

OPINION OF PROBABLE TOTAL PROJECT COST

MOSELEY ARCHITECTS

A PROFESSIONAL CORPORATION

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

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
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 (note - add this % for each additional year to actual bid date)			5.00%	\$481,800.00
	Subtotal				\$10,117,800.00
	Estimated Construction Cost	35,600	SF	\$284.21	\$10,117,800.00
Project Costs					
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
	Subtotal				\$1,952,369.00
	TOTAL ESTIMATED PROJECT BUDGET				\$12,070,169.00
Note: Additional parking areas not included.					
Parking deck - budget \$20,000 per car (200 car minimum)					
estimated at \$4,000,000					

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Client: Transylvania County, NC
 Project Name: Transylvania Courthouse Expansion Study
 Description: Approximately 34,000 SF Expansion and
 Project #531768 Renovations to the existing Courthouse

Date: May 20, 2014
 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 - "Conditioned walkable square feet"	34,000	SF	\$175.00	\$5,950,000.00
2	Existing Misc. Courthouse Renovations	1,600	SF	\$125.00	\$200,000.00
3	Demolition and Site Development	N/A	SF	lump sum est.	\$750,000.00
4	Construction / Design Contingency	N/A	SF	10.00%	\$690,000.00
5	Cost Escalation Contingency - 12 months			5.00%	\$379,500.00
	(note - increase this % for each additional year to bid)				
	Subtotal				\$7,969,500.00
	Estimated Construction Cost	35,600	SF	\$223.86	\$7,969,500.00
	Project Costs				
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	5.00%	\$398,475.00
2	Site and Construction Testing	N/A	N/A	0.50%	\$39,847.50
3	Misc. Fees / Costs	N/A	N/A	10.00%	\$796,950.00
	Subtotal				\$1,235,272.50
	TOTAL ESTIMATED PROJECT BUDGET				\$9,204,772.50

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

OPINION OF PROBABLE TOTAL PROJECT COST

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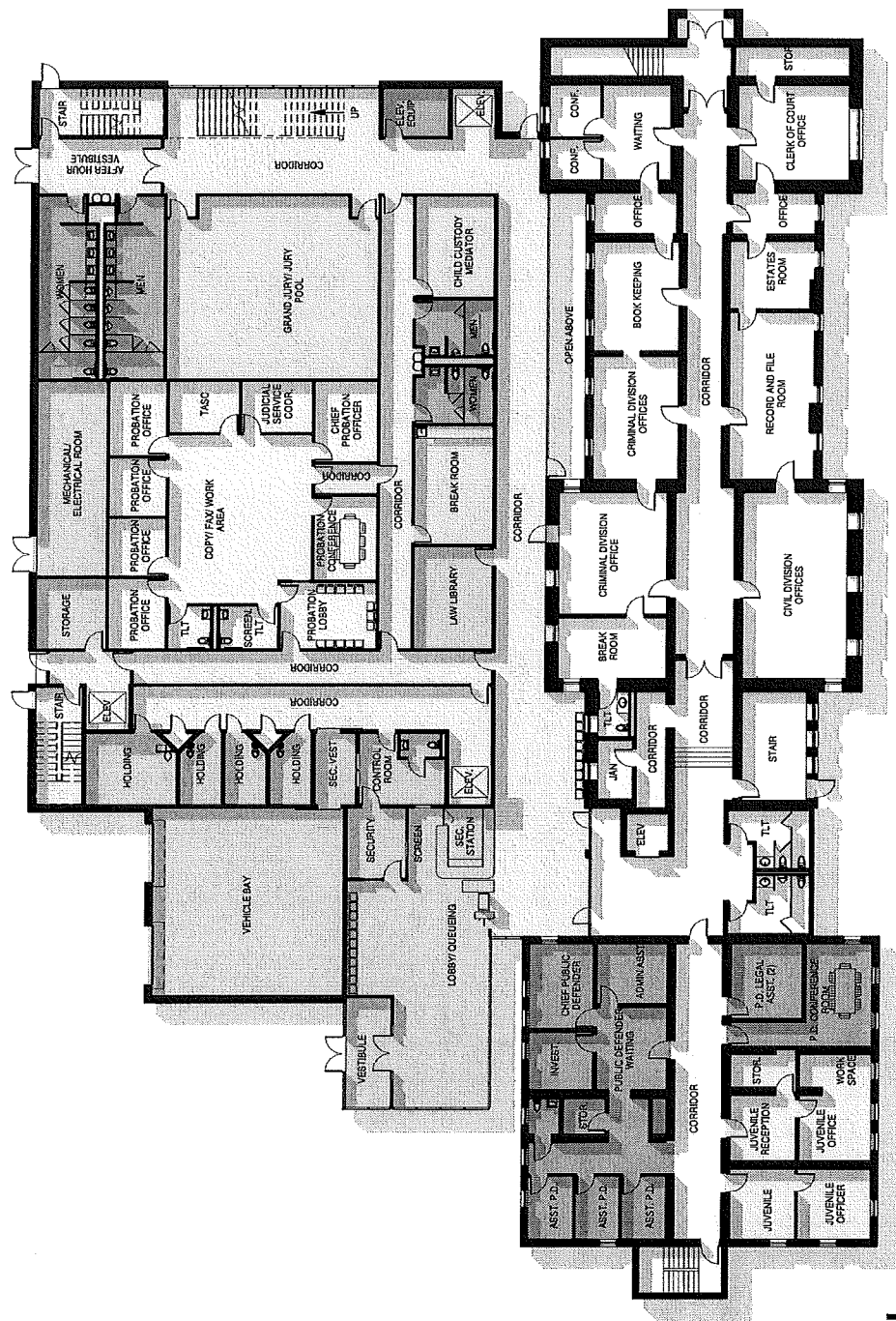
Client: Transylvania County, NC
 Project Name: Transylvania Courthouse Expansion Study
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Date: May 20, 2014
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 Sheet Number: 1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
	Construction Costs				
1	New Construction - "Conditioned walkable square feet"	34,000	SF	\$200.00	\$6,800,000.00
2	Existing Misc. Courthouse Renovations	1,600	SF	\$150.00	\$240,000.00
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%	\$804,000.00
5	Cost Escalation Contingency - 12 months			5.00%	\$442,200.00
	(note - add this % for each additional year to actual bid date)				
	Subtotal				\$9,286,200.00
	Estimated Construction Cost	35,600	SF	\$260.85	\$9,286,200.00
	Project Costs				
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%	\$46,431.00
3	Misc. Fees / Costs	N/A	N/A	10.00%	\$928,620.00
4	Site Acquisition				\$0.00
	Subtotal				\$1,865,051.00
	TOTAL ESTIMATED PROJECT BUDGET				\$11,151,251.00
	Note: Additional parking areas not included.				

CY = Cubic Yard
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DEPARTMENT LEGEND	
	ADULT CORRECTIONS
	CIRCULATION
	EXISTING
	JUVENILE
	MEP
	PUBLIC DEFENDER
	SHERIFF - COURT SERVICES
	SUPERIOR & DISTRICT COURTS
	SUPPORT SPACE



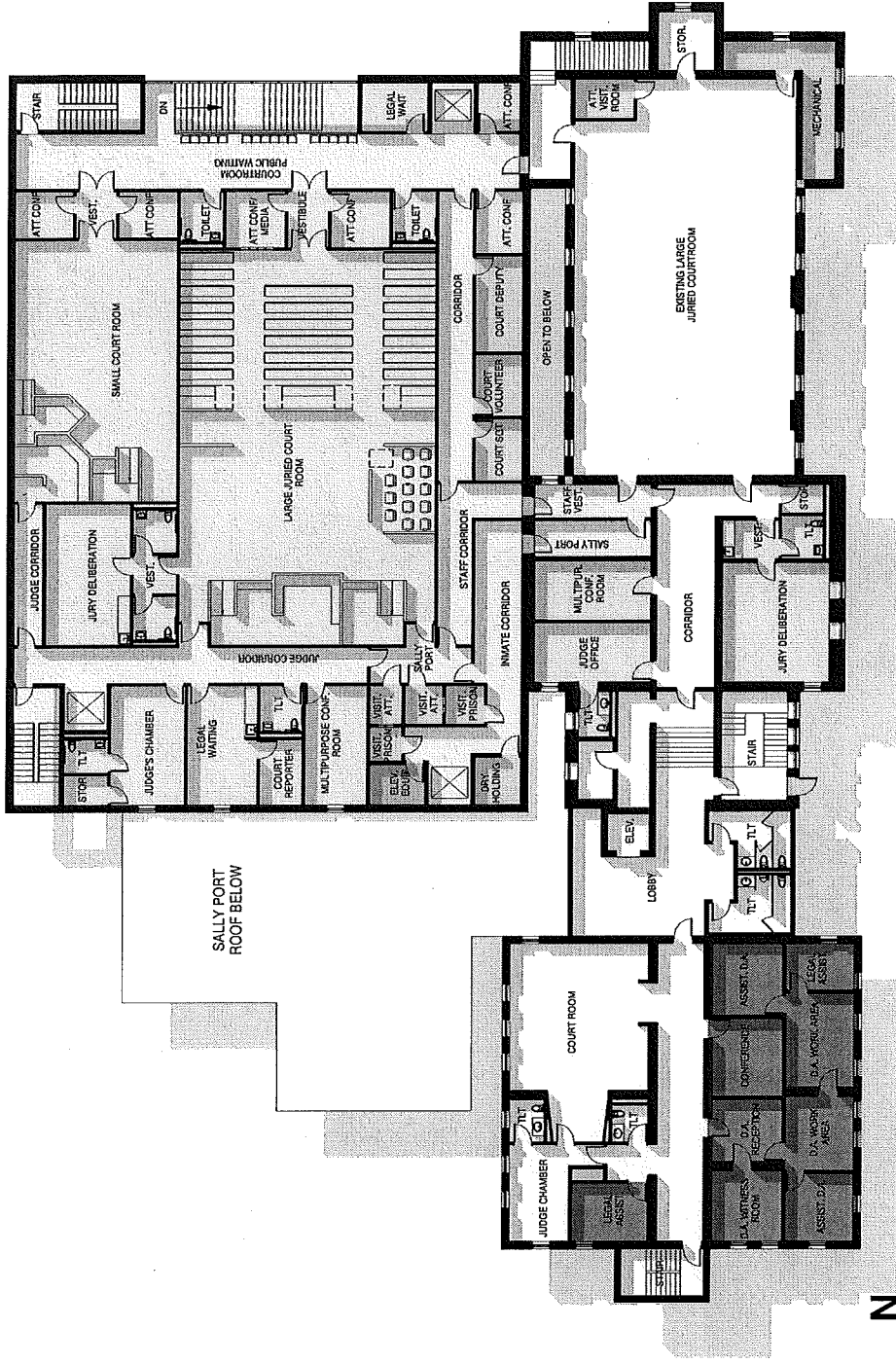
FIRST FLOOR PLAN

1" = 20'-0"

MOSELEYARCHITECTS

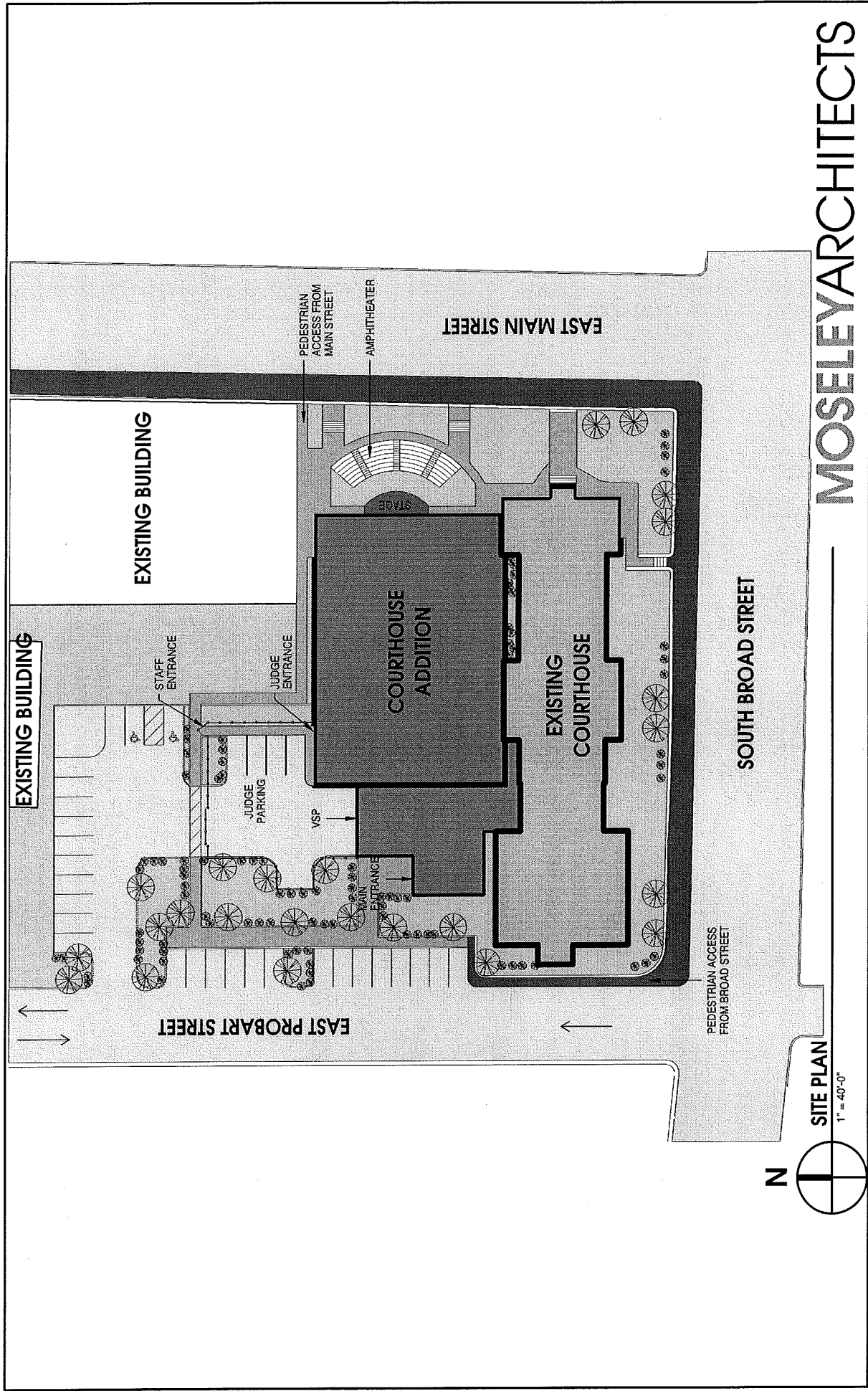
DEPARTMENT LEGEND

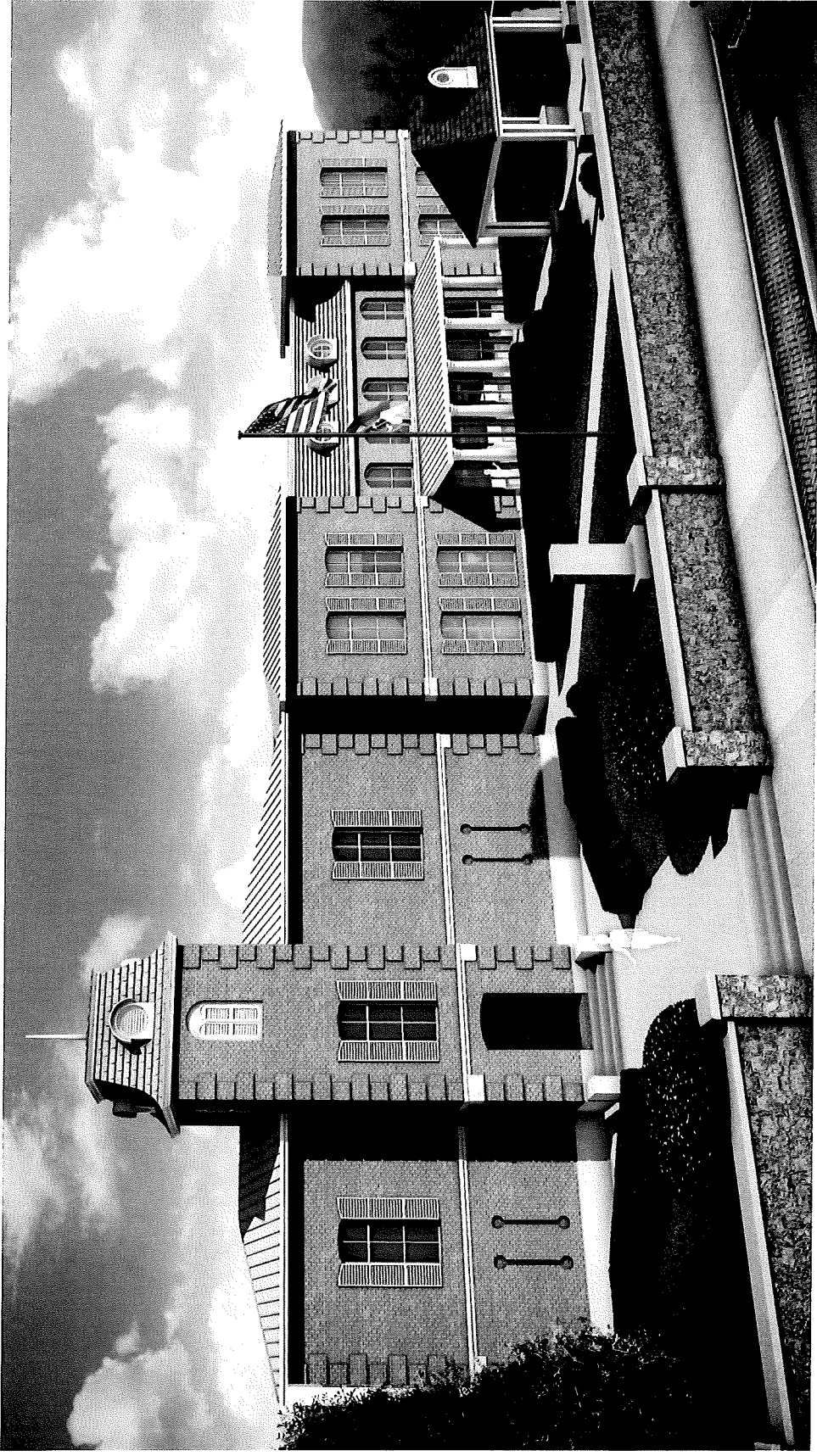
	CIRCULATION
	DISTRICT ATTORNEY
	EXISTING
	MEP
	SHERIFF - COURT SERVICES
	SUPERIOR & DISTRICT COURTS
	SUPPORT SPACE



SECOND FLOOR PLAN
1" = 20'-0"

MOSELEYARCHITECTS





Addition Perspective



Addition Perspective

TRANSLYVANIA COUNTY COURTHOUSE SPACE REQUIREMENTS

SUMMARY

FUNCTION	SPACE REQUIRED							
	2014		2019		2024		2029	
	STAFF	SQ FT	STAFF	SQ FT	STAFF	SQ FT	STAFF	SQ FT
Adult Corr & Juv Justice - Adults	6	2,028	8	2,184	7	2,184	8	2,340
Adult Corr & Juv Justice - Juveniles	4	923	4	923	4	923	6	1,313
Clerk of Court	9	0	11	0	12	0	13	0
District Attorney	4	1,697	4	1,697	5	1,866	5	1,866
Public Defender	7	1,814	7	1,814	9	2,139	10	2,269
Sheriff- Court Services	6	2,754	9	2,862	9	2,997	11	2,997
Staff and Building Support	N/A	2,375	N/A	2,375	N/A	2,375	N/A	2,375
Superior and District Courts	1	10,801	1	11,754	1	11,838	1	11,838
Total Staff	37		44		47		54	
Total Net Departmental Area in Square Feet		22,391		23,608		24,321		24,997
Available Net Departmental Area in Square Feet		0		0		0		0
Surplus or (Deficit) of Net Departmental Area in Square Feet		(22,391)		(23,608)		(24,321)		(24,997)
Estimated Gross Building Area Required in Square Feet at Building Efficiency of 70% (actual efficiency to be determined at conceptual design)*		31,987		33,726		34,744		35,710

* Existing building is 66.8% efficient

TRANSLYVANIA COUNTY COURTHOUSE SPACE REQUIREMENTS

ADULT CORRECTION & JUVENILE JUSTICE / COMMUNITY SUPERVISION

ADULT OFFENDERS

DESCRIPTION	SQ FT EACH	2014		2019		2024		2029		NOTES
		QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF SPACE										
Chief Probation Officer	150	1	150	1	150	1	150	1	150	Share with Work Area
Administrative Assistant				1						
Probation Officer	120	3	360	4	480	4	480	5	600	
Judicial Services Coordinator	100	1	100	1	100	1	100	1	100	
TASC Coordinator	100	1	100	1	100	1	100	1	100	
TOTAL STAFF		6		8		7		8		
SUPPORT SPACE										
Visitor waiting - seat 12	200	1	200	1	200	1	200	1	200	Controlled access to staff areas
Conference room seat 12	160	1	160	1	160	1	160	1	160	Share with Juvenile Justice
Staff toilet	60	1	60	1	60	1	60	1	60	
Drug screening toilet	80	1	80	1	80	1	80	1	80	Within secure staff area; includes storage and space for packaging samples
Shared copy / fax / work area/storage	350	1	350	1	350	1	350	1	350	Shared Space
SUBTOTAL SPACE REQUIRED			1,560		1,680		1,680		1,800	
INTERNAL CIRCULATION FACTOR			468		504		504		540	
TOTAL DEPARTMENTAL NET AREA REQUIRED			2,028		2,184		2,184		2,340	

TRANSLYVANIA COUNTY COURTHOUSE SPACE REQUIREMENTS

ADULT CORRECTION & JUVENILE JUSTICE / COMMUNITY SUPERVISION

EXISTING SPACE

JUVENILE OFFENDERS

DESCRIPTION	SQ FT EACH	2014		2019		2024		2029		NOTES
		QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF SPACE										
Chief Court Counselor II	150	1	150	1	150	1	150	1	150	Keep in Existing Courthouse Primary office is in Hendersonville
Administrative Assistant		1		1		1		1		
Court Counselor Supervisor	150	1	150	1	150	1	150	1	150	
Court Counselor I	150	1	150	1	150	1	150	3	450	
TOTAL STAFF		4		4		4		6		Each ofc includes small conf table
SUPPORT SPACE										
Visitor waiting - seat 4	120	1	120	1	120	1	120	1	120	Controlled access to staff areas
Conference room seat 12										Share with Adult section
Storage	70	1	70	1	70	1	70	1	70	Includes space for freezer
Staff toilet										Shared
Drug screening toilet										Share with Adult section
Work Space	70	1	70	1	70	1	70	1	70	Adjacent to Administrative Assistant
Break room										See above - shared
Staff toilet										See above - shared
SUBTOTAL SPACE REQUIRED			710		710		710		1,010	
INTERNAL CIRCULATION FACTOR 30%			213		213		213		303	
TOTAL DEPARTMENTAL NET AREA REQUIRED			923		923		923		1,313	

TRANSLYVANIA COUNTY COURTHOUSE SPACE REQUIREMENTS

CLERK OF COURT

Existing Space OK

DESCRIPTION	SQ FT EACH	2014		2019		2024		2029		NOTES
		QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF SPACE										
Clerk - private office		1	0	1	0	1	0	1	0	
Assistant Clerk - private office		1	0	1	0	1	0	1	0	
Assistant Clerk - cubicle		2	0	2	0	2	0	2	0	
Deputy Clerk - private office		1	0	1	0	1	0	1	0	
Deputy Clerk - cubicle		4	0	6	0	7	0	8	0	
TOTAL STAFF		9		11		12		13		
SUPPORT SPACE										
Customer service area										
~Public counter work station	50									
~Public waiting area	N/A									
Public records room										
Files										
Other support space										
Archives										
~Archives storage	N/A									
SUBTOTAL SPACE REQUIRED			0		0		0		0	
INTERNAL CIRCULATION FACTOR	25%		0		0		0		0	
TOTAL DEPARTMENTAL NET AREA REQUIRED										

TRANSLYVANIA COUNTY COURTHOUSE SPACE REQUIREMENTS

DISTRICT ATTORNEY

EXISTING SPACE

DESCRIPTION	SQ FT EACH	2014		2019		2024		2029		NOTES
		QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF SPACE										
Assistant District Attorney	150	2	300	2	300	3	450	3	450	
Legal Assistant	100	1	100	1	100	1	200	1	200	
Legal Assistant	130	1	130	1	130	1	130	1	130	Legal Assistants to share one ofc
TOTAL STAFF		4		4		5		5		
SUPPORT SPACE										
Visitor waiting seat 6	120	1	120	1	120					
Conference room - seat 8	160	1	160	1	160	1	160	1	160	Controlled access to staff areas
Shared copy / fax / work area	200	1	200	1	200	1	200	1	200	
Work Area	150	1	150	1	150	1	150	1	150	
Witness Room	145	1	145	1	145	1	145	1	145	
SUBTOTAL SPACE REQUIRED			1,305		1,305		1,435		1,435	
INTERNAL CIRCULATION FACTOR		30%	392		392		431		431	
TOTAL DEPARTMENTAL NET AREA REQUIRED			1,697		1,697		1,866		1,866	

TRANSLYVANIA COUNTY COURTHOUSE SPACE REQUIREMENTS

PUBLIC DEFENDER

EXISTING SPACE

DESCRIPTION	SQ FT EACH	2014		2019		2024		2029		NOTES
		QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF SPACE										
Chief Public Defender	150	1	150	1	150	1	150	1	150	Existing
Assistant Public Defender	100	3	300	3	300	4	400	5	500	Existing
Administrative Assistant	120	1	120	1	120	1	120	1	120	Existing
Legal Assistant (2 Staff)	150	1	150	1	150	2	300	2	300	Share one enclosed office; one serves as receptionist
Investigator	100	1	100	1	100	1	100	1	100	Existing
TOTAL STAFF		7		7		9		10		
SUPPORT SPACE										
Visitor waiting seat 4	100	1	100	1	100	1	100	1	100	Controlled access to staff areas
Conference room / work room	225	1	225	1	225	1	225	1	225	
Storage	50	1	50	1	50	1	50	1	50	Existing
Shared copy / fax / work area	150	1	150	1	150	1	150	1	150	Existing
Staff toilet	40	1	40	1	40	1	40	1	40	Existing
Coat closet	10	1	10	1	10	1	10	1	10	Existing
SUBTOTAL SPACE REQUIRED			1,395		1,395		1,645		1,745	
INTERNAL CIRCULATION FACTOR			419		419		494		524	
TOTAL DEPARTMENTAL NET AREA REQUIRED			1,814		1,814		2,139		2,269	

TRANSYLVANIA COUNTY COURTHOUSE SPACE REQUIREMENTS

SHERIFF - COURT SERVICES

DESCRIPTION	SQ FT EACH	2014		2019		2024		2029		NOTES
		QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF SPACE										
Court Services Sergeant	100	1	100	1	100	1	100	1	100	Private office
Court Services Deputy	150	3		4	150	4		5		One shared office - see Support Space
Court Services Volunteers	100	2		4	100	4		5		One shared office - see Support Space
TOTAL STAFF		6		9		9		11		
SUPPORT SPACE										
Public entry security station	120	1	120	1	120	1	120	1	120	Metal detectors; X-ray; area indicated assumes one public entry only
Security Room	120	1	120	1	120	1	120	1	120	
Semi-private waiting area	60	1	60	1	60	1	60	1	60	Adjacent to entry security station
Public entry security station queueing	250	1	250	1	250	1	250	1	250	
Central prisoner holding area										
~Holding cell - seat 1 or 2	80	2	160	3	240	2	160	2	160	Provide floor drains in each and hot water hose bibbs in plumbing chases
~Holding tank - seat 12	180	1	180	1	180	2	360	2	360	
~Security control room w/ toilet	150	1	150	1	150	1	150	1	150	Adjacent to entry security station
~Vehicle Sallyport	1,000	1	1,000	1	1,000	1	1,000	1	1,000	Accommodates 2 van-size vehicles
SUBTOTAL SPACE REQUIRED			2,040		2,120		2,220		2,220	
INTERNAL CIRCULATION FACTOR			714		742		777		777	
TOTAL DEPARTMENTAL NET AREA REQUIRED			2,754		2,862		2,997		2,997	

TRANSLYVANIA COUNTY COURTHOUSE SPACE REQUIREMENTS

STAFF & BUILDING SUPPORT SPACE

	2014	2019	2024	2029	
Staff only break/lunch room	275	1	275	1	275
Staff only toilets M/F	125	2	250	2	250
Public toilets M/F	300	2	600	2	600
Public lobby	550	1	550	1	550
Elevator Equipment	75	2	150	2	150
Mechanical Room	400	1	400	1	400
Building maintenance storage	150	1	150	1	150
SUBTOTAL SPACE REQUIRED	2,375	2,375	2,375	2,375	2,375
INTERNAL CIRCULATION FACTOR	N/A	N/A	N/A	N/A	N/A
TOTAL NET AREA REQUIRED	2,375	2,375	2,375	2,375	2,375

One pair accessible after hours

TRANSLYVANIA COUNTY COURTHOUSE SPACE REQUIREMENTS

SUPERIOR AND DISTRICT COURTS

DESCRIPTION	SQ FT EACH	2014		2019		2024		2029		NOTES
		QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	QTY	SQ FT	
STAFF SPACE										
There are no resident judges										
District Court Child Custody Mediator	250	1	250	1	250	1	250	1	250	Office includes meeting space
TOTAL STAFF										
		1		1		1		1		
SUPPORT SPACE										
Judges' Chamber	350	1	350	1	350	1	350	1	350	Includes private toilet and closet
Judges' Office	250	1	250	1	250	1	250	1	250	Includes private toilet and closet
Jury courtroom	2,800	1	2,800	1	2,800	1	2,800	1	2,800	
Small courtroom	1,250	1	1,250	1	1,250	1	1,250	1	1,250	replaces ground floor courtroom
Courtroom entry vestibule	70	2	140	2	140	3	140	3	140	
Courtroom public waiting area	650	1	650	1	650	2	650	2	650	
Witness waiting/attorney conf rm	100	6	600	6	600	8	600	8	600	
Jury deliberation suite	450	2	900	2	900	2	900	2	900	Includes toilets, refreshment bar
Conference room - seat 10	200	1	200	2	400	2	400	2	400	For mediation and other uses
Prisoner holding cell - seat 1 or 2	70	1	70	1	70	2	140	2	140	One per courtroom
Attorney-prisoner secure interview booth	80	2	160	2	160	2	160	2	160	One per courtroom
Hearing room / Grand Jury/ Jury Pool Rm	1,100	1	1,100	1	1,100	1	1,100	1	1,100	
Law library	250	1	250	1	250	1	250	1	250	One book shelf unit; computer workstations
Legal Waiting Room	100	1	100	1	100	1	100	1	100	
Legal Waiting Room	250	1	250	1	250	1	250	1	250	
Court Reporter Storage room	80	1	80	1	80	1	80	1	80	
District Court staff toilet	65	3	195	3	195	3	195	3	195	
SUBTOTAL SPACE REQUIRED										
			9,001		9,795		9,865		9,865	
INTERNAL CIRCULATION FACTOR 20%										
			1,800		1,959		1,973		1,973	
TOTAL DEPARTMENTAL NET AREA REQUIRED										
			10,801		11,754		11,838		11,838	

TRANSLYVANIA COUNTY COURTHOUSE - ADDITIONS TO EXISTING COURTHOUSE

FUNCTION	SQ. FT.
Judge office	250
Multipurpose Conf. Room	200
Sally Port	120
Staff Vestibule	120
Jury Deliberation w/ Vestibule and Toilet	450
Storage	35
Attorney Visitation Room	70
Public Defender Legal Assist.	150
Public Defender Conference Room	225
Total Net Area	1,620