

FORSYTH COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: TBD AGENDA ITEM NUMBER: 4

SUBJECT: Hall of Justice Project

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

Larry Robbs of Walter Robbs Callahan & Pierce Architects, PA will present the findings of the 2009 Hall of Justice Study update.

SUMMARY OF INFORMATION:

ATTACHMENTS: YES NO

SIGNATURE: _____ DATE: _____
COUNTY MANAGER



50
walterrobbs
ARCHITECTURE + INTERIORS + PLANNING

Forsyth County Hall of Justice – 2016 Study Update

Agenda – 5/18/16

1. Review site development options
2. Review cost projections

Previous Meeting Recap:

Building Deficiencies

- General Building Condition
- Building Exterior and site
- Security
- Courtroom

Existing Square Footages

Projected Forsyth County Growth

- Population
- Filings

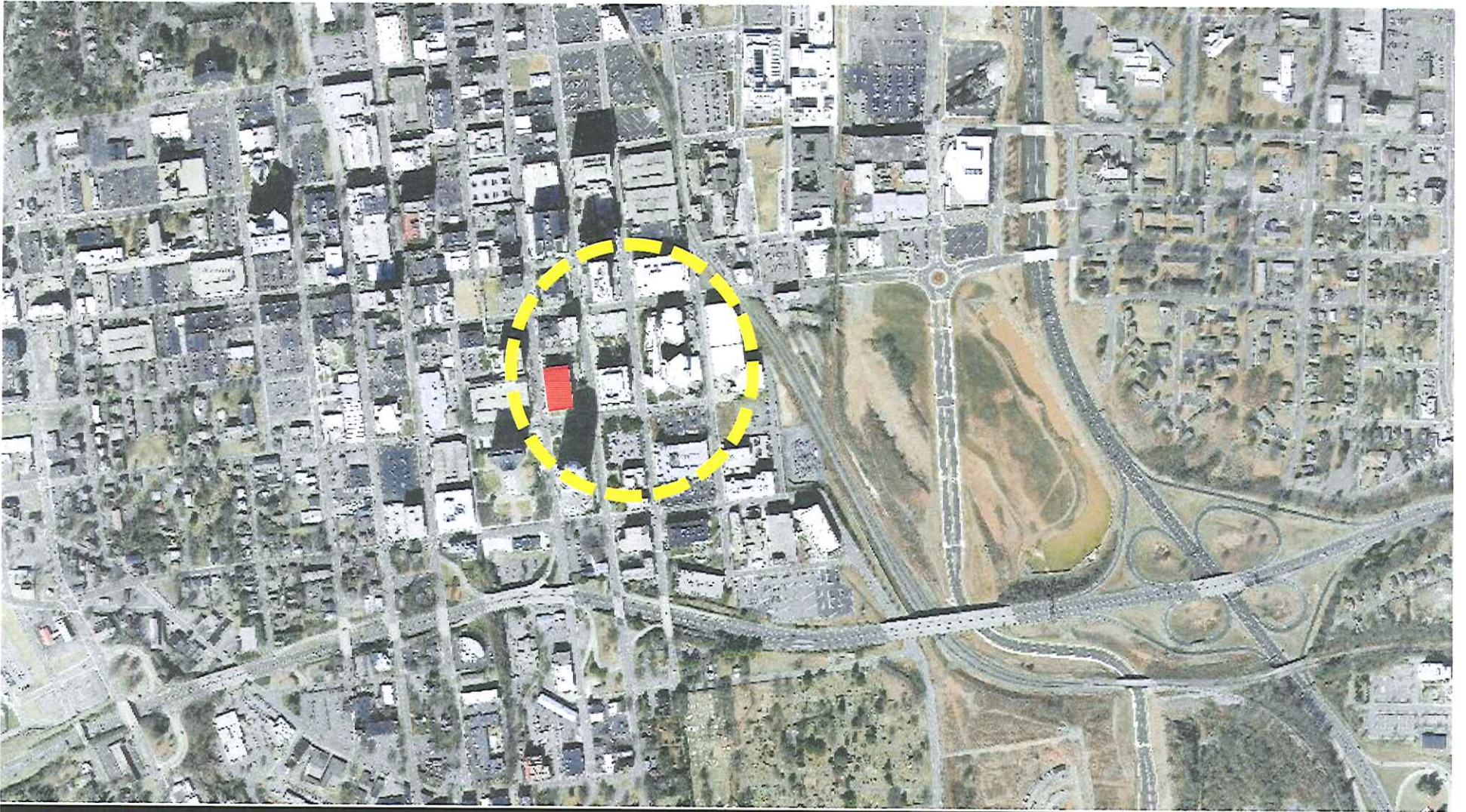
Projected Space Needs

- 332,000 SF for 2035

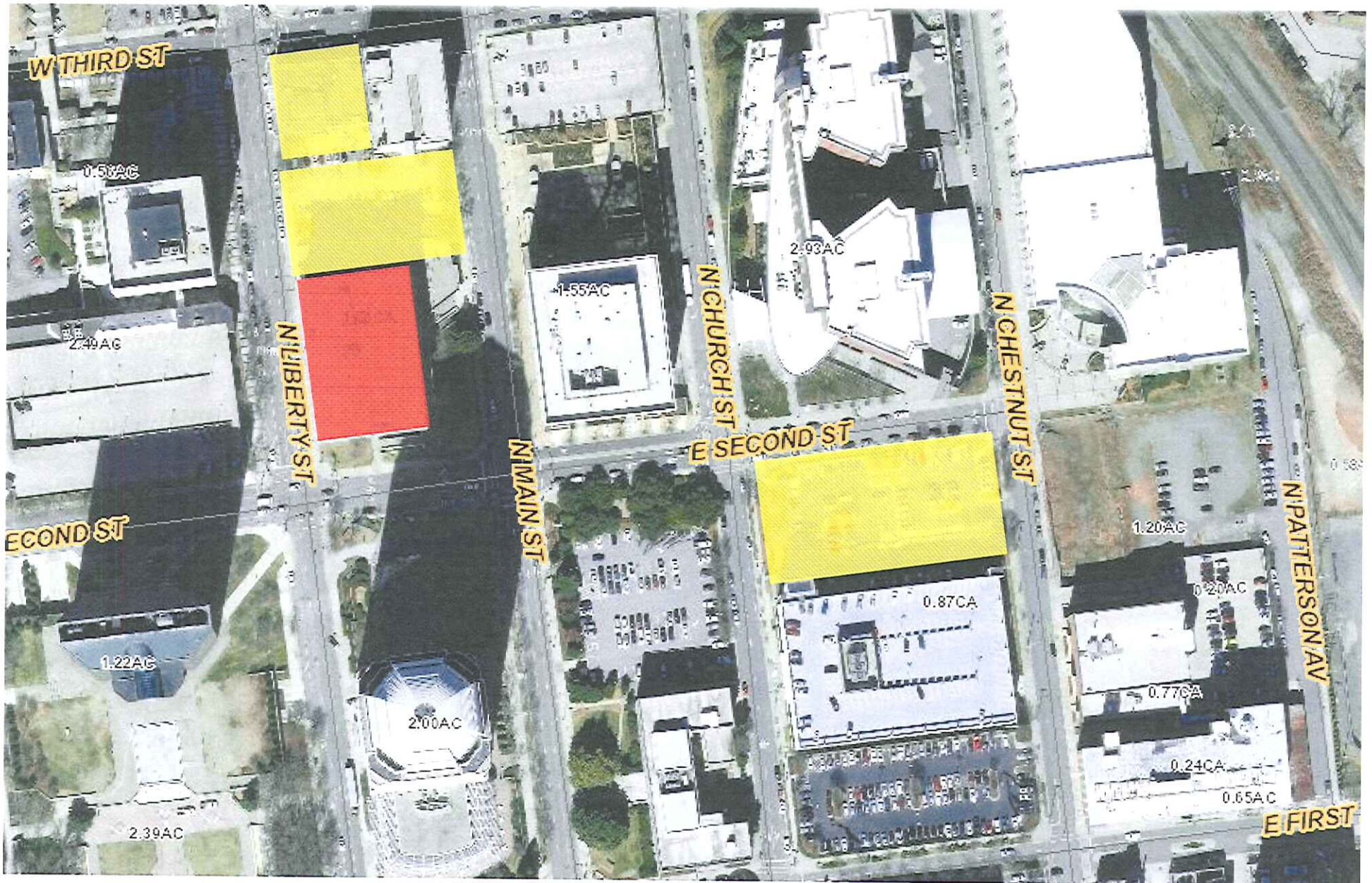
Potential Sites

Forsyth County Hall of Justice – 2016 Study Update

POTENTIAL SITES



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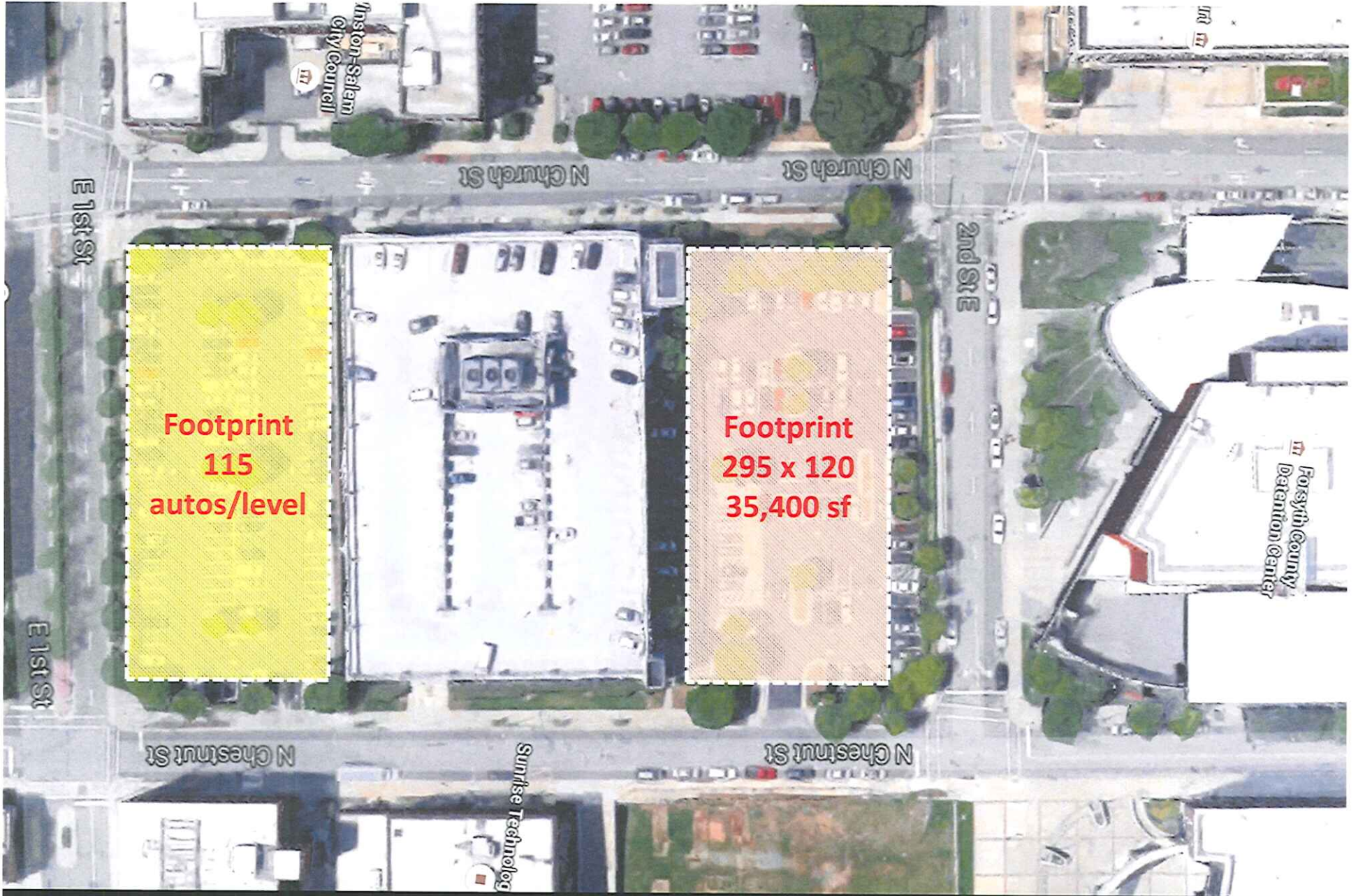
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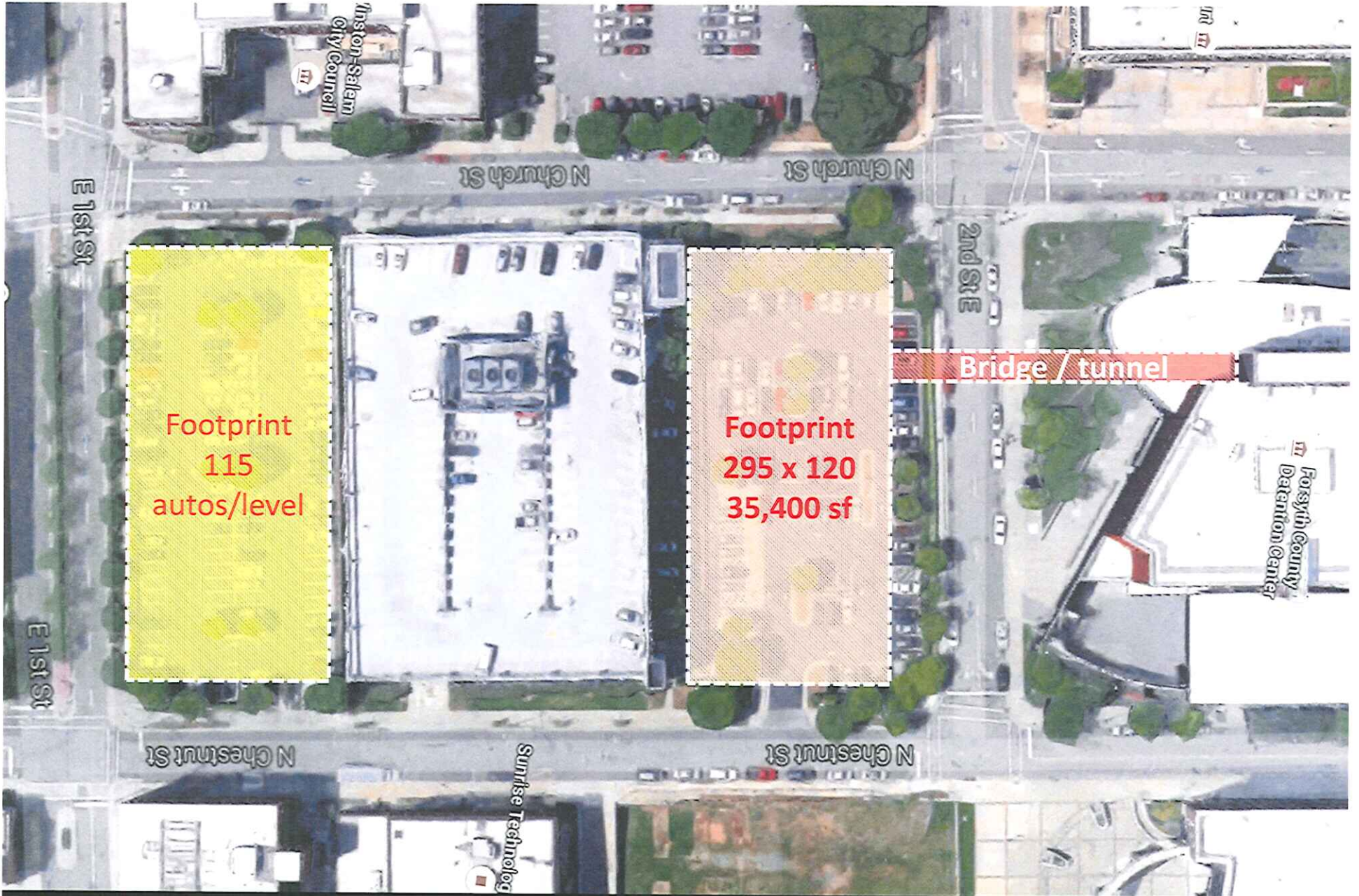
2nd Street Option



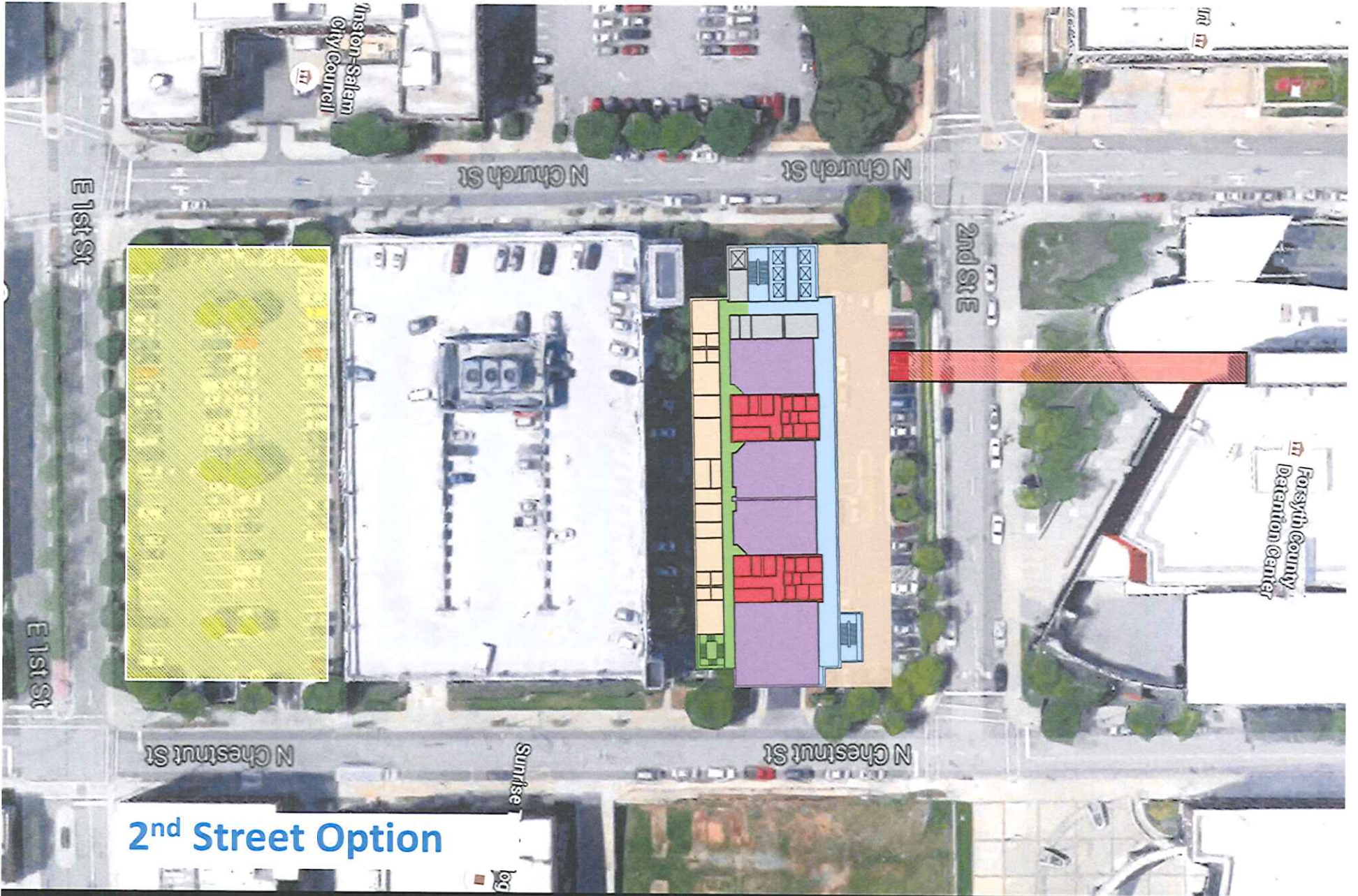
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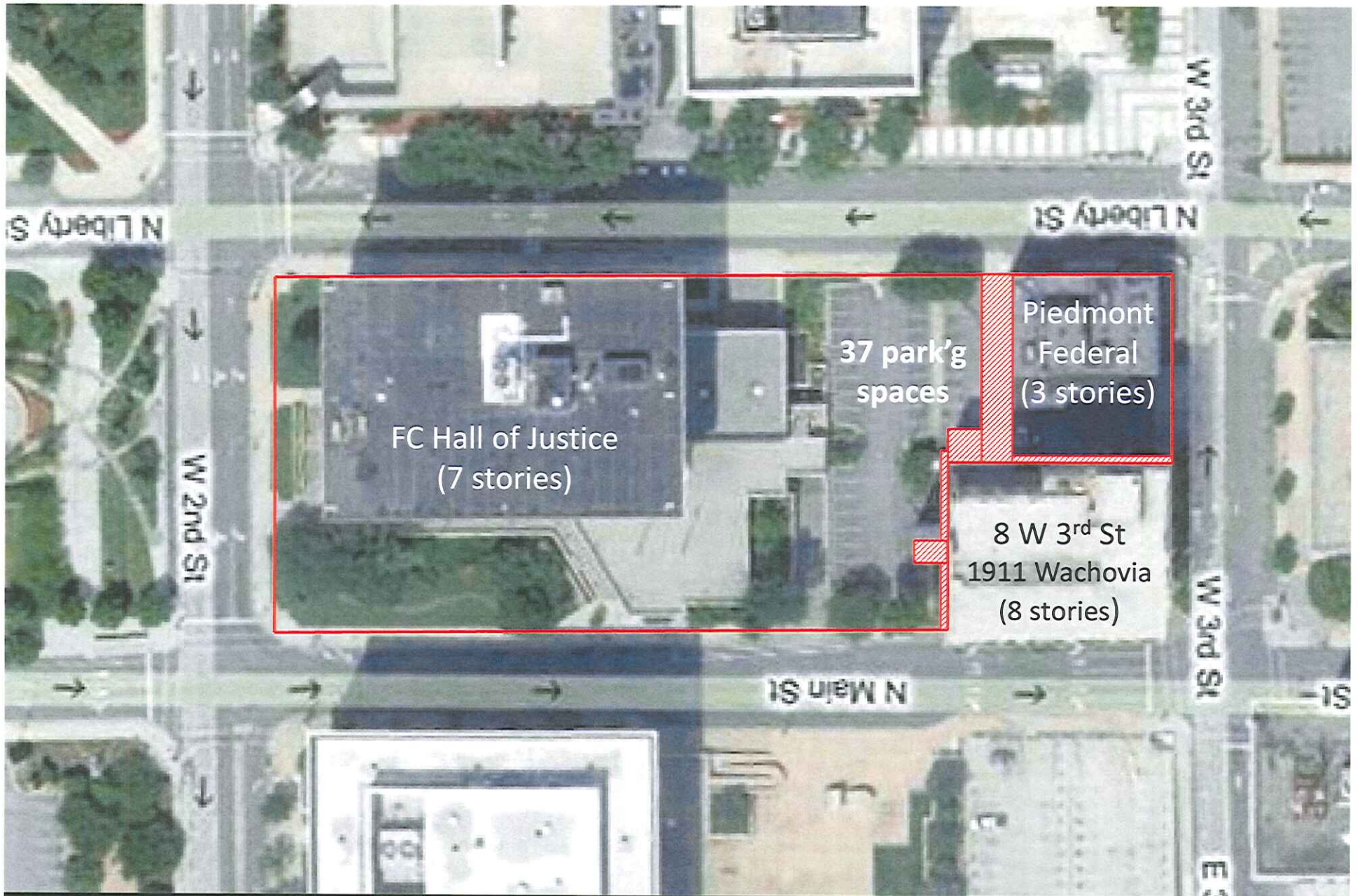


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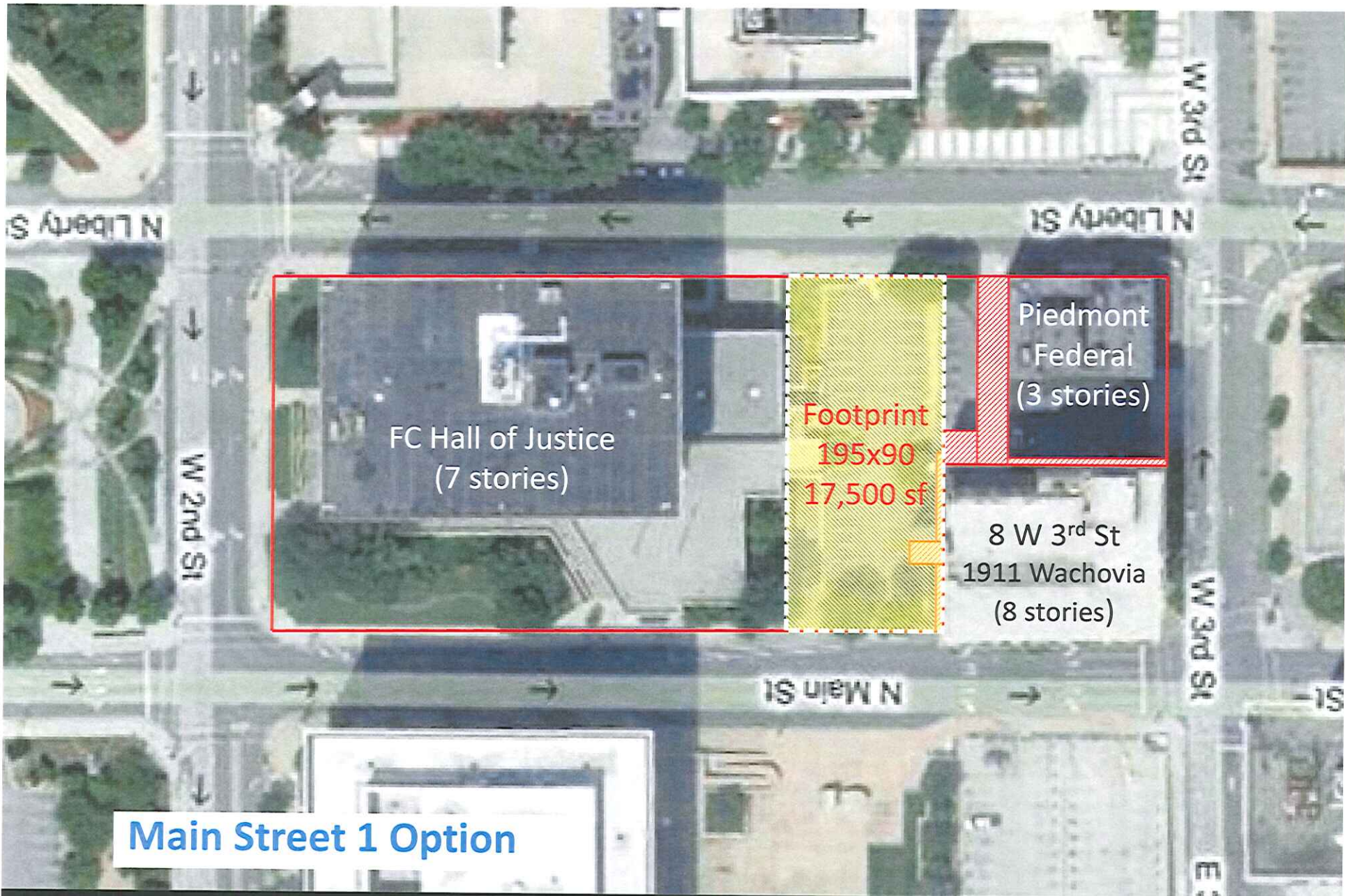


2nd Street Option

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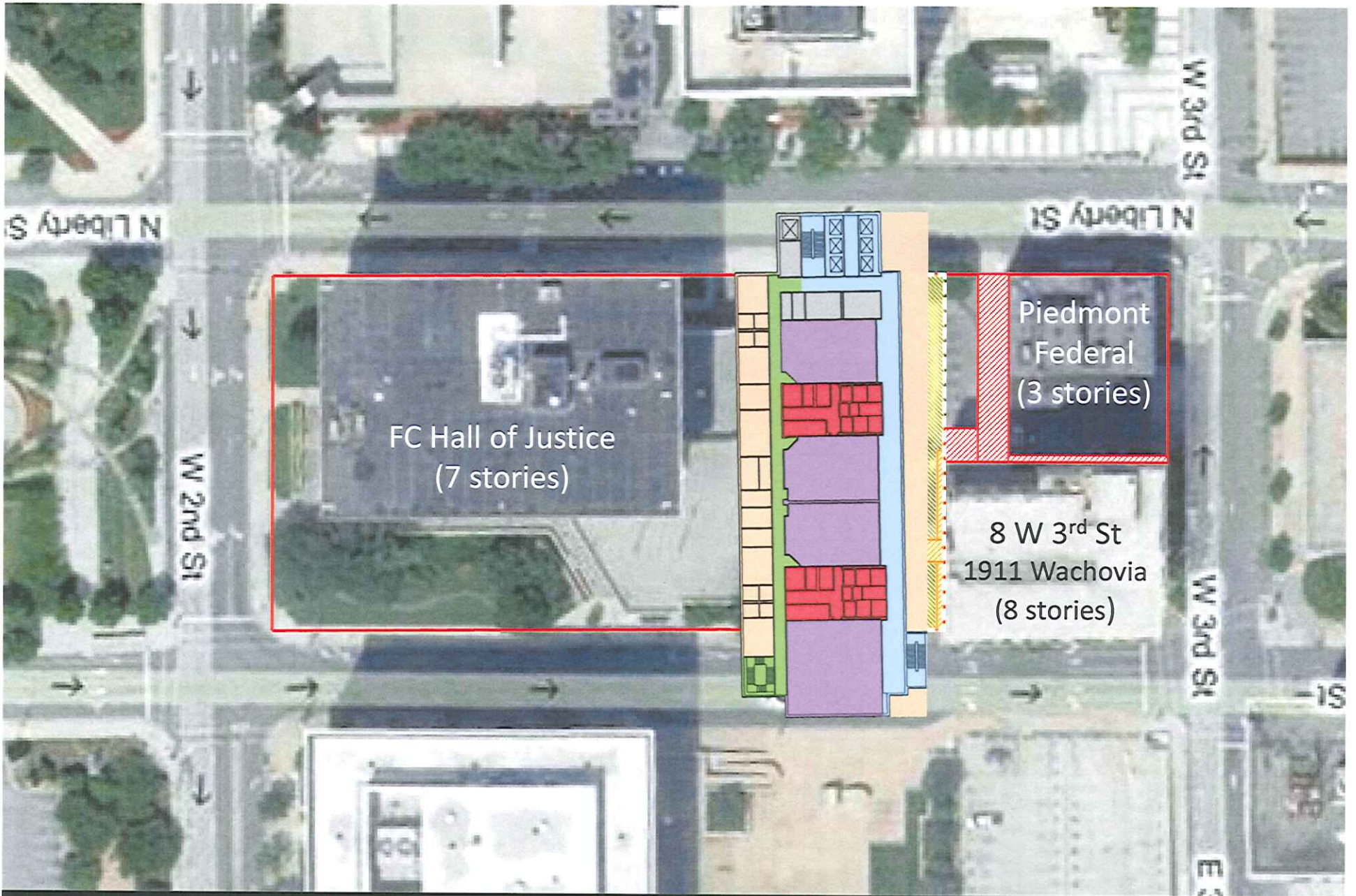


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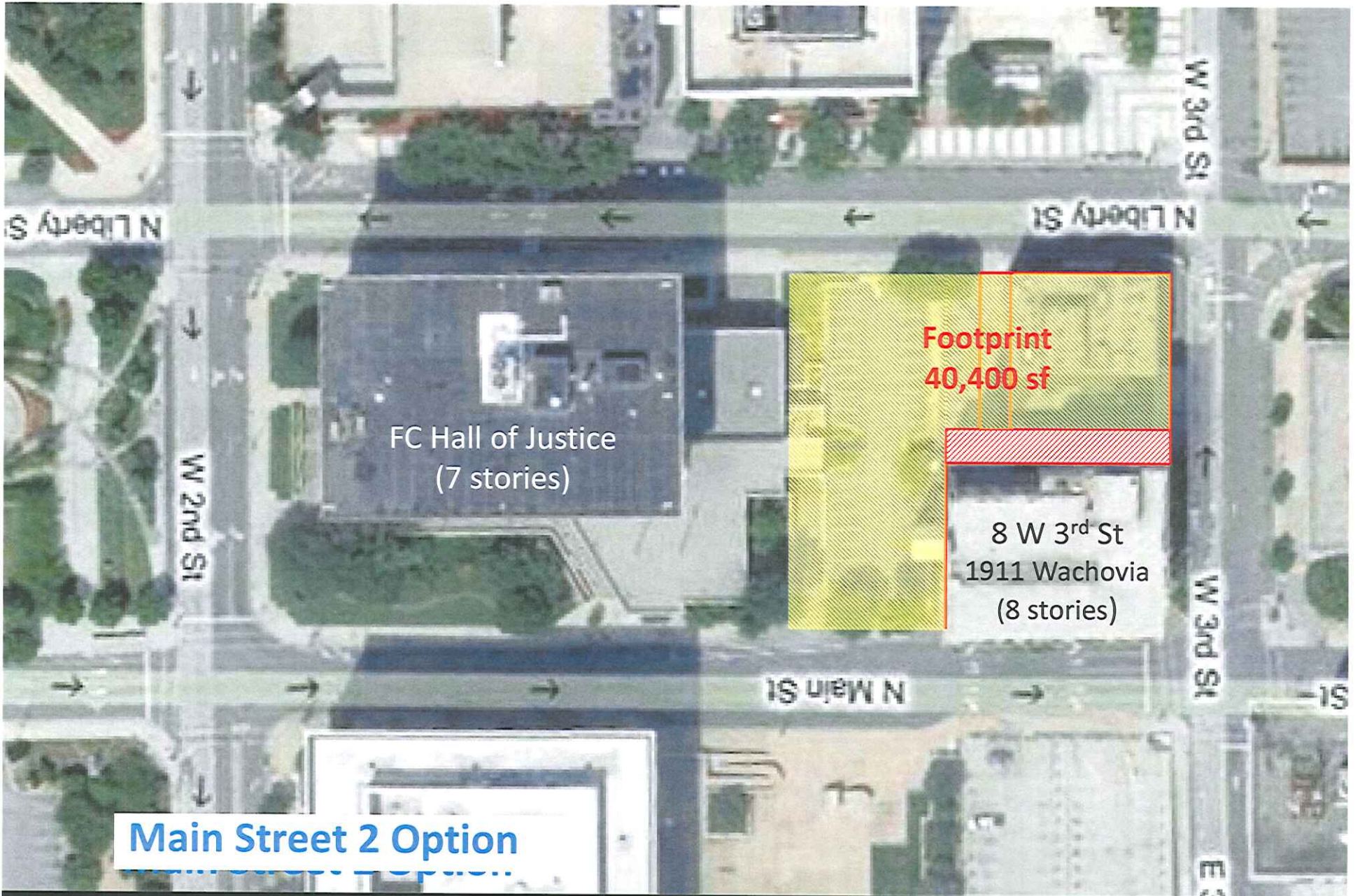


Main Street 1 Option

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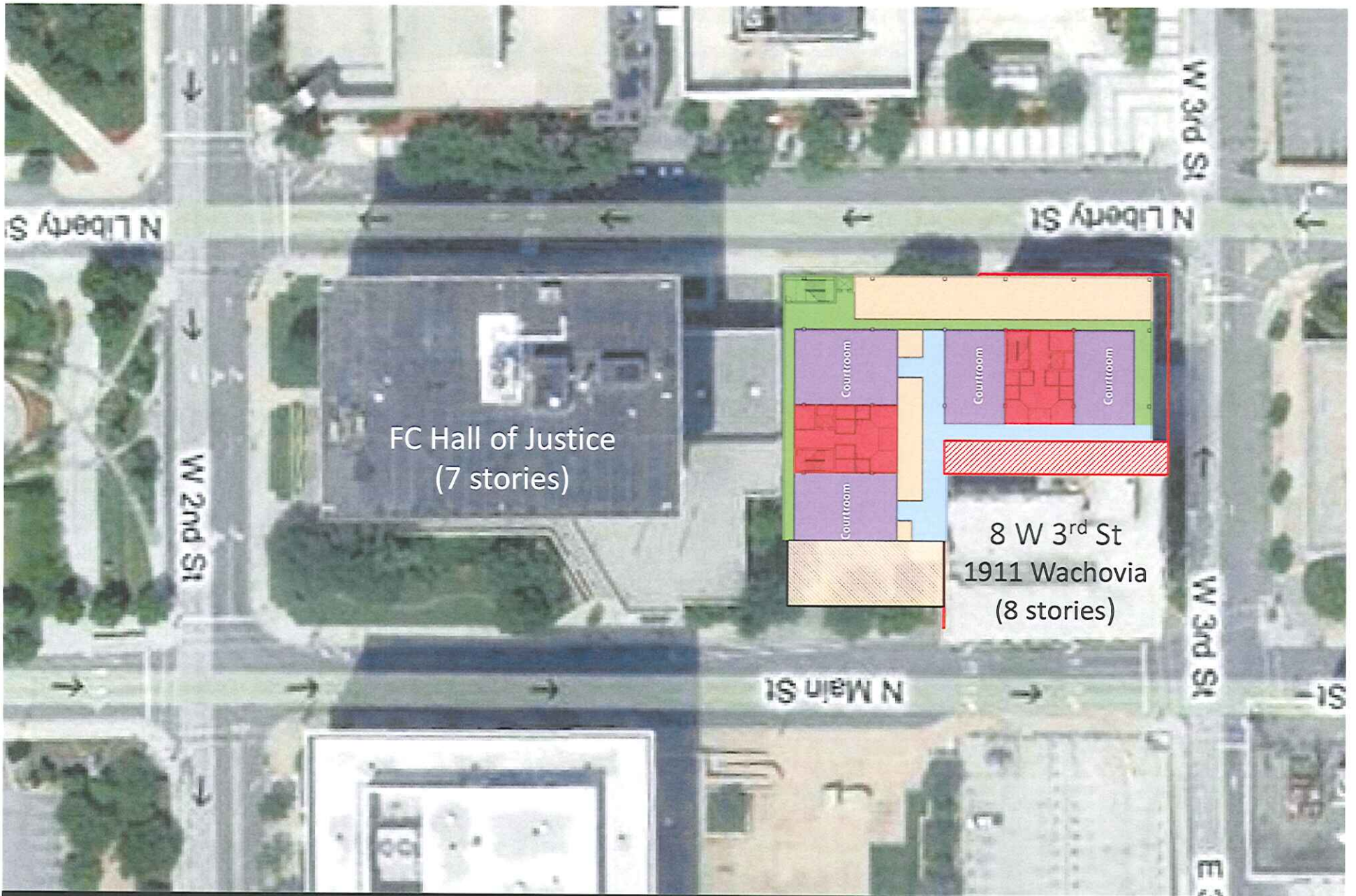


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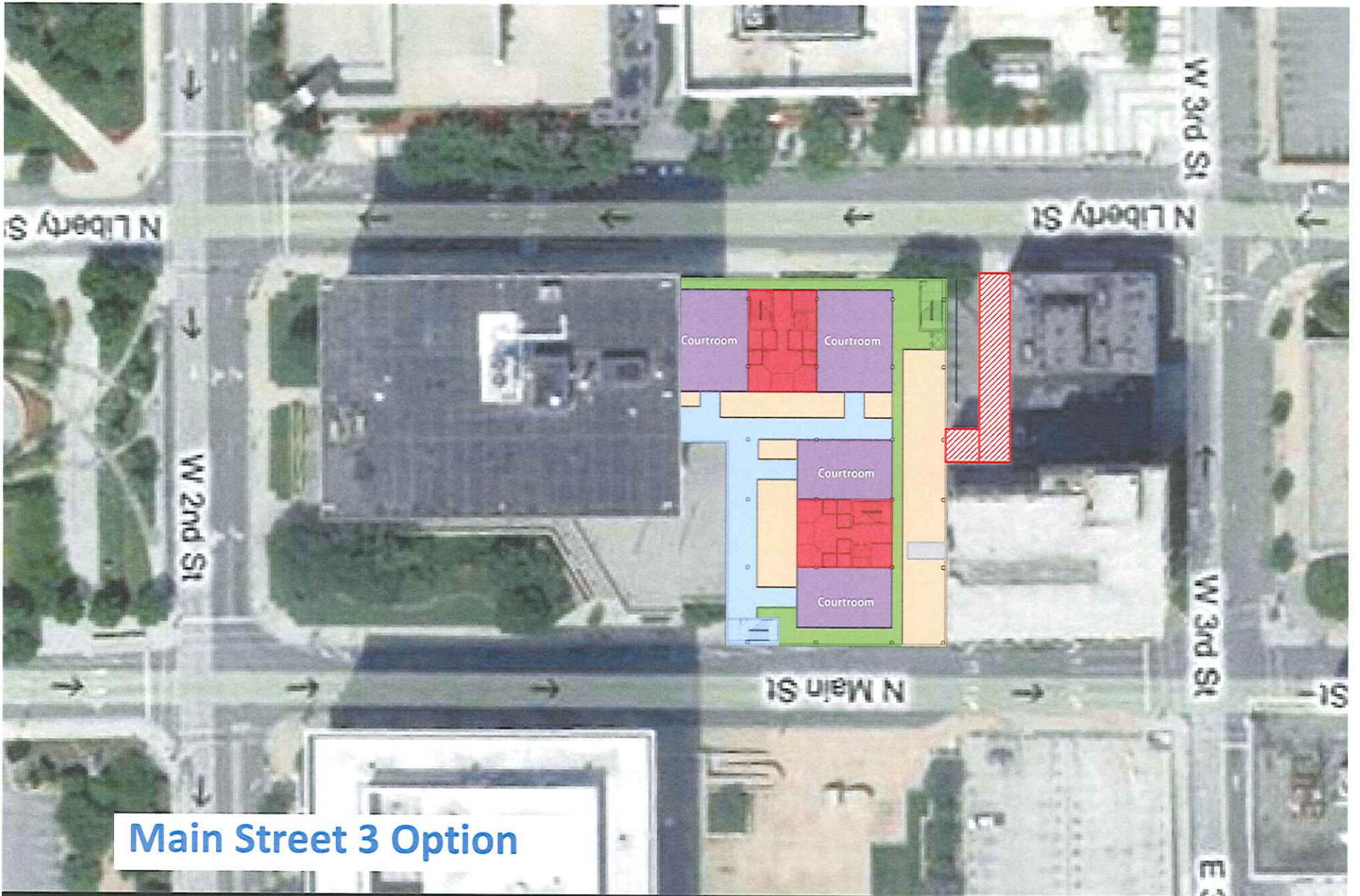


Main Street 2 Option

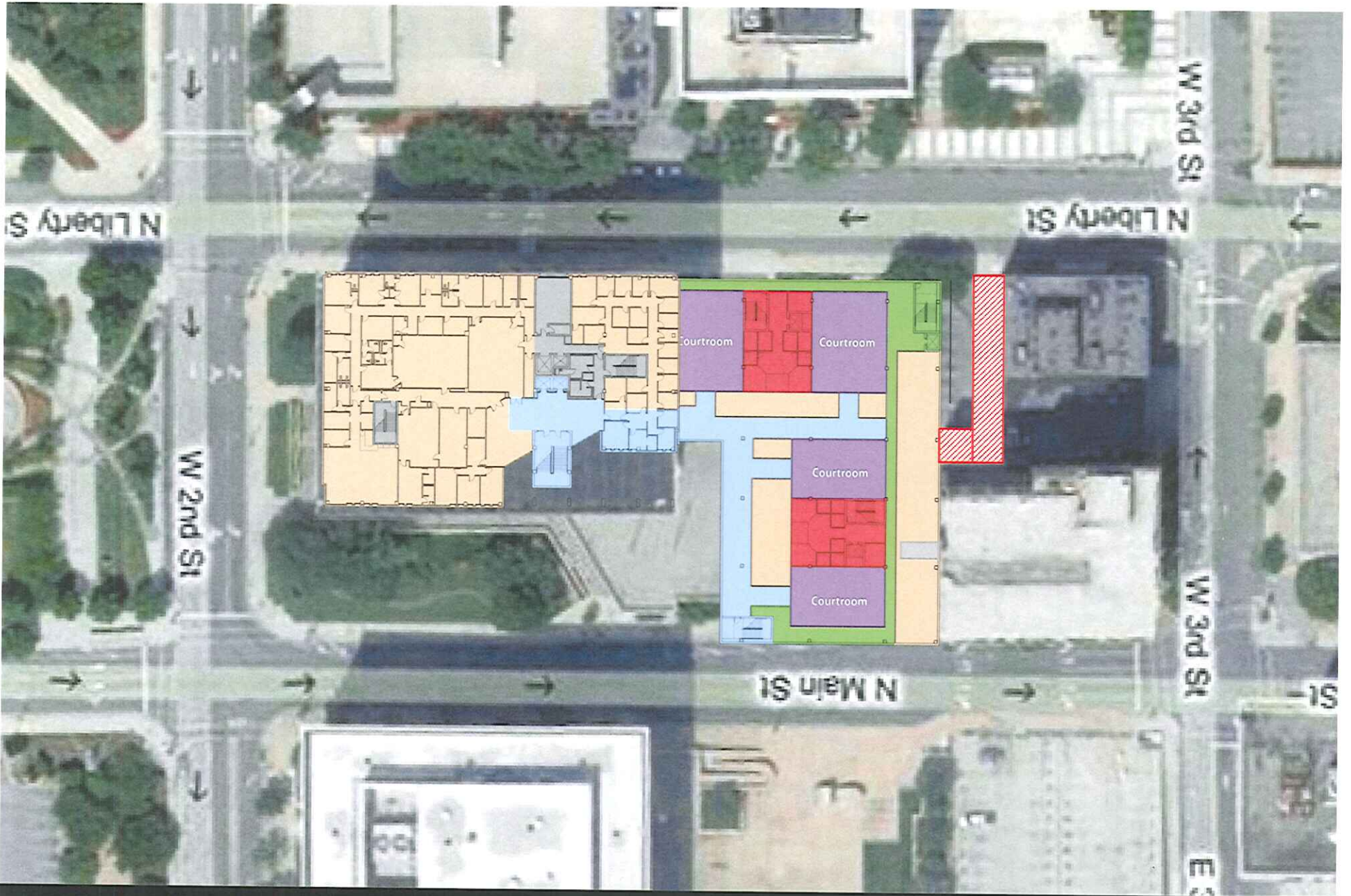
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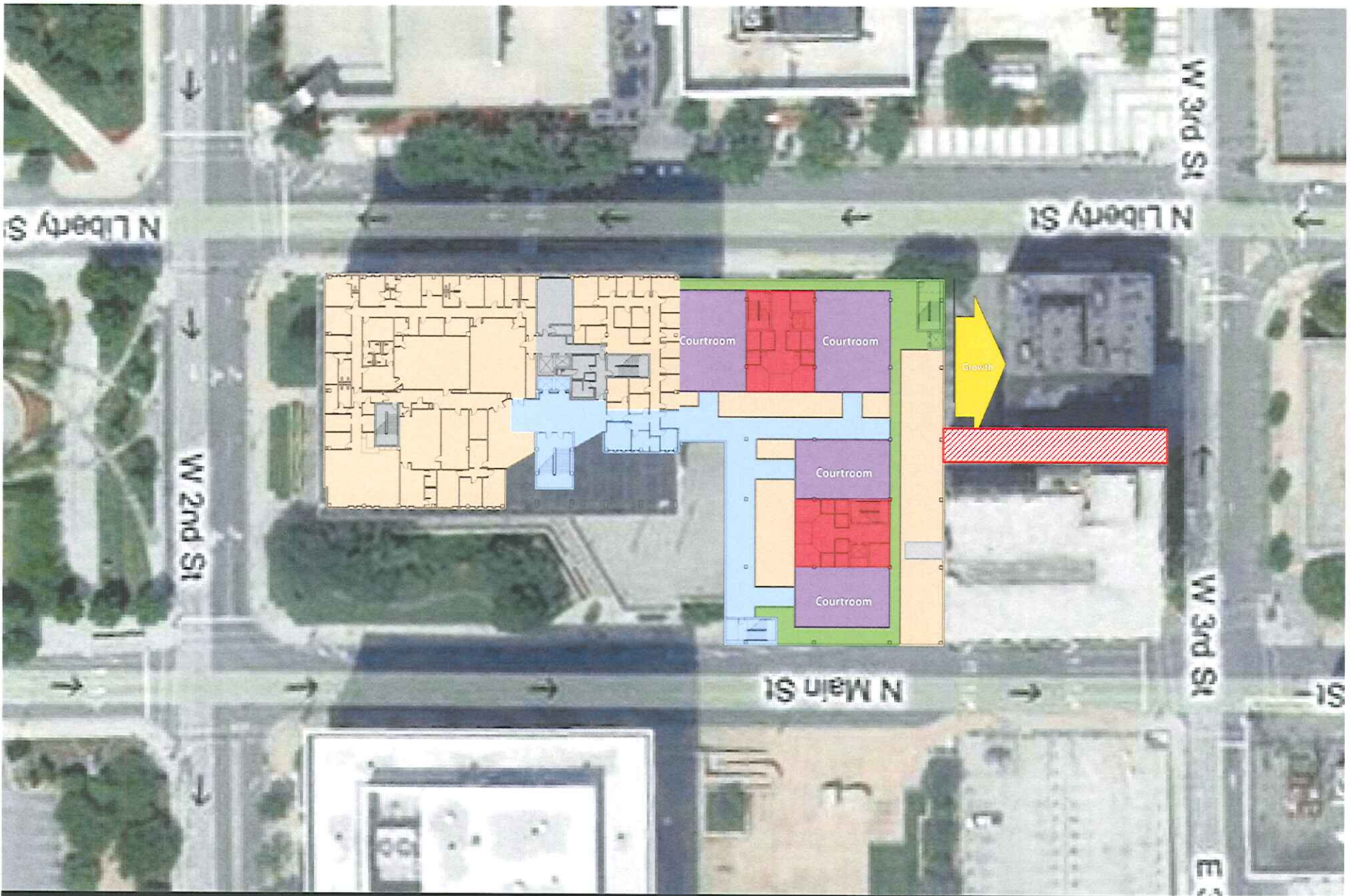
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Main Street 3 Option



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Option

Pro's

Con's

2nd Street

New Building (no disruptions)
Direct connection to jail
Potential secure parking
12-13 floors (city enhanced image)

Eliminates current parking

Main St - 1

New Building (minimal disruption)

Small floor plate – 20 floors
Courtrooms on 10 floors
Eliminates current parking

Main St - 2

New Building (minimal disruption)
Large floor plate – 10-12 floors
10- 12 floors (city enhanced image)
Limited secure parking (under bldg)

Requires Piedmont Federal Site

Parking under the building

Main St - 3

Reuses existing building asset
Phased to minimize disruption
Limited secure parking (under bldg)
Allows for future expansion

Disruption to current functions
Extended construction duration
Parking under the building
Eliminates current parking

Projected Project Cost <i>(escalated to Jan 2019)</i>	New Building		Renovated Bldg		Parking Deck	
	\$/sf	%	\$/sf	%	\$/sf	%
Construction *	\$339.37	0.75	\$197.73	0.68	\$16,000	0.89
Owner Construction Contingency	\$10.18	0.03	\$15.82	0.08	\$480	0.03
Construction Manager	\$0.00	0.00	\$0.00	0.00	\$0	0.00
Technology	\$27.15	0.08	\$11.86	0.06	\$160	0.01
Courtroom						
General Building						
FF&E	\$20.00	0.05	\$20.00	0.08	\$0	0.00
A/E/T/FF&E design services	\$27.15	0.08	\$17.80	0.09	\$960	0.06
County Administration	\$3.39	0.01	\$1.98	0.01	\$160	0.01
Total \$ / sf or \$ / auto	\$423.85		\$265.19		\$17,760	

* base construction amount used
for Main Street 3 is \$355.22

Option		\$ /sf /auto	Quantity	Total
2nd st	Land			\$0
	Facility (construction, design, technology, FF&E)			
	New Building	\$424	332,000	\$140,718,300
	Bridge / Tunnel	\$170	2,000	<u>\$340,000</u>
	Total			\$141,058,300
	Parking Deck	\$17,760	230	<u>\$4,084,800</u>
	Grand Total			\$145,143,100
M St 2	Land		tax value	\$1,536,092
	Facility (construction, design, technology, FF&E)			
	New Building	\$424	332,000	<u>\$140,718,300</u>
	Total			\$142,254,392
M St 3	Facility (construction, design, technology, FF&E)			
	New Building	\$443	164,500	\$72,873,500
	Secure Parking Level 1 (13 spaces)		3,900	<i>(incl'd in above)</i>
	Renovation	\$265	146,800	\$38,929,187
	Renovation Shell SF		<u>6,800</u>	<i>(incl'd in above)</i>
	Total		332,000	\$111,802,687



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