



# FEASIBILITY PRICING COMPARISON

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May 21, 2025

**PARRISH** | **30** *Years*  
CONSTRUCTION GROUP OF BUILDING GREAT.

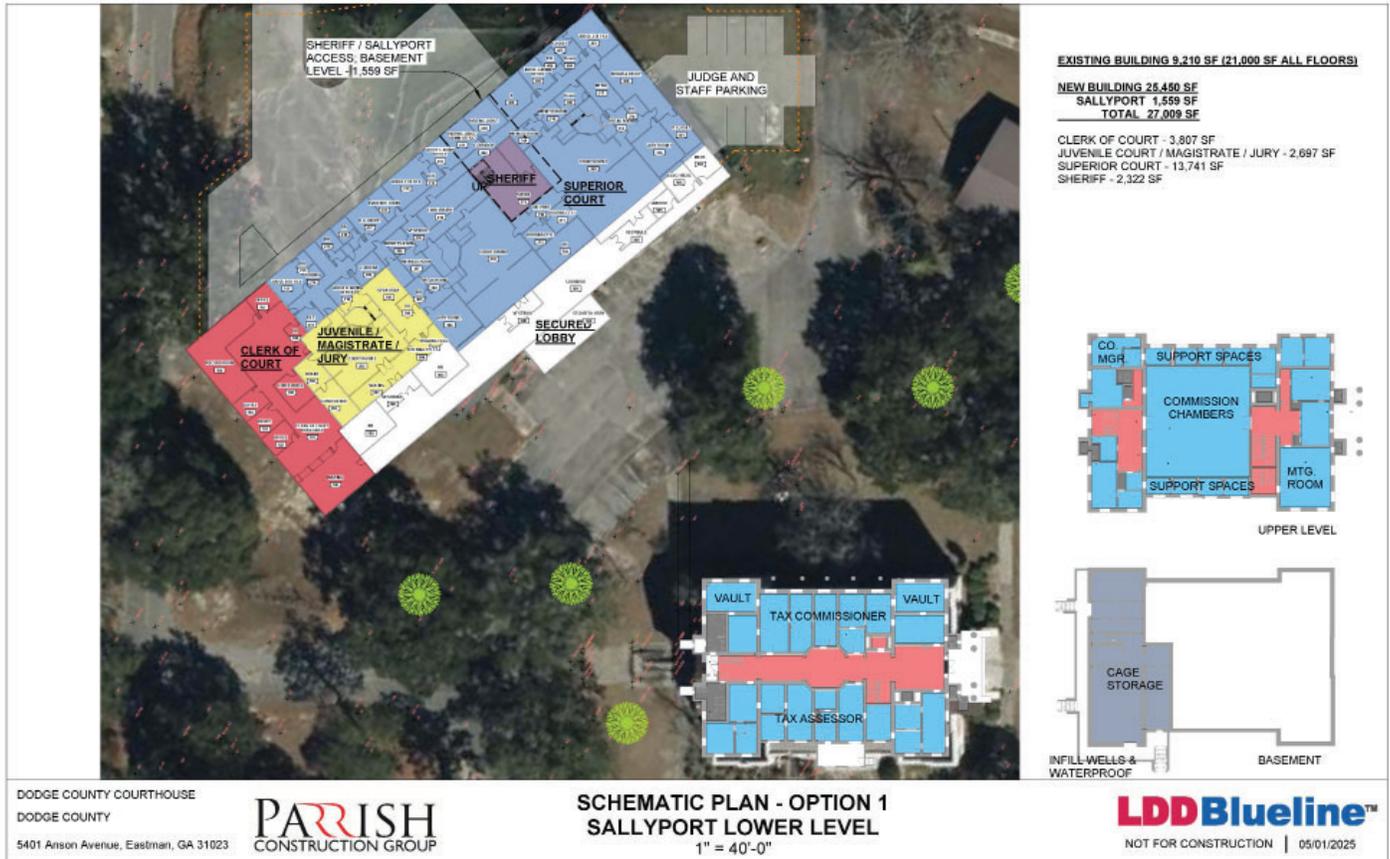
**LDD** **Blue**line™

# DODGE COUNTY COURTHOUSE FEASIBILITY PRICING COMPARISON

	FULL COURTHOUSE RENOVATION AND NEW ANNEX	DEMO & FULL SF REPLACEMENT	DEMO & PROGRAM REPLACEMENT (37,500 SF)	DEMO, PROGRAM REPLACEMENT WITH ADMIN AT ALT. SITE
<b>COURT SPACE</b>	\$9,775,000.00	\$9,775,000.00	\$9,775,000.00	\$9,775,000.00
<b>ADMIN SPACE</b>	\$7,468,411.00	\$8,925,000.00	\$6,120,000.00	\$5,400,000.00
<b>DEMO/REMEDICATION</b>	\$250,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
<b>TOTAL COST</b>	<b>\$17,493,411.00</b>	<b>\$19,700,000.00</b>	<b>\$16,895,000.00</b>	<b>\$16,175,000.00</b>



# OPTION 1: FULL COURTHOUSE RENOVATION AND NEW ANNEX



<b>COURT SPACE</b>	\$9,775,000.00
<b>ADMIN SPACE</b>	\$7,468,411.00
<b>DEMO/REMEDIAION</b>	\$250,000.00
<b>TOTAL COST</b>	<b>\$17,493,411.00</b>

## DESCRIPTION:

Renovate the existing courthouse and use that facility as office space and commissioners meeting rooms. Build a new judicial annex on the back side of the property to house court spaces and support staff.

## PROS:

- The portion of the community that is concerned with preserving the historic integrity of the existing courthouse is satisfied.
- Offices available upstairs.

## CONS:

- Fitting programming into space instead of designing space for programming.
- Air circulation will always be limited. Will likely fight mold/humidity.
- 100 year old building in lieu of a new structure.

## OPTION 2: DEMO & FULL SQUARE FOOT REPLACEMENT

<b>COURT SPACE</b>	\$9,775,000.00
<b>ADMIN SPACE</b>	\$8,925,000.00
<b>DEMO/REMEDICATION</b>	\$1,000,000.00
<b>TOTAL COST</b>	<b>\$19,700,000.00</b>

### DESCRIPTION:

Demo the existing courthouse and replace the entire square footage, in addition to building the approximately 23,000 SF needed for the new annex.

### PROS:

- New building with room to grow.
- Can locate new building in center of the square.
- Space designed for current and future needs.

### CONS:

- Most expensive option.
- Spending money on unoccupied space.
- Lost historic courthouse.

## OPTION 3: DEMO & PROGRAM REPLACEMENT (37,500 SF)

<b>COURT SPACE</b>	\$9,775,000.00
<b>ADMIN SPACE</b>	\$6,120,000.00
<b>DEMO/REMEDICATION</b>	\$1,000,000.00
<b>TOTAL COST</b>	<b>\$16,895,000.00</b>

### DESCRIPTION:

Demo the existing courthouse and build a new 37,000 SF facility that will house all judicial staff under one roof, as well as magistrate, county manager, etc.

### PROS:

- New building with spaces designed for current and future needs.
- Can locate new building in center of the square.
- Most cost effective option under one roof.

### CONS:

- Lose the historic courthouse.

## OPTION 4: DEMO, PROGRAM REPLACEMENT WITH ADMIN AT ALT. SITE

<b>COURT SPACE</b>	\$9,775,000.00
<b>ADMIN SPACE</b>	\$5,400,000.00
<b>DEMO/REMEDICATION</b>	\$1,000,000.00
<b>TOTAL COST</b>	<b>\$16,175,000.00</b>

### DESCRIPTION:

Demo the existing courthouse and build a judicial facility in the center of the square. In a separate location, build a facility that will house non-judicial staff that will have an attractive method of construction, but not quite as expensive as is needed for the judicial space.

### PROS:

- New building with space designed for current and future needs.
- Can locate new building in the center of the square.
- Most cost effective option.

### CONS:

- Auxiliary spaces not under the same roof as the judicial spaces.
- Requires additional property/location.
- Design of a non-judicial space is not as nice as the judicial building.