

FLOYD COUNTY SPACE NEEDS EVALUATION

December 2, 2020

Prepared for:
New Albany - Floyd County



RQAW
ARCHITECTURE

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EXECUTIVE SUMMARY

FLOYD COUNTY SPACE NEEDS EVALUATION

EXECUTIVE SUMMARY

RQAW was hired to complete a space needs evaluation for Floyd County in August of 2020. The objective of this study was to determine the best means to accommodate the immediate and long-term space needs (20 years) of the departments currently occupying space in the City/County Building, the Pine View Government Building, Health Department and the Reisz Building.

The study was undertaken with several specific objectives to be addressed:

- The existing facilities and the uses of the spaces within the facilities were documented.
- The existing spaces and how they are used were reviewed. Some understanding of how well the spaces function and accommodate operations were established.
- The immediate space requirements were documented, and future growth was accounted for.
- An existing detailed architectural space program for the county departments that occupy the four facilities has been provided.
- A proposed detailed architectural space program to maximize space efficiency and optimize operations and functionality has been provided.
- Conceptual design and estimated probable construction and project costs related to the proposed four options has been provided.

The departments that were evaluated included:

Justice Departments- The following departments currently utilize 38,030 sq. ft. The proposed program suggests these spaces to utilize 49,238 sq. ft.

- Superior Court 1
- Superior Court 2
- Superior Court 3
- Magistrate
- Community Corrections
- Child Support
- Sheriff's Department
- Circuit Court
- Auxiliary Court
- County Clerk
- Prosecutor
- Probation/Juvenile Probation
- Drug and Alcohol
- Public Defender

Government Departments- The following departments currently utilize 34,137 sq. ft. The proposed program suggests that with a more efficient plan, these spaces could be decreased to 30,548 sq. ft.

- County Commissioners/Council
- Coroner Office
- County Recorder
- County Treasurer

-
- County Surveyor
 - County Assessor
 - County Auditor
 - Operations
 - Health Department
 - Veteran Services
 - Building Authority
 - Emergency Management
 - Soil and Water

PROCESS UNDERTAKEN

PHASE 1: PRE-PROJECT

This phase was primarily focused on forming the foundation for the study, including clearly understanding the study goals and objectives, obtaining necessary information, and defining the review and approval process.

The study participants included Don Lopp, Shawn Carruthers, and Scott Stewart.

The existing facilities spaces were documented and can be found on page 9 of this study. It is understood that the spaces currently occupied by the city departments in the City/County Building, would be vacated and used as needed for the county. These vacated spaces were documented and total 7,400 sq. ft. and can be found beginning on page 20.

PHASE 2: STRATEGIC PLANNING

The strategic planning phase defines the framework of the study. It also establishes a reference point for the potential scale of a project so that some preliminary decisions can be made to shape the final scope and location of the proposed project. As part of this phase, an existing facilities program was completed of the City/County Building, the Pine View Government Building, and the Reisz Building and can be found on page 26.

PHASE 3: STAFF AND SPACE PROGRAMING

Staff projections and space programming were done as part of Phase 3. With limited communications with staff, this study was able to gather some information about how current areas function from Don Lopp. Using data that has been developed for other counties, a guideline for spaces necessary for certain functions was utilized to create a program that would maximize operational efficiency and provide for

immediate and future space needs. The proposed program estimates that a total of 96,308 sq. ft. is needed to provide the most efficient layout. This proposed program can be found on page 33.

PHASE 4: CONCEPTUAL DESIGN

The efforts and related products of Phases 1-3 form the foundation to begin exploring conceptual design options or occupancy scenarios and costs, and a means to implement the selected project to address the current and future space needs of the users and departments. A preliminary cost evaluation was done for all four options. These cost evaluations can be found on page 70.

OPTION #1: NEW STANDALONE FACILITY

Option #1 proposes a new standalone facility. This facility could be in one of several different locations, but for this exercise, it has been located at the suggested Floodwall location. Using the proposed program, a building footprint of 32,103 square feet, including three floors, would provide the suggested 96,309 square feet. This option would relocate all judicial and administration/taxing functions to one facility, including the Health Department. This option allows for the most flexibility in terms of making necessary connections between departments and providing for the best layouts of all departments. See page 41 for Option #1.

Total Estimated Project Costs for Option #1: \$36,362,358

OPTION #2: ADDITION AND RENOVATION TO THE EXISTING CITY/COUNTY BUILDING

Option #2 proposes an addition and renovation to the existing City/County building. This option locates all the judicial, administration/taxing and Health Department functions into one facility. By renovating the existing 63,990 square foot building and the construction of a 49,800 square foot addition to the south side of the building, the proposed program can be achieved. This option utilizes most of the existing site. The addition is five stories, with a basement, that would house the courts and allow for an optimally sized and highly functional courtroom on each floor. There will be extensive renovation of the existing building to accommodate the remaining

departments. All the proposed square footage would be accounted for in this option and there will be extra square footage. Because there are inherent inefficiencies with modifying and adding on to an existing facility layout, this option is not as efficient as building a standalone facility. At the planning stage, this has led to some “shelled” spaces so that adjacency requirements can be achieved. Also, because the site is limited, it is recommended that the facility be maximized for future growth. This extra space makes up 7,538 sq. ft. spread out over four floors and the basement. See page 43 for Option #2.

Total Estimated Project Costs for Option #2: \$37,025,472.

OPTION #3A & #3B: UTILIZE THE CITY/COUNTY BUILDING FOR JUDICIAL FUNCTIONS AND CONSOLIDATE ALL OTHER ADMINISTRATION/TAXING FUNCTIONS INTO THE REISZ BUILDING.

Option #3A proposes to renovate the City/County Building for judicial functions and construct an addition to accommodate the Health Department. The single story, 8,300 square foot addition and basement would provide a total of 16,600 square feet to accommodate the Health Department, which is more than needed. This addition provides “shell space” that can be used for storage and future space needs/department expansion. All other government departments would be located at the Reisz Building. For both options (#3A and #3B), the Reisz Building would require renovations to accommodate the administration/taxing county functions. Another scenario, provided in Option #3B, is a two-story addition that could be constructed to accommodate the Health Department at the Reisz Building. See page 51 for both Option #3A and Option #3B.

Total Estimated Project Costs for Option #3A: \$23,500,207.

Total Estimated Project Costs for Option #3B: \$27,732,011.

OPTION #4: UTILIZE THE CITY/COUNTY BUILDING FOR JUDICIAL FUNCTIONS AND CONSOLIDATE ALL OTHER ADMINISTRATION/TAXING FUNCTIONS INTO THE PINE VIEW GOVERNMENT BUILDING

Like Option #3, Option #4 proposes to renovate the City/County Building for judicial functions. All other government functions, apart from the Building Authority, would be consolidated at the Pineview Government Building, including the Health

Department. It is proposed that the Youth Center remain at the Pineview Government Building. Since the remaining space does not accommodate all the county's government departments, this option proposes to build out the gymnasium for two levels of office space. The Health Department would be relocated in a new addition to the southeast corner of the building. The rest of the facility, excluding the Youth Center, would require minor renovations. (See above) See page 60 for Option #4.

Total Estimated Project Costs for Option #4: \$31,923,249.

EXISTING FACILITIES

FLOYD COUNTY SPACE NEEDS EVALUATION

- CIRCULATION - 2,452 SF
- CITY CLERK - 723 SF
- COUNTY ASSESSOR - 2,102 SF
- COUNTY AUDITOR - 326 SF
- COUNTY CLERK - 1,461 SF
- COUNTY RECORDER - 282 SF
- COUNTY SURVEYOR - 294 SF
- HEALTH DEPT. - 222 SF
- IT - 529 SF
- MAINTENANCE - 941 SF
- MECHANICAL - 1,969 SF
- NEW ALBANY TOWNSHIP TRUSTEE - 64 SF
- PROSECUTOR - 1,084 SF
- PUBLIC DEFENDER - 1,076 SF
- RESTROOMS - 206 SF
- STORAGE - 514 SF
- GROSS SQUARE FEET - 15,287 SF**



1 BASEMENT EXISTING CONDITIONS
1/8" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
CITY/COUNTY BLDG. EXISTING CONDITIONS
DECEMBER 2, 2020

- CIRCULATION - 2,294 SF
 - COUNTY AUDITOR - 1,887 SF
 - COUNTY RECORDER - 1,282 SF
 - COUNTY SURVEYOR - 322 SF
 - COUNTY TREASURER - 1,330 SF
 - DRUG & ALCOHOL - 605 SF
 - MAINTENANCE - 180 SF
 - NEW ALBANY TOWNSHIP TRUSTEE - 464 SF
 - RESTROOMS - 341 SF
 - STATE BOARD OF ACCOUNTS - 132 SF
 - SUPERIOR COURT 2 PROBATION - 602 SF
 - VETERAN SERVICES - 592 SF
- GROSS SQUARE FEET - 11,106**



1 FIRST FLOOR EXISTING CONDITIONS PLAN
1/8" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
CITY/COUNTY BLDG. EXISTING CONDITIONS
DECEMBER, 2020

- AUXILIARY COURTROOM - 927 SF
 - BUILDING AUTHORITY - 126 SF
 - CHILD SUPPORT - 961 SF
 - CIRCULATION - 2,140 SF
 - COUNTY CLERK - 2,635 SF
 - MAGISTRATE - 752 SF
 - MAINTENANCE - 156 SF
 - MECHANICAL - 384 SF
 - PROSECUTOR - 3,093 SF
 - RESTROOMS - 226 SF
 - SUPERIOR COURT 1 - 2,442 SF
- GROSS SQUARE FEET - 15,716**



1 SECOND FLOOR EXISTING CONDITIONS
1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
CITY/COUNTY BLDG. EXISTING CONDITIONS
DECEMBER, 2020

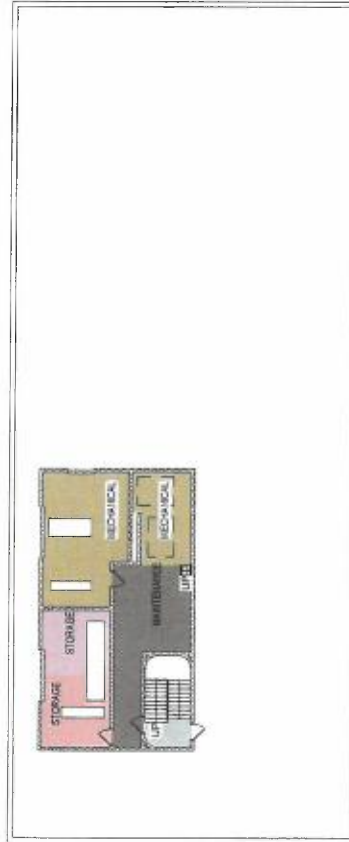
- CIRCUIT COURT - 2,409 SF
 - CIRCULATION - 1,573 SF
 - IT - 195 SF
 - MAINTENANCE - 153 SF
 - MECHANICAL - 388 SF
 - RESTROOMS - 226 SF
 - SUPERIOR COURT 2 - 2,645 SF
 - SUPERIOR COURT 3 - 1,730 SF
- GROSS SQUARE FEET - 10,940**



1 FOURTH FLOOR
1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
CITY/COUNTY BLDG. EXISTING CONDITIONS
DECEMBER 2, 2020

- CHILD SUPPORT - 165 SF
 - CIRCULATION - 152 SF
 - COUNTY CLERK - 181 SF
 - MAINTENANCE - 343 SF
 - MECHANICAL - 592 SF
- GROSS SQUARE FEET - 1,629**



1 PENTHOUSE EXISTING CONDITIONS

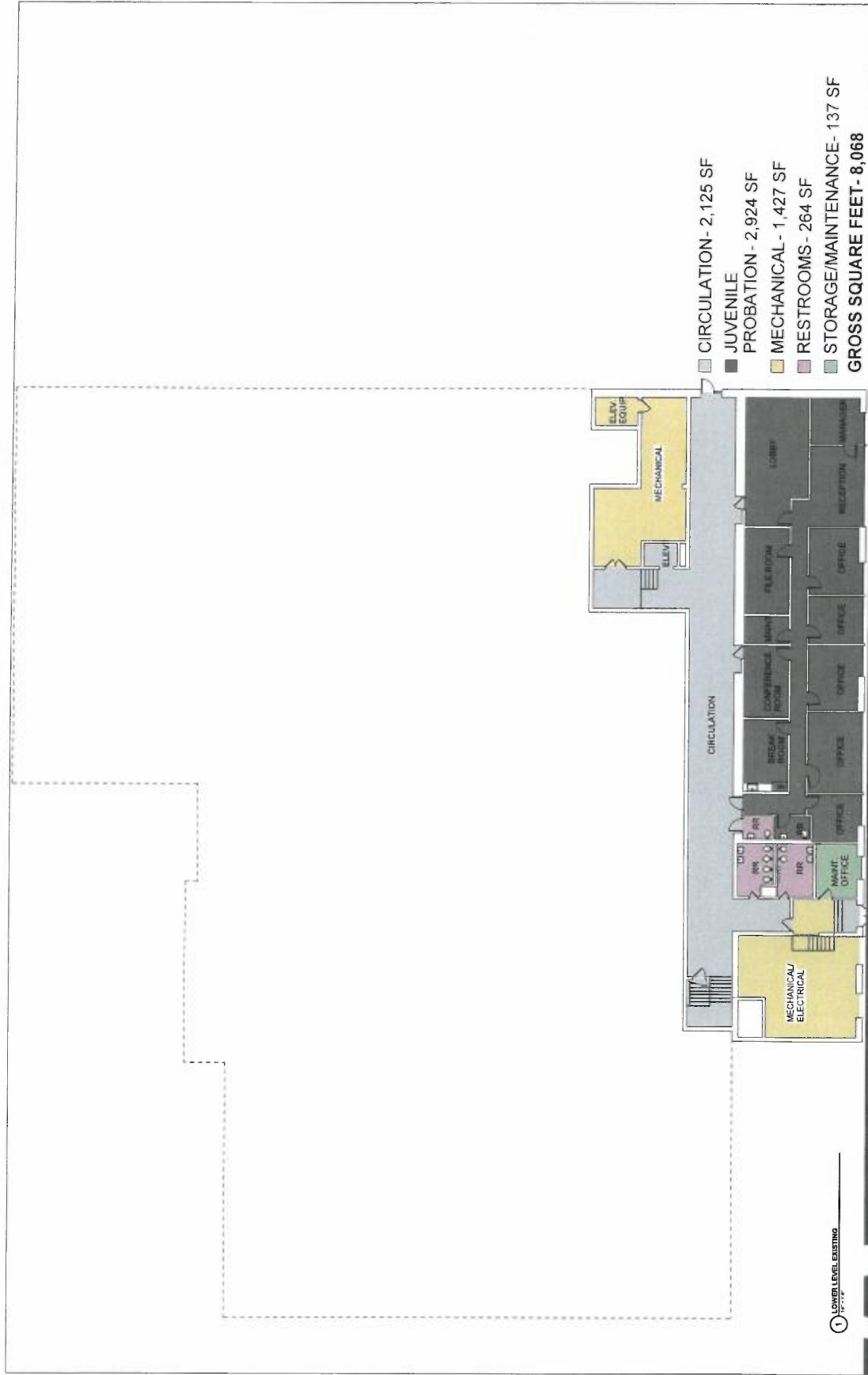
1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
 CITY/COUNTY BLDG. EXISTING CONDITIONS
 DECEMBER.2.2020



① FIRST FLOOR PRESENTATION PLAN

FLOYD COUNTY SPACE NEEDS EVALUATION
 THE REISZ BUILDING EXISTING CONDITIONS
 DECEMBER, 2020



FLOYD COUNTY SPACE NEEDS EVALUATION
 PINE VIEW GOVERNMENT BLDG. EXISTING CONDITIONS LOWER LEVEL
 DECEMBER 2, 2020



① LOWER LEVEL EXISTING

- CIRCULATION - 4,122 SF
- CLERK/COURTS SECURE FILE STORAGE- 1,418 SF
- COUNTY COMMISSIONERS/COUNCIL- 1,891 SF
- EMERGENCY MANAGEMENT- 2,933 SF
- MECHANICAL- 75 SF
- RESTROOMS- 294 SF
- SHERIFF- 1,014 SF
- SOIL & WATER- 1,254 SF
- YOUTH CENTER- 22,171 SF
- GROSS SQUARE FEET- 38,684**



1 FIRST FLOOR EXISTING

FLOYD COUNTY SPACE NEEDS EVALUATION
 PINE VIEW GOVERNMENT BLDG. EXISTING CONDITIONS- FIRST FLOOR
 DECEMBER, 2020



FLOYD COUNTY SPACE NEEDS EVALUATION
PINE VIEW GOVERNMENT BLDG. EXISTING CONDITIONS- SECOND FLOOR
 DECEMBER, 2020



- CIRCULATION - 2,452 SF
 - COUNTY ASSESSOR - 2,102 SF
 - COUNTY AUDITOR - 326 SF
 - COUNTY CLERK - 1,461 SF
 - COUNTY RECORDER - 282 SF
 - IT - 529 SF
 - MAINTENANCE - 941 SF
 - MECHANICAL - 1,969 SF
 - PROSECUTOR - 1,084 SF
 - PUBLIC DEFENDER - 1,076 SF
 - RESTROOMS - 206 SF
 - STORAGE - 514 SF
- EVACUATED CITY SPACE- 723 SF**
GROSS SQUARE FEET- 15,287



1 BASEMENT WITHOUT CITY
 1/16" = 1'-0"

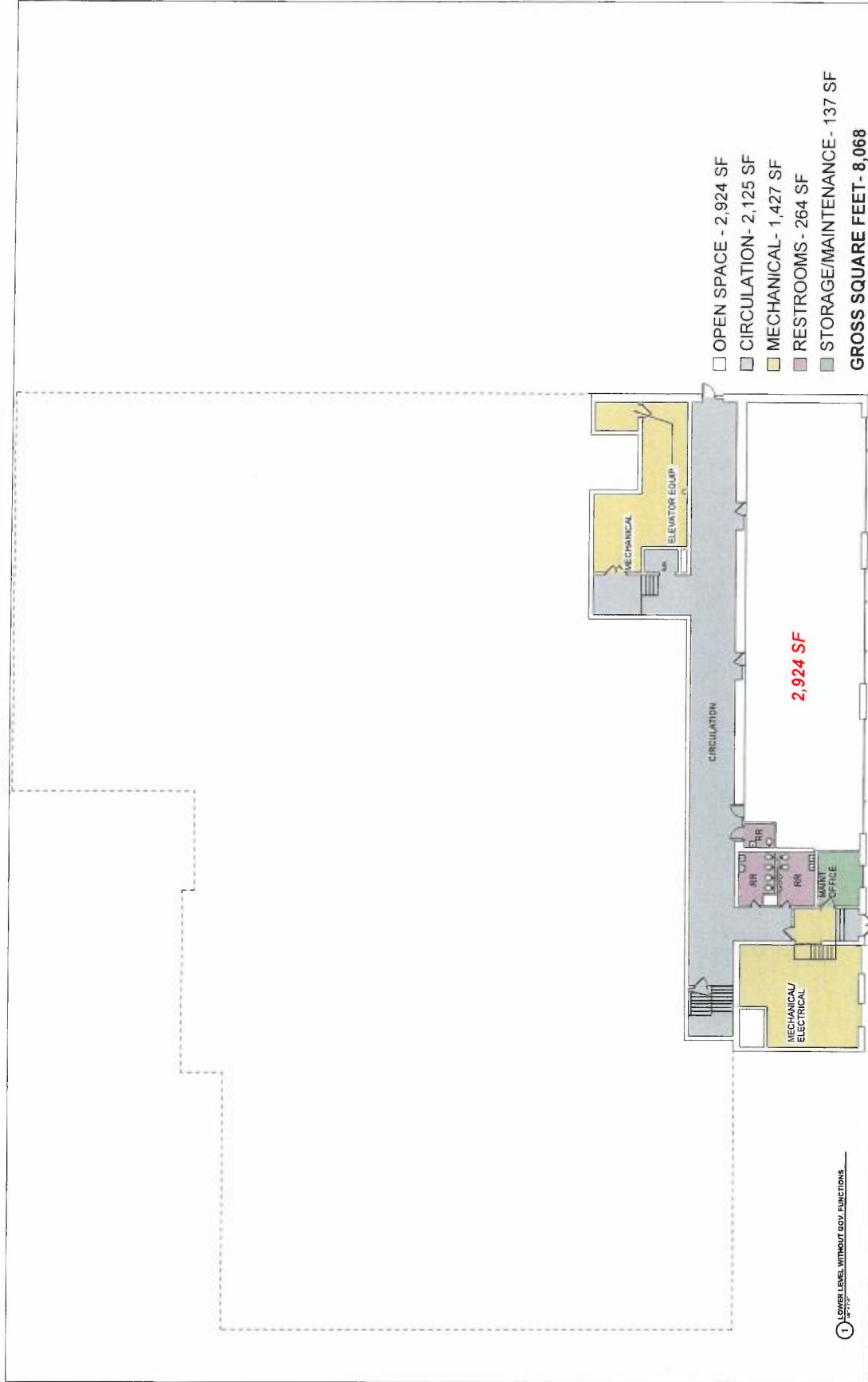
FLOYD COUNTY SPACE NEEDS EVALUATION
 CITY/COUNTY BLDG EXISTING CONDITIONS- BASEMENT WITHOUT CITY FUNCTIONS
 DECEMBER, 2, 2020

- BUILDING AUTHORITY - 1,506 SF
 - CIRCULATION - 1,041 SF
 - MAINTENANCE - 141 SF
 - MECHANICAL - 387 SF
 - RESTROOMS - 226 SF
- EVACUATED CITY SPACE - 6,182 SF**
GROSS SQUARE FEET - 10,940



1 THIRD FLOOR WITHOUT CITY
 1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
 CITY/COUNTY BLDG. EXISTING CONDITIONS- THIRD FLOOR WITHOUT CITY FUNCTIONS
 DECEMBER.2.2020



FLOYD COUNTY SPACE NEEDS EVALUATION
 PINE VIEW GOVERNMENT BLDG. LOWER LEVEL WITHOUT GOVERNMENT FUNCTIONS
 DECEMBER, 2, 2020



EXISTING FACILITIES PROGRAM

FLOYD COUNTY SPACE NEEDS EVALUATION

**FLOYD COUNTY EXISTING FACILITIES
ARCHITECTURAL SPACE PROGRAM**

City/County Building

SPACE	QTY	AREA (SFT)	TOTAL (SFT)	COMMENTS
Prosecutor				
Lobby	1	174	174	
Reception	1	114	114	
Prosecutor Office	1	176	176	
Deputy Prosecutor	5	94	470	
Chief Deputy Prosecutor	1	143	143	
Victim Services	1	76	76	
Chief Investigator	1	116	116	
Investigator	1	270	270	
Break Room	1	122	122	Break space within Prosecutor's Suite
Open Work Space	2	310	620	Work spaces within Prosecutor's Suite
Library	1	337	337	
Circulation	1	401	401	
Restrooms	2	37	74	(1) Men's; (1) Women's
Lobby	1	28	28	Located in Basement
Conference	1	514	514	Located in Basement
Office	1	187	187	Located in Basement
Remote Meeting Room	1	251	251	Located in Basement
Storage	1	104	104	Located in Basement
Total Area of Prosecutor			4,177.00	Square Feet
Child Support				
Private Office	2	107	214	
Reception	1	56	56	
Lobby	1	99	99	
Open Work Space	1	471	471	
Storage	1	165	165	Located in Penthouse
Break Room	1	121	121	
Total Area of Child Support			1,126.00	Square Feet
County Surveyor				
Open Work Space	1	322	322	
Total Area of County Surveyor			322.00	Square Feet
Veteran Services				
Open Space	1	592	592	
Total Area of Veteran Services			592.00	Square Feet
County Assessor				
Open Work Space	3	601	1801	
Storage	1	301	301	
Total Area of County Assessor			2,102.00	Square Feet
County Auditor				
Lobby	1	392	392	
Open Work Space	2	703	1406	
Phone Closet	1	90	90	
Storage	1	326	326	Located in the Basement
Total Area of County Auditor			1,888.00	Square Feet
County Recorder				
Breakroom	1	211	211	
Support Staff	1	321	321	
Open Work Space	1	750	750	
Storage	1	282	282	Located in the basement
Total Area of County Recorder			1,564.00	Square Feet
County Treasurer				
Lobby	1	233	233	
Break Room	1	277	277	
Open Work Space	1	820	820	
Total Area of County Treasurer			1,330.00	Square Feet
Drug and Alcohol				
Lobby	1	116	116	
Open Work Space	1	197	197	
Small Private Offices	3	91	273	

Storage	1	20	20	
Total Area of Drug and Alcohol			606.00	Square Feet

County Clerk				
Lobby	1	400	393	
Clerk Office	1	134	134	
Private Office	1	132	132	
Open Work Space	1	1622	1622	
Voter Registration	1	354	354	
Voting Storage	2	229	458	Located in Basement
Storage	1	181	181	Located in Penthouse
Additional Storage	1	901	901	Located in Basement
Total Area of County Clerk			4,175.00	Square Feet

Auxiliary Court				
Courtroom	1	888	888	
Circulation	1	39	39	
Total Area of Auxiliary Court			927.00	Square Feet

Superior Court 1				
Judge's Chambers	1	298	298	Includes restroom (48 sf)
Courtroom	1	1457	1457	
Circulation	1	52	52	
Storage	1	28	28	
Court Staff Open Work Space	1	607	607	
Attorney/Client Conference Area	2	78	156	
Secure Circulation	2	33	66	
Corridor	1	109	109	
Jury Room	1	308	308	
Jury Toilet	2	35	70	
Total Area of Superior Court 2			2,442.00	Square Feet

Magistrate				
Lobby	1	158	158	
Court	1	497	497	
Office	1	70	70	
Restroom	1	27	27	
Total Area of Public Defender			752.00	Square Feet

Superior Court 2				
Lobby	1	69	69	
Judge's Chambers	1	175	175	
Courtroom	1	842	842	
Attorney/ Client Conference Room	3	177	531	Shared by all courts
Court Staff Open Work Space	1	524	524	
Law Library	1	234	234	Shared by all courts
Corridor	1	64	64	
Jury Room	1	164	164	
Jury Toilet	1	42	42	Unisex, ADA Accessible
Total Area of Superior Court 2			2,645.00	Square Feet

Superior Court 2 Probation				
Lobby	1	97	97	
Open Work Space	1	144	144	
Office	2	128	256	
Storage	1	105	105	
Total Area of Public Defender			602.00	Square Feet

Superior Court 3				
Lobby	1	101	101	
Judge's Chambers	1	262	262	
Courtroom	1	772	772	
Court Staff Open Work Space	1	323	323	
Jury Room	1	220	220	
Jury Toilet	1	52	52	Unisex, ADA Accessible
Total Area of Superior Court 3			1,730.00	Square Feet

Circuit Court				
Lobby	1	133	133	
Court Staff Open Work Space	1	568	568	
Judge's Chambers w/ Storage	1	353	353	
Courtroom	1	1639	1639	
Jury Room	1	290	290	
Jury Toilet	2	28	56	(1) Men's; (1) Women's
Restroom	1	20	20	Unisex

Break Room	1	51	51	
Total Area of Circuit Court			2,409.00	Square Feet

Public Defender				
Lobby	1	73	73	
Open Work Space	4	230	920	
Storage	1	85	85	
Total Area of Public Defender			1,078.00	Square Feet

Building Authority				
Flex Office	1	126	126	Located on the 2nd Floor
Private Office	1	400	400	
Meeting Room	1	1106	1100	
Total Area of Building Authority			1,626.00	Square Feet

Areas Rented by the City				
Mayor's Department				
Lobby	1	175	175	Located on 3rd Floor
Circulation	1	448	448	Located on 3rd Floor
Mayor's Office	1	416	416	Located on 3rd Floor
Storage	4	38	152	Located on 3rd Floor
Large Conference Room	1	230	230	Located on 3rd Floor
Small Conference Room	1	110	110	Located on 3rd Floor
Staff Open Work Space	1	1067	1067	Located on 3rd Floor
Private Office	2	248	496	Located on 3rd Floor
Department of Redevelopment				
Open Work Space	1	493	493	Located on 3rd Floor
City Clerk				
Storage	1	143	143	Located in Basement
Open Work Space	1	411	411	Located on 3rd Floor
New Albany Township Trustee				
Lobby	1	217	217	Located on 1st Floor
Storage	1	64	64	Located in Basement
Open Work Space	1	275	275	Located on 1st Floor
Controller				
Lobby	1	82	82	Located on 3rd Floor
Open Work Space	1	679	679	Located on 3rd Floor
Private Office	1	194	194	Located on 3rd Floor
Storage/ Shared Spaces				
HR Private Office	1	146	146	Located on 3rd Floor
Redevelopment Planning Storage	1	132	132	Located in Basement
Municipal Storage	1	222	222	Located in Basement
City Attorney Storage	1	162	162	Located in Basement
Code Enforcement				
Staff Open Work Space	1	993	993	Located on 3rd Floor
Lobby	1	92	92	Located on 3rd Floor
Total Area of the City			7,399.00	Square Feet

Shared Space				
Penthouse Mechanical	2	296	592	
Penthouse Maintenance	1	343	343	
Penthouse Circulation	1	152	152	
Fourth Floor Mechanical	1	388	388	
Fourth Floor Maintenance	1	153	153	
Fourth Floor Circulation	1	1573	1573	
Fourth Floor Restrooms	2	113	226	
Fourth Floor Server Room	1	195	195	
Third Floor Mechanical	1	387	387	
Third Floor Maintenance	1	141	141	
Third Floor Restrooms	2	113	226	
Third Floor Circulation	1	1504	1504	
Second Floor Mechanical	1	384	384	
Second Floor Maintenance	1	156	156	
Second Floor Restrooms	2	113	226	
Second Floor Circulation	1	2140	2140	
First Floor Restrooms	2	171	342	
First Floor Maintenance	1	180	180	
First Floor Circulation	1	2294	2294	
State Board of Accounts	1	132	132	
Basement Maintenance	6	158	948	
Basement Mechanical	4	466	1864	
Basement Circulation	1	2452	2452	
Basement Restrooms	2	103	206	
General Building Storage	4	130	520	
Basement IT	1	201	201	

Total Area of Shared space	17,925.00	Square Feet
Total Accounted for Area	57,978.00	Square Feet
Walls, mechanical chases and columns	7,640.00	Square Feet
Total Area of City/County Building	65,618.00	Square Feet

Pine View Government Building				
SPACE	QTY	AREA (SFT)	TOTAL (SFT)	COMMENTS

County Commissioners/Council				
Large Meeting Room	1	1891	1891	Located on 1st Floor
Coroner Office	1	196	196	
HR Office	1	344	344	
Storage	2	116	232	
Executive Meeting	1	143	143	
Administration Assistants	1	1006	1006	
Lobby	1	76	76	
Total Area of County Commissioners/Council			3,888.00	Square Feet

Soil and Water				
Open Work Space	1	600	600	
Storage	2	63	126	
Restroom	2	25	50	
Office	2	147	294	
Break Room	1	78	78	
M.D.F.	1	106	106	
Total Area of Soil and Water			1,254.00	Square Feet

Emergency Management				
Storage	1	22	22	
Debriefing	1	83	83	
Emergency Office	1	806	806	
Office	2	1011	2022	
Total Area of Emergency Management			2,933.00	Square Feet

Youth Center				
Circulation	1	1016	1016	
Child Care Office	1	339	339	
Supervisor's Office	1	278	278	
Clinic	1	115	115	
Laundry	1	142	142	
Director's Office	1	242	242	
Storage	6	50	300	Scattered on 1st Floor; doesn't include individual dorm storage
Restroom	9	49	441	(7) single stalls, (1) public, (1) private
Reception	1	315	315	
Girls' Dressing Area	1	163	163	
Girls' Sleeping Room	3	292	876	
Girls' Dorm	1	371	371	
Girls' Restroom	2	76	152	
Girls' Dorm Storage	1	85	85	
Boys' Dressing Area	1	123	123	
Boys' Sleeping Room	3	292	876	
Boys' Dorm	1	355	355	
Boys' Restroom	2	76	152	
Boys' Dorm Storage	1	80	80	
I.D.F.	1	19	19	
Liaison Office	1	80	80	
Counselor	1	76	76	
Office	2	81	162	
Gymnasium	1	5592	5592	
Boys' Locker Room	1	667	667	
Girls' Locker Room	1	536	536	
Office	1	64	64	
Recreation	1	3715	3715	
Art Therapy	1	495	495	
Kitchen/Dining	1	1316	1316	
Walk-in	2	102	204	
Pantry	1	168	168	
Maintenance	2	25	50	
Second Floor Storage	1	1728	1728	
Day Room/ Open Office/Tutor	1	2606	2606	

Total Area of Youth Center	23,899.00	Square Feet
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Juvenile Probation			
Lobby	1	452	452
Reception	1	258	258
Manager	1	144	144
Office	5	195	975
File Room	1	228	228
Conference Room	1	192	192
Break Room	1	193	193
Restroom	1	51	51
Circulation	1	356	356
Maintenance	1	75	75
Total Area of Probation		2,924.00	Square Feet

Operations			
Private Office	4	221	884
Open Planning Office	2	2,228	4456
Access	1	84	84
Lobby	1	150	150
Plan Review	1	488	488
Storage	5	50	250
Total Area of Planning		6,315.00	Square Feet

Sheriff's Department				
Storage	1	26	26	Located on 1st Floor
Classroom	1	988	988	Located on 1st Floor
Storage	2	49	98	
Training Room	1	2045	2045	
Total Area of Sheriff's Department		3,157.00	Square Feet	

Shared Space				
Lower Level Maintenance Office	1	137	137	
Lower Level Mechanical	1	1427	1427	
General Circulation Lower Level	1	1839	1839	Does not include elevator or stairs
Lower Level Restrooms	3	88	264	(1) Men's, (1) Women's, (1) Unisex
General Circulation First Floor	1	4122	4122	Does not include elevator or stairs
First Floor Restrooms	2	147	294	(1) Men's, (1) Women's
First Floor Mechanical	1	75	75	
General Circulation Second Floor	1	2825	2825	Does not include elevator or stairs
Second Floor Maintenance	1	45	45	
Second Floor Storage	2	65	130	
Second Floor Restrooms	6	92	552	
Elevator	1	146	146	Includes (3) elevator shafts, (1) on each floor
Stairs	10	79.5	795	Includes (5) stairwells
Total Area of Shared space		12,651.00	Square Feet	

Total Accounted for Area	57,021.00	Square Feet
Walls, mechanical chases and columns	7,488.00	Square Feet
Total Area of Pine View Government Building	64,509.00	Square Feet

Reisz Building				
SPACE	QTY	AREA (SFT)	TOTAL (SFT)	COMMENTS

Clerk				
Storage	1	16	16	
Election Machine Storage	1	765	765	
Total Area of Community Corrections			781.00	Square Feet

Community Corrections				
Cubical Work Space	3	948	2,844	(6) total work stations
Classroom	3	679	2,037	
Office	5	261	1,305	(3) users in this space
Storage	6	74	444	
Restroom	5	40	200	
Circulation	1	1583	1,583	
Nursing Room	1	159	159	
Total Area of Community Corrections			8,572.00	Square Feet

Probation				
Office	9	286	2,574	

Administration	1	687	687	
Classroom	2	668	1,336	
Waiting Room	1	713	713	
Small Meeting Room	1	254	254	
Large Meeting Room	1	967	967	
Small Kitchen	1	219	219	
Restroom	1	281	281	
Large Kitchen	1	904	904	
Circulation	1	1085	1,085	
Storage	2	127	254	
Total Area of Probation			9,274.00	Square Feet
Shared Space				
Storage	5	20	100	
Restrooms	2	303	606	(1) Men's, (1) Women's
Maintenance/Maintenance Storage	2	298	596	
IT	1	142	142	
Circulation	1	1313	1313	
Total Area of Shared space			2,757.00	Square Feet
Total Accounted for Area			21,384.00	Square Feet
Walls, mechanical chases and columns			2,620.00	Square Feet
Total Area of Reisz Building			24,004.00	Square Feet

PROPOSED FACILITIES PROGRAM

FLOYD COUNTY SPACE NEEDS EVALUATION

FLOYD COUNTY PROPOSED ARCHITECTURAL SPACE PROGRAM

SPACE	QTY	TOTAL CURRENT (SFT)	TOTAL PROPOSED (SFT)	COMMENTS FOR PROPOSED SPACE
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SHARED SPACES

Public Space

Entrance Vestibule	1	-	120.00	
Lobby	1	-	400.00	
Security/Reception Desk Area	1	-	150.00	
Security Office	1	-	180.00	
Men's Restroom	1	-	200.00	
Women's Restroom	1	-	200.00	
Subtotal			1,250.00	Square Feet
Grossing Factor(10%)			125.00	
Net Subtotal			1,375.00	Square Feet

Support / Services

Janitor Closet	6	-	150	
Shared Break Room	1	-	200	
Mechanical	1	-	1000	
Electrical/IT	1	-	1000	
Subtotal			2,350.00	Square Feet
Grossing Factor(10%)			235.00	
Net Subtotal			2,585.00	Square Feet
Total of Shared Spaces			3,960.00	Square Feet

GOVERNMENT SPACES

County Commissioners/Council

Large Meeting Room	1	1891	2000	(30) public - full dias w/ 12 seats
HR Office	1	344	150	
Storage	2	232	200	
Executive Meeting	1	143	240	(8-10) people
Administration Assistants	1	1006	300	(1) full time, (1) extra work space for Commissioners as needed
Lobby	1	76	90	
Subtotal			2,980.00	Square Feet
Grossing Factor(10%)			298.00	
Net Subtotal			3,278.00	Square Feet

Health Department

Office Space	1	9090	9090	
Subtotal			9,090.00	Square Feet
Grossing Factor(10%)			909.00	
Net Subtotal			9,999.00	Square Feet

Coroner Office

Coroner Office	1	196	150	
Subtotal			150.00	Square Feet
Grossing Factor(10%)			15.00	
Net Subtotal			165.00	Square Feet

County Surveyor

Open Work Space	1	322	360	(3) workstations
Surveyor's Office	1	-	180	
File Storage	1	-	50	
Storage	1	-	150	
Work Room	1	-	150	
Lobby	1	-	80	
Staff Restroom	1	-	64	
Break Area	1	-	60	
Subtotal			1,094.00	Square Feet
Grossing Factor(10%)			109.40	
Net Subtotal			1,203.40	Square Feet

County Assessor

Lobby	1	-	120	
Open Work Space	1	1801	1300	(8) workstations

Storage	1	301	300	
Assessor's Office	1	-	150	
Work Room	1	-	120	
Staff Restroom	1	-	64	
Break Area	1	-	60	
Subtotal			2,114.00	Square Feet
Grossing Factor(10%)			211.40	
Net Subtotal			2,325.40	Square Feet

County Auditor				
Lobby	1	392	100	(2 - 3) visitors; (2) transaction windows
Open Work Space	2	1406	1050	(7) workstations/files/transaction
Phone Closet	1	90	-	
Storage	1	326	250	
Auditor's Office	1	-	150	
Work Room/ Mapping Room	1	-	120	
Staff Restroom	1	-	64	
Break Area	1	-	60	
Subtotal			1,794.00	Square Feet
Grossing Factor(10%)			179.40	
Net Subtotal			1,973.40	Square Feet

County Recorder				
Lobby	1	-	120	(3) stations at counter
Break Area	1	211	60	
Support Staff	1	321	450	(3) positions
Open Work Space/ Research Room	1	750	1200	Access off lobby
Storage	1	282	120	
Recorder's Office	1	-	150	
Work Room	1	-	150	
Staff Restroom	1	-	64	
Public Terminals	3	-	75	
Subtotal			2,389.00	Square Feet
Grossing Factor(10%)			238.90	
Net Subtotal			2,627.90	Square Feet

County Treasurer				
Lobby	1	233	120	(3) stations at counter
Break Area	1	277	60	
Open Work Space	1	820	600	(4) positions
Treasurer's Office	1	-	150	
File Storage	1	-	120	
Work Room	1	-	200	Table space for mailings/copier
Storage	1	-	80	
Drop Box	1	-	80	
Vault	1	-	60	Secure
Staff Restroom	1	-	64	
Public Terminals	2	-	50	
Subtotal			1,584.00	Square Feet
Grossing Factor(10%)			158.40	
Net Subtotal			1,742.40	Square Feet

Veteran Services				
Open Space	1	592	300	(2) work spaces
Subtotal			300.00	Square Feet
Grossing Factor(10%)			30.00	
Net Subtotal			330.00	Square Feet

Building Authority				
Flex Office	1	126	130	
Private Office	2	400	300	
Meeting Room	1	1100	2200	
Subtotal			2,630.00	Square Feet
Grossing Factor(10%)			263.00	
Net Subtotal			2,893.00	Square Feet

Emergency Management				
Storage	1	22	120	Trailer storage needed?
Debriefing/ Work Room	1	83	120	

Emergency Office/ Emergency Operations Center	1	806	264	Meeting room for 15
Office	2	2022	300	
Director's Office	1	-	180	
Administrative Assistant	1	-	120	
Staff Restroom	2	-	128	
Break Area	1	-	60	
Subtotal			1,292.00	Square Feet
Grossing Factor(10%)			129.20	
Net Subtotal			1,421.20	Square Feet

Operations				
Private Office	5	884	650	(5) private offices
Open Planning Office	2	4456	300	(2) open planning offices
Access	1	84	90	(1) access
Lobby	1	150	90	(1) lobby
Plan Review	1	488	500	(1) plan reviews
Storage	5	250	250	(5) storages
Subtotal			1,880.00	Square Feet
Grossing Factor(10%)			188.00	
Net Subtotal			2,068.00	Square Feet

Soil and Water				
Open Work Space	1	600	130	
Storage	1	126	100	
Restroom	1	50	64	
Office	2	294	-	
Break Room	1	78	60	
M.D.F.	1	106	120	
Subtotal			474.00	Square Feet
Grossing Factor(10%)			47.40	
Net Subtotal			521.40	Square Feet
Total of Government Departments			30,548.10	Square Feet

JUSTICE DEPARTMENTS				
Superior Court 1				
Judge's Chambers	1	298	250	
Judge's Restroom	1	-	64	
Courtroom	1	1457	2500	
Secure Holding	1	-	120	
Circulation	1	52	-	
Conference Room	1	-	150	
Storage/ Evidence Storage	1	28	80	
Court Staff Open Work Space (Court Reporters)	1	607	780	(6) work spaces
Attorney/Client Conference Area	2	156	200	
Lobby	1	-	80	
Break Area	1	-	60	
Staff Restroom	1	-	64	
Library	1	-	120	
Secure Circulation	2	66	-	
Corridor/ Sound Vestibule	1	109	60	
Jury Room	1	308	300	
Jury Toilet	2	70	128	
Subtotal			4,956.00	Square Feet
Grossing Factor(10%)			495.60	
Net Subtotal			5,451.60	Square Feet

Magistrate				
Lobby	1	158	80	
Office	2	-	260	(2) Offices
Court	1	497	1400	
Magistrate Office	1	70	150	
Restroom	1	27	64	
Subtotal			1,954.00	Square Feet
Grossing Factor(10%)			195.40	
Net Subtotal			2,149.40	Square Feet

Superior Court 2				
Lobby	1	69	80	

Evidence Storage	1	-	132	
Secure Holding	1	-	120	
Judge's Chambers	1	175	250	
Judge's Restroom	1	-	64	
Conference Room	1	-	150	
Courtroom	1	842	2500	
Attorney/ Client Conference Room	2	531	200	
Court Staff Open Work Space/ Court Reporters	1	524	650	(5) Reporters
Law Library	1	234	120	
Staff Restroom	1	-	64	
Break Area	1	-	60	
Corridor/ Sound Vestibule	1	64	60	
Jury Room	1	164	300	
Jury Toilet	2	42	128	
Subtotal			4,878.00	Square Feet
Grossing Factor(10%)			487.80	
Net Subtotal			5,365.80	Square Feet

Superior Court 3				
Lobby	1	101	80	
Evidence Storage	1	-	132	
Secure Holding	1	-	120	
Judge's Chambers	1	262	250	
Judge's Restroom	1	-	64	
Conference Room	1	-	150	
Courtroom	1	772	2500	
Attorney/ Client Conference Room	2	-	200	
Court Staff Open Work Space/ Court Reporters	1	323	520	(4) Reporters
Law Library	1	-	120	
Staff Restroom	1	-	64	
Break Area	1	-	60	
Corridor/ Sound Vestibule	1	-	60	
Jury Room	1	220	300	
Jury Toilet	2	52	128	
Subtotal			4,748.00	Square Feet
Grossing Factor(10%)			474.80	
Net Subtotal			5,222.80	Square Feet

Circuit Court				
Lobby	1	133	80	
Evidence Storage	1	-	132	
Secure Holding	1	-	120	
Judge's Chambers	1	353	250	
Judge's Restroom	1	-	64	
Conference Room	1	-	150	
Courtroom	1	1639	2500	
Attorney/ Client Conference Room	2	-	200	
Court Staff Open Work Space/ Court Reporters	1	568	780	(6) Reporters
Law Library	1	-	120	
Staff Restroom	1	20	64	
Break Area	1	51	60	
Corridor/ Sound Vestibule	1	-	60	
Jury Room	1	290	300	
Jury Toilet	2	56	128	
Subtotal			5,008.00	Square Feet
Grossing Factor(10%)			500.80	
Net Subtotal			5,508.80	Square Feet

Auxiliary Court				
Courtroom	1	888	2500	
Circulation/ Sound Vestibule	1	39	60	
Subtotal			2,560.00	Square Feet
Grossing Factor(10%)			256.00	
Net Subtotal			2,816.00	Square Feet

County Clerk				
Lobby	1	393	150	Make secure

Clerk Office	1	134	150	
Private Office	1	132	120	
Conference Room	1	-	200	
Open Work Space	1	1622	1820	(14) workstations/current files
Early Voting	1	-	120	
Voter Registration	1	254	120	
Voting Storage	2	458	500	
Storage/ File Storage	1	181	180	
Additional Storage	1	901	1000	
Staff Restroom	1	-	64	
Storage	1	16	-	
Election Machine Storage	1	765	500	
Break Area	1	-	60	
Subtotal			4,984.00	Square Feet
Grossing Factor(10%)			498.40	
Net Subtotal			5,482.40	Square Feet

Prosecutor				
Lobby	1	174	150	
Reception	1	114	100	
Prosecutor Office	1	176	180	
Deputy Prosecutor	5	470	600	
Chief Deputy Prosecutor	1	143	150	
Victim Services	1	76	120	
Chief Investigator	1	116	150	
Investigator	1	270	240	
Break Area	1	122	60	
Open Work Space/ Work Room	2	620	600	
Library	1	337	120	
Circulation	1	401	-	
Restrooms	2	74	64	
Lobby	1	28	150	
Conference	1	514	200	
Office	1	187	120	
Remote Meeting Room	1	251	150	
Storage/ File Storage	1	104	120	
Subtotal			3,274.00	Square Feet
Grossing Factor(10%)			327.40	
Net Subtotal			3,601.40	Square Feet

Probation/ Juvenile Probation				
Chief Probation Officer	1	-	150	
Probation Officer	2	-	260	Includes home detention storage
Drug Screen Work Room	1	-	120	
Drug Screen Restroom	1	-	80	
Office	3	2,574	390	
Administration	1	687	120	
Classroom	2	1,336	-	
Waiting Room	1	713	-	
Small Meeting Room/ Conference Room	1	254	180	
Large Meeting Room	1	967	-	
Small Kitchen/ Break Room	1	219	60	
Restroom	1	281	64	
Large Kitchen	1	904	-	
Circulation	1	1,085	-	
File Storage	1	-	100	
Storage	2	254	120	Supplies/equipment
Juvenile Waiting	1	-	100	
Adult Waiting	1	-	100	
Work Room	1	-	120	
Lobby	1	452	90	
Reception	1	258	100	
Manager	1	144	150	
Office	2	975	240	(2) Offices
File Room	1	228	100	
Conference Room	1	192	200	
Break Area	1	193	64	
Restroom	1	51	60	
Circulation	1	356	-	
Maintenance	1	75	-	

Lobby	1	97	80	Superior Court 2 Probation
Open Work Space	1	144	150	Superior Court 2 Probation
Office	2	256	240	Superior Court 2 Probation
Storage	1	105	100	Superior Court 2 Probation
Subtotal			2,968.00	Square Feet
Grossing Factor(10%)			296.80	
Net Subtotal			3,264.80	Square Feet

Community Corrections				
Office	0	1,305	-	
Open Work Space	10	2,844	1,300	
Director's Office	1	-	180	
Case Manager Office	1	-	150	
Drug Screen Work Room	1	-	120	
Drug Screen Restroom	1	-	80	
Juvenile Case Manager Office	1	-	150	
Conference Room	1	-	160	
Break Area	1	-	60	
Classroom	3	2,037	1,000	
Storage	1	444	120	
Staff Restroom	1	200	64	
Circulation	1	1,583	-	
Nursing Room	1	159	64	
Subtotal			3,448.00	Square Feet
Grossing Factor(10%)			344.80	
Net Subtotal			3,792.80	Square Feet

Child Support				
Private Office	2	214	300	
Reception	1	56	50	
Lobby	1	99	80	
Open Work Space	1	471	480	(4) work stations
Storage	1	165	170	
Break Area	1	121	64	
Subtotal			1,144.00	Square Feet
Grossing Factor(10%)			114.40	
Net Subtotal			1,258.40	Square Feet

Drug and Alcohol				
Lobby	1	116	90	
Open Work Space	1	197	150	
Small Private Offices	3	273	360	
Storage	1	20	50	
Subtotal			650.00	Square Feet
Grossing Factor(10%)			65.00	
Net Subtotal			715.00	Square Feet

Public Defender				
Lobby	1	73	90	
Open Work Space	4	920	1000	
Storage	1	85	100	
Subtotal			1,190.00	Square Feet
Grossing Factor(10%)			119.00	
Net Subtotal			1,309.00	Square Feet

Sheriff's Department				
Storage	1	26	100	
Classroom	1	988	1000	
Storage	2	98	100	
Training Room	1	2045	1800	60 people
Subtotal			3,000.00	Square Feet
Grossing Factor(10%)			300.00	
Net Subtotal			3,300.00	Square Feet
Total of Justice Departments			49,238.20	Square Feet

Total of Shared Space			3,960.00	Square Feet
Total of Proposed Government Departments			30,548.10	Square Feet
Total of Proposed Justice Departments			49,238.20	Square Feet

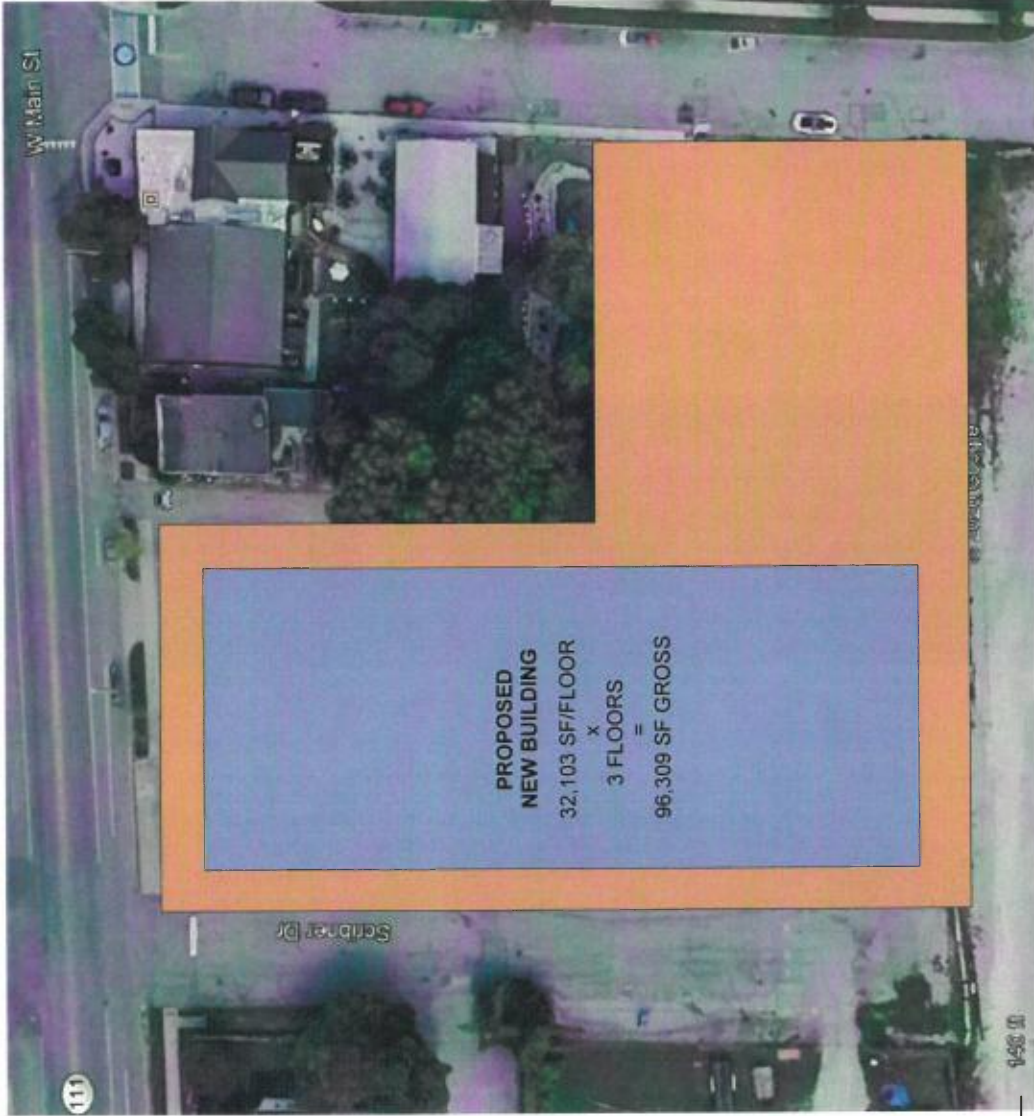
Total Area of the Facility			83,746.30	Square Feet
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15% Grossing Factor (Fac. Circ./Walls/Chases)	12,561.95	Square Feet
TOTAL GROSS REQUIRED SQUARE FOOTAGE	96,308.25	Square Feet



OPTION #1

FLOYD COUNTY SPACE NEEDS EVALUATION



APPROXIMATE LOT SIZE
67,872 SF

NEW BUILDING GROSS
96,309 SF

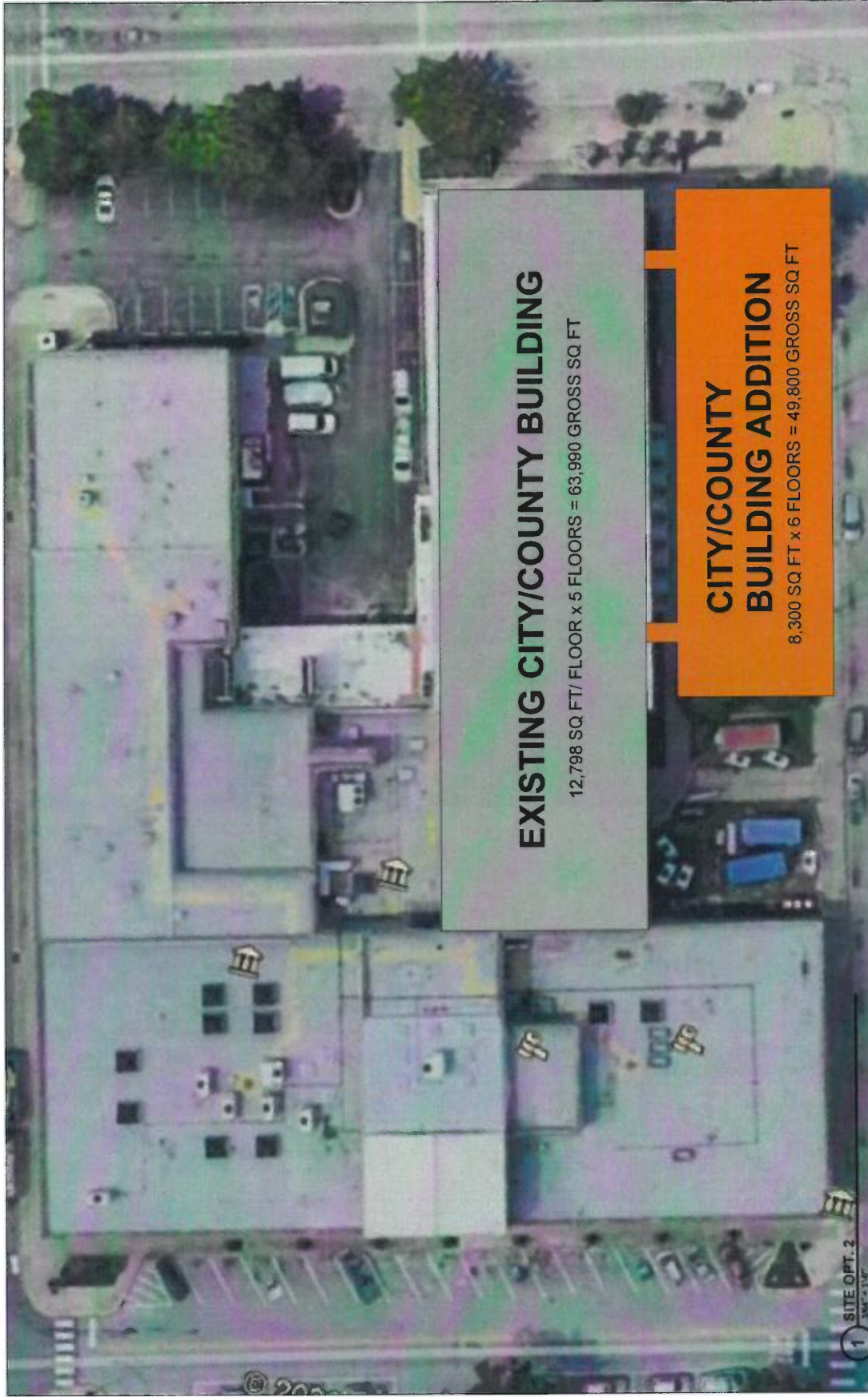
1 FLOODWALL LOCATION

NEW SITE LOCATION
FLOODWALL LOCATION OPTION I
DECEMBER, 2020

RQAW
ARCHITECTURE

OPTION #2

FLOYD COUNTY SPACE NEEDS EVALUATION



EXISTING CITY/COUNTY BUILDING
12,798 SQ FT/ FLOOR x 5 FLOORS = 63,990 GROSS SQ FT

CITY/COUNTY BUILDING ADDITION
8,300 SQ FT x 6 FLOORS = 49,800 GROSS SQ FT

1 SITE OPT. 2
3.4M² = 11.4M²

FLOYD COUNTY SPACE NEEDS EVALUATION
SITE OPTION 2
DECEMBER 2, 2020

- CIRCULATION - 3,700 SF
- COUNTY CLERK- 2,054 SF SF
- COUNTY SURVEYOR
- IT - 592 SF
- MAINTENANCE - 941 SF
- MECHANICAL - 1,969 SF
- RESTROOMS - 206 SF
- STORAGE - 1,266 SF
- SHERIFF - 3,300 SF
- CORONER - 268 SF
- SOIL & WATER - 522 SF
- VETERAN SERVICES - 331 SF
- OPERATIONS - 2,068 SF
- OPEN SPACES - 2,570 SF
- EMERGENCY MANAGEMENT - 1,422 SF

EXISTING BUILDING GROSS
 SQUARE FEET - 15,287 SF
 ADDITION GROSS
 SQUARE FEET - 8,385 SF
 TOTAL GROSS
 SQUARE FEET - 23,672



1 BASEMENT PROPOSED SPACES
 1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
 CITY/COUNTY BLDG. BASEMENT OPTION 2
 DECEMBER.2.2020

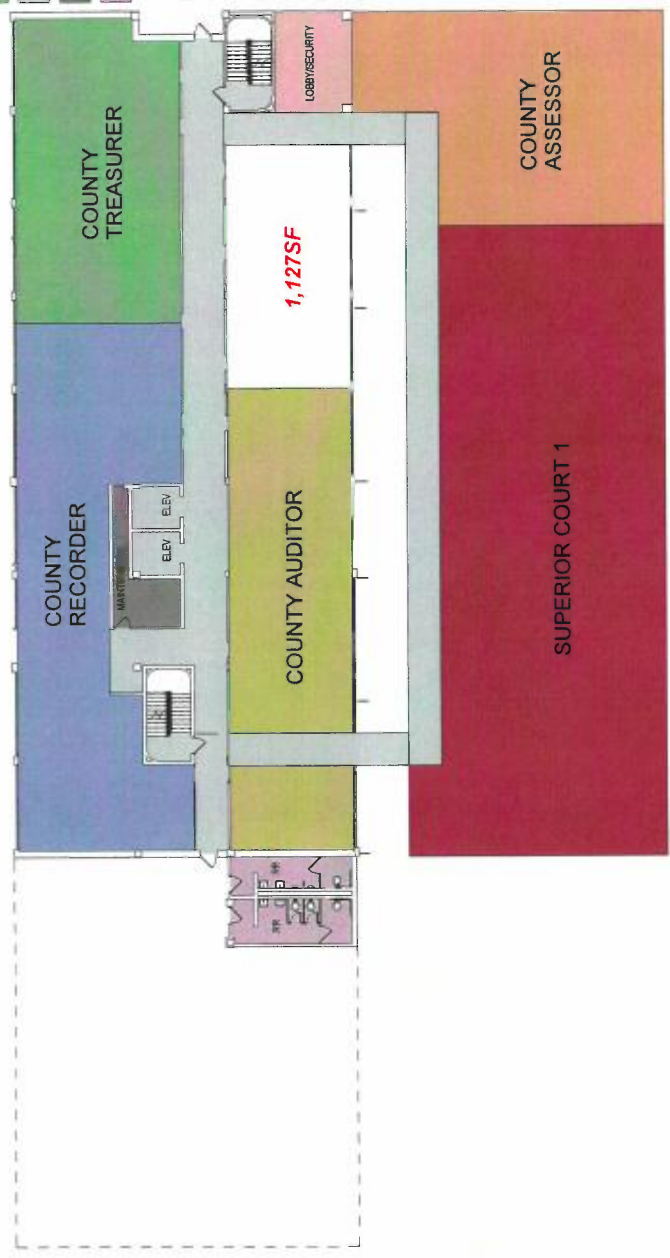


- PUBLIC SPACE - 287 SF
- OPEN SPACE - 1,127 SF
- COUNTY ASSESSOR - 2,138 SF
- COUNTY RECORDER - 2,628 SF
- COUNTY AUDITOR - 1,974 SF
- SUPERIOR COURT 1 - 5,452 SF
- COUNTY TREASURER - 1,858 SF
- CIRCULATION - 3,301 SF
- MAINTENANCE - 180 SF
- RESTROOMS - 341 SF

EXISTING BUILDING GROSS
SQUARE FEET - 11,106 SF

ADDITION GROSS
SQUARE FEET - 8,385 SF

TOTAL GROSS
SQUARE FEET - 19,491 SF



1 FIRST FLOOR PROPOSED SPACES
1/16" = 1'-0"

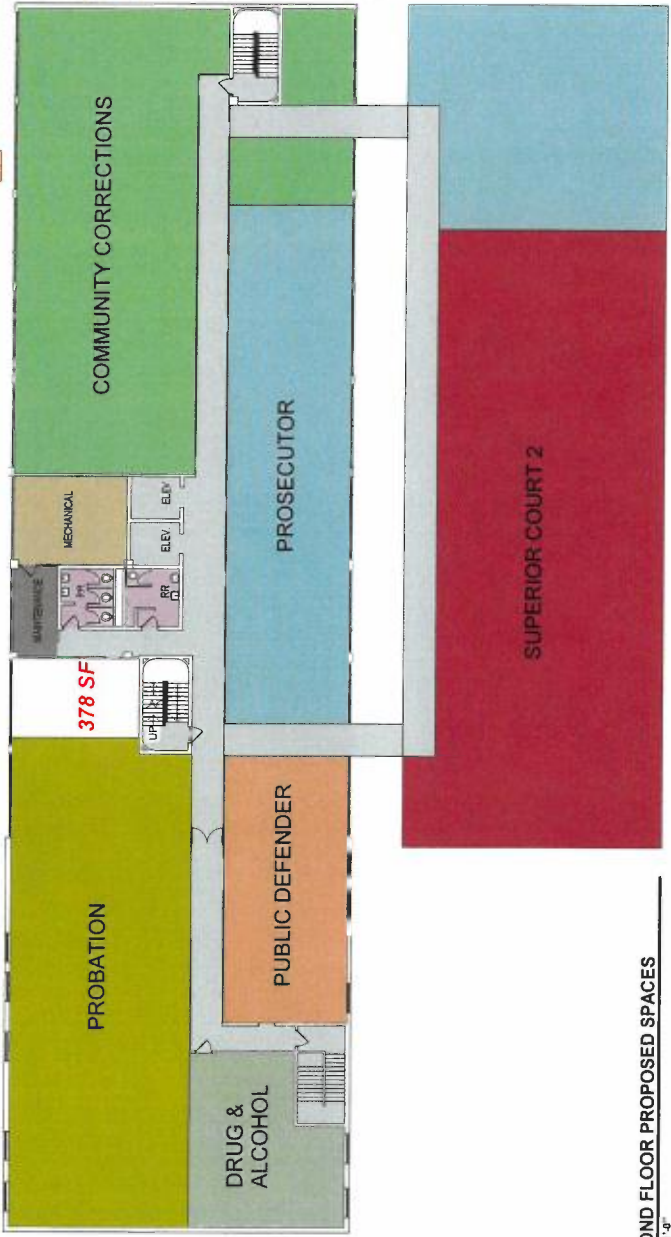
- OPEN SPACE - 378 SF
- PROSECUTOR - 4,419 SF
- SUPERIOR COURT 2 - 5,365 SF
- COMMUNITY CORRECTIONS - 3,793 SF
- DRUG & ALCOHOL- 873 SF
- PROBATION - 3,265 SF
- PUBLIC DEFENDER - 1,232 SF

- CIRCULATION - 3,280 SF
- MAINTENANCE - 156 SF
- MECHANICAL - 384 SF
- RESTROOMS - 113 SF

EXISTING BUILDING GROSS
 SQUARE FEET - 15,716

ADDITION GROSS
 SQUARE FEET - 8,385 SF

TOTAL GROSS
 SQUARE FEET - 24,101 SF

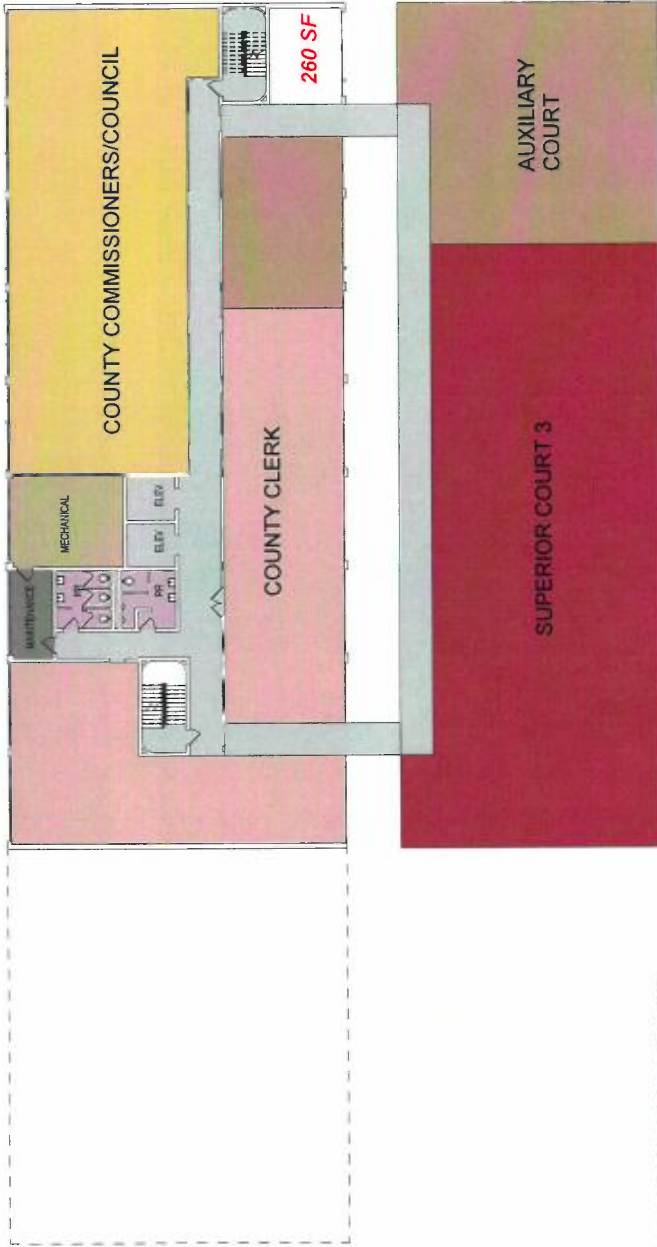


1 SECOND FLOOR PROPOSED SPACES
1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
 CITY/COUNTY BLDG. SECOND FLOOR OPTION 2
 DECEMBER 2, 2020

- OPEN SPACE - 260 SF
- AUXILIARY COURT - 2,952 SF
- SUPERIOR COURT 3 - 5,223 SF
- COUNTY COMMISSIONERS/COUNCIL - 3,162 SF
- COUNTY CLERK - 3,429 SF

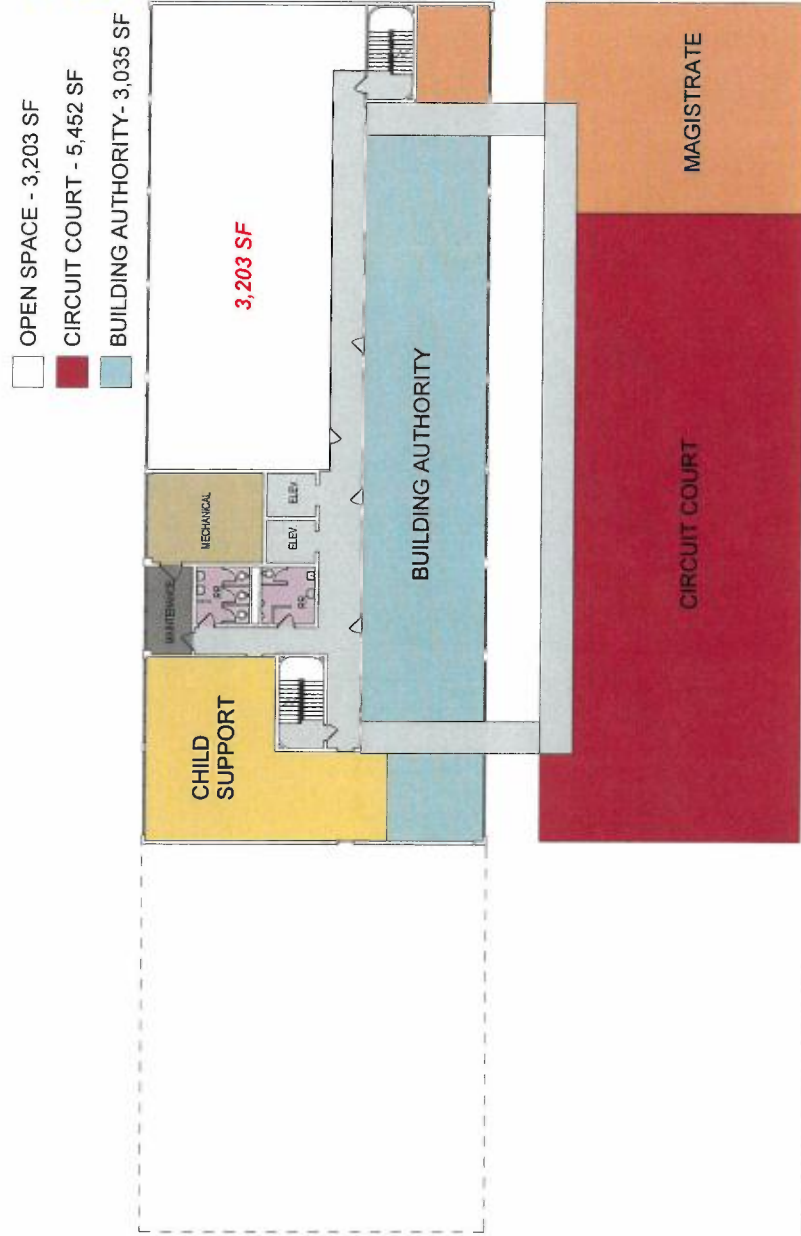
- CIRCULATION - 2,721 SF
- MAINTENANCE - 141 SF
- MECHANICAL - 387 SF
- RESTROOMS - 226 SF
- EXISTING BUILDING GROSS SQUARE FEET - 10,940 SF
- ADDITION GROSS SQUARE FEET - 8,385 SF
- TOTAL GROSS SQUARE FEET - 19,325 SF



1 THIRD FLOOR PROPOSED SPACES
1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
CITY/COUNTY BLDG. THIRD FLOOR OPTION 2
DECEMBER 2, 2020

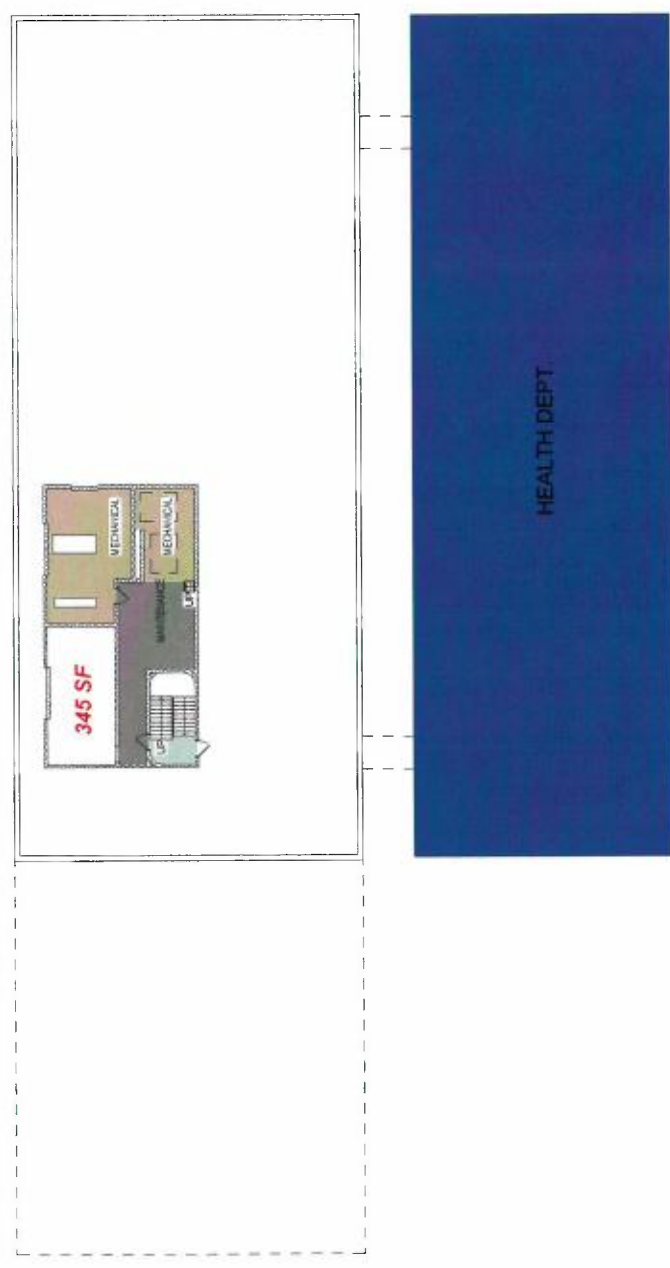
- OPEN SPACE - 3,203 SF
- CIRCUIT COURT - 5,452 SF
- BUILDING AUTHORITY - 3,035 SF
- MAGISTRATE - 2,178 SF
- CHILD SUPPORT - 1,259 SF
- CIRCULATION - 2,797 SF
- MAINTENANCE - 153 SF
- MECHANICAL - 388 SF
- RESTROOMS - 226 SF
- EXISTING BUILDING GROSS SQUARE FEET - 10,940 SF
- ADDITION GROSS SQUARE FEET - 8,385 SF
- TOTAL GROSS SQUARE FEET - 19,325 SF



1 FOURTH FLOOR PROPOSED SPACES
1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
CITY/COUNTY BLDG. FOURTH FLOOR OPTION 2
DECEMBER.2.2020

- HEALTH DEPARTMENT - 8,150 SF
 - OPEN SPACE - 345 SF
 - CIRCULATION - 181 SF
 - MAINTENANCE - 343 SF
 - MECHANICAL - 592 SF
- GROSS SQUARE FEET - 9,779**



1 PENTHOUSE AND FIFTH FLOOR OPT. 2
1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
CITY/COUNTY BLDG. PENTHOUSE AND FIFTH FLOOR OPTION 2
DECEMBER 2, 2020



OPTION #3

FLOYD COUNTY SPACE NEEDS EVALUATION



EXISTING CITY/COUNTY BUILDING

12,798 SQ FT/ FLOOR x 5 FLOORS = 63,990 GROSS SQ FT

CITY/COUNTY BUILDING ADDITION

8,300 SQ FT x 2 FLOORS = 16,600 GROSS SQ FT

1 SITE OPT. 3
SCALE: 1/8"

FLOYD COUNTY SPACE NEEDS EVALUATION

SITE OPTION 3A

DECEMBER 2, 2020

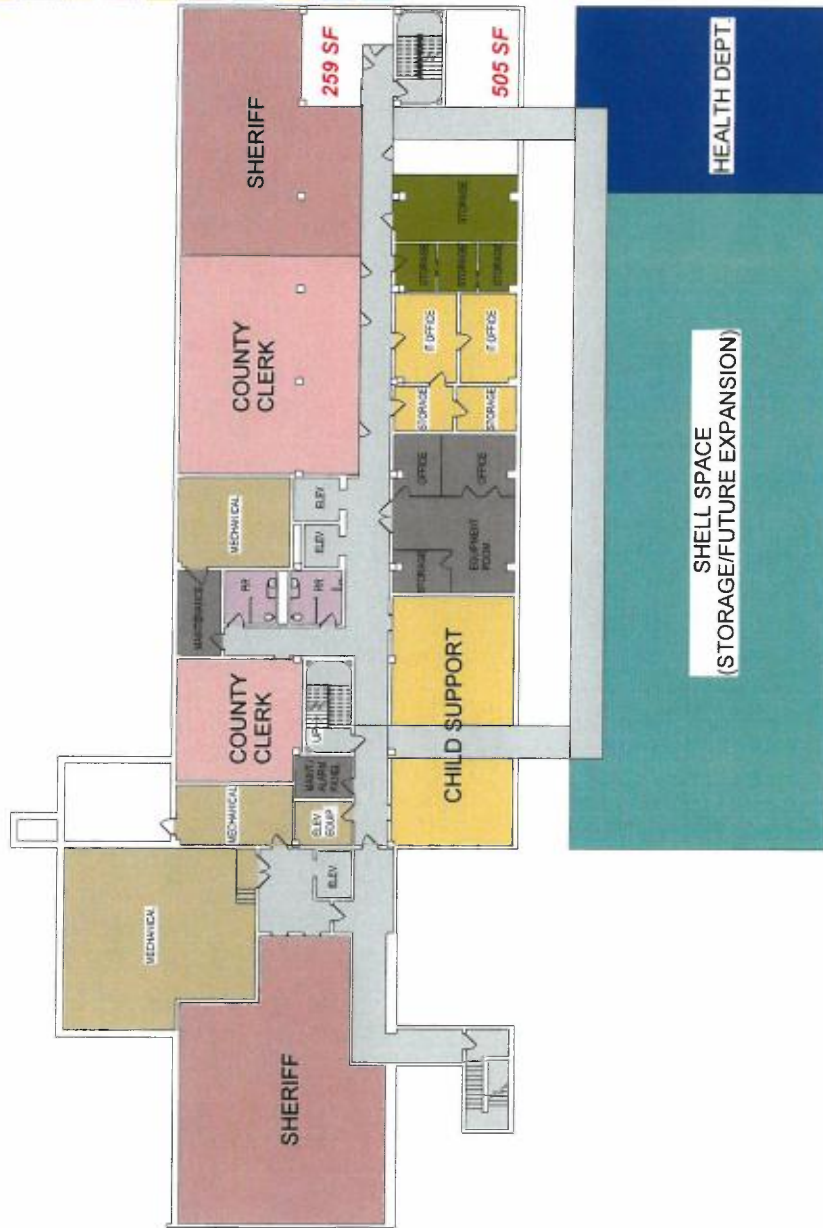
CITY-COUNTY BUILDING ADDITION FOR HEALTH DEPARTMENT ONLY FOR OPTION #3A. RENOVATION TO EXISTING CITY-COUNTY BUILDING AND REISZ BUILDING FOR OPTION #3A AND OPTION #3B.

- CIRCULATION - 2,311 SF
- COUNTY CLERK- 2,154 SF
- IT - 592 SF
- MAINTENANCE - 941 SF
- MECHANICAL - 1,969 SF
- RESTROOMS - 206 SF
- STORAGE - 514 SF
- SHERIFF - 3,300 SF
- OPEN SPACES - 764 SF
- CHILD SUPPORT - 1,136 SF
- HEALTH DEPT. - 1,700 SF
- SHELL SPACE - 5,690 SF

EXISTING BUILDING GROSS
 SQUARE FEET- 15,287 SF

ADDITION GROSS
 SQUARE FEET- 8,300 SF

TOTAL GROSS
 SQUARE FEET - 23,587 SF



1 BASEMENT OPT. 3A
 1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
 CITY/COUNTY BLDG. BASEMENT - OPTION 3A
 DECEMBER 2, 2020

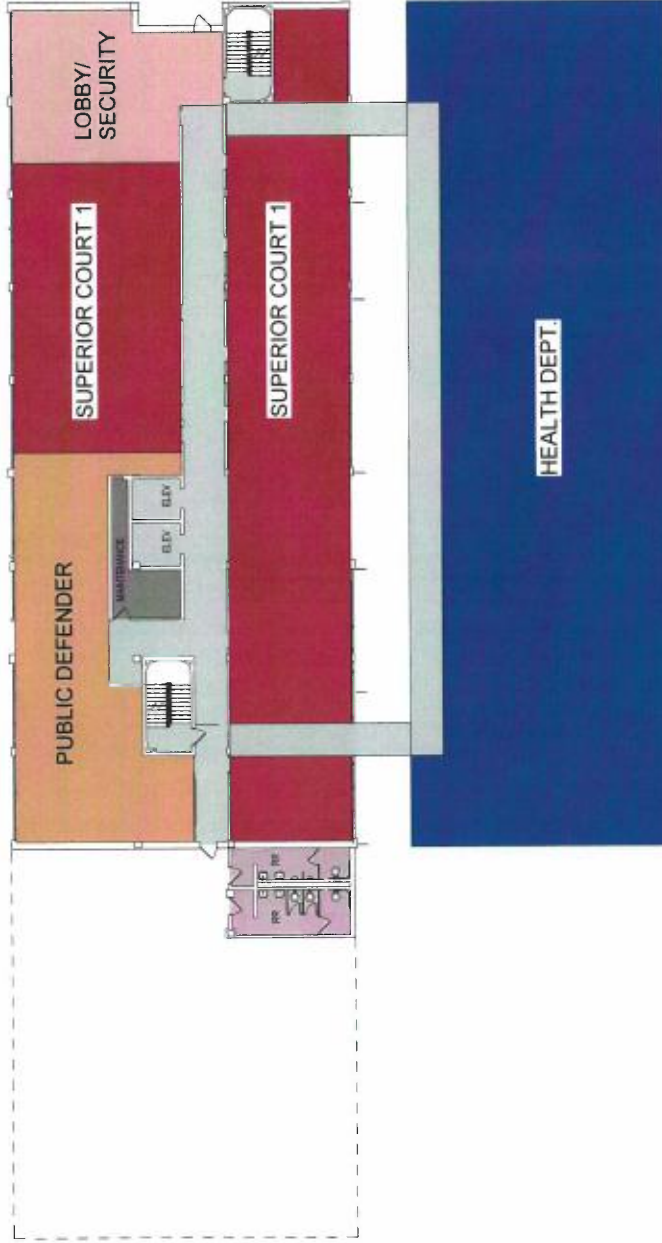


- HEALTH DEPT. - 8,300 SF
- PUBLIC DEFENDER - 1,769 SF
- PUBLIC - 1,033 SF
- SUPERIOR COURT 1 - 5,452 SF
- CIRCULATION - 2,077 SF
- MAINTENANCE - 180 SF
- RESTROOMS - 313 SF

EXISTING BUILDING
GROSS SQUARE FEET -
11,106 SF

ADDITION GROSS SQUARE
FEET - 8,300 SF

TOTAL GROSS SQUARE
FEET - 19,406 SF

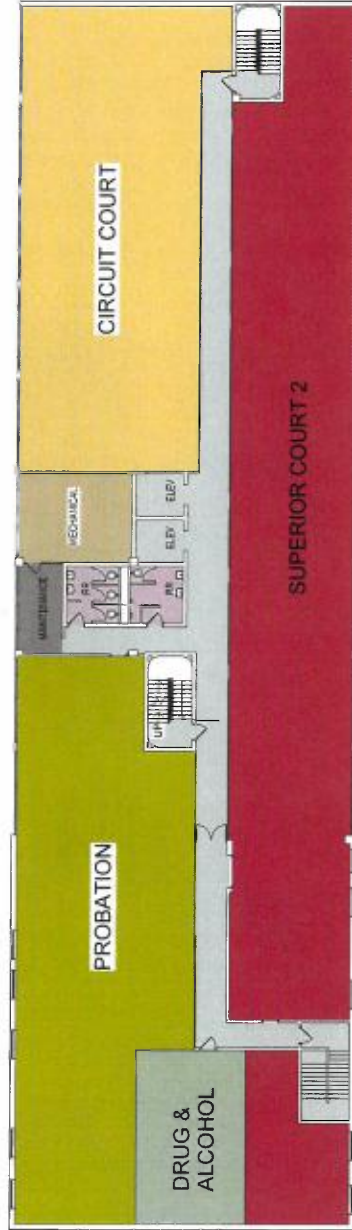


1 FIRST FLOOR OPT. 3A
1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
CITY/COUNTY BLDG. FIRST FLOOR - OPTION 3A
DECEMBER.2.2020

- SUPERIOR COURT 2 - 4,988 SF
- CIRCUIT COURT - 3,222 SF
- DRUG & ALCOHOL - 715 SF
- PROBATION - 3,264 SF
- CIRCULATION - 2,060SF
- MAINTENANCE - 156 SF
- MECHANICAL - 384 SF
- RESTROOMS - 226 SF

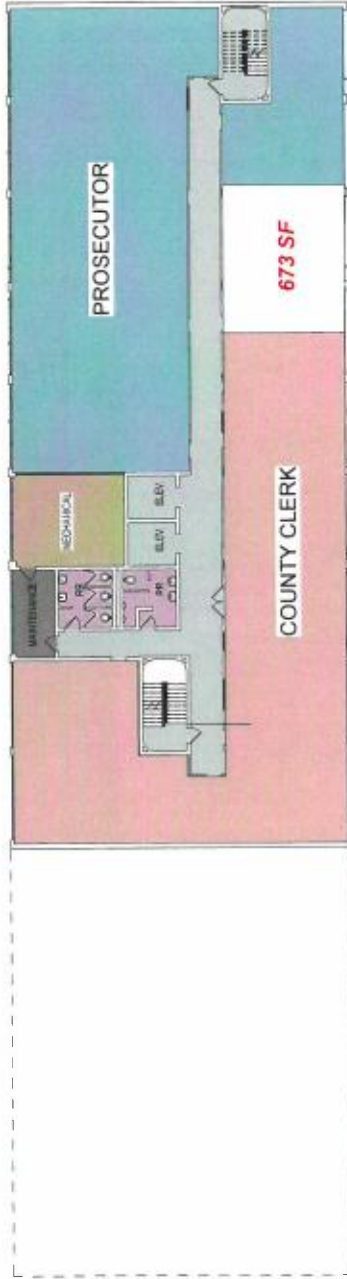
EXISTING BUILDING GROSS
 SQUARE FEET - 15,716



1 SECOND FLOOR OPT. 3
 1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
 CITY/COUNTY BLDG. 2ND FLOOR OPTION 3 - JUDICIAL ONLY
 DECEMBER 2, 2020

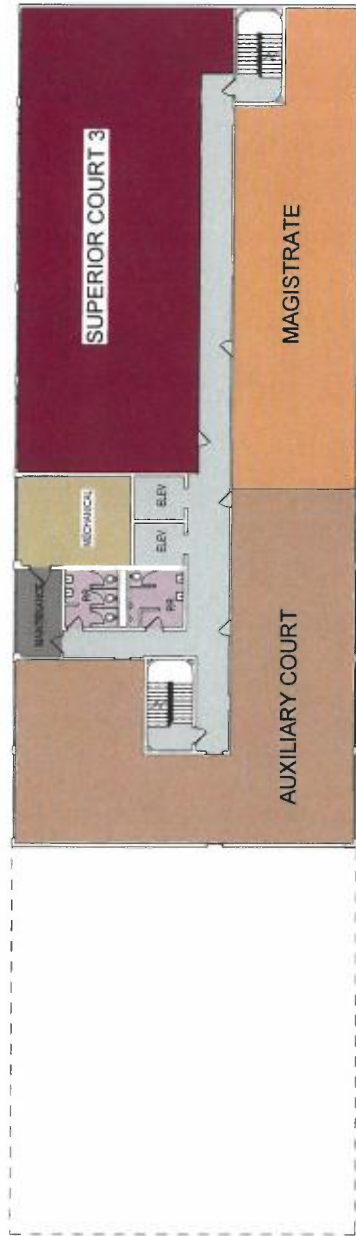
- CIRCULATION - 1,504 SF
 - MAINTENANCE - 141 SF
 - MECHANICAL - 387 SF
 - RESTROOMS - 226 SF
 - OPEN SPACE - 673 SF
 - PROSECUTOR - 3,793 SF
 - COUNTY CLERK - 3,430 SF
- EXISTING BUILDING GROSS
SQUARE FEET - 10,940 SF



1 THIRD FLOOR OPT. 3
1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
CITY/COUNTY BLDG. 3RD FLOOR OPTION 3 - JUDICIAL ONLY
DECEMBER 2, 2020

- CIRCULATION - 2,797 SF
 - MAINTENANCE - 153 SF
 - MECHANICAL - 388 SF
 - RESTROOMS - 226 SF
 - SUPERIOR COURT 3 - 3,203 SF
 - AUXILIARY COURT - 2,816 SF
 - MAGISTRATE - 2,041 SF
- EXISTING BUILDING GROSS
 SQUARE FEET - 10,940 SF



1 FOURTH FLOOR OPT. 3
1/8" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
 CITY/COUNTY BLDG. 4TH FLOOR OPTION 3 - JUDICIAL ONLY
 DECEMBER 2, 2020



- HEALTH DEPT. - 4,465 SF
- EMERGENCY MANAGEMENT - 1,658 SF
- COUNTY COMMISSIONERS/ COUNCIL - 2,557 SF
- PUBLIC - 769 SF
- OPERATIONS - 2,068 SF
- SOIL & WATER - 635 SF
- COUNTY AUDITOR - 1,994 SF
- COUNTY ASSESSOR - 2,326 SF
- CORONER - 233 SF
- COUNTY SURVEYOR - 1,196 SF
- COUNTY RECORDER - 2,706 SF
- COUNTY TREASURER - 1,727 SF
- VETERAN SERVICES - 406 SF
- CIRCULATION - 3,752 SF
- RESTROOMS - 606 SF
- STORAGE - 53 SF

**FIRST FLOOR
NEW CONSTRUCTION
GROSS SQUARE FEET - 4,465 SF**

**SECOND FLOOR
NEW CONSTRUCTION
GROSS SQUARE FEET - 7,644 SF**

**TOTAL NEW CONSTRUCTION
GROSS SQUARE FEET - 12,109 SF**

**EXISTING BLDG GROSS
SQUARE FEET - 24,004 SF**

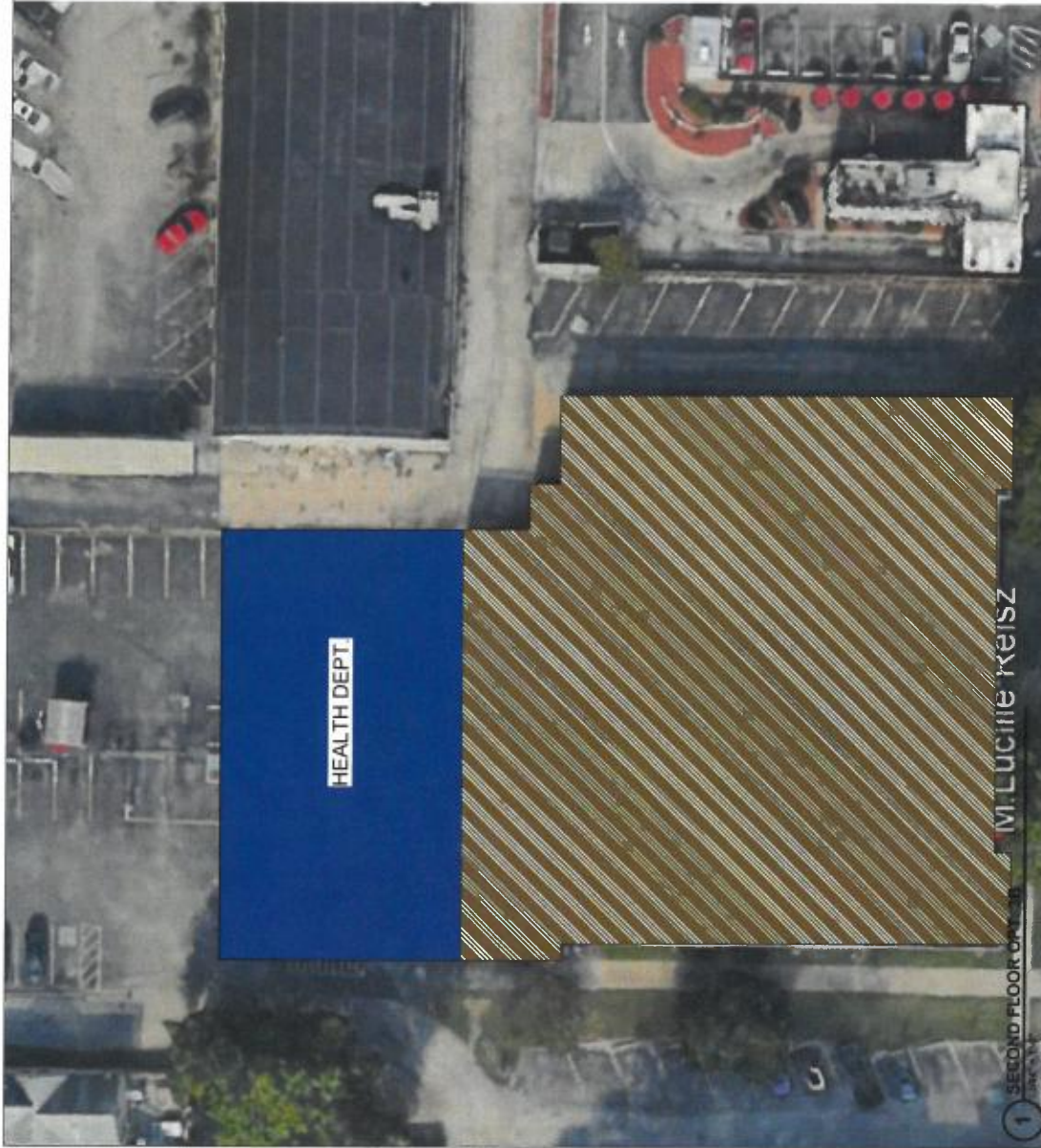
**TOTAL GROSS SQUARE FEET -
36,113 SF**

1 FIRST FLOOR OPT. 3B

**FLOYD COUNTY SPACE NEEDS EVALUATION
REISZ BUILDING FIRST FLOOR- OPTION 3B
DECEMBER, 2020**

**REISZ BUILDING ADDITION FOR HEALTH DEPARTMENT ONLY FOR
OPTION #3B.
RENOVATION REQUIRED TO EXISTING REISZ BUILDING AND CITY-
COUNTY BUILDING FOR OPTION #3A AND OPTION #3B.**





HEALTH DEPT. - 7,644 SF

ROOF - 20,825 SF

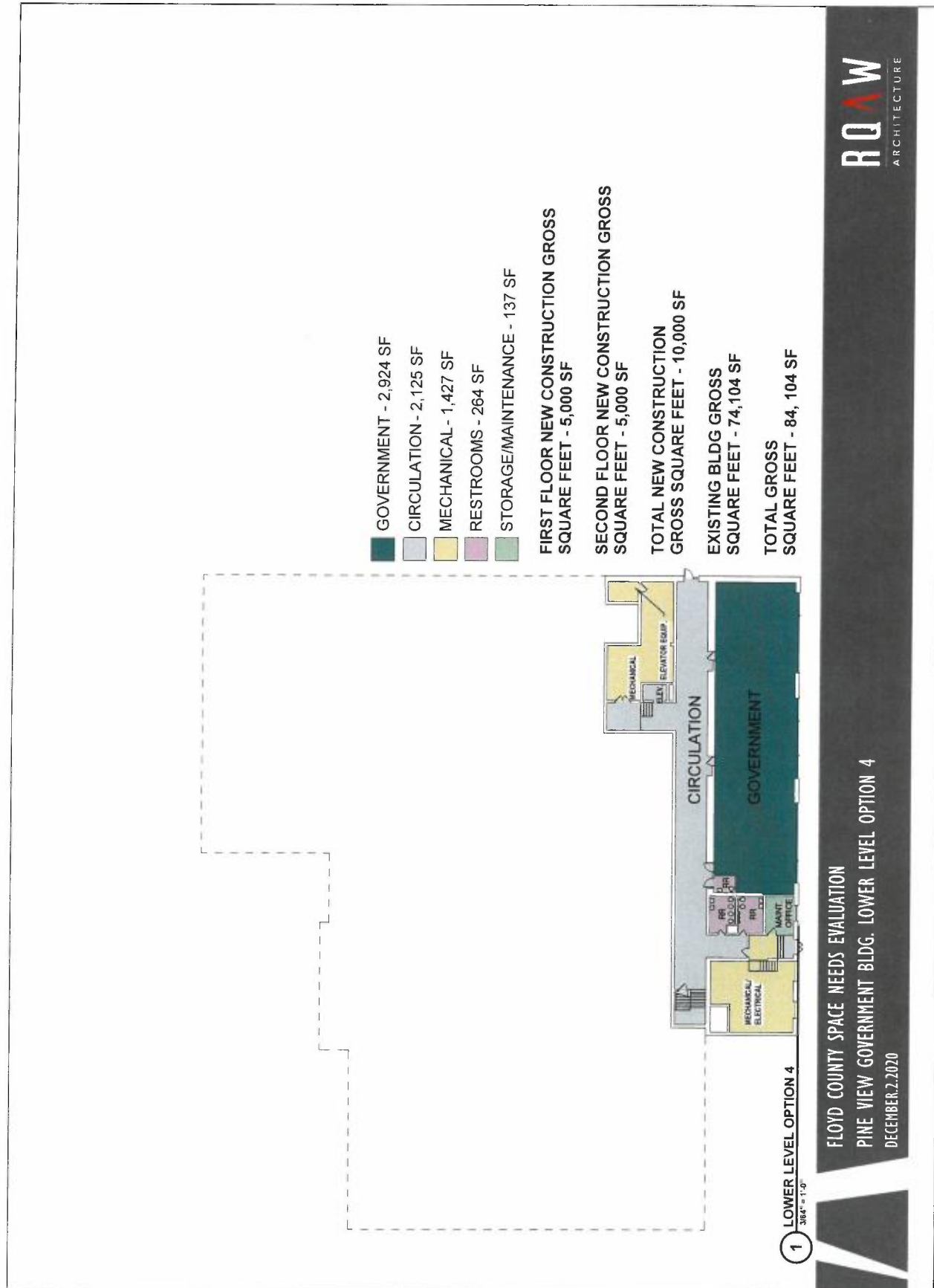
1 SECOND FLOOR ONLY
M. LUCILLE KEISZ

FLOYD COUNTY SPACE NEEDS EVALUATION
REISZ BUILDING SECOND FLOOR - OPTION 3B
DECEMBER 2, 2020

RQAW
ARCHITECTURE

OPTION #4

FLOYD COUNTY SPACE NEEDS EVALUATION



- GOVERNMENT - 2,924 SF
- CIRCULATION - 2,125 SF
- MECHANICAL - 1,427 SF
- RESTROOMS - 264 SF
- STORAGE/MAINTENANCE - 137 SF

FIRST FLOOR NEW CONSTRUCTION GROSS
 SQUARE FEET - 5,000 SF

SECOND FLOOR NEW CONSTRUCTION GROSS
 SQUARE FEET - 5,000 SF

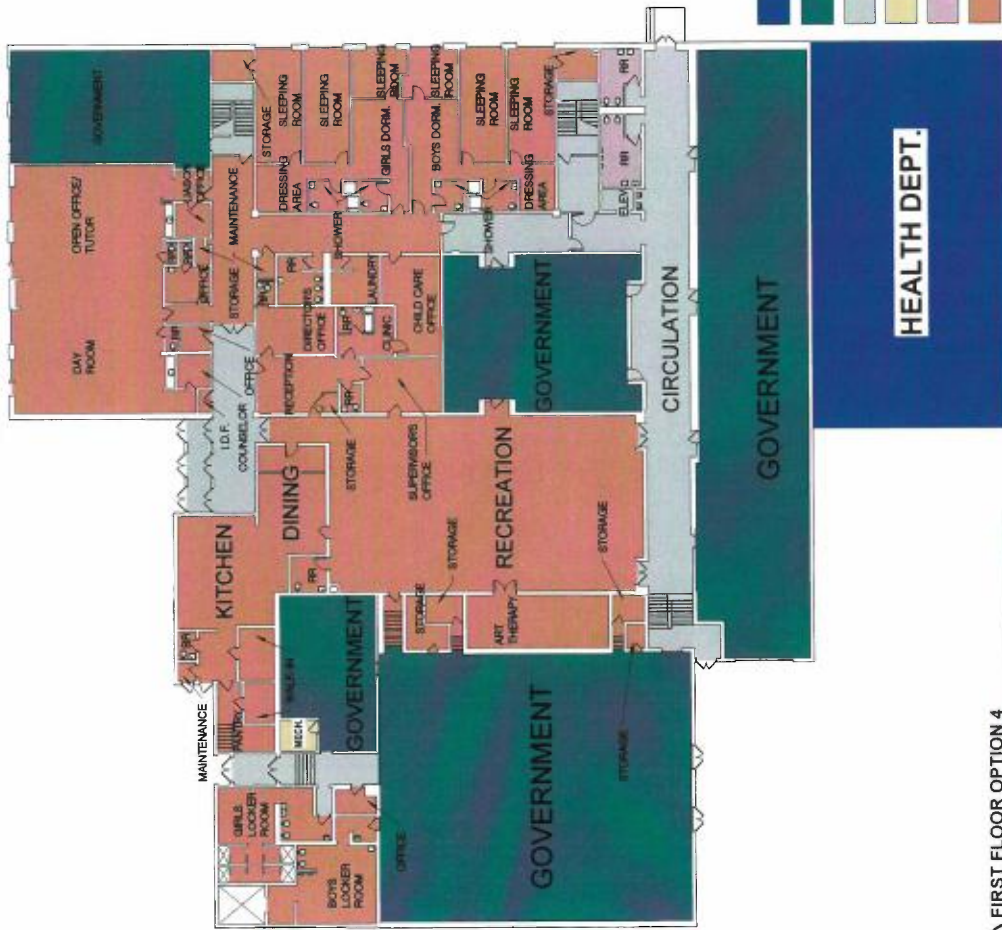
TOTAL NEW CONSTRUCTION
 GROSS SQUARE FEET - 10,000 SF

EXISTING BLDG GROSS
 SQUARE FEET - 74,104 SF

TOTAL GROSS
 SQUARE FEET - 84,104 SF

1 LOWER LEVEL OPTION 4
3/8" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
 PINE VIEW GOVERNMENT BLDG. LOWER LEVEL OPTION 4
 DECEMBER 2, 2020



- HEALTH DEPT. - 5,000 SF
- GOVERNMENT - 14,219 SF
- CIRCULATION - 4,122 SF
- MECHANICAL - 75 SF
- RESTROOMS - 294 SF
- YOUTH CENTER - 22,171 SF

1 FIRST FLOOR OPTION 4
3/8" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
 PINE VIEW GOVERNMENT BLDG. FIRST FLOOR OPTION 4
 DECEMBER.2.2020

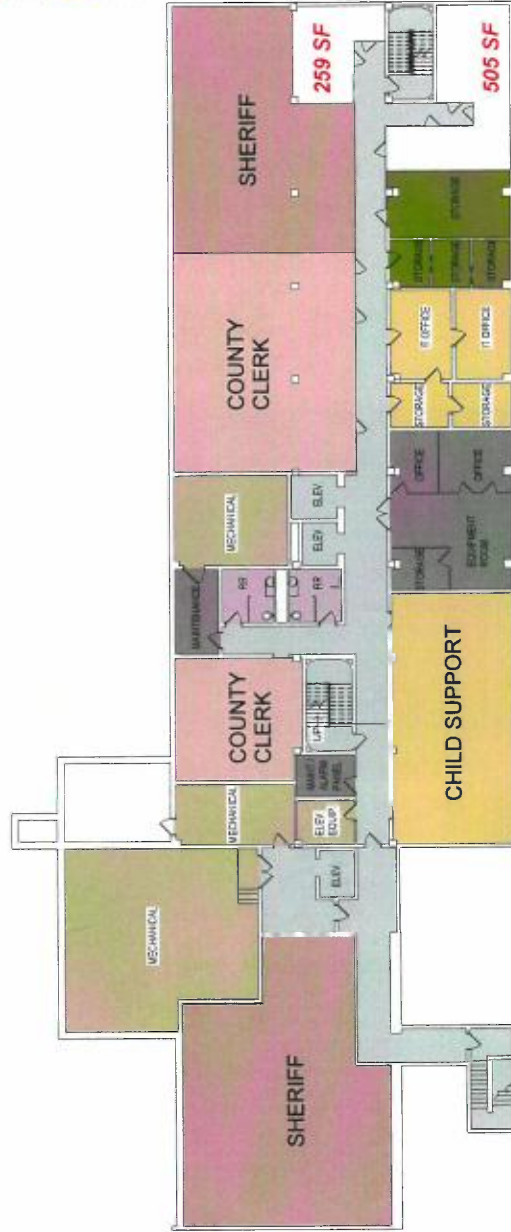


- HEALTH DEPT. - 5,000 SF
- ROOF - 11,693 SF
- GOVERNMENT - 16,301 SF
- CIRCULATION - 3,198 SF
- MAINTENANCE - 45 SF
- RESTROOMS - 505 SF
- STORAGE - 194 SF
- YOUTH CENTER - 1,728 SF

1 SECOND FLOOR OPTION 4
3/84" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
 PINE VIEW GOVERNMENT BLDG. SECOND FLOOR OPTION 4
 DECEMBER 2, 2020

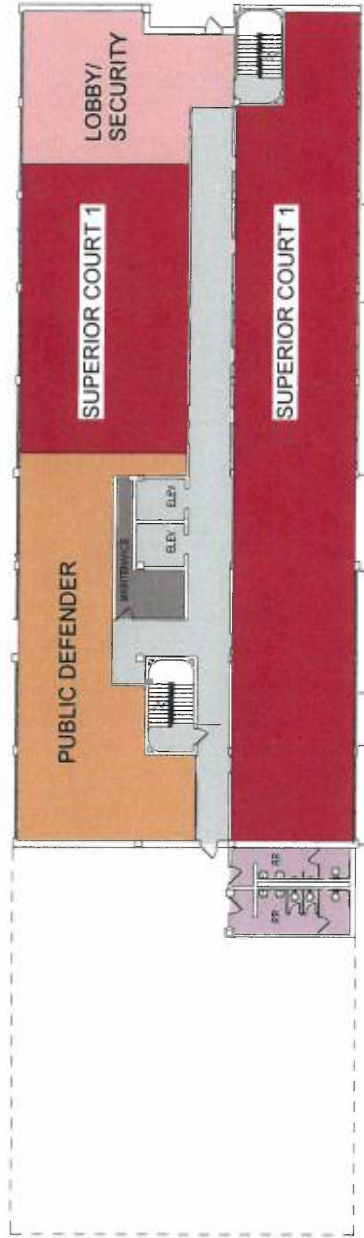
- CIRCULATION - 2,311 SF
 - COUNTY CLERK- 2,154 SF
 - IT - 592 SF
 - MAINTENANCE - 941 SF
 - MECHANICAL - 1,969 SF
 - RESTROOMS - 206 SF
 - STORAGE - 514 SF
 - SHERIFF - 3,300 SF
 - OPEN SPACES - 764 SF
 - CHILD SUPPORT - 1,136 SF
- EXISTING BUILDING GROSS SQUARE FEET - 15,287 SF



1 BASEMENT OPT. 4
1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
CITY/COUNTY BLDG. BASEMENT OPTION 4
DECEMBER.2.2020

- OPEN SPACE - 1,769 SF
 - PUBLIC DEFENDER - 1,769 SF
 - PUBLIC - 1,033 SF
 - SUPERIOR COURT 1 - 5,452 SF
 - CIRCULATION - 2,077 SF
 - MAINTENANCE - 180 SF
 - RESTROOMS - 313 SF
- EXISTING BUILDING GROSS
 SQUARE FEET- 11,106 SF

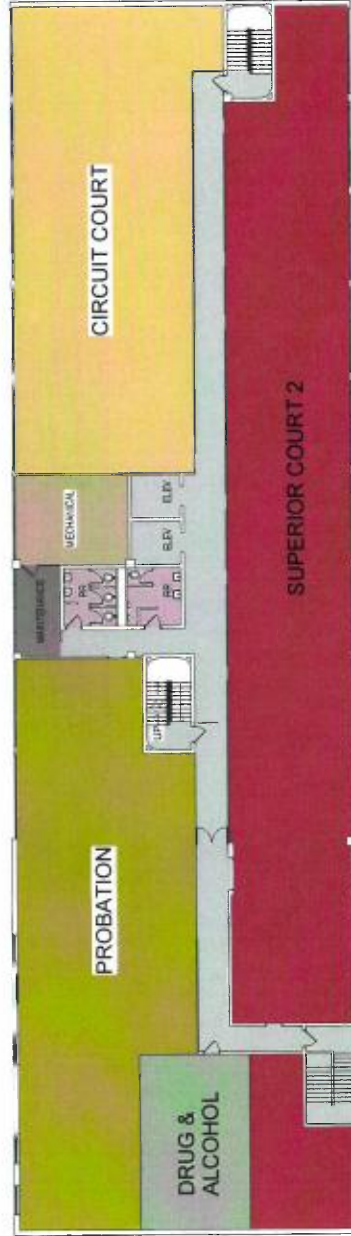


1 FIRST FLOOR OPT. 4
 1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
 CITY/COUNTY BLDG. FIRST FLOOR OPTION 4
 DECEMBER.2.2020

- SUPERIOR COURT 2 - 4,988 SF
- CIRCUIT COURT - 3,222 SF
- DRUG & ALCOHOL - 715 SF
- PROBATION - 3,264 SF
- CIRCULATION - 2,060SF
- MAINTENANCE - 156 SF
- MECHANICAL - 384 SF
- RESTROOMS - 226 SF

EXISTING BUILDING GROSS
 SQUARE FEET - 15,716



1 SECOND FLOOR OPT. 4
 1/16" = 1'-0"

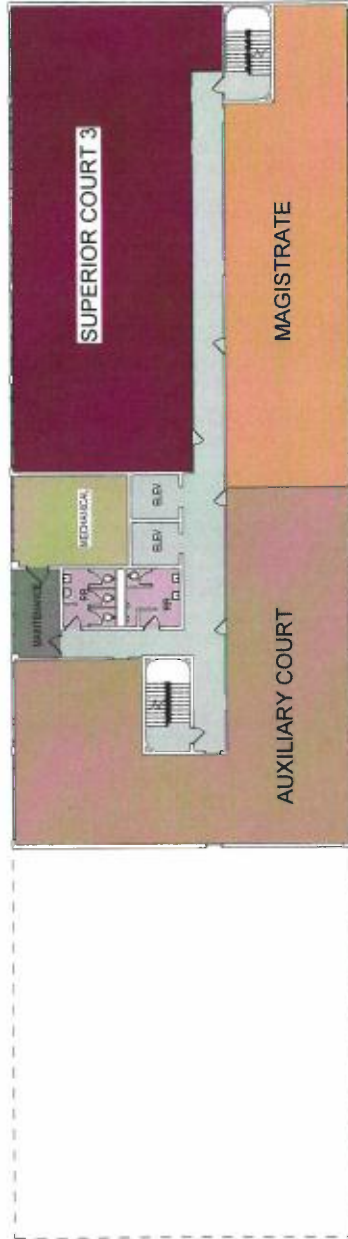
- CIRCULATION - 1,504 SF
 - MAINTENANCE - 141 SF
 - MECHANICAL - 387 SF
 - RESTROOMS - 226 SF
 - OPEN SPACE - 673 SF
 - PROSECUTOR - 3,793 SF
 - COUNTY CLERK - 3,430 SF
- EXISTING BUILDING GROSS
SQUARE FEET - 10,940 SF



1 THIRD FLOOR OPT. 4
1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
CITY/COUNTY BLDG. THIRD FLOOR OPTION 4
DECEMBER 2, 2020

- CIRCULATION - 2,797 SF
 - MAINTENANCE - 153 SF
 - MECHANICAL - 388 SF
 - RESTROOMS - 226 SF
 - SUPERIOR COURT 3 - 3,203 SF
 - AUXILIARY COURT - 2,816 SF
 - MAGISTRATE - 2,041 SF
- EXISTING BUILDING GROSS
 SQUARE FEET - 10,940 SF



1 FOURTH FLOOR OPT. 4
 1/8" = 1'-0"

- OPEN SPACE - 345 SF
 - CIRCULATION - 181 SF
 - MAINTENANCE - 343 SF
 - MECHANICAL - 592 SF
- GROSS SQUARE FEET - 1,629**



1 PENTHOUSE OPT. 4
1/16" = 1'-0"

FLOYD COUNTY SPACE NEEDS EVALUATION
CITY/COUNTY BLDG. PENTHOUSE OPTION 4
DECEMBER.2.2020

PRELIMINARY COSTS

FLOYD COUNTY SPACE NEEDS EVALUATION

The cost estimate spreadsheet below is for design evaluation purposes only and should not be used in lieu of the cost estimate that is being prepared by the Construction Manager.

	SF	Cost/SF	Cost	Comments
Option #1				
New Stand Alone Building	96,309	302	\$ 29,085,318	Cost/sf already includes significant site costs
Site Allowance			\$ 500,000	
Hard Cost Subtotal			\$ 29,585,318	
Contingency Allowance			\$ 2,958,532	Assumes 10%
Total Hard Construction Costs			\$ 32,543,850	
CM (Assumes 3%)			\$ 976,315	
Architect (Assumes 6%)			\$ 1,952,631	
State Design Release			\$ 10,000	
Rule 5/Wetland/Floodway Fees			\$ -	
Utility Consumption			\$ -	
Building Permits			\$ -	Assumed waived
Stormwater Impact Fees			\$ -	Vary by community
Conductors to Transformer			\$ -	Typically provided by the utility at no cost
Application to Util. for Service			\$ -	No cost typically
Telephone Service			\$ -	Assumes phone and internet already onsite
Sanitary Tap Fees			\$ 100,000	There will be a fee
Capitalized Interest			\$ -	TBD-Consult financial advisor
Bond Issuance & Underwriter			\$ -	TBD-Consult financial advisor
Special Consultant			\$ 45,000	
Builders Risk			\$ 48,816	Can be carried by the CM, Contractor or Owner
Furniture Allowance			\$ 250,000	Owner can decide what they want to spend
Phones Allowance			\$ 25,000	
AV Allowance			\$ 100,000	
Appliance Allowance			\$ 30,000	
IT Allowance			\$ 150,000	
Moving Expenses			\$ 25,000	
Misc. Soft Costs			\$ 500,000	
Soft Cost			\$ 4,212,762	
Total Project			\$ 36,756,612	



The cost estimate spreadsheet below is for design evaluation purposes only and should not be used in lieu of the cost estimate that is being prepared by the Construction Manager.

	SF	Cost/SF	Cost	Comments
Option #2				
City/County Building				
Heavy Reno (Excluding Penthouse)	63,900	250	\$ 15,975,000	Includes renovations suggested in feasibility study
Addition (New Construction)	49,800	302	\$ 15,039,600	Cost/sf already includes significant site costs
City/County Building Subtotal	113,700		\$ 31,014,600	
Hard Cost Subtotal			\$ 31,014,600	
Contingency Allowance			\$ 2,171,022	Assumes 7%
Total Hard Construction Costs			\$ 33,185,622	
CM (Assumes 3%)			\$ 995,569	
Architect (Assumes 6%)			\$ 1,991,137	
State Design Release			\$ 5,000	
Rule 5/Wetland/Floodway Fees			\$ -	
Utility Consumption			\$ -	
Building Permits			\$ -	Assumed waived
Stormwater Impact Fees			\$ -	Vary by community
Conductors to Transformer			\$ -	Typically provided by the utility at no cost
Application to Util. for Service			\$ -	No cost typically
Telephone Service			\$ -	Phone and internet already onsite
Sanitary Tap Fees			\$ 100,000	There will be a fee
Capitalized Interest			\$ -	TBD- Consult financial advisor
Bond Issuance & Underwriter			\$ -	TBD- Consult financial advisor
Special Consultant			\$ 45,000	
Builders Risk			\$ 49,778	Can be carried by the CM, Contractor or Owner
Furniture Allowance			\$ 250,000	Owner can decide what they want to spend
Phones Allowance			\$ 25,000	
AV Allowance			\$ 100,000	
Appliance Allowance			\$ 30,000	
IT Allowance			\$ 150,000	
Moving Expenses			\$ 25,000	
Misc. Soft Costs			\$ 500,000	
Soft Cost			\$ 4,266,484	
Total Project			\$ 37,452,106	



The cost estimate spreadsheet below is for design evaluation purposes only and should not be used in lieu of the cost estimate that is being prepared by the Construction Manager.

	SF	Cost/SF	Cost	Comments
Option #3A				
Reisz Building				
Medium Reno of Existing	24,004	\$ 140	\$ 3,360,560	Includes full HVAC, plumbing, demo and finishes
Reisz Renovation Subtotal	24,004		\$ 3,360,560	
City/County Building				
Addition (New Construction)	16,600	\$ 302	\$ 5,013,200	
Heavy Reno (Excluding Penthouse)	63,900	\$ 250	\$ 15,975,000	Includes renovations suggested in feasibility study
City/County Building Subtotal	63,900		\$ 15,975,000	
Hard Cost Subtotal			\$ 19,335,560	
Contingency Allowance			\$ 1,353,489	Assumes 7%
Total Hard Construction Costs			\$ 20,689,049	
CM (Assumes 3%)			\$ 620,671	
Architect (Assumes 6%)			\$ 1,241,343	
State Design Release			\$ 5,000	
Rule 5/Wetland/Floodway Fees			\$ -	
Utility Consumption			\$ -	
Building Permits			\$ -	Assumed waived
Stormwater Impact Fees			\$ -	Vary by community
Conductors to Transformer			\$ -	Typically provided by the utility at no cost
Application to Util. for Service			\$ -	No cost typically
Telephone Service			\$ -	Assumes phone and internet already onsite
Sanitary Tap Fees			\$ 100,000	There will be a fee
Capitalized Interest			\$ -	TBD- Consult financial advisor
Bond Issuance & Underwriter			\$ -	TBD- Consult financial advisor
Special Consultant			\$ 45,000	
Builders Risk			\$ 31,034	Can be carried by the CM, Contractor or Owner
Furniture Allowance			\$ 250,000	Owner can decide what they want to spend
Phones Allowance			\$ 25,000	
AV Allowance			\$ 100,000	
Appliance Allowance			\$ 30,000	
IT Allowance			\$ 150,000	
Moving Expenses			\$ 25,000	
Misc. Soft Costs			\$ 500,000	
Soft Cost			\$ 3,123,048	
Total Project			\$ 23,812,097	



The cost estimate spreadsheet below is for design evaluation purposes only and should not be used in lieu of the cost estimate that is being prepared by the Construction Manager.				
	SF	Cost/SF	Cost	Comments
Option #3B				
Reisz Building				
First Floor (New Construction)	4,465	\$ 302	\$ 1,348,430	
Second Floor (New Construction)	7,644	\$ 302	\$ 2,308,488	
Reisz New Construction Subtotal	12,109		\$ 3,656,918	
Medium Reno of Existing	24,004	\$ 140	\$ 3,360,560	
Reisz Renovation Subtotal	24,004		\$ 3,360,560	
City/County Building				
Heavy Reno (Excluding Penthouse)	63,900	\$ 250	\$ 15,975,000	Includes renovations suggested in feasibility study
City/County Building Subtotal	63,900		\$ 15,975,000	
Hard Cost Subtotal			\$ 22,992,478	
Contingency Allowance			\$ 1,609,473	Assumes 7%
Total Hard Construction Costs			\$ 24,601,951	
CM (Assumes 3%)			\$ 738,059	
Architect (Assumes 6%)			\$ 1,476,117	
State Design Release			\$ 5,000	
Rule 5/Wetland/Floodway Fees			\$ -	
Utility Consumption			\$ -	
Building Permits			\$ -	- Assumed waived
Stormwater Impact Fees			\$ -	- Vary by community
Conductors to Transformer			\$ -	- Typically provided by the utility at no cost
Application to Util. for Service			\$ -	- No cost typically
Telephone service			\$ -	- Assumes phone and internet already onsite
Sanitary Tap Fees			\$ 100,000	There will be a fee
Capitalized Interest			\$ -	TBD- Consult financial advisor
Bond Issuance & Underwriter			\$ -	TBD- Consult financial advisor
Special Consultant			\$ 45,000	
Builders Risk			\$ 36,903	Can be carried by the CM, Contractor or Owner
Furniture Allowance			\$ 250,000	Owner can decide what they want to spend
Phones Allowance			\$ 25,000	
AV Allowance			\$ 100,000	
Appliance Allowance			\$ 30,000	
IT Allowance			\$ 150,000	
Moving Expenses			\$ 25,000	
Misc. Soft Costs			\$ 500,000	
Soft Cost			\$ 3,481,079	
Total Project			\$ 28,083,030	



The cost estimate spreadsheet below is for design evaluation purposes only and should not be used in lieu of the cost estimate that is being prepared by the Construction Manager.

	SF	Cost/SF	Cost	Comments
Option #4				
Pine View Government Building				
Medium Reno of Existing	20,000	\$ 90	\$ 1,800,000	
Heavy Reno	10,000	\$ 250	\$ 2,500,000	Renovate existing gymnasium
Pine View Renovation Subtotal	30,000		\$ 4,300,000	
Addition (New Construction)	10,000	\$ 302	\$ 3,020,000	
Pine View Subtotal	40,000		\$ 7,320,000	
City/County Building				
Heavy Reno (Excluding Penthouse)	63,900	\$ 250	\$ 15,975,000	Includes renovations suggested in feasibility study
City/County Building Subtotal	63,900		\$ 15,975,000	
Hard Cost Subtotal			\$ 27,595,000	
Contingency Allowance			\$ 1,931,650	Assumes 7%
Total Hard Construction Costs			\$ 29,526,650	
CM (Assumes 3%)			\$ 885,800	
Architect (Assumes 6%)			\$ 1,771,599	
State Design Release			\$ 5,000	
Rule 5/Wetland/Floodway Fees			\$ -	
Utility Consumption			\$ -	
Building Permits			\$ -	Assumed waived
Stormwater Impact Fees			\$ -	Vary by community
Conductors to Transformer			\$ -	Typically provided by the utility at no cost
Application to Util. for Service			\$ -	No cost typically
Telephone Service			\$ -	Assumes phone and internet already onsite
Sanitary Tap Fees			\$ 100,000	There will be a fee
Capitalized Interest			\$ -	TBD- Consult financial advisor
Bond Issuance & Underwriter			\$ -	TBD- Consult financial advisor
Special Consultant			\$ 45,000	
Builders Risk			\$ 44,290	Can be carried by the CM, contractor or Owner
Furniture Allowance			\$ 250,000	Owner can decide what they want to spend
Phones Allowance			\$ 25,000	
AV Allowance			\$ 100,000	
Appliance Allowance			\$ 30,000	
IT Allowance			\$ 150,000	
Moving Expenses			\$ 25,000	
Misc. Soft Costs			\$ 500,000	
Soft Cost			\$ 3,931,688	
Total Project			\$ 33,458,338	

