



WASHINGTON COUNTY COURTHOUSE SPACE NEEDS ASSESSMENT
Component Area Program Space Inventory

Prepared for
Washington County Board of Supervisors



T&L Project No. 12943
June 14, 2016



Process & Activity Summary

- **Building Condition Assessment**
- **Confirm As-Built Floor Plans**
- **User Group Interviews**
- **Program Development**
- **Concept Development Options**
- **Committee Reviews**

Program Tabulation of Component Spaces

Program Space Summary

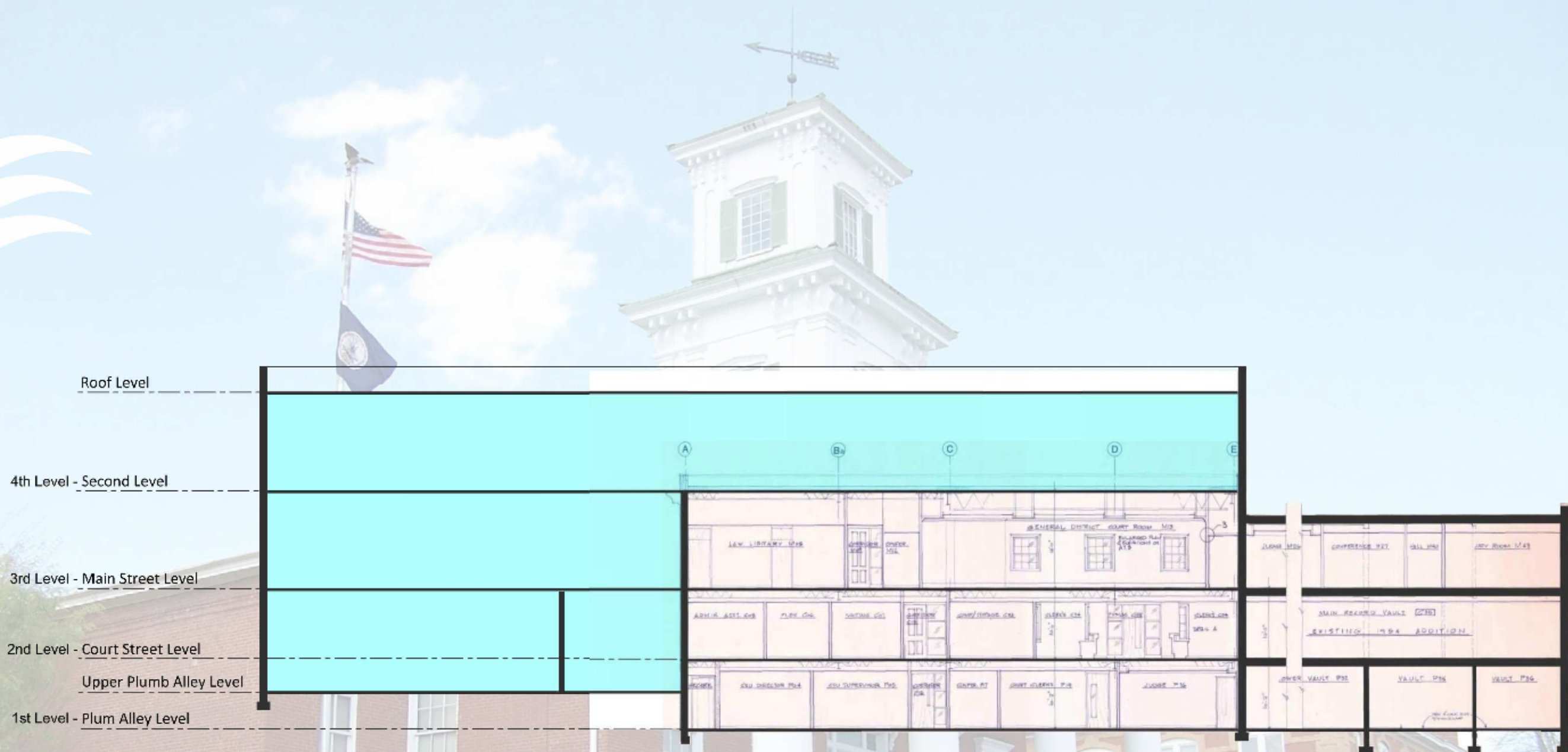
Component Areas	Existing		Proposed		Comments
	# Pers.	Total SF	# Pers.	Total SF	
Circuit Court	10	9,944	62	22,911	
General District Court	7	3,631	15	13,263	
Juevenile & Domestic Relations Court	9	3,081	18	12,894	
Court Services	6	2,149	10	5,175	
Commonwealth Attorney	16	4,247	21	6,870	
Prisoner Holding and Transportation	0	521	5	3,799	
Other Related Components	4	280	0	1,275	
Program Area Totals	52	23,853	131	66,186	
Building Efficiency Rating - Net to Gross Ratio of 1.25				16,547	
TOTAL GROSS AREA (GSF) REQUIRED				82,733	

Definitions:

- Gross Area (GSF):** The total area of all floors of a building measured to the exterior face of the exterior walls, or to the horizontal projection of the roof or floor above for areas that are not provided with exterior walls.
- Assignable Area (ASF):** The area of the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant, including every type of space functionally usable by an occupant except "Non-assignable Areas" defined below. The area of a closet or private toilet within an office or suite space shall be included in the calculation of the assignable area of that space. Assignable square footage shall include only program-related spaces; however, not all program related spaces are necessarily considered assignable.
- Non-assignable Area (N-ASF):** The area or the sum of all areas on all floors of a building not available for assignment to building occupants, but which are necessary for the general operation of the building. Non-assignable space areas include corridors, stairs, lobbies, foyers, atria, entry vestibules, walls, columns, elevators, mechanical shafts, toilets (common and public), janitors closets, custodial, circulation, mechanical, HVAC and utility spaces, structural areas and open (shaft and atrium) spaces.
- Custodial Area:** That portion of the non-assignable area which is the sum of all areas of the building used for its protection, care, and maintenance. These include janitor's closets, storage areas for custodial supplies and equipment, trash rooms, and custodial locker rooms.
- Virginia Courthouse Facility Guidelines - 2015 edition (VCFG):** Guidelines for planning and design of court facilities in Virginia.



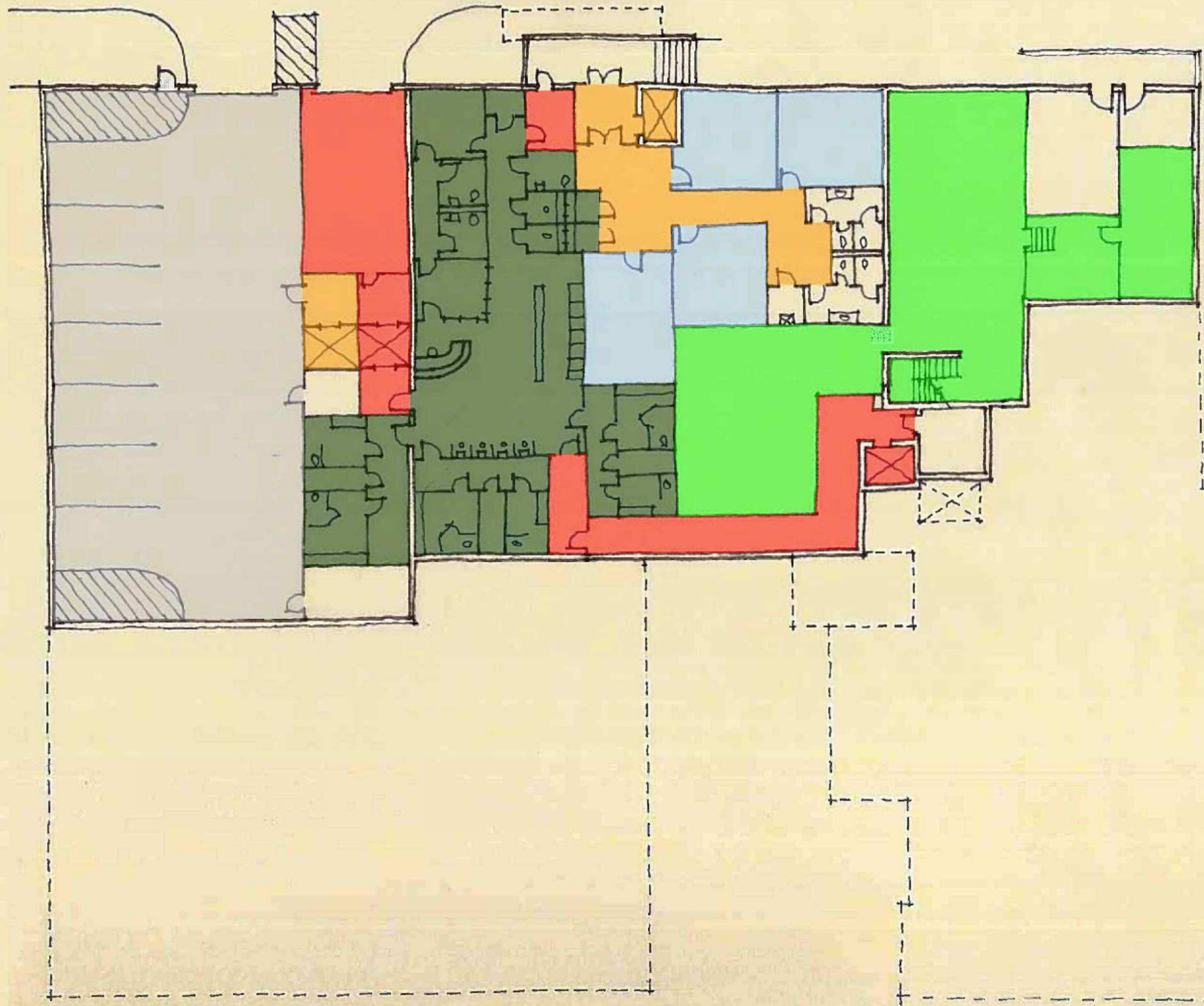
Site Plan



Proposed and Existing Building Section

OPTION #1

- **Full Program (82,733 S.F. + Secure Parking) on existing site**
- **Additions include:**
 - **Three levels on the site of the existing Elliott Building (to be razed and replaced)**
 - **New level on top of 1992 Addition**
 - **Two-story expansion into a portion of front courtyard**
- **Renovations include:**
 - **Major renovation to all areas of existing Courthouse**
 - **Renovation of Former Treasurer's Building for Commonwealth Attorney Offices**



Legend:

- Public Circulation [Blue Box]
- Private Circulation
Court Professional, Judiciary, & Staff [Orange Box]
- Secure Circulation
In-Custody Persons [Red Box]
- Circuit Court [Green Box]
- General District Court [Yellow Box]
- J&DR Court [Brown Box]
- Court Services [Purple Box]
- Prisoner Holding & Transportation [Dark Green Box]
- Other Related Components [Light Blue Box]
- Secure Parking [Grey Box]
- Shared Hearing Room [White Box]

Option 1

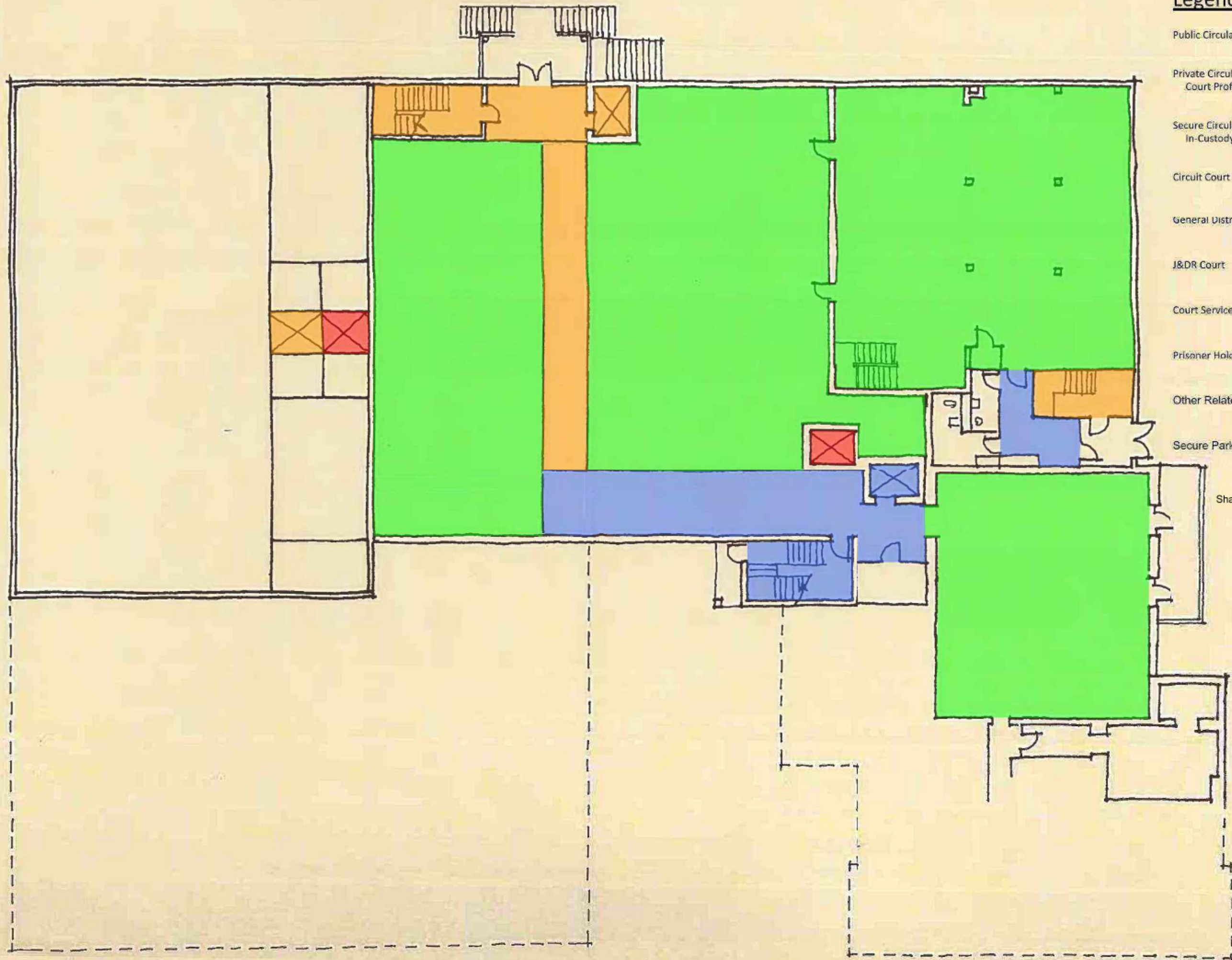
Level 1 - Plum Alley Floor Plan
Scale: 1/16" = 1'-0"

**Washington County
Courthouse**



**THOMPSON
& LITTON**
EST. 1954

June 14, 2016



Legend:

- Public Circulation
- Private Circulation
Court Professional, Judiciary, & Staff
- Secure Circulation
In-Custody Persons
- Circuit Court
- General District Court
- J&DR Court
- Court Services
- Prisoner Holding & Transportation
- Other Related Components
- Secure Parking
- Shared Hearing Room

Option 1

Level 2 - Court Street Floor Plan
Scale: 1/16" = 1'-0"

**Washington County
Courthouse**

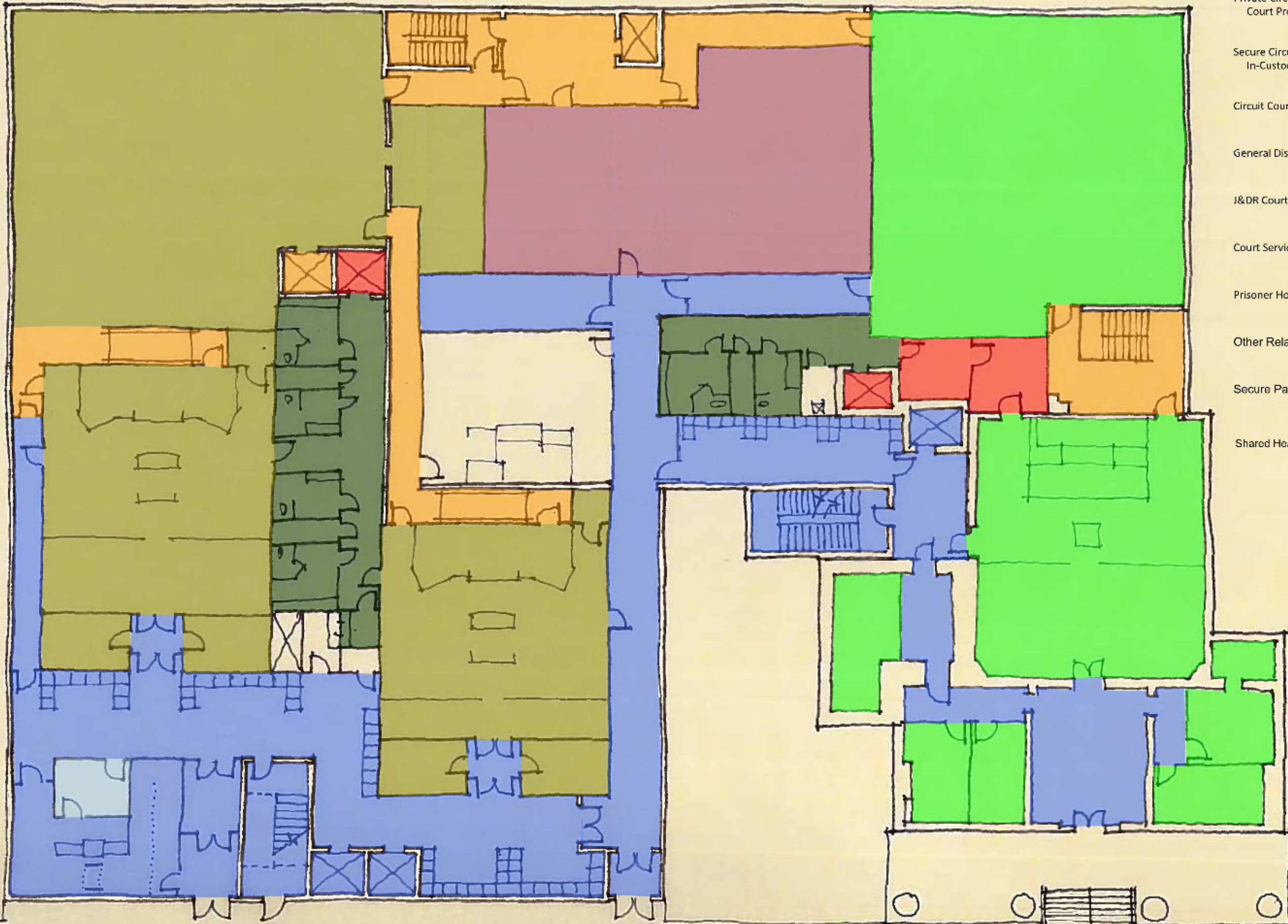


**THOMPSON
& LITTON**
EST. 1924

June 14, 2016

Legend:

- Public Circulation
- Private Circulation
Court Professional, Judiciary, & Staff
- Secure Circulation
In-Custody Persons
- Circuit Court
- General District Court
- J&DR Court
- Court Services
- Prisoner Holding & Transportation
- Other Related Components
- Secure Parking
- Shared Hearing Room



Option 1

Level 3 - Main Street Floor Plan
Scale: 1/16" = 1'-0"

**Washington County
Courthouse**

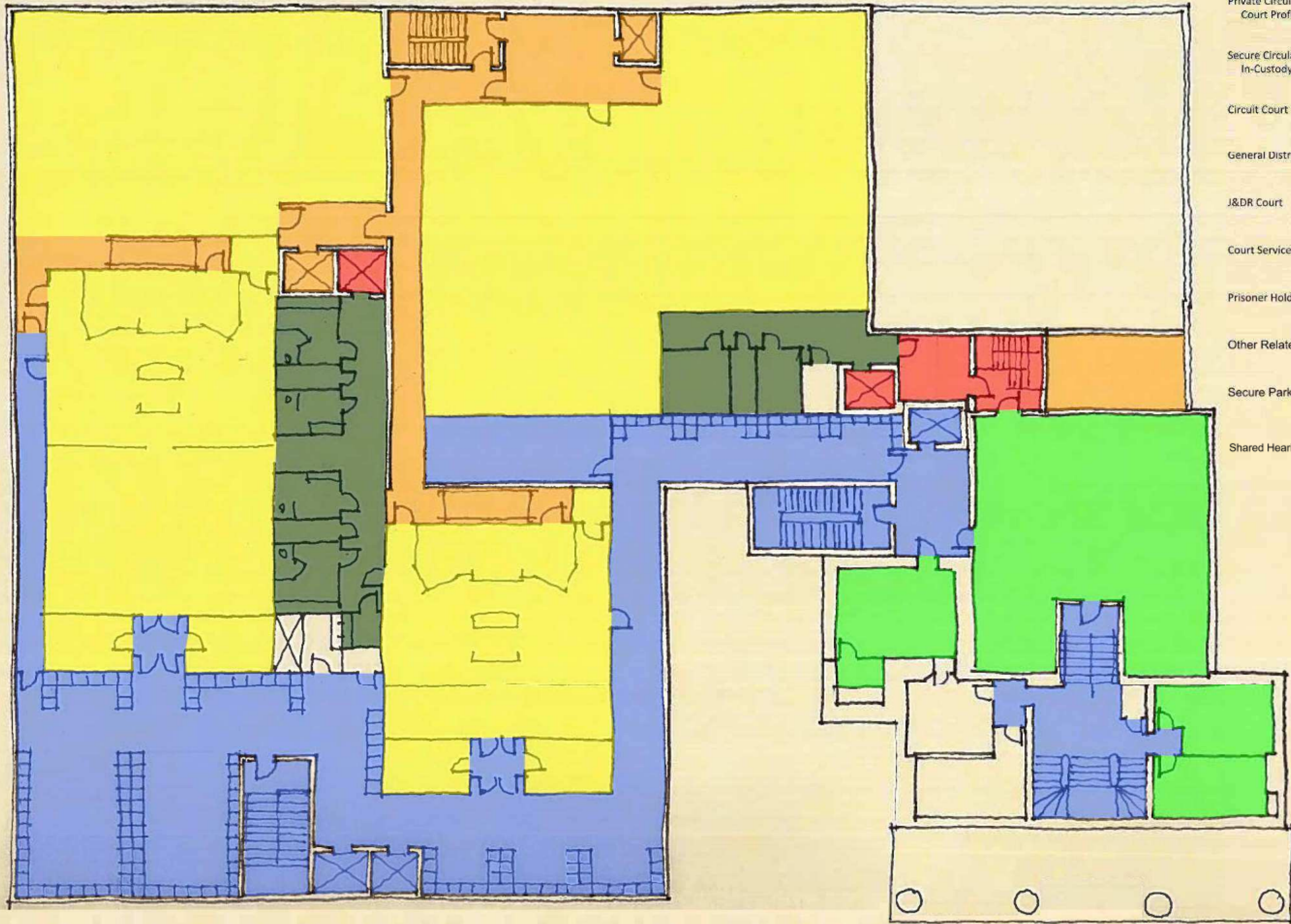


**THOMPSON
& LITTON**
EST. 1956

June 14, 2016

Legend:

- Public Circulation
- Private Circulation
Court Professional, Judiciary, & Staff
- Secure Circulation
In-Custody Persons
- Circuit Court
- General District Court
- J&DR Court
- Court Services
- Prisoner Holding & Transportation
- Other Related Components
- Secure Parking
- Shared Hearing Room



Option 1

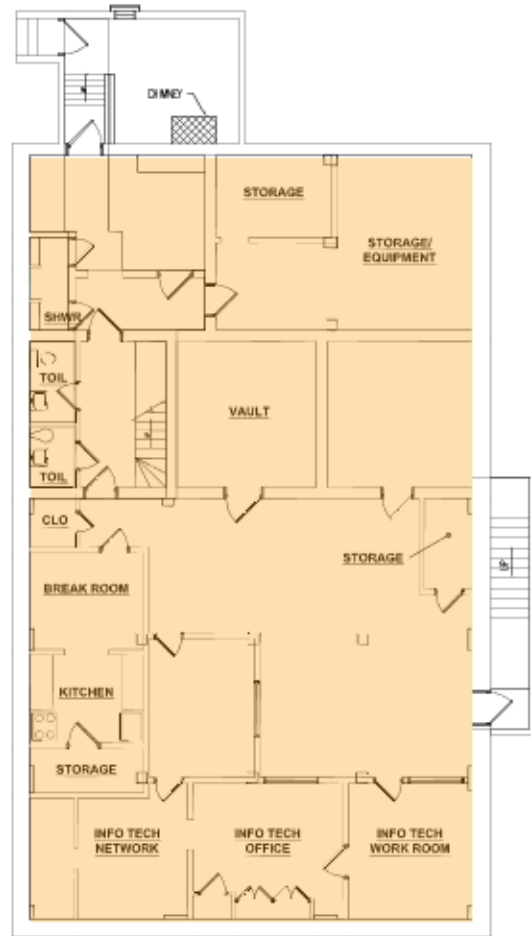
Level 4 - Second Floor Plan
Scale: 1/16" = 1'-0"

**Washington County
Courthouse**

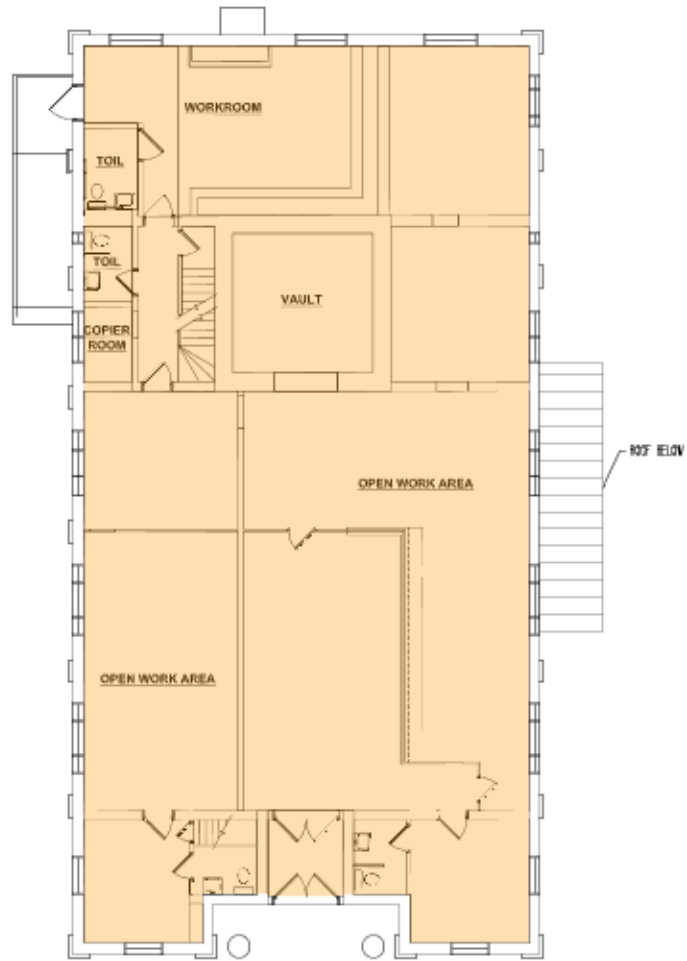


**THOMPSON
& LITTON**
EST. 1964

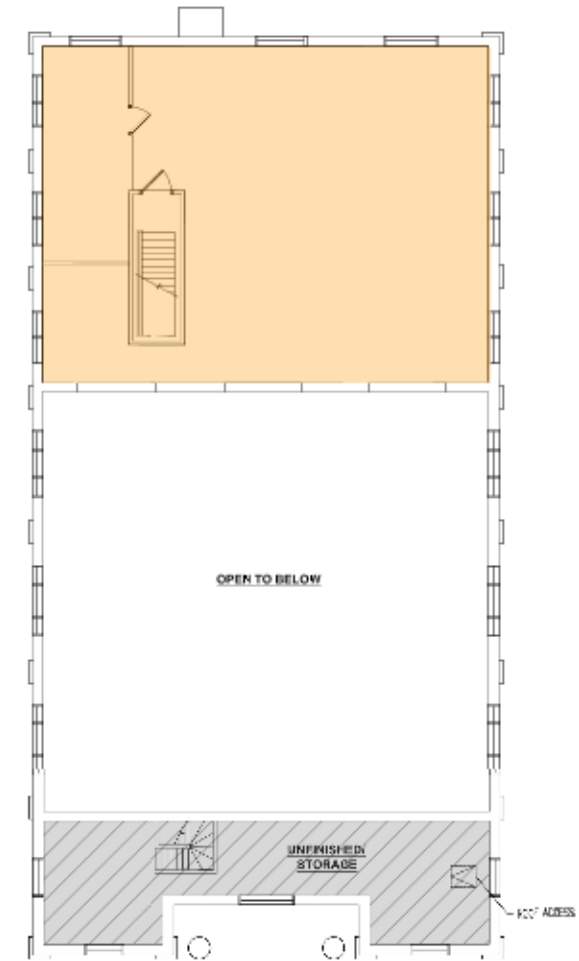
June 14, 2016



Basement Floor Level
2,783 Sq. Ft.



First Floor Level
3,207 Sq. Ft.



Mezzanine Floor Level
1,227 Sq. Ft.
368 Sq. Ft. Unassigned

Commonwealth Attorney (Relocation)
Total Area: 7,217 Sq. Ft.

Option 1

Former Treasurer's Building
Scale: 1/16" = 1'-0"

Washington County
Courthouse



THOMPSON
& LITTON

June 14, 2016

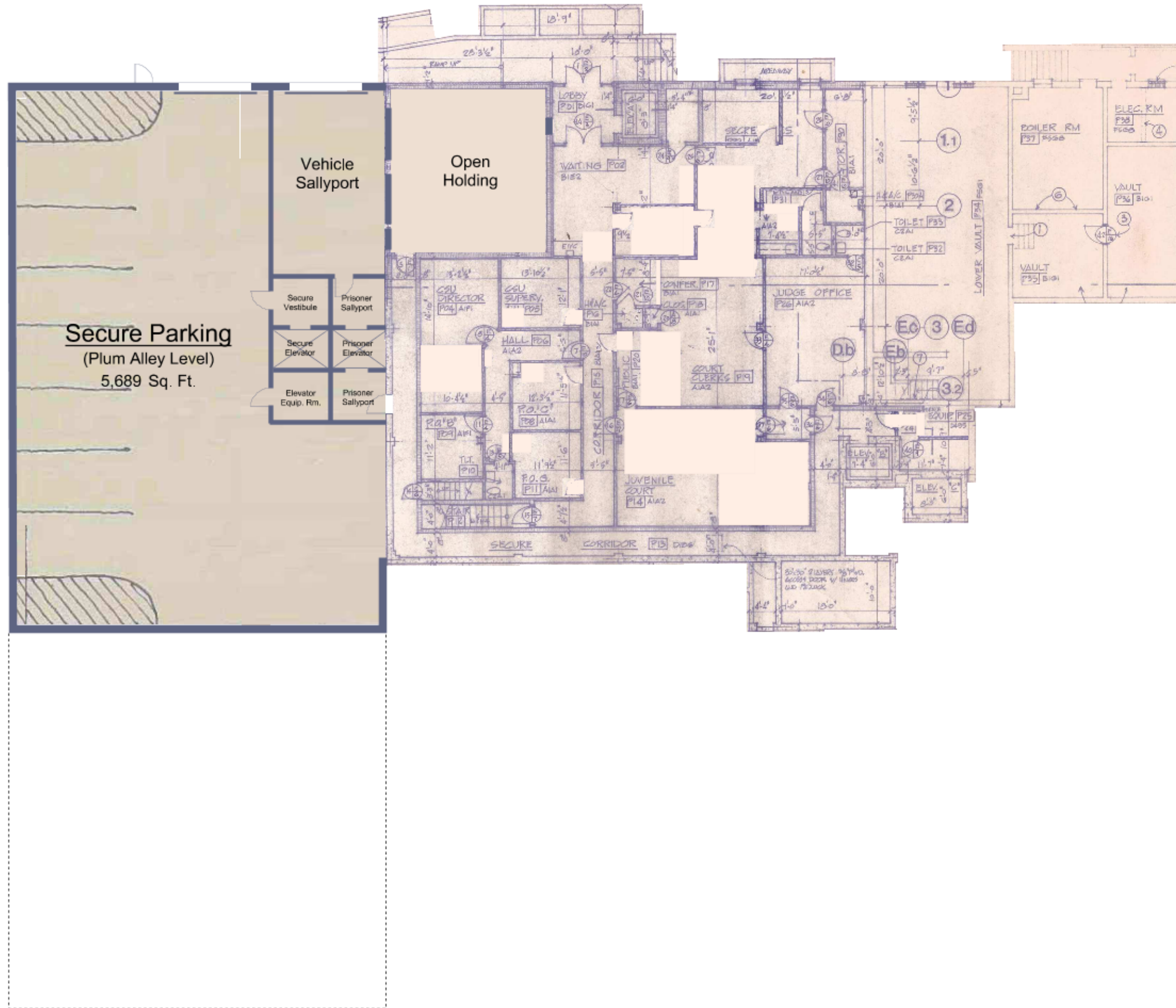
Option #1 Preliminary Project Budget

Option 1 - Full program at existing site

Building Areas:	Sq. Ft	\$/Sq. Ft	Const. Budget
Existing Building Area Renovations	48,217	\$175	\$8,437,975
New Addition Area	29,787	\$250	\$7,446,750
<ul style="list-style-type: none"> • Levels 3 & 4 • Plumb Alley level (between Levels 1 & 2) • Secure Parking & Vehicle Sallyport 	24,364 5,423		
Total Design Concept Area	77,463	\$205	\$15,884,725
Renovated Bank Building for Commonwealth's Atty	8,588	\$175	\$1,502,900
Program Area & Budget Per Design Concept	86,051	\$202	\$17,387,625
Budget Contingency (10%)			\$1,738,763
Total Construction Budget			\$19,126,388
Related Costs (25%)			\$4,781,597
Total Project Cost			\$23,907,984

OPTION #2

- **Partial Program accommodated (44,262 S.F.) on existing site including:**
 - **Full J&DR and Court Services program**
 - **Full General District Court program**
 - **Full Commonwealth Attorney Offices program**
- **Additions include:**
 - **Three levels on the site of the existing Elliott Building (to be razed and replaced)**
 - **New level on top of 1992 Addition**
- **Renovations include:**
 - **Level 1 - Renovate approximately 700 SF for prisoner holding**
 - **Level 2 - Re-use of existing Commonwealth Attorney's Office area for Circuit Court Clerk expansion**
 - **Level 3 - Renovation of approximately 1078 SF for General District Courts**



Option 2

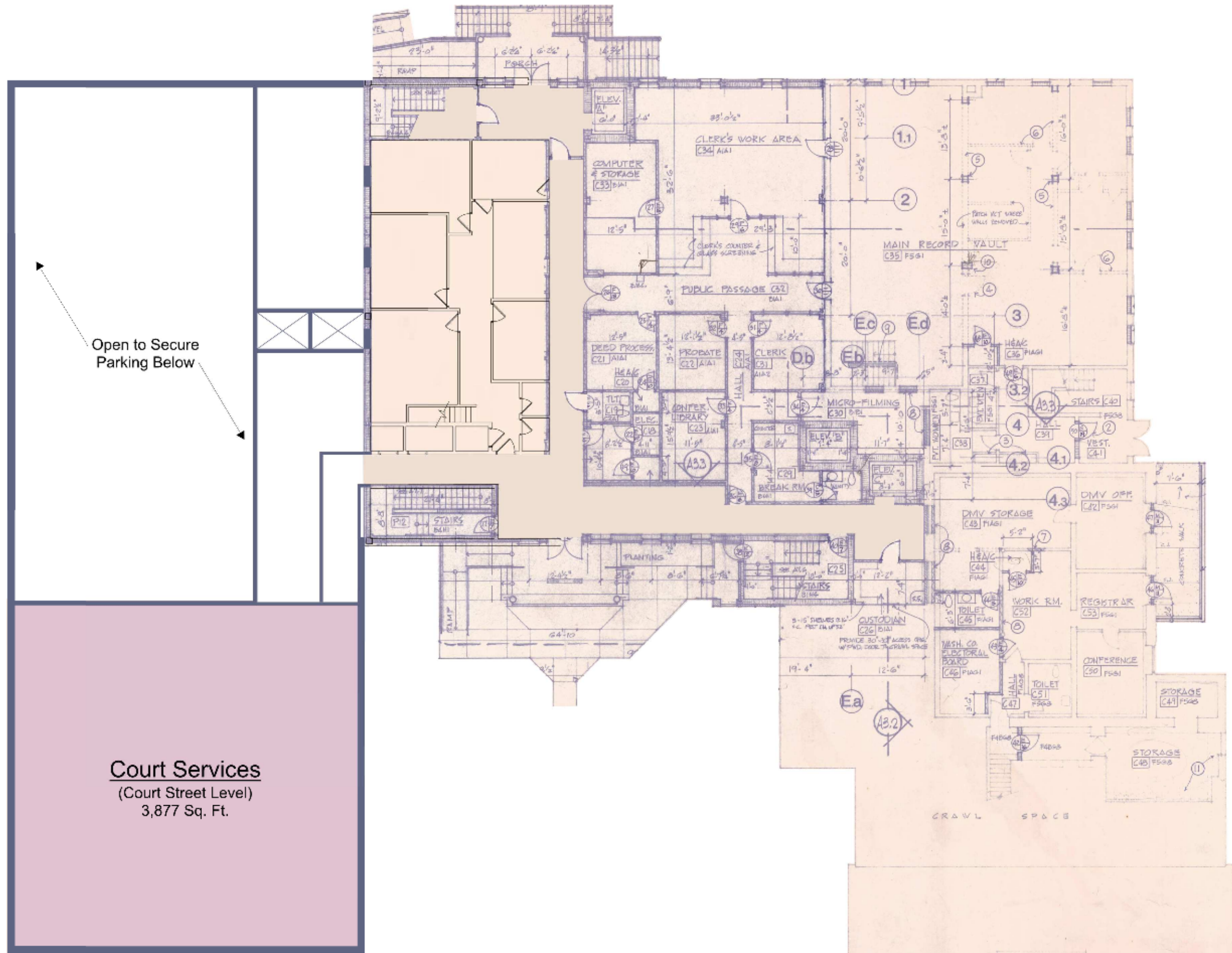
Level 1 - Plum Alley Floor Plan
Scale: 1/16" = 1'-0"

Washington County
Courthouse



THOMPSON
& LITTON
EST. 1924

June 14, 2016



Open to Secure
Parking Below

Court Services
(Court Street Level)
3,877 Sq. Ft.

Option 2

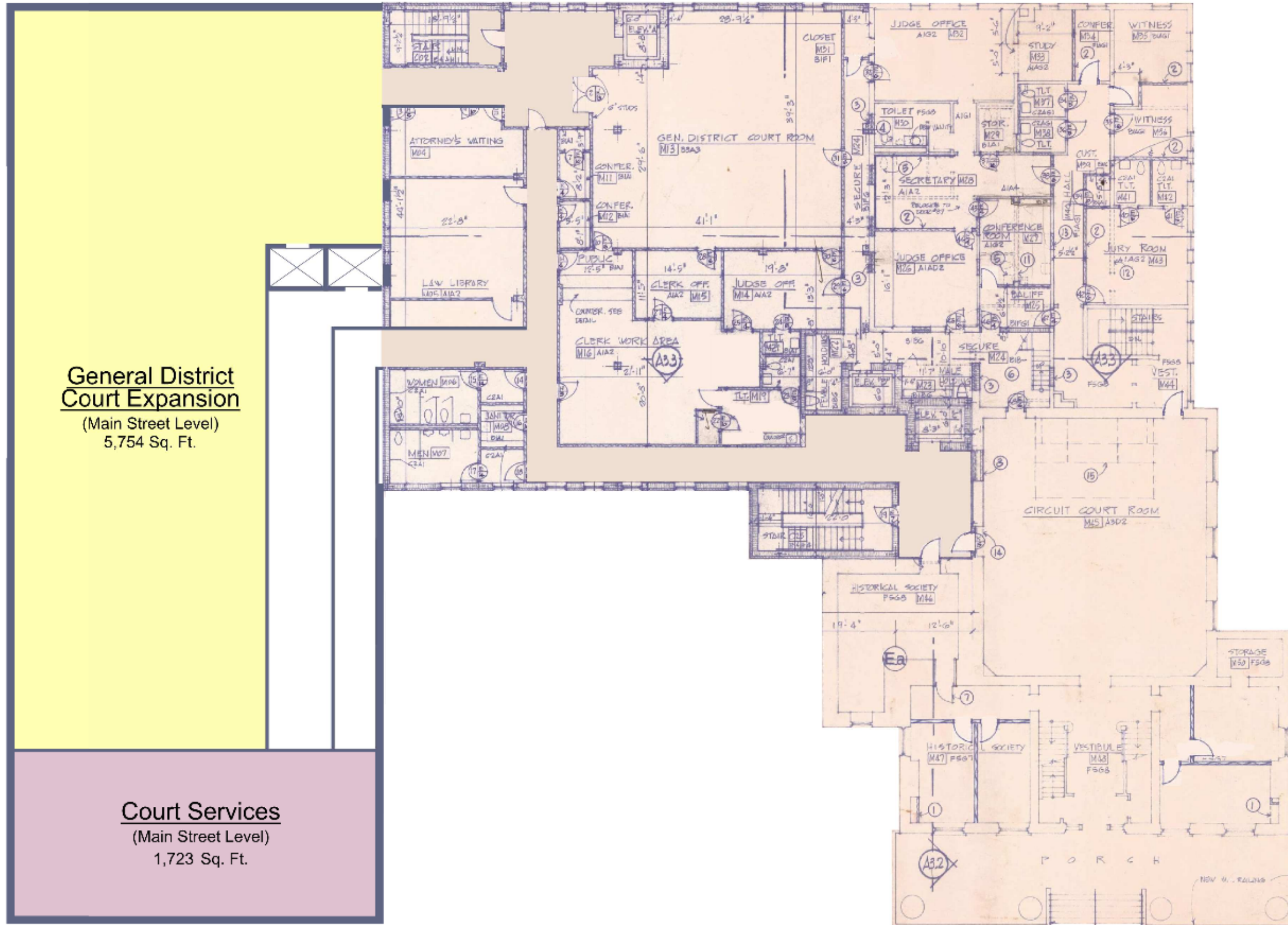
Level 2 - Court Street Floor Plan
Scale: 1/16" = 1'-0"

Washington County
Courthouse



THOMPSON
& LITTON
EST. 1914

June 14, 2018



**General District
Court Expansion**
(Main Street Level)
5,754 Sq. Ft.

Court Services
(Main Street Level)
1,723 Sq. Ft.

Option 2

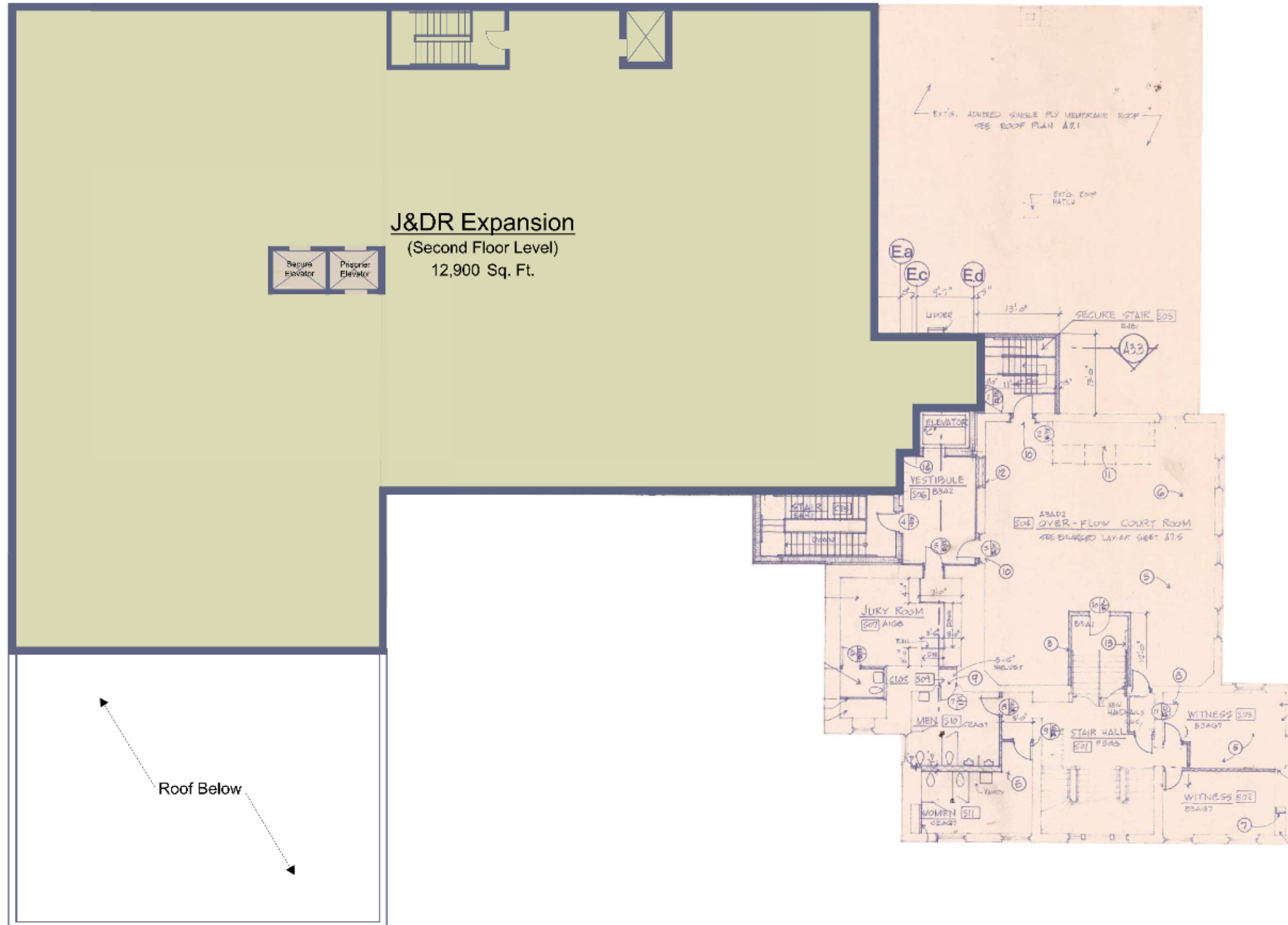
Level 3 - Main Street Floor Plan
Scale: 1/16" = 1'-0"

Washington County
Courthouse

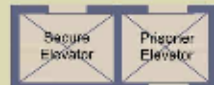


**THOMPSON
& LITTON**

June 14, 2015



J&DR Expansion
 (Second Floor Level)
 12,900 Sq. Ft.



Roof Below

Option 2

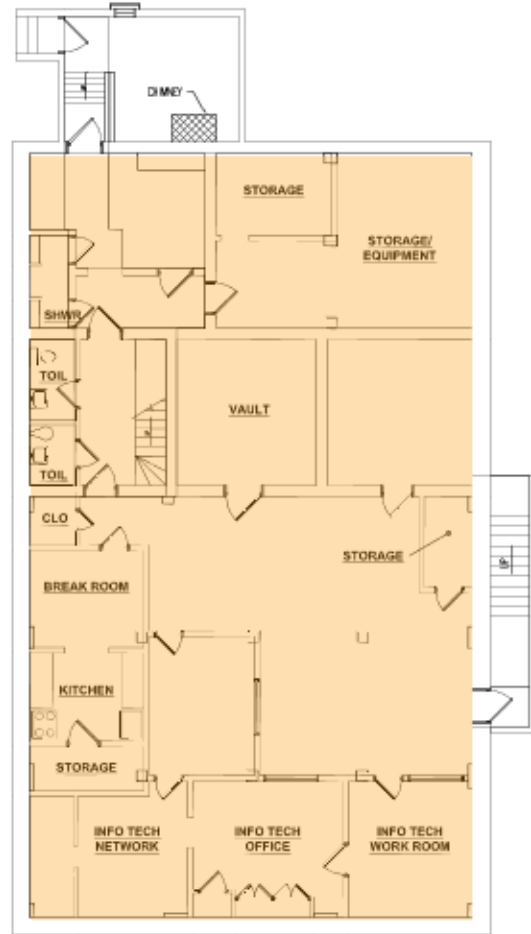
Level 4 - Second Floor Plan
 Scale: 1/16" = 1'-0"

Washington County
 Courthouse

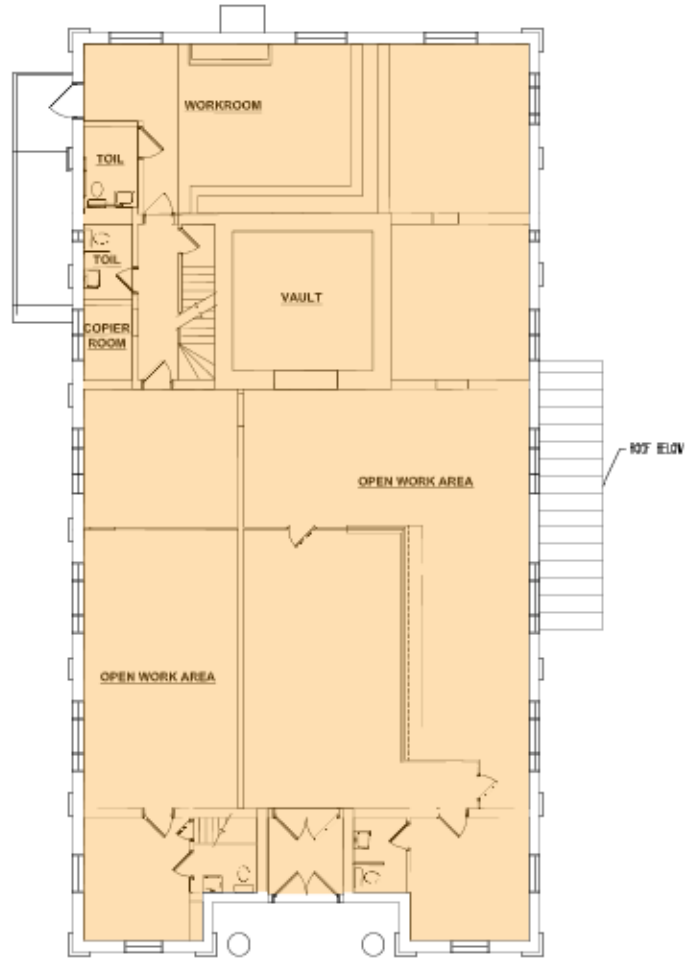


THOMPSON
 & LITTON
 ARCHITECTS

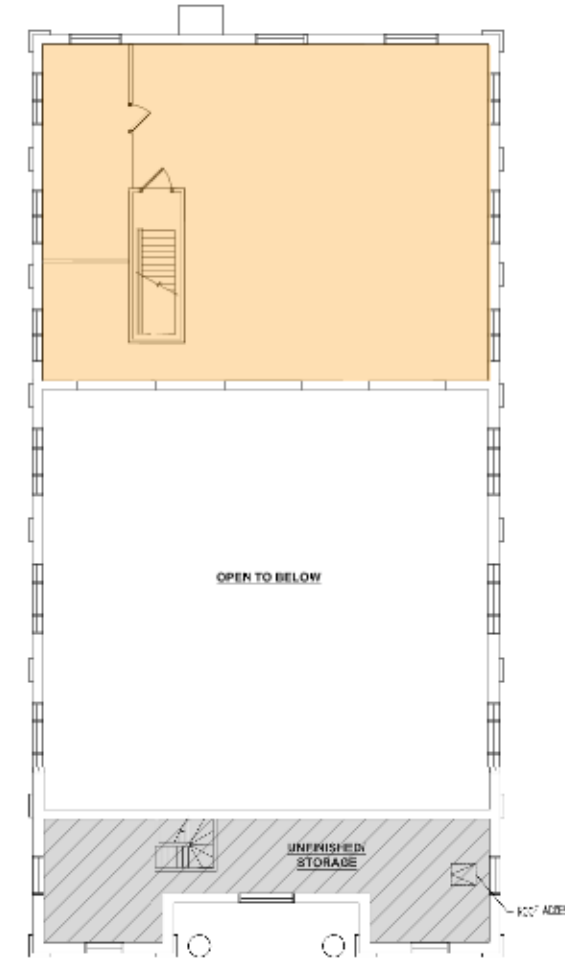
June 14, 2016



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Commonwealth Attorney (Relocation)
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Option 2

Former Treasurer's Building
Scale: 1/16" = 1'-0"

Washington County
Courthouse



THOMPSON
& LITTON

EST. 1988
June 14, 2016

Option #2 Preliminary Project Budget

Option 2 - Full J&DR, and added GD courtroom at existing site. CA at Bank Building

Building Areas:	Sq. Ft	\$/Sq. Ft	Const. Budget
Existing Building Area Renovations	3,642	\$175	\$637,350
New Addition Area	32,032	\$250	\$8,008,000
<ul style="list-style-type: none"> • Plumb Alley Level (between Levels 1 & 2) - Secure Parking 5,689 • Level 2 - Court Services 3,877 • Level 3 - Main St GD Ct Exp, Court Services 9,566 • Level 4 - J&DR Expansion 12,900 			
Total Design Concept Area	35,674	\$242	\$8,645,350
Renovate Bank Building for Commonwealth's Atty	8,588	\$175	\$1,502,900
Program Area & Budget Per Design Concept	44,262	\$229	\$10,148,250
Budget Contingency (10%)			\$1,014,825
Total Construction Budget			\$11,163,075
Related Costs (25%)			\$2,790,769
Total Project Cost			\$13,953,844

OPTION #3

- All new construction on a newly acquired site in Stone Mill Business & Technology Park
- Full Program Accommodated (88,422 S.F., including secure parking)
- Adequate parking accommodated

Option #3 Preliminary Project Budget

Option 3 - New Construction on newly acquired site

Building Areas:	Sq. Ft	\$/Sq. Ft	Const. Budget
Construction Costs			
• Building (includes secure parking)	88,422	\$250	\$22,105,500
• Site Development			\$1,750,000
Total Design Concept Area	88,422	\$270	\$23,855,500
Budget Contingency (10%)			\$2,385,550
Construction Budget			\$26,241,050
Related Costs (25%)			\$6,560,263
Total Project Cost			\$32,801,313
Less Circuit Court			
• Building	9,944	\$250	\$2,486,000
• Budget Contingency (10%)			\$248,600
• Construction Budget			\$2,734,600
• Related Costs (25%)			\$683,650
Total Reduction for Circuit Court	9,994	\$250	\$3,418,250
Total Project Cost Without Circuit Court			\$29,383,063



Q & A