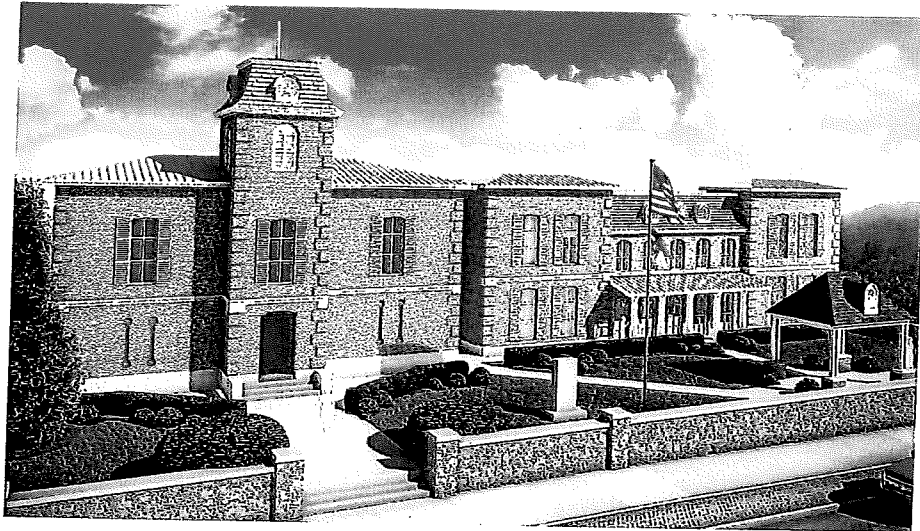


Transylvania County Courthouse Expansion Study

BREVARD, NORTH CAROLINA
JULY 23, 2014



MOSELEYARCHITECTS

EXECUTIVE SUMMARY

Moseley Architects was retained in October of 2013 by Transylvania County to provide Phase 1 Architectural and Engineering services for needs assessment, planning, and preliminary layout of an expansion to the existing courthouse in order to provide office space for Probation and Parole Officers who are now located off site; a sally port area where inmates can be brought into, secured, and safely transported to a courtroom; a new courtroom that will accommodate a trial jury; judges' chambers; jury room; holding cells for inmates; a single portal of entry for security purposes; and other ancillary spaces.

These Phase 1 services included the following tasks:

1. Meet with key stakeholders (Probation, Parole, Judge, Security) and develop space needs for the next fifteen (15) years.
2. Develop design alternatives that will complement the historical courthouse and comply with the City of Brevard's Unified Development Ordinance (UDO).
3. Provide schematic preliminary drawings and space layouts for up to three (3) alternatives for expansion with views of how the expansion will look from East Main Street in conjunction with the courthouse.
4. Develop vehicular patterns and parking spaces on site for the courthouse.
5. Develop cost estimates for the expansion alternatives, including parking, and meeting the requirements of the UDO.

Upon approval of the Phase 1 recommendations, Phase 2 services will consist of full architectural and engineering design services for the approved Phase 1 plan. The County must authorize Moseley Architects in writing prior to commencement of this work.

Our team met with the Courthouse Planning Team consisting of Artie Wilson, Josh Freeman, Larry Chapman, Brad Burton, Sheriff David Mahoney, Captain Eddie Lance, Rodney Wesson, Athena Brooks, Mark Powell, Rita Ashe, Mike Pratt, Paul Welch, Andrew Hogan, David McNeil, Kristi Brown, Greg Newman, and Larry Reece. This committee met on numerous occasions to review findings and provide input and guidance, investing many hours of dedicated effort on behalf of this study. They are to be commended for their service and assistance. This effort would certainly not have been possible without their expertise.

Moseley Architects distributed space planning questionnaires and then conducted intensive interviews with stakeholders to determine space needs currently and in 10-15 years. Moseley Architects then toured the existing courthouse and assessed the functions and needs currently located within. Existing security patterns/issues in place and also parking issues that are problematic were examined. The team decided that the expansion would best be arranged so that the existing public entrance would remain away from Main Street in approximately the same

location as it is currently. Prisoners would also be brought to a secure sallyport in the same general area, but be so secured to prevent interaction with the public. It was decided to maintain the existing large juried courtroom in operation, but make improvements to this space to separate prisoner, public, and judge movement patterns. Improvements would also be needed in the existing jury room as well. Other minor modifications would be necessary for the Public Defender's Office, Juveniles, and District Attorney.

The needs assessment resulted in a need for an additional large juried courtroom and an additional small courtroom to handle increased caseload. A new jury pool room that could also serve as a Grand Jury Room was also needed. New Probation offices would be planned for the expansion as well as the miscellaneous spaces needed for a functional court system. A larger public entrance lobby/screening area would be added as well.

The team recommended sizing the facility based upon anticipated needs for the year 2024 of approximately 34,000 square feet for the expansion, and a renovation square footage of 1,600 square feet in the existing courthouse area.

Given the site limitations, it was determined that the addition would need to be two stories, with the first floor including the lobby, vehicular sally port and prisoner holding cells, Probation Offices, and the Grand Jury/Pool room. The second level would need to consist of judges' offices and new courtrooms.

Parking is a huge problem currently, and our solution does not improve upon this issue. Our previous study completed in 2008 discussed options for additional parking which were not included in this study at this time.

The team also discussed how the new expansion needed to be a positive contextual neighbor to the historic courthouse and its importance to downtown Brevard. It was determined that the gazebo and public open space be maintained on Main Street, and additionally, public toilets would be placed so that on weekends during special town events, the public could have access to these toilets without being able to gain access to the other areas of the courthouse.

Once the team had consensus for the program document, site/floor plans as well as the general architectural appearance, a cost estimate was prepared and reviewed. The cost estimate includes not only anticipated construction costs, but also the total project costs that include FF&E, demolition, testing, and miscellaneous fees. The total project cost for the courthouse expansion is \$11,151,251.00. This estimate anticipates 2015 bidding; if the County elects to delay, an additional 5% increase needs to be budgeted per year to anticipate increased construction costs.

OPINION OF PROBABLE TOTAL PROJECT COST

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Client:	Transylvania County, NC	Date:	May 20, 2014
Project Name:	Transylvania Courthouse Expansion Study	Computed By:	DRM
Description:	Approximately 34,000 SF Expansion and	Checked By:	DRM
Project #531768	Renovations to the existing Courthouse	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
 LF = Lineal Foot
 LS = Lump Sum
 SF = Square Foot
 SY = Square Yard

