

Comparison of the Miller Master Plan and ADS Design

Space requirements	Miller Master Plan	ADS Design
Courtroom Space:	5460 SF	7408 SF
Clerks Office Space:	2000 SF	4682 SF
Prosecutor:	2500 SF	3425 SF
Probation:	1200 SF	2015 SF
Lower Level Plan:	5400 SF	7057 SF
Main Level Plan:	5400 SF	8700 SF
Upper Level Plan:	5400 SF	8700 SF
Miller Project Cost:	\$3,250,000	ADS Project Cost: \$4,800,030

Millers plan costs \$200/SF

ADS Plan costs \$196/SF

Miller Plan does not include:

Renovations costs for existing building
Security and computer systems cost

ADS includes renovation costs
Includes security and computer systems

Sitework Costs

Includes sitework costs associated with site surrounding the Courthouse

ADS estimate was prepared by an independent contractor and includes the costs associated with the sitework, renovation and security/computer systems as follows:

Sitework immediately around the building	\$275,000
Renovation of the existing Building at \$100/SF	\$850,000
Security and computer/Data/AV systems	\$443,000

Adding these costs to Miller's estimate to get an "apples to apples" comparison:

$$\$3,250,000 + \$275,000 + \$850,000 + \$443,000 = \$4,818,000$$

Miller's Master Plan makes no mention of programming space for future growth, which allows him to project the building size being smaller than is actually required to accommodate the anticipated growth needs for the next 20 years. Making an "apples to apples" comparison readily identifies the most complete and cost effective approach.