

COUNTY DEPARTMENTS

County Manager
Board of commissioners
Human Resources
Finance
Data Processing
Purchasing
Facilities Manager
Receiver/Jury Management.
Sheriff/Jail
Superior Court
Juvenile Court
Probate Court
Magistrate Court
Court Administration
District Attorney
Victims/Witness
Elections and Registrations
Tax Assessor
Tax Commissioner
Cooperative Extension
Community Development



ROSSER

Floyd County Office Buildings

Space Needs Analysis

- Historic Courthouse
- Fourth Avenue Courthouse
- New Courthouse & Administration Building

MODIFIED OPTION I
Recommendations Section Only

July 25, 2001



PROPOSED SPACE USES

Summary Tables & Diagrams MODIFIED OPTION 1

- ❖ **New Courthouse & Administration Building**
 - Summary List of Spaces
 - Space Diagrams
 - Summary Space Use Chart
- ❖ **Historic Courthouse**
 - Summary List of Spaces
 - Space Diagrams
 - Summary Space Use Chart
- ❖ **4th Avenue Courthouse**
 - Space Diagrams



PROPOSED SPACE USE MODIFIED OPTION 1

- ❖ Space Needs Projection 2015 — All Buildings
- ❖ New Courthouse & Administration Building
- ❖ Historic Courthouse
- ❖ 4th Avenue Courthouse



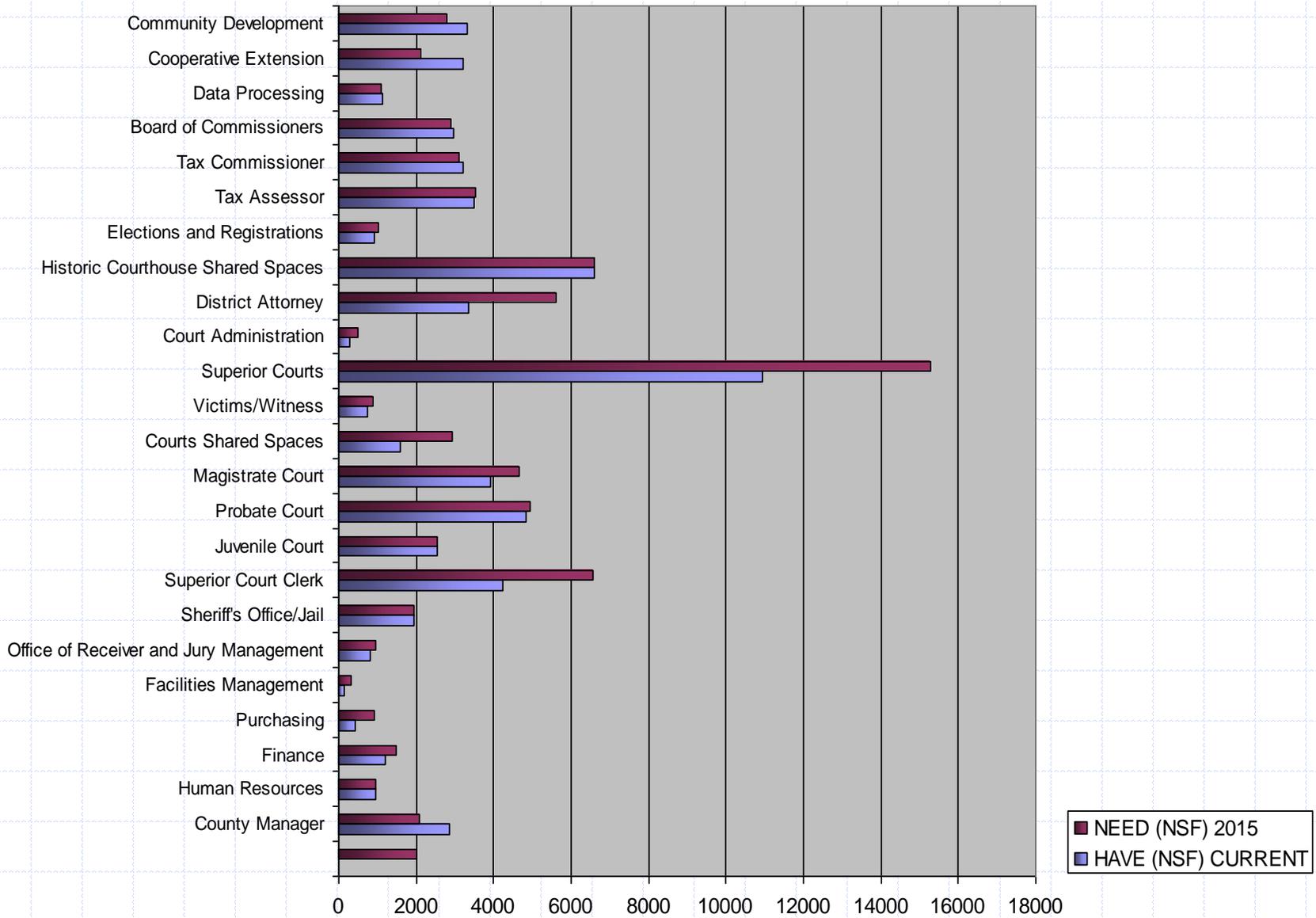
New Spatial Assignments – All Buildings

COURTHOUSE

DEPARTMENT/FUNCTION	LOCATION	AREA (SF) ORIGINAL	RELOCATED FROM	AREA (SF) PROJECTED	COMMENTS
New Courthouse & Administration Bldg					NCA Building - 69,000 GSF
Office of Receiver and Jury Management	Level 1	951	N/A	951	
Sheriff's Office/Jail	Level 1	1,997	N/A	1,933	
Superior Court Clerk	Level 1	4,246	N/A	6,572	
Juvenile Court	Level 2	3,191	N/A	2,551	
Probate Court	Level 2	4,842	N/A	4,929	
Magistrate Court	Level 2	3,910	N/A	4,646	expansion spaces for Magistrate
Victim/Witness	Level 2	757	N/A	867	
Superior Courts	Level 3	11,395	N/A	15,293	
Court Administration	Level 3	292	N/A	507	
Courts Shared Spaces	Levels 2 & 3	1,596	N/A	2,916	
District Attorney	Level 1	3,994	Level 3 - NCA	5,626	move to County Manager spaces
Net Area - New Uses		37,171		46,791	
Historic Courthouse					HC Building - 23,400 GSF
Tax Assessor	Levels 1, 2, & 3	3,400	N/A	3,540	
Tax Commissioner	Level 2	2,386	N/A	3,105	
Multi-Purpose Meeting Spaces	Level 3	9,250	N/A	9,250	new function
Data Processing	Level 2	1,269	N/A	1,250	all in former Elections/Regist. Area
Map Room, Tax Assessor/Prop. Apprais.	Level 3	924	N/A	924	
Net Area - New Uses		17,229		18,069	
Fourth Avenue Courthouse					FAC Building - 41,400 GSF
Cooperative Extension	Level 2	3,785	N/A	2,110	Location To Be Assigned (TBA)
Community Development	Level 2	3,324	N/A	2,800	Location To Be Assigned (TBA)
County Manager	TBA	2,602	Level 1 - NCA	2,900	Location To Be Assigned (TBA)
Clerk-Board of Commissioners	TBA	247	Level 1 - NCA	250	Location To Be Assigned (TBA)
Human Resources	TBA	941	Level 1 - NCA	941	Location To Be Assigned (TBA)
Finance	TBA	1,319	Level 1 - NCA	1,485	Location To Be Assigned (TBA)
Purchasing	TBA	424	Level 1 - NCA	914	Location To Be Assigned (TBA)
Facilities Manager	TBA	150	Level 1 - NCA	300	Location To Be Assigned (TBA)
Elections and Registrations	TBA	924	Level 2 - NCA	1,035	Location To Be Assigned (TBA)
Board of Commissioners	TBA	2,950	Level 1 - NCA	2,900	Location To Be Assigned (TBA)
Net Area - New Uses		16,666		15,635	



Needs Projection 2015 – All Buildings

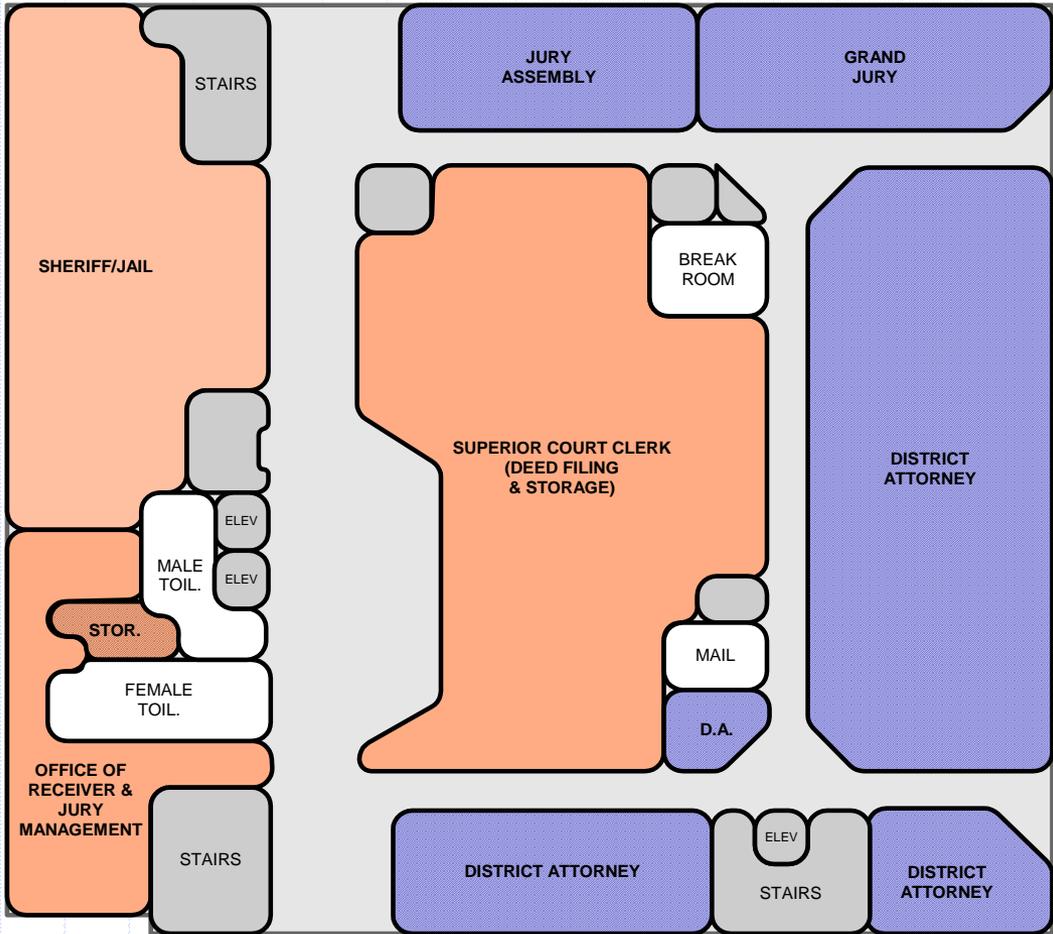


Needs Projection Chart

Needs Projection 2015

New Courthouse & Administration Building

DEPARTMENT/FUNCTION	LOCATION	AREA (SF) ORIGINAL	RELOCATED FROM	AREA (SF) PROJECTED	COMMENTS
New Courthouse & Administration Bldg					NCA Building - 69,000 GSF
Office of Receiver and Jury Management	Level 1	951	N/A	951	
Sheriff's Office/Jail	Level 1	1,997	N/A	1,933	
Superior Court Clerk	Level 1	4,246	N/A	6,572	
Juvenile Court	Level 2	3,191	N/A	2,551	
Probate Court	Level 2	4,842	N/A	4,929	
Magistrate Court	Level 2	3,910	N/A	4,646	expansion spaces for Magistrate
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Court Administration	Level 3	292	N/A	507	
Courts Shared Spaces	Levels 2 & 3	1,596	N/A	2,916	
District Attorney	Level 1	3,994	Level 3 - NCA	5,626	move to County Manager spaces
Net Area - New Uses		37,171		46,791	

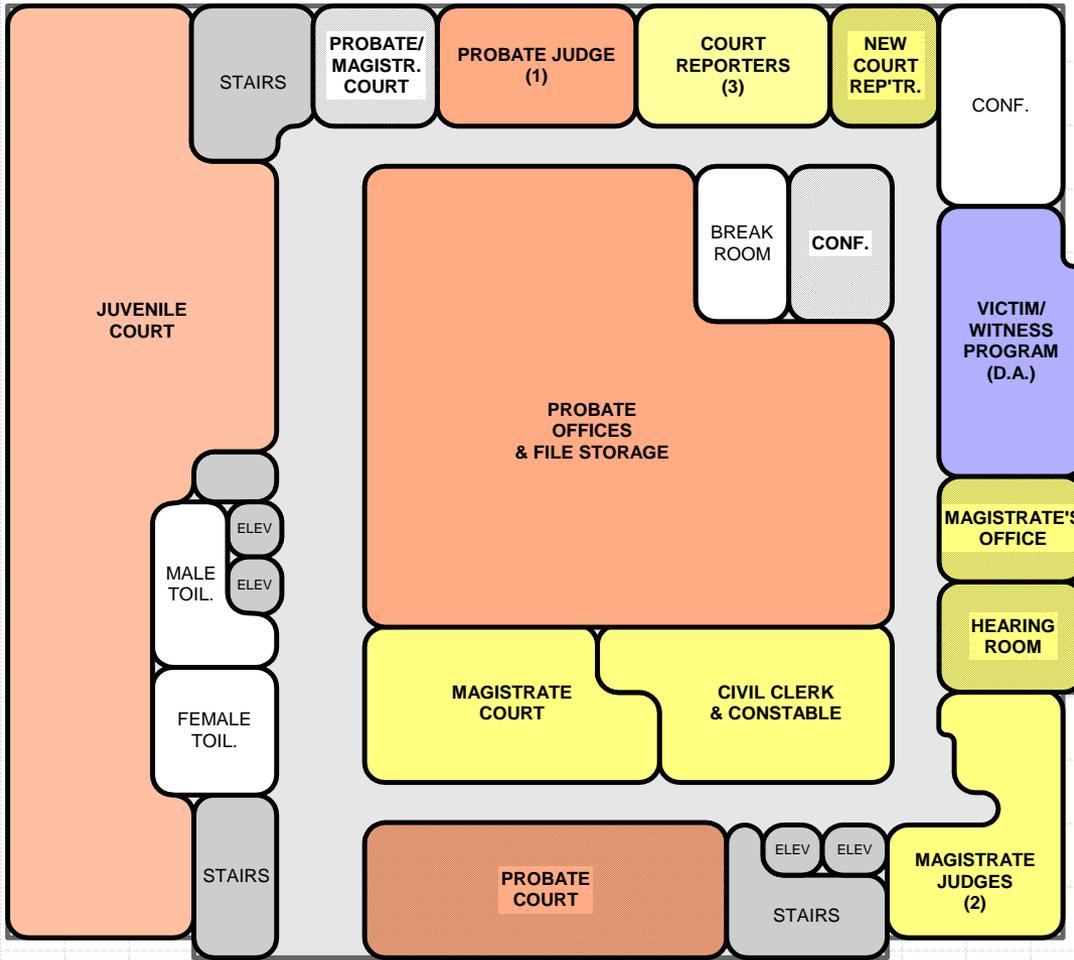


LEGEND

-
- CURRENT DEPT.
SPATIAL USES
-
- VERTICAL CIRCULATION
& UTILITY SPACES
-
- RELOCATED
DEPTS. & SPACES

New Courthouse & Administration Building

- Level 1
- Proposed Space Use
- Option 1 - Modified

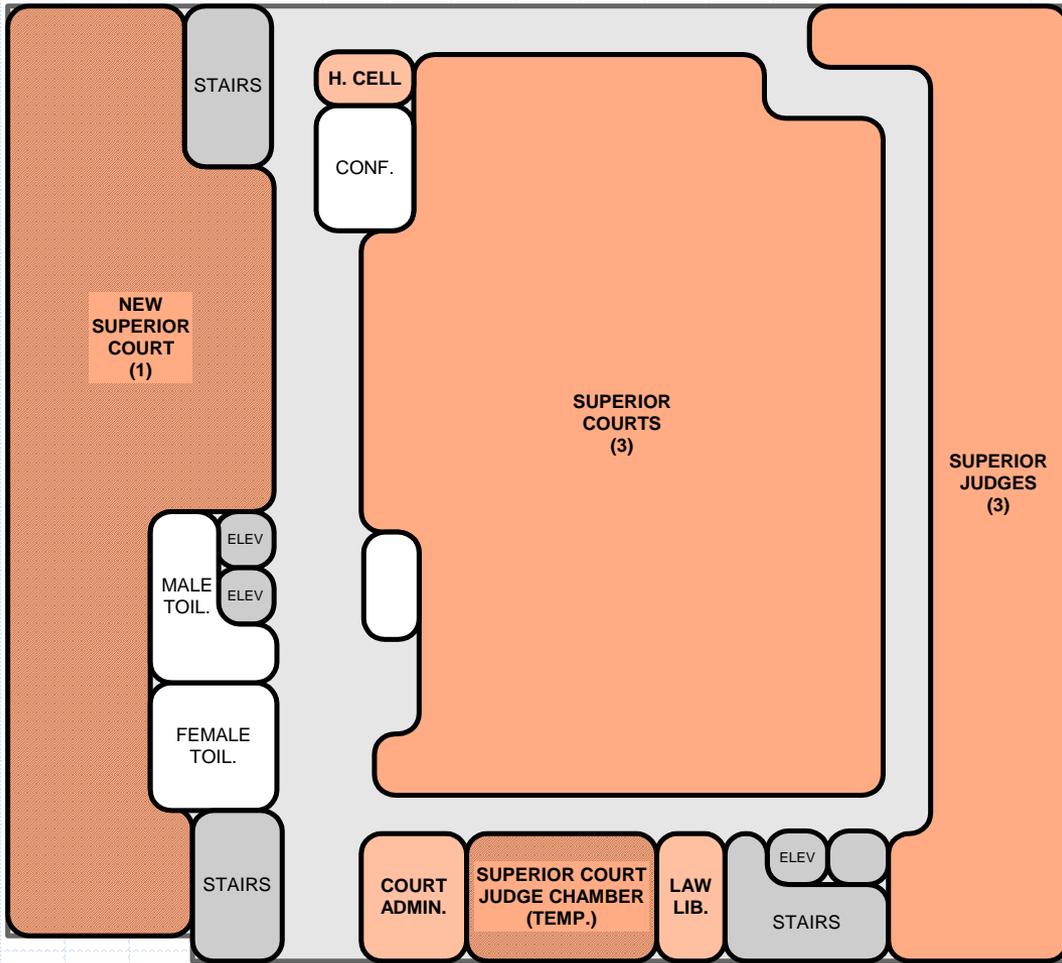


LEGEND

-  GENERAL CIRCULATION
-  CURRENT DEPT. SPATIAL USES
-  VERTICAL CIRCULATION & UTILITY SPACES
-  RELOCATED DEPTS. & SPACES

New Courthouse & Administration Building

Level 2
 Proposed Space Use
 Option 1 - Modified



New Courthouse & Administration Building

Level 3
 Proposed Space Use
 Option 1 - Modified

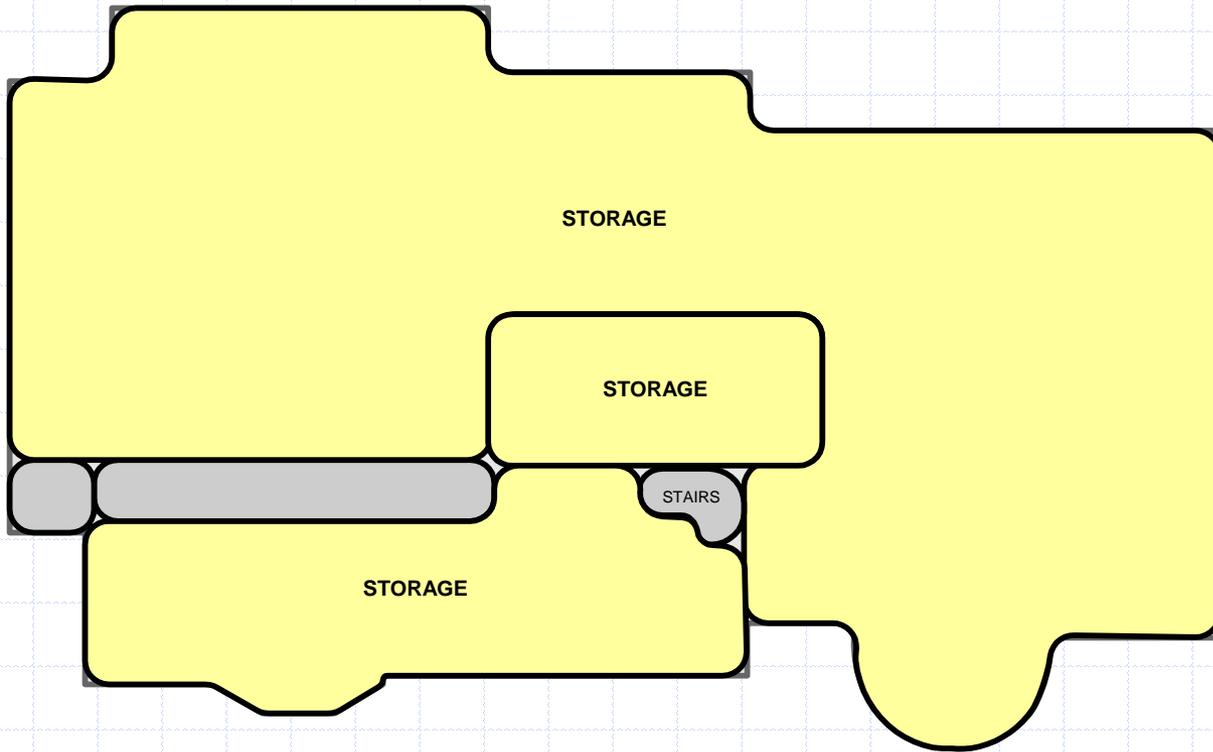
LEGEND

-  GENERAL CIRCULATION
-  CURRENT DEPT. SPATIAL USES
-  VERTICAL CIRCULATION & UTILITY SPACES
-  RELOCATED DEPTS. & SPACES

Cost Estimate – Option 1 Modified

New Courthouse & Administration Building

NEW COURTHOUSE & ADMIN. - OPTION 1 RENOVATION	AREA (GSF)	COST/S.F.	COST (\$)
New Superior Court and related functions	5,067	100	506,700
New space for District Attorney at First Floor	7,314	65	475,410
New space for Court Reporter at Second Floor	221	35	7,735
New Magistrate Court	757	90	68,130
New Court Administration Office	280	35	9,800
SUB-TOTALS (BUILDING COST)	13,639	65	1,067,775
SCOPE CONTINGENCY		10%	106,778
CONTRACTOR FEES (General Requirements, Overhead & Profit)		25%	266,944
SUBTOTAL (HARD COSTS)			1,441,496
A/E DESIGN FEES (8% of Hard Costs)		8%	115,320
CONSTRUCTION CONTINGENCY (5% of Building Costs)		5%	53,389
BUILDING/SITE ACQUISITION COST		N/A	-
SITE WORK		N/A	-
PARKING DECK UPGRADE		N/A	-
SUBTOTAL (SOFT COSTS)			168,708
SUBTOTAL (SOFT/HARD COSTS)			1,610,205
LOCATION FACTOR			94.6
TOTAL RENOVATION COST ESTIMATE			1,523,254



Historic Courthouse

Level 1

Proposed Space Use

Option 1

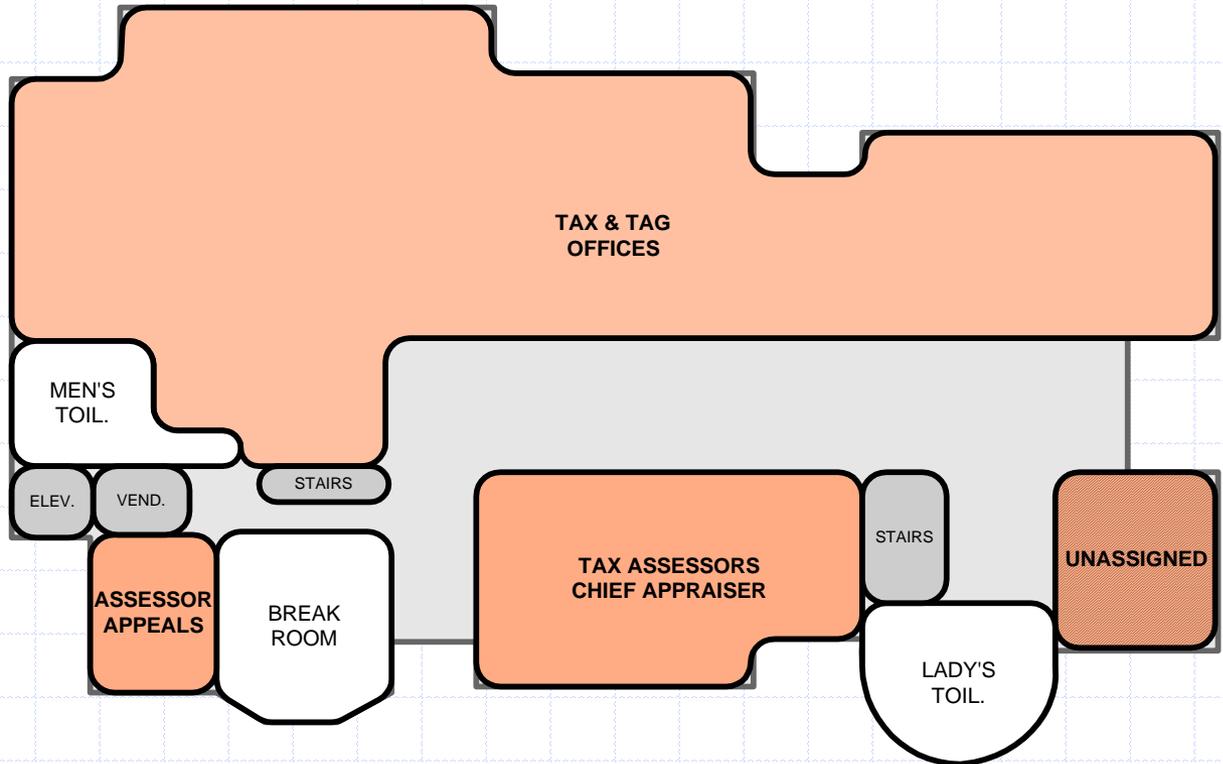
LEGEND

 GENERAL CIRCULATION

 CURRENT DEPT. SPATIAL USES

 VERTICAL CIRCULATION & UTILITY SPACES

 RELOCATED DEPTS. & SPACES



Historic Courthouse

Level 2

Proposed Space Use

Option 1

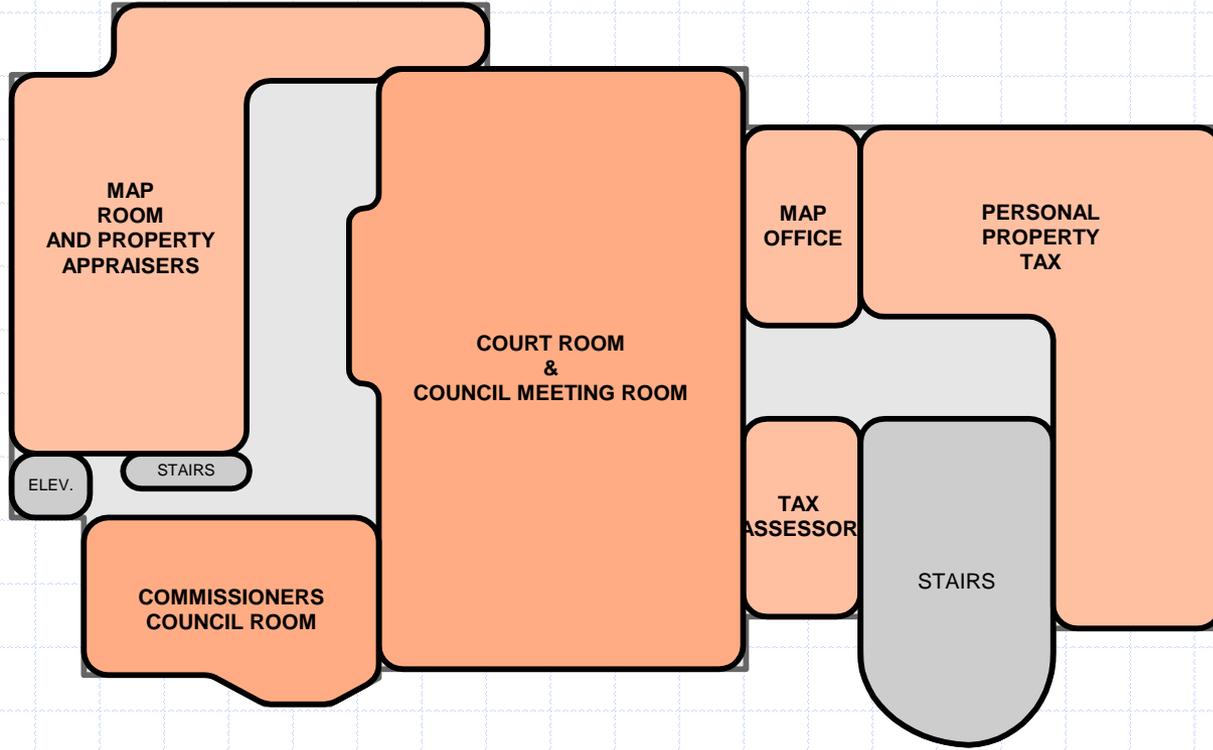
LEGEND

GENERAL CIRCULATION

CURRENT DEPT. SPATIAL USES

VERTICAL CIRCULATION & UTILITY SPACES

RELOCATED DEPTS. & SPACES



Historic Courthouse

Level 3
 Proposed Space Use
 Option 1

LEGEND

-  GENERAL CIRCULATION
-  CURRENT DEPT. SPATIAL USES
-  VERTICAL CIRCULATION & UTILITY SPACES
-  RELOCATED DEPTS. & SPACES

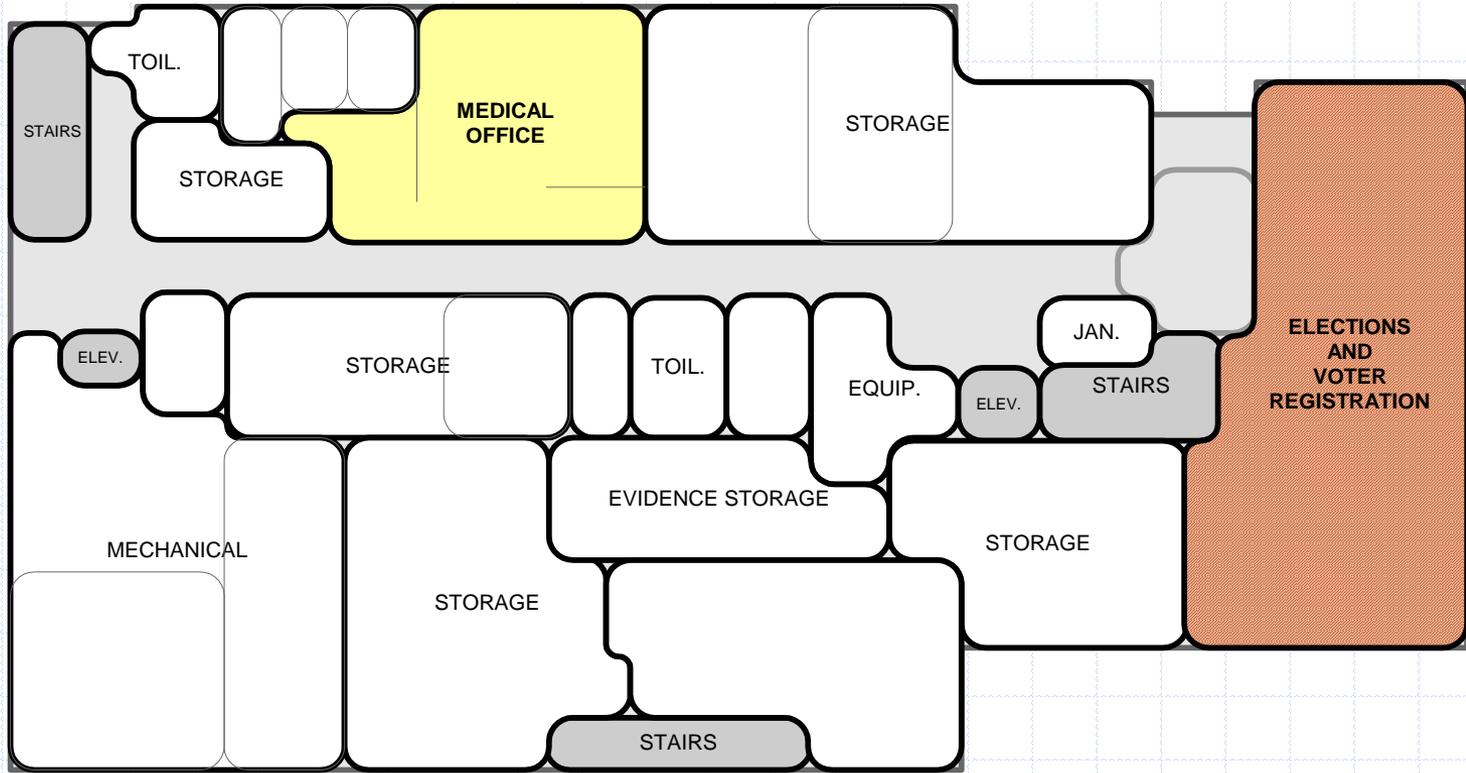
Needs Projection 2015

Historic Courthouse – Option 1

DEPARTMENT/FUNCTION	LOCATION	AREA (SF) ORIGINAL	RELOCATED FROM	AREA (SF) PROJECTED	COMMENTS
Historic Courthouse					HC Building - 23,400 GSF
Tax Assessor	Levels 1, 2, & 3	3,400	N/A	3,540	
Tax Commissioner	Level 2	2,386	N/A	3,105	
Multi-Purpose Meeting Spaces	Level 3	9,250	N/A	9,250	new function
Data Processing	Level 2	1,269	N/A	1,250	all in former Elections/Regist. Area
Map Room, Tax Assessor/Prop. Apprais.	Level 3	924	N/A	924	
Net Area - New Uses		17,229		18,069	

Cost Estimate – Option 1 Modified Historic Courthouse

Cost associated with this option is minimal if work is performed in-house.



4th Avenue Courthouse

Level 1

Proposed Space Use

Option 1 - Modified

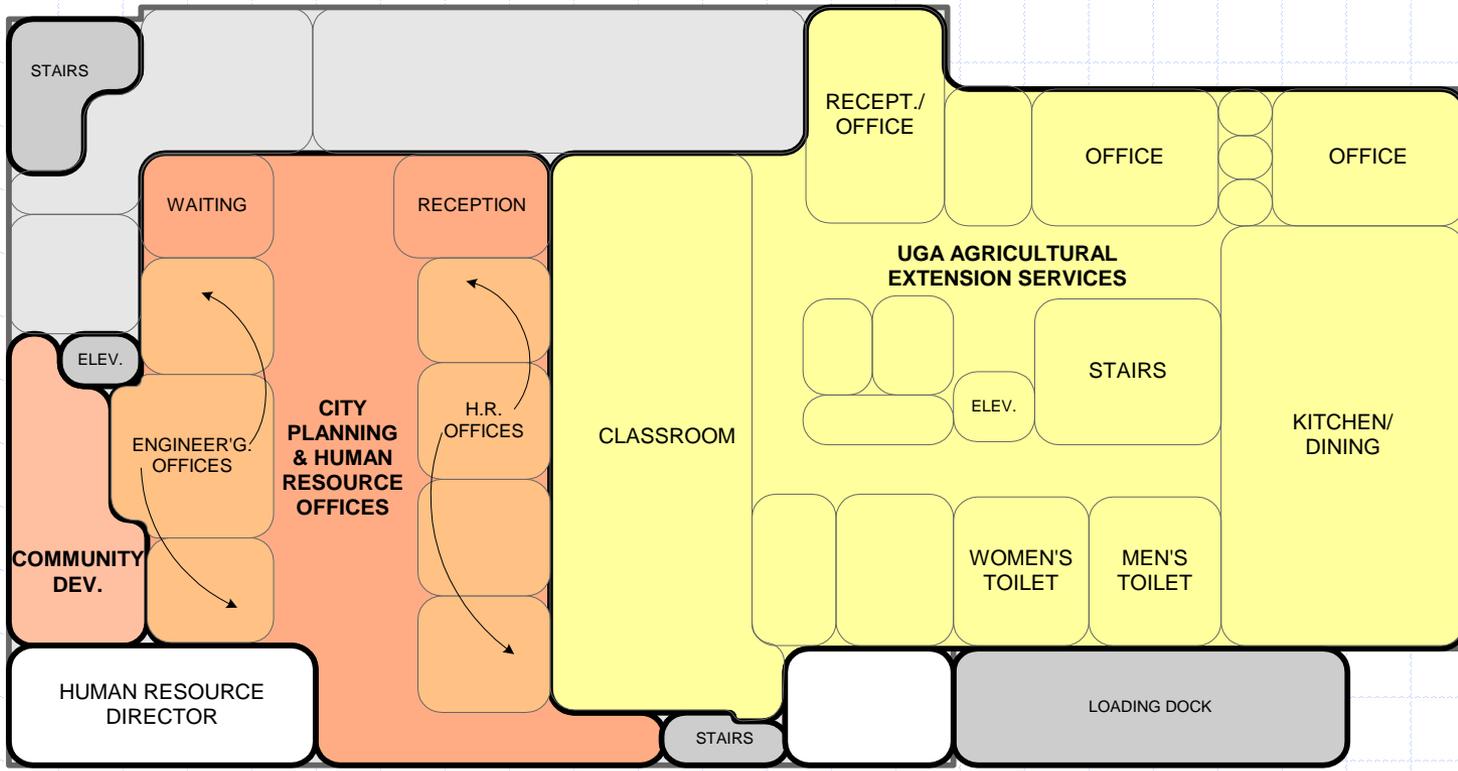
LEGEND

 GENERAL CIRCULATION

 CURRENT DEPT. SPATIAL USES

 VERTICAL CIRCULATION & UTILITY SPACES

 RELOCATED DEPTS. & SPACES

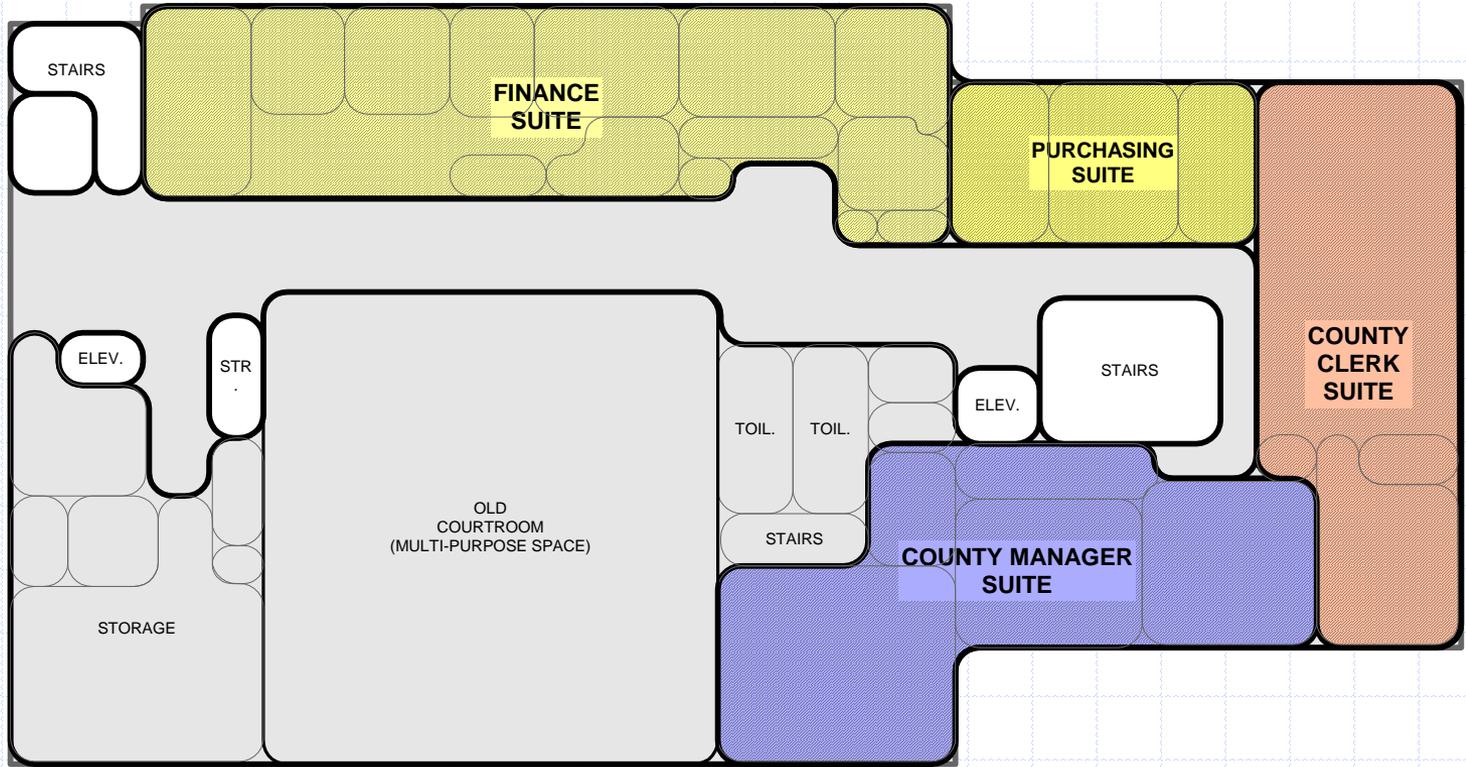


4th Avenue Courthouse

Level 2
 Proposed Space Use
 Option 1 - Modified

LEGEND

- GENERAL CIRCULATION
- CURRENT DEPT. SPATIAL USES
- VERTICAL CIRCULATION & UTILITY SPACES
- RELOCATED DEPTS. & SPACES



4th Avenue Courthouse

Level 3

Proposed Space Use

Option 1 - Modified

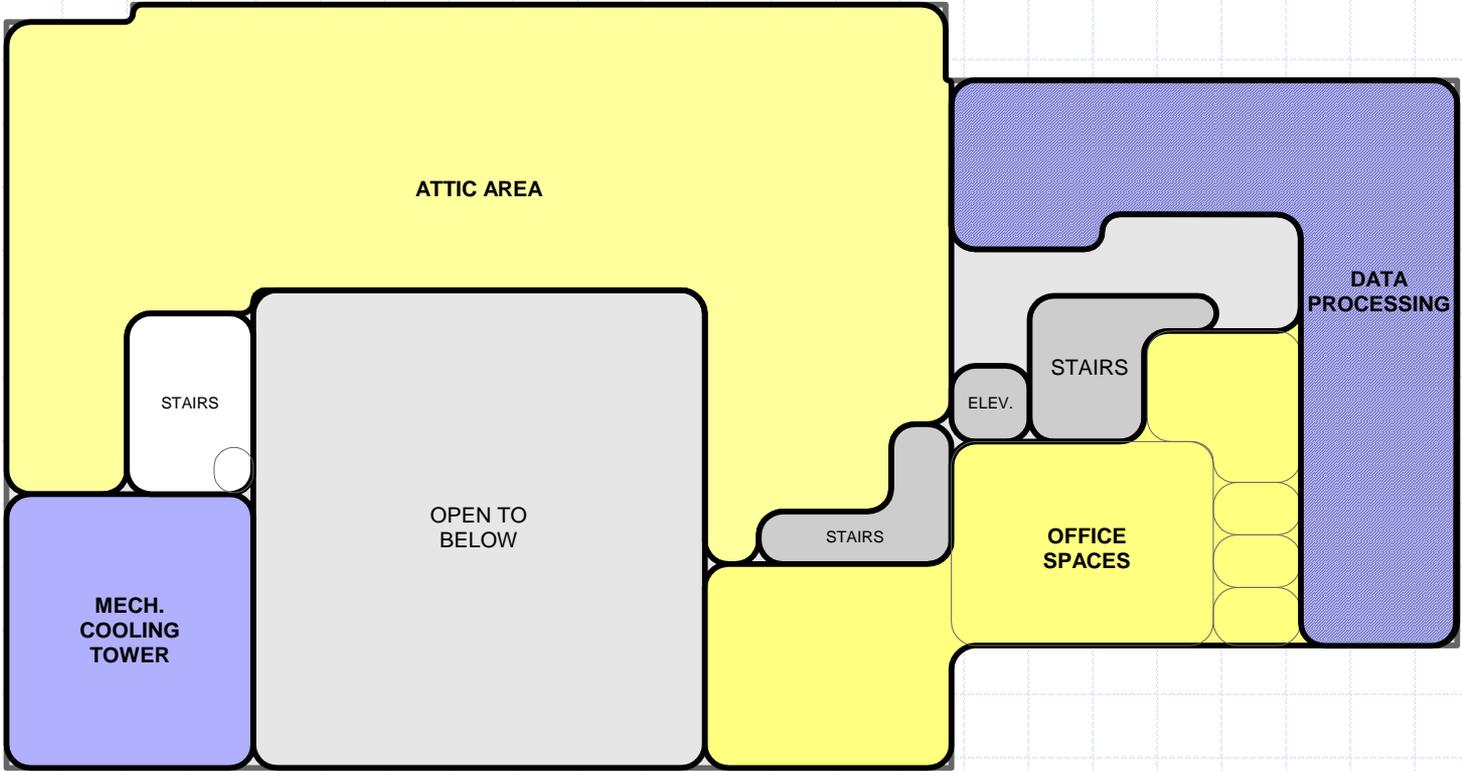
LEGEND

 GENERAL CIRCULATION

 CURRENT DEPT. SPATIAL USES

 VERTICAL CIRCULATION & UTILITY SPACES

 RELOCATED DEPTS. & SPACES



4th Avenue Courthouse

Level 4
 Proposed Space Use
 Option 1 - Modified

LEGEND

-  GENERAL CIRCULATION
-  CURRENT DEPT. SPATIAL USES
-  VERTICAL CIRCULATION & UTILITY SPACES
-  RELOCATED DEPTS. & SPACES

Needs Projection 2015

4th Avenue Courthouse – Option 1 Modified

DEPARTMENT/FUNCTION	LOCATION	AREA (SF) ORIGINAL	RELOCATED FROM	AREA (SF) PROJECTED	COMMENTS
Fourth Avenue Courthouse					
FAC Building - 41,400 GSF					
Cooperative Extension	Level 2	3,785	N/A	2110	Location To Be Assigned (TBA)
Community Development	Level 2	3,324	N/A	2800	Location To Be Assigned (TBA)
County Manager	TBA	2,602	Level 1 - NCA	2900	Location To Be Assigned (TBA)
Clerk-Board of Commissioners	TBA	247	Level 1 - NCA	250	Location To Be Assigned (TBA)
Human Resources	TBA	941	Level 1 - NCA	941	Location To Be Assigned (TBA)
Finance	TBA	1,319	Level 1 - NCA	1485	Location To Be Assigned (TBA)
Purchasing	TBA	424	Level 1 - NCA	914	Location To Be Assigned (TBA)
Facilities Manager	TBA	150	Level 1 - NCA	300	Location To Be Assigned (TBA)
Elections and Registrations	TBA	924	Level 2 - NCA	1035	Location To Be Assigned (TBA)
Board of Commissioners	TBA	2,950	Level 1 - NCA	2900	Location To Be Assigned (TBA)
Net Area - New Uses		16,666		15,635	

Cost Estimate – Option 1

4th Avenue Courthouse

4TH AVENUE COURTROOM - OPTION 1 RENOVATION	AREA (GSF)	COST/S.F.	COST (\$)
TOTAL RENOVATION OF BUILDING INCLUDING:	41,400	75	3,105,000
New interior partition wall systems			
New insulated windows and exterior doors			
New roof system			
Clean, tuckpoint and seal bricks			
SUB-TOTALS (BUILDING COST)	41,400	75	3,105,000
SCOPE CONTINGENCY		10%	310,500
CONTRACTOR FEES (General Requirements, Overhead & Profit)		25%	776,250
SUBTOTAL (HARD COSTS)			4,191,750
A/E DESIGN FEES (8% of Hard Costs)		8%	335,340
CONSTRUCTION CONTINGENCY (5% of Building Costs)		5%	155,250
BUILDING/SITE ACQUISITION COST		N/A	-
SITE WORK		N/A	-
PARKING DECK UPGRADE		N/A	-
SUBTOTAL (SOFT COSTS)			490,590
SUBTOTAL (SOFT/HARD COSTS)			4,682,340
LOCATION FACTOR			94.6
TOTAL RENOVATION COST ESTIMATE			4,429,494

END OF REPORT

