

CUMBERLAND COUNTY BOARD OF COMMISSIONERS
MONDAY, JUNE 13, 2022 – 5:30 PM
117 DICK STREET, 1ST FLOOR, ROOM 118
REMOTE SPECIAL MEETING MINUTES

This meeting was conducted as a remote meeting under the N. C. Governor’s State of Emergency Declaration. In compliance with the N. C. General Assembly’s S.L. 2020-3, SB 704, this remote meeting was simultaneously streamed online with live audio and video and was available to the public and media live via the Cumberland County website (www.cumberlandcountync.gov/), Youtube page (youtube.com/user/CumberlandCountyNC/videos) and on Cumberland County North Carolina TV (CCNC-TV) on Spectrum Cable Channel 5.

PRESENT: Commissioner Glenn Adams, Chairman
Commissioner Toni Stewart, Vice Chairwoman
Commissioner Jeannette Council
Commissioner Charles Evans
Commissioner Jimmy Keefe (attended remotely)
Commissioner Larry Lancaster
Amy Cannon, County Manager
Tracy Jackson, Assistant County Manager
Sally Shutt, Assistant County Manager
Brian Haney, Assistant County Manager
Rick Moorefield, County Attorney
Vicki Evans, Finance Director
Ivonne Mendez, Deputy Finance Director
Tye Vaught, Management Analyst
Jermaine Walker, Engineering and Infrastructure Director
Vick Bryant, Assistant County Engineer
Candice H. White, Clerk to the Board
Andrea Tebbe, Deputy Clerk

ABSENT: Commissioner Michael Boose

Chairman Adams called the special meeting to order and acknowledged the remote attendance of Commissioner Keefe. Chairman Adams stated the purpose of the meeting is for a an amendment to the June 6, 2022 budget ordinance and a Cumberland County Comprehensive Space Needs Analysis and Master Planning Update by Creech and Associates.

INVOCATION/PLEDGE OF ALLEGIANCE

Commissioner Stewart provided the invocation and followed by the Pledge of Allegiance to the American flag.

1. ITEMS OF BUSINESS

A. AMENDMENT TO JUNE 6, 2022 BUDGET ORDINANCE

BACKGROUND

Senate Bill 473 was amended during the 2021 Session of the General Assembly. At your April 14, 2022 Agenda Session, the county attorney provided a memorandum of the key changes to this bill. The Board took action and adopted a revised code of ethics incorporating these changes.

One of the modifications includes a new section, GS 14-234.3 “Local public officials participating in contracts benefiting nonprofits with which associated.” Specifically, section (a) states “*no public official shall knowingly participate in making or administering a contract, including the award of money in the form of a grant, loan, or other appropriation, with any non-profit with which that public official is associated.*”

RECOMMENDATION / PROPOSED ACTION

It is recommended that the Board take the following actions:

Amend the June 6, 2022 Budget Ordinance to remove the allocation to Second Harvest Food Bank since we have a Board member that is a member of the Action Pathways Board d/b/a Second Harvest Food Bank.

Amend the June 6, 2022 Budget Ordinance to add the allocation for Second Harvest Food Bank with the refusal of the Board member who sits on the Action Pathways Board.

Chairman Adams recused himself from Item 1.A. in compliance with GS 14-234.3 as a member of the Action Pathways Board d/b/a Second Harvest Food Bank and turned this portion of the meeting over to Commissioner Stewart, Vice Chairwoman.

Amy Cannon, County Manager, reviewed the background information recorded above and Amendment 1 recorded below.

MOTION: Commissioner Council moved to approve Amendment 1 to the June 6, 2022 Budget Ordinance to remove the allocation to Second Harvest Food Bank.
SECOND: Commissioner Lancaster

Chairman Adams recused himself from the vote.
When called on, Commissioner Lancaster voted in favor.
When called on, Commissioner Council voted in favor.
When called on, Commissioner Stewart voted in favor.
When called on, Commissioner Evans voted in favor.
When called on, Commissioner Keefe voted in favor.

VOTE: UNANIMOUS (5-0)

Ms. Cannon reviewed Amendment 2 recorded below.

MOTION: Commissioner Council moved to approve Amendment 2 to the June 6, 2022 Budget Ordinance to add the allocation for Second Harvest Food Bank
SECOND: Commissioner Lancaster

Chairman Adams recused himself from the vote.
When called on, Commissioner Lancaster voted in favor.
When called on, Commissioner Council voted in favor.
When called on, Commissioner Stewart voted in favor.
When called on, Commissioner Evans voted in favor.
When called on, Commissioner Keefe voted in favor.

VOTE: UNANIMOUS (5-0)

Amendment 1 to FY2023 Budget Ordinance Adopted on June 13, 2022

Fund	Expenditure Increase/(Decrease)	Revenue Increase/(Decrease)
101 - General Fund Adopted Budget	\$362,252,695	\$362,252,695
Community Funding: Second Harvest Food Bank	(12,750)	
Fund Balance		(12,750)
Total Amended General Fund:	\$362,239,945	\$362,239,945

This is amendment number 1 to the FY2023 budget ordinance and is hereby adopted on the 13th day of June 2022,|

Recusals: Commissioner Glenn Adams

Vote: UNANIMOUS (5-0) (Commissioners Larry Lancaster, Jeannette Council, Toni Stewart, Charles Evans and Jimmy Keefe)

Amendment 2 to FY2023 Budget Ordinance Adopted on June 13, 2022

Fund	Expenditure Increase/(Decrease)	Revenue Increase/(Decrease)
101 - General Fund Adopted Budget	\$362,239,945	\$362,239,945
Community Funding: Second Harvest Food Bank	12,750	
Fund Balance		12,750
Total Amended General Fund:	\$362,252,695	\$362,252,695

This is amendment number 2 to the FY2023 budget ordinance and is hereby adopted on the 13th day of June 2022.

Recusals: Commissioner Glenn Adams

Vote: UNANIMOUS (5-0) (Commissioners Larry Lancaster, Jeannette Council, Toni Stewart, Charles Evans and Jimmy Keefe)

Commissioner Stewart turned the remainder of the meeting over to Chairman Adams.

B. CUMBERLAND COUNTY COMPREHENSIVE SPACE NEEDS ANALYSIS AND MASTER PLANNING UPDATE BY CREECH AND ASSOCIATES

BACKGROUND

On May 3, 2021, Cumberland County advertised a Request for Qualifications for a General Government Services Building Space Utilization and Site Analysis study. The Study would examine current usage within the Judge E. Maurice Braswell Cumberland County Courthouse (JEMB Courthouse), the Cumberland County Historic Courthouse, and 109 Bradford Avenue to determine the space needs for the departments that are currently housed in these facilities and if they should be relocated to a future General Government Services Building.

The final Creech and Associates' analysis will provide the County with the requisite data to create a Facilities Master Plan that incorporates the future design and construction of a new General Government Services Building and select renovations to the other facilities with the results providing a recommendation on the size and location of the new General Government Services Building.

Below is the link to the first draft of the analysis and recommendations for the first phase in the County's long-term space needs and master planning for the Board of Commissioners' review and discussion. (Included herein as Attachment A.)

<https://creech-design.sharefile.com/d-s100ba0037df342489395a8d4ce68144>

RECOMMENDATION/ PROPOSED ACTION

Staff is seeking Board of Commissioners' feedback and guidance on the preliminary of findings and results of the draft Facilities Master Plan before a final presentation to the Board of Commissioners at a future meeting.

Ms. Cannon reviewed the background information recorded above and stated Natalie Stenger, Architect with Creech and Associates, will present the Comprehensive Space Needs Analysis and Master Plan Update in the absence of Brent Green, Partner with Creech and Associates. Ms. Cannon noted in attendance Michael Supino, Parnter with Creech and Associates, and Jim Beight, Director of Justice Architecture with Dewberry Architects.

Ms. Stenger presented the 73-page Comprehensive Space Analysis and Master Planning for Cumberland County Government included herein as Attachment A. For the Project Overview (Page 4), Ms. Stenger stated the study takes into account growth for at least 20 years and explained

data used as part of the firm's methodology for growth projection. As part of the Staff Projections (Page 14), Chairman Adams asked whether work from home had been taken into consideration because it may reduce the need for additional office space. Ms. Stenger stated work from home trends had been taken into consideration and explained the space needs surveys that had been conducted as part of the staff interviews and forecasting process.

As part of the Overall Department Summaries (Page 21), Ms. Stenger stated the net square footage for department office suites showed a 37% increase in needed space and a 56% increase in needed space over 20 years. During Ms. Stenger's presentation of Option Summaries for the JEMB Courthouse, Ms. Cannon stated the option to move Child Support to vacant space in the Department of Social Services building depends on the success of the pilot program for permanent remote work for social workers. Questions and comments followed about the addition of a sixth floor to the JEMB that would allow consolidation of all courthouse-related services in one building.

Ms. Stenger presented options (Pages 23-37) associated with a new General Government Services Center located on county owned land at the Crown Coliseum Complex or land purchased in downtown Fayetteville as well as cost comparisons. Ms. Stenger stated site acquisition costs will vary by site and renovating a suite within an existing building instead of constructing a new building would save an estimated \$5.5M.

Ms. Stenger presented options for renovating the 1923 Historic Courthouse (Pages 38-50) which included space for use by the Board of Commissioners, county administration, legal and the clerk and space for a county museum with space for library administration and its history collection. Ms. Stenger also presented cost comparisons for the Historic Courthouse options, proposed building layout and optional upgrades. Ms. Stenger reviewed the facility condition assessment of current conditions conducted at the Historic Courthouse (Page 40) and noted extensive work is required in the Historic Courthouse to bring it up to current building code standards and life safety requirements. Ms. Stenger explained business occupancy standards and assembly occupancy standards and stated ADA upgrades would be more costly for a museum compared to an office building. Discussion followed regarding possible uses for the Historic Courthouse and associated costs.

Mr. Beight presented options for the JEMB Courthouse (Pages 53-65) to include building conditions and constraints, options proposed for the building layout with and without the addition of a sixth floor and with the Public Defender and Ad Litem relocated outside the JEMB and with all programmed departments located in the JEMB. Mr. Beight stated vertical expansion may require approval by the City of Fayetteville and may trigger the need to upgrade parking. Chairman Adams noted at some time in the past there had been discussion about building an addition to the side of the JEMB which would involve the loss of parking space. Mr. Beight reviewed cost comparisons for the various options and stated options include a new one-story entry addition to the first floor to enlarge the public entryway and allow for additional security.

Ms. Stenger presented options for Child Support (Pages 66-71) as it relates to a Human Services Campus site within the Department of Social Services or in a stand-alone building on the Human Services Campus Site. Ms. Stenger also presented cost comparison for Child Support options.

Ms. Stenger concluded the presentation and called attention to option summaries (Page 72).

Chairman Adams stated commissioners have received a lot of information at one time and suggested that commissioners have an opportunity to process the information. Commissioner Keefe asked about funds in the Capital Planning Model. Vicki Evans, Finance Director, stated the model contains \$80M for a General Services Building and \$70M for Historic Courthouse renovations. Ms. Evans reminded commissioners that timing plays a role in the Capital Planning Model with the \$80M becoming available in 2024 and the \$70M becoming available in 2026.

Chairman Adams provided closing remarks and reviewed issues to be considered by the Board.

MOTION: Commissioner Council moved to adjourn.

SECOND: Commissioner Stewart

When called on, Commissioner Lancaster voted in favor.
When called on, Commissioner Council voted in favor.
When called on, Chairman Adams voted in favor.
When called on, Commissioner Stewart voted in favor.
When called on, Commissioner Evans voted in favor.
When called on, Commissioner Keefe voted in favor.

VOTE: UNANIMOUS (6-0)

There being no further business, the meeting adjourned at 7:00 p.m.

Approved with/without revision:

Respectfully submitted,

Candice H. White
Clerk to the Board



COMPREHENSIVE SPACE NEEDS ANALYSIS + MASTER PLANNING

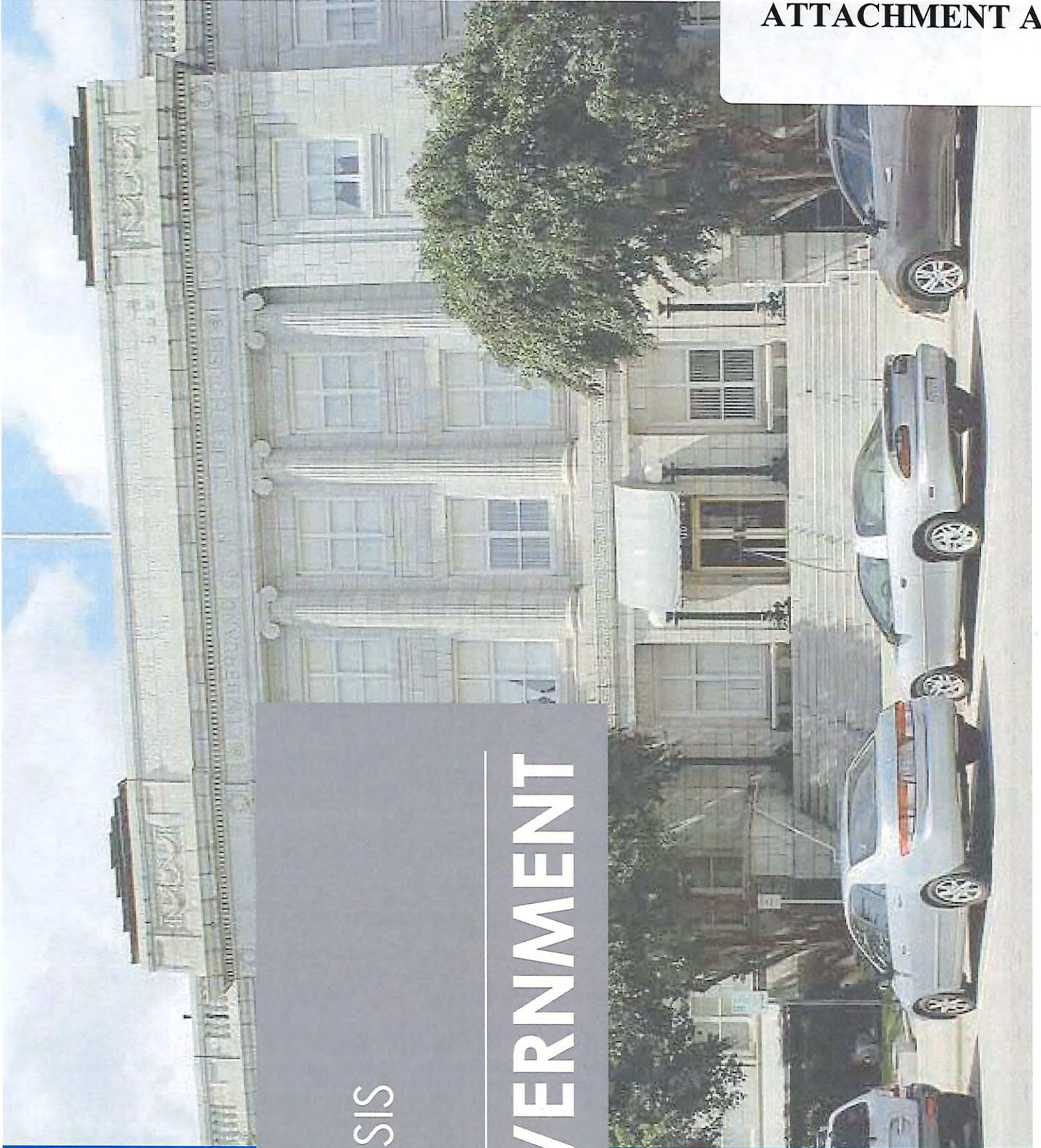
COUNTY GOVERNMENT

CUMBERLAND COUNTY

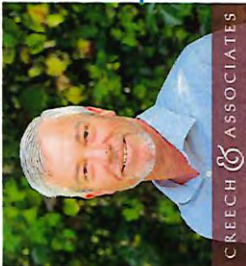
SPACE NEEDS, UTILIZATION,
PLANNING ANALYSIS, AND MASTER
PLANNING FOR CUMBERLAND
COUNTY FACILITIES

June 13, 2022

ATTACHMENT A



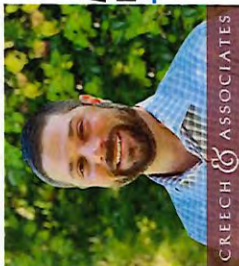
PROJECT TEAM



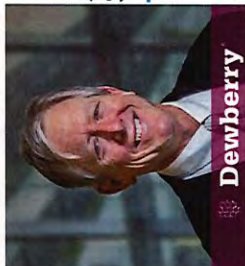
Brent Green, LEED AP
Lead Designer/ Master Planner



Natalie Stenger, AIA NCARB
Lead Programmer/ Master Planner



Michael Supino, AIA NCARB
Facility Condition Assessment Lead



Jim Beight, AIA, LEED AP, NCARB
Space Needs / Master Planner

CREECH & ASSOCIATES

Project Management
Master Planning

Space Needs Assessments
Architectural FCA



STEWART

Structural FCA
Civil Master Planning

Dewberry[®]

Judicial Space Needs Assessments
Judicial Master Planning
MEP FCA

PALACIO

Cost Estimating

AGENDA

1 PROJECT INTRODUCTION AND OVERVIEW

2 SPACE NEEDS ANALYSIS SUMMARY

3 MASTER PLANNING

OPTION SUMMARIES

NEW GENERAL GOVERNMENT
SERVICES CAMPUS

HISTORIC COURTHOUSE

JEMB COURTHOUSE

CHILD SUPPORT SERVICES

COST SUMMARIES



PROJECT OVERVIEW

- First phase in county long-term space needs and master planning
- Determination of the best use for the Historic Courthouse
- Space needs for 27 departments in 11 buildings, determining needs 20 years out
- Master planning for how to meet these needs
- Coordination with Capital Planning and county long-term goals

27

DEPARTMENTS
ASSESSED

11

BUILDINGS
ASSESSED

324,133

SQUARE FEET
ASSESSED

MAIN PROJECT GOAL:

Begin first phase of master planning in county-wide long term master planning effort

DEPARTMENT LIST

The 27 departments included in the Space Needs Assessment scope of work:

- | | | |
|--------------------------------------|---|--|
| ▪ County Administration | ▪ Planning & Inspections | ▪ Family Court Administrator + District Court Judges |
| ▪ County Clerk + Commissioners | ▪ Environmental Health | ▪ Clerk of Court |
| ▪ Public Information Office | ▪ Community Development | ▪ Magistrate Courts |
| ▪ Legal | ▪ Veterans Services | ▪ Public Defender |
| ▪ Human Resources | ▪ Board of Elections | ▪ District Attorney |
| ▪ Finance | ▪ Child Support | ▪ Guardian ad Litem |
| ▪ Tax | ▪ Library Administration | ▪ Juvenile Court Counselors |
| ▪ Innovation and Technology Services | ▪ Register of Deeds | ▪ Adult Probation (intake) |
| ▪ Engineering | ▪ Trial Court Administrator + Superior Court Judges | ▪ Courthouse Security |

FACILITY LIST

Facilities included in the Space Needs Assessment scope of work (conditioned space only)*:

- JEMB Courthouse 212,312 SF
- Historic Courthouse 43,790 SF
- Veterans Services 4,860 SF
- Easter Seals Facility (F.K.A.) 11,879 SF

Individual suites were also looked at in the following buildings:

- Winding Creek Annex (Community Development) 4,369 SF
- 109 Bradford Ave. (Child Support Services) 14,995 SF
- 226 Bradford Ave. (PIO) 2,233 SF
- DSS Building (IT) 3,792 SF
- Public Health Building (IT) 2,716 SF
- HQ Library (Library Administration, PIO, and IT) 10,405 SF
- 227 Fountainhead Ln. (1st Floor) 30,782 SF



*Existing GSF derived from floor plans received from the County. These numbers do not include exterior support spaces (sally ports, storage sheds, etc.).

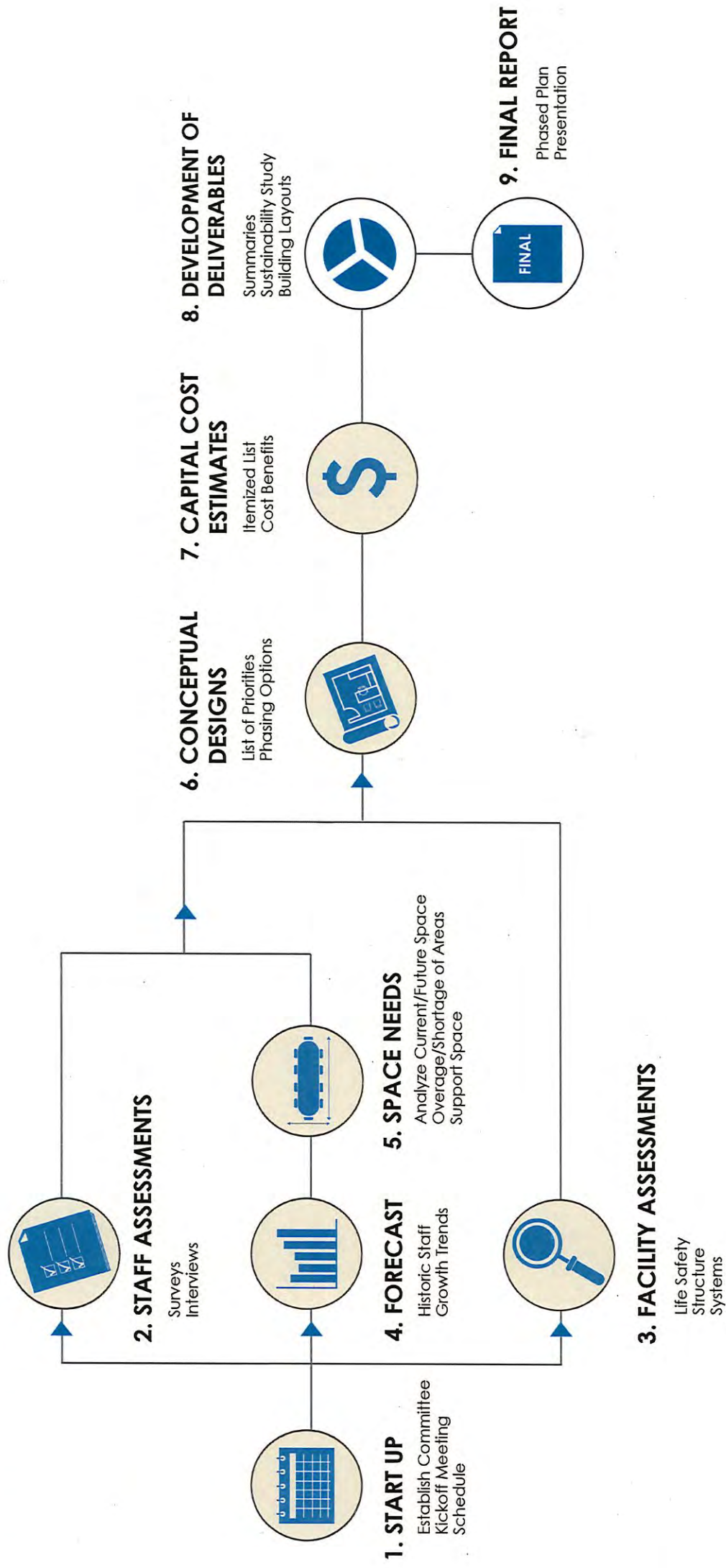
THE PROCESS



PROJECT SCHEDULE

TASK		START DATE	FINISH DATE
Task 1	Project Start Up	10/25/21	11/12/21
Task 2	Kickoff Meeting (AC Meeting 1) Facility Documentation & Assessment	11/10/21 11/8/21	1/25/22
Task 3	Profile & Interview Departments	11/8/21	1/25/22
Task 4	Forecast Future Personnel	11/17/21	2/8/22
	Facilities Space & Infrastructure Needs	12/1/21	2/23/22
Task 5	Board of Commissioners Project Overview SNA Summary / MP Kickoff Meeting (AC Meeting 2)	2/10/22 2/23/22	
Task 6	Facilities Master Planning County Manager Presentation Capital Cost Estimation & Implementation Plan	2/16/22 3/24/22 4/11/22	4/8/22 5/2/22
Task 7	Advisory Committee Review (AC Meeting 3) Board of Commissioners Review (Review 1)	5/25/22 6/13/22	
Task 8	Development of Deliverables Final Report Submit Final Report	6/14/22 7/25/22 8/9/22	7/22/22 8/22/22
Task 9	Advisory Committee Review (AC Meeting 4) Board of Commissioners Review (Review 2)	8/10/22 8/22/22	

PROJECT ROADMAP



A background graphic featuring a light blue globe with several interlocking gears of different sizes and colors (light blue and white) overlaid on it. The gears are positioned in the lower half of the page, behind the main text.

STAFF INTERVIEWS & FORECASTING

STAFF INTERVIEW SURVEY

Spending time with County staff in their work environment is a proven method for analyzing spatial and operations deficiencies encountered on a daily basis. While the business conducted in Counties across the state are very similar, each municipality has developed their own unique roles over time that cross over and create new demands for space. This process gives each department head the opportunity to express his or her opinion on how spaces are utilized and how conditions could be improved. This information is ultimately vetted by staff and forms the basis for the programs of spaces.

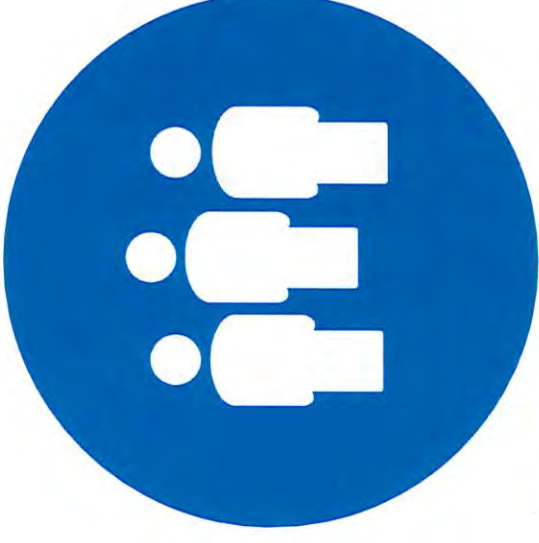
Most of the **27** departments had space deficiencies and workflow inefficiencies due to layout

- Surveys were completed by department heads to capture each department's perspective on how they utilize space
- Staff interviews were conducted with **27** department heads, encompassing **36+** hours.
- Friendly and professional working environments were found at all locations.
- Every department was prepared and open for discussion.
- Staff were relatively conservative in requests for space.
- Over the years staff has become accustomed to doing their best in the space they have been provided.

FORECASTING

WHAT IS FORECASTING?

- Mathematical model for estimating future growth of staff
- Based on the notion that staff will grow at similar rates to the population
- Utilizing data from the past 10 years to analyze and forecast the trends for the next 20 years
- Data sources are “growth indicators”
- Model contains 6 different metrics with data from the following sources:
 - US Census
 - NC Office of State and Budget Management
 - Commercial Building Permits
 - Residential Building Permits
- Summary provides an average of 6 growth rate metrics



**2020 US Census estimate
of Cumberland County
population =
334,728**

POPULATION PROJECTIONS

- Largest growth rate is shown in the US Census population Estimate over a 10 year span.
- Smallest growth rate is shown in the Commercial Permits Number over a 9 year span.
- Indicators yielded a County growth rate of about 0.2% - 0.5%.
- Creech & Associates used the average growth rate of 0.3% to forecast growth moving forward.

COUNTY POPULATION
ESTIMATES

*based on an average of all annual
growth rate factors

2022	336,731
2027	341,669
2032	346,680
2037	351,764
2042	356,922

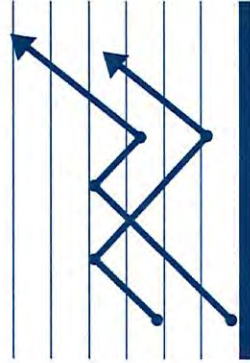
CUMBERLAND COUNTY POPULATION PROJECTIONS									
Metric	2015	2020	ANNUAL FACTOR	2027	2032	2037	2042		
U.S. Census Population 5 yr number increase	331,203	334,728	705	339,663	343,188	346,713	350,238		
U.S. Census Population 5 yr percentage increase	331,203	334,728	0.2%	339,726	343,342	346,996	350,689		
Metric	2010	2020	ANNUAL FACTOR	2027	2032	2037	2042		
U.S. Census Population 10 yr number increase	319,431	334,728	1,530	345,436	353,084	360,733	368,381		
U.S. Census Population 10 yr percentage increase	319,431	334,728	0.5%	345,870	354,054	362,433	371,009		
Metric	2015	2020	ANNUAL FACTOR	2027	2032	2037	2042		
OSBM Population 5 yr number increase	328,944	334,776	1,166	342,941	348,773	354,605	360,437		
OSBM Population 5 yr percentage increase	328,944	334,776	0.4%	343,115	349,198	355,389	361,690		
Metric	2010	2020	ANNUAL FACTOR	2027	2032	2037	2042		
OSBM Population 10 yr number increase	327,197	334,776	758	340,081	343,871	347,660	351,450		
OSBM Population 10 yr percentage increase	327,197	334,776	0.2%	340,186	344,103	348,065	352,073		
Metric	2011	2020	ANNUAL FACTOR	2027	2032	2037	2042		
Commercial Permits 9 yr number increase Converted to Population*	43	398	615	339,083	342,160	345,237	348,313		
Commercial Permits 9 yr percentage increase	329,238	334,776	0.2%	339,148	342,305	345,492	348,709		
Metric	2011	2020	ANNUAL FACTOR	2027	2032	2037	2042		
Residential Permits 9 yr number increase Converted to Population**	497	4,038	995	341,744	346,721	351,698	356,675		
Residential Permits 9 yr percentage increase	325,817	334,776	0.3%	341,914	347,105	352,376	357,726		
POPULATION PROJECTION SUMMARY									
Metric	ANNUAL FACTOR			2027	2032	2037	2042		
Average of 6 annual percentage increases (population based on OSBM 2020 population estimate)	0.3%			341,669	346,680	351,764	356,922		

*Average Cumberland County population/firms = 13.6 people
**Average Cumberland County household = 2.53 people

STAFF PROJECTIONS

HOW DOES THIS TRANSLATE?

- Forecast metrics can be compared to department projections
- Projections historically offer realistic perspective on growth by department
- Utilize the department projection where feasible
- Forecast models that are highlighted in light gray are not factored into the average projection
- The recommended forecast model for the department is highlighted in a light blue



Finance Annual Staff Numbers					
Historic Forecast Data 2012-2022	2012	2022	Annual Change		
			Number	%	
Department Historic Staff	17.0	19.0	0.2	1.1%	
Forecast Model	2027	2032	2037	2042	
1: US Census Population 5 yr Percentage Increase	19	19	20	20	
2: US Census Population 10 yr Percentage Increase	19	20	20	21	
3: OSBM Population 5 yr Percentage Increase	19	20	20	20	
4: OSBM Population 10 yr Percentage Increase	19	19	20	20	
5: Commercial Permits 9 yr Percentage Increase	19	19	20	20	
6: Residential Permits 9 yr Percentage Increase	19	20	20	20	
7: Historic Staff	20	21	22	24	
8: Department Projection	21	23	24	25	
9: Average (Items 1-8)	20	20	21	21	
Recommended Model: Department Projection		21	23	24	25

Historic staff growth rate is calculated and used as another factor to look at department growth for the future. Historic staff compares staff numbers from 10 years ago to staff numbers today. This number reflects staffing numbers from after the recession, and may therefore be lower than the department would typically see. In some cases, departments are still catching back up to staffing levels seen before the recession.

GROWTH SUMMARY

Includes FTE County Employees from the 27 departments in this study

- Includes FTE County Employees from the 27 departments in this study.
- Over the span of 20 years, County employee numbers for these departments are projected to grow by 137 new positions, or an average of 6.85 positions annually.
- Over the span of 20 years, County employee numbers for these departments are projected to grow 20.3%, or an average of 0.93% annually.
- In comparison, Cumberland County population is projected to grow 6.00% over the next 20 years, or an average of 0.29% annually

DEPARTMENT	2022	2027	2032	2037	2042
General Government Services Building					
County Administration	16	18	19	20	22
County Clerk + Commissioners	9	9	10	10	10
PIO	8	10	10	11	12
Legal	7	7	8	9	10
Human Resources	10	10	11	11	12
Finance	19	21	23	24	25
Tax	73	80	81	82	83
Innovation & Technology Services	49	54	59	64	69
Engineering	7	9	11	12	14
Planning & Inspections	51	56	61	66	72
Environmental Health	8	8	8	9	9
Community Development	13	14	14	15	15
Veterans Services	8	10	11	12	12
JEMB Courthouse					
Register of Deeds	25	31	35	39	43
Trial Court Administrator	8	10	11	12	13

DEPARTMENT	2022	2027	2032	2037	2042
Family Court Administrator	3	3	3	3	3
Problem Solving Court	13	13	14	15	17
Clerk of Court	94	96	99	102	105
Magistrate Courts	3	3	3	4	4
Public Defender	27	28	30	31	34
District Attorney	55	62	69	76	84
Guardian ad Litem	11	14	17	18	20
Juvenile Court Counselors	30	35	37	40	42
Adult Probation (intake)	17	17	18	19	19
Courthouse Security	13	13	13	15	15
Historic Courthouse					
Library Administration	14	16	18	19	21
Board of Elections Building					
Board of Elections	8	8	8	8	8
Child Support Building					
Child Support	76	76	76	77	77
Total County Staff in Project Scope	675	686	727	769	812



BUILDING PROGRAM: SPACE STANDARDS

SPACE STANDARDS

- Modular plans based on typical space sizes
- Beyond office sizes
- Test-fit models of atypical spaces to derive sizes
- Used as building blocks to generate space programs
- Space needed for functions/job with standards based on function/job requirements

**All images shown are of typical space standard examples and are used for space comparison purposes only. They do not necessarily depict exact furniture or layout of room for spaces within Union County facilities.*



CONFERENCE



- Multiple requests for dedicated conference rooms within suites
- Assess total requests for meeting space and balance across each facility
- Avoid dedicated conference rooms where possible
- Designing large open spaces to be flexible can help manage number of conference rooms (ex: executive conference room)

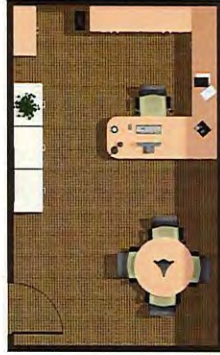
ATYPICAL



- Spaces that are atypical that require additional expertise to program
- Modules created based on designs of actual similar spaces
- Planning metric vary per the type of space
- Typical amenities and support provided with each space
- Spaces plan for flexible use

SPACE STANDARDS - OFFICE EXAMPLES

A Private Office Module
12' x 20' @ 240 sf



B Private Office Module
12' x 15' @ 180 sf



D Private Office Module
10' x 12' @ 120 sf



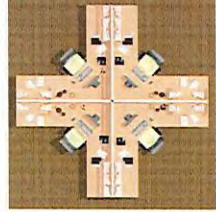
E Open Office Module
10' x 10'
100 sf each module
(4 shown)



C Private Office Module
12' x 12'-6" @ 150 sf



F Open Office Module
8' x 8'
64 sf each module
(4 shown)





OVERALL DEPARTMENT SUMMARIES

DEFINITION OF TERMS

Spaces are defined in 3 different ways:

NASF
NET ASSIGNABLE
SQUARE FEET



Space required
for each individual
room

NUSF
NET USABLE
SQUARE FEET



Space required
for each individual
department

GSF
GROSS
SQUARE FEET

Space required
for each individual
building

Defining spaces in this manner allows us to easily and flexibly move spaces around when master planning.

DEPARTMENT SUMMARIES

Department Office Suites	Current Existing Facility	New Proposed Facility	Current Existing NSF	Current Proposed NSF	Future Proposed NSF
County Administration	JEMB Courthouse	Gen. Gov. Services Center	5,350	6,302	7,249
County Clerk + Commissioners	JEMB Courthouse	Gen. Gov. Services Center	2,955	2,243	2,399
Board Room	JEMB Courthouse	Gen. Gov. Services Center	3,291	3,955	3,955
Public Information Office	Bradford Ave/HQ Lib.	Gen. Gov. Services Center	2,650	3,206	3,908
Legal	JEMB Courthouse	Gen. Gov. Services Center	1,671	2,235	2,982
Human Resources	JEMB Courthouse	Gen. Gov. Services Center	2,451	3,999	4,238
Finance	JEMB Courthouse	Gen. Gov. Services Center	3,797	4,640	5,498
Tax	JEMB Courthouse	Gen. Gov. Services Center	13,142	16,835	18,200
Innovation & Technology Services	JEMB Courthouse/DSS/PH/HQ Lib.	Gen. Gov. Services Center	9,522	10,520	12,688
Engineering	Historic Courthouse	Gen. Gov. Services Center	2,945	3,325	3,808
Planning & Inspections	Historic Courthouse	Gen. Gov. Services Center	12,761	9,290	10,543
Environmental Health	Historic Courthouse	Gen. Gov. Services Center	2,836	1,505	1,635
Community Development	Winding Creek Annex	Gen. Gov. Services Center	3,938	3,458	3,926
Development Services One-Stop-Shop	-	Gen. Gov. Services Center	71,064	4,174	4,424
Veterans Services	Veterans Services	Gen. Gov. Services Center	4,480	3,479	4,220
Board of Elections	Board of Elections	Gen. Gov. Services Center	19,517	18,854	18,854
Child Support	Child Support Services	Child Support Services	14,995	16,977	17,133
Library Administration	HQ Library	Historic Courthouse	8,313	9,183	9,516
Register of Deeds	JEMB Courthouse	JEMB Courthouse	8,286	11,917	14,736
Trial Court Administrator + Superior Court Judges	JEMB Courthouse	JEMB Courthouse	5,070	5,357	6,850
Superior Court Litigation Spaces	JEMB Courthouse	JEMB Courthouse	10,131	24,265	28,055
Family Court Administrator + District Court Judges	JEMB Courthouse	JEMB Courthouse	4,193	5,651	5,651
Problem Solving Courts	JEMB Courthouse	JEMB Courthouse	2,832	7,223	7,857
District Court Litigation Spaces	JEMB Courthouse	JEMB Courthouse	11,395	25,708	26,958
Clerk of Court	JEMB Courthouse	JEMB Courthouse	12,580	23,093	24,357
Jury Assembly	JEMB Courthouse	JEMB Courthouse	2,365	4,484	4,484
Magistrate Courts	JEMB Courthouse	JEMB Courthouse	1,164	3,598	4,950
Public Defender	JEMB Courthouse	JEMB Courthouse	6,182	10,052	11,661
District Attorney	JEMB Courthouse	JEMB Courthouse	13,571	16,788	24,183
Grand Jury	JEMB Courthouse	JEMB Courthouse	1,044	1,693	1,693
Guardian ad Litem	JEMB Courthouse	JEMB Courthouse	2,216	3,539	5,294
Juvenile Court Counselors	JEMB Courthouse	JEMB Courthouse	6,383	8,992	12,480
Adult Probation (intake)	JEMB Courthouse	JEMB Courthouse	3,850	5,229	5,801
Courthouse Security	JEMB Courthouse	JEMB Courthouse	654	1,695	1,799



These numbers list the NSF for the department **suite**, not the GSF for the entire **building**, as NSF allows more flexibility in master planning in various facilities.

The background features a light blue circular graphic containing several interlocking gears of different sizes. A globe is also visible within the circular area, partially obscured by the gears.

MASTER PLANNING

OPTION SUMMARIES

GENERAL GOVERNMENT SERVICES/ HISTORIC COURTHOUSE / HQ LIBRARY

OPTION 1

- Board Spaces / County Admin / Clerk / Legal to Historic Courthouse
- All other administrative departments and the Register of Deeds to a new General Government Services Center
- Library Administration remains at the HQ Library

OPTION 2

- Library Administration and County Museum in Historic Courthouse
- All administrative departments (including county admin, clerk, legal, and the board) and the Register of Deeds to a new General Government Services Center
- Library Stacks and Programs grows into Library Admin space at the HQ Library

BOARD OF ELECTIONS

OPTION 1

- Board of Elections remains in current space with very light renovations

OPTION 2

- Board of Elections moves to the new General Government Services Campus in a stand-alone building

OPTION SUMMARIES

JEMB COURTHOUSE

OPTION 1

- No expansion to Courthouse; Judicial Depts. occupy whole building after admin. depts. move out
- Guardian ad Litem relocated elsewhere
- Public Defender relocated elsewhere

OPTION 2

- 6th floor added to Courthouse; Judicial Depts. occupy whole building after admin. depts. move out
- All Judicial Depts. are located within Courthouse

CHILD SUPPORT

OPTION 1

- Child Support expands into vacant space at the Human Services Campus (requires further study)

OPTION 2

- New stand-alone Child Support building built at Human Services Campus

OPTION SUMMARIES

OPTION
1

GENERAL SEQUENCING

New General
Government
Services
Center Built

Admin. Depts.
vacate Historic
Courthouse and
part of JEMB
Courthouse

Renovate
Historic
Courthouse

Remaining
Admin. Depts.
vacate JEMB
Courthouse

Renovate
JEMB
Courthouse

Guardian ad Litem and the Public Defender would need to move out of the JEMB Courthouse before renovation of their current suites can be completed.

Projects not contingent on this sequencing include Child Support Services, Board of Elections, & potential HQ Library Renovations.

The facility at 223 Hull Road can be used as swing space if necessary.

OPTION SUMMARIES

OPTION
2

GENERAL SEQUENCING

New General
Government
Services
Center Built

Admin. Depts.
vacate Historic
Courthouse and
part of JEMB
Courthouse

Renovate
Historic
Courthouse /
Addition to JEMB
Courthouse

Library Admin.
vacates HQ
Library

Renovate HQ
Library

Projects not contingent on this sequencing include Child Support Services and Board of Elections.

The current Veterans Services building and the facility at 223 Hull Road can be used as swing space if necessary.

NEW GENERAL GOVERNMENT SERVICES CENTER

OPTIONS	SITES
<div>OPTION 1</div> <p>COUNTY ADMIN, LEGAL, CLERK, & COMMISSIONERS LOCATED AT <u>HISTORIC COURTHOUSE</u></p>	<div>SITE A</div> <p>CROWN COLISEUM (ALREADY COUNTY OWNED)</p>
<div>OPTION 2</div> <p>COUNTY ADMIN, LEGAL, CLERK, & COMMISSIONERS LOCATED AT NEW <u>GENERAL GOV. SERVICES CENTER</u></p>	<div>SITE B</div> <p>NEW SITE TO BE PURCHASED BY COUNTY CLOSER TO DOWNTOWN</p>

OPTION 1 PROGRAM SUMMARY

DEPARTMENTS

- Public Information Office
- Human Resources
- Finance
- Tax
- Innovation and Technology Services
- Engineering
- Planning & Inspections
- Environmental Health
- Community Development
- Veterans Services
- Register of Deeds



Existing
footprint
for these
departments



Proposed
footprint
for these
departments
without any
growth



Proposed
footprint
for these
departments
including 20
year growth

OPTION 2 PROGRAM SUMMARY

DEPARTMENTS

- County Administration
- County Clerk + Commissioners
- Public Information Office
- Legal
- Human Resources
- Finance
- Tax
- Innovation and Technology Services
- Engineering
- Planning & Inspections
- Environmental Health
- Community Development
- Veterans Services
- Register of Deeds



Existing
footprint
for these
departments



Proposed
footprint
for these
departments
without any
growth

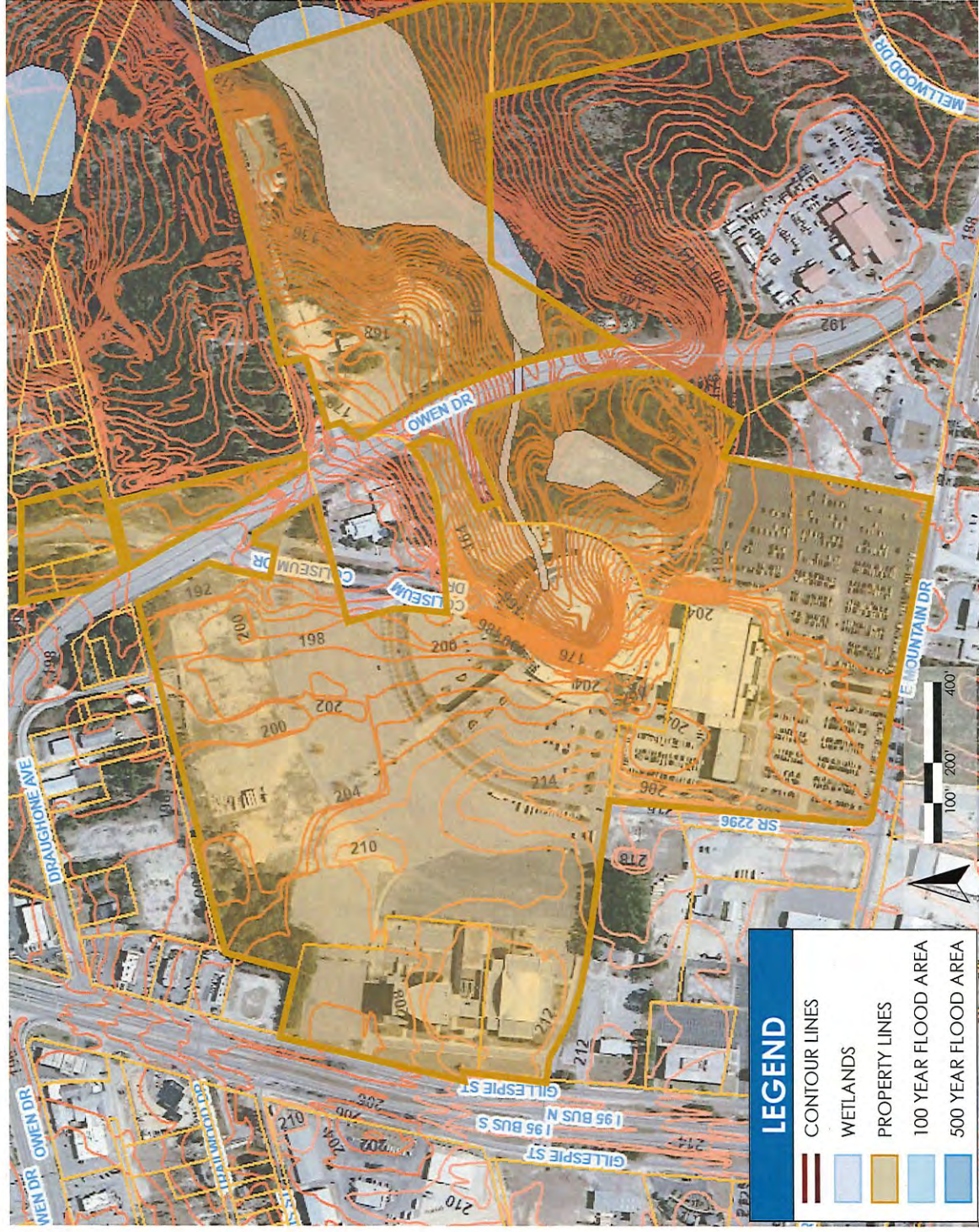


Proposed
footprint
for these
departments
including 20
year growth

NEW GENERAL GOV. SERVICES CENTER: SITE A - CROWN COLISEUM SITE

SITE ANALYSIS

- Group of 13 parcels owned by the County
- Already County Owned = \$0 site acquisition cost
- Wetlands designated in eastern-most parcel (low point on site)
- Entire site out of 500-year flood plain
- Fairly flat site near Gillespie Street
- Partial Site Visibility from Gillespie Street
- Site access from Owen Drive, E. Mountain Drive, and Gillespie Street
- Open space available in northern portion of site along outer parking ring
- Parking takes up majority of site
- Little green space on Western half of site
- Theater planned to be demolished



NEW GENERAL GOV. SERVICES CENTER: SITE A - CROWN COLISEUM SITE

ZONING ANALYSIS

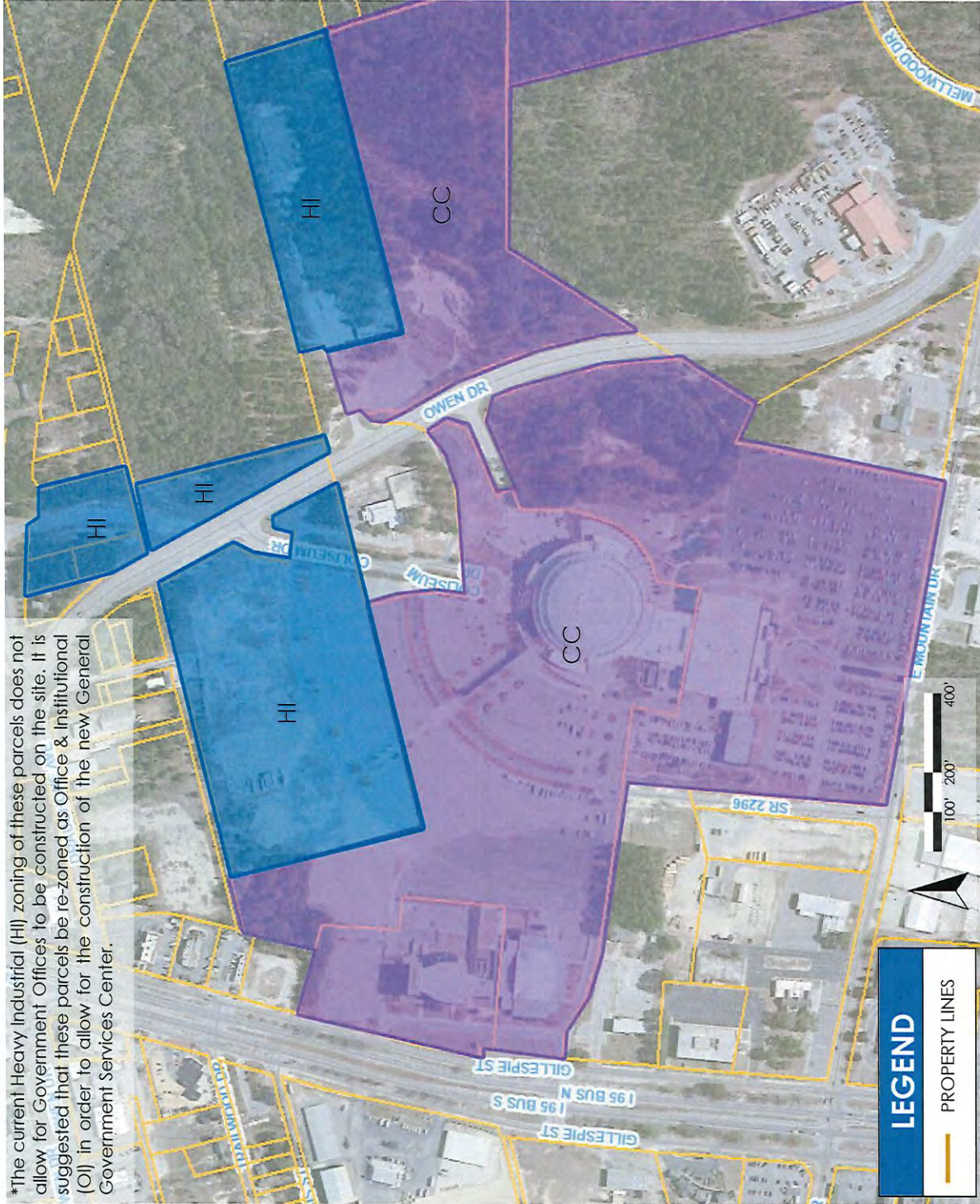
- | | |
|----------------------------------|---|
| ■ Zoning Jurisdiction | Fayetteville |
| ■ Current Zoning District | Community Commercial (CC) & Heavy Industrial (HI) |
| ■ Proposed Zoning District* | Community Commercial (CC) |
| ■ Max. Bldg. Height (CC) | 6 stories / 75' |
| ■ Min. Front/Corner Setback (CC) | 15' / 60' from CL of Rd. |
| ■ Min. Side Setback (CC) | 3' |
| ■ Min. Rear Setback (CC) | 3' |

PARKING ANALYSIS

- | | |
|---------------------------------------|--------------|
| ■ Parking Metric - Gov. Office (min.) | 1/300 GSF |
| ■ Parking Metric - Gov. Office (max.) | 140% of min. |
| ■ Parking Metric - Auditorium | 1/4 seats |

- An Alternative Parking Plan can be submitted with the City of Fayetteville to reduce the minimum number of required off-street parking spaces in recognition of different operating hours or peak business periods

*The current Heavy Industrial (HI) zoning of these parcels does not allow for Government Offices to be constructed on the site. It is suggested that these parcels be re-zoned as Office & Institutional (OI) in order to allow for the construction of the new General Government Services Center.



NEW GENERAL GOV. SERVICES CENTER

OPTION 1, SITE A : CROWN COLISEUM SITE

BUILDING LIST

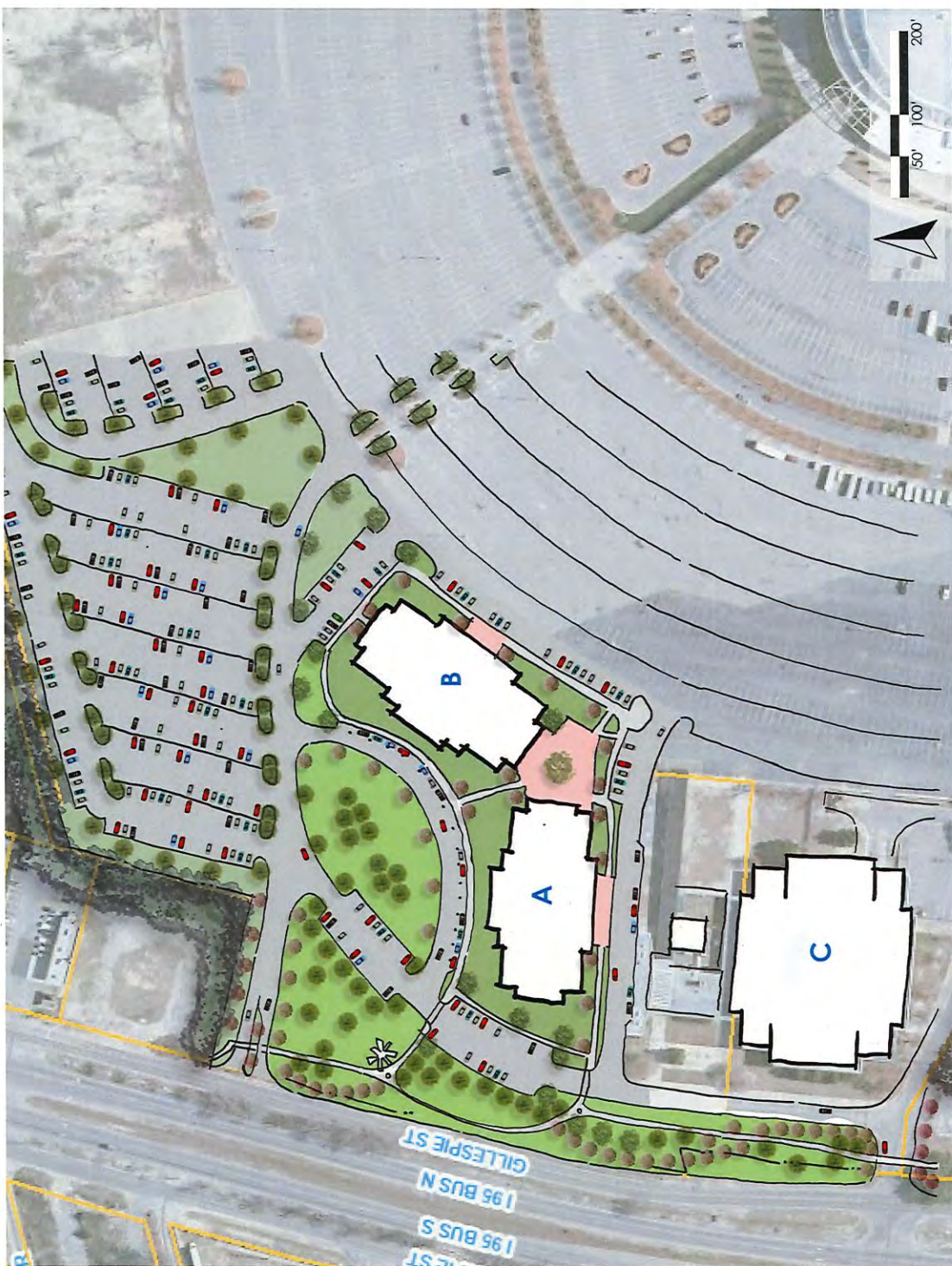
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|--|-------------------|
| ■ A - General Services Building
1st Floor - Tax
2nd Floor - ROD and Tax Admin Offices
3rd Floor - HR, Finance and PIO | 65,000 GSF |
| ■ B - Development Services Building
1st Floor - VA, One-Stop-Shop, Community Rm
Gym, Environmental Health
2nd Floor - Engineering, Planning, Community Dev.
3rd Floor - HR + IT | 75,000 GSF |
| ■ C - Existing Arena | |
| ■ Total New Building SF | 140,000 SF |

PARKING LOT LIST

- | | |
|----------------------------------|-----------------------------|
| ■ Existing Parking to Remain | 2,898 Spaces |
| ■ Existing Parking to be Removed | 403 Spaces |
| ■ New Parking Created | 408 Spaces |
| ■ Total Parking | 3,306 Spaces |
| | (+5 Spaces Net Gain) |

PARKING ANALYSIS

- | | |
|---------------------------------------|-----------------------------------|
| ■ Parking Metric - Gov. Office (min.) | 1/300 GSF |
| ■ Parking Metric - Gov. Office (max.) | 140% of min. |
| ■ Parking Metric - Auditorium | 1/4 seats |
| ■ Required Parking | TBD with Alt. Parking Plan |
| ■ Total Parking | 3,306 Spaces |



NEW GENERAL GOV. SERVICES CENTER

OPTION 2, SITE B : NEW GENERIC SITE

BUILDING LIST

■ A - Development Services	38,000 GSF
1st Floor - One-stop-shop and Development Services	
2nd Floor - Development Services	
■ B - Community Building	38,000 GSF
1st Floor - Community Room, Gym, HR, VA	
2nd Floor - IT	
■ C - Main County Admin Building	86,000 GSF
1st Floor - Tax	
2nd Floor - Tax Mapping Suite, Finance, Board Room	
3rd Floor - ROD	
4th Floor - Admin, Legal, Clerk, Board Offices, PIO	
■ D - BOE - 1 Story	23,400 GSF
■ Total Building SF	185,400 SF

PARKING ANALYSIS

■ Parking Metric - Gov. Office (recommended)	1/300 GSF
■ Recommended Parking	618 Spaces
■ Total Parking Shown	621 Spaces



NEW GENERAL GOV. SERVICES CENTER OPTION COMPARISONS

OPTION 1: COUNTY ADMIN, CLERK, LEGAL, AND BOARD SPACE AT HISTORIC COURTHOUSE

OPPORTUNITIES

- Less new square footage constructed
- Re-use of historic building

CHALLENGES

- Administrative staff located further away from other General County Government Staff

OPTION 2: COUNTY ADMIN, CLERK, LEGAL, AND BOARD SPACE AT GENERAL GOV. CENTER

OPPORTUNITIES

- All General County Services co-located on same campus

CHALLENGES

- Construction of more new square footage
- No Admin. footprint downtown

SITE A: CROWN COLISEUM SITE

OPPORTUNITIES

- Easy parking access
- Already own site
- Site mostly cleared
- Fairly flat site

CHALLENGES

- Sea of parking leads to a need to create a sense of place
- Civic Plaza opens to busy/noisy road
- Farther from downtown

SITE B: NEW MISC. SITE

OPPORTUNITIES

- Strong civic presence from main road
- Civic Plaza
- Potential space for growth for future buildings
- Site closer to downtown

CHALLENGES

- Ensure site conditions, topography, etc. meet buildability needs
- Do not currently own land; some acquisition costs

NEW GENERAL GOV. SERVICES CENTER COST COMPARISONS

OPTION 1



1. Site estimates anticipate typical site utilities already adequately sized for the proposed buildings. Additional study and cost may be required if utilities are not already in place or easy to extend on the site.
2. Soft costs include a 10% construction contingency factor.
3. All cost estimating provided by Palacio Collaborative.

Gen. Gov. Services Campus: Admin. Suite in Historic Courthouse	Metric	Cost	Quarters	Subtotal
Construct Building A	65,000 sf	\$256.66		\$16,682,900
Construct Building B	75,000 sf	\$254.23		\$19,067,250
Total				\$35,750,150
General Reqs./Bonds/Insurance		16.28%		\$5,820,124
GC Fee		6%		\$2,145,009
Design/Market Contingency		15%		\$5,362,523
Escalation through 2024 Q1		9.0%		\$3,217,514
Escalation/Quarter past 2024 Q1		1.5%	0	\$0
Total Construction Costs		\$373.54		\$52,295,319
Soft Costs		30%		\$15,688,596
Site Acquisition*		\$0		\$0
TOTAL PROBABLE PROJECT COST				\$67,983,915

*Approximately 20 acres required for this site. Building acquisition cost will vary based on selected location. It is recommended to hold \$260,000 for site acquisition if campus is not constructed on land already owned by the county.

NEW GENERAL GOV. SERVICES CENTER COST COMPARISONS

OPTION 2



1. Site estimates anticipate typical site utilities already adequately sized for the proposed buildings. Additional study and cost may be required if utilities are not already in place or easy to extend on the site.
2. Soft costs include a 10% construction contingency factor.
3. All cost estimating provided by Palacio Collaborative.

Gen. Gov. Services Campus: Admin Suite at Campus	Metric	Cost	Quarters	Subtotal
Construct Building A	38,000 sf	\$250.08		\$9,503,040
Construct Building B	38,000 sf	\$250.08		\$9,503,040
Construct Building C	86,000 sf	\$250.81		\$21,569,660
Total				\$40,575,740
General Reqs./Bonds/Insurance		16.28%		\$6,605,730
GC Fee		6%		\$2,434,544
Design/Market Contingency		15%		\$6,086,361
Escalation through 2024 Q1		9.0%		\$3,651,817
Escalation/Quarter past 2024 Q1		1.5%	0	\$0
Total Construction Costs		\$366.38		\$59,354,192
Soft Costs		30%		\$17,806,258
Site Acquisition*		\$0		\$0
TOTAL PROBABLE PROJECT COST				\$77,160,450

*Approximately 20 acres required for this site. Building acquisition cost will vary based on selected location. It is recommended to hold \$260,000 for site acquisition if campus is not constructed on land already owned by the county.

NEW GENERAL GOV. SERVICES CENTER COST COMPARISONS

OPTION 2: BOARD OF ELECTIONS



1. Site estimates anticipate typical site utilities already adequately sized for the proposed buildings. Additional study and cost may be required if utilities are not already in place or easy to extend on the site.
2. Soft costs include a 10% construction contingency factor.
3. All cost estimating provided by Palacio Collaborative.

Gen. Gov. Services Campus: Board of Elections	Metric	Cost	Quarters	Subtotal
Construct New Building	23,400 sf	\$234.25		\$5,481,450
Total				\$5,481,450
General Reqs./Bonds/Insurance		16.28%		\$892,380
GC Fee		6%		\$328,887
Design/Market Contingency		15%		\$822,218
Escalation through 2024 Q1		9.0%		\$493,331
Escalation/Quarter past 2024 Q1		1.5%	34	\$3,612,256
Total Construction Costs		\$497.03		\$11,630,521
Soft Costs		30%		\$3,489,156
TOTAL PROBABLE PROJECT COST				\$15,119,677

HISTORIC COURTHOUSE

OPTION 1: COUNTY ADMIN, CLERK, LEGAL,
AND BOARD SPACE

OPTION 2: LIBRARY ADMIN AND MUSEUM

HISTORIC COURTHOUSE RENOVATION

EXISTING CONDITIONS: HISTORIC REGISTER BUILDING CONSTRAINTS

- This building is located on the National Register for Historic Landmarks at the **state** level in a **group** of buildings (Historic Courthouses in North Carolina; 58 courthouses in the group).
- Architectural details mentioned
 - Neo-Classical revival with 3-story ashlar veneer structure on 3 story facade
 - Classical ornament is employed throughout the building from the columnar light fixtures which mark the entrances to the pedimented doors of the courtrooms
 - Interior maintained in accordance with the 1920's character of the design
 - Classical Theme expressed not only in fine woodwork of the Superior Courtroom, but also in functional aspects, such as elevator cars and tile floors
- This building is also on the National Register for Historic Landmarks at a **local** level within a **historic district**, where the entire exterior of the building is protected.

If grant money is received for renovation of this building, the design will have to go through the North Carolina State Historic Preservation Office's approval process.

If anything on the exterior is renovated, the design will have to go through the City of Fayetteville's Historic District Commission's approval process.

HISTORIC COURTHOUSE RENOVATION

EXISTING CONDITIONS: FACILITY CONDITION ASSESSMENT SUMMARY

- All restrooms need to be renovated and brought up to current ADA and building standards
- ADA upgrades made to the Historic Courtroom
- Replacement of emergency exit exterior stair
- Changes to future spaces outside of the Historic Courtroom and basement will require the existing floor be reinforced where high live loads are required due to new program space (ex: assembly spaces, storage spaces, mechanical spaces)
- Boiler Room upgrades to ensure proper emergency fuel shutoff, combustion air supply, room enclosure fire-rating, and exiting
- Mechanical unit upgrades and replacement
- GFI protection added to outlets
- Upgraded fire alarm system
- Replacement of most of plumbing pipes
- Water damage, mold, and mildew cleaned up and source corrected
- Finish upgrades throughout
- Asbestos and lead paint testing
- Potential re-routing of mechanical systems
- Potential lightning protection system added
- Potential sprinkler system added
- Potential to restore existing skylights over the main stairs and Historic Courtroom, meaning the current ceiling would be opened up, mechanical items there moved, and fire protection added at the skylights
- Potential to restore the balcony in the Historic Courtroom and the area underneath it

Extensive work is required in the Historic Courthouse if any major renovation is done to bring it up to current building code standards and ensure the safety of its occupants.

OPTION 1 PROGRAM SUMMARY

- Space for County Administration, Legal, Clerk, and Board Spaces

GOALS

- Keep County Administration and Board Room Downtown
- Historic Courtroom converted to Board Room; technology and ADA upgraded as needed
- Required upgrades limited by keeping the building at a business occupancy
- Building to be renovated as necessary to upgrade ADA, etc., while following Historic Register guidelines

OPTION 2 PROGRAM SUMMARY

- Space for Library Administration and County Museum

GOALS

- Library Administration to run County Museum
- County Special Collections Room and State & Local History Room to move to Historic Courthouse
- Historic Courtroom to remain; converted to state-of-the-art meeting space; used for county ceremonials, mock trial, etc.
- Jail to become part of museum
- County Board to have flex space within building

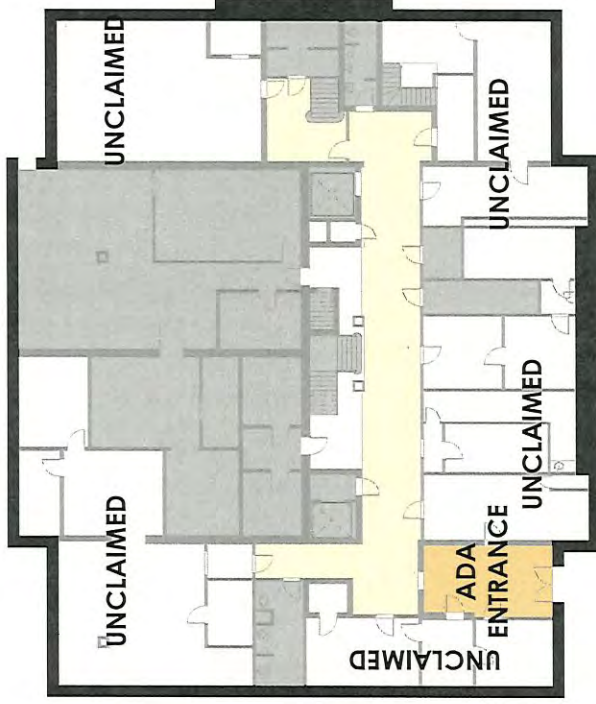
HISTORIC COURTHOUSE RENOVATION

OPTION 1 OBSERVATIONS

- No overall building change of occupancy
- If no sprinkler system added, the 4th floor most likely cannot be occupied at all
- Even if a sprinkler system is added, an exit on the plan east side of the building would be required to be added in order to use the entire 4th floor
- Floor under any larger conference rooms (executive conference room, room similar to current room 564) to be reinforced
- Option to open skylights above stairs/historic courtroom
- Option to open balcony and the space below it to the historic courtroom
- Option for re-routing of mechanical systems to open up ceilings and boarded up portions at top of windows
- Would need to allow public access to the main entrance and the ground floor ADA entrance. This would mean the public would have access to the main stair/lobby areas on each floor. A reception position could then be required.
- Is a metal detector desired for council meetings? If so, it would have to be in a location accessible to both the main entrance and ADA entrance.

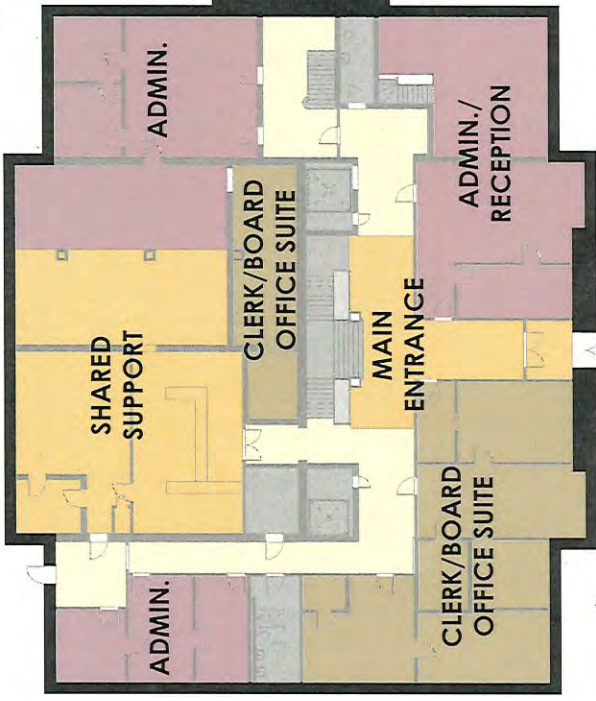
No change in overall building occupancy limits the amount of code-related changes required for the building.

OPTION 1 PROPOSED BUILDING LAYOUT



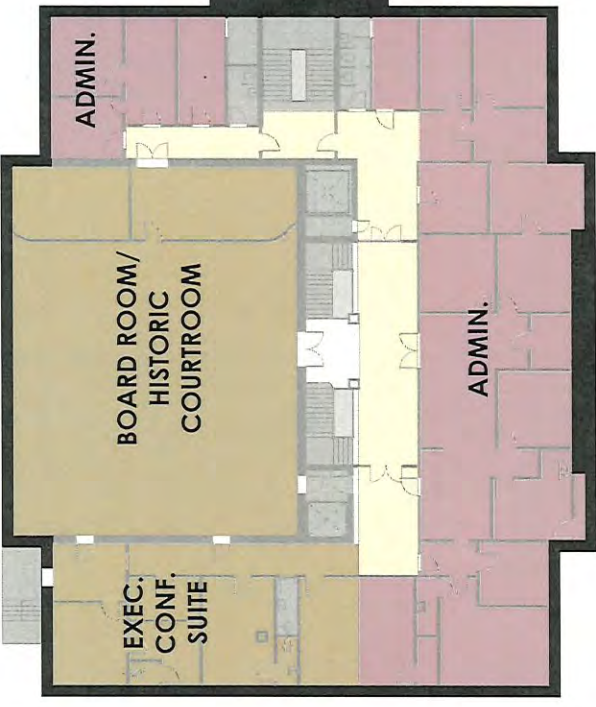
GROUND FLOOR

- NO PERSONNEL WORKING IN THE BASEMENT
- CALL BUTTON TO GAIN ACCESS PAST ADA ENTRANCE
- CAMERA AND BADGING AT ADA ENTRANCE
- STORAGE, BLDG. SERVICES, & ADA ENTRANCE ONLY
- MINIMAL UPFITS TO SPACE AS NECESSARY
- CLEAN UP/PROTECT FROM MILDEW AND WATER DAMAGE



1ST FLOOR

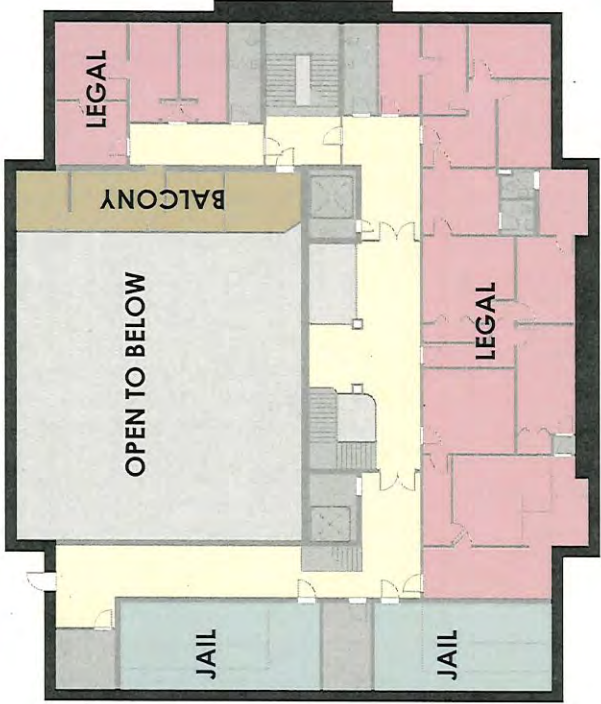
- PUBLIC HAVE LIMITED ACCESS TO "MAIN ENTRANCE" ONLY SPACE (MUST CALL TO ENTER PAST THIS)
- CAMERA AND BADGING AT MAIN ENTRANCE
- RE-DO RESTROOMS/ADD ADA RESTROOM
- BREAK RM, CONF. ROOMS, ETC. IN SHARED SUPPORT
- UPFIT OFFICE SPACE FOR ADMIN OFFICES
- ADD BADGING ACCESS TO SUITES



2ND FLOOR

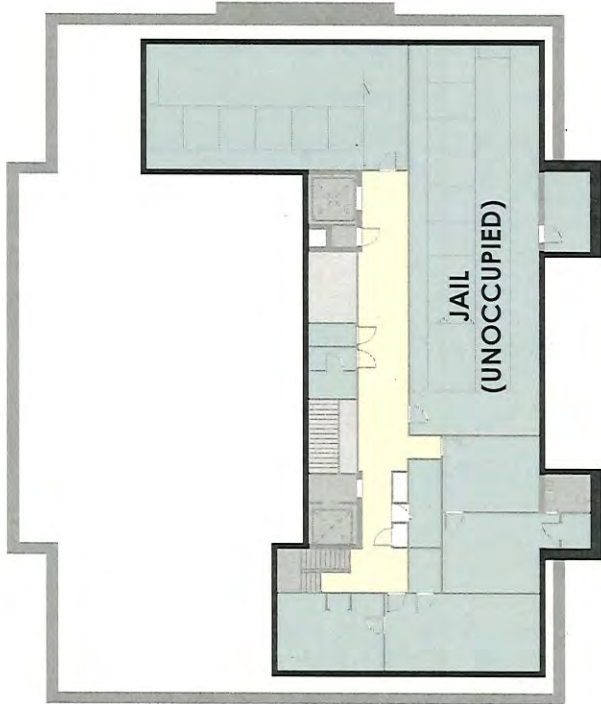
- HISTORIC COURTROOM RENOVATED TO ORIGINAL CONDITION, INCLUDING POTENTIAL SKYLIGHTS & BALCONY
- REINFORCE FLOOR AT EXECUTIVE CONFERENCE ROOM
- HISTORIC COURTROOM UPFIT TO ACCOMMODATE ADA REQS. & ADD UPGRADED MEETING TECHNOLOGY
- RE-DO RESTROOMS/ADD ADA RESTROOM
- KITCHENETTE & TOILET IN EXECUTIVE CONF. SUITE
- UPFIT OFFICE SPACE FOR ADMIN OFFICES
- ADD BADGING ACCESS TO SUITES

OPTION 1 PROPOSED BUILDING LAYOUT



3RD FLOOR

- BALCONY POTENTIALLY OPENED TO COURTROOM BELOW
 - RE-DO RESTROOMS/ADD ADA RESTROOM
- UPFIT OFFICE SPACE FOR LEGAL DEPT. OFFICE
 - UPFIT JAIL SPACE FOR STORAGE
 - ADD BADGING ACCESS TO SUITES



JAIL FLOOR

- LEGALLY NOT ABLE TO BE OCCUPIED UNLESS SPRINKLER SYSTEM ADDED TO BUILDING
- MINIMAL CLEAN-UP WORK DONE IN RENOVATION

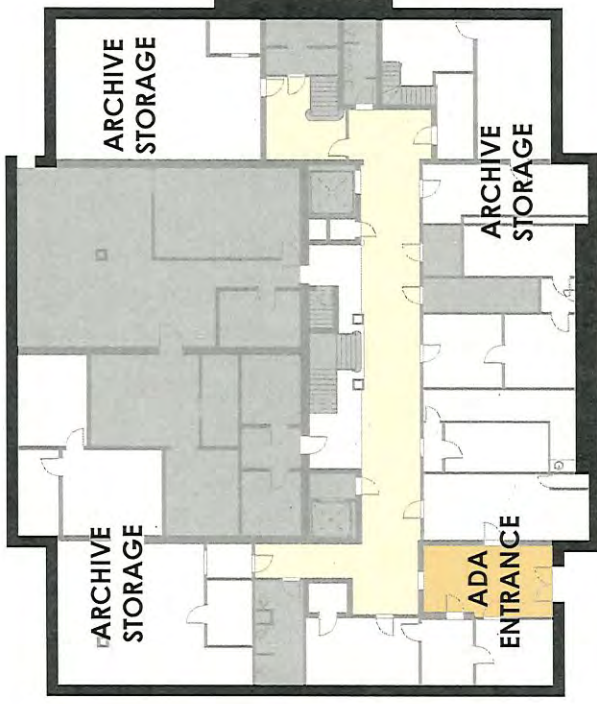
HISTORIC COURTHOUSE RENOVATION

OPTION 2 OBSERVATIONS

- Change in building occupancy from Business to Assembly
- This change in occupancy will require a sprinkler system to be installed throughout the building.
- Any museum spaces would require reinforced floors.
- Any library stacks or heavy storage items on floors other than the ground floor would require reinforced floors.
- In order for the 4th floor to be used beyond a very small footprint right outside the existing stairs, an exit on the plan east side of the building would be required to be added
- Option to open skylights above stairs/historic courtroom
- Option to open balcony and the space below it to the historic courtroom
- Option for re-routing of mechanical systems to open up ceilings and boarded up portions at top of windows
- ADA entrance and main entrance required to be publically accessible
- Public allowed in large portion of the building with in being a museum

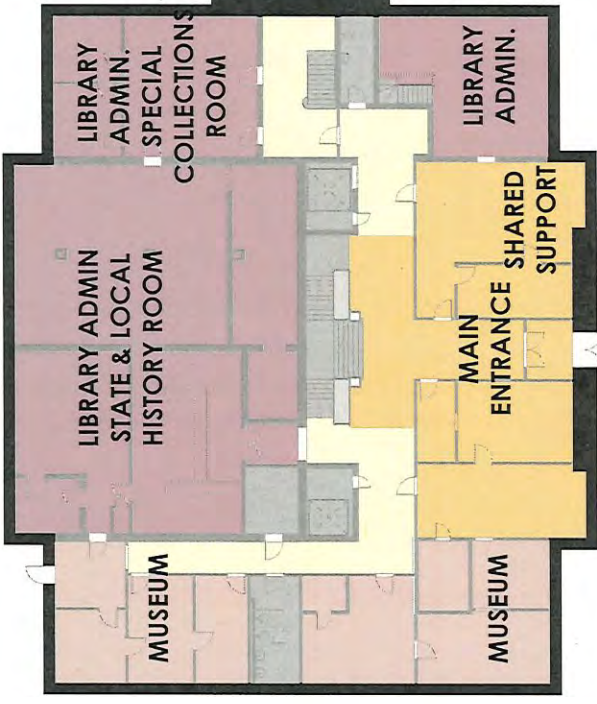
Changing the overall building occupancy to Assembly requires more changes to the building to meet code and life safety standards.

OPTION 2 PROPOSED BUILDING LAYOUT



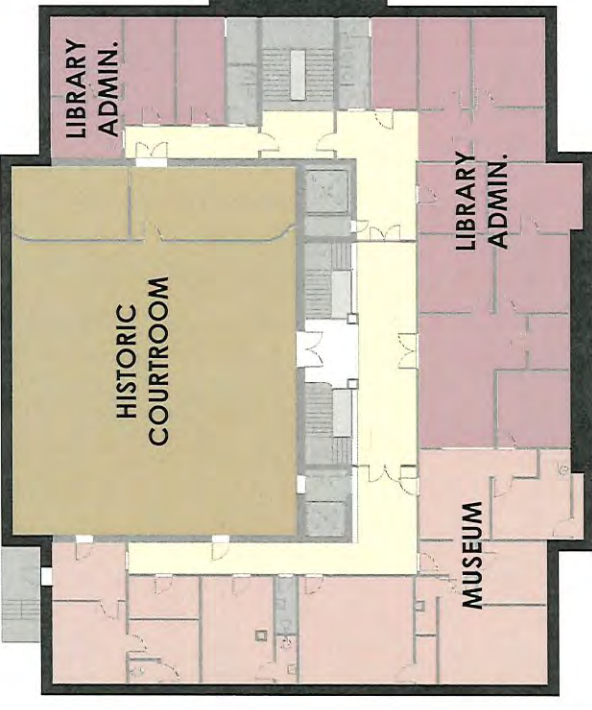
GROUND FLOOR

- NO PERSONNEL WORKING IN THE BASEMENT
- CAMERA AND BADGING AT ADA ENTRANCE
- PUBLIC LIMITED TO ADA ENTRANCE/STAIRS/ELEVATORS
- STORAGE, BLDG. SERVICES, & ADA ENTRANCE ONLY
 - MINIMAL UPFITS TO SPACE AS NECESSARY
- CLEAN UP/PROTECT FROM MILDEW AND WATER DAMAGE
 - SPRINKLER SYSTEM ADDED



1ST FLOOR

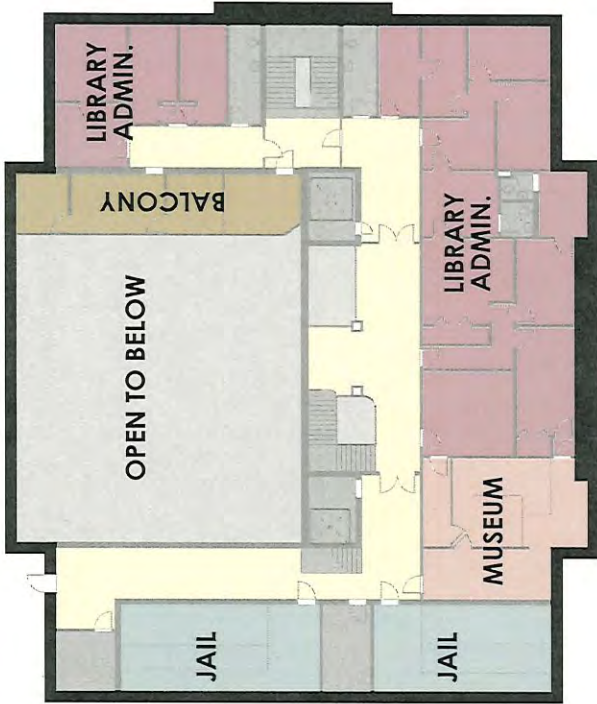
- CAMERA AND RECEPTIONIST AT MAIN ENTRANCE
 - RE-DO RESTROOMS/ADD ADA RESTROOM
- BREAK RM, CONF. ROOMS, ETC. IN SHARED SUPPORT
 - ADD BADGING ACCESS TO SUITES
 - SPRINKLER SYSTEM ADDED
- RE-INFORCE STRUCTURAL FLOOR LOAD IN STATE & LOCAL HISTORY ROOM /SPECIAL COLLECTIONS ROOM



2ND FLOOR

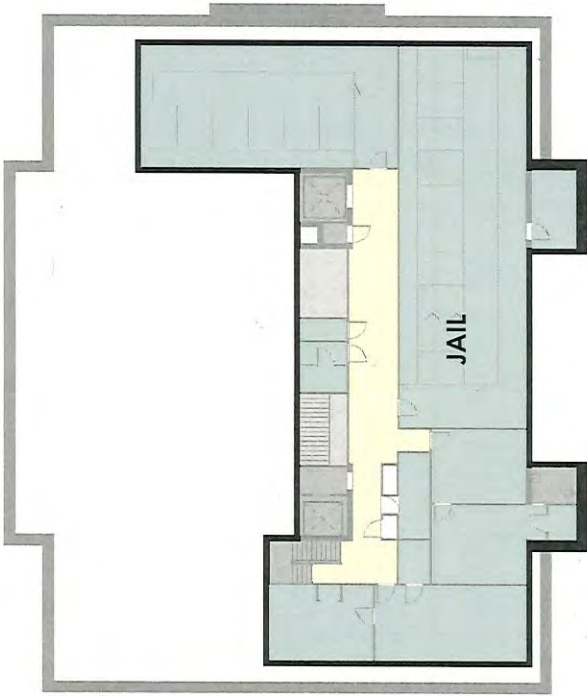
- HISTORIC COURTROOM RENOVATED TO ORIGINAL CONDITION, INCLUDING POTENTIAL SKYLIGHTS AND BALCONY
- HISTORIC COURTROOM UPFIT TO ACCOMMODATE ADA REQS. & ADD UPGRADED MEETING TECHNOLOGY
 - RE-DO RESTROOMS/ADD ADA RESTROOM
 - UPFIT OFFICE SPACE FOR ADMIN OFFICES
 - ADD BADGING ACCESS TO SUITES
 - SPRINKLER SYSTEM ADDED

OPTION 2 PROPOSED BUILDING LAYOUT



3RD FLOOR

- BALCONY POTENTIALLY OPENED TO COURTROOM BELOW
- RE-DO RESTROOMS/ADD ADA RESTROOM
- UPFIT OFFICE SPACE FOR LEGAL DEPT. OFFICE
- UPFIT JAIL SPACE FOR MUSEUM "JAIL" EXHIBIT
 - ADD BADGING ACCESS TO SUITES
 - ADD SPRINKLER SYSTEM



JAIL FLOOR

- ADD SPRINKLER SYSTEM
- ADD SECOND WAY OUT OR LIMIT ACCESS SO ONLY PARTIAL FLOOR IS OCCUPIED
- JAIL CLEANED UP TO ALLOW SAFE ACCESS FOR PUBLIC
 - UPDATED MEP, INCLUDING ADDITION OF AIR CONDITIONING

HISTORIC COURTHOUSE OPTION COMPARISONS

OPTION 1

COUNTY ADMIN,
CLERK, LEGAL,
AND BOARD
SPACE

OPPORTUNITIES

- Re-use of historic building for county offices
- Less square-footage to be built at new General Government Services Campus
- Administration maintains downtown footprint
- No change in occupancy limits required upfits to historic courthouse

CHALLENGES

- County Administration not co-located with other county administrative departments
- Substantial upgrades required to bring historic courthouse to required building code standards
- 4th floor most likely cannot be occupied without added a sprinkler system to the building

OPTION 2

LIBRARY ADMIN
AND MUSEUM

OPPORTUNITIES

- Expansion of stacks and programs at HQ Library once library admin moves out
- County has opportunity to display its history in a historic building downtown
- General public can experience more of historic courthouse, including the jail

CHALLENGES

- Change in occupancy requires sprinkler system added to building and floor to be reinforced in any museum areas
- 2nd exit required from 4th floor if public to have access to more than a very small footprint
- Substantial upgrades required to bring historic courthouse to required building code standards

HISTORIC COURTHOUSE COST COMPARISONS

OPTION 1: COUNTY ADMINISTRATION - REQUIRED UPGRADES

Historic Courthouse: County Administration	Metric	Cost	Quarters	Subtotal
Historic Courthouse Renovations	43,790 sf	\$162.90		\$7,133,330
Total				\$7,133,330
General Reqs./Bonds/Insurance		16.28%		\$1,161,306
GC Fee		6%		\$427,999.80
Design/Market Contingency		20%		\$1,426,666
Escalation through 2024 Q1		9.0%		\$642,000
Escalation/Quarter past 2024 Q1		1.5%	10	\$1,145,191
Total Construction Costs		\$272.58		\$11,936,492
Soft Costs		30%		\$3,580,948
TOTAL PROBABLE PROJECT COST				\$15,517,440

OPTION 1 - OPTIONAL UPGRADES

- Sprinkler Building \$484,540
- Open Skylights Over Stairs \$310,858
- Open Skylights Over Historic Courtroom \$341,944
- Open Balcony/Space Below in Historic Courtroom \$439,371
- Add 2nd exit to 4th floor \$2,408,534
- Remove & replace existing ceilings in office suites \$945,992
- TOTAL OPTIONAL UPGRADES \$4,931,239

These numbers include a very high level estimation for all-in construction costs, including escalation to 2026, GC fees, and soft costs. Exact fees will not be known until design decisions are made and ceilings, etc. are opened up in construction. It is recommended for the County to hold a heavy contingency for this building.

HISTORIC COURTHOUSE COST COMPARISONS

OPTION 2: LIBRARY ADMIN / MUSEUM - REQUIRED UPGRADES

Historic Courthouse: Library Administration + Museum	Metric	Cost	Quarters	Subtotal
Historic Courthouse Renovations	43,790 sf	\$194.30		\$8,508,503
Total				\$8,508,503
General Reqs./Bonds/Insurance		16.28%		\$1,385,184
GC Fee		6%		\$510,510
Design/Market Contingency		20%		\$1,701,701
Escalation through 2024 Q1		9.0%		\$765,765
Escalation/Quarter past 2024 Q1		1.5%	10	\$1,365,962
Total Construction Costs		\$325.13		\$14,237,625
Soft Costs		30%		\$4,271,288
TOTAL PROBABLE PROJECT COST				\$18,508,913

OPTION 2 - OPTIONAL UPGRADES

- Open Skylights Over Stairs \$310,858
- Open Skylights Over Historic Courtroom \$341,944
- Open Balcony/Space Below in Historic Courtroom \$439,371
- Add 2nd exit to 4th floor \$2,408,534
- Remove & replace existing ceilings in office suites \$945,992
- TOTAL OPTIONAL UPGRADES \$4,446,699

These numbers include a very high level estimation for all-in construction costs, including escalation to 2026, GC fees, and soft costs. Exact fees will not be known until design decisions are made and ceilings, etc. are opened up in construction. It is recommended for the County to hold a heavy contingency for this building.

COST COMPARISONS

NEW GENERAL GOVERNMENT SERVICES CENTER, HISTORIC COURTHOUSE, AND BOARD OF ELECTIONS

OPTION 1



- New Gen. Gov. Services Center* \$67,983,915
- Historic Courthouse Renovation** \$15,517,440
- **TOTAL \$83,501,355**

Additional Opportunities:

- Less square footage built if Library Administration stays in their current location
- Less square footage built if Board of Elections stays in their current location

OPTION 2



- New Gen. Gov. Services Center* \$77,160,450
- Historic Courthouse Renovation** \$18,508,913
- **TOTAL \$95,669,363**

Additional Opportunities:

- 8,313 sf of space available for Library Programs to expand into at the HQ Library
- County Board of Elections has the potential to be located in county-owned property, at an estimated cost of \$15,119,677.

*New General Government Services Center costs do not include any site acquisition costs. These costs would be in addition to this number. \$260,000 is estimated.

**Historic Courthouse Renovation Numbers reflect base renovation number only; optional upgrades shown on the previous 2 slides would be in addition to this number.

ADDITIONAL OPPORTUNITIES

NEW GENERAL GOVERNMENT SERVICES CENTER, HISTORIC COURTHOUSE, AND BOARD OF ELECTIONS

Additional Opportunities Available in Both Options:

- 4,860 sf of space vacated at the Veterans Services Building
- 1,026 sf of IT space to be vacated in the DSS Building
- 1,882 sf of IT space to be vacated in the Public Health Building
- 1,198 sf of IT space becomes available for the Library to expand into at the HQ Library
- 524 sf of PIO space becomes available for the Library to expand into at the HQ Library
- 2,233 sf of PIO spaces becomes available at 226 Bradford Avenue
- 11,879 sf of space available at 223 Hull Road, potentially to be used as swing space

Space also vacated at the Winding Creek Annex by Community Development but it is understood that this is not a County-owned building, and is therefore not planned to be used in any long-term county master plans.

JEMB COURTHOUSE

OPTION 1: NO ADDITION*; PUBLIC DEFENDER,
AND GUARDIAN AD LITEM OUT

OPTION 2: ADD ONE FLOOR TO BUILDING;
ALL COURTS DEPTS. IN BUILDING

*BOTH OPTIONS DO HAVE A NEW 1-STORY ENTRY ADDITION ON THE 1ST FLOOR TO
ENLARGE THE PUBLIC ENTRYWAY AND ALLOW FOR AN ADDITIONAL SECURITY QUEUE

JEMB COURTHOUSE RENOVATION

EXISTING CONDITIONS: BUILDING CONDITION AND CONSTRAINTS

BUILDING CONDITION

- Overall the building has been well maintained
- Court has out grown their space and are in need of additional space
- Clerk of Court is split up onto multiple floors, which hampers efficiency
- Need two larger courtrooms to handle large and complex caseload
- Courthouse has significant accessibility issues in the Courtrooms and restrooms

BUILDING CONSTRAINTS

- Any Additional Square Footage may trigger need to upgrade parking to 1 space per 300 SF
- Vertical Expansion may require approval from the City

PROGRAM SUMMARY

STAKE HOLDERS

- Trial Court Administrator
- Superior Court Judges
- Superior Court Litigation Spaces
- Family Court Administrator
- District Court Judges
- Problem Solving Courts
- District Court Litigation Spaces
- Clerk of Court
- Jury Assembly
- Magistrate Courts
- Public Defender
- District Attorney
- Grand Jury
- Guardian Ad Litem
- Juvenile Court Counselors
- Adult Probation (intake)
- Courthouse Security



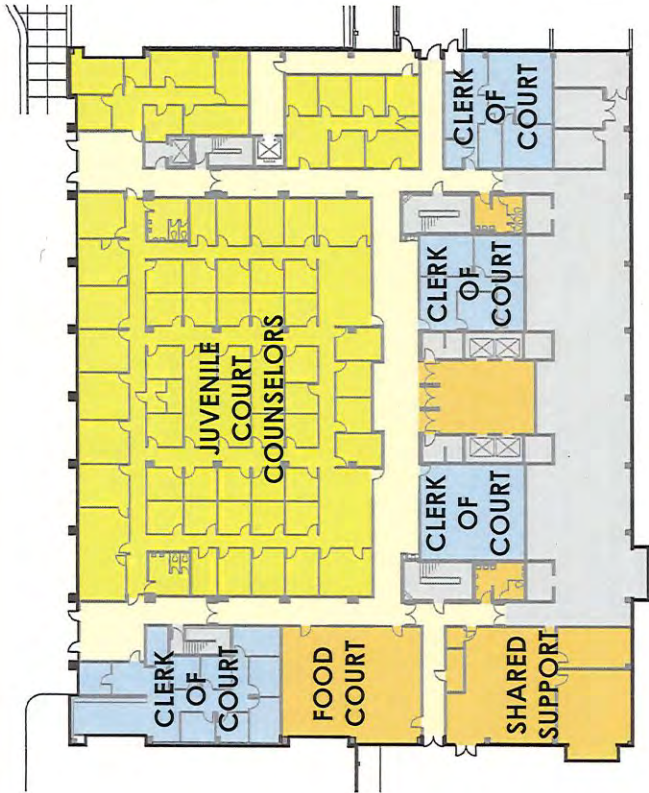
Existing footprint of the JEMB Courthouse

Proposed footprint for these departments without any growth

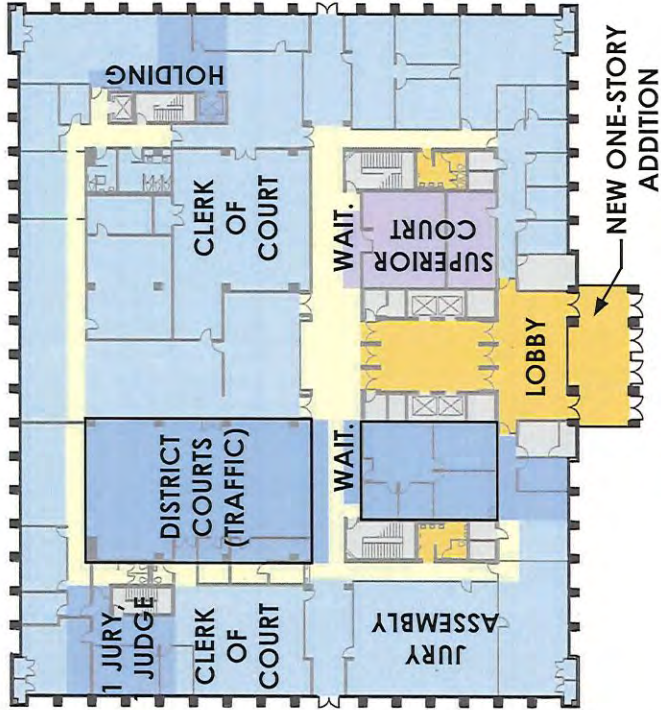
Proposed footprint for these departments including 20 year growth

OPTION 1 PROPOSED BUILDING LAYOUT

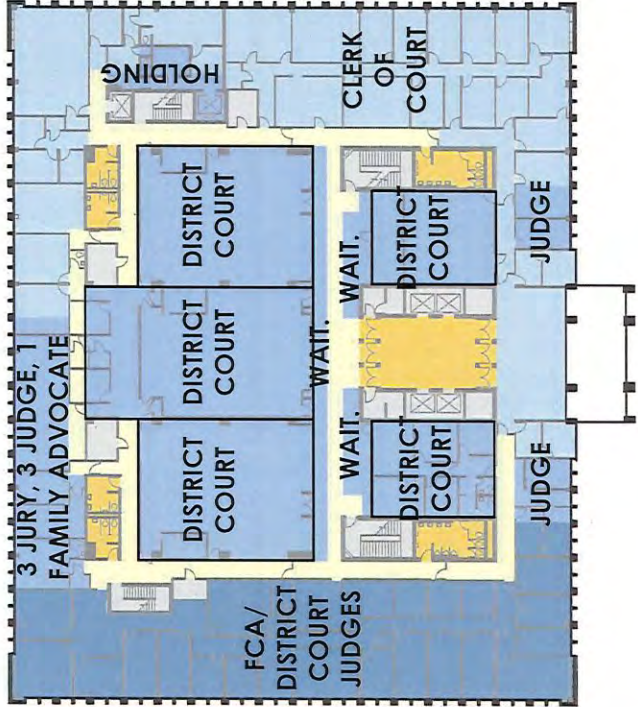
NO MAJOR ADDITION; PUBLIC DEFENDER AND GUARDIAN AD LITEM RELOCATED OUTSIDE THE BUILDING



GROUND FLOOR

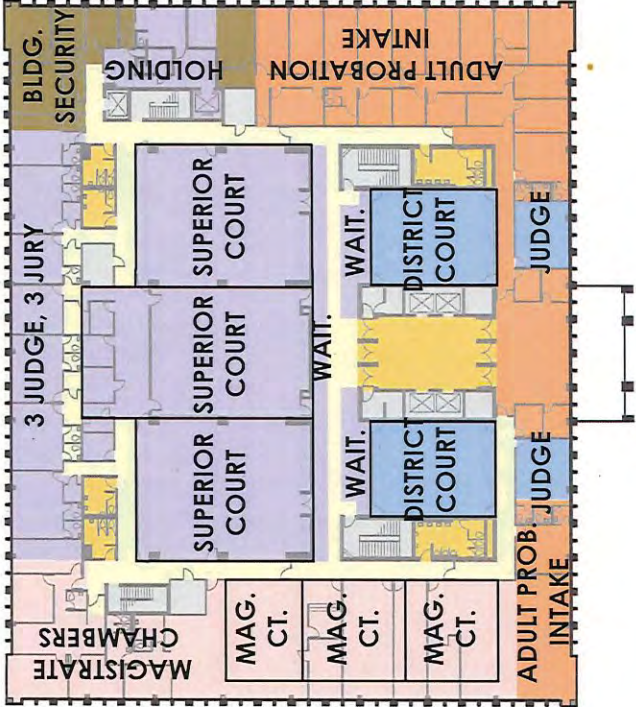


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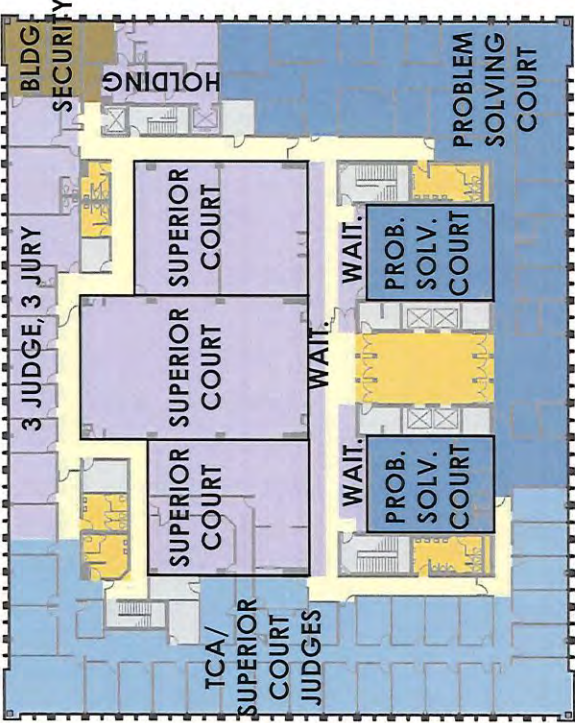


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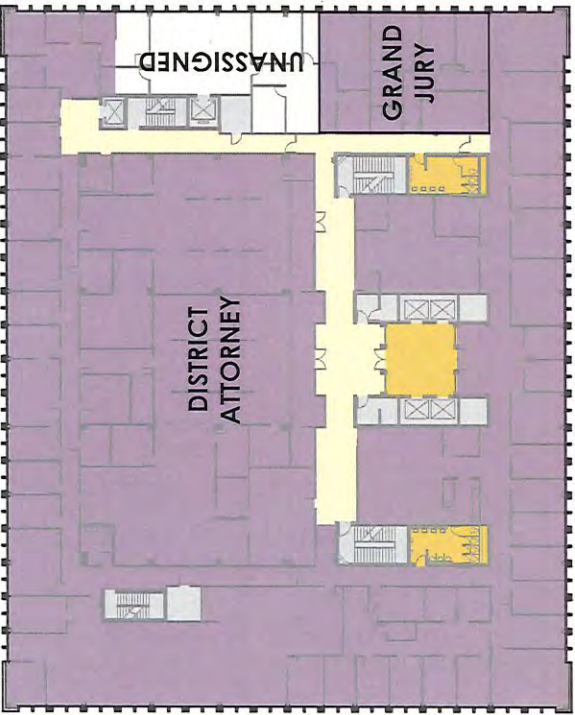
OPTION 1 PROPOSED BUILDING LAYOUT
NO MAJOR ADDITION; PUBLIC DEFENDER AND GUARDIAN AD
LITEM RELOCATED OUTSIDE THE BUILDING



3RD FLOOR

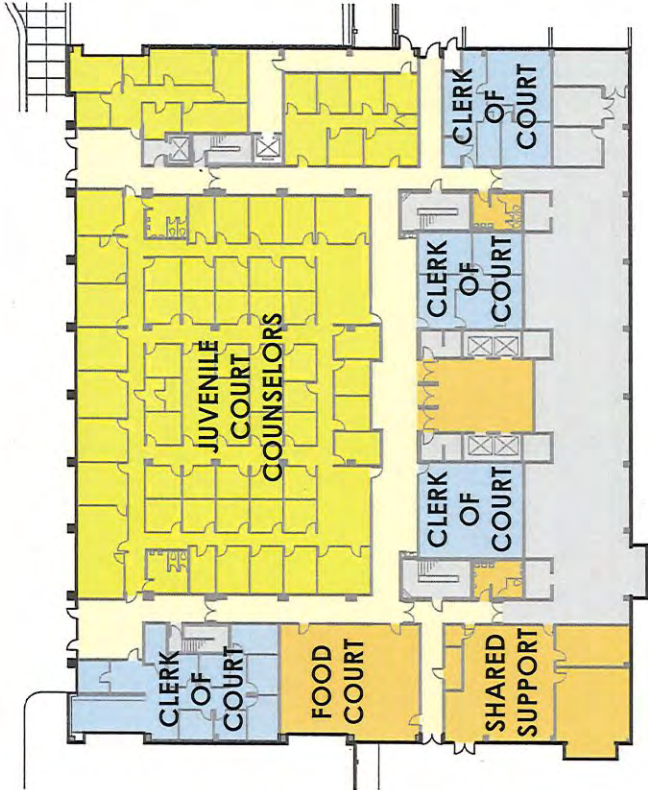


4TH FLOOR

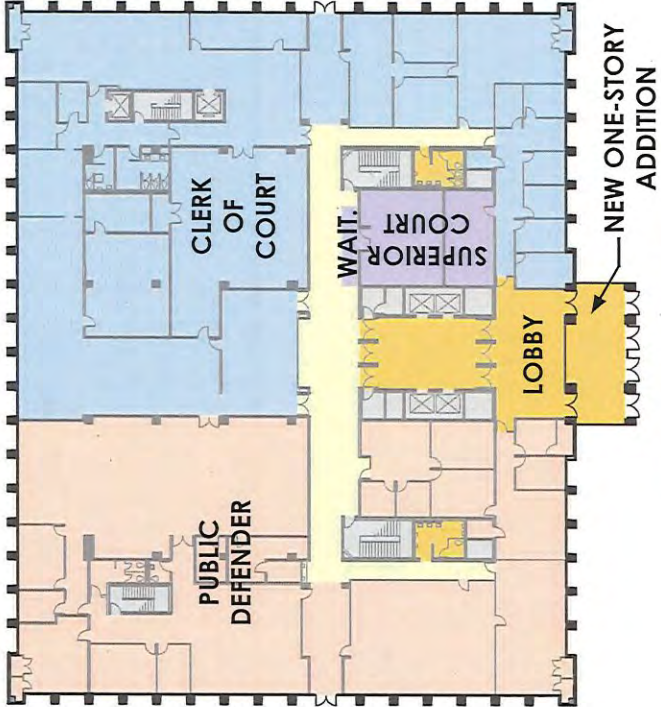


5TH FLOOR

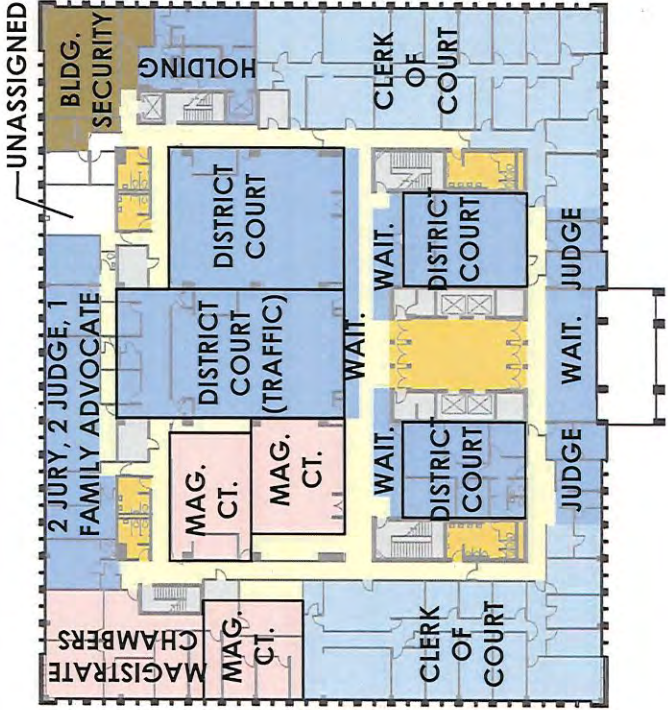
OPTION 2 PROPOSED BUILDING LAYOUT
6TH FLOOR ADDITION; ALL PROGRAMMED DEPARTMENTS
LOCATED WITHIN BUILDING



GROUND FLOOR

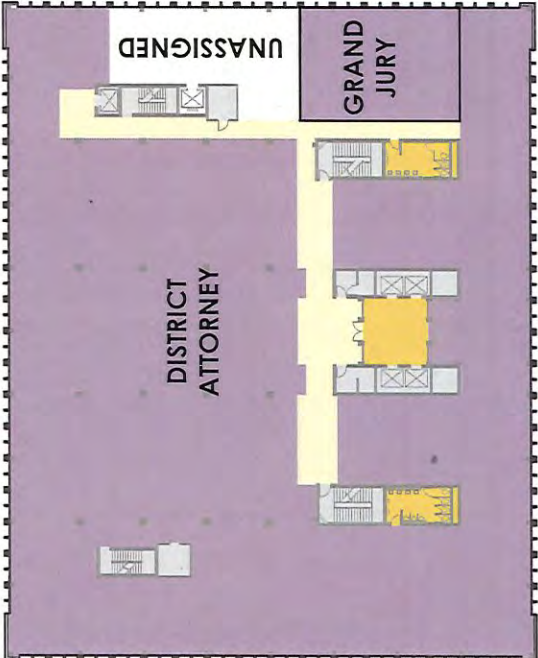
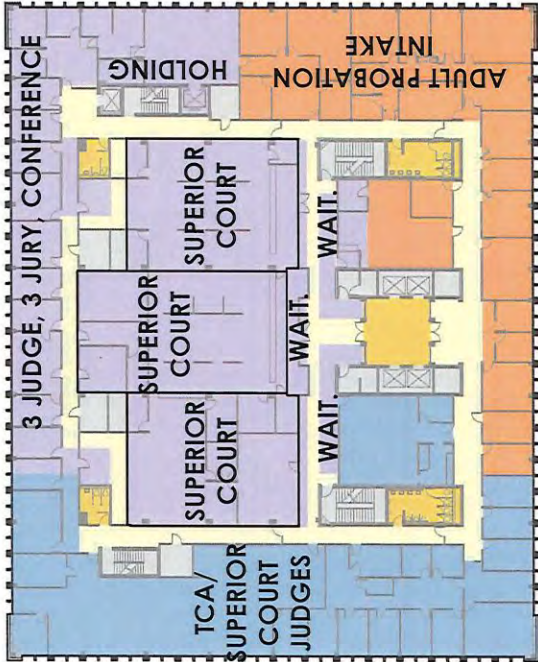
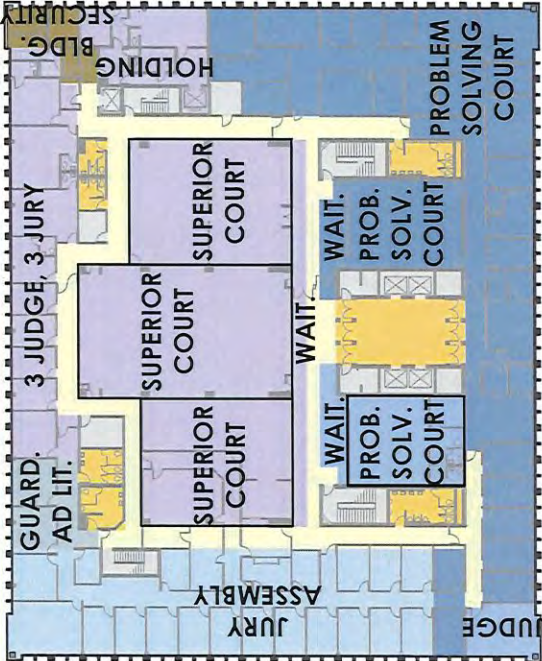
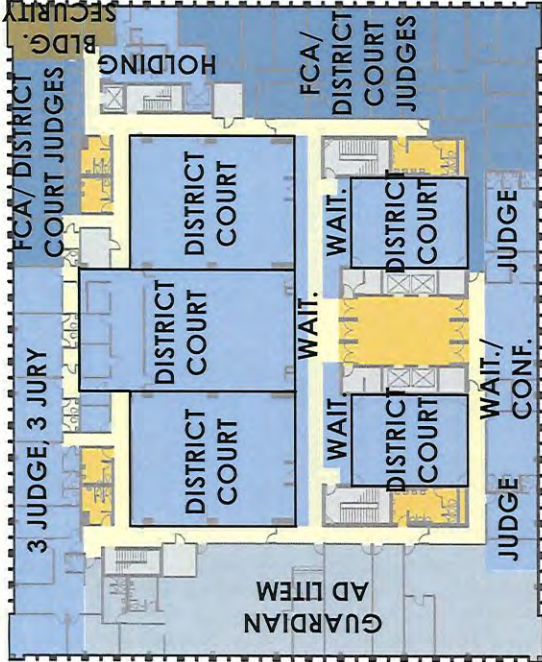


1ST FLOOR



2ND FLOOR

OPTION 2 PROPOSED
BUILDING LAYOUT
6TH FLOOR ADDITION; ALL
PROGRAMMED DEPARTMENTS
LOCATED WITHIN BUILDING



JEMB COURTHOUSE COMPARISONS

OPTION 1

NO MAJOR ADDITION

OPPORTUNITIES

- No site costs and no need for additional parking

CHALLENGES

- Currently no improvements to security screening process
- Guardian Ad Litem and Public Defender are not in the building
- Will require accessibility upgrades due to the level of renovation performed on the building

OPTION 2

6TH FLOOR ADDITION

OPPORTUNITIES

- Less disruption to court operations due to the ability to buffer construction with a vacant floor in some phases.
- All court functions remain in the courthouse
- Public Defender, Clerk of Court, and Traffic Court are located low in the building for easy access to these high volume functions.

CHALLENGES

- Currently no improvements to security screening process
- Requires elevator extension to 6th floor
- Will require accessibility upgrades due to the level of renovation performed on the building
- Will require additional parking

JEMB COURTHOUSE RENOVATION COST COMPARISONS

OPTION 1

NO MAJOR
ADDITION

1. Site estimates anticipate typical site utilities already adequately sized for the proposed buildings. Additional study and cost may be required if utilities are not already in place or easy to extend on the site.
2. Soft costs include a 10% construction contingency factor.
3. All cost estimating provided by Palacio Collaborative.

JEMB Courthouse Renovation: Option 1 Total		Metric	Cost	Quarters	Subtotal
Renovate spaces		212,312 sf	\$63.10		\$13,395,987
Total					\$13,395,987
General Reqs./Bonds/Insurance			16.28%		\$2,180,867
GC Fee			6%		\$803,759
Design/Market Contingency			20%		\$2,679,197
Escalation through 2024 Q1			9.0%		\$1,205,639
Escalation/Quarter past 2024 Q1			1.5%	14-27	\$4,598,494
Total Construction Costs			\$117.11		\$24,863,943
Soft Costs			30%		\$7,459,183
TOTAL PROBABLE PROJECT COST					\$32,323,126

JEMB COURTHOUSE RENOVATION COST COMPARISONS

OPTION 1

GUARDIAN AD LITEM RELOCATED TO VETERANS SERVICES BUILDING

1. Site estimates anticipate typical site utilities already adequately sized for the proposed buildings. Additional study and cost may be required if utilities are not already in place or easy to extend on the site.
2. Soft costs include a 10% construction contingency factor.
3. All cost estimating provided by Palacio Collaborative.

JEMB Courthouse Renovation: Guardian ad Litem	Metric	Cost	Quarters	Subtotal
Renovate Vet. Services Bldg.	4,860 sf	\$96.00		\$466,560
Total				\$466,560
General Reqs./Bonds/Insurance		16.28%		\$75,956
GC Fee		6%		\$27,993.60
Design/Market Contingency		20%		\$93,312
Escalation through 2024 Q1		9.0%		\$41,990
Escalation/Quarter past 2024 Q1		1.5%	10	\$74,902
Total Construction Costs		\$160.64		\$780,714
Soft Costs		30%		\$234,214
TOTAL PROBABLE PROJECT COST				\$1,014,928

JEMB COURTHOUSE RENOVATION COST COMPARISONS

OPTION 1

PUBLIC DEFENDER
RELOCATED
OUTSIDE OF
COURTHOUSE,
LOCATION TBD.

- 1. Site estimates anticipate typical site utilities already adequately sized for the proposed buildings. Additional study and cost may be required if utilities are not already in place or easy to extend on the site.
- 2. Soft costs include a 10% construction contingency factor.
- 3. All cost estimating provided by Palacio Collaborative.

JEMB Courthouse Renovation:		Metric	Cost	Quarters	Subtotal
Public Defender					
Renovate Existing Building		11,661 sf	\$123.90		\$1,444,798
Total					\$1,444,798
General Reqs./Bonds/Insurance			16.28%		\$235,213
GC Fee			6%		\$86,688
Design/Market Contingency			15%		\$216,720
Escalation through 2024 Q1			9.0%		\$130,032
Escalation/Quarter past 2024 Q1			1.5%	14	\$334,840
Total Construction Costs			\$209.96		\$2,448,291
Soft Costs			30%		\$734,487
TOTAL PROBABLE PROJECT COST					\$3,182,778

JEMB Courthouse Renovation:		Metric	Cost	Quarters	Subtotal
Public Defender					
Construct New Building		15,750 sf	\$255.87		\$4,029,953
Total					\$4,029,953
General Reqs./Bonds/Insurance			16.28%		\$656,076
GC Fee			6%		\$241,797
Design/Market Contingency			15%		\$604,493
Escalation through 2024 Q1			9.0%		\$362,696
Escalation/Quarter past 2024 Q1			1.5%	14	\$933,965
Total Construction Costs			\$433.59		\$6,828,979
Soft Costs			30%		\$2,048,694
TOTAL PROBABLE PROJECT COST					\$8,877,673

JEMB COURTHOUSE RENOVATION COST COMPARISONS

OPTION 2

6TH FLOOR ADDITION

1. Site estimates anticipate typical site utilities already adequately sized for the proposed buildings. Additional study and cost may be required if utilities are not already in place or easy to extend on the site.
2. Soft costs include a 10% construction contingency factor.
3. All cost estimating provided by Palacio Collaborative.

JEMB Courthouse Renovation: Option 2, Phase 7	Metric	Cost	Quarters	Subtotal
Renovate spaces	212,312 sf	\$63.10		\$13,395,987
6th floor addition	35,250 sf	\$101.23		\$3,568,358
Total				\$16,964,344
General Reqs./Bonds/Insurance		16.28%		\$2,761,795
GC Fee		6%		\$1,017,861
Design/Market Contingency		20%		\$3,392,869
Escalation through 2024 Q1		9.0%		\$1,526,791
Escalation/Quarter past 2024 Q1		1.5%	10-27	\$4,720,703
Total Construction Costs		\$122.73		\$30,384,363
Soft Costs		30%		\$9,115,309
TOTAL PROBABLE PROJECT COST				\$39,499,672

COST COMPARISONS

JEMB COURTHOUSE

OPTION 1: NO MAJOR ADDITION

▪ JEMB Courthouse Renovation	\$32,323,126
▪ Guardian ad Litem Suite	\$1,014,928
▪ Public Defender Building*	\$8,877,673
▪ TOTAL	\$42,215,727

Additional Opportunities:

- Less square footage built if Guardian ad Litem moves to the current Veterans Services Building

*Price shown for construction of a new building for the Public Defender. If a suite within an existing building is renovated for this department instead of constructing a new building, an estimated \$5,694,895 would be saved.

OPTION 2: 6TH FLOOR ADDITION

▪ JEMB Courthouse Renovation	\$32,323,126
▪ 6th Floor Additions	\$7,176,546
▪ TOTAL	\$39,499,672

Additional Opportunities:

- 4,860 sf of space available in the current Veterans Services Building

CHILD SUPPORT

OPTION 1: PLACE CHILD SUPPORT WITHIN THE
EXISTING SOCIAL SERVICES BUILDING
(THIS OPTION WOULD REQUIRE FURTHER STUDY)

OPTION 2: NEW STAND-ALONE BUILDING ON
HUMAN SERVICES CAMPUS

HUMAN SERVICES CAMPUS SITE

EXISTING BUILDINGS

- | | |
|----------------------------------|-------------|
| 1. Social Services (5 stories) | 271,780 GSF |
| 2. Health Department (3 stories) | 119,234 GSF |

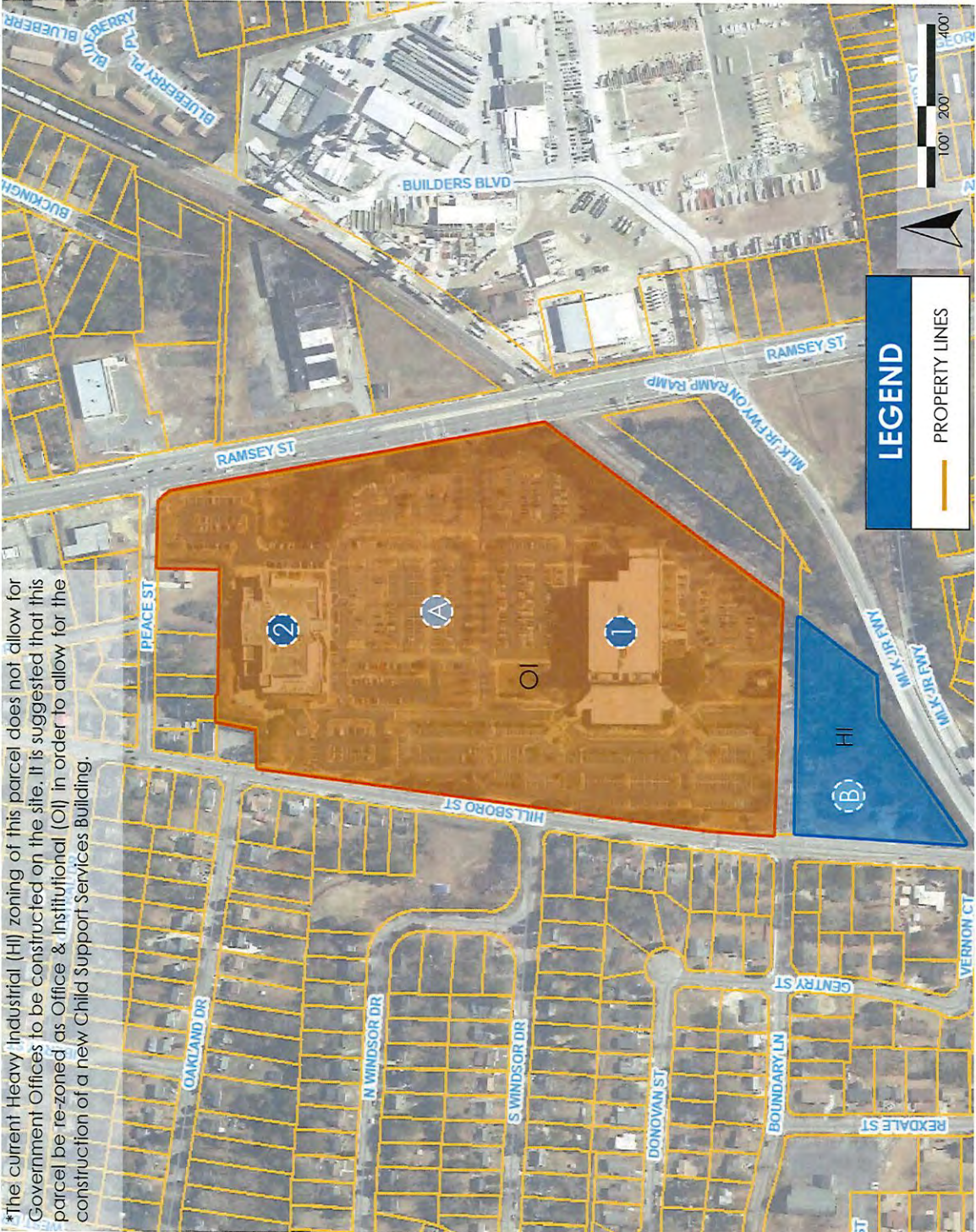
ZONING ANALYSIS

- | | |
|-----------------------------|-------------------------------------|
| ■ Zoning Jurisdiction | Fayetteville |
| ■ Zoning District | OI* |
| ■ Lot Coverage Req'd | 55% max. |
| ■ Max. Bldg. Height | 60' |
| ■ Min. Front/Corner Setback | 25' min /
60' min from CL of Rd. |
| ■ Min. Side Setback | 3' |
| ■ Min. Rear Setback | 25' |

PARKING ANALYSIS

- | | |
|--------------------------------|--------------|
| ■ Parking Metric - Gov. Office | 1/300 GSF |
| ■ Required Parking Parcel A | 1,304 Spaces |
| ■ Existing Parking Parcel A | 1,009 Spaces |
| ■ Required Parking Parcel B | 0 Spaces |
| ■ Existing Parking Parcel B | 0 Spaces |

*The current Heavy Industrial (HI) zoning of this parcel does not allow for Government Offices to be constructed on the site. It is suggested that this parcel be re-zoned as Office & Institutional (OI) in order to allow for the construction of a new Child Support Services Building.



CHILD SUPPORT

OPTION 2 : NEW STAND - ALONE BUILDING ON HUMAN SERVICES CAMPUS

BUILDING LIST

- A - 2 stories **25,000 GSF**

PARKING ANALYSIS

- Parking Metric - Gov. Office (min.) 1/300 GSF
- Parking Metric - Gov. Office (max.) 140% of min.
- Required Parking 84-118 Spaces
- **Total Parking Shown 80 Spaces**



CHILD SUPPORT COST COMPARISONS

OPTION 1

RENOVATE
SPACE

1.

Site estimates anticipate typical site utilities already adequately sized for the proposed buildings. Additional study and cost may be required if utilities are not already in place or easy to extend on the site.
2.

Soft costs include a 10% construction contingency factor.
3.

All cost estimating provided by Palacio Collaborative.

Child Support Building: Renovation	Metric	Cost	Quarters	Subtotal
Renovate existing building	17,200 sf	\$123.90		\$2,131,080
Total				\$2,131,080
General Reqs./Bonds/Insurance		16.28%		\$346,940
GC Fee		6%		\$127,865
Design/Market Contingency		20%		\$426,216
Escalation through 2024 Q1		9.0%		\$191,797
Escalation/Quarter past 2024 Q1		1.5%	30	\$1,199,969
Total Construction Costs		\$257.20		\$4,423,867
Soft Costs		30%		\$1,327,160
TOTAL PROBABLE PROJECT COST				\$5,751,027

CHILD SUPPORT COST COMPARISONS

OPTION 1

CONSTRUCT NEW BUILDING

- 1. Site estimates anticipate typical site utilities already adequately sized for the proposed buildings. Additional study and cost may be required if utilities are not already in place or easy to extend on the site.
- 2. Soft costs include a 10% construction contingency factor.
- 3. All cost estimating provided by Palacio Collaborative.

Child Support Building: Facility	New	Metric	Cost	Quarters	Subtotal
Construct New Building		25,000 sf	\$255.87		\$6,396,750
Total					\$6,396,750
General Reqs./Bonds/Insurance			16.28%		\$1,041,391
GC Fee			6%		\$383,805
Design/Market Contingency			15%		\$959,513
Escalation through 2024 Q1			9.0%		\$575,708
Escalation/Quarter past 2024 Q1			1.5%	30	\$3,601,883
Total Construction Costs			\$518.36		\$12,959,049
Soft Costs			30%		\$3,887,715
TOTAL PROBABLE PROJECT COST					\$16,846,764

COST COMPARISONS

CHILD SUPPORT

OPTION 1: WITHIN EXISTING BUILDING

▪ TOTAL

\$5,751,027

Additional Opportunities:

- No need for new building to be constructed

OPTION 2: NEW BUILDING

▪ TOTAL

\$16,846,764

Additional Opportunities:

- Additional space available at the Human Services Campus for Human Services to grow into

OPTION SUMMARIES

Option 1 Probable Projects Overview			
Projects: Gen. Gov. Campus + Hist. Courthouse	Years	Cost	
General Government Services Campus Constructed (no site acquisition costs shown)*	2024 - 2025	\$67,983,915	
Historic Courthouse Renovation for County Admin. (required upgrades number only)**	2026	\$15,517,440	
TOTAL PROJECTS COST		\$83,501,355	
Projects: JEMB Courthouse			
Veterans Services Building Renovated for Guardian ad Litem	2026	\$1,014,928	
Public Defender Relocated (new building price shown)***	2027	\$8,877,673	
JEMB Courthouse Renovated	2027 - 2030	\$32,323,126	
TOTAL PROJECTS COST		\$42,215,727	
Projects: Miscellaneous			
Space Renovated on Human Services Campus for Child Support	2031	\$5,751,027	
TOTAL PROJECTS COST		\$5,751,027	

*Site acquisition costs will vary by site. It is recommended to hold at least \$260,000 for site acquisition.

**Optional renovation items add an additional estimated \$4,931,239 to this project.

***renovating a suite within a existing building instead of constructing a new building would save an estimated \$5,694,895

Option 2 Probable Projects Overview			
Projects: Gen. Gov. Campus + Hist. Courthouse	Years	Cost	
General Government Services Campus Constructed*	2024 - 2025	\$77,160,450	
Historic Courthouse Renovation for Library/Museum (required upgrades number only)**	2026	\$18,508,913	
TOTAL PROJECTS COST		\$95,669,363	
Projects: JEMB Courthouse			
JEMB Courthouse Renovated + 6th Floor Addition	2026 - 2030	\$39,499,672	
TOTAL PROJECTS COST		\$39,499,672	
Projects: Miscellaneous			
New Child Support Building Constructed on Human Services Campus	2031	\$16,846,764	
New Board of Elections Building Constructed	2032	\$15,119,677	
TOTAL PROJECTS COST		\$31,966,441	

*Site acquisition costs will vary by site. It is recommended to hold at least \$260,000 for site acquisition.

**Optional renovation items add an additional estimated \$4,446,699 to this project.

1. Site estimates anticipate typical site utilities already adequately sized for the proposed buildings. Additional study & cost may be required if utilities are not already in place or easy to extend on the site.
2. All cost estimating provided by Palacio Collaborative.



COMPREHENSIVE SPACE NEEDS ANALYSIS

CUMBERLAND COUNTY, NC

