



I. Project Objectives:

1. Develop a new courthouse to replace the existing courthouse.
2. Project Goals
 - i. Shared Reception Area
 - ii. Shared Waiting Room
 - iii. Improve safety of staff
 - iv. Maintain privacy of sensitive information
 - v. Improve building energy performance
 - vi. Add an IT technician and update existing technology.

II. Notes from the County:

1. This study is for a new building only. The existing building is planned to be demolished.
2. The study should include costs of utilities in project cost.
3. Use the program developed in 2011. This program was changed during discussions with staff.
4. Develop a plan that will meet the above requirements.

III. What has been observed

1. The water and sewer go to the south.
2. The phone comes from the north.
3. The electric comes from the west.
4. Cable comes from the west.
5. The plans indicate that the roof of the human services is designed for a 40 lb/ft² snow load and the law enforcement roof is designed for a 35 lb/ft² snow load. This means that we can not add additional snow load to those roofs.

IV. Design Approach

1. Co-locate county office to facilitate flexibility in providing county services in the future.
2. Plan that the building can have one public entrance. This can provide building security if required in the future. Additional entrances can be used by staff with access permission.
3. Departments that are not county employees but where the county is more of a landlord should be designed as tenant space allowing flexibility in long term use.
4. Maintain the court house square.

V. Program

1. Co – Located County Offices

Assessor	580 SF	2 Office Workstations
Auditor/ Treasurer	1,060 SF	6 Office Workstations
Recorder	940 SF	4 Office Workstations
Total -	2,580 SF	12 Workstations

2. Court Administration

	2,870 SF	4 Workstation
Probation	860 SF	4 Workstations
Total -	3,730 SF	8 Workstations



3. Flexible Offices

County Coordinator	360 SF	2 Workstations
Extension	770 SF	5 Workstations
Veteran Services	600 SF	2 Workstations
Total	1,730 SF	9 Workstations

4. Shared Spaces

IT Technician	470 SF	2 Service Workstations
Mechanical	360 SF	
Garage	400 SF	
Men's RR	112 SF	
Women's RR	112 SF	
Connection links	599 SF	
Total	2,053 SF	2 Service Workstations

Circulation/ Structure 3,607 SF

(3/4/14 plan had 12,500 SF) (2012 study had 14,600 SF)
Building Total 13,700 SF

VI. Building Costs

C. Approach C: Remove the Existing Courthouse and Build new.

1. Co-located County Offices =	\$596,500.00
2. Court Administration =	\$797,750.00
3. Flexible Offices =	\$378,975.00
4. Shared Spaces =	\$504,275.00
5. Building Demolition =	\$120,000.00
6. Site Work =	\$350,000.00
7. Total Construction Cost	\$2,747,500.00
8. Contingency:	\$274,750.00
9. <u>Non Construction:</u>	<u>\$274,750.00</u>
10. Budget:	\$3,297,000.00
1. Other Costs	
2. New Furniture and Fixtures =	\$312,500.00
3. Relocation of utilities =	\$40,000.00



The Budget is based on a durable, low maintenance building.

Materials Include:

Wood Frame Structure
Exterior Masonry Veneer – R 24 walls
Standing Seam Roof – R 48 attic
Aluminum Clad Wood Windows – Energy Star Rated
Interior Finishes
Doors and Hardware
Cabinets and Architectural Woodwork
Restroom Accessories
Painting
Air Handling Units and Cooling System
LED lighting
New power
Data Conduits Only
Plumbing
Automatic Fire Protection
Fire Alarm System

Some Offices may not need to be built at this time:

A reduction of 1000 SF could reduce the budget by (\$175,000.00)

Some changes in materials could reduce the cost of the building by: (\$200,000.00)

These changes would also increase the maintenance cost of the building.

Other Scope not included:

Human services could be upgraded to a sprinkled building

This Budget report is for schematic design.

The building scope was altered from the original scope by meetings with county staff.

This paragraph summarizes some of the items not included in the anticipated construction budget. They are as follows:

- A. Hazardous Material: Including but not limited to asbestos and lead abatement..
- B. Telephone system and wiring in addition to wireway.
- C. Computer system and wiring in addition to wireway.
- D. Security system equipment, wiring or wireway.
- E. TV system equipment, wiring or wireway.
- F. Builders risk insurance.
- G. Final housekeeping.

This opinion of cost was developed by Engan Associates PA on 7-14-14.

