

Cost Differentiators between Commercial Office Buildings and Courthouses,
and specifically the proposed Johnson County Courthouse

There are four primary differences between the cost figures typically used for general office construction and the projected cost for a Johnson County Courthouse:

Courthouses are constructed differently than office buildings.

1. An office building would likely be **steel frame**, while a courthouse will be **concrete** for greater blast resistance.
2. The courthouse will be designed and constructed with the **ability to expand** from 28 to 36 courtrooms.
3. A courthouse will have **20' floor to floor** dimensions, while an office building could be **12' – 14'**. So a nine-story courthouse would be 180' tall while a nine-story office building would be about 126' tall. More than a **40% difference** in building exterior skin, mechanical systems, etc.
4. **Central plant** mechanical systems and substantial **emergency power** systems.

Courthouses have basic construction elements that are different than office buildings.

1. The courthouse will have 44 **secure parking** spaces and inmate **holding and sally port**, all below grade.
2. The courthouse will be constructed for **blast resistance** at least 2 floors above grade.
3. **28 courtrooms with millwork** that is not typical in office settings.
4. An office building might have 4 or 5 elevators, while a courthouse will have at least **8 elevators**.
5. A courthouse will have extensive access control and **security systems**, as well as substantial **technology** capabilities in each courtroom.

This courthouse budget has unique elements as compared to an office building.

1. A **new tunnel** under Santa Fe moving inmates from the jail holding to the courthouse (\$1.9m).
2. **Demolishing the existing** courthouse and **creating a courtyard** on the existing site (\$2.7m).
3. Relocating existing **rooftop communications** from the existing courthouse (\$1.3m).
4. Constructing the courthouse for a **75 year expected life**.

The County includes project elements in our budgeting that often are not included in the total project cost figures of others.

1. **Site work** is included, i.e. utility relocations, site security.
2. In addition to typical design and management fees, this budget **includes other hard and soft costs** such as; commissioning, IT and communications cabling and equipment, public art, furniture, fixtures and equipment, surveys, testing, studies such as storm water, traffic, parking and security.