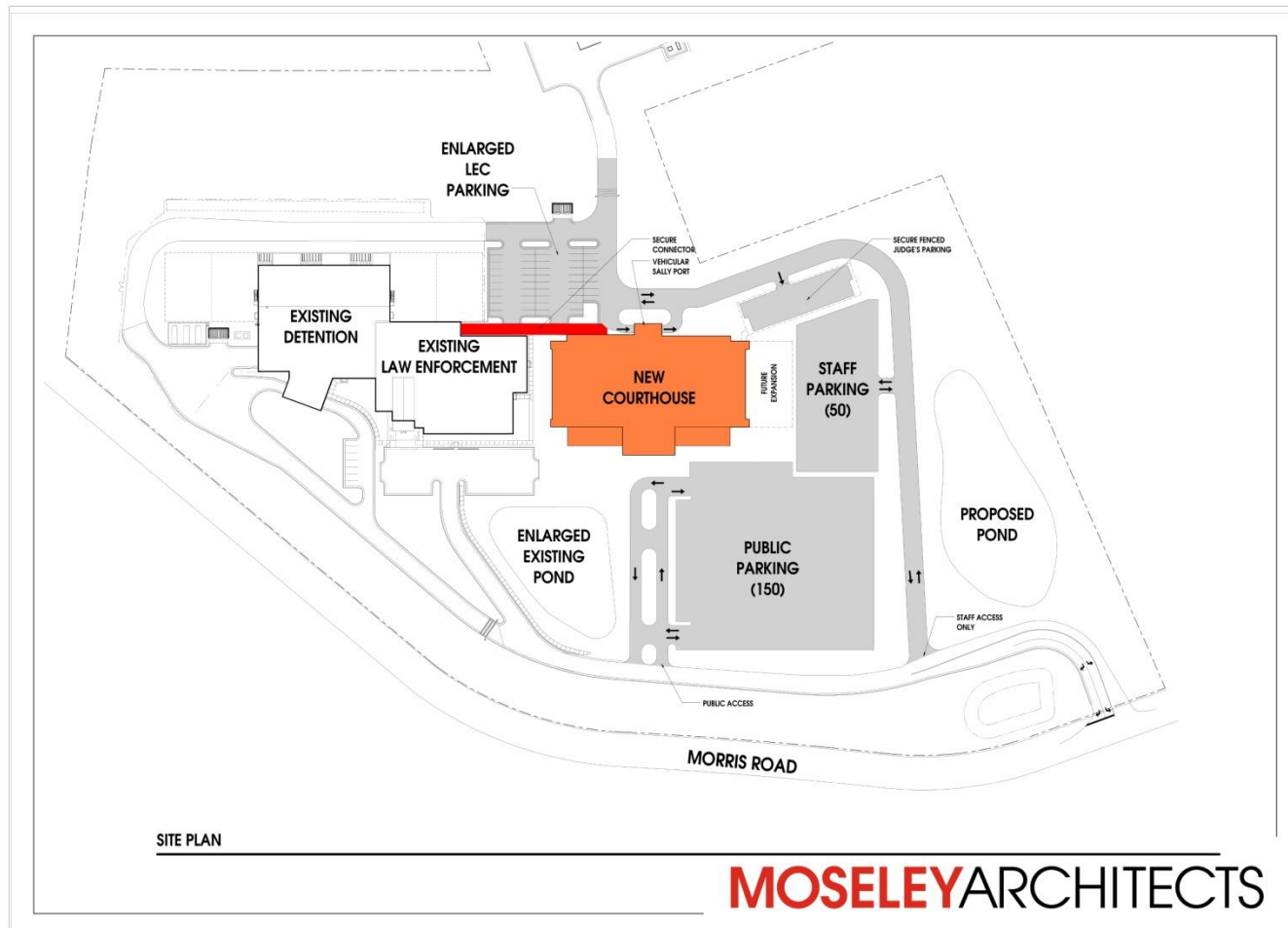
# 2015 Transylvania Replacement Courthouse Study

## TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

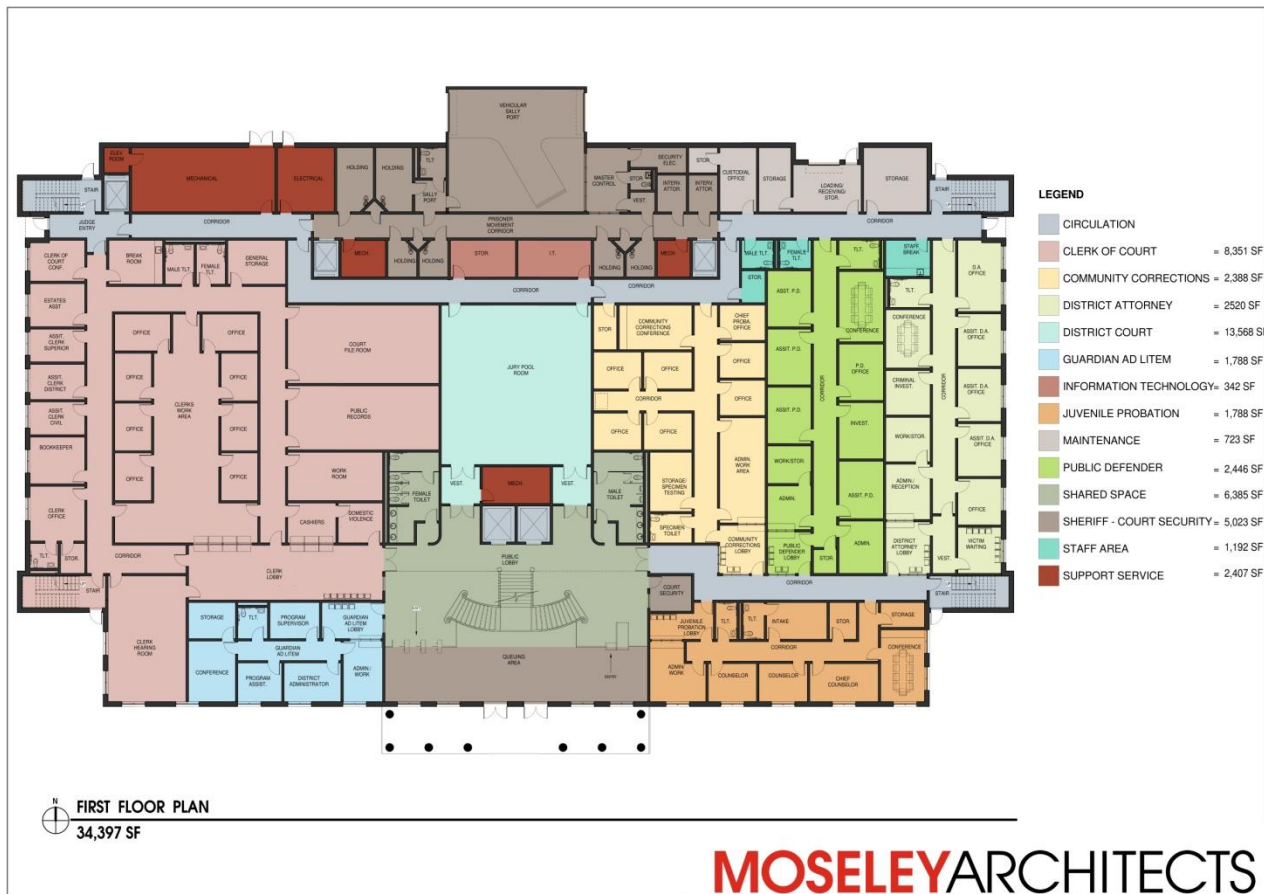
### SUMMARY - ALL FUNCTIONS

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	

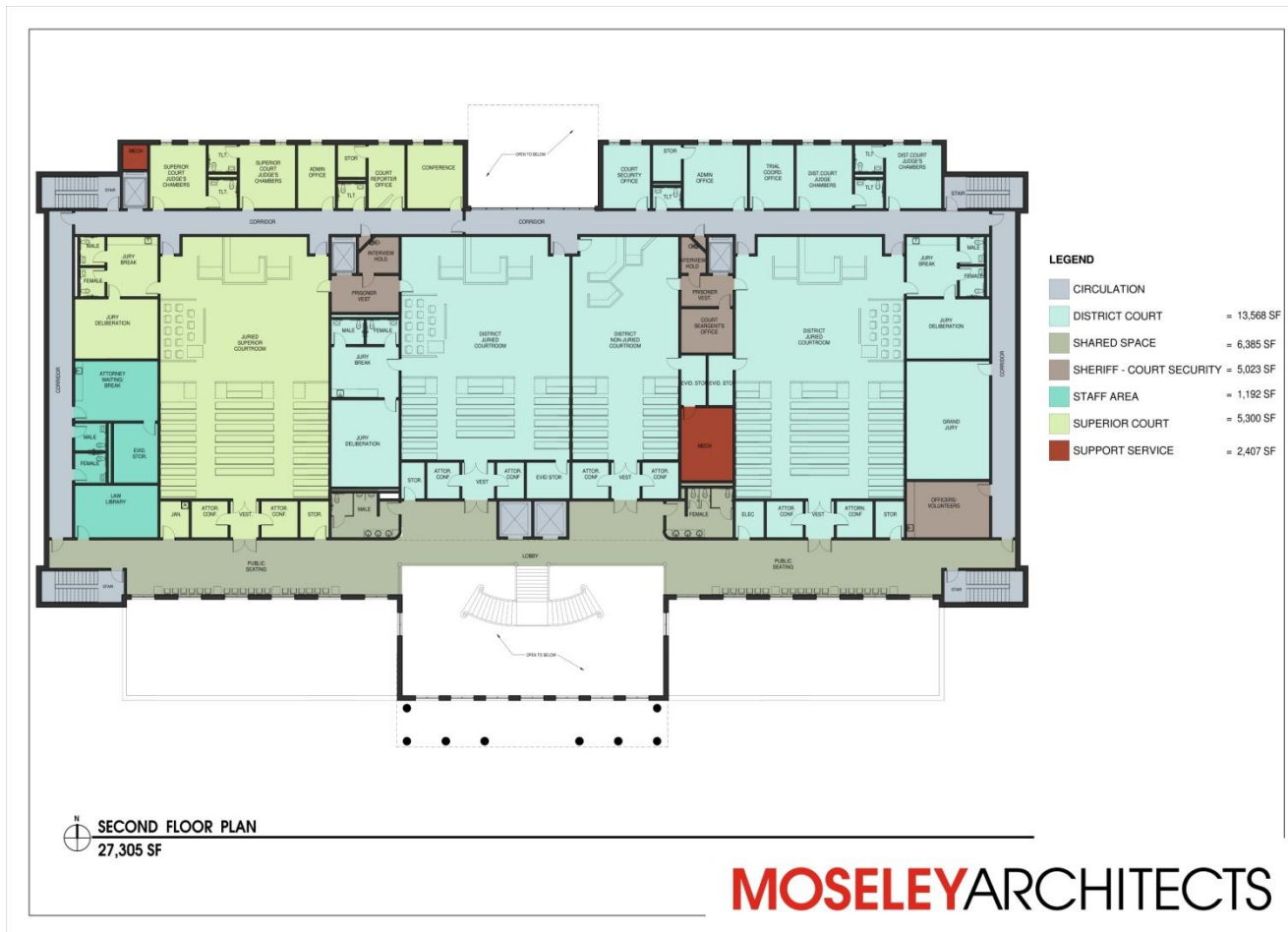
# 2015 Transylvania Replacement Courthouse Study



# 2015 Transylvania Replacement Courthouse Study



# 2015 Transylvania Replacement Courthouse Study





**Scheme 1 – “Traditional”**





**Scheme 1 – “Traditional”**





**Scheme 2 – “Transitional”**



**Scheme 2 – “Transitional”**



**Scheme 3 – “Modern”**





**Scheme 3 – “Modern”**

# OPINION OF PROBABLE TOTAL PROJECT COST



Client:	<u>Transylvania County, NC</u>	Date:	<u>September 9, 2015</u>
Project Name:	<u>Transylvania Replacement Courthouse Study</u>	Computed By:	<u>DRM</u>
Description:	<u>Approximately 61,700 SF (per Diagram)</u>	Checked By:	<u>DRM</u>
Project #531768	<u>New Courthouse at PSF Campus</u>	Sheet Number:	<u>1 of 1</u>

Item No.	Description	Area	Unit	Unit Cost	Total Cost
<b>Construction Costs</b>					
1	New Construction - 2 story new Courthouse Facility	61,700	SF	\$220.00	\$13,574,000.00
2	Parking and Site Development	N/A	N/A	lump sum est.	\$3,000,000.00
3	Construction / Design Contingency	N/A	N/A	5.00%	\$828,700.00
4	Cost Escalation Contingency - 12 months			5.00%	\$870,135.00
	(note - add this % for each additional year to actual bid date)				
	<b>Subtotal</b>				<b>\$18,272,835.00</b>
	<b>Estimated Construction Cost</b>	<b>61,700</b>	<b>SF</b>	<b>\$296.16</b>	<b>\$18,272,835.00</b>
<b>Project Costs</b>					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	\$25/SF	\$1,542,500.00
2	Site and Construction Testing	N/A	N/A	0.50%	\$91,364.18
3	Misc. Fees / Costs	N/A	N/A	10.00%	\$1,827,283.50
4	Site Acquisition				\$0.00
	<b>Subtotal</b>				<b>\$3,461,147.68</b>
	<b>TOTAL ESTIMATED PROJECT BUDGET</b>				<b>\$21,733,982.68</b>
	<b>Note: New additional parking areas are included. New revised location and enlarged storm basin included.</b>				

# OPINION OF PROBABLE TOTAL PROJECT COST



Client:	Transylvania County, NC	Date:	October 10, 2017
Project Name:	Transylvania Replacement Courthouse Study	Computed By:	DRM
Description:	Approximately 61,700 SF (per Diagram)	Checked By:	DRM
Project #531768	New Courthouse at PSF Campus	Sheet Number:	1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
<b>Construction Costs</b>					
1	New Construction - 2 story new Courthouse Facility	61,700	SF	\$275.00	\$16,967,500.00
2	Parking and Site Development	N/A	N/A	lump sum est.	\$3,000,000.00
3	Construction / Design Contingency	N/A	N/A	5.00%	\$998,375.00
4	Cost Escalation Contingency - 12 months			5.00%	\$1,048,293.75
(note - add this % for each additional year to actual bid date)					
	<b>Subtotal</b>				<b>\$22,014,168.75</b>
	<b>Estimated Construction Cost</b>	<b>61,700</b>	<b>SF</b>	<b>\$356.79</b>	<b>\$22,014,168.75</b>
<b>Project Costs</b>					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	\$25/SF	\$1,542,500.00
2	Site and Construction Testing	N/A	N/A	0.50%	\$110,070.84
3	Misc. Fees / Costs	N/A	N/A	10.00%	\$2,201,416.88
4	Site Acquisition				\$0.00
	<b>Subtotal</b>				<b>\$3,853,987.72</b>
	<b>TOTAL ESTIMATED PROJECT BUDGET</b>				<b>\$25,868,156.47</b>
	<b>Note: New additional parking areas are included. New revised location and enlarged storm basin included.</b>				

Addition of  
\$4,134,174  
Since 2015

# OPINION OF PROBABLE TOTAL PROJECT COST



Client: Transylvania County, NC  
 Project Name: Transylvania Replacement Courthouse Study  
 Description: Approximately 61,700 SF + 27,300 SF Shell  
 Project #531768 New Courthouse at PSF Campus

Date: September 9, 2015  
 Computed By: DRM  
 Checked By: DRM  
 Sheet Number: 1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
	<b>Construction Costs</b>				
1	New Construction - 2 story new Courthouse Facility	61,700	SF	\$220.00	\$13,574,000.00
2	"Shelled" additional 3rd level for future growth	27,300	SF	\$150.00	\$4,095,000.00
3	Parking and Site Development	N/A	N/A	lump sum est.	\$3,000,000.00
4	Construction / Design Contingency	N/A	N/A	5.00%	\$828,700.00
5	Cost Escalation Contingency - 12 months			5.00%	\$870,135.00
	(note - add this % for each additional year to actual bid date)				
	<b>Subtotal</b>				<b>\$22,367,835.00</b>
	<b>Estimated Construction Cost</b>	<b>89,000</b>	<b>SF</b>	<b>\$251.32</b>	<b>\$22,367,835.00</b>
	<b>Project Costs</b>				
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	N/A	0.50%	\$111,839.18
3	Misc. Fees / Costs	N/A	N/A	10.00%	\$2,236,783.50
4	Site Acquisition				\$0.00
	<b>Subtotal</b>				<b>\$3,868,622.68</b>
	<b>TOTAL ESTIMATED PROJECT BUDGET</b>				<b>\$26,236,457.68</b>
	<b>Note: New additional parking areas are included. New revised location and enlarged storm basin included.</b>				
	<b>"Shelled" unfinished space on 3rd floor for future growth</b>				

# OPINION OF PROBABLE TOTAL PROJECT COST



Client:	<u>Transylvania County, NC</u>	Date:	<u>October 10, 2017</u>
Project Name:	<u>Transylvania Replacement Courthouse Study</u>	Computed By:	<u>DRM</u>
Description:	<u>Approximately 61,700 SF + 27,300 SF Shell</u>	Checked By:	<u>DRM</u>
Project#531768	<u>New Courthouse at PSF Campus</u>	Sheet Number:	<u>1 of 1</u>

Item No.	Description	Area	Unit	Unit Cost	Total Cost
<b>Construction Costs</b>					
1	New Construction - 2 story new Courthouse Facility	61,700	SF	\$275.00	\$16,967,500.00
2	"Shelled" additional 3rd level for future growth	27,300	SF	\$175.00	\$4,777,500.00
3	Parking and Site Development	N/A	N/A	lump sum est.	\$3,000,000.00
4	Construction / Design Contingency	N/A	N/A	5.00%	\$998,375.00
5	Cost Escalation Contingency - 12 months			5.00%	\$1,048,293.75
	<b>Subtotal</b>				<b>\$26,791,668.75</b>
	<b>Estimated Construction Cost</b>	<b>89,000</b>	<b>SF</b>	<b>\$301.03</b>	<b>\$26,791,668.75</b>
<b>Project Costs</b>					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	\$25/SF	\$1,542,500.00
2	Site and Construction Testing	N/A	N/A	0.50%	\$133,958.34
3	Misc. Fees / Costs	N/A	N/A	10.00%	\$2,679,166.88
4	Site Acquisition				\$0.00
	<b>Subtotal</b>				<b>\$4,355,625.22</b>
	<b>TOTAL ESTIMATED PROJECT BUDGET</b>				<b>\$31,147,293.97</b>
	<b>Note: New additional parking areas are included. New revised location and enlarged storm basin included.</b>				
	<b>"Shelled" unfinished space on 3rd floor for future growth</b>				

Addition of  
\$4,910,836  
Since 2015



## Decision Matrix Analysis – 2008 Study

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### PROS

- Purpose-designed for 21<sup>st</sup> century courts
- Close proximity to detention facility / Sheriff
- Adequate proper and separate parking areas
- Is a “build-out” solution to last 50+ years
- Better security and public accessibility
- Will repair current site drainage issues

### CONS

- Moves current court location from downtown
- Most expensive option

## Decision Matrix Analysis – 2013 Study

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### PROS

- Keeps existing historic court location
- Less expensive than other 2 options
- Reason to keep historic building open
- Provides for public toilets for after hour use

### CONS

- Provides only a 15 year need
- Does not improve existing parking issues – actually reduces the existing number
- A large expansion will negatively affect historic courthouse appearance
- During renovation, unknown latent issues may be discovered needing repair
- Does not have ideal layout given use of existing courthouse
- “Front door” is hidden to the rear

## Decision Matrix Analysis – 2015 Study

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### PROS

- Purpose-designed for 21<sup>st</sup> century courts
- Close proximity to detention facility / Sheriff
- Adequate proper and separate parking areas
- Expansion capability for future growth
- Less expensive than 2008 needs study
- Better security and public accessibility
- Will repair current site drainage issues

### CONS

- Moves current court location from downtown
- Costs more than the 2013 study addition

# *Thank You*

for this opportunity to serve Transylvania County !

