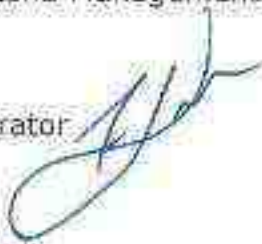


MEMORANDUM

DATE: January 13, 2011

TO: Mr. Archie Barron, Chairman  
Real Estate, Facilities & Land Management  
Committee

FROM: Scott Moulder, Administrator 

RE: Former Courthouse  
Potential Use / Cost Estimate

T. Scott Moulder  
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Reginald T. Dexter  
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Oconee County Council directed me to identify potential uses and obtain cost estimates for upgrades and renovations for the Former Courthouse.

I have taken an assessment of the spatial needs of various County departments, and would like to make the following recommendations to the Committee:

1. Relocate the Probate Judge and Walhalla Magistrate's Office to the former Courthouse. The Courtroom can be shared between the two Judges. Currently, the Probate Judge does not have adequate space available, and often faces conflicts in scheduling the Conference Room and Council Chambers.
  - a. The unusable portion of the Former Courthouse should be demolished. This, roughly estimated, includes a part of the original "main" building, and the entire second floor.
2. Move the Public Defender's Office to the current location of the Walhalla Magistrate's Office, which the County already owns.

The recommendations, if accepted, form a Judicial Complex surrounding the current Courthouse. Grouping services will





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**Reginald T. Dexter**  
District V



eliminate the need for citizens to come to the Pine Street Complex for one thing, back to Booker Drive for DHEC records, and to the current Courthouse for other records or filings.

For the vacant space created by the relocation of the Probate Court to the Former Courthouse, I recommend the relocation of Registration and Elections to the current Probate Court office. This location is ideal for Registration and Elections, as it is easily accessible from inside the building, and has a private, exterior entrance. The space is sufficient to allow absentee voters' privacy and accommodate the multiple filing cabinets that crowd the existing space.

I have attached a broad estimate submitted by Ard, Wood, Holcomb and Slate. This is just a preliminary estimate, as I did not see fit to expend funds if there is no support for renovation. If this recommendation is considered, I would suggest a more in-depth cost estimate and/or architectural opinion be obtained.

All departments involved in the recommended move are in favor of their respective relocations.

I will be present for discussion and questions when this is placed on the Committee agenda.





Mr. Lake Julian  
Oconee County  
415 South Pine St.  
Walhalla, SC 29691

Re: Conceptual Cost Estimate  
Old Courthouse  
Walhalla, SC

Dear Lake:

Per your request, we looked at a conceptual, preliminary cost estimate of removing part of the original building and keeping the courtroom and one story part at rear. This is a quick, brief cost analysis. No drawing or other data developed.

1. Demolition of rear 3 story	\$ 60,000 to \$	75,000
2. New retaining wall	\$ 55,000 to \$	65,000
3. Filling in old basement area (County to provide fill material pit)	\$ 20,000 to \$	25,000
4. New parking lot and sidewalk	\$ 110,000 to \$	130,000
5. Main Street Handicapped Route	\$ 40,000 to \$	50,000
6. Remodel 14684 SE existing building	\$ 600,000 to \$	700,000
7. Remodel 1500 SE balcony	\$ 15,000 to \$	30,000
8. New Roof	\$ 110,000 to \$	130,000
9. New Elevator	\$ 95,000 to \$	120,000
10. New Gang toilet	\$ 130,000 to \$	150,000
Total	\$1,235,000 to \$1,475,000	

Let me know if you need additional data. Remember this is a quick brief analysis with limited data.

Very truly yours,

ARD, WOOD, HOLCOMBE & SLATE, INC.

Danny N. Ard, AIA

October 7, 2010 DNA/dw



George County  
415 S. Pine St.  
Walkalla, SC 29691

Attn: Mr. Lake Julian

Re: 1956 Original County Courthouse  
Preliminary Feasibility Study

Gentlemen:

This document will summarize the general building evaluation of the original 1956 George County Courthouse. This report is based on a visual walk thru with Mr. Lake Julian, George County Facilities Maintenance Manager on March 24, 2010. Data was collected from information provided by George County. No on-site measurements, special testing, mathematical analysis or engineering was required in this initial assessment.

The location and physical condition were observed as to the use, adaptability and preliminary cost to evaluate the long term utilization of the building. The building has a gross square footage of 31,135 SF arranged on three floors. The following outline will illustrate the conclusions:

I. Exterior:

- A. Roof: Roof will need complete replacement. This needs to be done as soon as possible to prevent further damage from leaks. Once the existing roof is removed an evaluation of deck condition will need to be undertaken. Cost range of \$475,000 modified membrane to \$275,000 single ply TPO Membrane. The roof is the primary cause of water damage to building. (See photos 1 thru 4)



Photo #1



Photo #2



Photo #3



Photo #4

11. Exterior brick and limestone wall veneer are in reasonably good shape. The parapet at low roof will need some repair. Re-pointing of some brick areas with cracks as well as lintel replacement over windows and door will be the major work. New control joints will be cut into brick. The limestone will need cleaning. Re-caulking of joints and some waterproofing will need further study. The existing windows are steel, single glazed and will need replacement with new aluminum frame double glazed units. During this replacement, repair work on the lintel, interior head/jamb plaster will also be undertaken. (See photos 5 thru 14)

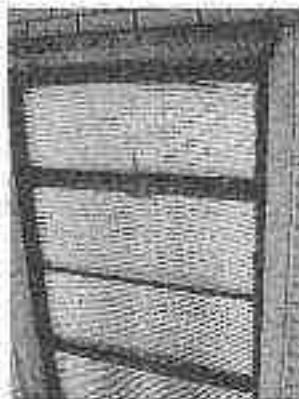


Photo #5



Photo #6



Photo #7



Photo #8



Photo #9



Photo #10



Photo #11



Photo #14



Photo #12



Photo #13

- C. Site: The onsite parking will be insufficient for this additional square footage. There are 107 parking spaces within the total courthouse block complex. 451 parking spaces are required for new courthouse. An addition +/- 250 spaces will be needed if old courthouse is remodeled. The site slopes from rear to Main Street. The site landscape is over grown and needs trimming and up-grade along with re-grassing. All sidewalks, brick walls, etc. will need clearing and repair.
- D. The existing building and site access does not meet ADA/ANSI Handicapped standards and code. It will have to be up-graded. There are grade level entrances from the parking lot on Short Street and public sidewalk at South Church Street. (See photos 12 and 15)



Photo #12



Photo #15

2. Interior:

- A. Structure: The existing building is a concrete frame and floor system. Roof framing is a combination (concrete, bar joist with metal and concrete decks. The system appears to be in fair shape. Further analysis will need to be undertaken especially when existing roof membrane is removed. Some minor cracking was observed. Some minor leaking of basement walls was observed. Nothing that cannot be remediated. (See photos 16 thru 21)



Photo #16



Photo #17

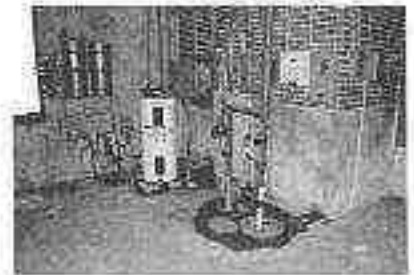


Photo #18



Photo #19

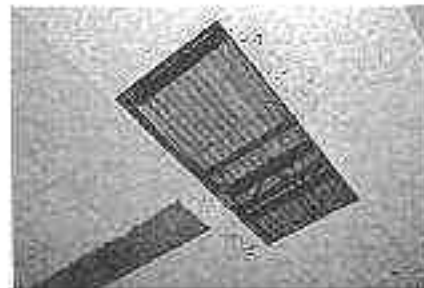


Photo #20



Photo #21

- B. Interior Finishes: The existing interior has been neglected (No operational HVAC, nor roof repair, etc.) thereby causing the existing condition. Some mold was observed along with potential asbestos and termites. These items need to be evaluated and testing by testing agency. There is water damage in exterior windows and doors, roof drain location, etc. where water has penetrated building envelope. Most of this can be repaired. All new interior finishes will be needed: carpet, tile, painting, ceiling tile, grids, etc. Most finished walls look intact and will need cleaning, patching and re-finishing. Wood flooring lying on dirt in crawl space in basement needs removing. (See photos 22 thru 33)





Photo #22



Photo #23



Photo #26



Photo #24

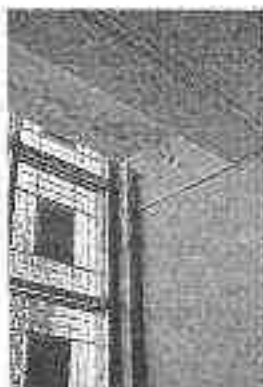


Photo #25



Photo #29



Photo #30



Photo #27



Photo #28



Photo #33



Photo #31



Photo #32



- C. There are no facilities or access for handicapped individuals. A full up-grade to meet ADA/ANSI Standards will be undertaken, both interior and exterior. An elevator will need to be installed to service all three floors. (See photos 34 thru 39)



Photo #34



Photo #35



Photo #39



Photo #36



Photo #37



Photo #38

- D. The building will need all new fire sprinklers, fire alarm/smoke detector system, elevator to service all three floors, plumbing, HVAC and electrical systems.

### 3. Projected Renovation Costs:

A. Remodel Existing	\$3.0 million to \$3.5 million
B. Demolition of Building	\$150,000 to \$180,000
C. Asbestos/lead/Mold Abatement	\$50,000 to \$100,000
D. New Replacement Building of same square footage	\$3.8 million to 4.3 million

Note: Items B & C are not included in Items A & D

# REVISIONS

DATE	MARK	TIME

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**ARD, WOOD, HOLCOMBE & SLAFF, INC.**  
 ARCHITECTS AND PLANNERS  
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 GREENVILLE, SOUTH CAROLINA 29601  
 www.awhsarchitects.com  
 mailbox@awhsarchitects.com

BASEMENT FLOOR PLAN

**OCCONEE COUNTY**  
 1956 ORIGINAL  
 COUNTY COURTHOUSE  
 WALHALLA, SOUTH CAROLINA

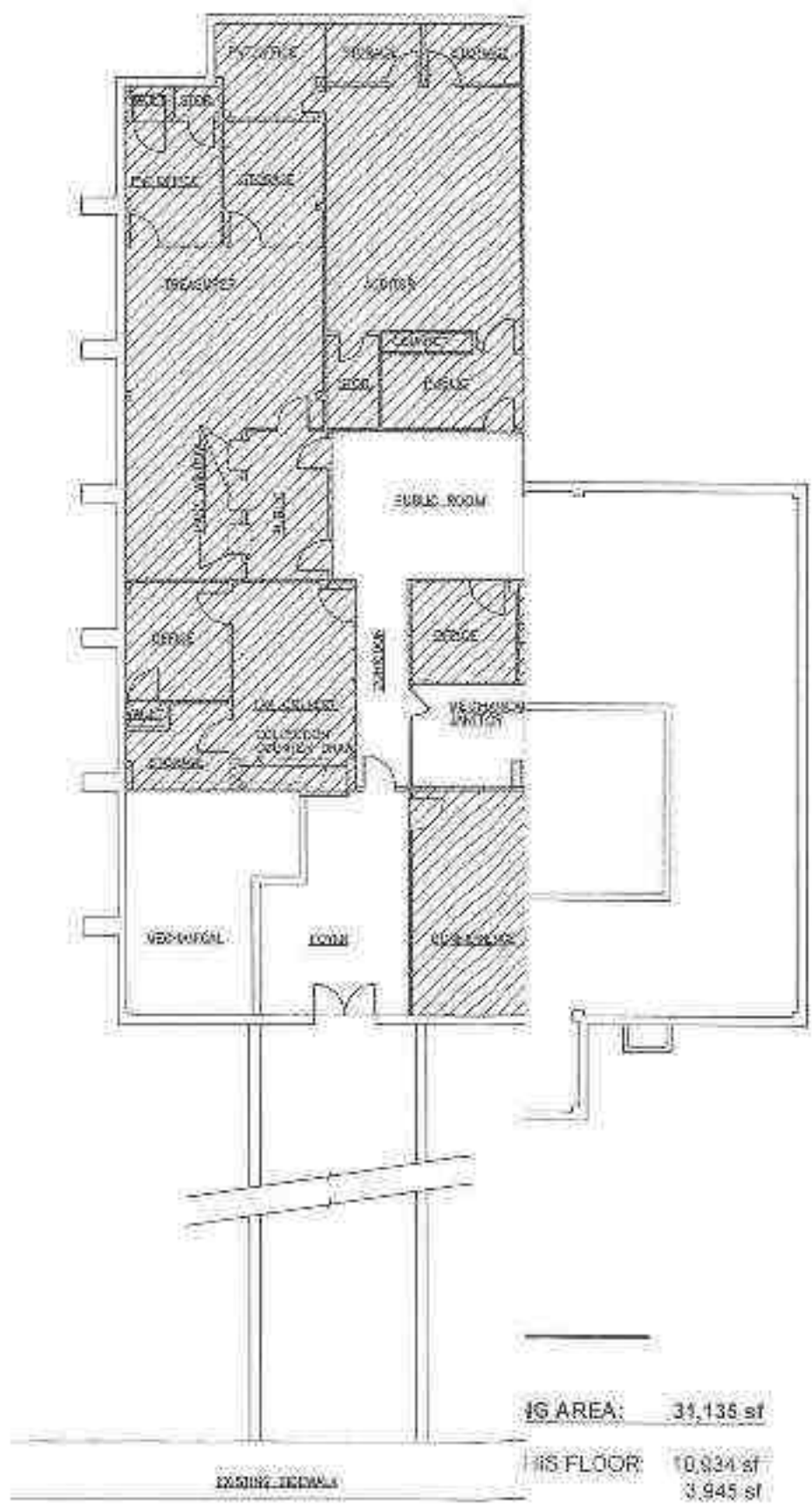
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FILE NO.		1/16"
JOB NO.	1019-128	
DATE	13 APR 10	

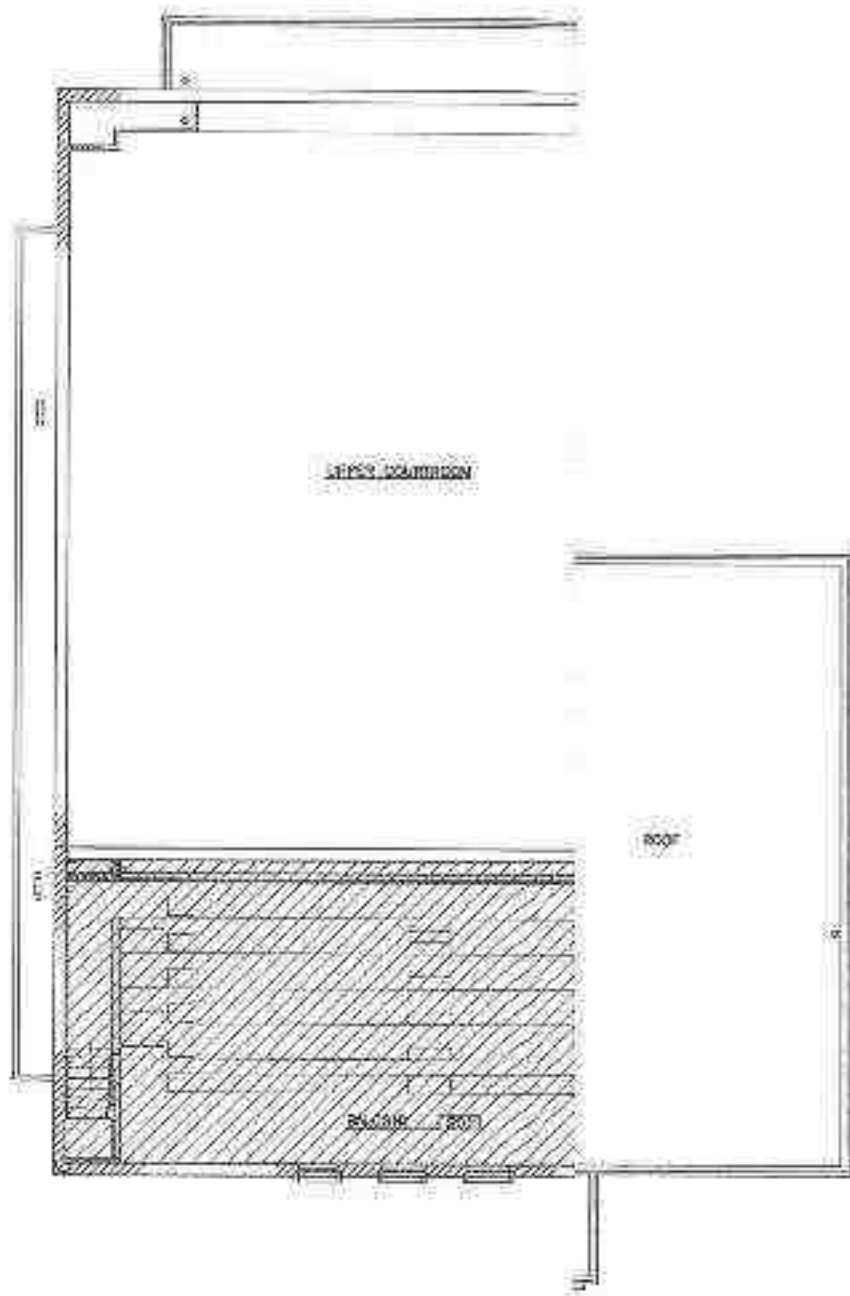
DRAWING

 **AB100**

NUMBER

**AWHS**  
 ARCHITECTS





**SECOND FLOOR PLAN**  
1/16" = 1'-0"

AREA: 31,135 sf

FLOOR: 4,694 sf  
3,225 sf

**REVISIONS**

DATE	MARK	TIMES

MEMBERS: AMERICAN INSTITUTE OF ARCHITECTS  
NCARB CERTIFICATES 4299, 22958, 42827 & 44714

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SECOND FLOOR PLAN

**OCCONEE COUNTY**  
1956 ORIGINAL  
COUNTY COURTHOUSE  
WALHALLA, SOUTH CAROLINA

DRAWN	EMB	SCALE
FILE NO.		1/16"
JOB NO.	1019-128	
DATE	13 APR 10	



DRAWING  
**AB102**  
NUMBER





Oconee County  
115 S. Pine St.  
Wakulla, SC 29691

Attn: Mr. Lake Julian

Re: 1580 Brown Building  
Preliminary Feasibility Study

Gentlemen:

This document will summarize the general building evaluation of the Brown Building that was constructed in 1980 and last used by SCDESS. This report is based on a visual walk thru with Mr. Lake Julian, Oconee County Facilities Maintenance Manager on March 24, 2010. Data was collected from information provided by Oconee County. No on-site measurements, special testing, mathematical analysis or engineering was required in this initial assessment.

The location and physical condition were observed as to the use, adaptability and preliminary cost to evaluate the long time utilization of the building. The building is one story and has a gross square footage of 14,275 SF arranged on three different grade levels. The following outline will illustrate the conclusions:

A. Exterior:

- A. Roof: Roof is in excellent shape. It has been recently re-roofed with a modified system with granular surface. Some minor re-coating of HVAC, plumbing, etc. penetrations is currently needed. (See photos 1, 2 & 3)



Photo #1



Photo #2



Photo #3

- B. Exterior wall: the exterior brick and cast-in-place concrete is in good shape. Minor cracking was noticed but not of concern. The concrete plaster fascia needs painting up, flashed and painted/sealed to prevent the lath from deteriorating. Some rust is starting to show. The fascia control joints and joint/brick intersection need flashing and caulking. The existing windows, entry doors are aluminum storefront type framing with single glazing. These could be changed out for some energy efficient double glazing. Plywood soffits should be painted and/or replaced with aluminum materials. (See photos 4 thru 15)





Photo #4

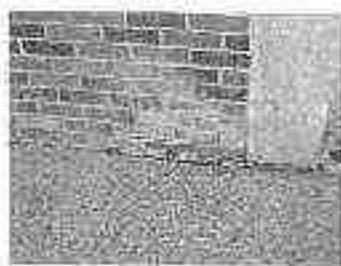


Photo #5



Photo #6



Photo #7



Photo #8



Photo #9

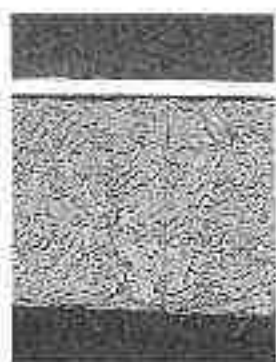


Photo #10



Photo #11



Photo #12



Photo #13



Photo #14



Photo #15

- C. **Site:** The building sits in the middle of asphalt parking lot and next to public sidewalk. No landscaping exists. The site slopes down from museum and to Main Street causing the three different finish floor elevations with separate entrances. The parking areas and side walls could be adjusted to incorporate landscape islands, etc. to soften up the streetscape and building. At this time, with limited data, available parking cannot be established. The Brown Building, Museum and Barbara Chef seem to jointly use existing parking. Parking will probably be a problem especially on high use days for courthouse and nearby facilities, etc. (See photos 4, 14, 16, 17)



Photo #14



Photo #16



Photo #17



Photo #15

## 2. Interior:

- A. **Structure:** The existing building is a concrete column and beam system and double tee roof decking with brick in fill exterior walls. The exterior walls are in good shape with only minor water leakage. This can be waterproofed. Set gas water flash with side wall vs. in pit to prevent the leakage. (See previous photos)
- B. **Interior Finishes:** The two upper levels currently have standard office partition layout. The interior partitions and finishes need up-grading with paint, new carpet and some ceiling tile re-work assuming re-use of layout as is. The interior is in really good shape for general office function. The lower level (old fire store) needs complete up-grade. The final usage determination will dictate extent of remodeling. (See photos 18 thru 25)

- C. The building will have a complete ADA/ANSI Handicapped accessibility upgrade ie: toilets, restrooms, parking, etc. The building is on three (three) floor elevations but can readily be made accessible. The two upper levels have an internal ramp connecting the floor elevations. (See photos 26 thru 28)



Photo #26



Photo #27



Photo #28

- D. The building has adequate electrical service. Some up-grade may be needed depending on final usage determination. Phone and data services exist in upper two levels but not lower level. Emergency exit and egress lights will need up-grading. There is an existing fire alarm system that needs up-grading. The HVAC system has some existing capacity with a couple of fairly new units. Additional HVAC unit will be needed to replace old units and to increase capacity at the lower level. The plumbing fixture will be remodeled with new units to meet ADA/ANSI codes and additional fixture connection required by the lower level up-grade.

### 3. Projected Renovation Cost:

A. Upper two levels currently used as offices (8,875 SF +/-)	\$375,000 to \$450,000
B. Lower level with complete up-fit (5,450 SF +/-)	\$325,000 to \$375,000
C. Demolition	\$10,000 to \$15,000
D. Site	\$25,000 to \$35,000
E. Painting Building	\$45,000 to \$60,000

\*Note: Items C, D & E are not in Items A & B!



Photo #18



Photo #19



Photo #20



Photo #21



Photo #22



Photo #23

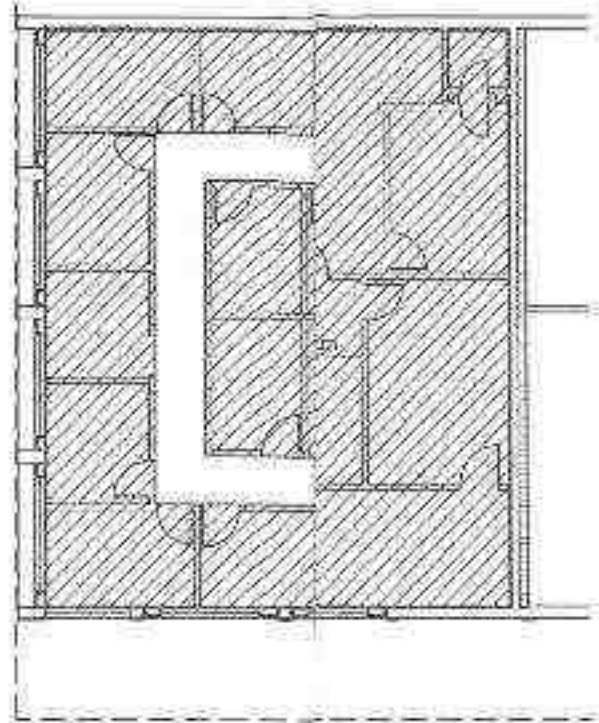


Photo #24



Photo #25



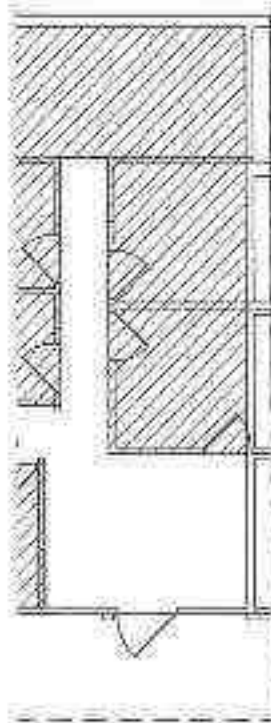


**PARTIAL FLOOR PLAN**

1/16" = 1'-0"

14,275 sf

8,325 sf



**PARTIAL FLOOR PLAN**

1/16" = 1'-0"

AREA: 14,275 sf

AREA: 4,532 sf

**REVISIONS**

DATE	MARK	TIME

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FLOOR PLAN

**OCONEE COUNTY**

**1980 BROWN BUILDING**

WALHALLA, SOUTH CAROLINA

DRAWN	EMB	SCALE
FILE NO.		1/16"
JOB NO.	1020-128	
DATE	13 APR 10	



DRAWING

**AB101**

NUMBER

**AWHS**  
 ARCHITECTS