

AUGUSTA COUNTY COURTHOUSE

Presented by:



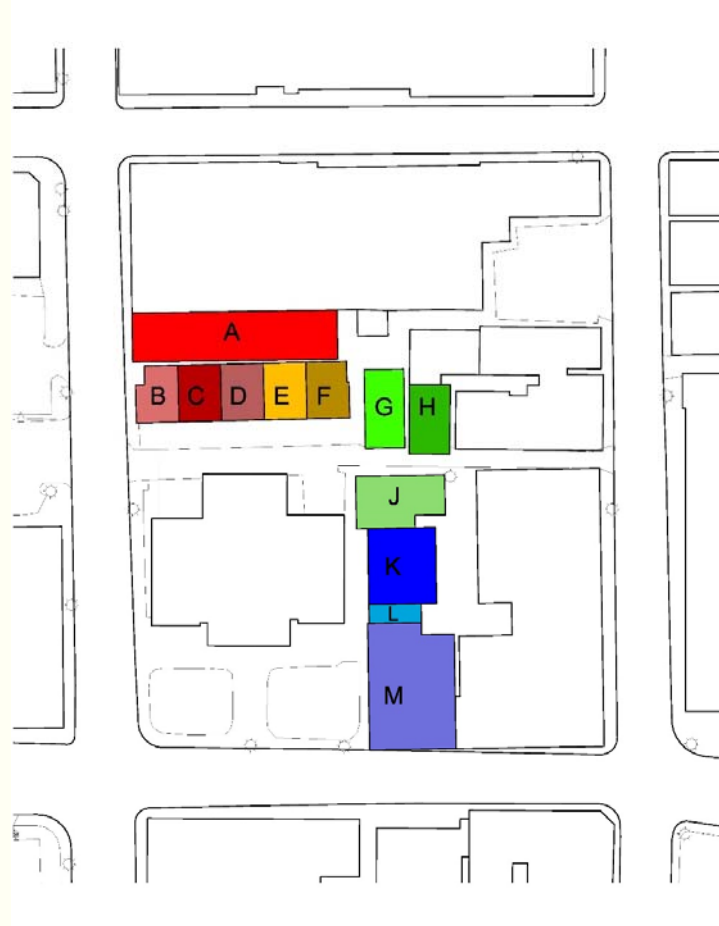
Existing Courthouse





THE SITE

Existing Conditions Map



Adjacent Property Master List

| KEY | Acct # | Address | Zoning | Floors | Living Area Sq. Ft. | Additional Sq. Ft. | Additional Sq. Ft. Type | Total Sq. Ft. | Improvements | Land | Acres | Total Assessment Value |
|----------------|--------|--------------------------------|--------|--------|---------------------|--------------------|----------------------------------|---------------|--------------|----------|-------|------------------------|
| A | 3825 | 11 S. Augusta St. | B2 | 3 | 10,080 | 1,260 | Basement | 11,340 | \$202,120 | \$20,180 | 0.08 | \$222,300 |
| B | 1623 | 1 Court Place | B2 | 1 | 678 | 0 | N/A | 678 | \$40,600 | \$6,750 | 0.03 | \$47,350 |
| C | 1622 | 5 Court Place | B2 | 1 | 540 | 0 | N/A | 540 | \$32,300 | \$4,050 | 0.02 | \$36,350 |
| D | 9004 | 7 Court Place | B2 | 1 | 630 | 0 | N/A | 630 | \$37,700 | \$5,280 | 0.02 | \$42,980 |
| E | 5249 | 9 Court Row | B2 | 1 | 540 | 0 | N/A | 540 | \$32,300 | \$4,050 | 0.02 | \$36,350 |
| F | 4902 | 11 Court Row | B2 | 1 | 900 | 0 | N/A | 900 | \$55,300 | \$5,600 | 0.03 | \$60,900 |
| G | 2396 | 17 Court Place | B2 | 2 | 1,716 | 176 | Open Porch | 1,892 | \$89,260 | \$6,840 | 0.03 | \$96,100 |
| H | 7900 | 21 Court Place | B2 | 2 | 2,030 | 0 | N/A | 2,030 | \$82,700 | \$4,500 | 0.02 | \$87,200 |
| J | 5159 | 1 Lawyers Row | B2 | 2 | 2,540 | 535 | Basement (400), Open Porch (135) | 3,075 | \$252,100 | \$8,200 | 0.04 | \$260,300 |
| K | 1769 | 5 Lawyers Row | B2 | 3 | 3,456 | 1,152 | Basement | 4,608 | \$130,340 | \$7,560 | 0.03 | \$137,900 |
| L | 9281 | 7 Lawyers Row | B2 | 1 | 640 | 0 | N/A | 640 | \$72,610 | \$4,190 | 0.02 | \$76,800 |
| M | 1768 | 9 Lawyers Row, Echols Buidling | B2 | 3 | 8,415 | 0 | N/A | 8,415 | \$411,890 | \$15,910 | 0.07 | \$427,800 |
| Totals: | | | | | | | | 35,288 | \$1,439,220 | \$93,110 | | \$1,532,330 |

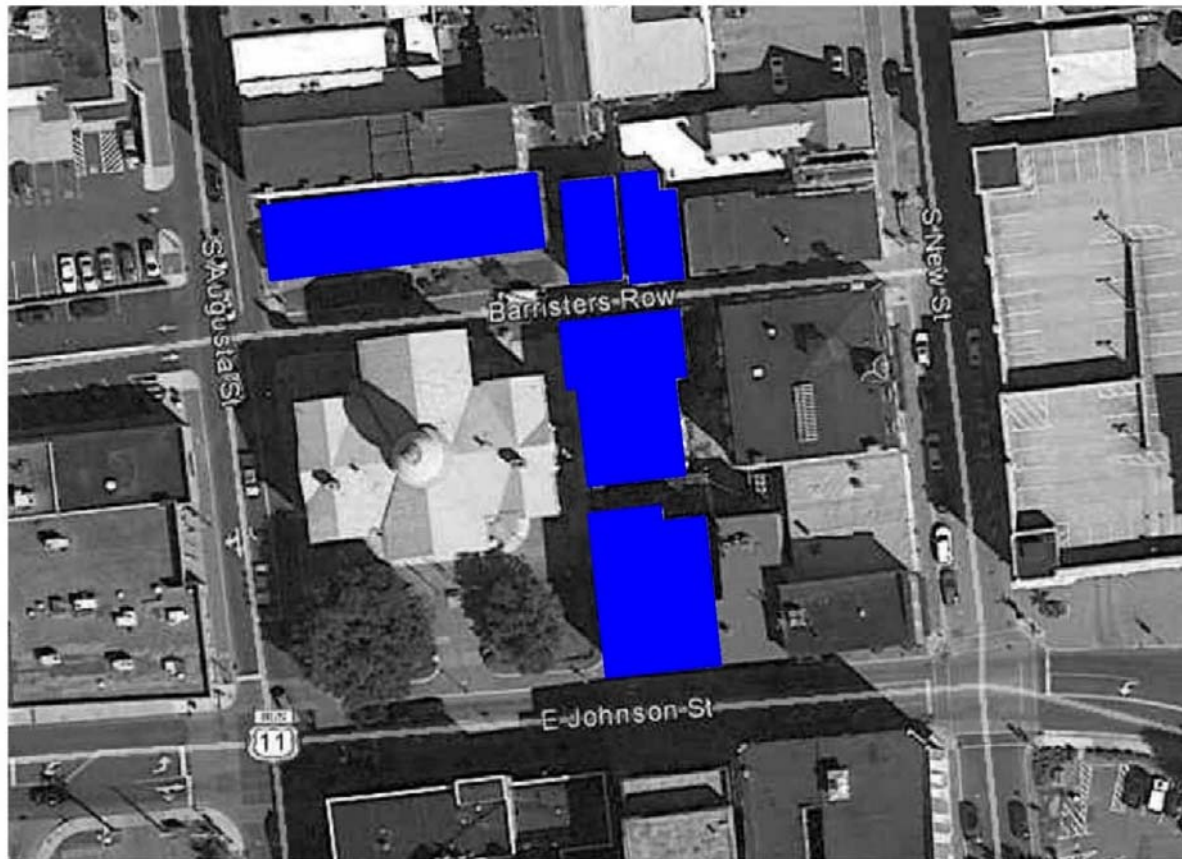


SCHEME ONE

Initial Directive (Scheme One Design Guidelines):

- Meet or exceed 2025 space requirements.
- Existing courthouse building must be incorporated into the design.
- New additions must be on adjacent parcels.
- New additions cannot cross streets.

Scheme One Demolition Plan



Scheme One Proposed Plan



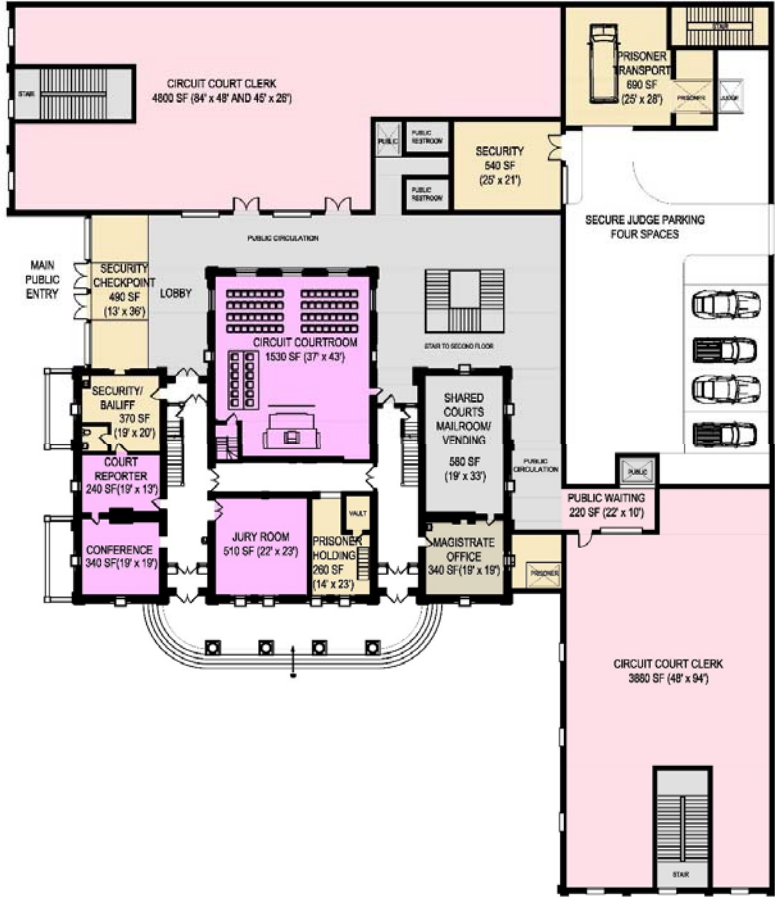
Scheme One Property Acquisition

| Action | KEY | Address | Total Sq. Ft. | Acres | Total Assessment Value |
|----------------------|-----|-----------------------------------|---------------|-------|------------------------|
| Acquire/ Demolish | B | 1 Court Place | 678 | 0.03 | \$47,350 |
| Acquire/ Demolish | C | 5 Court Place | 540 | 0.02 | \$36,350 |
| Acquire/ Demolish | D | 7 Court Place | 630 | 0.02 | \$42,980 |
| Acquire/ Demolish | E | 9 Court Row | 540 | 0.02 | \$36,350 |
| Acquire/ Demolish | F | 11 Court Row | 900 | 0.03 | \$60,900 |
| Acquire/ Demolish | G | 17 Court Place | 1,892 | 0.03 | \$96,100 |
| Acquire/ Demolish | H | 21 Court Place | 2,030 | 0.02 | \$87,200 |
| Acquire/ Demolish | J | 1 Lawyers Row | 3,075 | 0.04 | \$260,300 |
| Acquire/ Demolish | K | 5 Lawyers Row | 4,608 | 0.03 | \$137,900 |
| Acquire/ Demolish | L | 7 Lawyers Row | 640 | 0.02 | \$76,800 |
| Acquire/ Demolish | M | 9 Lawyers Row, Echols Buidling | 8,415 | 0.07 | \$427,800 |
| Totals: | | | 23,948 | | \$1,310,030 |

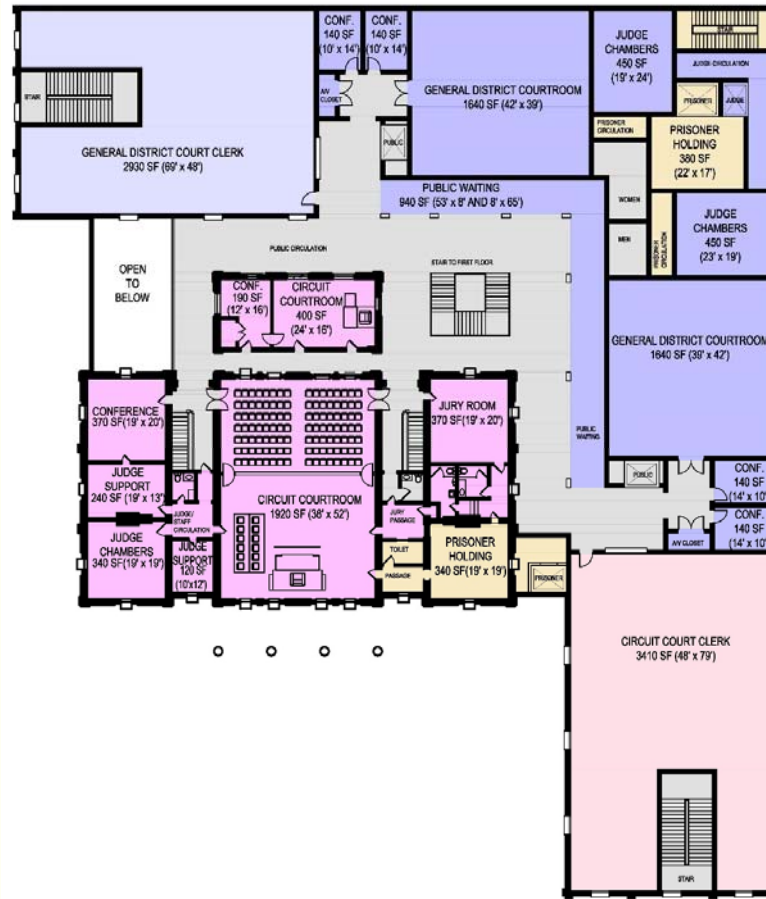
Scheme One Basement



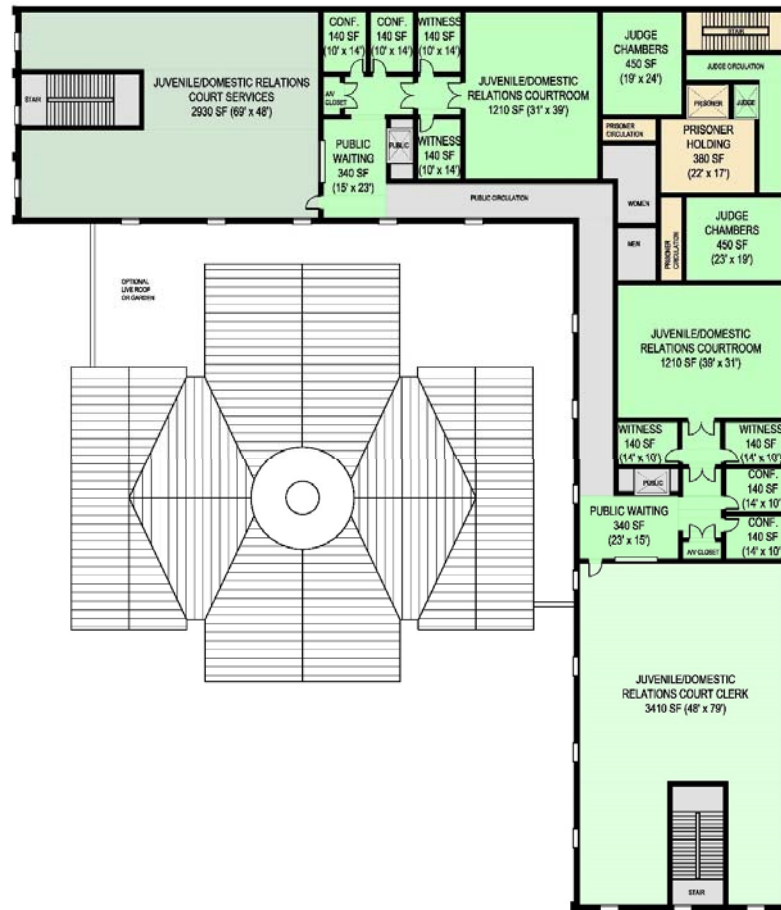
Scheme One First Floor



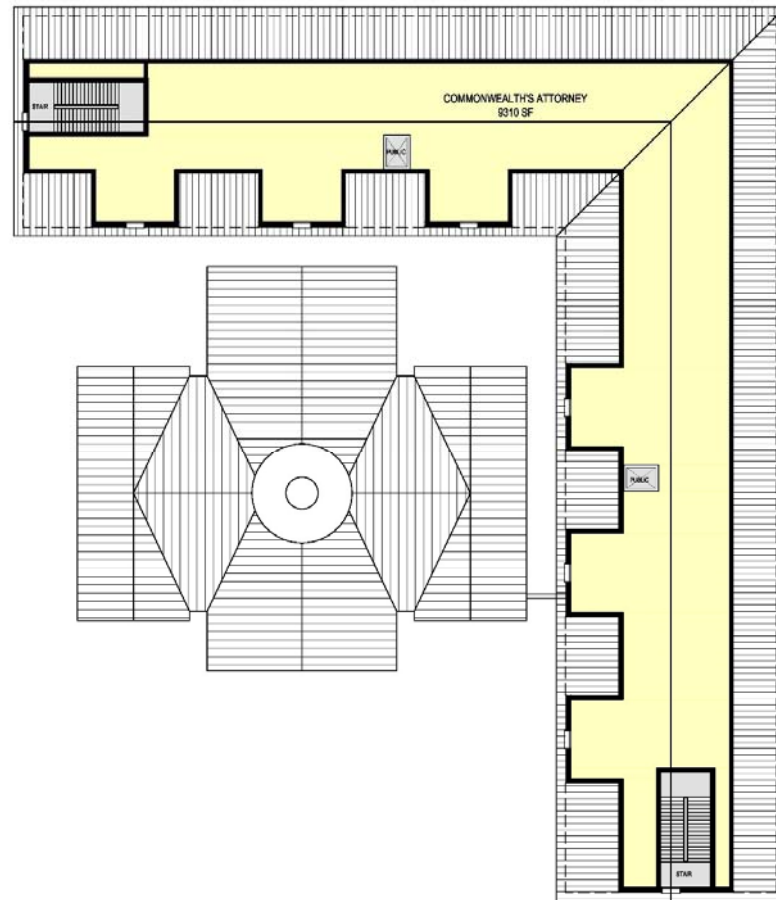
Scheme One Second Floor



Scheme One Third Floor



Scheme One Fourth Floor



Scheme One Square Footage By Floor

| | Existing | New | Total |
|-----------------------------|-----------------|------------|--------------|
| Basement | 1500 | 11300 | 12800 |
| First Floor | 8000 | 21970 | 29970 |
| Second Floor | 8000 | 21970 | 29970 |
| Third Floor | 0 | 17260 | 17260 |
| Fourth Floor | 0 | 9310 | 9310 |
| Total Square Footage | 17500 | 81810 | 99310 |

Scheme One Square Footage By Department

| Department | Existing | Current Needs | 2020 | 2025 | 2035 | Scheme One | Scheme Two |
|--|----------|---------------|-------|-------|-------|------------|------------|
| Circuit Court | 5600 | 12510 | 12510 | 12510 | 15534 | 14980 | 15000 |
| Circuit Court Clerk | 11310 | 11476 | 12049 | 12611 | 13514 | 12230 | 12330 |
| Circuit Court Clerk Archives | 3500 | 3500 | 3500 | 3500 | 3500 | 4050 | 5310 |
| Commonwealth's Attorney | 7445 | 6110 | 7012 | 8008 | 8378 | 9308 | 6310 |
| General District Court | 4090 | 5896 | 5896 | 11017 | 11017 | 9019 | 12010 |
| General District Court Clerk | 2890 | 2665 | 2777 | 3054 | 3418 | 2929 | 3550 |
| Juvenile and Domestic Relations Court | 4012 | 8286 | 12408 | 12408 | 12408 | 9019 | 12800 |
| Juvenile and Domestic Relations Court Clerk | 4310 | 3241 | 3748 | 4287 | 4449 | 3410 | 4180 |
| Juvenile and Domestic Relations Court Services | 2775 | 3703 | 3719 | 4316 | 4867 | 2930 | 4440 |
| Magistrate | 335 | 297 | 297 | 297 | 297 | 340 | 340 |
| Security | 1410 | 3625 | 3625 | 3625 | 3625 | 4283 | 3770 |
| Shared Courts | 0 | 504 | 504 | 504 | 504 | 580 | 580 |

Total Project Square Footage

99310

115235

Scheme One

Augusta Street View

Brick Option



Scheme One

Johnson Street View

Brick Option



Scheme One

Augusta Street View

Precast Option



Scheme One

Johnson Street View

Precast Option



Initial Scheme One Construction Cost Estimate

| | Cost | SF | % | Total | Notes |
|---|------------|--------------|----|-------------------|---|
| Historic Courthouse Renovation | 8421875 | 17500 | 3 | 8,421,875 | 3% Price escalation for inflation |
| New Addition | 275 | 81810 | | 22,497,750 | Cost increase: gable roof, expanded perimeter |
| Site Acquisition | | | | 2,000,000 | |
| Demolition | | | | 600,000 | |
| Site Development | | | | 300,000 | |
| A/E Fees | 28,792,565 | | 8 | 2,303,405 | Recommended AIA percentage |
| Survey | | | | 20,000 | Direct quote |
| Geotechnical Study | | | | 75,000 | Direct quote |
| Testing/Inspections | | | | 300,000 | Direct quote |
| Furniture Allowance | 20,370,690 | | 10 | 2,037,070 | Reduce if reusing any existing furniture |
| Data/IT | 589000 | | 3 | 606,670 | price escalation for inflation |
| Moving Expenses | 20000 | | 3 | 20,600 | price escalation for inflation |
| Permitting and Utility Fees | | | | Not included | |
| Legal Expenses | | | | Not included | |
| Financing Expenses | | | | Not included | |
| Project Subtotal | | | | 39,182,370 | |
| Recommended Project Contingency | 39,367,770 | | 10 | 3,936,780 | |
| Total Project Cost | | | | 43,119,150 | |
| Less Historic Tax Credits | | | | 1,500,000 | |
| Project Cost with Historic Tax Credits | | | | 41,619,150 | |
| Total Project Square footage | | 99310 | | | |

For reference, The Moseley Courthouse Project Cost and square footage: \$44,240,000 @ 118,170 sf

Scheme One Construction Cost Estimate - Revised

| | Cost | SF | % | Total | Notes |
|-------------------------------------|------------|--------------|----|-------------------|---|
| Historic Courthouse Renovation | 249 | 17500 | 3 | 4,357,500 | |
| New Addition | 275 | 81810 | | 22,497,750 | Cost increase: gable roof, expanded perimeter |
| Site Acquisition | | | | 2,000,000 | |
| Demolition | | | | 600,000 | |
| Site Development | | | | 300,000 | |
| A/E Fees | 26,855,250 | | 7 | 1,879,867 | Lineage fee quoted; AIA recommends 8% |
| Survey | | | | 20,000 | Direct quote |
| Geotechnical Study | | | | 75,000 | Direct quote |
| Testing/Inspections | | | | 300,000 | Direct quote |
| Furniture Allowance | 22,497,750 | | 6 | 1,349,865 | Reduce if reusing any existing furniture |
| Data/IT | 589000 | | 3 | 606,670 | price escalation for inflation |
| Moving Expenses | 20000 | | 3 | 20,600 | price escalation for inflation |
| Permitting and Utility Fees | | | | Not included | |
| Legal Expenses | | | | Not included | |
| Financing Expenses | | | | Not included | |
| Project Subtotal | | | | 34,007,252 | |
| Recommended Project Contingency | 34,007,252 | | 10 | 3,400,725 | |
| Total Project Cost | | | | 37,407,977 | |
| Total Project Square footage | | 99310 | | | |

For reference, The Moseley Courthouse Project Cost and square footage: \$44,240,000 @ 118,170 sf

Scheme One Advantages:

- Gable roof is aesthetically pleasing and mimics language of existing structure.
- Larger perimeter allows for additional windows in office areas.

Scheme One Disadvantages:

- Courtrooms are smaller than recommended guidelines due to narrow width.
- Department space allocations do not meet directive goals.
- Long and narrow upper floor results in poor space allocation and high circulation requirements.
- Metal gable roof is more expensive than a flat membrane roof.
- Larger perimeter is more expensive to build.
- Larger perimeter is more expensive to heat and cool.
- Larger perimeter is more difficult to secure.
- Scheme does not provide a parking space for six judges (1 per courtroom).
- No access from secure parking to secure elevator for circuit courtrooms in existing historic structure.
- Renovation is required for first floor in historic courthouse.
- Inadequate room for new plumbing in addition requires renovation of restrooms in historic courthouse.
- Due to narrow footprint, stairwell locations pose challenges for public access.
- Due to challenging footprint, public access elevators cannot be grouped for cost effectiveness and easy identification.

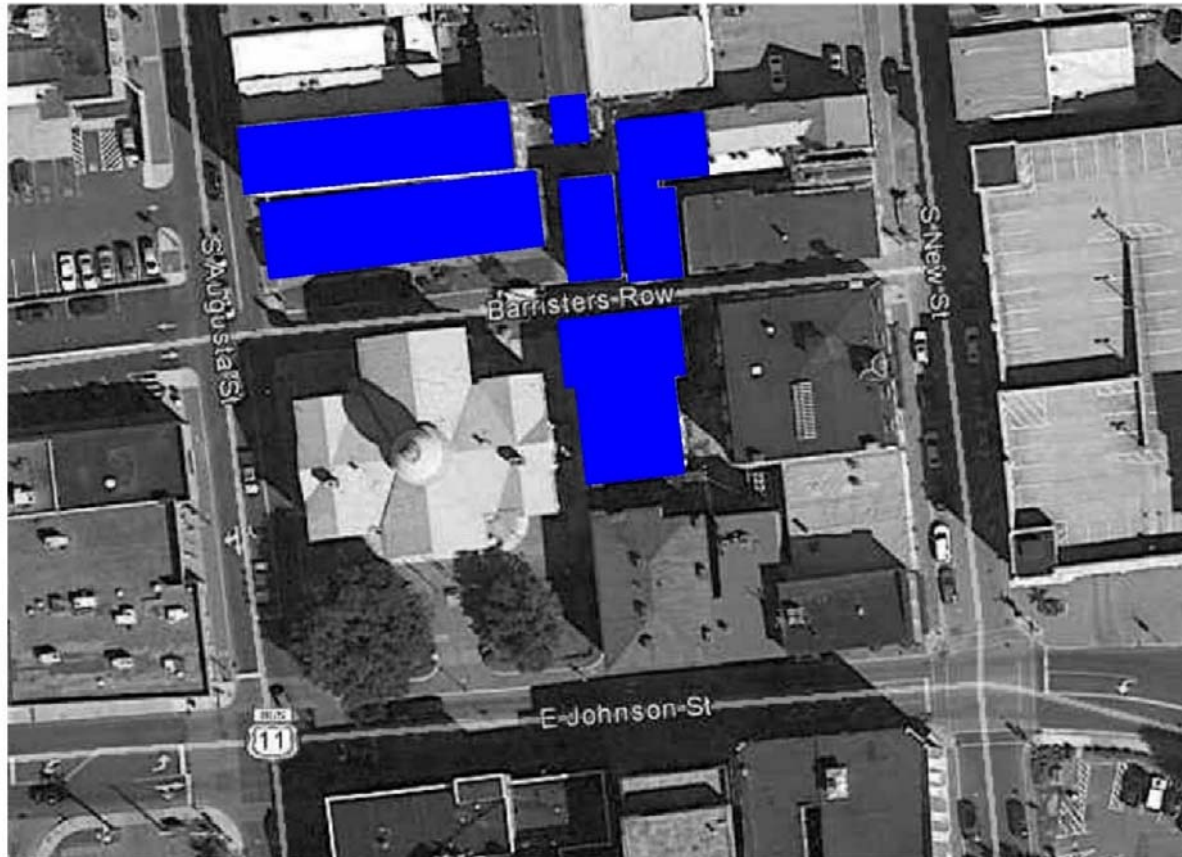


SCHEME TWO

Revised Directive (Scheme Two Design Guidelines):

- Meet or exceed 2020 space requirements to reduce cost.
- Reduce Commonwealth's Attorney space allocation from Moseley recommendations.
- Increase Circuit Court Clerk Archives space allocation from Moseley recommendations.
- Refrain from extensive renovation of existing courthouse building.
- Demolish 11 South Augusta Street Building to widen buildable footprint.
- Do not demolish Echols Building to provide future flexibility for additions or renovations.
- Reduce building perimeter to manage costs.
- Utilize membrane roof design to manage costs.

Scheme Two Demolition Plan



Scheme Two Proposed Plan

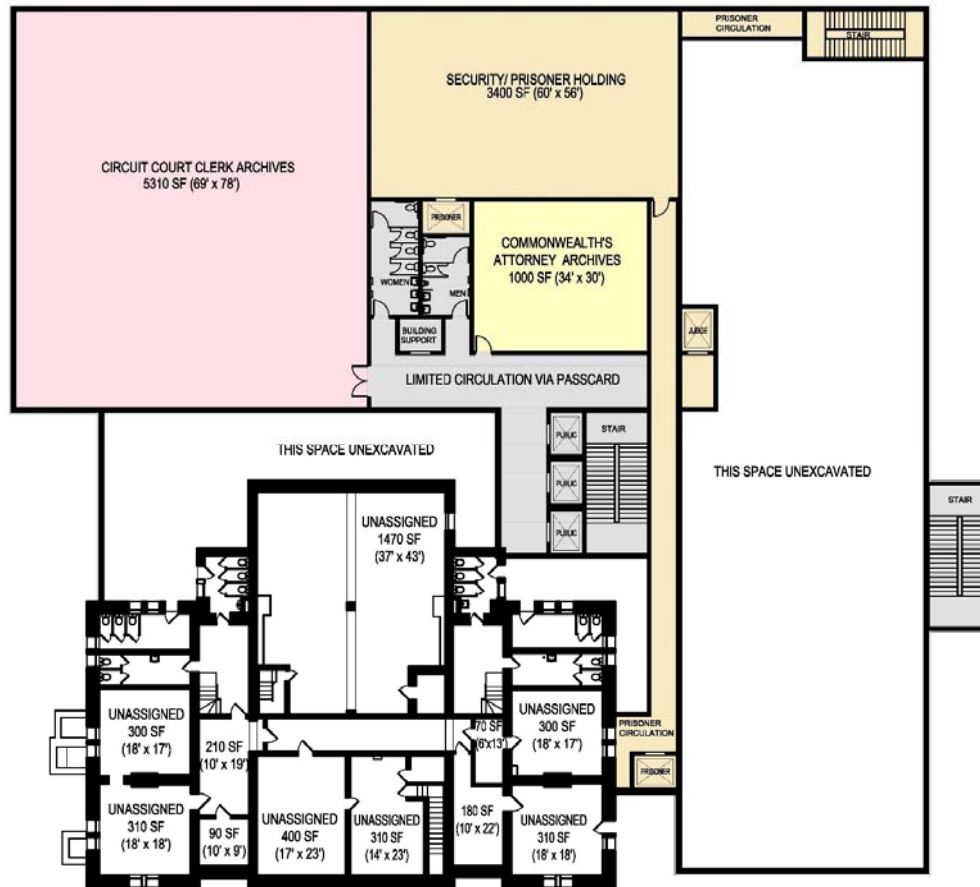


Scheme Two Property Acquisition

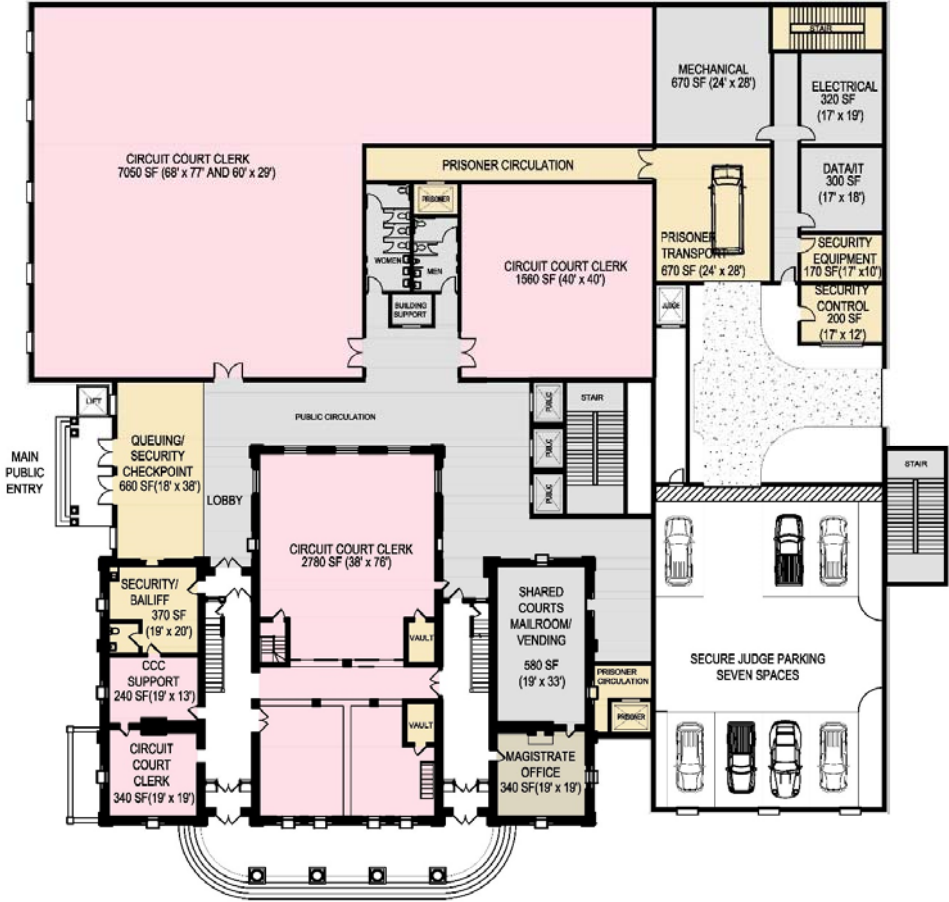
| Action | KEY | Address | Total Sq. Ft. | Acres | Total Assessment Value |
|----------------------|-----|-------------------|---------------|-------|------------------------|
| Acquire/ Demolish | A | 11 S. Augusta St. | 11,340 | 0.08 | \$222,300 |
| Acquire/ Demolish | B | 1 Court Place | 678 | 0.03 | \$47,350 |
| Acquire/ Demolish | C | 5 Court Place | 540 | 0.02 | \$36,350 |
| Acquire/ Demolish | D | 7 Court Place | 630 | 0.02 | \$42,980 |
| Acquire/ Demolish | E | 9 Court Row | 540 | 0.02 | \$36,350 |
| Acquire/ Demolish | F | 11 Court Row | 900 | 0.03 | \$60,900 |
| Acquire/ Demolish | G | 17 Court Place | 1,892 | 0.03 | \$96,100 |
| Acquire/ Demolish | J | 1 Lawyers Row | 3,075 | 0.04 | \$260,300 |
| Acquire/ Demolish | K | 5 Lawyers Row | 4,608 | 0.03 | \$137,900 |
| Acquire/ Demolish | L | 7 Lawyers Row | 640 | 0.02 | \$76,800 |
| Totals: | | | 24,843 | | \$1,017,330 |

NOTE: A 12x15 improvement at the rear of 18 E. Beverley St. and a portion of a rear addition on 10 S. New St. may be affected by this project.

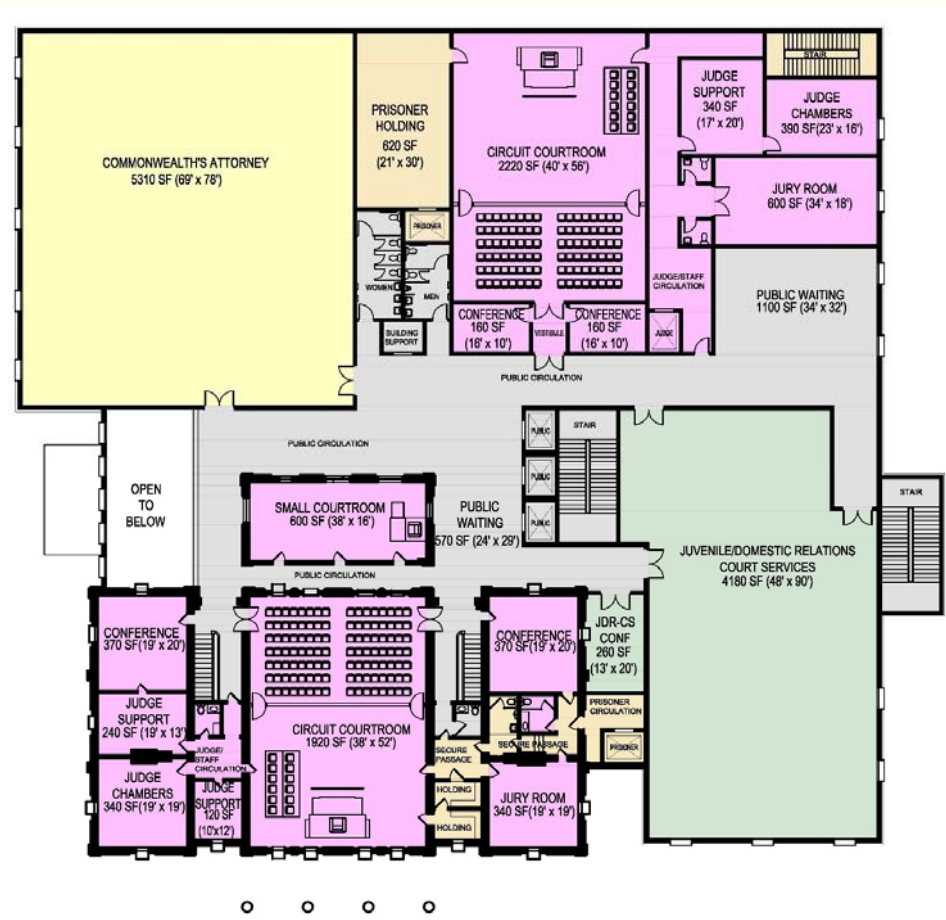
Scheme Two Basement



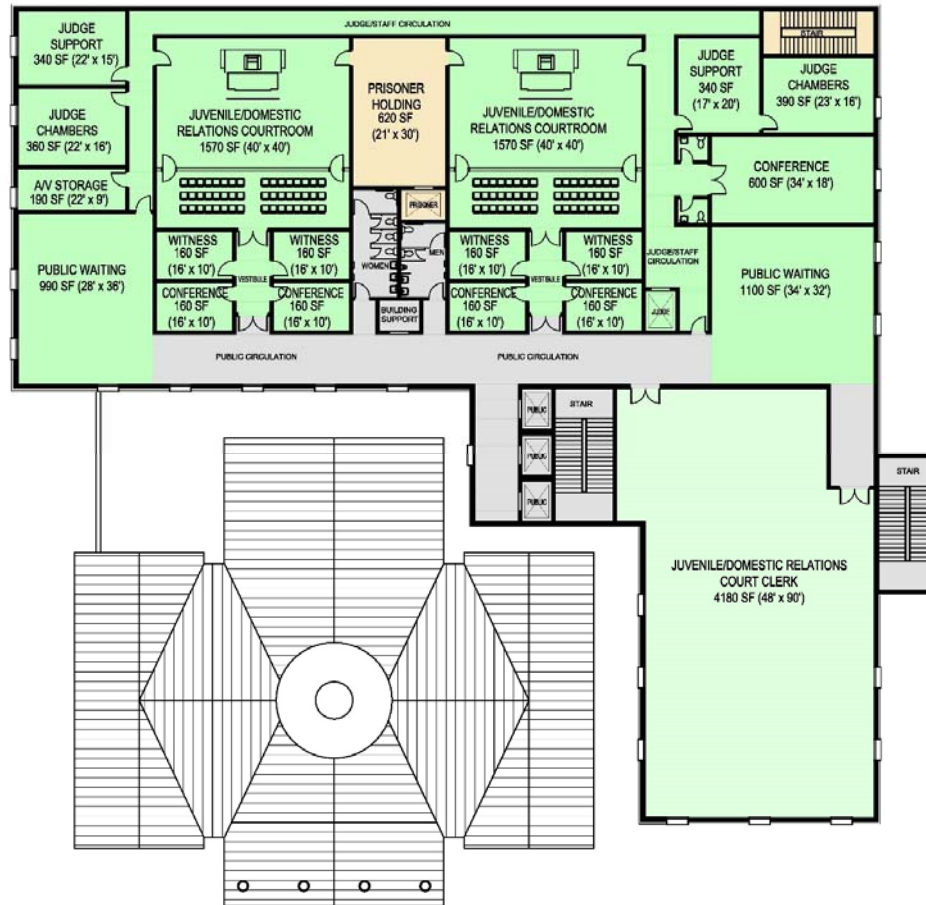
Scheme Two First Floor



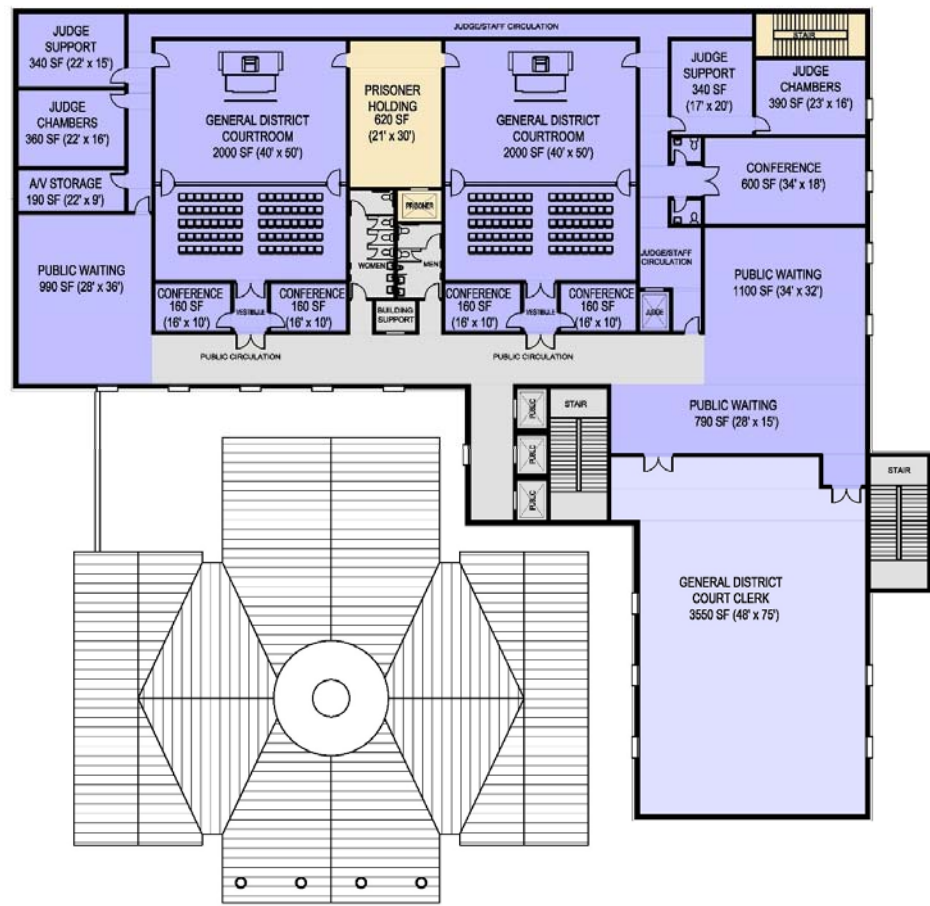
Scheme Two Second Floor



Scheme Two Third Floor



Scheme Two Fourth Floor



Scheme Two Square Footage By Floor

| | Existing | New | Total |
|-----------------------------|----------|-------|---------------|
| Basement | 0 | 12305 | 12305 |
| First Floor | 8000 | 23200 | 31200 |
| Second Floor | 8000 | 23200 | 31200 |
| Third Floor | 0 | 20265 | 20265 |
| Fourth Floor | 0 | 20265 | 20265 |
| Total Square Footage | 16000 | 99235 | 115235 |

Scheme Two Square Footage By Department

| Department | Existing | Current Needs | 2020 | 2025 | 2035 Scheme One | Scheme Two | |
|--|----------|---------------|-------|-------|-----------------|------------|-------|
| Circuit Court | 5600 | 12510 | 12510 | 12510 | 15534 | 14980 | 15000 |
| Circuit Court Clerk | 11310 | 11476 | 12049 | 12611 | 13514 | 12230 | 12330 |
| Circuit Court Clerk Archives | 3500 | 3500 | 3500 | 3500 | 3500 | 4050 | 5310 |
| Commonwealth's Attorney | 7445 | 6110 | 7012 | 8008 | 8378 | 9308 | 6310 |
| General District Court | 4090 | 5896 | 5896 | 11017 | 11017 | 9019 | 12010 |
| General District Court Clerk | 2890 | 2665 | 2777 | 3054 | 3418 | 2929 | 3550 |
| Juvenile and Domestic Relations Court | 4012 | 8286 | 12408 | 12408 | 12408 | 9019 | 12800 |
| Juvenile and Domestic Relations Court Clerk | 4310 | 3241 | 3748 | 4287 | 4449 | 3410 | 4180 |
| Juvenile and Domestic Relations Court Services | 2775 | 3703 | 3719 | 4316 | 4867 | 2930 | 4440 |
| Magistrate | 335 | 297 | 297 | 297 | 297 | 340 | 340 |
| Security | 1410 | 3625 | 3625 | 3625 | 3625 | 4283 | 3770 |
| Shared Courts | 0 | 504 | 504 | 504 | 504 | 580 | 580 |

Total Project Square Footage

99310 **115235**

Scheme Two

Augusta Street View

Brick Option



Scheme Two

Johnson Street View

Brick Option



Scheme Two

Augusta Street View

Precast Option



Scheme Two

Johnson Street View

Precast Option



Scheme Two

Augusta Street View

Precast Option with
Copper Patina Detail



Scheme Two

Johnson Street View

Precast Option with
Copper Patina Detail



Initial Scheme Two Construction Cost Estimate

| | Cost | SF | % | Total | Notes |
|---|------------|---------------|----|-------------------|--|
| Historic Courthouse Renovation | 7700000 | 16000 | 3 | 7,931,000 | 3% Price escalation for inflation |
| New Addition | 249 | 99235 | | 24,709,515 | |
| Site Acquisition | | | | 1,500,000 | |
| Demolition | | | | 500,000 | |
| Site Development | | | | 200,000 | |
| A/E Fees | 24,709,515 | | 8 | 1,976,760 | Recommended AIA percentage |
| Survey | | | | 20,000 | Direct quote |
| Geotechnical Study | | | | 75,000 | Direct quote |
| Testing/Inspections | | | | 300,000 | Direct quote |
| Furniture Allowance | 24,709,515 | | 10 | 2,470,950 | Reduce if reusing any existing furniture |
| Data/IT | 589000 | | 3 | 606,670 | price escalation for inflation |
| Moving Expenses | 20000 | | 3 | 20,600 | price escalation for inflation |
| Permitting and Utility Fees | | | | Not included | |
| Legal Expenses | | | | Not included | |
| Financing Expenses | | | | Not included | |
| Project Subtotal | | | | 40,310,495 | |
| Recommended Project Contingency | 40,495,895 | | 10 | 4,049,590 | |
| Total Project Cost | | | | 44,360,085 | |
| Less Historic Tax Credits | | | | 1,500,000 | |
| Project Cost with Historic Tax Credits | | | | 42,860,085 | |
| Total Project Square footage | | 115235 | | | |

For reference, The Moseley Courthouse Project Cost and square footage: \$44,240,000 @ 118,170 sf

Scheme Two Construction Cost Estimate - Revised

| | Cost | SF | % | Total | Notes |
|-------------------------------------|------------|---------------|----|-------------------|--|
| Historic Courthouse Renovation | 249 | 16000 | | 3,984,000 | |
| New Addition | 249 | 99235 | | 24,709,515 | |
| Site Acquisition | | | | 1,500,000 | |
| Demolition | | | | 500,000 | |
| Site Development | | | | 200,000 | |
| A/E Fees | 24,709,515 | | 7 | 1,729,666 | Lineage fee quoted; AIA recommends 8% |
| Survey | | | | 20,000 | Direct quote |
| Geotechnical Study | | | | 75,000 | Direct quote |
| Testing/Inspections | | | | 300,000 | Direct quote |
| Furniture Allowance | 24,709,515 | | 6 | 1,482,570 | Inventory and reuse existing furniture |
| Data/IT | 589000 | | 3 | 606,670 | price escalation for inflation |
| Moving Expenses | 20000 | | 3 | 20,600 | price escalation for inflation |
| Permitting and Utility Fees | | | | Not included | |
| Legal Expenses | | | | Not included | |
| Financing Expenses | | | | Not included | |
| Project Subtotal | | | | 35,128,021 | |
| Recommended Project Contingency | 36,548,895 | | 10 | 3,654,890 | |
| Total Project Cost | | | | 38,782,911 | |
| Total Project Square footage | | 115235 | | | |

For reference, The Moseley Courthouse Project Cost and square footage: \$44,240,000 @ 118,170 sf

Scheme Two Advantages:

- Building layout and membrane roof are cost effective.
- Scheme does not demolish the Echols Building, (a TJ Collins design with historic significance).
- Scheme leaves flexibility for future growth at the Echols Building location.
- Compact footprint is less expensive to heat and cool.
- Compact footprint is more secure.
- Scheme provides for seven secure parking spaces (six judges and circuit court clerk).
- Double security doors at secure parking allow for deliveries and ensure safety of judges.
- Scheme does not require new walls, plumbing fixtures, or elevators in existing courthouse, minimizing renovation cost.
- Limited interruption of circuit court operation.
- Preserving the historic circuit courtroom, renovated jury room, and other significant spaces.
- Scheme allows public access elevators to be grouped in central location for cost savings and easy identification.
- Scheme provides a third public access elevator and is designed to allow a fourth if deemed necessary.

Scheme Two Disadvantages:

- To preserve existing Circuit Courtroom, General District Courtrooms are located on the 4th floor.
- Additional square footage and height challenge existing courthouse building aesthetically.

Courtroom Allocation Comparison of Conceptual Plans

| | Moseley Plan | Scheme 1 | Scheme 2 |
|--|---------------------|-----------------|-----------------|
| Circuit Courtroom #1 | 2380 | 1530 | 1920 |
| Circuit Courtroom #2 | 2380 | 1920 | 2220 |
| Circuit Courtroom #3 | n/a | 400 | 600 |
| | | | |
| General District Courtroom #1 | 2380 | 1640 | 2000 |
| General District Courtroom #2 | 2380 | 1640 | 2000 |
| | | | |
| Juvenile/Domestic Relations Courtroom #1 | 1433 | 1210 | 1570 |
| Juvenile/Domestic Relations Courtroom #2 | 1433 | 1210 | 1570 |

Cost per Square Foot Comparison of Conceptual Plans

| | Total Cost | Total SF | Cost per SF |
|---|------------|----------|-------------|
| Moseley Plan - Verona | 44240000 | 118170 | 374 |
| Frazier Plan - Union Bank and Existing Courthouse | 48391951 | 130000 | 372 |
| Lineage Plan Scheme One | 37407977 | 99310 | 376 |
| Lineage Plan Scheme Two | 38782911 | 115235 | 336 |



THANK YOU