
To: Trevor Henry
FES, Albemarle County

From: Xuan Phan
Stantec,

File: Albemarle – Courts Program Analysis Date: November 1, 2017

Reference: DRAFT Stantec Program Analysis Report – Courts Options

Executive Summary

Over the past few months, the County administration has further evaluated the renovation and expansion of the Courts in downtown Charlottesville, commonly referred to as “Option 1” or the “Downtown Option.” The County hired Moseley Architects to first reevaluate the Circuit Court site in an effort to reduce its overall expansion requirement without compromising the programmatic goals and to minimize potential approval issues associated with proposing a larger addition to the building located in a historic district. Subsequently, Moseley investigated a conceptual plan for an alternative General District Court site to compare to the Levy site alternative. Stantec was tasked with comparing these variations of Option 1 against the conceptual plan for a relocation of the County Circuit and General District Courts to a new location in the County, commonly referred to as “Option 5” or the “County Option.”

Our goal is to provide an overview of the programmatic needs, constraints and opportunities that are associated with each option. We spend a lot of time discussing our assumptions and how they were derived or sourced and provide a comparison of the order-of-magnitude project costs.

Please note that we will also be analyzing Option 5 relative to the potential relocation of the Courts and/or the County Office Building (COB), but we are providing a program analysis of the COB in a separate, standalone memo. Our financial modeling will incorporate findings from each of the reports on the Courts and/or the COB, and we will then consider the question of relocating one or both of these civic buildings from a fiscal impact perspective.

Based on Moseley's report and Stantec's comparative analysis, we make the following conclusions about the updated Option 1 and Option 5 courts program and estimated costs.

- The New Baseline, which involves a reduced Circuit Court renovation/addition and the Levy addition totaling 91,900 GSF is the only downtown alternative that allows for true co-location of the County and City general district courts, and after accounting for the City contribution and sale proceeds, it's the least expensive on a cost per sf basis of \$394 psf (\$36.3M net).
- A reduced Levy Option, which involves a reduced size General District Court of 77,400 GSF at the Levy site, eliminates the City GD Court and Clerk components of the program but can still accommodate the County's GD Court needs and allow room for expansion. The net cost of \$38.5M to the County is higher than in the New Baseline scenario, which is a larger project, because there is a \$6.9M City contribution available to offset costs.
- The 4th & High Option refers to a conceptual plan to relocate the General District Court to a site at 401 and 407 East High Street adjacent to the current Juvenile & Domestic Relations court. The 4th and High Street location is not favorable for the site of the County General District Court due to its many limitations and constraints which are discussed below. Although

Reference: DRAFT Stantec Program Analysis Report – Courts Options

the net cost of \$32.9M appears to be the least costly of the options studied, we do not recommend continuing to study this option for purposes of siting a courthouse.

- At 88,000 GSF, Option 5 can provide for a consolidated Circuit and GD program plus room for expansion, and can realize programmatic efficiencies at a net cost of \$38.8M (including hard and soft costs, after credits and deductions). That amount is comparable to the reduced Levy Option (County only), at \$38.5M, before any additional costs are taken into account for the relocation scenario. Additional costs would have to be factored in for site acquisition, if located on privately owned property, and potentially other extraordinary costs such as a parking garage. We estimate these costs could be an additional \$2.1M to \$6.7M for site acquisition plus \$6M for a 300-space garage, resulting in a total project cost ranging from \$46.1M to \$50.7M.
- The reduced Levy Option (County only) and Option 5 are the most comparable as neither scenario includes the City and both include expansion space.
- In terms of timing for these Options, the New Baseline and Reduced Levy Option could start quickly and deliver a project sooner, first the GD Court and second the Circuit Court. County staff would have to consider the logistical advantages and disadvantages, in consultation with Court stakeholders, of maintaining operations during an occupied renovation versus a temporary relocation.
- We estimate that Option 5 would add up to two years to the schedule depending on how quickly a developer and public-private partnership (P3) agreement can be negotiated and implemented. Overall, it does not add a significant amount of time to the schedule.

Assumptions and Sources of Information

The following assumptions and/or sources of information were used in our analysis.

		OPTION 1 (2016)	OPTION 1 (UPDATED 2017)			OPTION 5 (UPDATED 2017)
		Original	New Baseline (County & City)	Reduced Levy Option (County Only)	4th & High Option (County Only)	Incl. Expansion
LOCATION	Circuit Court	Court Square (original)	Court Square (reduced SF)	Court Square (reduced SF)	Court Square (reduced SF)	County Location
	General District Court - County	Levy Site	Levy Site (3-story bldg)	Levy Site (2-story bldg)	4th & High (2 to 3 story bldg)	County Location
	General District Court - City	Levy Site	Levy Site	not included	not included	not included

PROGRAM		2 + 2 + 1 + 1(City)	2 + 2 + 1 + 1(City)	2 + 2 + 1 + 0	2 + 2 + 0 + 0	2 + 2 + 1 + 0
# of Court Sets (Circuit + GD + GD Expansion + City)						
	Circuit Court	36,000 GSF	31,600 GSF	31,600 GSF	31,600 GSF	-
	General District Court	60,350 GSF	60,300 GSF	45,800 GSF	41,250 GSF	-
	Combined	96,350 GSF	91,900 GSF	77,400 GSF	72,850 GSF	88,000 GSF

Reference: DRAFT Stantec Program Analysis Report – Courts Options

Program for Option 1 (2016) – This program reflects the October 2016 program provided by County Staff which included a Circuit Court of 36,000 GSF, a co-located General District Court of 60,350 GSF and a combined program of 96,350 GSF.

Program for Option 1 (Updated 2017) – All programmatic assumptions and square footages were based on the conceptual plans provided by Moseley Architects in their attached letter dated October 24, 2017, *Consolidated Third Quarter 2017 Update, Albemarle Court Facilities*, which we will refer to herein as “Moseley Q32017 Update”. Moseley applied a more efficient floorplan and circulation pattern between the two existing buildings at Court Square, allowing for a renovated Circuit Court that is almost entirely within the existing footprint of the building, aside from a 460 SF connector addition. Moseley reduced the Circuit Court plan by 4,400 SF, mostly by eliminating the addition to the main building that had been recommended in the September 2012 Dewberry Courts Master Plan Study. The reduced Circuit Court program still accommodates two court sets, secure circulation for the public, defendants and judges, jury rooms and ample space for the Circuit Court Clerk on the basement, 2nd and 3rd levels. The distribution of the Circuit Court Clerk’s operations across three different floors may reduce space utilization and operational efficiency. The basement level holding area lacks a vehicle sally port, although one is incorporated into the design at the Levy site.

The base Option 1 assumes co-location of the County and City General District Courts, within a three-story, newly constructed building on the Levy site. The plans include two GD court sets for the County, one GD court set for the City, and one GD shell space for expansion. Additionally, the renovation of Levy Opera House will accommodate the Albemarle County Commonwealth’s Attorney’s office.

The Circuit Court combined with the three-story co-located General District Court on the Levy site becomes the “New Baseline” or benchmark against which the remaining options will be measured.

Moseley studied two additional variations for the General District court: 1) one variation called the “Reduced Levy Option” assumed a smaller, two-story building on the Levy site that would only be sufficient to serve the County’s (not the City’s) GD Court needs and would contain two court sets for the County and space for future expansion for a third court set; and 2) a second variation called “4th & High Option” assumed the County’s GD Court needs only and was based on what could be built on the parcel at 4th and High Streets that is technically comprised of three lots co-owned by the County and the City and a lot that is wholly owned by the City. While the Reduced Levy Option included expansion space, the 4th & High Option did not have any expansion space.

Program for Option 5 (“Relocation”) – Our Option 5 program of 88,000 GSF is a slight adjustment from the 2016 Option 5 analysis provided by County staff, which estimated a program of 85,000 GSF for a new court facility to be located in the county. The 85,000 GSF was a reduction of 10,000 GSF of space that had been allocated to the Juvenile & Domestic Relations Court in the Dewberry Study. We made three further adjustments: a) we reduced the 85,000 GSF by an approximate 4,070 GSF of space to eliminate Court Services and Probation, which had been tied to the J&DR court but not previously eliminated; b) we reduced the 85,000 SF by another 1,524 NSF (2,675 GSF) to eliminate a small court set that had been inadvertently imbedded in the 2016 analysis; c) we added another court set for future expansion; and d) we added 3,000 GSF to accommodate a modest below-grade dedicated parking area for judges.

Reference: DRAFT Stantec Program Analysis Report – Courts Options

Construction Costs

- Option 1 Circuit Court Renovations – The Circuit Court construction costs were based on an August 2017 cost estimate provided by Downey & Scott of \$276 psf for renovation costs and \$426 psf for the small addition. These costs include contractor markups (general conditions, overhead, bonding, insurance), plus a 15% design contingency, and an allowance for interim moves of the Circuit Court. In addition, Downey & Scott's estimate was based on Q3 2017 construction costs and included two-years of escalations to 2020. For purposes of this analysis, we escalate all construction cost estimates to 2020 but do not escalate beyond 2020. It may be necessary to escalate the Circuit Court construction costs to include another two years of escalations to 2022.
- Option 1 GD Court New Construction – The GD Court construction costs for the Levy site was \$330 psf for the new building and \$220 psf for renovations to the Levy Opera House, based on Moseley's Q32017 Update. These costs included contractor markups (general conditions, overhead, bonding, insurance). These figures also included a 10% escalation of the costs of \$300 psf and \$200 psf, respectively, originally from Moseley's Feasibility Study dated August 2015. This escalation factor was vetted by Downey & Scott during the course of preparing their cost estimate for the Circuit Court, although a formal cost estimate for the GD Court was not prepared.
- Option 5 Construction Costs are \$300 psf. This assumption is derived from three conceptual estimates for courts projects that Moseley is currently working on (\$301, \$302 and \$306 psf including contractor markups), and from escalated actual cost numbers for the Hanover Courthouse (\$265 psf, escalated). Taken together, these projects had an average construction cost of \$294 psf, and we have rounded this up to \$300 psf. The \$300 psf construction cost assumption for a "greenfield" site contemplated under Option 5 is notably less than the \$330 psf construction cost assumption for a new General District Court building on the Levy site, reflecting the constraints around construction access, staging and logistics for Levy's tighter site and more urban location.
- Option 5 Site Costs were assumed to be \$350,000 per acre, and a 5-acre site was assumed for this option. A range of \$250,000 to \$350,000 per acre was recommend by Moseley, recognizing that the actual cost could be higher and will depend on the condition of an actual site, availability of utility connections to the site, need for demolition, amount of roadways, environmental issues, site accessibility and other factors specific to the land that cannot be known at this time.

Soft Costs

- The Option 1 soft cost assumptions were calculated in Moseley's Update (see Appendix). Note that an overall 10% project budget contingency is added to each Option.

The Option 5 soft cost assumptions were calculated applying the same assumptions as in the above Option 1 soft cost assumptions. In addition, a modest amount was included for legal and transaction related costs that could arise from a P3 structure. We established a target for soft costs to total 30% of the Project Costs.

Reference: DRAFT Stantec Program Analysis Report – Courts OptionsProceeds from Sale/Credits

- Valuation of potential sale proceeds from buildings are based on prior estimates from the County and City's appraisal of the co-owned Levy Site, Levy Building, Jessup House and 7th and Market Parking lot. The proceeds represent the county's share from the appraisal information. Updated figures will be incorporated into the (separate) Fiscal Impact Analysis.

Acquisition Costs

- Acquisition costs under Option 5 are meant to be a placeholder figure reflective of current assessed land values in the presumptive Rio/29 area in order to take into consideration the cost of buying land in order to relocate to a desired location in the County. Using a sample set of 9 assessed land values within the Rio/29 area varying from vacant parcels to improved commercial lots, we established a low land value of \$421,000/acre, which represented the average of the lower tercile in the set, and a high land value of \$671,000/acre, which represented the average of the upper tercile in the set. We applied these low and high land values per acre to provide an order of magnitude for site acquisition costs.

Structured Parking

- Structured parking costs have been added as a potential additional cost in the Option 5 scenario in anticipation of the possibility that creating a more walkable development area may require a structured parking solution that could consolidate parking, free up surface lots, and create a shared parking arrangement with a mixed-use development. Costs are assumed to be \$20,000 per space (including soft costs) for precast structured garage and are in line with the Charlottesville market for this type of parking.

Option 1 and Option 5 Analysis

Option 1 was updated from 2016 to 2017 to reflect three alternatives for the downtown location, with total project costs ranging from \$36M to \$43.6M (before proceeds from sale or credits), and we discuss the relative merits of each.

Reference: DRAFT Stantec Program Analysis Report – Courts Options

		OPTION 1 (2016)	OPTION 1 (UPDATED 2017)		
		Original	New Baseline	Reduced Levy Option	4th & High
Combined GSF		96,350 GSF	91,900 GSF	77,400 GSF	72,850 GSF
PROJECT COSTS	Circuit Court Costs	\$16,800,000	\$13,656,000	\$13,656,000	\$13,656,000
	General District Court Costs	\$30,770,000	\$29,997,400	\$24,564,000	\$22,295,000
	Total Project Cost (Current Costs, Escalated 2 yrs)	\$47,570,000	\$43,653,400	\$38,220,000	\$35,951,000
	(Less Proceeds from Sale - prior estimate)	(\$500,000)	(\$500,000)	\$300,000	(\$3,100,000)
	(Less Credits - City Contribution)	(\$6,900,000)	(\$6,900,000)	\$0	\$0
	Net Project Costs	\$40,170,000	\$36,253,400	\$38,520,000	\$32,851,000
	Net Project Costs - Order of Magnitude	\$40.2 M	\$36.3 M	\$38.5 M	\$32.9 M
		\$417 GSF	\$394 GSF	\$498 GSF	\$451 GSF
	Cost Increase/(Savings)		(\$3.9) M	\$2.3 M	(\$3.4) M
	Cost Increase/(Savings)		(9.8%) vs Original	6.3% vs New Baseline	(9.4%) vs New Baseline
Structured Parking			to be negotiated w/City		

The New Baseline is the only downtown alternative that allows for true co-location of the County and City general district courts, and after accounting for the City contribution and sale proceeds, it is the least expensive on a cost per sf basis of \$394 psf (\$36.3M net). As the largest option, at 91,900 SF, the New Baseline has the highest gross cost at \$43.6M, attributable to the cost of the City GD court. This already represents a savings of \$3.9M over the original 2016 costs, as a result of the reduced scope for the Circuit Court, which eliminated 4,400 SF from the original plan and provided a more efficient floorplan. It should be noted that the 2016 figures did not include construction cost escalation to the construction mid-point and did not include a 10% project budget contingency. After accounting for the City's \$6.9M contribution and sale proceeds, the New Baseline's net project cost is \$36.3M or \$394 psf, the lowest cost per GSF of all the options. One of the disadvantages of the New Baseline is the inability for the County to derive any direct economic benefits from any commercial activity generated by a court complex.

The Reduced Levy Option reduces the size of the project by excluding the City GD Court and City GD Court Clerk components of the program, while still being able to accommodate the County's GD Court needs and allowing room for expansion in a smaller building with a reduced cost of \$38.2M. Perhaps because the Reduced Levy Option is smaller, at 77,400 SF, it has one of the highest cost per SF of \$498 psf. One disadvantage of this scenario is the lack of funding contribution from the City; on the contrary, the County will have a net payment of \$300,000 to the City for the use of the City's portion of the Levy site after accounting for the sale of the remaining jointly owned buildings. The net project cost would \$38.5M. And, although this is not necessarily a problem for the County, the Reduced Levy Option would limit the expansion/modernization of the City GDC but have no impact on the City's current operations.

The 4th & High Option is the most constrained at 72,850 GSF and while we studied the 4th & High scenario, it was not considered a favorable option for use as a General District Court. Moseley

Reference: DRAFT Stantec Program Analysis Report – Courts Options

identified several limitations with this location that are not apparent from the plans or the costs above, making the 4th & High site less feasible for development as a GD Court facility.

- First, this option would require demolition of two existing, occupied buildings that are currently used by the J&DR Court Services Unit and a new location has not been identified nor additional costs accounted for. There would be acquisition costs to-be-determined to purchase the City's share of the Preston and Wheeler buildings along with the city small parking lot.
- Second, the two houses are within the Historic District and although they are not registered buildings, their removal would require approval by the City's Board of Architectural Review.
- Third, the new courts building at 4th and High would crowd the existing historic jail and its proximity to the wall enclosing the jail yard would detract from the character of the jail yard.
- Fourth, the opportunity for future expansion would be limited to vertical expansion. Not only would this be highly disruptive to court operations, but the resulting height of three stories on one end and four stories at the north end would be higher than the neighboring buildings.
- In addition to the site planning and design challenges associated with the 4th & High option, f

The Reduced Levy Option and Option 5 (Relocation) are the most comparable as neither scenario includes the City and both include expansion space. With 88,0000 GSF, Option 5 can provide for a consolidated program plus room for expansion, and can realize programmatic efficiencies at a net cost of \$38.8M that's comparable to the Reduced Levy Option, at \$38.5M, before any additional costs are taken into account. The Relocation Option allows the County to sell its interests in the co-owned properties for an approximate \$3.1M (based on an older appraisal) to help offset the cost of building new and relocating, although it will forgo the City contribution.

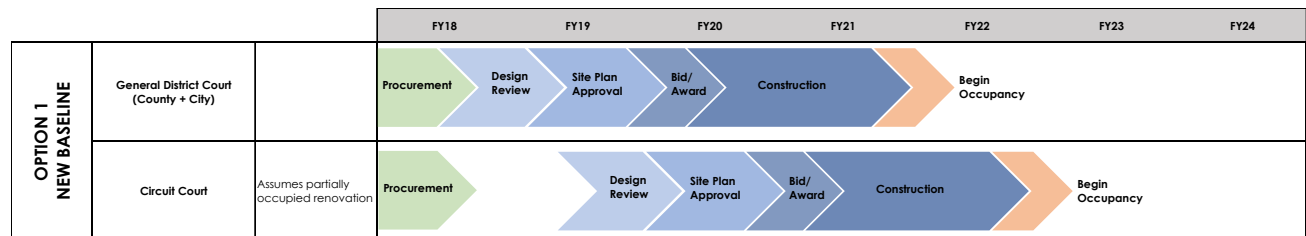
In addition to the above project costs, Option 5 is expected to come with additional costs that are associated with site acquisition and a potential P3 transaction. It is difficult to ascribe a value without a specific site in mind, and so we've estimated a range of acquisition costs that are tied to the size of a parcel and the assumption of the assessed land value per acre. For Option 5, we've estimated a range of 5 to 10 acres at \$421,000 to \$671,00 per acre, resulting in a site acquisition cost of \$2.1M to \$6.7M.

Reference: DRAFT Stantec Program Analysis Report – Courts Options

		OPTION 5 (UPDATED 2017)
PROJECT COSTS	Combined GSF	Relocation 88,000 GSF
	Circuit Court Costs	-
	General District Court Costs	-
	Total Project Cost (Current Costs, Escalated 2 yrs)	\$41,861,363
	(Less Proceeds from Sale - prior estimate)	(\$3,100,000)
	(Less Credits - City Contribution)	\$0
	Net Project Costs	\$38,761,000
	Net Project Costs - Order of Magnitude	\$38.8 M
		\$440 GSF
	Cost Increase/(Savings)	\$2.5 M
	Cost Increase/(Savings)	6.9% vs New Baseline
	Structured Parking	
	Additional Costs	
	Plus Acquisition Costs (Low)	\$2,105,000
	Plus Acquisition Costs (High)	\$6,710,000
	Structured Parking (Average)	\$6,000,000
	Potential Project Costs - Low	\$46.9 M
	Potential Project Costs - High	\$51.5 M

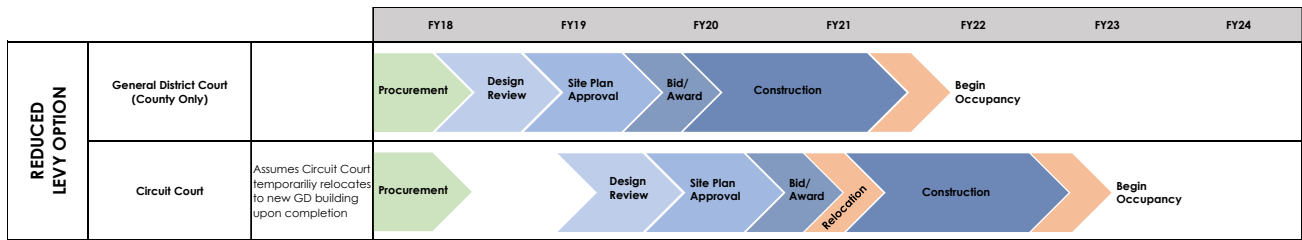
Timeframes

We compared a conceptual timeframe for the three main alternatives: Option 1 New Baseline, Reduced Levy Option and Option 5 (Relocation). In the Baseline scenario, it is assumed that the Circuit Court will undergo an occupied renovation and therefore, its timeline could be largely concurrent with the construction of the GD court on the Levy site, resulting in delivery of the GD court by 2022 and the Circuit Court by 2023. One of the risks to this scenario is that occupied renovations can be more expensive and can end up taking longer because work is scheduled off-hours to avoid disruption.

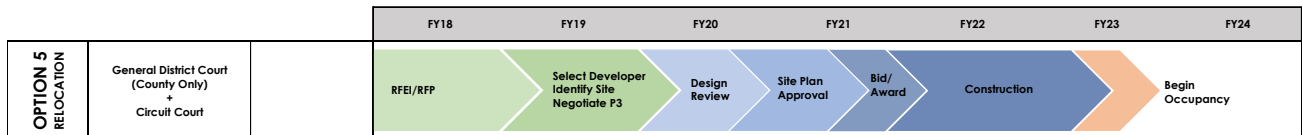


Reference: DRAFT Stantec Program Analysis Report – Courts Options

In the case of the Reduced Levy Option below, it's also possible to wait for the new GD court to be completed in 2022, temporarily relocate the existing Circuit Court into the new GD facilities and renovate the existing Court Square. This scenario would involve pushing construction out further for Court Square, which can introduce pricing risk. The cost of interim moves has been included in the hard cost figure for the Circuit Court renovation.



Interestingly, a “greenfield” construction under Option 5 could result in similar timing for final delivery of the Circuit Court as in the Reduced Levy Option scenario above. The benefits of the Relocation Option timing is not having to deal with the logistics of interim moves. One of the drawbacks in terms of schedule is the uncertainty around an RFP process and a P3 negotiation process.



Stantec Consulting Services, Inc

Xuan Phan
 Project Director
 Phone: 617-654-6008
 Maixuan.Phan@stantec.com

Cc: Drew Leff, Alex Phillips, Matt Hunt, Jeffrey Simon, Charlie DiMaggio

Attachments: Moseley Consolidated Third Quarter 2017 Update
 Stantec Option 5 Conceptual Budget Estimate

MOSELEY ARCHITECTS

3200 Norfolk Street
Richmond, VA 23230

P: (804) 794-7555 October 24, 2017

RE: Consolidated Third Quarter 2017 Update
Albemarle Courts Facilities

Mr. Trevor Henry, Director
Facilities and Environmental Services
County of Albemarle
401 McIntire Road, Room 228
Charlottesville, Virginia 22902-4596

Dear Trevor:

In accordance with the County's request, we have attached the conceptual drawings produced under previous studies, which involve renovations and additions for County court facilities to remain downtown at the following sites:

Court Square site
Levy House site
4th and High Street site

As also requested, we offer the following issues to consider for the Court Square and 4th and High concepts. The Levy site concept was analyzed in the report, "Feasibility Study for a Combined General District Courts Building", dated August 12, 2015.

RENOVATION OF THE EXISTING COUNTY COURTHOUSE AT COURT SQUARE

1. The conceptual design provides for space and facility needs of the Albemarle County Circuit Court and Circuit Court Clerk.
2. Requires a small addition to the "connector" between the original historic courthouse and the later expansion, but does not require adding on to the two main building masses.
3. Preserves and continues the legacy of holding court at Court Square and in the original historic courthouse building.
4. To facilitate full renovation of the existing buildings, temporary relocation of the circuit court and clerk will be necessary. If a new general district court building is completed prior to renovations at

Court Square, that new building could serve as an interim location for the Circuit Court and Clerk while renovation of their space is underway.

5. In order to provide sufficient space for the Circuit Court Clerk, that office's operations will be located on three different floors of the renovated building. This may reduce space utilization and operational efficiency to some degree.

NEW GENERAL DISTRICT COURT BUILDING AT CORNER OF 4TH & HIGH STREETS

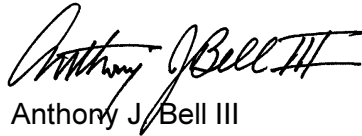
- The conceptual design provides for space and facility needs of the Albemarle County General District Court, its clerk, and the Albemarle County Commonwealth's Attorney.
- Requires demolition of two existing structures that are residential in character. They currently house the J&DR Court Services Unit ("juvenile probation"). They are located within the Charlottesville-Albemarle County Courthouse Historic District. While the structures themselves are not on any national or state historic register, they are contributing structures to the district, which is also part of a local Architectural Design Control district. An ADC district is a group of historic resources that are designated for protection through zoning. Removal and construction of structures within the district are subject to approval by the City of Charlottesville Board of Architectural Review.
- Requires relocation of J&DR Court Services Unit to an undetermined location to allow for demolition of their buildings. The J&DR Court Services Unit should be close to the J&DR court building. A new location has not been identified, and costs for relocation have not been included in the 4th & High Street estimate.
- Results in net loss of approximately 17 surface parking spaces.
- Adds approximately 7 enclosed, secured parking spaces.
- The new general district court building would be two stories high along High Street (as is the existing J&DR court building), and would be three stories high at its north end adjacent to the existing historic jail.
- The existing open space south of the historic jail remains, preserving the view from High Street. The new courts building would very close to the wall enclosing the jail yard, which is integral to the jail's historic fabric. The new courts building would essentially crowd the historic jail.
- Future horizontal expansion of the new general district court building logically would be to the north from a functional

standpoint; however, that would require demolition of the historic jail.

- Future vertical expansion of the new general district court building (i.e., adding another floor) would be highly disruptive to court operations during construction, probably requiring their relocation for the duration of construction.
- An additional unfinished floor could be built at the time of the initial construction to accommodate future expansion needs; this would add significantly to the initial project cost.
- An additional floor, whether added initially or at some future time, would result in a building taller than most of its neighbors at three stories above High Street and four stories at its north end.

As also requested, we have updated and attached the total project cost estimates produced for the concepts. The estimates are based on today's third quarter 2017 market costs.

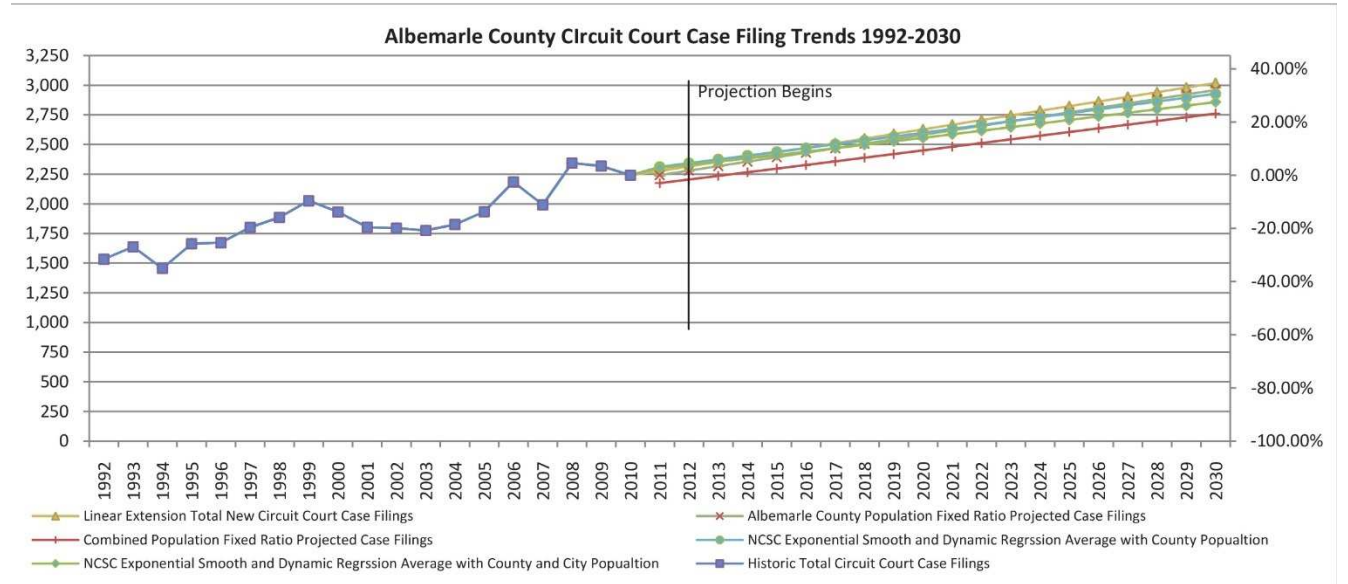
Sincerely,



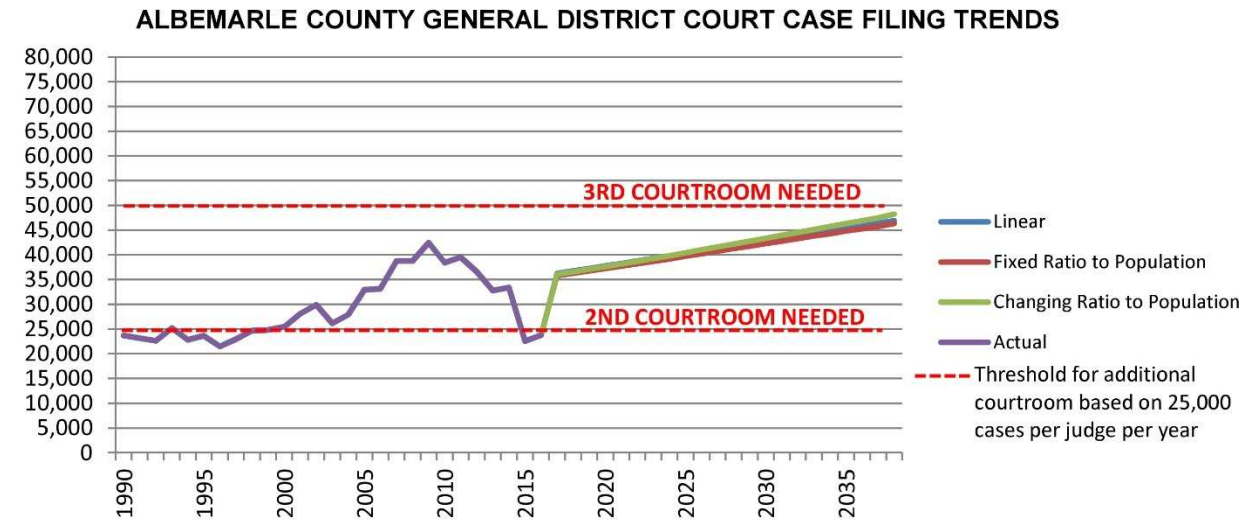
Anthony J. Bell III
Vice President

CASE FILING PROJECTIONS

From Dewberry/FPA/ NCSC 'Courts Master Plan Study', dated September 2012:

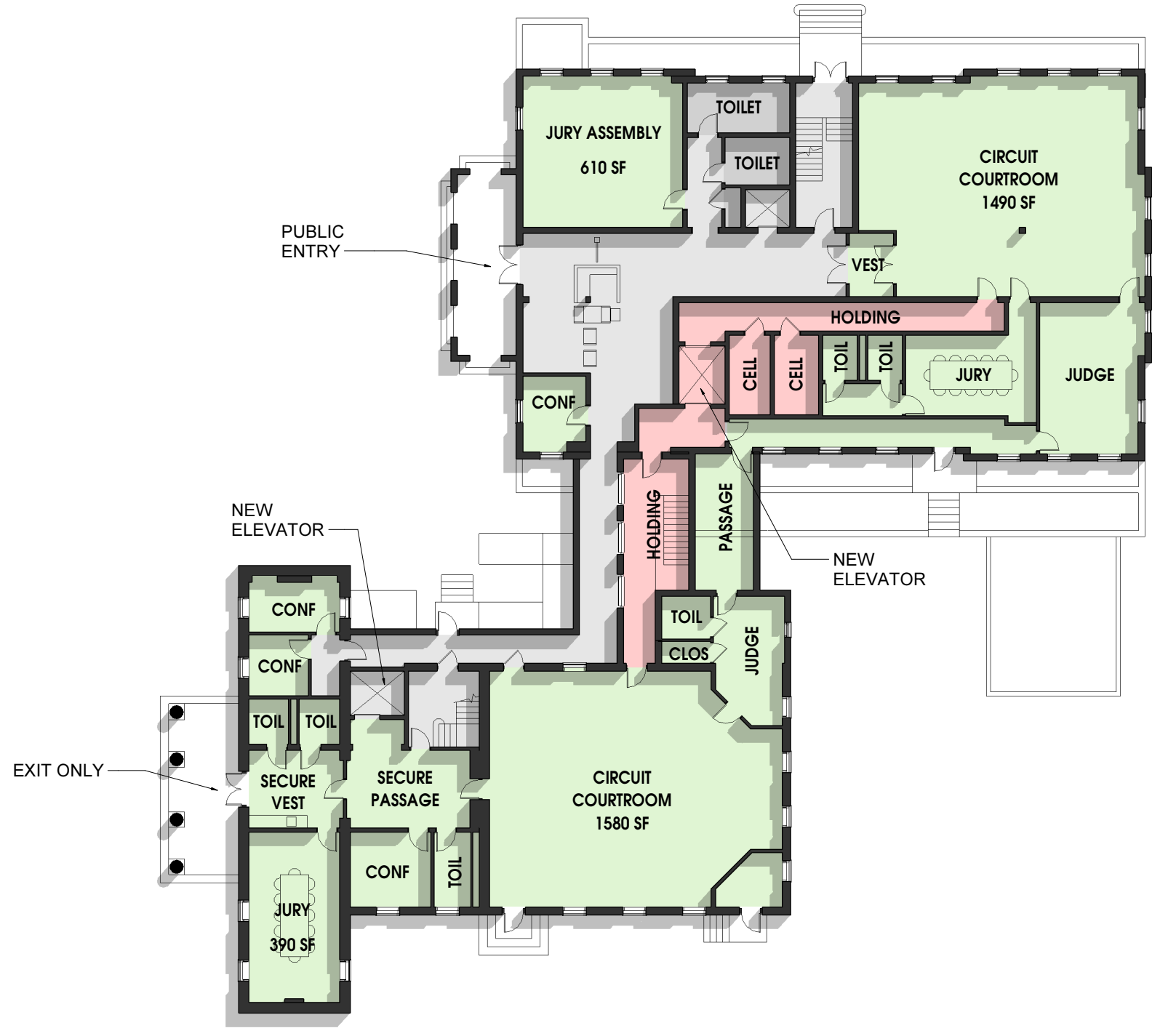


From Moseley 'Feasibility Study for a Combined General District Courts Building', dated August 2015, updated September 2017:

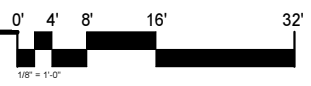


COURT SQUARE – RENOVATIONS & ADDITIONS

10/27/2017 4:00:46 PM



FIRST FLOOR PLAN

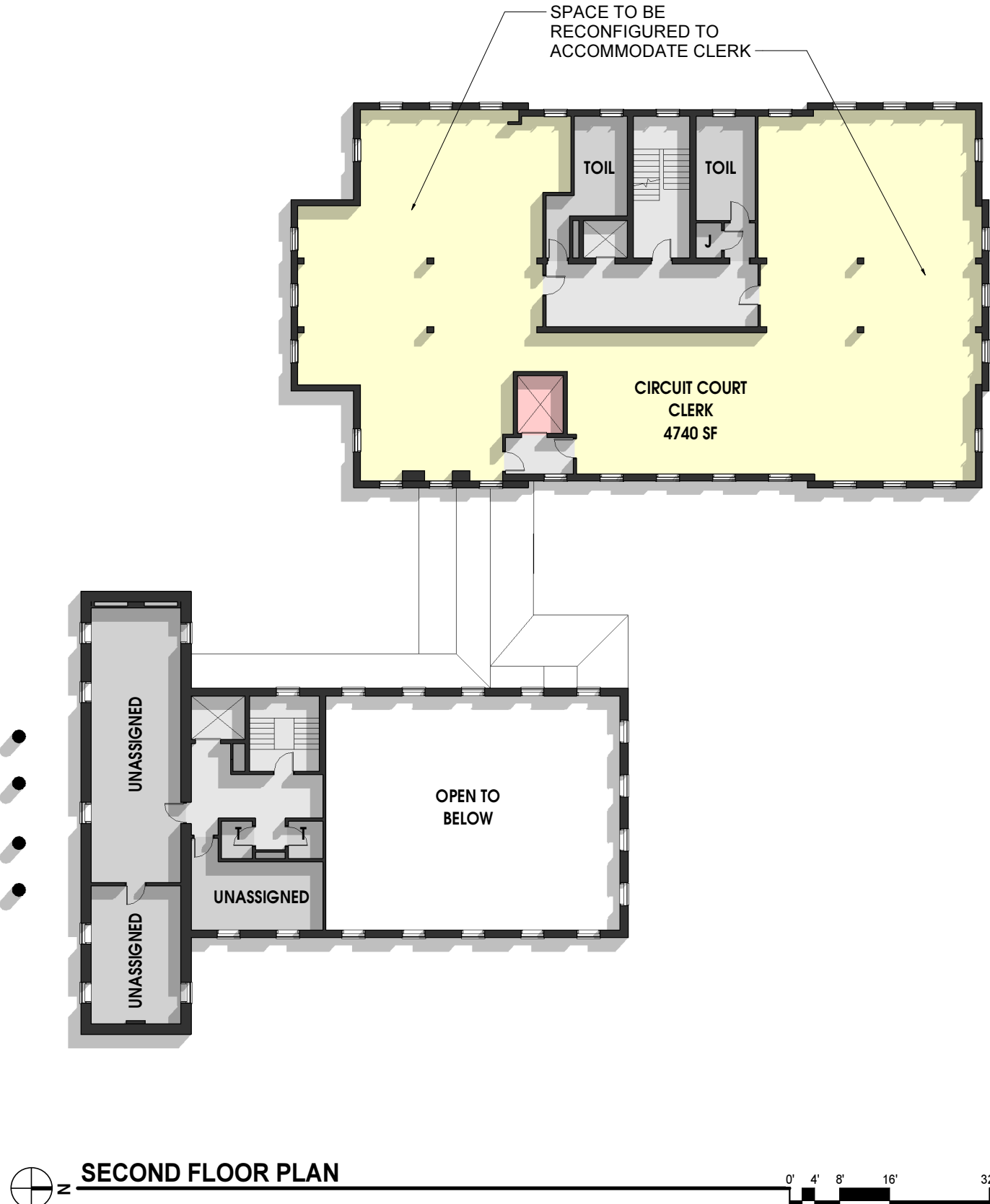


TOTAL FLOOR: 11,400 SF
 TOTAL ALL FLOORS:
 31,600 SF

PROJECT NO. 121112		DATE: OCT 24, 2017	
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

FIRST FLOOR PLAN

10/27/2017 4:01:12 PM



SECOND FLOOR PLAN



TOTAL FLOOR: 8,600 SF

MOSELEYARCHITECTS

5000 NORFOLK STREET, RICHMOND, VA 23130
PHONE (804) 794-7555 FAX (804) 355-5492
MOSELEYARCHITECTS.COM

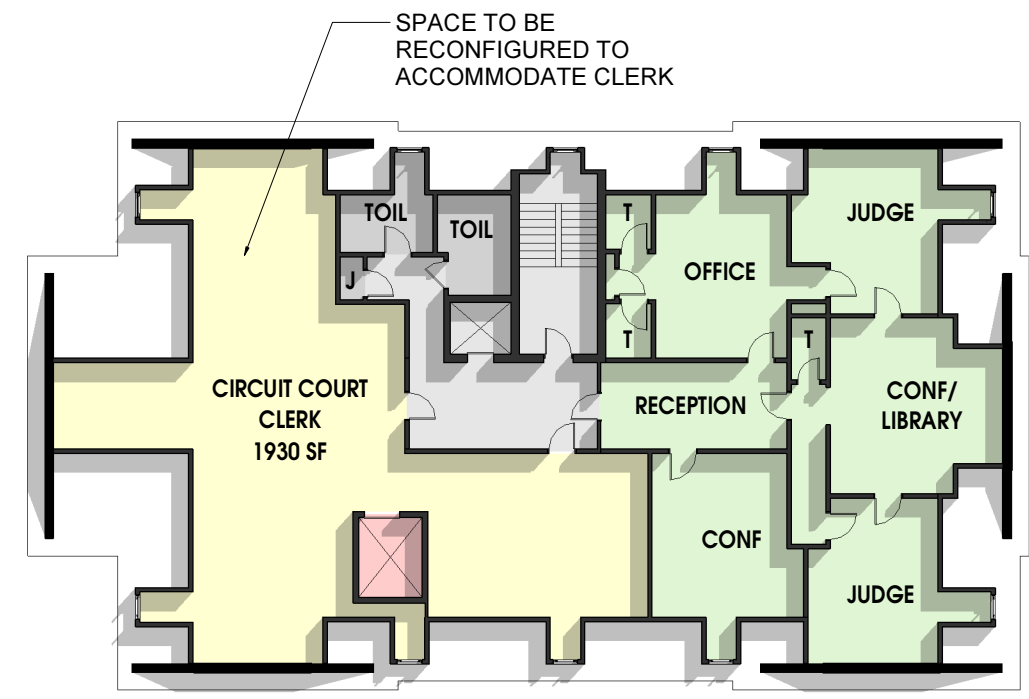
ALBEMARLE COUNTY CIRCUIT COURT AND CLERK
CHARLOTTESVILLE, VIRGINIA

PROJECT NO.	DATE
521115	OCT 24, 2017
REVISIONS	
DATE	DESCRIPTION

SECOND FLOOR PLAN

A2.2.

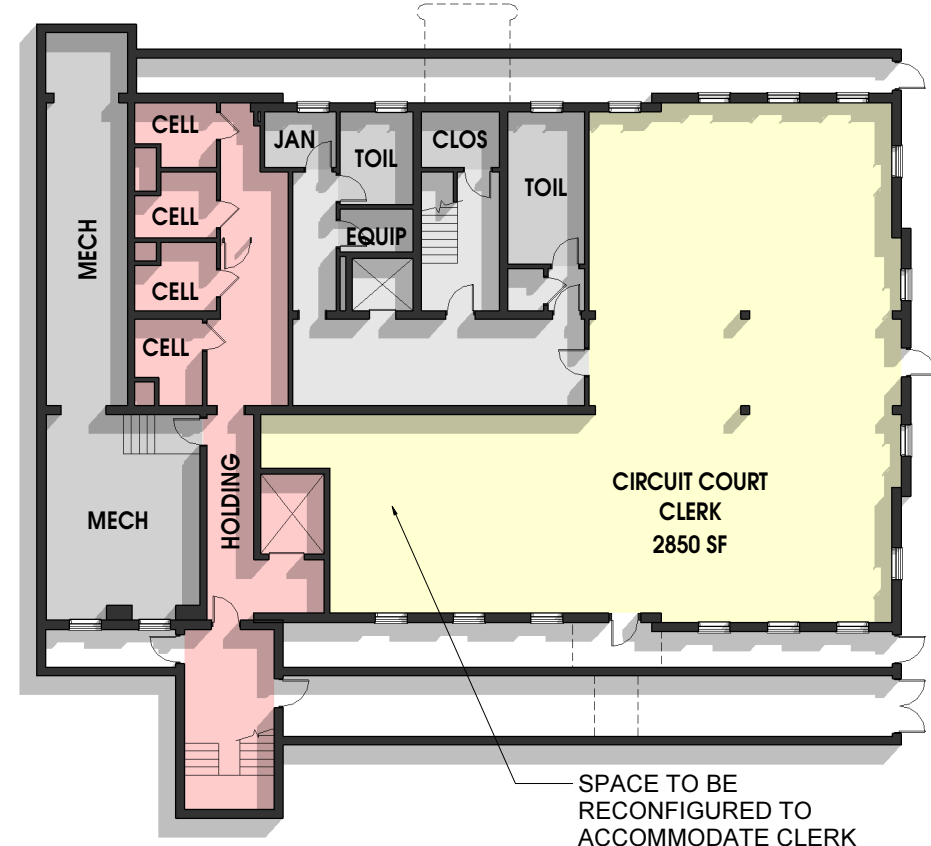
PROJECT NO.	DATE
121112	OCT 24, 2017
REVISIONS	
DATE	DESCRIPTION



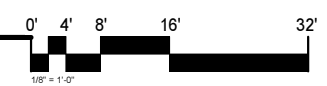
THIRD FLOOR PLAN



TOTAL FLOOR: 5,200 SF



BASEMENT PLAN



TOTAL FLOOR: 6,400 SF

Circuit Court & Clerk Renovations at Court Square - County Only

Conceptual Budget Estimate

October 24, 2017

CONSTRUCTION COSTS

Includes electronic security systems, detention equipment, and built-in courtroom furniture and seating

Renovation	31,574 SF @ \$276	\$8,715,000
Connector Addition	460 SF @ \$426	\$196,000
Site Construction/Landscaping Allowance	Minimal scope anticipated	\$31,000
Construction Costs	32,034 SF @ \$279	\$8,942,000

OTHER COSTS

Furniture Allowance	31,574 SF @ \$30	\$948,000
Geotechnical Investigations Allowance		\$6,000
Boundary and Topographic Survey/Utility Location Allowance		\$8,000
Construction QC Testing and Inspections	~.5% of construction cost	\$50,000
Architectural and Engineering Services		\$1,350,000
Interior Design Services		\$60,000
Construction Management Services	~3% of construction cost	\$270,000
Technology and Communications Allowance		\$600,000
Moving Expenses	Interim move allowance included in construction cost	
Permitting and Utility Connection Fees Allowance	~2% of construction cost	\$180,000
Offsite Improvements and Parking		Not included
Legal Expenses		Not included
Financing Expenses		Not included
Other Costs Subtotal		\$3,472,000

Budget Estimate Subtotal **\$12,414,000**

RECOMMENDED PROJECT BUDGET CONTINGENCY ~ 10% **\$1,242,000**

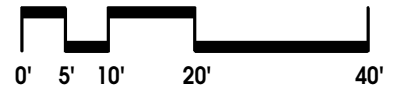
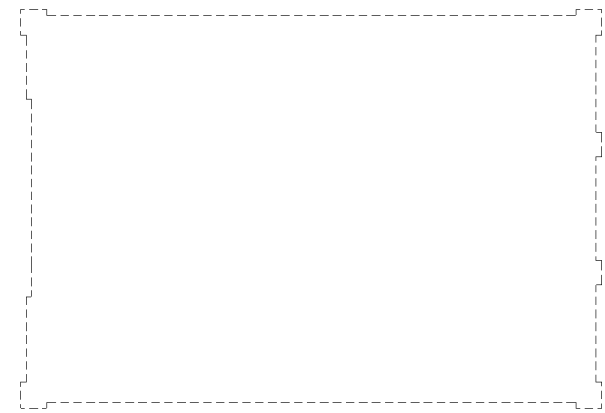
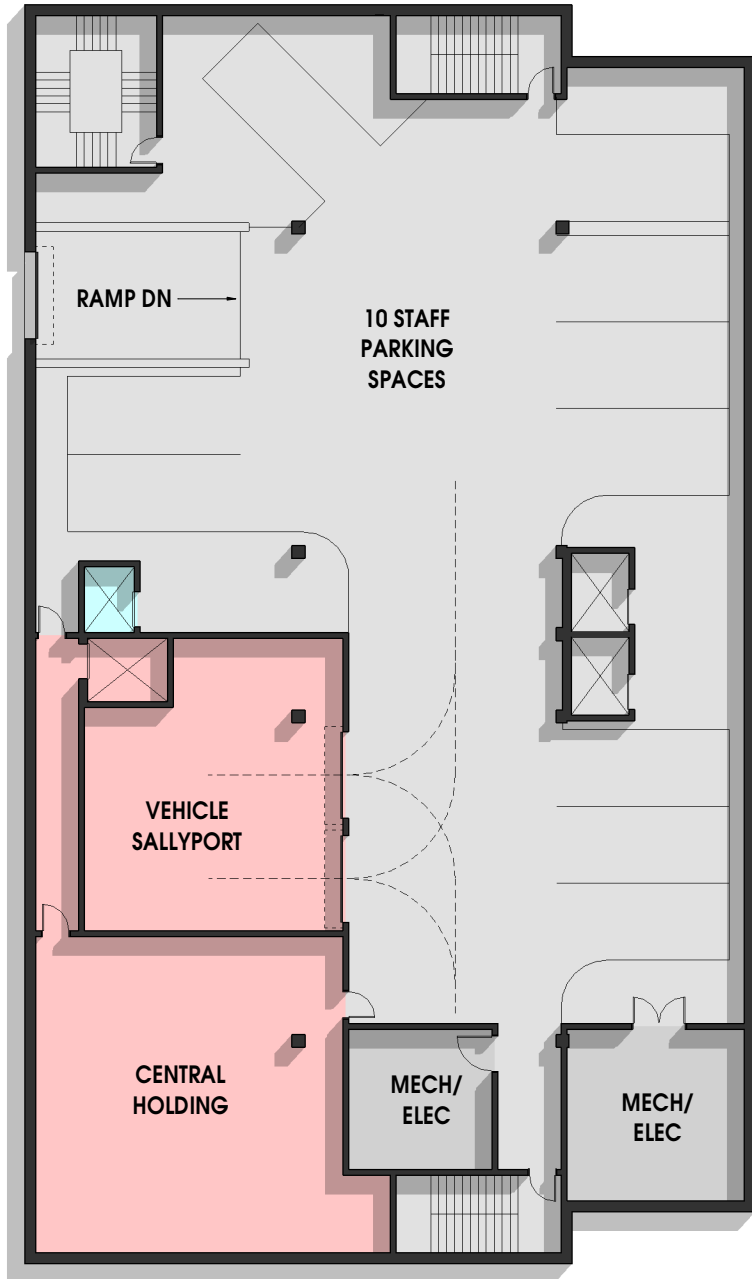
BUDGET ESTIMATE TOTAL, ESCALATED MID 2019 **\$426 per SF** **\$13,656,000**

LEVY SITE – NEW CONSTRUCTION & RENOVATIONS

10/27/2017 4:02:36 PM



BASEMENT FLOOR PLAN



NEW: 11,885 GSF

MOSELEYARCHITECTS

500 N. GOLF STREET, RICHMOND, VA 23130
PHONE (804) 794-7555 FAX (804) 355-5492
MOSELEYARCHITECTS.COM

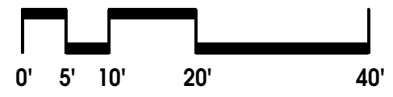
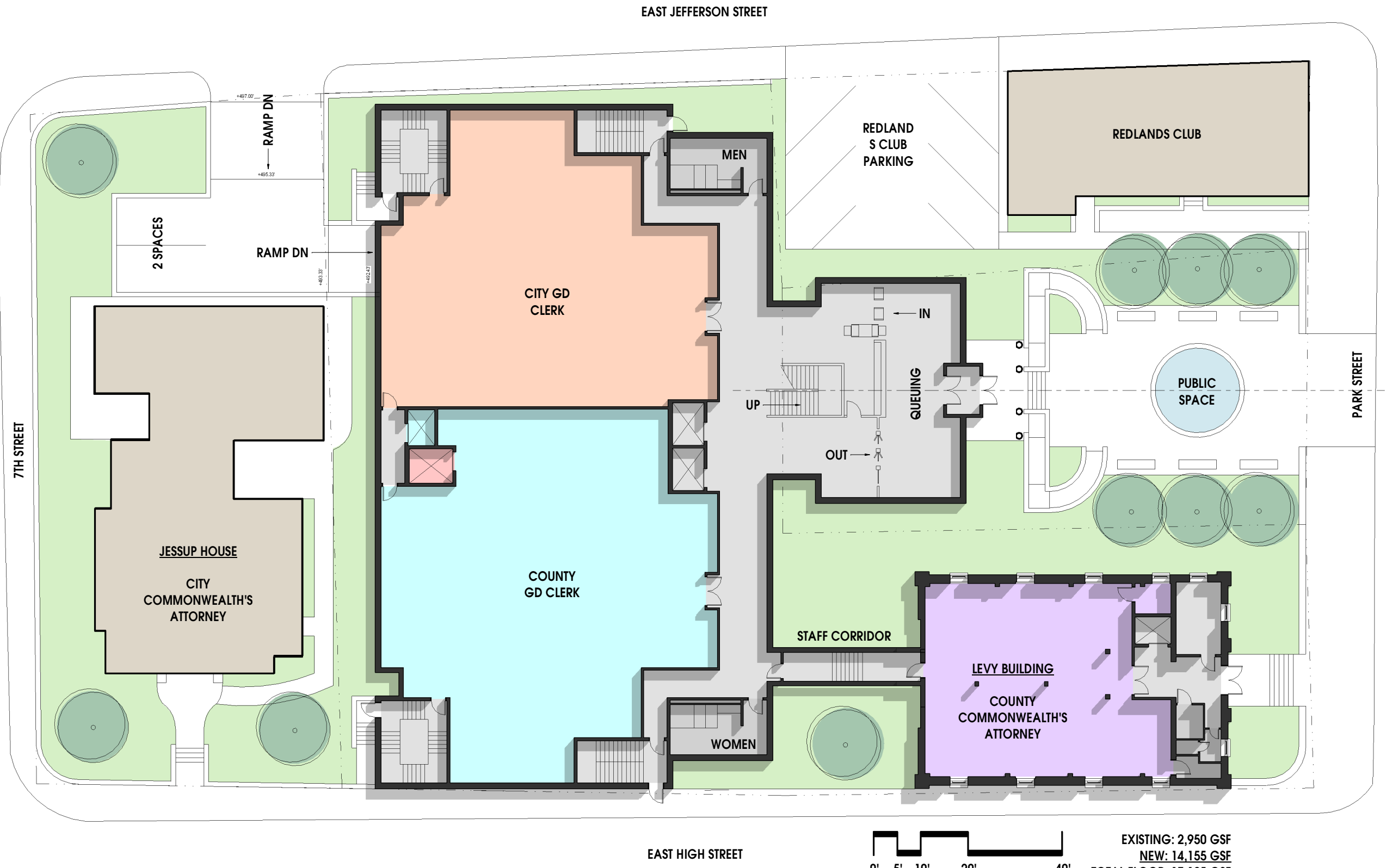
ALBEMARLE/ CHARLOTTESVILLE GENERAL DISTRICT COURTS
STUDY
CHARLOTTESVILLE, VIRGINIA

NO.	DATE	REVISIONS
152022	OCT 24, 2017	

BASEMENT FLOOR PLAN

A11.0

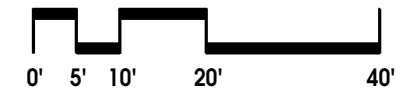
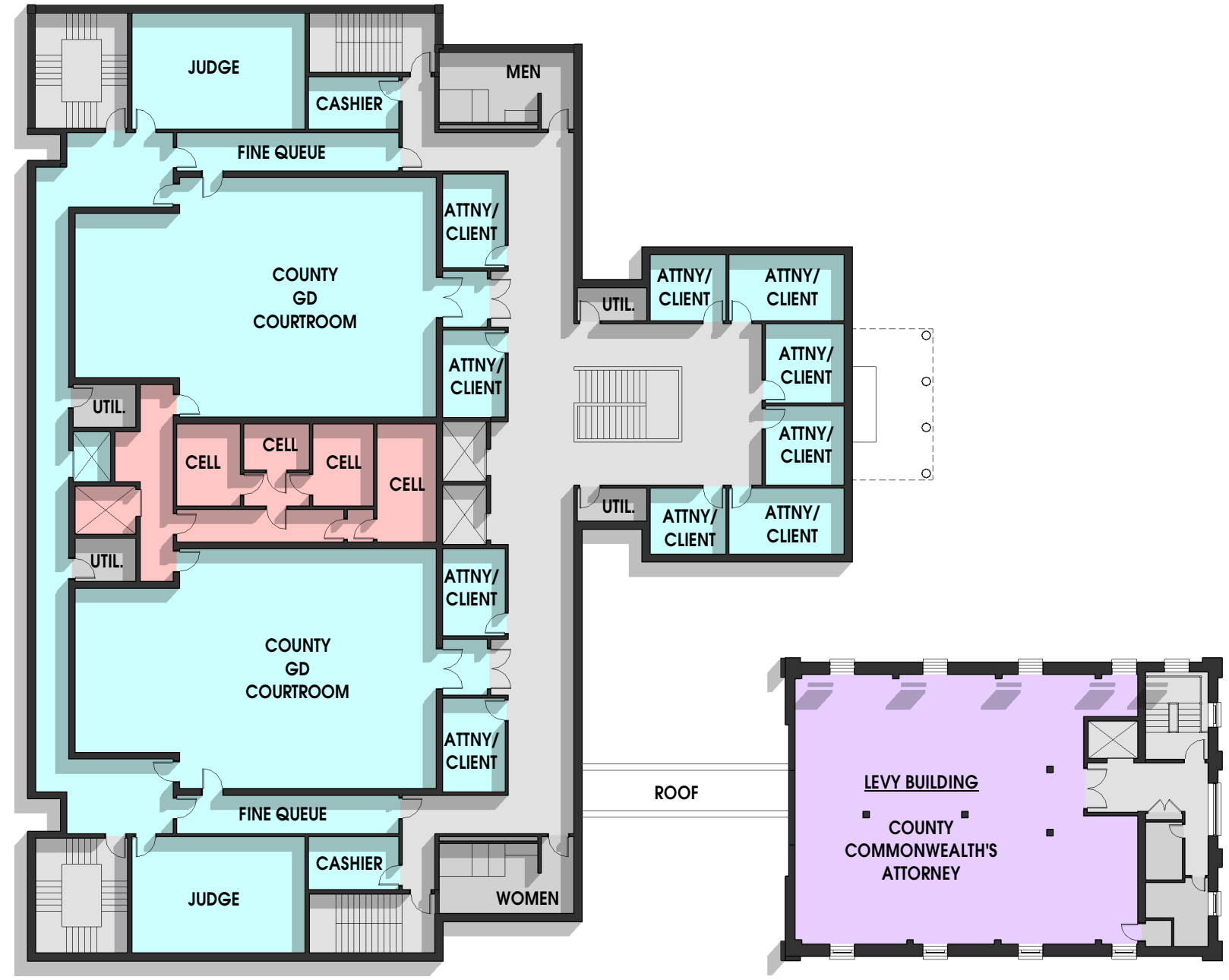
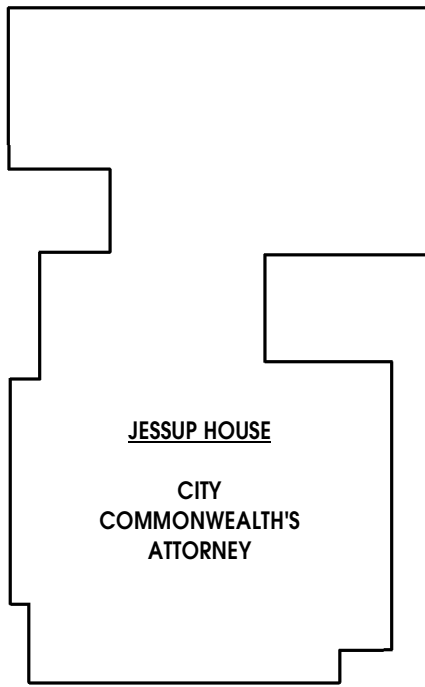
NO.	DATE	REVISIONS
152022	OCT 24, 2017	
DATE	DESCRIPTION	



EXISTING: 2,950 GSF
 NEW: 14,155 GSF
 TOTAL FLOOR: 17,105 GSF
 TOTAL ALL FLOORS:
 60,295 GSF

FIRST FLOOR PLAN

10/27/2017 4:02:57 PM



EXISTING: 2,950 GSF
 NEW: 13,860 GSF
 TOTAL FLOOR: 16,810 GSF



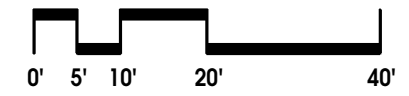
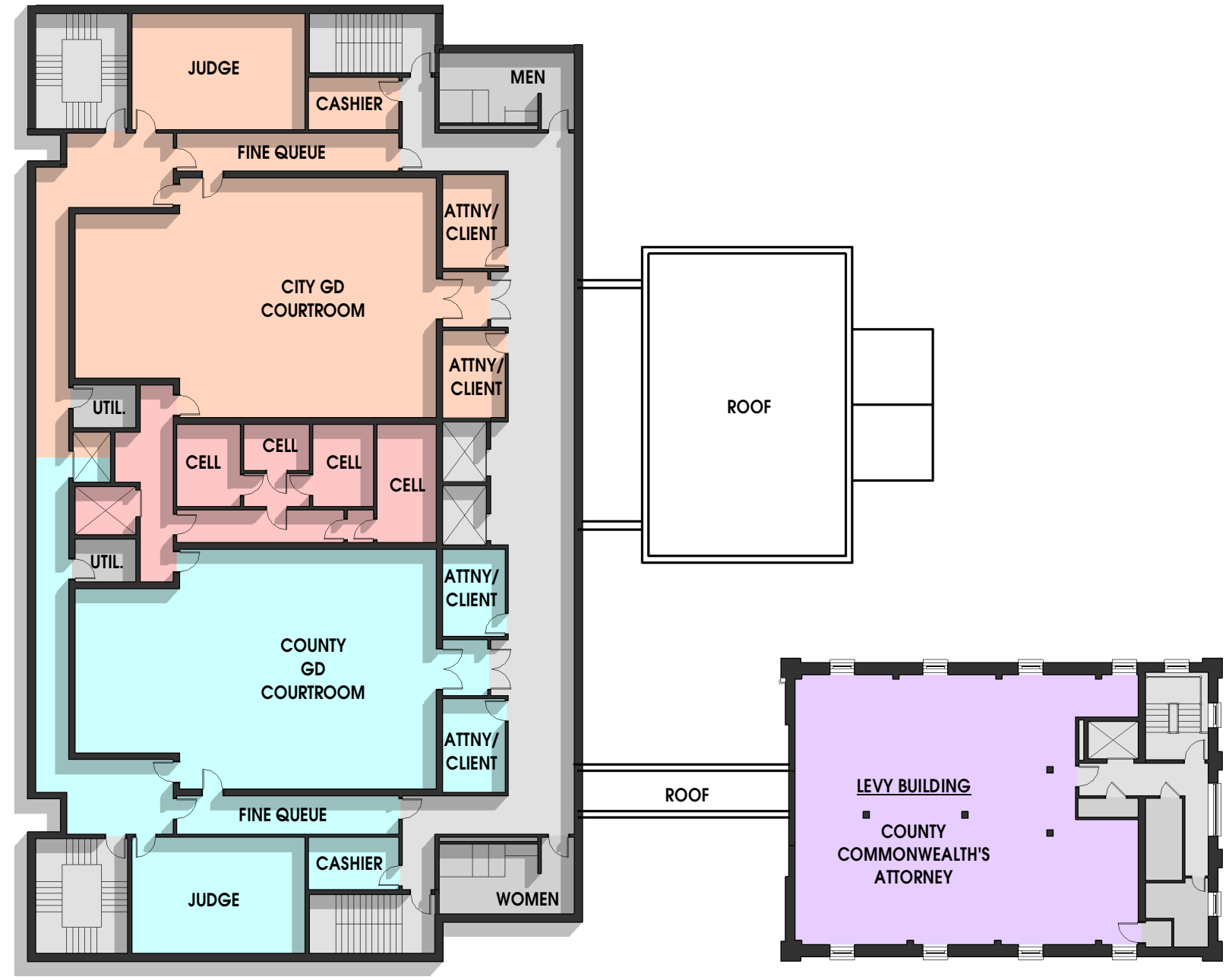
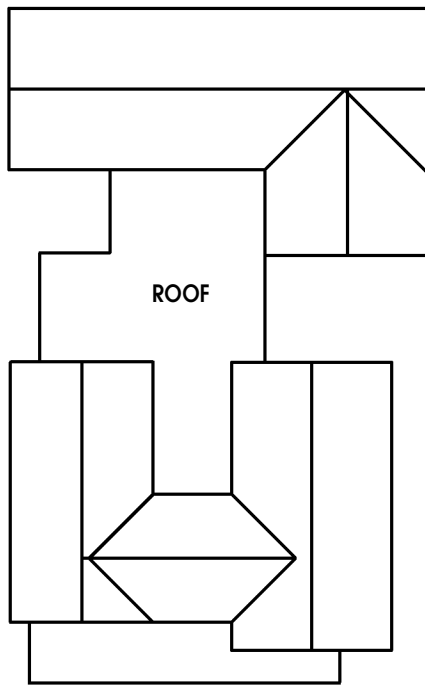
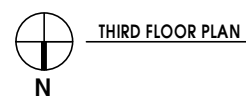
SECOND FLOOR PLAN

ALBEMARLE/ CHARLOTTESVILLE GENERAL DISTRICT COURTS
 STUDY
 CHARLOTTESVILLE, VIRGINIA

NO.	DATE	REVISIONS
152022	OCT 24, 2017	
DATE	DESCRIPTION	

SECOND FLOOR PLAN

10/27/2017 4:11:45 PM



EXISTING: 2,950 GSF
NEW: 11,980 GSF
TOTAL FLOOR: 14,495 GSF

MOSELEYARCHITECTS

500 NORFOLK STREET, RICHMOND, VA 23130
PHONE (804) 794-7555 FAX (804) 385-5492
MOSELEYARCHITECTS.COM

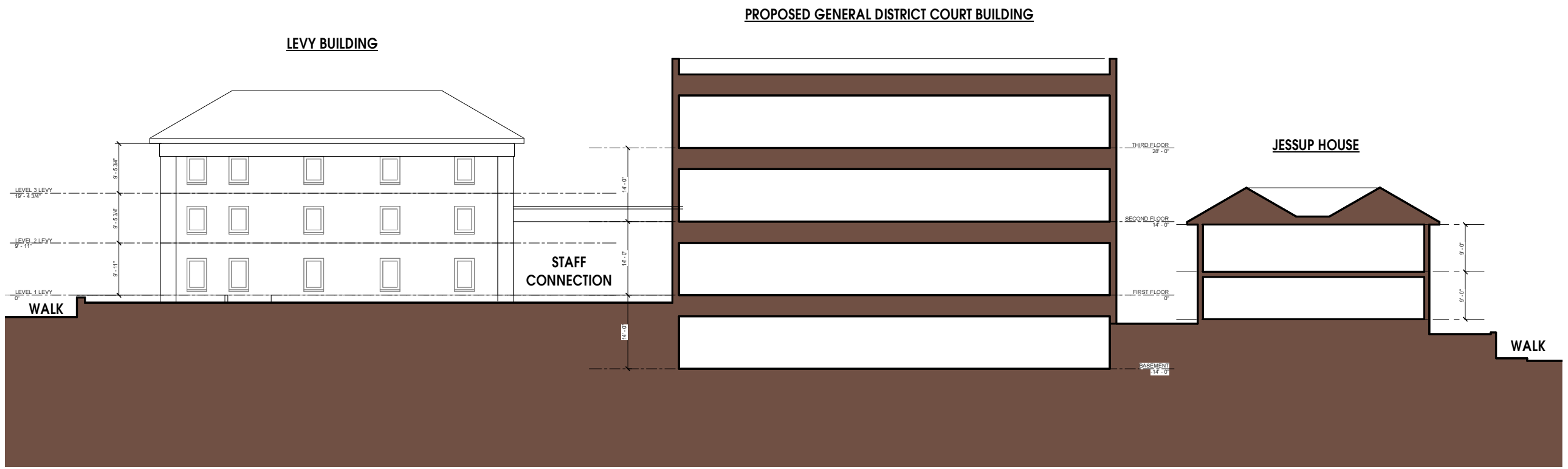
ALBEMARLE/ CHARLOTTESVILLE GENERAL DISTRICT COURTS
STUDY
CHARLOTTESVILLE, VIRGINIA

NO.	DATE	REVISIONS
152022	OCT 24, 2017	
DATE	DESCRIPTION	

THIRD FLOOR PLAN

A11.3

NO.	DATE	REVISIONS
152022	OCT 24, 2017	
DATE	DESCRIPTION	



EAST-WEST SITE SECTION
 1/8" = 1'-0"

General District Courts Building at Levy Site - Combined County & City

Conceptual Budget Estimate

October 24, 2017

CONSTRUCTION COSTS

Includes electronic security, detention equipment, and built-in courtroom furniture and seating

New Court Building - Basement + 3 Stories	51,880 SF @	\$330	\$17,120,400
Levy Building Renovation	8,850 SF @	\$220	\$1,947,000
Site Construction/Demolition/Landscaping Allowance			\$2,000,000
Construction Costs	60,730 SF @	\$347	\$21,067,400

OTHER COSTS

Furniture Allowance	60,730 SF @ ~	\$32	\$1,910,000
Geotechnical Investigations Allowance			\$15,000
Boundary and Topographic Survey/Utility Location Allowance			\$20,000
Construction QC Testing and Inspections	~1% of construction cost		\$220,000
Architectural and Engineering Services			\$2,110,000
Interior Design Services			\$120,000
Construction Management Services	~3% of construction cost		\$700,000
Technology and Communications Allowance			\$650,000
Moving Expenses Allowance			\$25,000
Permitting and Utility Connection Fees Allowance			\$430,000
Offsite Improvements and Parking			Not included
Legal Expenses			Not included
Financing Expenses			Not included
Other Costs Subtotal			\$6,200,000

Budget Estimate Subtotal **\$27,267,400**

RECOMMENDED PROJECT BUDGET CONTINGENCY ~ 10% **\$2,730,000**

BUDGET ESTIMATE TOTAL, ESCALATED MID 2019 **\$494 per SF** **\$29,997,400**

General District Courts Building at Levy Site - County Only

Conceptual Budget Estimate

October 24, 2017

CONSTRUCTION COSTS

Includes electronic security, detention equipment, and built-in courtroom furniture and seating

New Court Building - Basement + 2 Stories	39,900	SF @	\$330	\$13,167,000
Levy Building Renovation	8,850	SF @	\$220	\$1,947,000
Site Construction/Demolition/Landscaping Allowance				\$2,000,000
Construction Costs	48,750	SF @	\$351	\$17,114,000

OTHER COSTS

Furniture Allowance	48,750	SF @ ~	\$32	\$1,530,000
Geotechnical Investigations Allowance				\$15,000
Boundary and Topographic Survey/Utility Location Allowance				\$20,000
Construction QC Testing and Inspections	~1% of construction cost			\$180,000
Architectural and Engineering Services				\$1,740,000
Interior Design Services				\$100,000
Construction Management Services	~3% of construction cost			\$600,000
Technology and Communications Allowance				\$650,000
Moving Expenses Allowance				\$25,000
Permitting and Utility Connection Fees Allowance				\$350,000
Offsite Improvements and Parking				Not included
Legal Expenses				Not included
Financing Expenses				Not included
Other Costs Subtotal				\$5,210,000

Budget Estimate Subtotal **\$22,324,000**

RECOMMENDED PROJECT BUDGET CONTINGENCY ~ 10% **\$2,240,000**

BUDGET ESTIMATE TOTAL, ESCALATED MID 2019 **\$504 per SF** **\$24,564,000**

General District Courts Building at Levy Site - County & Shelled 3rd Floor

Conceptual Budget Estimate

October 24, 2017

CONSTRUCTION COSTS

Includes electronic security, detention equipment, and built-in courtroom furniture and seating

New Court Building - Basement + 3 Stories	43,020	SF @	\$330	\$14,196,600
New Court Building - Shelled 3rd Floor	8,860	SF @	\$220	\$1,949,200
Levy Building Renovation	8,850	SF @	\$220	\$1,947,000
Site Construction/Demolition/Landscaping Allowance				\$2,000,000
Construction Costs	60,730	SF @	\$331	\$20,092,800

OTHER COSTS

Furniture Allowance	60,730	SF @ ~	\$32	\$1,910,000
Geotechnical Investigations Allowance				\$15,000
Boundary and Topographic Survey/Utility Location Allowance				\$20,000
Construction QC Testing and Inspections	~1% of construction cost			\$210,000
Architectural and Engineering Services				\$1,840,000
Interior Design Services				\$120,000
Construction Management Services	~3% of construction cost			\$700,000
Technology and Communications Allowance				\$650,000
Moving Expenses Allowance				\$25,000
Permitting and Utility Connection Fees Allowance				\$410,000
Offsite Improvements and Parking				Not included
Legal Expenses				Not included
Financing Expenses				Not included
Other Costs Subtotal				\$5,900,000

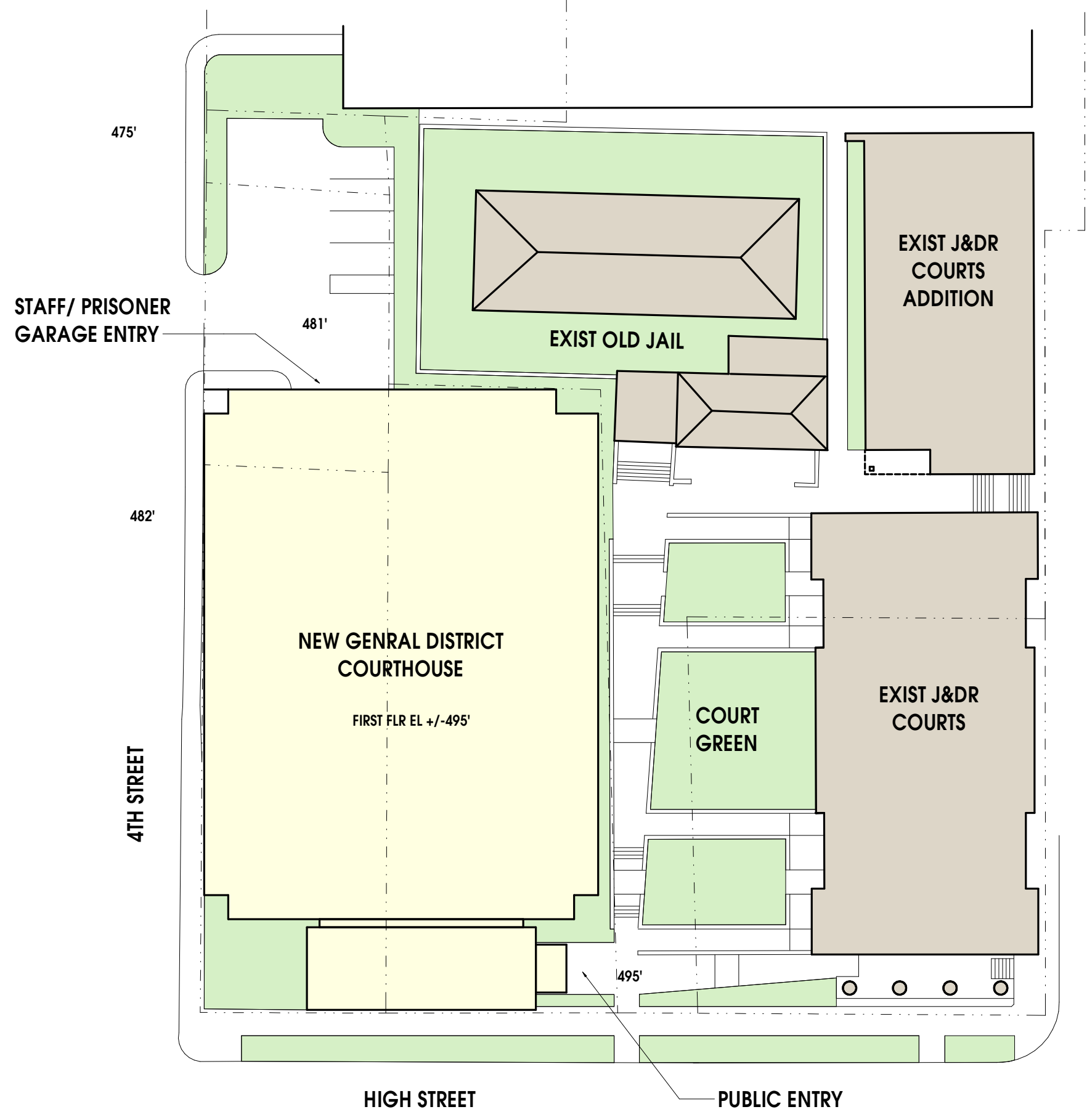
Budget Estimate Subtotal **\$25,992,800**

RECOMMENDED PROJECT BUDGET CONTINGENCY ~ 10% **\$2,600,000**

BUDGET ESTIMATE TOTAL, ESCALATED MID 2019 **\$471 per SF** **\$28,592,800**

4TH & HIGH STREET SITE – NEW CONSTRUCTION

10/27/2017 4:05:21 PM



SITE PLAN



MOSELEY ARCHITECTS

500 NORFOLK STREET, RICHMOND, VA 23100
 PHONE (804) 794-7555 FAX (804) 385-5490
 MOSELEYARCHITECTS.COM

ALBEMARLE GENERAL DISTRICT COURTS STUDY

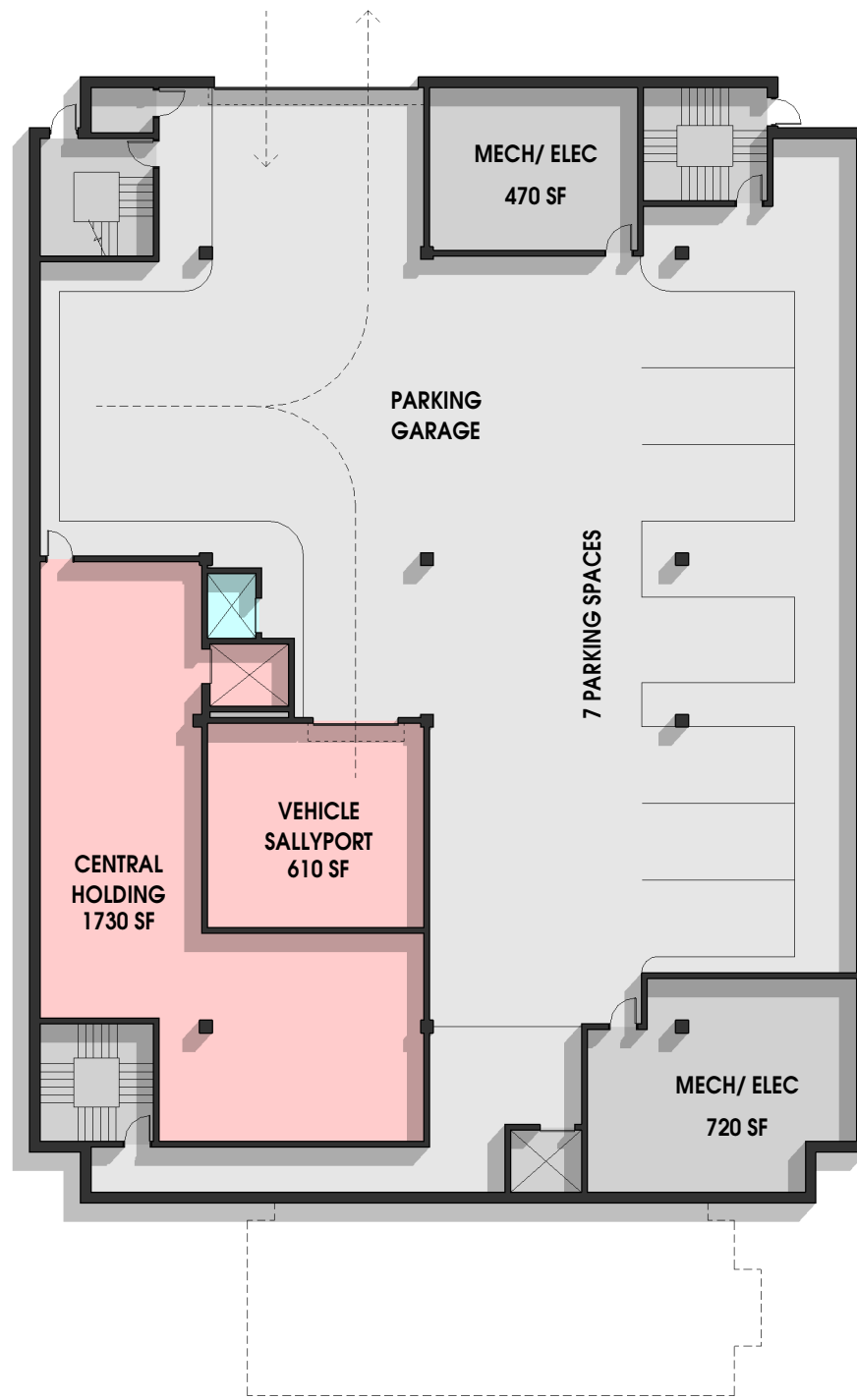
CHATLOTESVILLE, VIRGINIA

PROJECT NO.	DATE
521991	OCT 24, 2017
REVISIONS	DESCRIPTION

SITE PLAN

A1.0.

10/27/2017 4:05:51 PM



BASEMENT PLAN



TOTAL FLOOR: 12,880 GSF

PROJECT NO.	DATE
521099	OCT 24, 2017
REVISIONS	
DATE	DESCRIPTION

BASEMENT PLAN

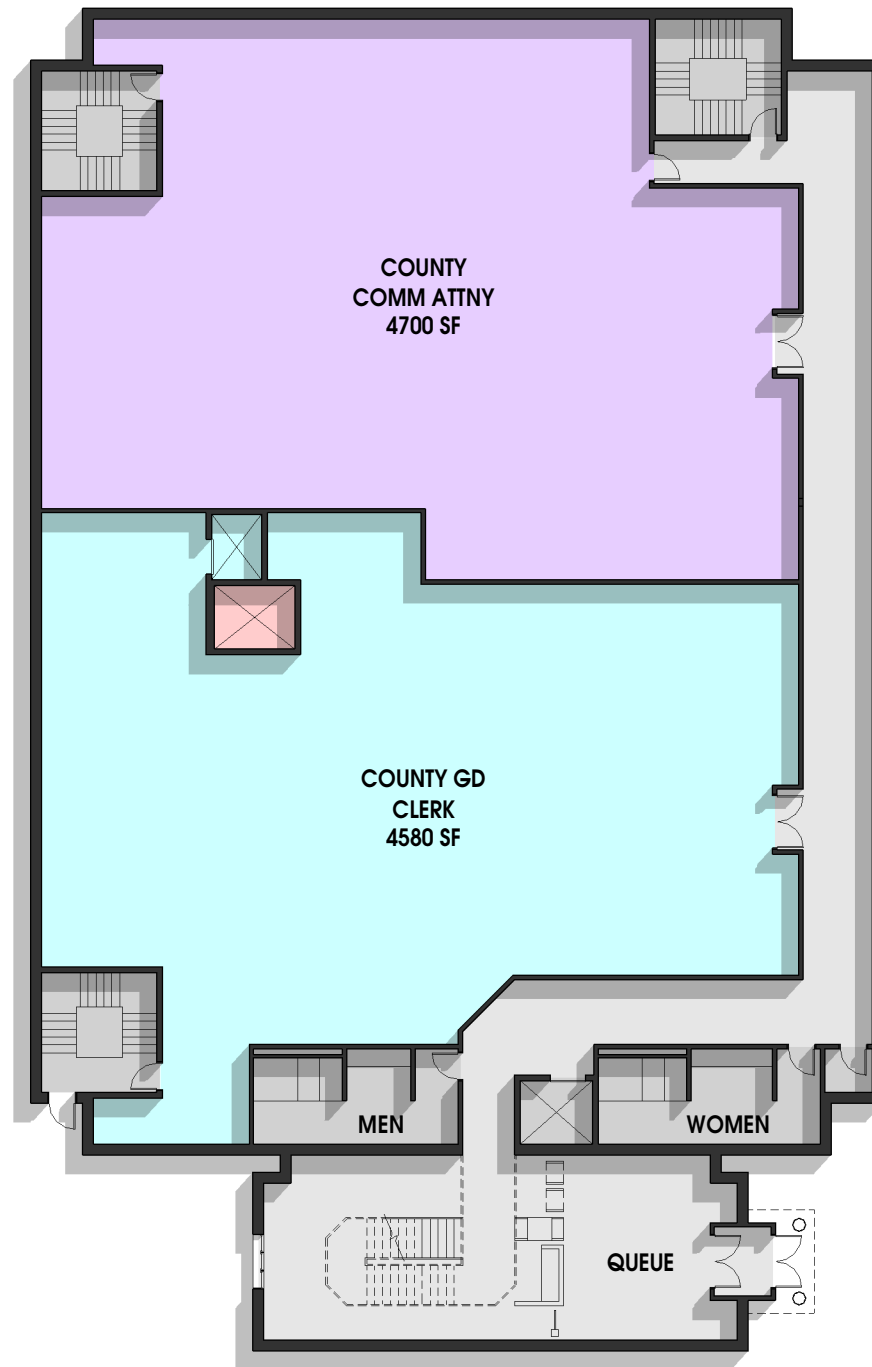
MOSELEY ARCHITECTS

500 N. GOLF STREET, RICHMOND, VA 23200
 PHONE (804) 794-7555 FAX (804) 385-5492
 MOSELEYARCHITECTS.COM

ALBEMARLE GENERAL DISTRICT COURTS STUDY

CHATLOTTSVILLE, VIRGINIA

A2.0.



FIRST FLOOR PLAN



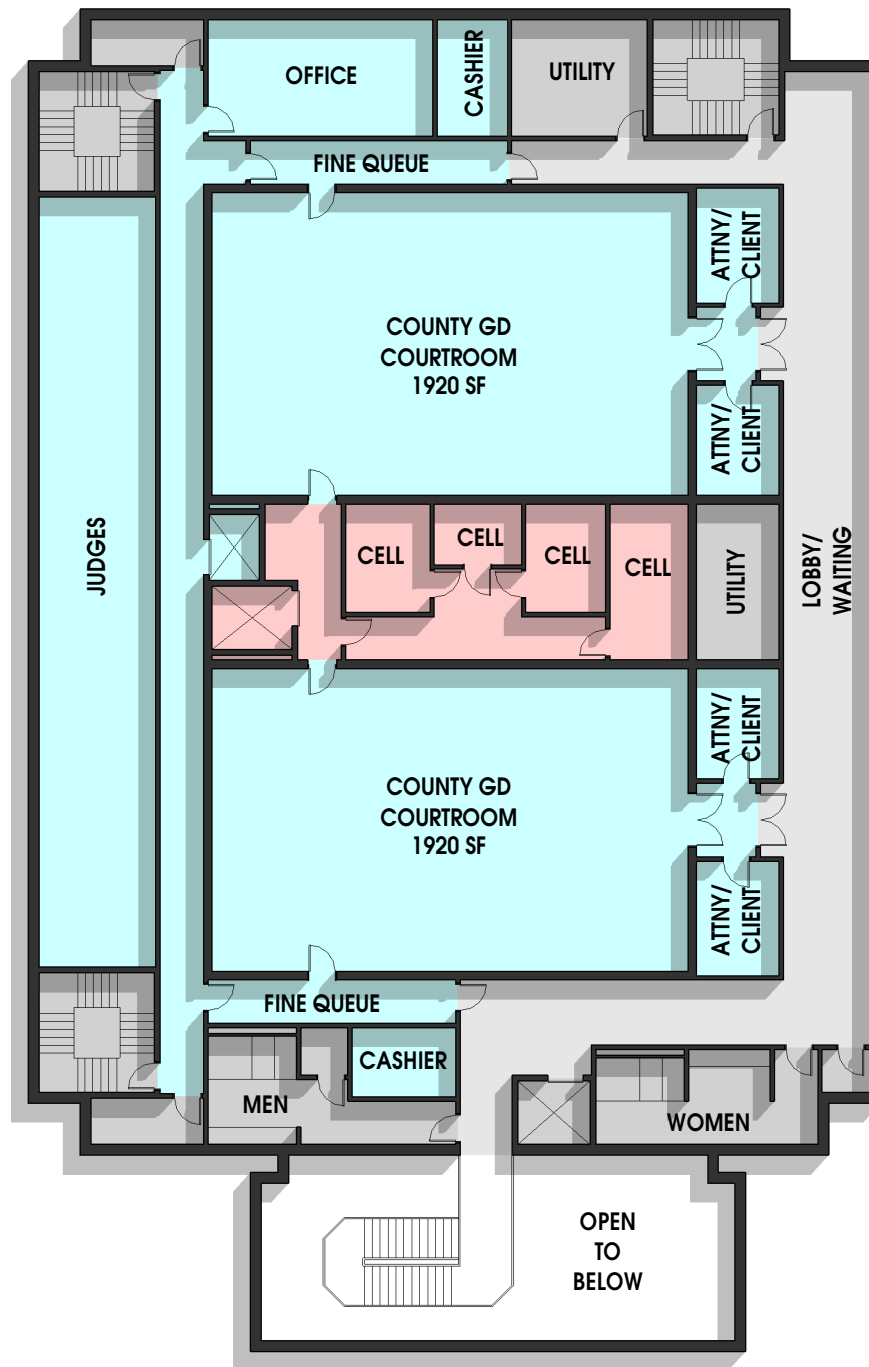
TOTAL FLOOR: 14,200 GSF
 TOTAL ALL FLOORS: 41,250 GSF

PROJECT NO.	DATE	REVISIONS
521999	OCT 24, 2017	
DATE	DESCRIPTION	

ALBEMARLE GENERAL DISTRICT COURTS STUDY
 CHATLOTTESVILLE, VIRGINIA

MOSELEY ARCHITECTS
 5000 NORFOLK STREET, RICHMOND, VA 23130
 PHONE (804) 794-7555 FAX (804) 385-5492
 MOSELEYARCHITECTS.COM

FIRST FLOOR PLAN



SECOND FLOOR PLAN



TOTAL FLOOR: 14,170 GSF

PROJECT NO. 521099		DATE OCT 24, 2017	
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SECOND FLOOR PLAN

A2.2.

ALBEMARLE GENERAL DISTRICT COURTS STUDY
CHATLOTTSVILLE, VIRGINIA

MOSELEY ARCHITECTS

5000 NORFOLK STREET, RICHMOND, VA 23130
PHONE (804) 794-7555 FAX (804) 355-5492
MOSELEYARCHITECTS.COM

General District Courts Building at 4th & High Street Site - County Only

Conceptual Budget Estimate

Fourth and High Streets Option

October 24, 2017

CONSTRUCTION COSTS

Includes electronic security, detention equipment, and built-in courtroom furniture and seating

New Court Building	41,250	SF @	\$330	\$13,612,500
Site Construction/Demolition/Landscaping Allowance				\$2,200,000
Construction Costs	41,250	SF @	\$383	\$15,812,500

OTHER COSTS

Furniture Allowance	41,250	SF @	\$30	\$1,237,500
Geotechnical Investigations Allowance				\$15,000
Boundary and Topographic Survey/Utility Location Allowance				\$20,000
Construction QC Testing and Inspections	~1% of construction cost			\$160,000
Architectural and Engineering Services				\$1,430,000
Interior Design Services				\$100,000
Construction Management Services	~3% of construction cost			\$500,000
Technology and Communications Allowance				\$650,000
Moving Expenses Allowance				\$20,000
Permitting and Utility Connection Fees Allowance	~2% of construction cost			\$320,000
Offsite Improvements and Parking				Not included
Legal Expenses				Not included
Financing Expenses				Not included
Other Costs Subtotal				\$4,452,500

Budget Estimate Subtotal **\$20,265,000**

RECOMMENDED PROJECT BUDGET CONTINGENCY ~ 10% **\$2,030,000**

BUDGET ESTIMATE, ESCALATED MID 2019 **\$540.48 per SF** **\$22,295,000**

COMPARISON OF OPTION SQUARE FOOTAGES

October 24, 2017

OPTION 1 - COURT SQUARE		
Department	Total (DGSF)	BGSF (35%)
LOBBY	555	749
CIRCUIT CLERK	9,564	12,911
COURT SETS - 2 CIRCUIT	7,263	9,805
SECURITY AND HOLDING	2,023	2,731
COURT SERVICES/ PROBATION	0	0
COMMONWEALTH'S ATTORNEY	0	0
BUILDING SHARED	4,003	5,404
Total	23,408	31,601

OPTION 1 - 4TH & HIGH		
Department	Total (DGSF)	BGSF (35%)
LOBBY	1,160	1,566
GEN DISTRICT CLERK	4,710	6,359
COURT SETS - 2 GEN DISTRICT	7,720	10,422
SECURITY AND HOLDING	3,464	4,676
COURT SERVICES/ PROBATION	0	0
COMMONWEALTH'S ATTORNEY	4,700	6,345
BUILDING SHARED	8,802	11,883
Total	30,556	41,251

OPTION 1 - LEVY - COUNTY & CITY		
Department	Total (DGSF)	BGSF (35%)
LOBBY	1,795	2,423
GEN DISTRICT CLERKS - 2	8,171	11,031
COURT SETS - 3 COUNTY GEN DISTRICT/ 1 CITY GEN DISTRICT	15,266	20,609
SECURITY AND HOLDING	4,598	6,207
COURT SERVICES/ PROBATION	0	0
COMMONWEALTH'S ATTORNEY	6,097	8,231
BUILDING SHARED	8,736	11,794
Total	44,663	60,295

OPTION 5 - RELOCATION - COUNTY ONLY		
Department	Total (DGSF)	BGSF (35%)
LOBBY	3,331	4,497
CIRCUIT & GEN DIST CLERKS	12,987	17,532
COURT SETS - 2 CIRCUIT/ 2 GEN DISTRICT	22,147	36,020
SECURITY AND HOLDING	4,451	6,009
COURT SERVICES/ PROBATION	0	0
COMMONWEALTH'S ATTORNEY	4,797	6,476
BUILDING SHARED	12,765	17,233
Total	60,478	87,767

OPTION 1 - LEVY - COUNTY ONLY		
Department	Total (DGSF)	BGSF (35%)
LOBBY	1,795	2,423
GEN DISTRICT CLERK	4,483	6,052
COURT SETS - 2 GEN DISTRICT	8,088	10,919
SECURITY AND HOLDING	3,600	4,860
COURT SERVICES/ PROBATION	0	0
COMMONWEALTH'S ATTORNEY	6,097	8,231
BUILDING SHARED	9,863	13,315
Total	33,926	45,800

TOTAL OPTION 1 - COURT SQUARE and LEVY COUNTY & CITY	92,000
--	--------

TOTAL OPTION 1 - COURT SQUARE and LEVY COUNTY ONLY	78,000
--	--------

TOTAL OPTION 1 - COURT SQUARE and 4TH & HIGH	73,000
--	--------

TOTAL OPTION 5 - RELOCATION - COUNTY ONLY	88,000
---	--------

Option 5 Relocation - County Only
Conceptual Budget Estimate
11/1/2017

CONSTRUCTION COST ESTIMATES

New Court Building	88,000	\$	300	26,400,000
Site Construction/Demolition/Landscaping Allowance	5.00 acres	\$350,000	/acre	1,750,000
Construction Costs				28,150,000

OTHER COSTS

Furniture Allowance	88,000	\$	32	2,816,000
Geotechnical Investigations Allowance				15,000
Boundary and Topographic Survey/Utility Location Allowance				20,000
Construction QC Testing and Inspections	1%	of construction cost		281,500
Architecture and Engineering Services	10%	of construction cost		2,815,000
Interior Design Services				180,000
Construction Management Services	3%	of construction cost		844,500
Technology and Communications Allowance				650,000
Moving Expenses Allowance				440,000
Permitting and Utility Connection Fees Allowance	2%	of construction cost		563,000
Offsite Improvements				Not included
Legal Expenses				125,000
Transaction Related Costs	2%	of acquisition (estimated here)		42,100
Financing Expenses				Not included
Other Costs Subtotal				8,792,100
Budget Estimate Subtotal				36,942,100
RECOMMENDED PROJECT BUDGET CONTINGENCY ~ 10%				3,694,210
BUDGET ESTIMATE TOTAL FOR 3RD QUARTER 2017 MARKET		\$	462	40,636,310