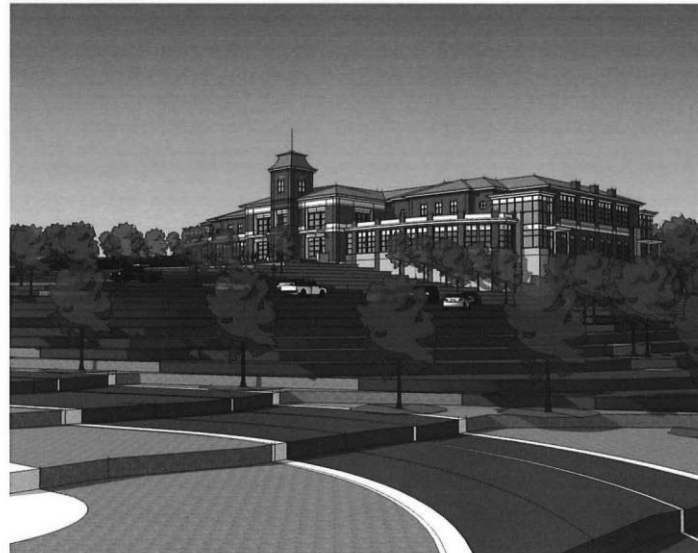


# 2015 Transylvania Replacement Courthouse Study

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## County of Transylvania New Courthouse Study

April 08, 2015



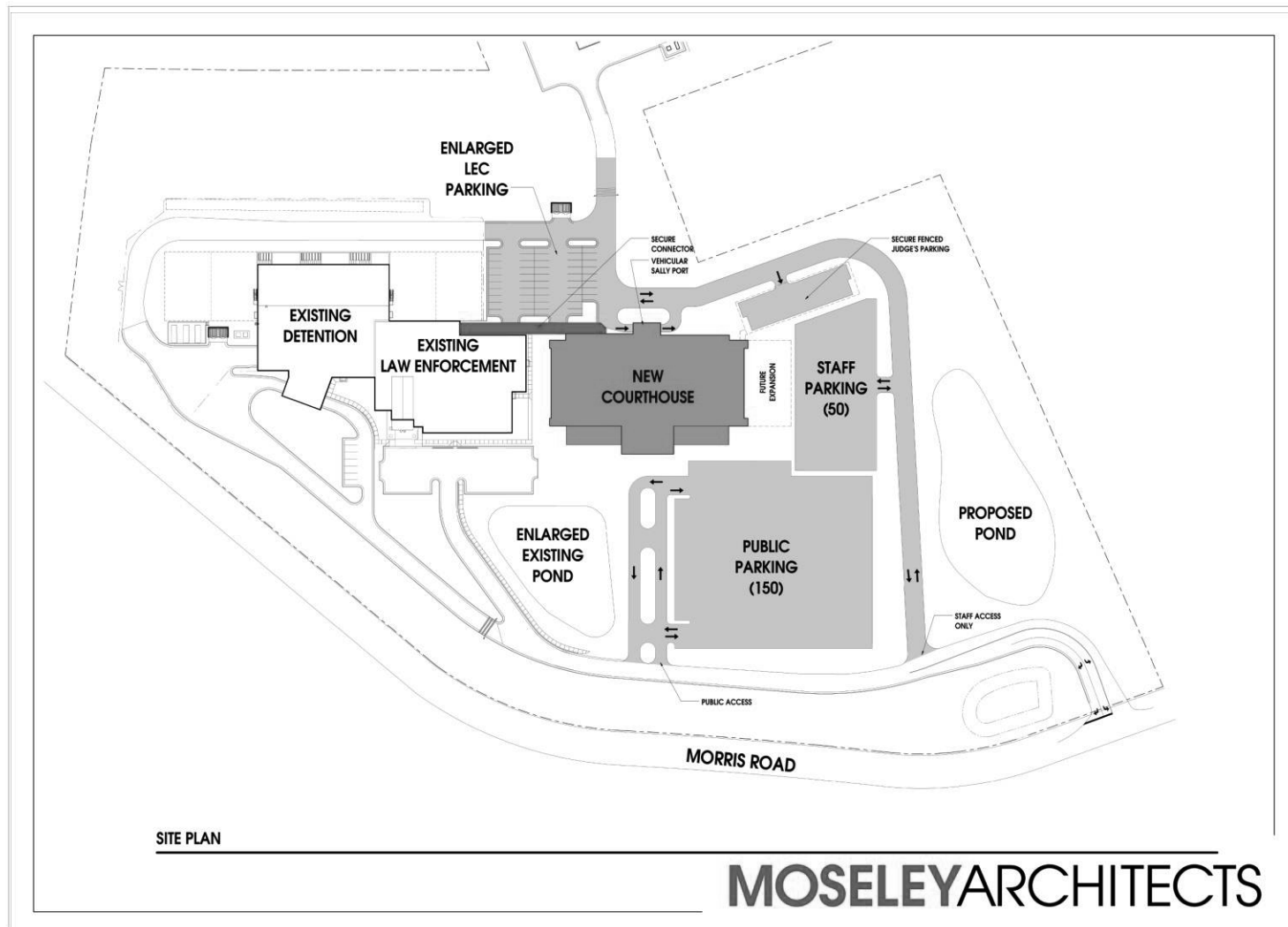
# 2015 Transylvania Replacement Courthouse Study

## TRANSYLVANIA COUNTY COURTHOUSE SPACE PROGRAM

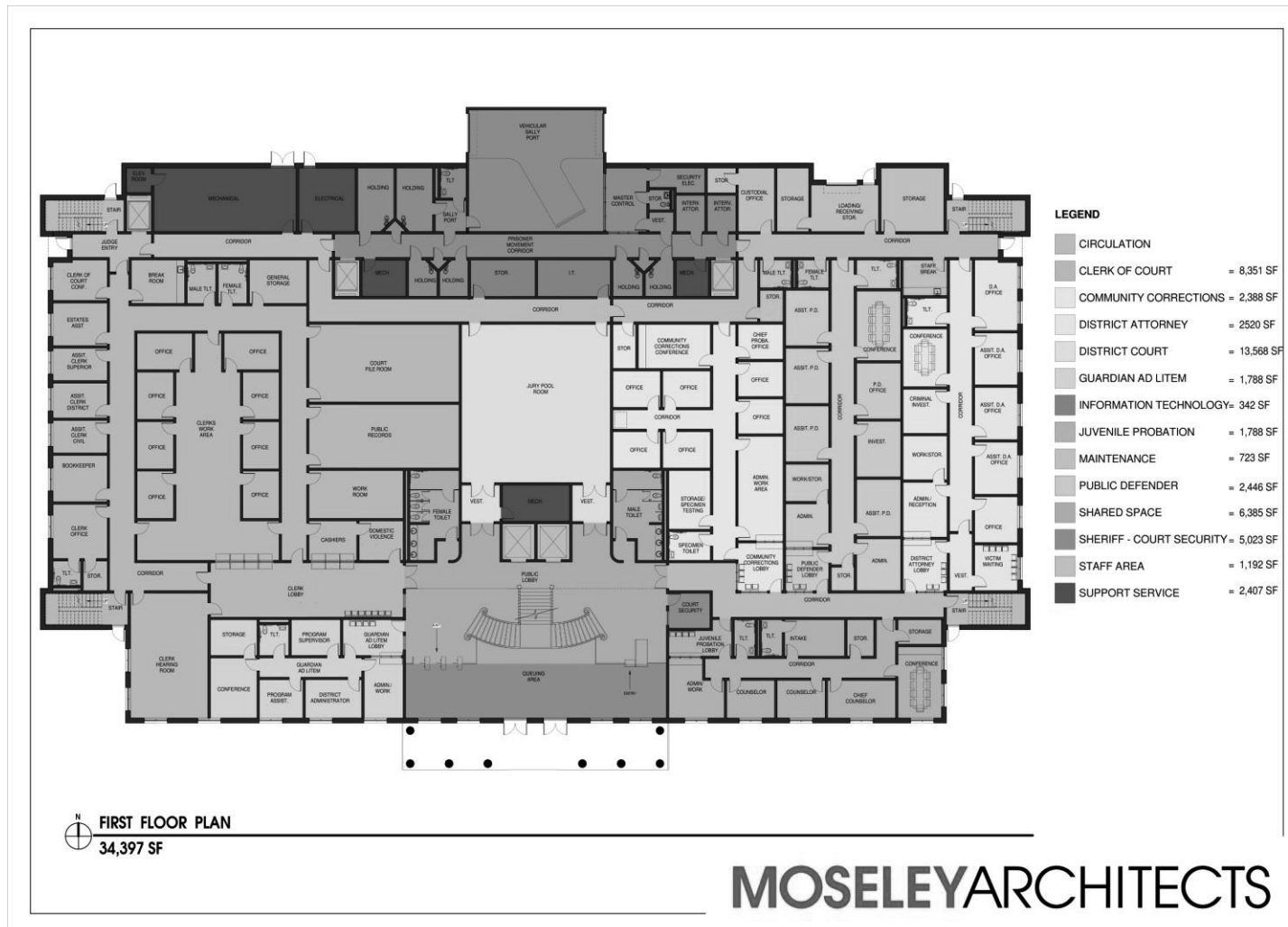
### SUMMARY - ALL FUNCTIONS

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	
<b>TOTAL STAFF</b>	<b>53</b>		<b>60</b>		<b>64</b>		
<b>TOTAL NET SQUARE FEET</b>	<b>43,617</b>		<b>45,510</b>		<b>2</b>	<b>46,773</b>	
Gross area conversion factor - 30%	13,085		13,653		30%	14,032	
<b>TOTAL BUILDING GROSS SQUARE FEET</b>	<b>56,702</b>		<b>59,162</b>			<b>60,804</b>	

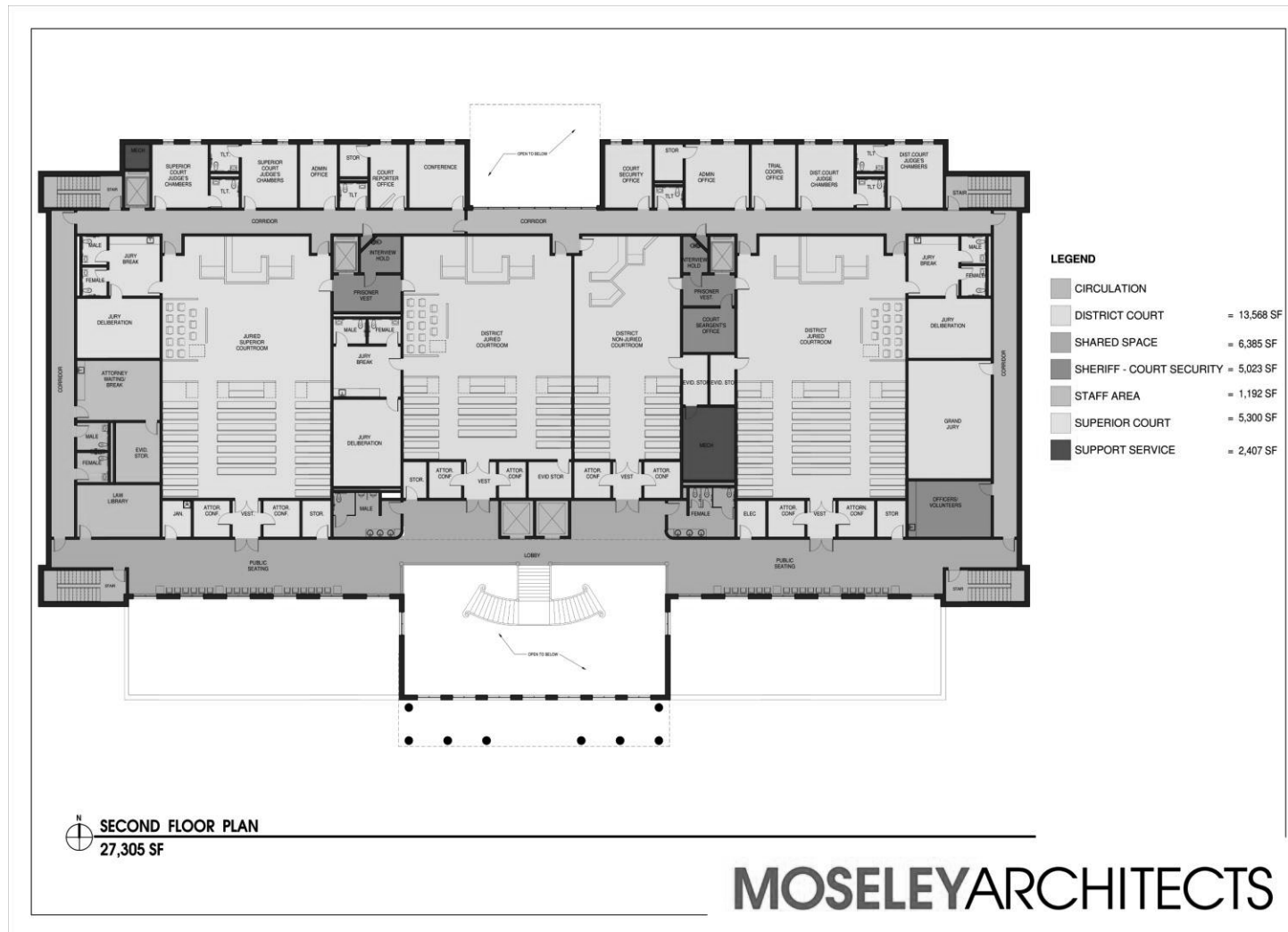
# 2015 Transylvania Replacement Courthouse Study

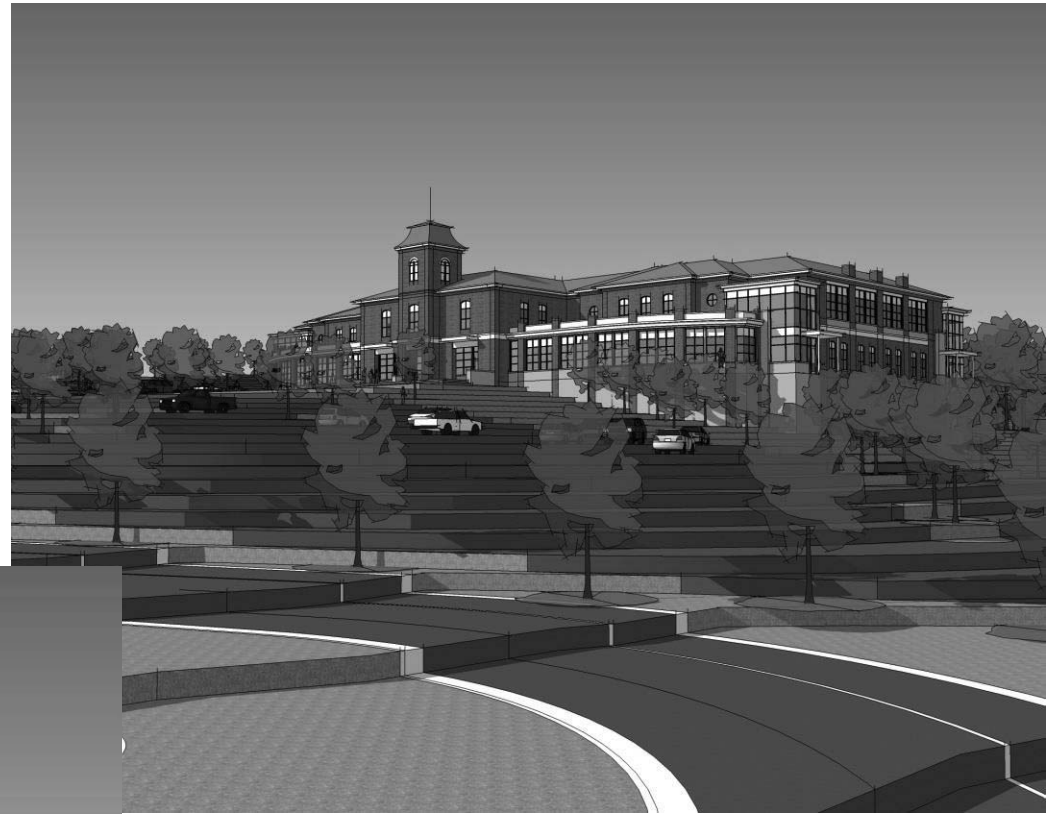


# 2015 Transylvania Replacement Courthouse Study



# 2015 Transylvania Replacement Courthouse Study

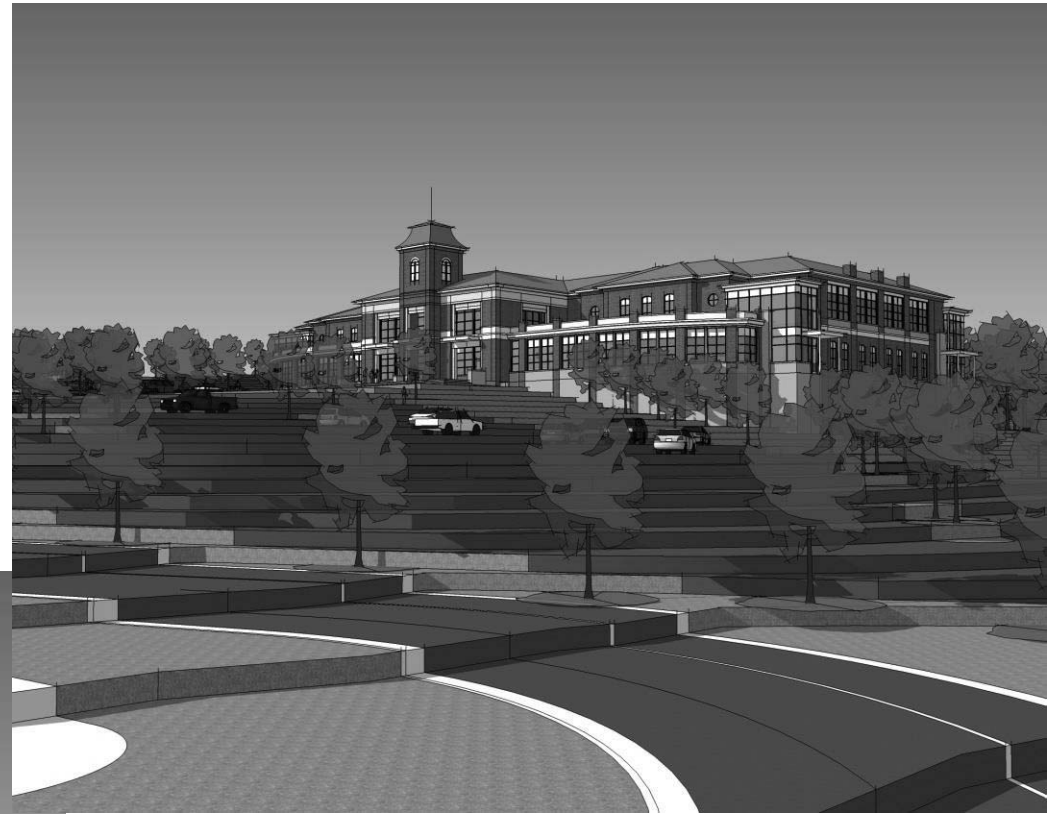




**Scheme 1 – “Traditional”**



**Scheme 1 – “Traditional”**

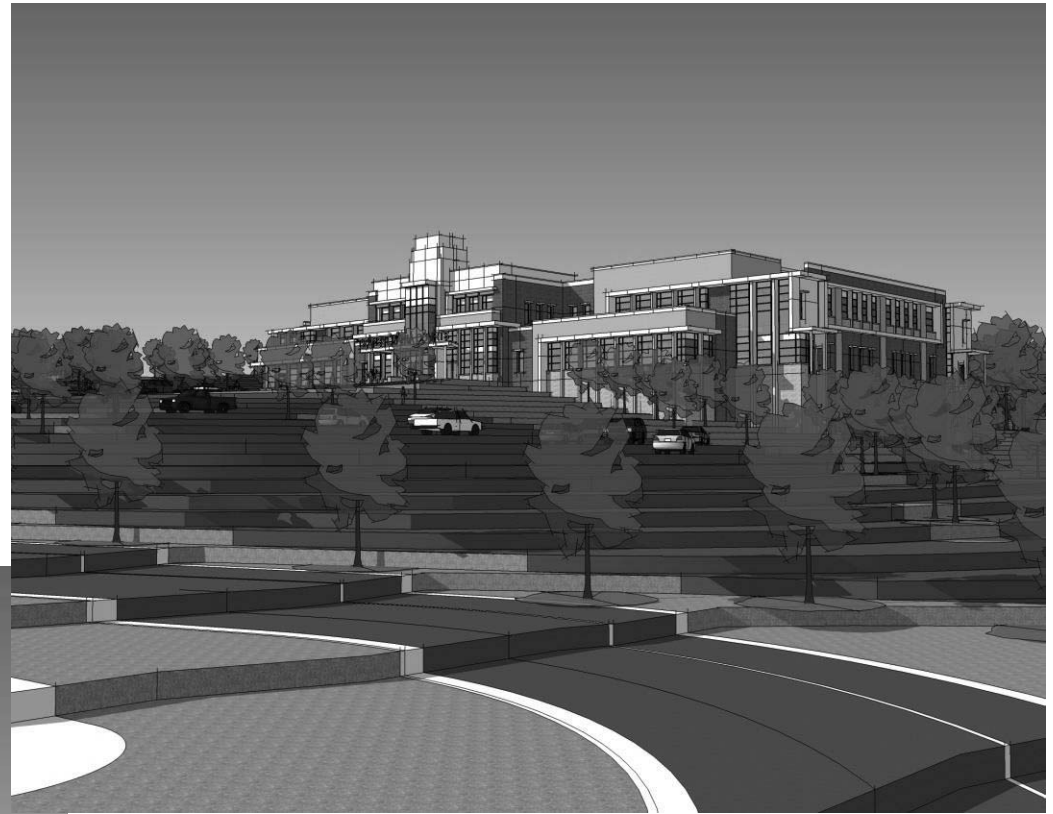


Scheme 2 – “Transitional”





**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:	<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 (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	\$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**

**MOSELEYARCHITECTS**  
A PROFESSIONAL CORPORATION

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 + 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	\$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**