



TRANSYLVANIA
— COUNTY —
N O R T H C A R O L I N A

BOARD OF COMMISSIONERS

August 24, 2015

Workshop

- A. Morris Road Program Study on Courthouse
(Study #3)

Morris Road Program Study on Courthouse (Study #3)

Moseley Architects was retained in October 2014 by Transylvania County to provide Phase 1 Architectural and Engineering programming and space planned services for a needs assessment, planning, and preliminary layout of a replacement courthouse to be located at the Public Safety Facility campus on Morris Road.

The Phase 1 services included:

1. Meeting with stakeholder and develop space needs
2. Compare findings to 2008 study
3. Develop design alternatives
4. Provide preliminary drawings and space layouts for up to three alternatives
5. Develop vehicular patterns and parking spaces
6. Assess on site storm water retention
7. Develop cost estimates
8. Develop decision matrix

TRANSYLVANIA COUNTY

**Courthouse Expansion Project
New Courthouse Study
Brevard, North Carolina
August 24, 2015**

MOSELEYARCHITECTS



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

Timeline / Overview

- **2008 – Original Courthouse Feasibility Study**
Recommended replacement facility at PSF campus
81,000 SF - \$30,000,000
- **2013 – Downtown Courthouse Expansion Study**
34,000 SF new addition, 1,600 SF renovation
No new parking - \$11,000,000
- **2015 – Replacement Courthouse Study**
Updated program with only essential courthouse spaces
61,000 SF - \$21,000,000

Courthouse Planning Team

- Rita Ashe
- Judge Athena Brooks
- Kristi Brown
- Larry Chapman
- Josh Freeman
- Andrew Hogan
- Captain Eddie Lance
- Jaime Laughter
- Sheriff David Mahoney
- David McNeil
- Greg Newman
- Judge Mark Powell
- Mike Pratt
- Larry Reese
- Paul Welch
- Rodney Wesson

Phase 1 Tasks

- Meet with stakeholders and develop space needs for next 15 years
- Compare findings with original 2008 study document
- Develop design alternatives at the PSF campus
- Provide preliminary schematic drawings and space layouts
- Develop vehicular patterns and parking areas
- Assess existing storm water retention issues and mitigate with new facility
- Develop cost estimates that can meet UDO requirements / approvals
- Develop a decision matrix for the three primary options and make recommendations
- Upon County approval of the preferred option, proceed with Phase 2 Design services

Process: Stakeholder Interviews



↑ what's "desired" ?



↑ what's "affordable" ?

Process: Personal Interviews

- Face to face, on-site interviews
- One hour or less per interview
- Clarify questionnaire responses
- Follow-up questions
- See current space
- Don't ask "how big?"

TRANSYLVANIA COUNTY
MOSELEYARCHITECTS
 SPACE NEEDS ASSESSMENT QUESTIONNAIRE



Your responses to this questionnaire will be very helpful to the Moseley Architects space planning team in understanding the space needs of your department. After you have completed the questionnaire, our team will meet with you in person to discuss your responses and other issues in more detail. The time you spend responding to these questions is extremely valuable in "jump starting" that face to face discussion by providing you a means of focusing on some of the relevant issues prior to our meeting. This will make the meeting efficient and productive.

Please answer every applicable question, and respond to the questions as accurately and thoughtfully as you can. The quality of your input will directly affect the quality of the Space Utilization Study. Just click within the gray boxes to enter your responses. (For "Yes" and "No" or other check boxes, double click the appropriate box and select "Checked". Then click "OK"). Feel free to print the questionnaire and complete it by hand if you prefer. If your department is a large one that is subdivided into divisions or separate units that focus on different responsibilities, please complete a **separate** questionnaire for each division, with responses that address only that division. Feel free to attach additional sheets to the questionnaire if needed.

Your time and effort is appreciated, and we look forward to meeting with you.

Your Name: _____

Your Department: _____

Your Division within the Department (if applicable): _____

Your Telephone Number: _____

Your email address: _____

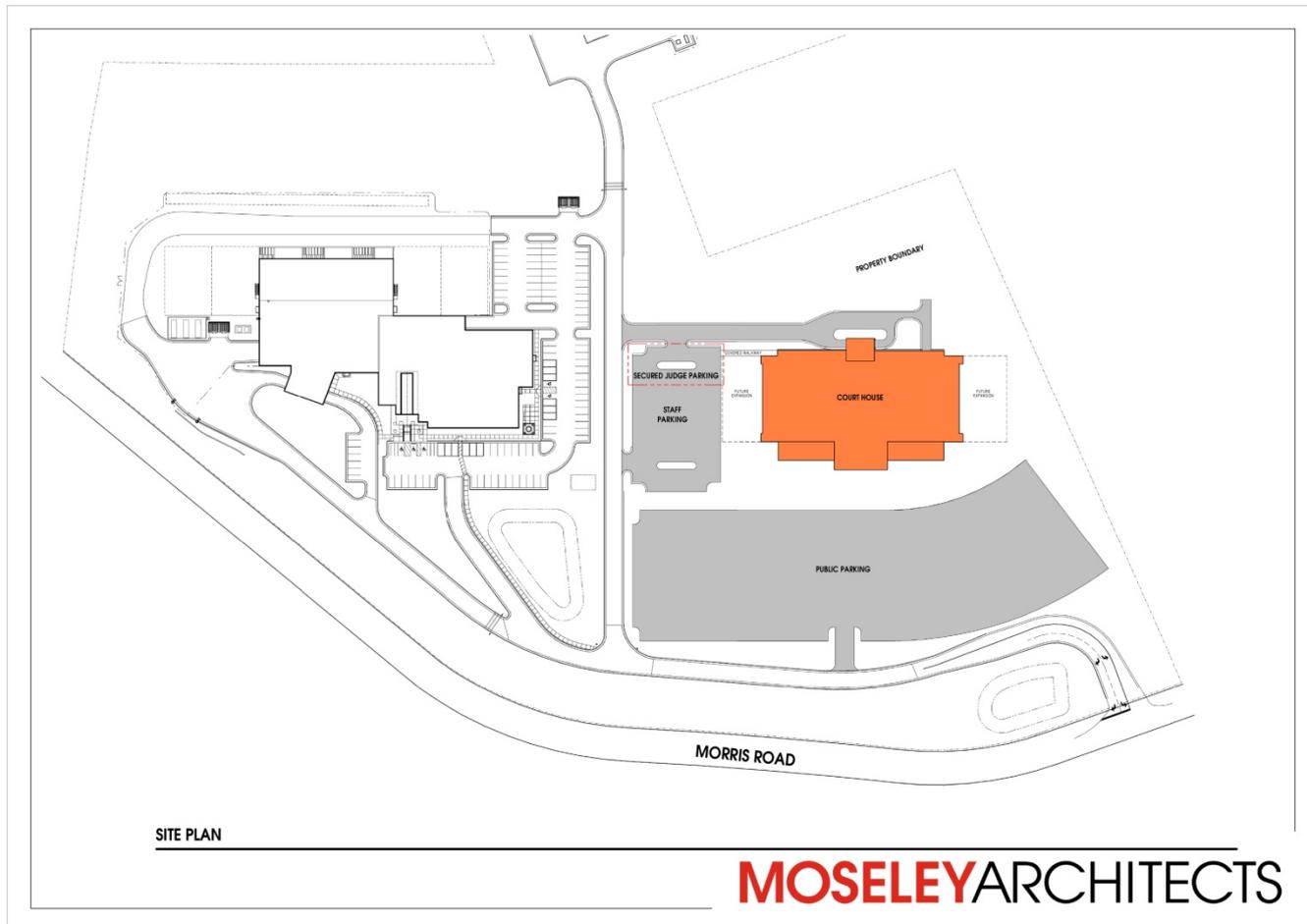
Transylvania County Courthouse Needs Study

TRANSLYVANIA COUNTY COURTHOUSE SPACE PROGRAM

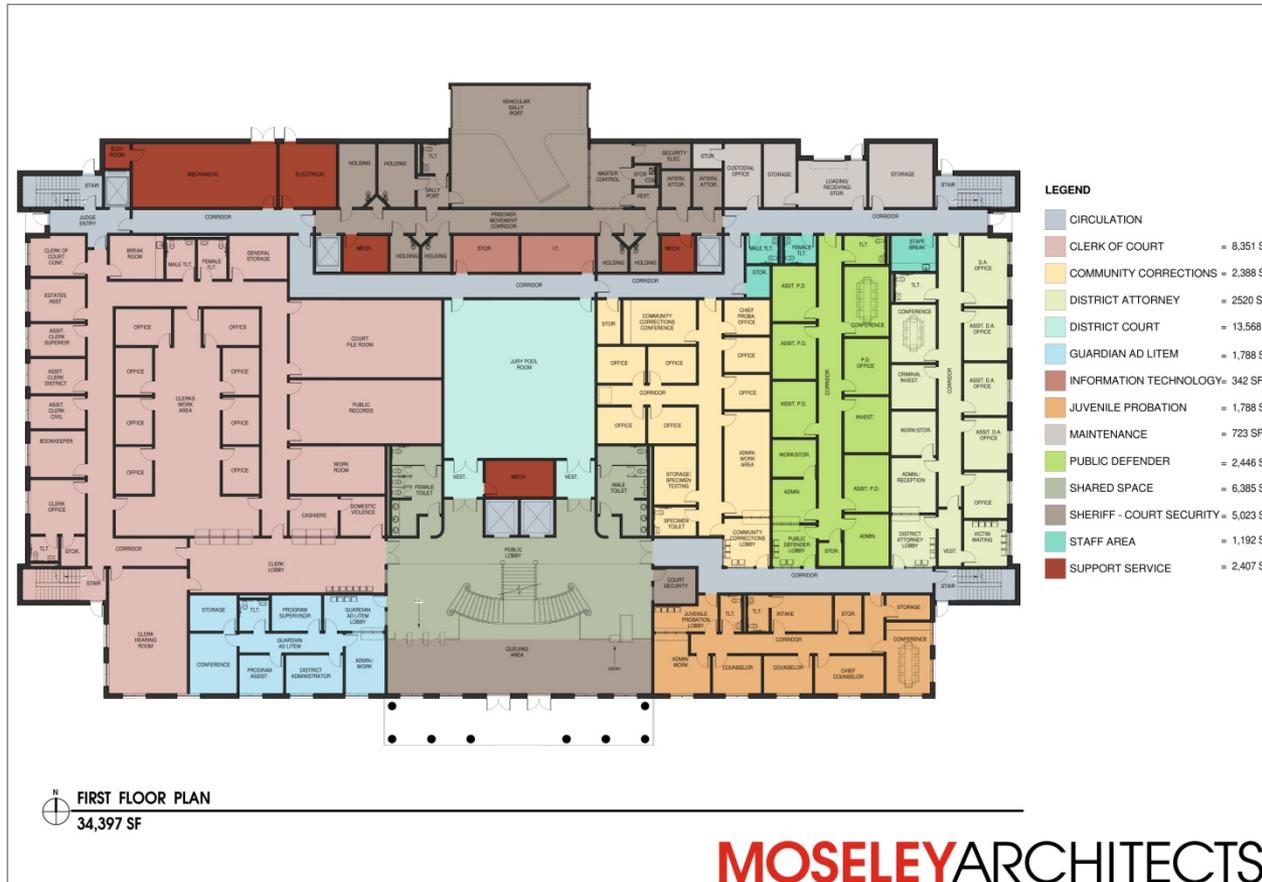
SUMMARY - ALL FUNCTIONS

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 Needs Study



Transylvania County Courthouse Needs Study



Transylvania County Courthouse Needs Study



What should your new courthouse look like?

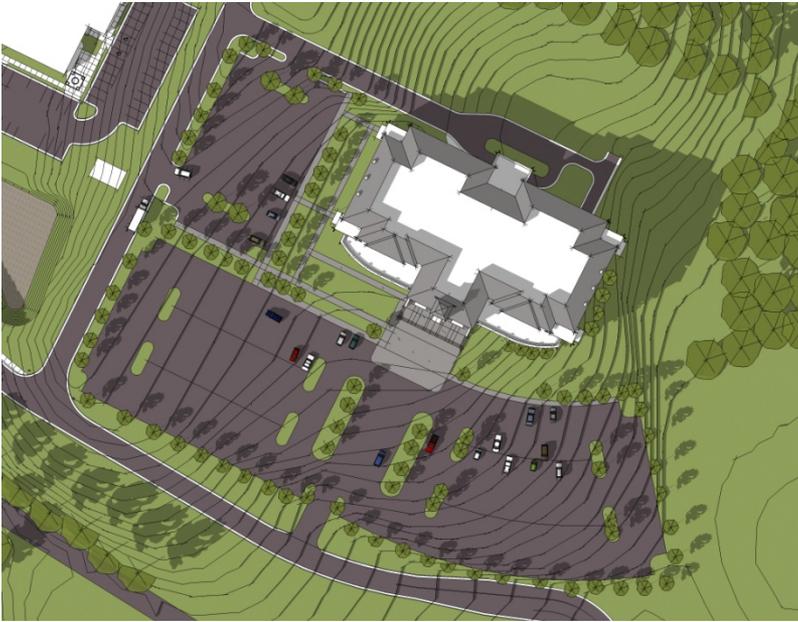




Scheme 1 – “Traditional”



Scheme 1 – “Traditional”



Scheme 1 – “Traditional”



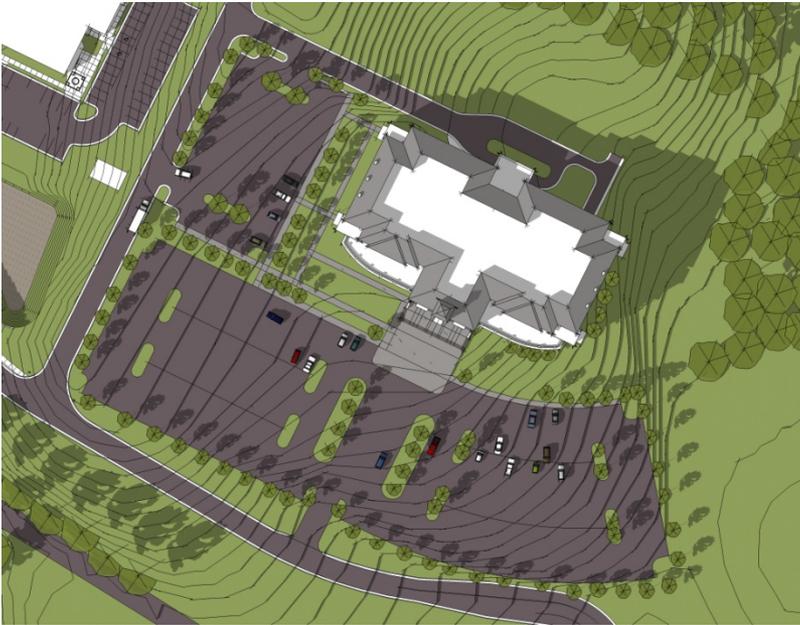
Scheme 1 – “Traditional”



Scheme 2 – “Transitional”



Scheme 2 – “Transitional”



Scheme 2 – “Transitional”



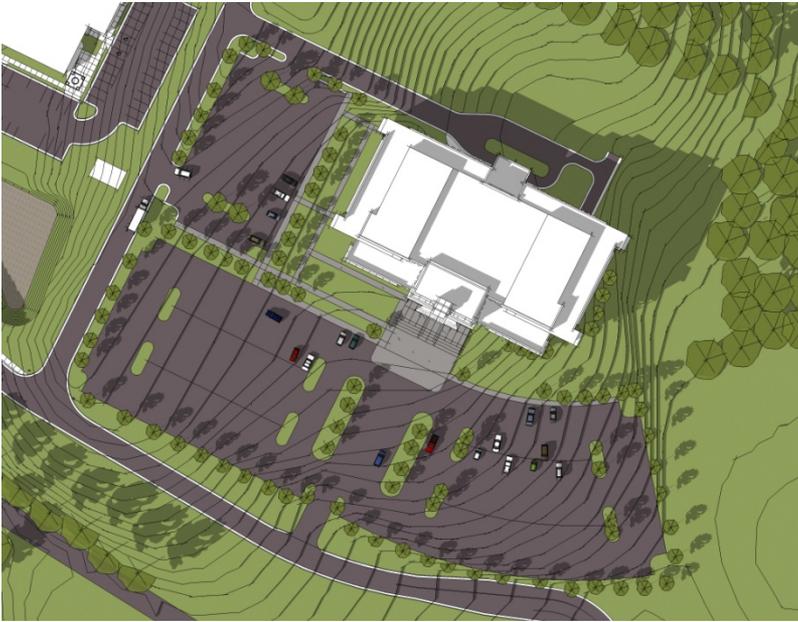
Scheme 2 – “Transitional”



Scheme 3 – “Modern”



Scheme 3 – “Modern”



Scheme 3 – “Modern”



Scheme 3 – “Modern”

OPINION OF PROBABLE TOTAL PROJECT COST



Client:	<u>Transylvania County, NC</u>	Date:	<u>February 19, 2015</u>
Project Name:	<u>Transylvania Replacement Courthouse Study</u>	Computed By:	<u>DRM</u>
Description:	<u>Approximately 60,800 SF (per Program)</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
Construction Costs					
1	New Construction - 2 story new Courthouse Facility	60,800	SF	\$210.00	\$12,768,000.00
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%	\$788,400.00
4	Cost Escalation Contingency - 12 months			5.00%	\$827,820.00
	(note - add this % for each additional year to actual bid date)				
	Subtotal				\$17,384,220.00
	Estimated Construction Cost	60,800	SF	\$285.92	\$17,384,220.00
Project Costs					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	N/A	\$25/SF	\$1,520,000.00
2	Site and Construction Testing	N/A	N/A	0.50%	\$86,921.10
3	Misc. Fees / Costs	N/A	N/A	10.00%	\$1,738,422.00
4	Site Acquisition				\$0.00
	Subtotal				\$3,345,343.10
	TOTAL ESTIMATED PROJECT BUDGET				\$20,729,563.10
	Note: New additional parking areas are included. New revised location and enlarged storm basin included.				

OPINION OF PROBABLE TOTAL PROJECT COST



Client:	<u>Transylvania County, NC</u>	Date:	<u>February 19, 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
Construction Costs					
1	New Construction - 2 story new Courthouse Facility	61,700	SF	\$210.00	\$12,957,000.00
2	Demolition, 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%	\$797,850.00
4	Cost Escalation Contingency - 12 months			5.00%	\$837,742.50
	(note - add this % for each additional year to actual bid date)				
	Subtotal				\$17,592,592.50
	Estimated Construction Cost	61,700	SF	\$285.13	\$17,592,592.50
Project Costs					
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%	\$87,962.96
3	Misc. Fees / Costs	N/A	N/A	10.00%	\$1,759,259.25
4	Site Acquisition				\$0.00
	Subtotal				\$3,389,722.21
	TOTAL ESTIMATED PROJECT BUDGET				\$20,982,314.71
	Note: New additional parking areas are included. New revised location and enlarged storm basin included.				

OPINION OF PROBABLE TOTAL PROJECT COST



Client:	<u>Transylvania County, NC</u>	Date:	<u>June 9, 2008</u>
Project Name:	<u>Transylvania County Courthouse Facility</u>	Computed By:	<u>DRM</u>
Description:	<u>Remote Site Alternative Option #2</u>	Checked By:	<u></u>
Project Number:	<u>442060</u>	Sheet Number:	<u>1 of 1</u>

Item No.	Description	Area	Unit	Unit Cost	Total Cost
Construction Costs					
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
	Subtotal				\$21,524,500.00
	Estimated Construction Cost Site and Building (2008)	81,220	SF	\$265.01	\$21,524,500.00
Contingency					
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
	Estimated Construction Cost Site and Building (2010)	81,220	SF	\$318.02	\$25,829,400.00
Project Costs					
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
	Subtotal				\$4,156,027.50
	TOTAL ESTIMATED PROJECT BUDGET (February 2010)				\$29,985,427.50

OPINION OF PROBABLE TOTAL PROJECT COST



Client:	<u>Transylvania County, NC</u>	Date:	<u>May 20, 2014</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
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.				

Decision Matrix Analysis – 2008 Study

PROS

- Purpose-designed for 21st century courts
- Close proximity to detention facility / Sheriff
- Adequate proper and separate parking areas
- Is a “build-out” solution to last 30+ 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

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

PROS

- Purpose-designed for 21st 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 !

