

SECTION I: SCENARIOS AND COST ESTIMATES

**Table I-1
PRELIMINARY OCCUPANCY SCENARIOS**

SCENARIOS:	SCENARIO #1 CONSOLIDATED SCENARIO			SCENARIO #2 MAXIMUM SCENARIO			SCENARIO #3 MEDIUM SCENARIO		
	Components	Courts	Staff	DGSF	Courts	Staff	DGSF	Courts	Staff
COURTS	14 Courts			14 Courts			14 Courts		
A. Circuit Court	6	28	33,435	6	28	33,435	6	28	33,435
B. Chancery Court	2	8	10,317	2	8	10,317	2	8	10,317
C. General Sessions Court	5	12	25,446	5	12	25,446	5	12	25,446
D. Referee / Master Court	1	0	2,993	1	0	2,993	1	0	2,993
OTHER COMPONENTS	All Components Included			DA Planned to 2025 / PD Out			DA and PD Out / Drug Court In		
E. Circuit Clerk	(2035)	46	13,340	(2035)	46	13,340	(2035)	46	13,340
F. Clerk & Master	(2035)	16	4,800	(2035)	16	4,800	(2035)	16	4,800
G. County Clerk Probate	(2035)	3	1,140	(2035)	3	1,140	(2035)	3	1,140
H. Child Support Referee	(2035)	2	1,200	(2035)	2	1,200	(2035)	2	1,200
I. Court Administration	(2035)	7	2,100	(2035)	7	2,100	(2035)	7	2,100
J. Drug Court Program	(2035)	12	6,000	(2035)	12	6,000	(2035)	12	6,000
K. District Attorney	(2035)	47	11,750	(2025)	37	9,805	Workroom Only		1,200
L. Public Defender	(2035)	27	7,560	Workroom Only		500	Workroom Only		500
M. Sheriff			1,000			1,000			1,000
N. Court Support Spaces			14,575			14,575			14,575
O. Facility Support Spaces			15,363			15,363			15,363
TOTAL	14 Courts	208	151,017	14 Courts	171	142,012	14 Courts	134	133,407
Mechanical / Electrical Factor		10.0%	+ 15,102		10.0%	+ 14,201		10.0%	+ 13,341
TOTAL DGSF AND M/E			166,119			156,213			146,748
Building Grossing Factor		25.0%	+ 41,530		25.0%	+ 39,053		25.0%	+ 36,687
NEW COURTHOUSE SIZE			207,649			195,267			183,435
Secure Parking Area	25	500	+ 12,500	25	500	+ 12,500	25	500	+ 12,500
TOTAL (Including Parking)			220,149			207,767			195,935

Table I-1 (Continued)
PRELIMINARY OCCUPANCY SCENARIOS

SCENARIOS:	SCENARIO #4 MINIMUM SCENARIO			SCENARIO #5 SPLIT SCENARIO			SCENARIO #6 SPLIT SCENARIO WITH SHELL FLOOR		
	Components	Courts	Staff	DGSF	Courts	Staff	DGSF	Courts	Staff
COURTS	14 Courts			12 Courts / Chancery in Judicial Bldg.			16 Courts / Chancery in Judicial Bldg.		
A. Circuit Court	6	28	33,435	6	28	33,435	6	28	33,435
B. Chancery Court	2	8	10,317	Locate in Judicial Building			Locate in Judicial Building		
C. General Sessions Court	5	12	25,446	5	12	25,446	5	12	25,446
D. Referee / Master Court	1	0	2,993	1	0	2,993	1	0	2,993
Shelled Courtfloor	0	0	0	0	0	0	4	0	20,298
OTHER COMPONENTS	DA, PD, and Drug Court Out			Clerk & Master, DA, PD, Drug Court Out			Clerk & Master, DA, PD, Drug Court Out		
E. Circuit Clerk	(2035)	46	13,340	(2035)	46	13,340	(2035)	46	13,340
F. Clerk & Master	(2035)	16	4,800	Locate in Judicial Building			Locate in Judicial Building		
G. County Clerk Probate	(2035)	3	1,140	(2035)	3	1,140	(2035)	3	1,140
H. Child Support Referee	(2035)	2	1,200	(2035)	2	1,200	(2035)	2	1,200
I. Court Administration	(2035)	7	2,100	(2035)	7	2,100	(2035)	7	2,100
J. Drug Court Program	Locate in Health Dept. Building			Locate in Health Dept. Building			Locate in Health Dept. Building		
K. District Attorney	Workroom Only		1,200	Workroom Only		1,200	Workroom Only		1,200
L. Public Defender	Workroom Only		500	Workroom Only		500	Workroom Only		500
M. Sheriff			1,000			1,000			1,000
N. Court Support Spaces			14,575			14,575			14,575
O. Facility Support Spaces			15,363			15,363			15,363
TOTAL	14 Courts	122	127,407	12 Courts	98	112,290	16 Courts	98	132,588
Mechanical/ Electrical Factor		10.0%	+ 12,741		10.0%	+ 11,229		10.0%	+ 13,259
TOTAL DGSF AND M/E			140,148			123,519			145,847
Building Grossing Factor		25.0%	+ 35,037		25.0%	+ 30,880		25.0%	+ 36,462
NEW COURTHOUSE SIZE			175,185			154,399			182,309
Secure Parking Area	25	500	+ 12,500	25	500	+ 12,500	25	500	+ 12,500
TOTAL (Including Parking)			187,685			166,899			194,809

**Table I-2
NEW JUSTICE CENTER COST ESTIMATES (Projected to 2011)**

SCENARIOS	SCENARIO #1: CONSOLIDATED		SCENARIO #2 MAXIMUM		SCENARIO #3 MEDIUM		SCENARIO #4 MINIMUM		SCENARIO #5 SPLIT		SCENARIO #6 SPLIT - SHELL	
	Calculations	Costs	Calculations	Costs	Calculations	Costs	Calculations	Costs	Calculations	Costs	Calculations	Costs
A. CONSTRUCTION COST												
1. Building Construction <i>\$220.00 per Square Foot</i>	178,649 x \$220.00	\$39,302,703	166,267 x \$220.00	\$36,578,691	154,435 x \$220.00	\$33,975,678	146,185 x \$220.00	\$32,160,678	125,399 x \$220.00	\$27,587,755	124,309 x \$220.00	\$27,347,961
2. Shelled Court Floor <i>\$154.00 per Square Foot (70%)</i>	29,000 x \$154.00	\$4,466,000	29,000 x \$154.00	\$4,466,000	29,000 x \$154.00	\$4,466,000	29,000 x \$154.00	\$4,466,000	29,000 x \$154.00	\$4,466,000	58,000 x \$154.00	\$8,932,000
3. Secure Parking <i>\$20,000 per Space</i>	25 x \$20,000.00	\$500,000	25 x \$20,000.00	\$500,000	25 x \$20,000.00	\$500,000	25 x \$20,000.00	\$500,000	25 x \$20,000.00	\$500,000	25 x \$20,000.00	\$500,000
4. Site Development & Utilities <i>3% of Building Construction</i>	\$44,268,703 x 3%	\$1,328,061	\$41,544,691 x 3%	\$1,246,341	\$38,941,678 x 3%	\$1,168,250	\$37,126,678 x 3%	\$1,113,800	\$32,553,755 x 3%	\$976,613	\$36,779,961 x 3%	\$1,103,399
5. SUBTOTAL BUILDING CONSTRUCTION	Per Sq. Foot \$219.59	\$45,596,764	Per Sq. Foot \$219.14	\$42,791,031	Per Sq. Foot \$218.66	\$40,109,928	Per Sq. Foot \$218.29	\$38,240,478	Per Sq. Foot \$217.17	\$33,530,368	Per Sq. Foot \$207.80	\$37,883,360
B. CONTINGENCY												
1. Design / Construction <i>10% of Building Construction</i>	\$45,596,764 x 10%	\$4,559,676	\$42,791,031 x 10%	\$4,279,103	\$40,109,928 x 10%	\$4,010,993	\$38,240,478 x 10%	\$3,824,048	\$33,530,368 x 10%	\$3,353,037	\$37,883,360 x 10%	\$3,788,336
2. CONSTRUCTION COSTS (A + B)	Per Sq. Foot \$241.54	\$50,156,440	Per Sq. Foot \$241.06	\$47,070,134	Per Sq. Foot \$240.53	\$44,120,921	Per Sq. Foot \$240.12	\$42,064,526	Per Sq. Foot \$238.88	\$36,883,405	Per Sq. Foot \$228.58	\$41,671,696
C. PROJECT COST												
1. Design Fees/Permits/Testing <i>8% of Building Construction</i>	\$50,156,440 x 8%	\$4,012,515	\$47,070,134 x 8%	\$3,765,611	\$44,120,921 x 8%	\$3,529,674	\$42,064,526 x 8%	\$3,365,162	\$36,883,405 x 8%	\$2,950,672	\$41,671,696 x 8%	\$3,333,736
2. Security Allowance <i>\$3.00 of Total BGSF</i>	178,649 x \$3.00	\$535,946	166,267 x \$3.00	\$498,800	154,435 x \$3.00	\$463,305	146,185 x \$3.00	\$438,555	125,399 x \$3.00	\$376,197	124,309 x \$3.00	\$372,927
3. Technology Allowance <i>\$2.00 of Total BGSF</i>	178,649 x \$2.00	\$357,297	166,267 x \$2.00	\$332,534	154,435 x \$2.00	\$308,870	146,185 x \$2.00	\$292,370	125,399 x \$2.00	\$250,798	124,309 x \$2.00	\$248,618
4. FF&E (less shelled DGSF) <i>\$12 of Total DGSF</i>	130,719 x \$12.00	\$1,568,628	121,714 x \$12.00	\$1,460,568	113,109 x \$12.00	\$1,357,308	107,109 x \$12.00	\$1,285,308	91,992 x \$12.00	\$1,103,903	91,992 x \$12.00	\$1,103,903
5. SUBTOTAL PROJECT COSTS	Per Sq. Foot \$31.18	\$6,474,386	Per Sq. Foot \$31.02	\$6,057,513	Per Sq. Foot \$30.85	\$5,659,156	Per Sq. Foot \$30.72	\$5,381,395	Per Sq. Foot \$30.32	\$4,681,570	Per Sq. Foot \$27.75	\$5,059,183
D TOTAL COST - Current	Per Sq. Foot	Total	Per Sq. Foot	Total	Per Sq. Foot	Total	Per Sq. Foot	Total	Per Sq. Foot	Total	Per Sq. Foot	Total
1. Project Cost (B+C) 2008 dollars	\$272.72	\$56,630,827	\$272.08	\$53,127,647	\$271.38	\$49,780,077	\$270.83	\$47,445,921	\$269.21	\$41,564,974	\$256.33	\$46,730,879
E. FUTURE ESCALATION												
1. 3% per year to Mid-Construction <i>(Assumes 3 Years to 2011)</i>	\$52,618,312 x 9%	\$4,735,648	\$49,362,036 x 9%	\$4,442,583	\$46,250,404 x 9%	\$4,162,536	\$44,080,759 x 9%	\$3,967,268	\$38,614,302 x 9%	\$3,475,287	\$43,397,143 x 9%	\$3,905,743
F. TOTAL COST - 2011		Total		Total		Total		Total		Total		Total
1. Project Cost (D+E) 2011 dollars	207,649	\$61,366,475	195,267	\$57,570,230	183,435	\$53,942,614	175,185	\$51,413,189	154,399	\$45,040,261	182,309	\$50,636,621

Notes: (*1) Costs do not include site acquisition, structured public parking, or moving costs. Escalation costs (E1) exclude Design Fees / Permits / Testing (C1).
 (*2) Each shelled court floor is based upon (4) standard courtroom sets, (2) jury deliberation rooms, (2) Circuit Court chambers, and (2) Sessions Court chambers.

**Table I-3
RECOMMENDED OCCUPANCY SCENARIOS**

SCENARIOS:	SCENARIO #4 10 / 14 OPTION			SCENARIO #7 12 / 16 OPTION		
	Components	Courts	Staff	DGSF	Courts	Staff
COURTS	Build 10 / 14 Total Courts			Build 12 / 16 Total Courts		
A. Circuit Court	4	20	23,118	5	24	28,593
B. Chancery Court	1	4	5,476	1	4	5,476
C. General Sessions Court	4	12	20,138	5	15	25,446
D. Referee / Master Court	1	0	2,993	1	0	2,993
Shelled Courtfloor	4	0	20,466	4	0	20,466
OTHER COMPONENTS	DA, PD, and Drug Court Out			DA, PD, and Drug Court Out		
E. Circuit Clerk	(2035)	46	13,340	(2035)	46	13,340
F. Clerk & Master	(2035)	16	4,800	(2035)	16	4,800
G. County Clerk Probate	(2035)	3	1,140	(2035)	3	1,140
H. Child Support Referee	(2035)	2	1,200	(2035)	2	1,200
I. Court Administration	(2035)	7	2,100	(2035)	7	2,100
J. Drug Court Program	Locate in Health Dept. Building			Locate in Health Dept. Building		
K. District Attorney	Workroom Only		1,200	Workroom Only		1,200
L. Public Defender	Workroom Only		500	Workroom Only		500
M. Sheriff			1,000			1,000
N. Court Support Spaces			14,575			14,575
O. Facility Support Spaces		<i>(minus contingency)</i>	13,363			15,363
TOTAL	14 Courts	110	125,407	16 Courts	117	138,191
Mechanical/ Electrical Factor		10.0%	+ 12,541		10.0%	+ 13,819
TOTAL DGSF AND M/E			137,948			152,010
Building Grossing Factor		25.0%	+ 34,487		25.0%	+ 38,002
NEW COURTHOUSE SIZE			172,435			190,012
Secure Parking Area	25	500	+ 12,500	25	500	+ 12,500
TOTAL (Including Parking)			184,935			202,512

**Table I-4
JUSTICE CENTER COST ESTIMATES (Projected to 2011)**

SCENARIOS	SCENARIO #4 10/14 OPTION		SCENARIO #7 12/16 OPTION	
	Calculations	Costs	Calculations	Costs
A. CONSTRUCTION COST				
1. Building Construction <i>\$220.00 per Square Foot</i>	x 143,435 \$220.00	\$31,555,678	x 161,012 \$220.00	\$35,422,717
2. Shelled Court Floor <i>\$154.00 per Square Foot (70%)</i>	x 29,000 \$154.00	\$4,466,000	x 29,000 \$154.00	\$4,466,000
3. Secure Parking <i>\$20,000 per Space</i>	x 25 \$20,000.00	\$500,000	x 25 \$20,000.00	\$500,000
4. Site Development & Utilities <i>3% of Building Construction</i>	x \$36,521,678 3%	\$1,095,650	x \$40,388,717 3%	\$1,211,662
5. SUBTOTAL BUILDING CONSTRUCTION	Per Sq. Foot \$218.15	\$37,617,328	Per Sq. Foot \$218.94	\$41,600,379
B. CONTINGENCY				
1. Design / Construction <i>10% of Building Construction</i>	x \$37,617,328 10%	\$3,761,733	x \$41,600,379 10%	\$4,160,038
2. CONSTRUCTION COSTS (A + B)	Per Sq. Foot \$239.97	\$41,379,061	Per Sq. Foot \$240.83	\$45,760,416
C. PROJECT COST				
1. Design Fees/Permits/Testing <i>8% of Building Construction</i>	x \$41,379,061 8%	\$3,310,325	x \$45,760,416 8%	\$3,660,833
2. Security Allowance <i>\$3.00 of Total BGSF</i>	x 143,435 \$3.00	\$430,305	x 161,012 \$3.00	\$483,037
3. Technology Allowance <i>\$2.00 of Total BGSF</i>	x 143,435 \$2.00	\$286,870	x 161,012 \$2.00	\$322,025
4. FF&E (less shelled DGFS) <i>\$12 of Total DGFS</i>	x 104,941 \$12.00	\$1,259,290	x 117,724 \$12.00	\$1,412,693
5. SUBTOTAL PROJECT COSTS	Per Sq. Foot \$30.66	\$5,286,789	Per Sq. Foot \$30.94	\$5,878,588
D TOTAL COST - Current	Per Sq. Foot	Total	Per Sq. Foot	Total
1. Project Cost (B+C) 2008 dollars	\$270.63	\$46,665,850	\$271.77	\$51,639,004
E. FUTURE ESCALATION				
1. <i>3% per year to Mid-Construction (Assumes 3 Years to 2011)</i>	x \$43,355,525 9%	\$3,901,997	x \$47,978,171 9%	\$4,318,035
F. TOTAL COST - 2011		Total		Total
1. Project Cost (D+E) 2011 dollars	172,435	\$50,567,847	190,012	\$55,957,040

Notes: (*1) Costs do not include site acquisition, structured public parking, or moving costs. Escalation costs (E1) exclude Design Fees / Permits / Testing (C1).

(*2) Each shelled court floor is based upon (4) standard courtroom sets, (2) jury deliberation rooms, (3) Circuit Court chambers, and (1) Sessions Court chambers.

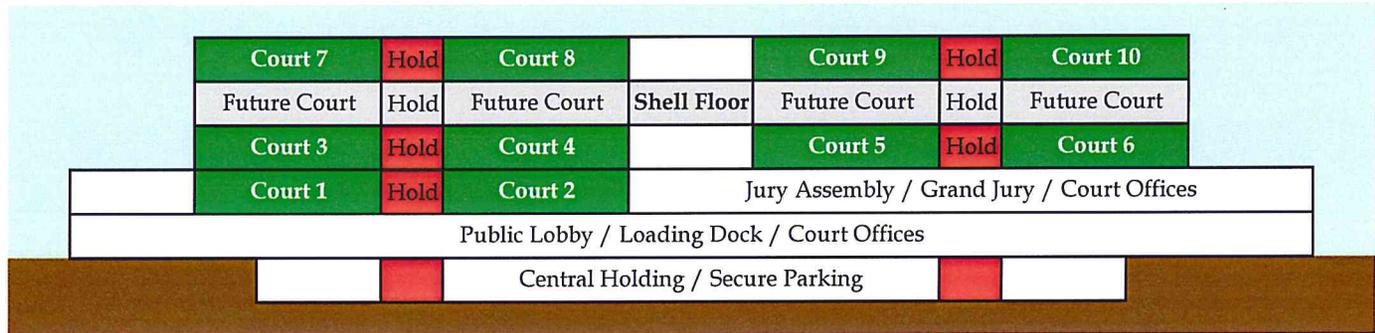
**Table I-7
OVERVIEW OF STACKING OPTIONS**

SCENARIO #4:

10/14 Option

172,000 BGSF + 12,500 SF Secure Parking Area

Floor	BGSF
5th	29,000
4th	29,000
3rd	29,000
2nd	34,000
1st	34,000
Basement	26,000

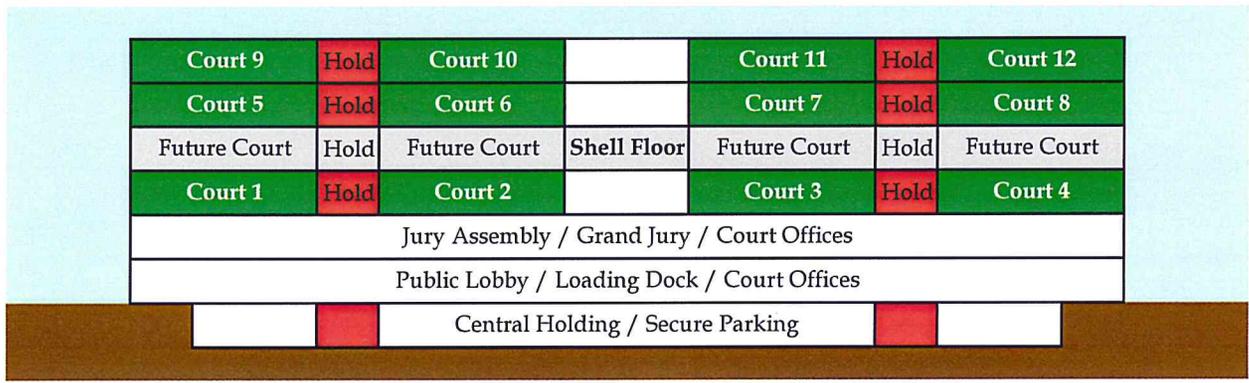


SCENARIO #7:

12/16 Option

190,000 BGSF + 12,500 SF Secure Parking Area

Floor	BGSF
6th	29,000
5th	29,000
4th	29,000
3rd	29,000
2nd	29,000
1st	29,000
Basement	25,000



Note: Diagrams exclude rooftop square footage for mechanical units.

**Table I-8
JUSTICE CENTER SCENARIO SUMMARY**

	SCENARIO #4	SCENARIO #7
	10 / 14 OPTION <i>Build 10 / Expand to 14 Courts</i>	12 / 16 OPTION <i>Build 12 / Expand to 16 Courts</i>
A. BUILDING SIZE		
1. Building Square Feet without Secure Parking	172,435	190,012
2. Building Square Feet with Secure Parking	184,935 (25 Spaces)	202,512 (25 Spaces)
B. NUMBER OF COURTS		
1. Initial Construction	10	12
2. Long-Term Potential	14	16
C. SHELL FLOOR CONVERSION		
1. Likely Period to Finish Shell Floor	2015-2020 (Projected 11th Judgeship)	2025-2030 (Projected 13th Judgeship)
D. LONG TERM EXPANSION		
1. Future Growth	14 Courts should satisfy needs to approximately 2030 to 2040	16 Courts should address needs for an additional 10 to 15 years beyond that
E. COST ESTIMATE		
1. Total Project Cost with Escalation to 2011	\$50,567,847	\$55,957,040
F. PARKING ESTIMATE		
1. 360-Car Parking Garage with Escalation to 2011	\$5,240,894	\$5,240,894

Notes: (*1) Long-Term Court Growth (Item C1) assumes one new court approximately every 5 years.

(*2) Parking Garage estimates assume \$12,000 per space, with a 5% design/construction contingency, 6% design fee, and 9% escalation to 2011.

**Table I-9
JUSTICE CENTER COST ESTIMATES (Projected to 2014)**

SCENARIOS	2012				2013				2014			
	SCENARIO #4: 10 / 14 OPTION		SCENARIO #7 12 / 16 OPTION		SCENARIO #4: 10 / 14 OPTION		SCENARIO #7 12 / 16 OPTION		SCENARIO #4: 10 / 14 OPTION		SCENARIO #7 12 / 16 OPTION	
	Calculations	Costs	Calculations	Costs	Calculations	Costs	Calculations	Costs	Calculations	Costs	Calculations	Costs
A. CONSTRUCTION COST												
1. Building Construction <i>\$220.00 per Square Foot</i>	143,435 x \$220.00	\$31,555,678	161,012 x \$220.00	\$35,422,717	143,435 x \$220.00	\$31,555,678	161,012 x \$220.00	\$35,422,717	143,435 x \$220.00	\$31,555,678	161,012 x \$220.00	\$35,422,717
2. Shelled Court Floor <i>\$154.00 per Square Foot (70%)</i>	29,000 x \$154.00	\$4,466,000	29,000 x \$154.00	\$4,466,000	29,000 x \$154.00	\$4,466,000	29,000 x \$154.00	\$4,466,000	29,000 x \$154.00	\$4,466,000	29,000 x \$154.00	\$4,466,000
3. Secure Parking <i>\$20,000 per Space</i>	25 x \$20,000.00	\$500,000	25 x \$20,000.00	\$500,000	25 x \$20,000.00	\$500,000	25 x \$20,000.00	\$500,000	25 x \$20,000.00	\$500,000	25 x \$20,000.00	\$500,000
4. Site Development & Utilities <i>3% of Building Construction</i>	\$36,521,678 x 3%	\$1,095,650	\$40,388,717 x 3%	\$1,211,662	\$36,521,678 x 3%	\$1,095,650	\$40,388,717 x 3%	\$1,211,662	\$36,521,678 x 3%	\$1,095,650	\$40,388,717 x 3%	\$1,211,662
5. SUBTOTAL BUILDING CONSTRUCTION	Per Sq. Foot \$218.15	\$37,617,328	Per Sq. Foot \$213.04	\$41,600,379	Per Sq. Foot \$218.15	\$37,617,328	Per Sq. Foot \$213.04	\$41,600,379	Per Sq. Foot \$218.15	\$37,617,328	Per Sq. Foot \$213.04	\$41,600,379
B. CONTINGENCY												
1. Design / Construction <i>10% of Building Construction</i>	\$37,617,328 x 10%	\$3,761,733	\$41,600,379 x 10%	\$4,160,038	\$37,617,328 x 10%	\$3,761,733	\$41,600,379 x 10%	\$4,160,038	\$37,617,328 x 10%	\$3,761,733	\$41,600,379 x 10%	\$4,160,038
2. CONSTRUCTION COSTS (A + B)	Per Sq. Foot \$239.97	\$41,379,061	Per Sq. Foot \$234.35	\$45,760,416	Per Sq. Foot \$239.97	\$41,379,061	Per Sq. Foot \$234.35	\$45,760,416	Per Sq. Foot \$239.97	\$41,379,061	Per Sq. Foot \$234.35	\$45,760,416
C. PROJECT COST												
1. Design Fees/Permits/Testing <i>8% of Building Construction</i>	\$41,379,061 x 8%	\$3,310,325	\$45,760,416 x 8%	\$3,660,833	\$41,379,061 x 8%	\$3,310,325	\$45,760,416 x 8%	\$3,660,833	\$41,379,061 x 8%	\$3,310,325	\$45,760,416 x 8%	\$3,660,833
2. Security Allowance <i>\$3.00 of Total BGSF</i>	143,435 x \$3.00	\$430,305	161,012 x \$3.00	\$483,037	143,435 x \$3.00	\$430,305	161,012 x \$3.00	\$483,037	143,435 x \$3.00	\$430,305	161,012 x \$3.00	\$483,037
3. Technology Allowance <i>\$2.00 of Total BGSF</i>	143,435 x \$2.00	\$286,870	161,012 x \$2.00	\$322,025	143,435 x \$2.00	\$286,870	161,012 x \$2.00	\$322,025	143,435 x \$2.00	\$286,870	161,012 x \$2.00	\$322,025
4. FF&E (less shelled DGSF) <i>\$12 of Total DGSF</i>	104,941 x \$12.00	\$1,259,290	117,724 x \$12.00	\$1,412,693	104,941 x \$12.00	\$1,259,290	117,724 x \$12.00	\$1,412,693	104,941 x \$12.00	\$1,259,290	117,724 x \$12.00	\$1,412,693
5. SUBTOTAL PROJECT COSTS	Per Sq. Foot \$30.66	\$5,286,789	Per Sq. Foot \$30.11	\$5,878,588	Per Sq. Foot \$30.66	\$5,286,789	Per Sq. Foot \$30.11	\$5,878,588	Per Sq. Foot \$30.66	\$5,286,789	Per Sq. Foot \$30.11	\$5,878,588
D TOTAL COST - Current	Per Sq. Foot	Total	Per Sq. Foot	Total	Per Sq. Foot	Total	Per Sq. Foot	Total	Per Sq. Foot	Total	Per Sq. Foot	Total
1. Project Cost (B+C) 2008 dollars	\$270.63	\$46,665,850	\$264.45	\$51,639,004	\$270.63	\$46,665,850	\$264.45	\$51,639,004	\$270.63	\$46,665,850	\$264.45	\$51,639,004
E. FUTURE ESCALATION		(Assumes 4 Years to 2012)		(Assumes 5 Years to 2013)		(Assumes 6 Years to 2014)						
1. 3% per year to Mid-Construction	\$43,355,525 x 12%	\$5,202,663	\$47,978,171 x 12%	\$5,757,381	\$43,355,525 x 15%	\$6,503,329	\$47,978,171 x 15%	\$7,196,726	\$43,355,525 x 18%	\$7,803,995	\$47,978,171 x 18%	\$8,636,071
F. TOTAL COST	BGSF	Total	BGSF	Total	BGSF	Total	BGSF	Total	BGSF	Total	BGSF	Total
1. Project Cost (D+E)	172,435	\$51,868,513	190,012	\$57,396,385	172,435	\$53,169,179	190,012	\$58,835,730	172,435	\$54,469,845	190,012	\$60,275,075
2. Increase over 2011		\$1,300,666		\$1,439,345		\$2,601,332		\$2,878,690		\$3,901,997		\$4,318,035

Notes: (*1) Costs do not include site acquisition, structured public parking, or moving costs. Escalation costs (E1) exclude Design Fees / Permits / Testing (C1).

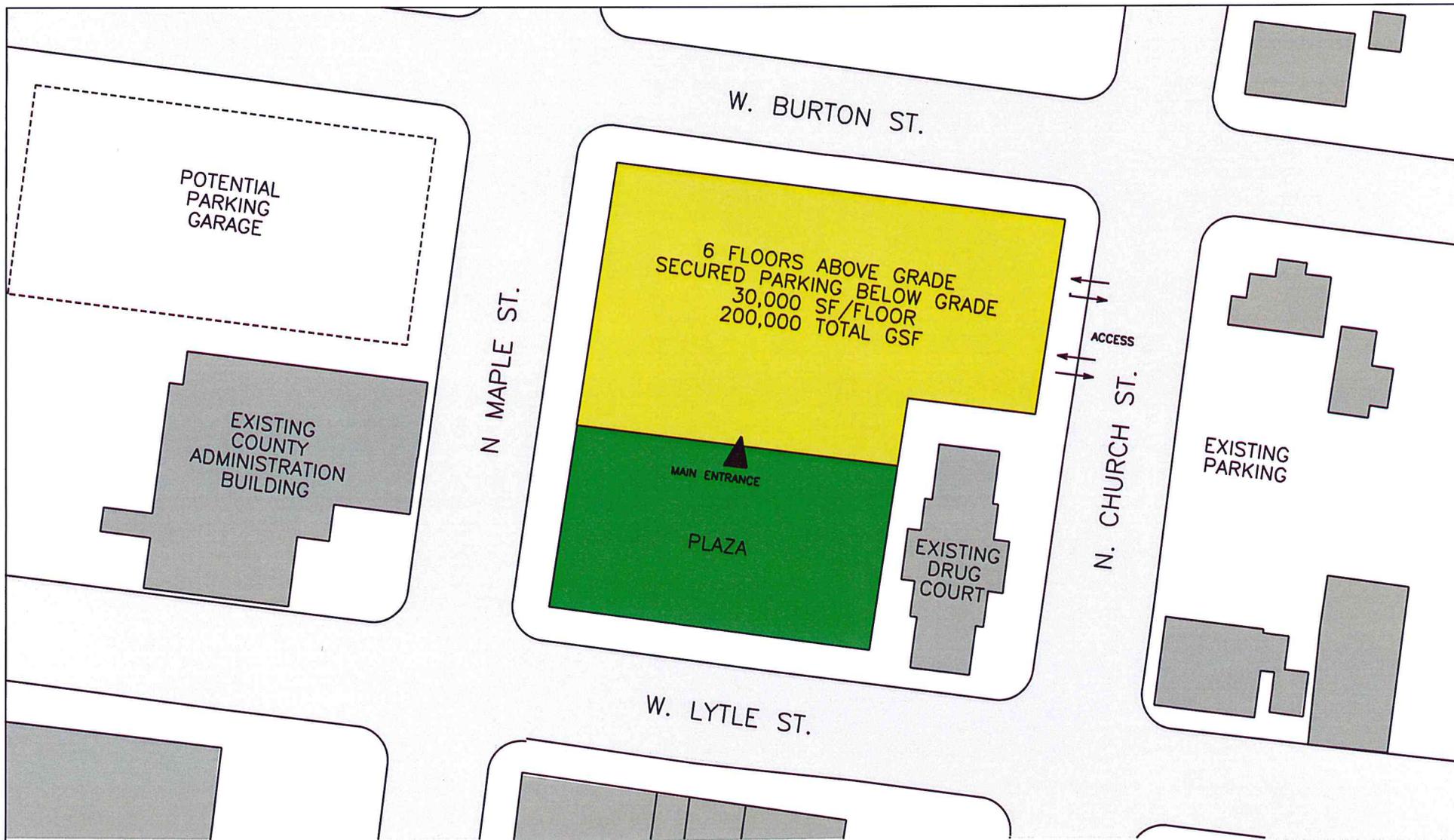
**Table I-10
JUSTICE CENTER SHORT-TERM PARKING ESTIMATE -- 2025**

	COURTROOM VISITORS	TRANSACTION VISITORS	COURT STAFF	COURT JURORS	TOTAL
ASSUMPTIONS	Average 35 per courtroom (12 rooms)	75% of courtroom volume	122 Total Court Staff (Scenario #4)	125 Total Jurors in 2025	
TOTAL VOLUME	420	315	122	125	982
RIDERSHIP RATIO	<u>75%</u>	<u>75%</u>	<u>90%</u>	<u>85%</u>	<u>78%</u>
TOTAL VEHICLES	315	236	110	106	767
TURNOVER RATIO (Average Time)	1 parking space every 2 hours	1 parking space every 30 minutes	1 parking space every 8 hours	1 parking space every 8 hours	↓
PEAKING FACTOR					
7:30 - 8:30	20% 63	10% 24	80% 88	50% 53	30% 228
8:30 - 9:30	30% 95	25% 59	20% 22	50% 53	30% 229
9:30 - 10:30	10% 32	10% 24	0	0	7% 55
10:30 - 11:30	10% 32	5% 12	0	0	6% 43
11:30 - 12:30	0	10% 24	0	0	3% 24
12:30 - 1:30	15% 47	20% 47	0	0	12% 95
1:30 - 2:30	15% 47	10% 24	0	0	9% 71
2:30 - 3:30	0	5% 12	0	0	2% 12
3:30 - 4:30	0	5% 12	0	0	2% 12
4:30 - 5:30	0	0	0	0	0% 0
	<u>100% 315</u>	<u>100% 236</u>	<u>100% 110</u>	<u>100% 106</u>	<u>100% 767</u>
TOTAL SPACES					67% 511
Less 20% Shared Downtown Usage Factor					20% <u>-102</u>
					<u>409</u>
Alternative Method:	<u>Ratio of Spaces per Square Foot:</u> 3 parking spaces per 1,000 BGSF	<u>Initial Build-out (Scenario #4):</u> 172,435	<u>Required Spaces:</u> 517	<u>Less Shared Usage</u> 414	

Notes:

- (1) **Ridership Ratio:** Ridership ratio accounts for multiple court visitors sharing a single vehicle, drop-offs, staff carpooling, as well as visitor and staff use of mass transit. The ridership ratio also takes into consideration that some staff will be absent on a daily basis due to sick leave, vacation, personal leave, or training.
- (2) **Peaking Factor:** Peaking factor represents the approximate distribution of traffic during a court day. The peaking factor shown assumes that most of the courtroom visitors arrive early in the day, and then at periods which correspond to court scheduling. Most transaction visitors also arrive early in the day, but the volume of traffic is more evenly distributed throughout the day than for courtroom visitors. It is assumed that court staff and jurors all arrive early in the day.
- (3) **Total Parking Spaces:** The total number of spaces is based on the two earliest arrival times. Visitor spaces become available as the early arrivors depart.

SECTION J: SITE ANALYSIS



RUTHERFORD COUNTY JUDICIAL CENTER

AT DRUG COURT SITE
OPTION A

50' 0 50'



NOTE: IN ORDER FOR CURRENT SITE TO ACCOMODATE BUILDING CAPACITY SHOWN, SITE WOULD NEED TO BE REZONED.



W. BURTON ST.

ACCESS

6 FLOORS ABOVE GRADE
SECURED PARKING BELOW GRADE
30,000 SF/FLOOR
200,000 TOTAL GSF

PLAZA
MAIN ENTRANCE

N MAPLE ST.

N. CHURCH ST.

EXISTING PARKING

EXISTING DRUG COURT

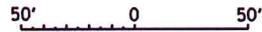
W. LYTLE ST.

POTENTIAL PARKING GARAGE

EXISTING COUNTY ADMINISTRATION BUILDING

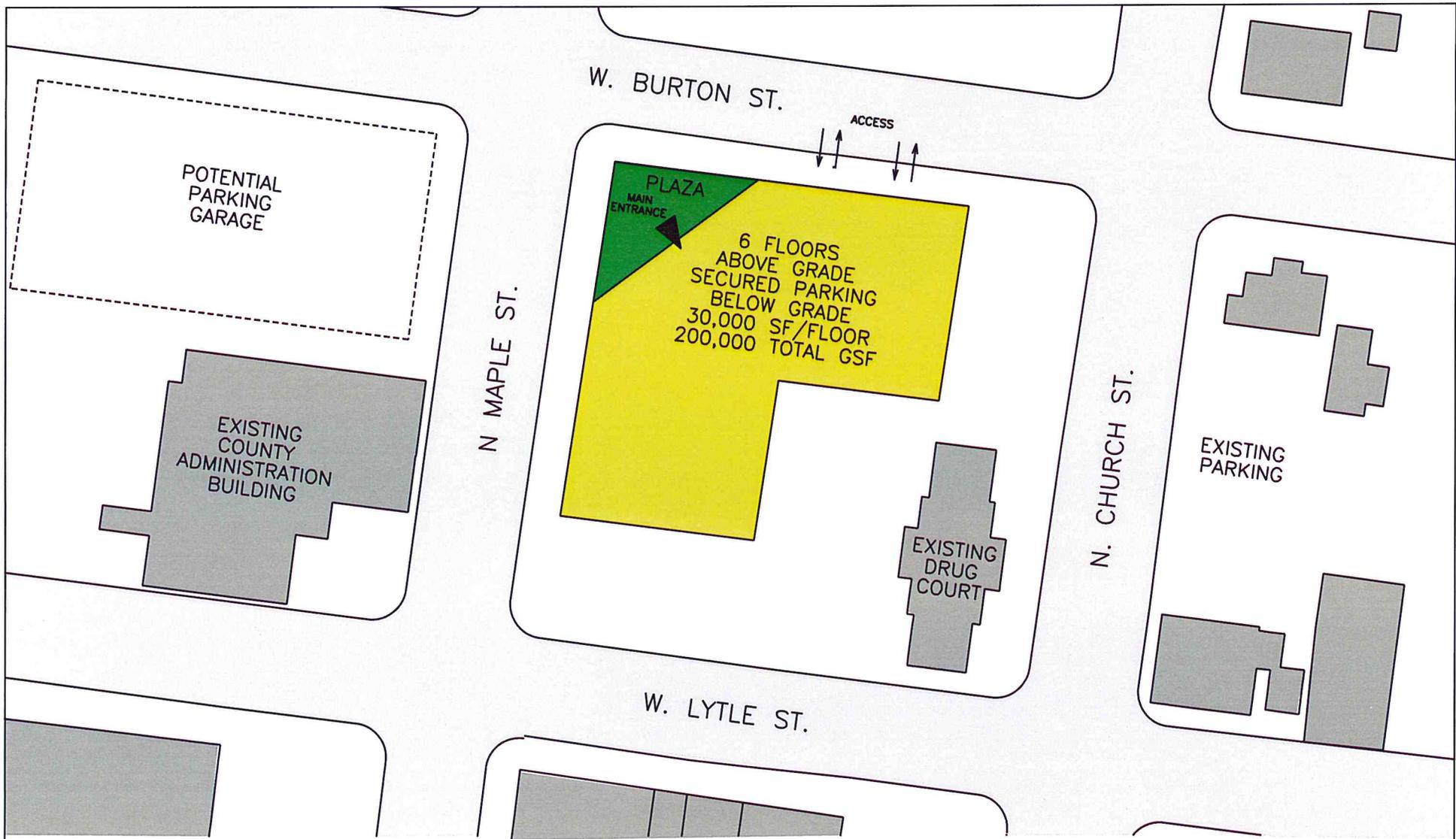
RUTHERFORD COUNTY JUDICIAL CENTER

AT DRUG COURT SITE
OPTION B



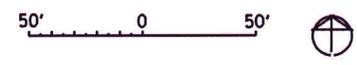
NOTE: IN ORDER FOR CURRENT SITE TO ACCOMODATE BUILDING CAPACITY SHOWN, SITE WOULD NEED TO BE REZONED.





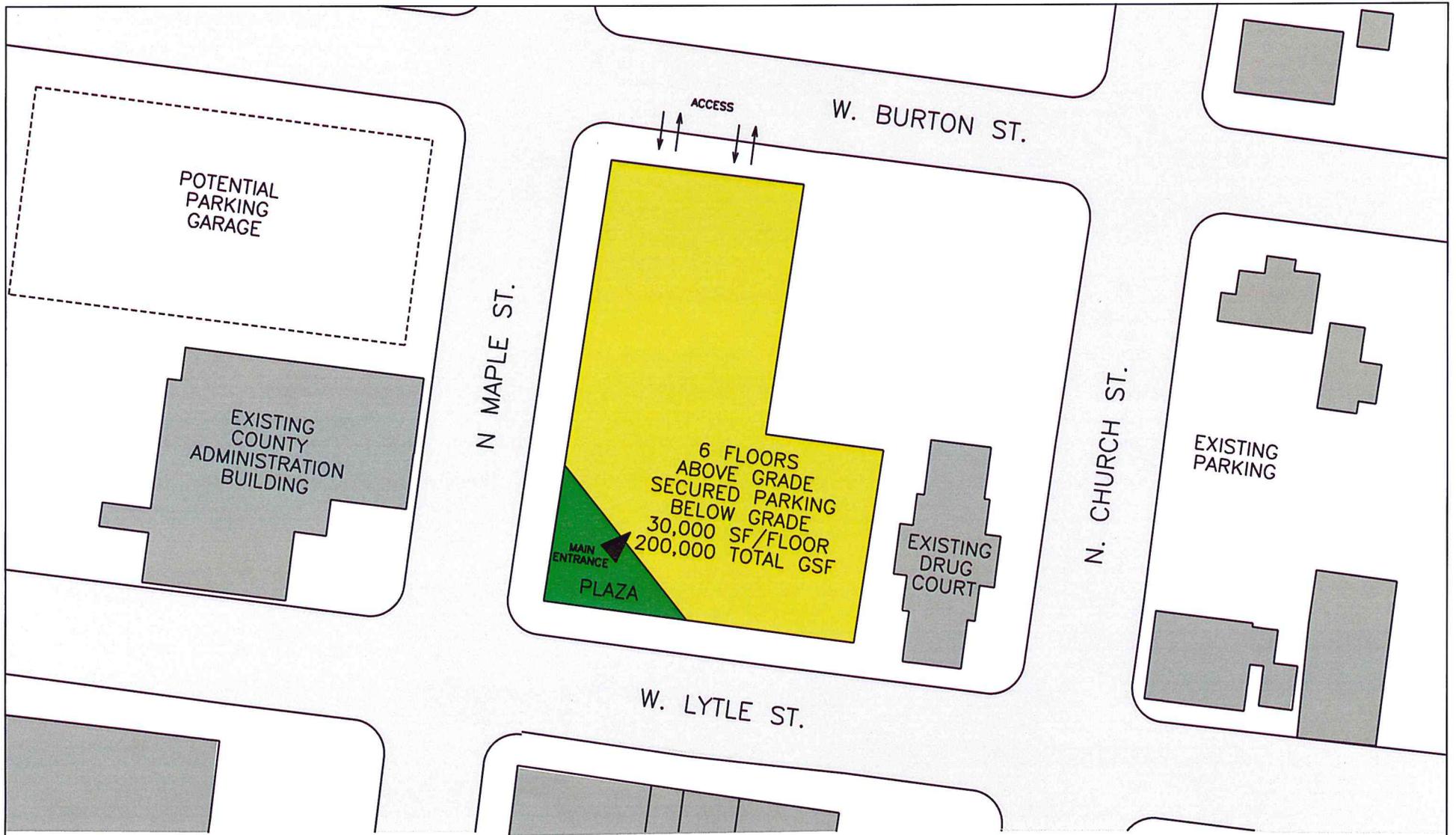
RUTHERFORD COUNTY JUDICIAL CENTER

AT DRUG COURT SITE
OPTION C



NOTE: IN ORDER FOR CURRENT SITE TO ACCOMODATE BUILDING CAPACITY SHOWN, SITE WOULD NEED TO BE REZONED.





RUTHERFORD COUNTY JUDICIAL CENTER

AT DRUG COURT SITE
OPTION D

50' 0 50'



NOTE: IN ORDER FOR CURRENT SITE TO ACCOMODATE BUILDING CAPACITY SHOWN, SITE WOULD NEED TO BE REZONED.



SECTION K: RECOMMENDATIONS

SECTION K: RECOMMENDATIONS

SECTION K: RECOMMENDATIONS

It is the Consultant's recommendation that either Scenario #4 or Scenario #7 be developed, with preference given to Scenario #7. The new Justice Center would range in size between 172,000 square feet and 190,000 square feet, depending upon the scenario selected. In addition, a secure parking area of 12,500 square feet should be provided for judicial and constitutional officers. If the County can afford the additional \$5.4 million cost of Scenario #7, it would be possible to postpone completion of shelled space for approximately 15 years and also gain approximately 15 years of long-term court expansion until past 2050 of this century. This expansion capability is particularly important in a high growth jurisdiction such as Rutherford County. Total costs for these options range from approximately \$50.6 to \$56.0 million.

It is recommended that the new Justice Center be located on the existing Drug Court site, which is bounded by Church, Burton, Maple, and Lytle Streets. This property is entirely County-owned, therefore no additional site acquisition costs would be incurred. This location provides good proximity to government offices and to the private sector in downtown Murfreesboro. A new parking garage, whether constructed by the County or privately developed, can be provided on an adjacent block to support the parking needs of the new facility.