



Planning Study for the

MONTGOMERY COUNTY Courthouse

Crawfordsville, Indiana

March 14, 2022



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

2163.1062.90

PROCESS FOR PLANNING STUDY

Kickoff Meeting to Discuss Goals and Objectives

Assessment of Courthouse

Interviews with User Groups

Develop Planning Concepts

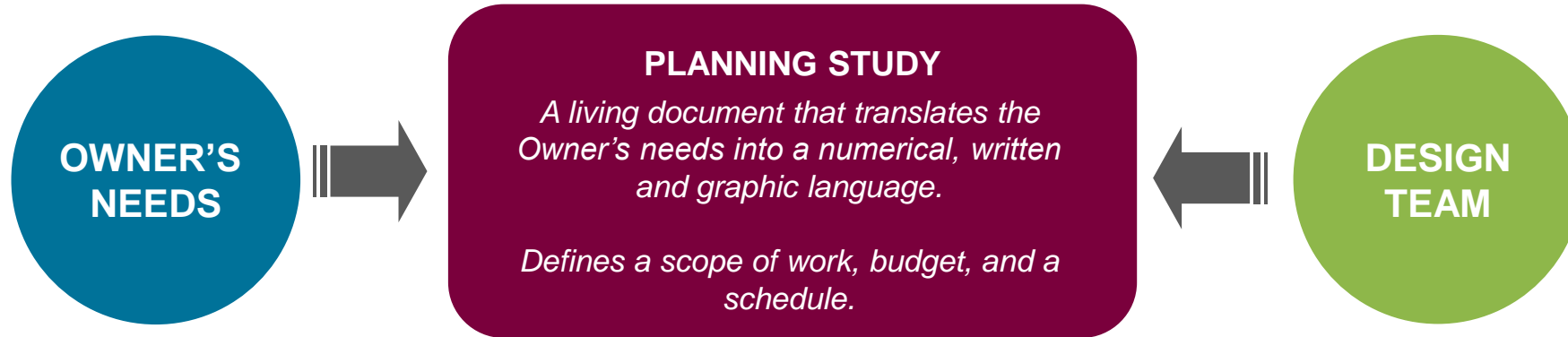
Probable Project Costs

Probable Project Schedule

Generate an Awareness

Build a Consensus

PLANNING STUDY



vision
needs
ideas
performance
quality
many voices
fiscal responsibility



project goals
planning concepts
space program
space concepts
relationships to site
efficiency
life cycle cost analysis

PLANNING GOALS

PRIMARY GOALS

- Repurpose spaces in Courthouse once Administrative Annex is completed
- Assessment of Courthouse to determine needs: Interior and Exterior
- Maintain Historic Integrity of Courthouse
- Improve Courts
- Relocate Clerk from Second Floor to Main Level of Courthouse
- Relocate Departments out of Lower Level

PLANNING GOALS

PRIMARY GOALS

- Identify Attorney-client conference rooms on Second Floor
- Identify / Locate Public and Staff Restrooms on each floor
- Identify / Locate Staff Break Room
- Repurpose spaces for long term successes
- Attorney / Client rooms on each floor

EXTERIOR ASSESSMENT

WEST ENTRANCE

- Entablature needs rehabilitation / restoration
- Stone head joints need tuckpointing
- Soffit needs patched and repaired
- Replace sealants
- Clean stone



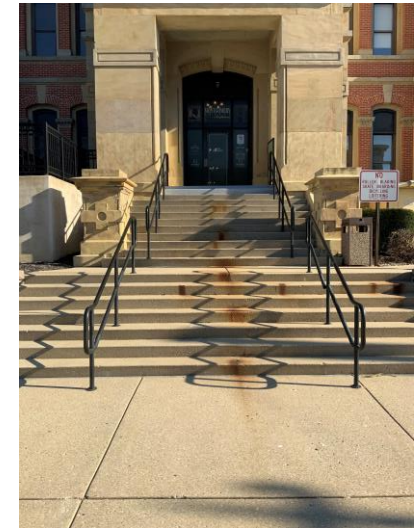
EXTERIOR ASSESSMENT



West entrance columns
need patched and repaired
Handrails need painted



Low stone wall at west
entrance needs tuckpointing
and sealant at head joints –
some stone pieces have
deteriorated and should be
replaced



West entrance concrete
stair is stained from
where previous handrails
were removed

EXTERIOR ASSESSMENT

ENTRY DOORS

- Replace exterior aluminum entry door system and signage/graphics
- Clean adjacent materials
- Paint surrounding wood
- Sealants need replaced
- Upon replacement, provide vintage appropriate style door system



EXTERIOR ASSESSMENT

SOUTH ELEVATION

- Entablature needs rehabilitation / restoration
- Stone head joints need tuckpointing
- Soffit at exit needs patched and repaired
- Sealants need replaced
- Clean stone
- Window replacement with vintage appropriate style
- Eave/gutter line is failing - need to conduct a structural analysis



EXTERIOR ASSESSMENT



Skim layer over stone is failing and needs replaced
Typical of many locations



EXTERIOR ASSESSMENT

- Sealants need replaced
- Patch and repair stone



EXTERIOR ASSESSMENT

DOWNSPOUT

- Over time, the downspout has leaked causing severe water damage
- Replace spalled brick
- Clean and tuckpoint brick / stone
- Sealants need replaced
- Patch and repair floor
- Re-routing the downspout to stay on the outside of the 'porch' would be more appropriate



EXTERIOR ASSESSMENT

NORTHWEST

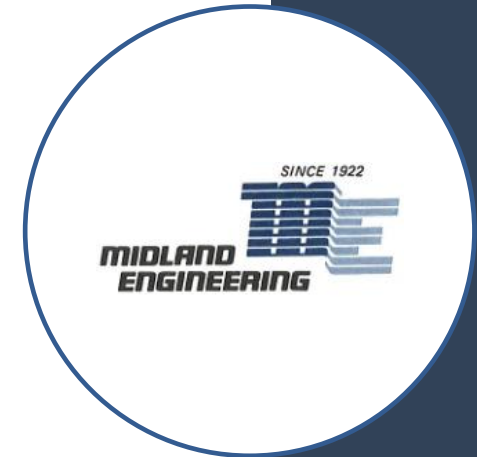
- On the ramp, there are several concrete cracks at the vertical posts
- On the roof and the ground surrounding the Courthouse, there is a significant bird issue
- Paint doors and frames
- Mitigate water infiltration
- Patch and repair stone



EXTERIOR ASSESSMENT: ROOF

MIDLAND ENGINEERING REPORT WAS SUBMITTED ON APRIL 28, 2021:

- “The existing EPDM is in poor condition. All details are failing, and membrane is no longer adhered. We recommend this roof is replaced in the near future.
- The existing slate roof is in fair condition. We recommend having yearly maintenance performed on replacing missing and cracked slates.
- South Facing Elevation: We recommend having a structural engineer evaluate this area. It appears the trusses and decking have shifted. The gutter and cornice have been damaged by the shifting.
- The Asphalt Roof: We recommend having an aluminum coating applied.
- We recommend having an abatement company remove the bird droppings that have built up in the gutter areas. This is a potential safety issue for workers on site.”



INTERIOR ASSESSMENT

- Any renovation or repurpose of spaces needs to maintain the integrity of the historic Courthouse
- Historic materials needs to be salvaged if scope of work requires removal
- Address general finishes, MPE and IT issues in areas being repurposed / renovated
- Key Fobs on Doors
- Remove Holding Cell carpet



INTERIOR ASSESSMENT

- Mitigate water infiltration
- Patch and repair damaged areas
- Additional room signage and wayfinding signage
- ADA upgrades per prior Study
- Renovate Lower Level
 - Repurpose area
 - Efficient Storage System



USER GROUP INTERVIEWS: CIRCUIT COURT

PRIMARY GOALS

- Overall Court and Administrative Area space works well
- Difficult for Public to communicate with Court Staff – also need a counter with door and window for separation – or create a space near the Court entry
- Overall administrative area finishes should be upgraded
- Jury Room needs to be larger with restrooms replacement
- Need to eliminate access from Clerk area to Circuit Court



USER GROUP INTERVIEWS: SUPERIOR COURT I

PRIMARY GOALS

- Over Court and Administrative Area works well
- Need to separate Jury Box access
- Jury Room needs to be larger with restrooms upgraded



USER GROUP INTERVIEWS: SUPERIOR COURT II

PRIMARY GOALS

- Relocate Superior Court II to Main Level of Courthouse
- Repurpose Superior Court II for a New Magistrate
- Jury Room needs to be larger with restrooms upgraded
- Renovate relocated area for Court and Administration

USER GROUP INTERVIEWS: MAGISTRATE

PRIMARY GOALS

- Relocate Superior Court II to Main Level of Courthouse
- Repurpose Superior Court II for Magistrate Area
- For Magistrate Administrative Area, develop a more efficient and secure reception area
- Admin space for Magistrate, Recorder, and Data Entry
- Review existing Courtroom with respect to occupancy and path of egress
- Replace existing Judge's bench and gallery seating
- Upgrade existing finishes and Audio/Video Recording





USER GROUP INTERVIEWS: CLERK

PRIMARY GOALS

- Clerk + (7) Full Time Staff is correct staffing
- Relocate Clerk to Main Level – Large Volume of Visitors
 - Renovate space to meet the needs of the Clerk including new finishes, mechanical, electrical, and IT
- Relocate Child Support and Micrographs from Lower Level
- All Electronic Filing – Reduces Storage Needs
 - Lower Level will be for Courthouse Storage
- Shared Courthouse Conference Room
- Separate Office for Clerk and a Secure Safe are required
- Researcher’s Table with Terminal required at Counter area
- Storage can be located in the Lower Level

USER GROUP INTERVIEWS: PROSECUTOR

PRIMARY GOALS

- Nine Offices: Prosecutor, Chief Deputy, 3 Deputies, 3 Paralegals, 1 Title IV
- Minimum of (2) Workstations in Open Area – need improved reception area with more security
- Need Conference Room for 12
- Upgrade finishes in the Area
- Should plan for future growth (staff)
- Utilize Lower Level for Storage – prefer to maintain in Prosecutor Office, but not adequate space

USER GROUP INTERVIEWS: TITLE IV-D

PRIMARY GOALS

- Provide space for:
 - 5 Caseworkers in offices
 - Administrative Assistant
 - Assistant Administrator
 - Part Time Staff
 - 2 Deputy Prosecutors
- Secured/controlled public counter with visitor seating for 4
- Exam/Lab for DNA sampling
- Conference Room for 10
- Secured storage and general supplies



MECHANICAL ASSESSMENT

- Major HVAC equipment replaced around 2010-2011
- Boilers in fair condition, no known issues
- Chillers in fair condition, no known issues
 - Remote evaporator, outdoor air-cooled condensing unit
 - Refrigerant monitor & exhaust in mechanical room
- HVAC Pumps in fair condition
- Facility maintains chemical treatment on HVAC water systems



MECHANICAL ASSESSMENT

- HVAC Direct Digital Controls installed approximately 10 years ago
- Console-type four-pipe Fan Coil Units (FCU) serve most spaces
 - No known issues with units
 - Some have issues with control valves
- Areas served by FCUs do not have outside ventilation air
 - Renovated Areas may require ventilation air
- Lower Level Storage concern with humidity issue
- Courtrooms are served by modular, forced air units
 - Units in fair condition, no known issues



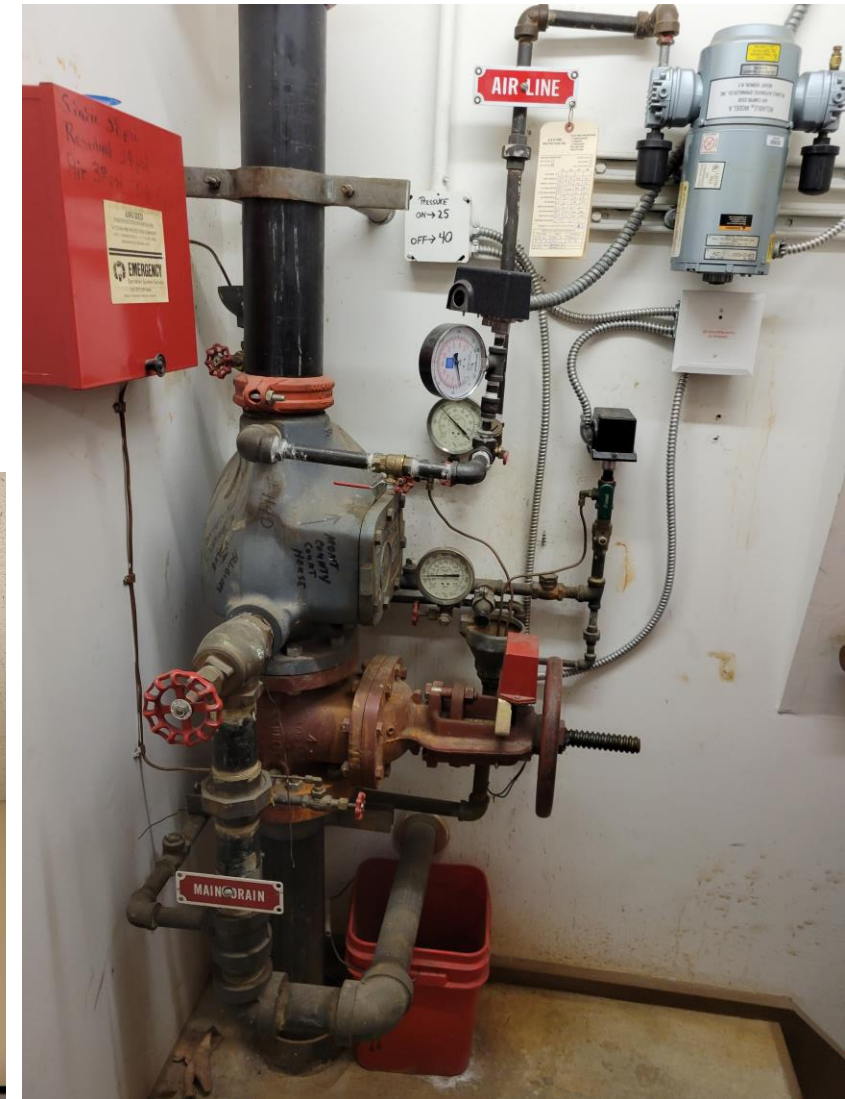
PLUMBING ASSESSMENT

- Electric Domestic Water Heater in good condition
- Hot water return pump in fair condition
- Thermostatic Mixing valves shows signs of corrosion and should be replaced
- Plumbing fixtures in restrooms are old
 - Recommend replacing faucets/flush valves at a minimum
- Replace single height water cooler with dual height, ADA compliant unit
- Building does not have a water softener
- No reported issues with water or sanitary piping



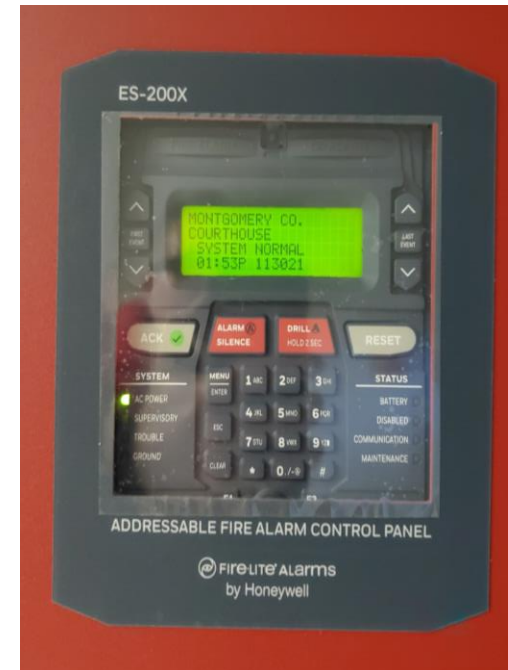
FIRE PROTECTION ASSESSMENT

- Building is fully sprinklered
- Office and courtroom areas served by a wet-pipe system
- Attic served by a dry pipe system
- Building does not have a fire pump
- No reported issues with the existing system
- Lower Level Storage concern with wet pipe sprinkler system
 - Could damage records



ELECTRICAL ASSESSMENT

- All Light fixtures replaced around 2010 by guaranteed energy savings completed by Amersco
- Recommend changing Light fixtures from fluorescent to LED
- Lighting controls are all manual
 - Recommend replacing with automatic controls
- Replace exit lights
- No reported issues with building Fire Alarm System
- Fire Alarm Control Panel replaced around 2020
- Vendor owned WiFi
- Building current uses Plain old telephone system copper lines
 - Staff reported the building will be switching over to PPX/Voice over IP (VOIP) system



ELECTRICAL ASSESSMENT

- Staff reported electrical panels are full, with minimal spare circuits available
- Staff reported Fan Coil Units share branch circuitry. Circuit overcurrent protection has been modified to 30A to prevent nuisance tripping.
 - NOTE: Violation of NFPA 70-2008 (National Electrical Code) article 240.4D(5)
 - Recommend re-circuiting Fan Coil Units to allow branch circuit conductors to be properly protected
- Building does not have a Generator
- Building has two different access control systems: Stanley (old) and SAS (newer)
- Staff reported Stanley system head-end currently resides on a Windows XP system
- Recommend converting building to newer (SAS) system



USER GROUP INTERVIEWS: SECURITY

PRIMARY GOALS

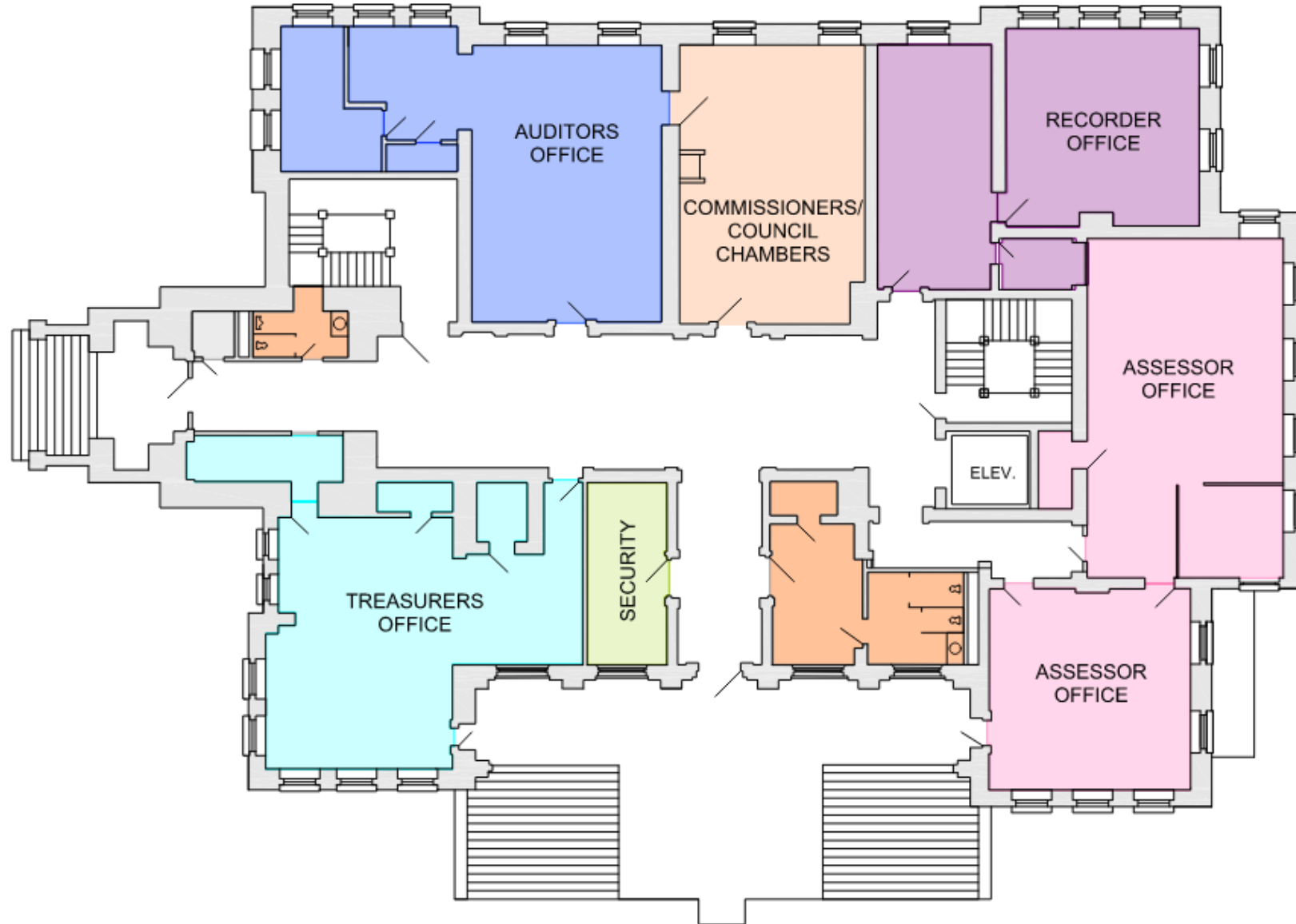
- Court Security has adequate administrative space
- Replace floor materials at the Holding Cell area
- Additional exterior cameras needed
- Need public restrooms need security check



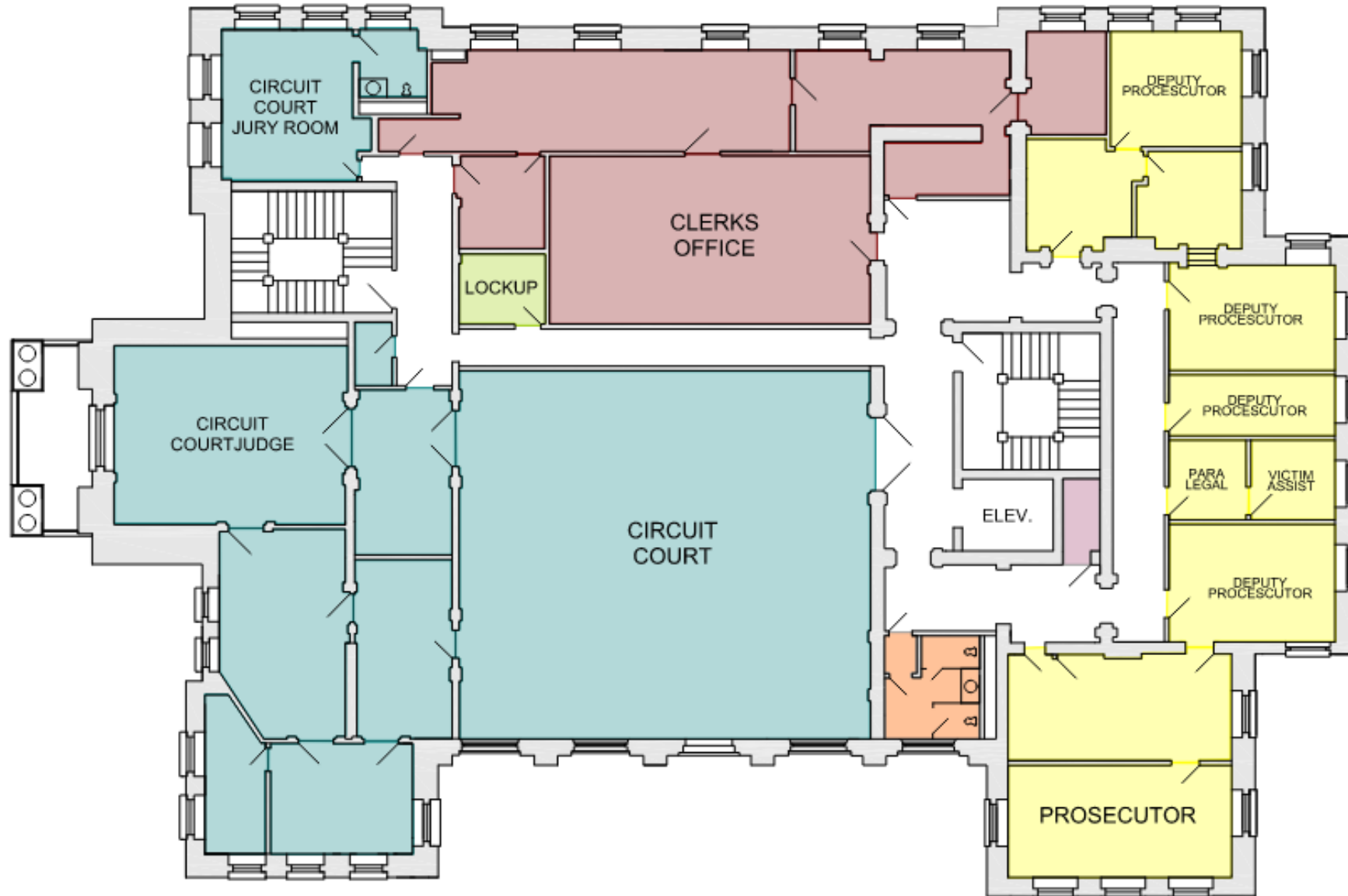
LOWER FLOOR EXISTING PLAN



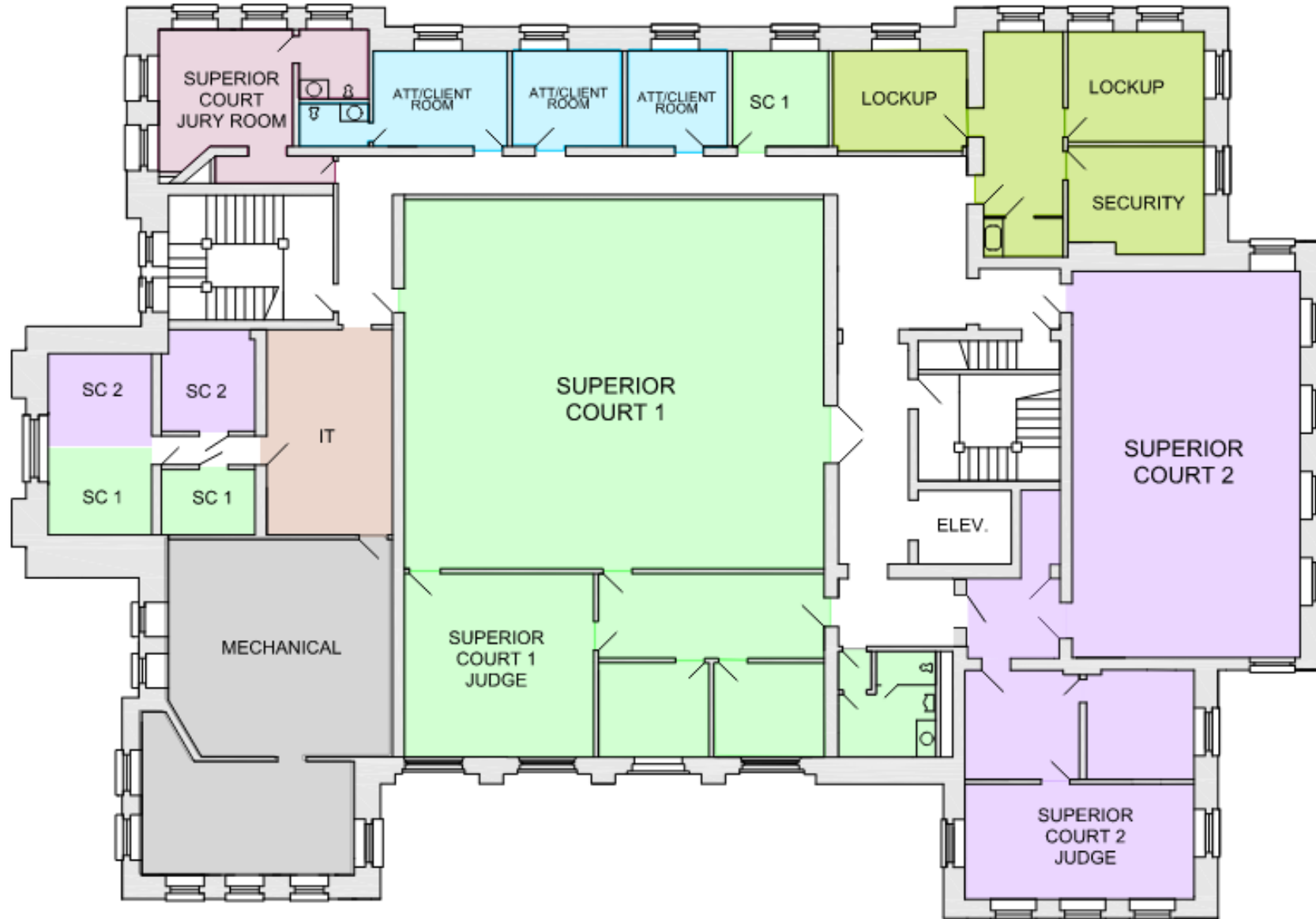
MAIN FLOOR EXISTING PLAN



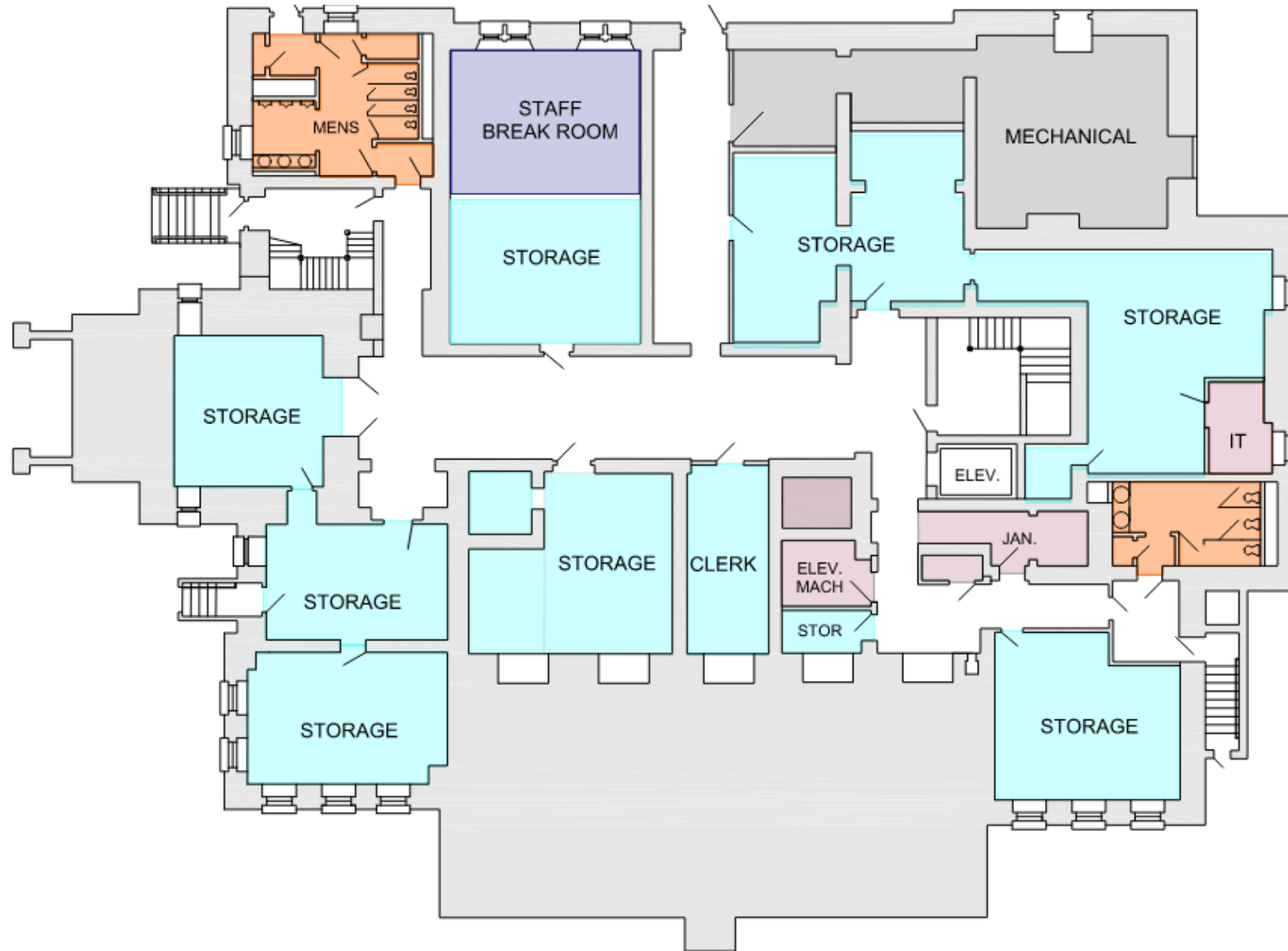
SECOND FLOOR EXISTING PLAN



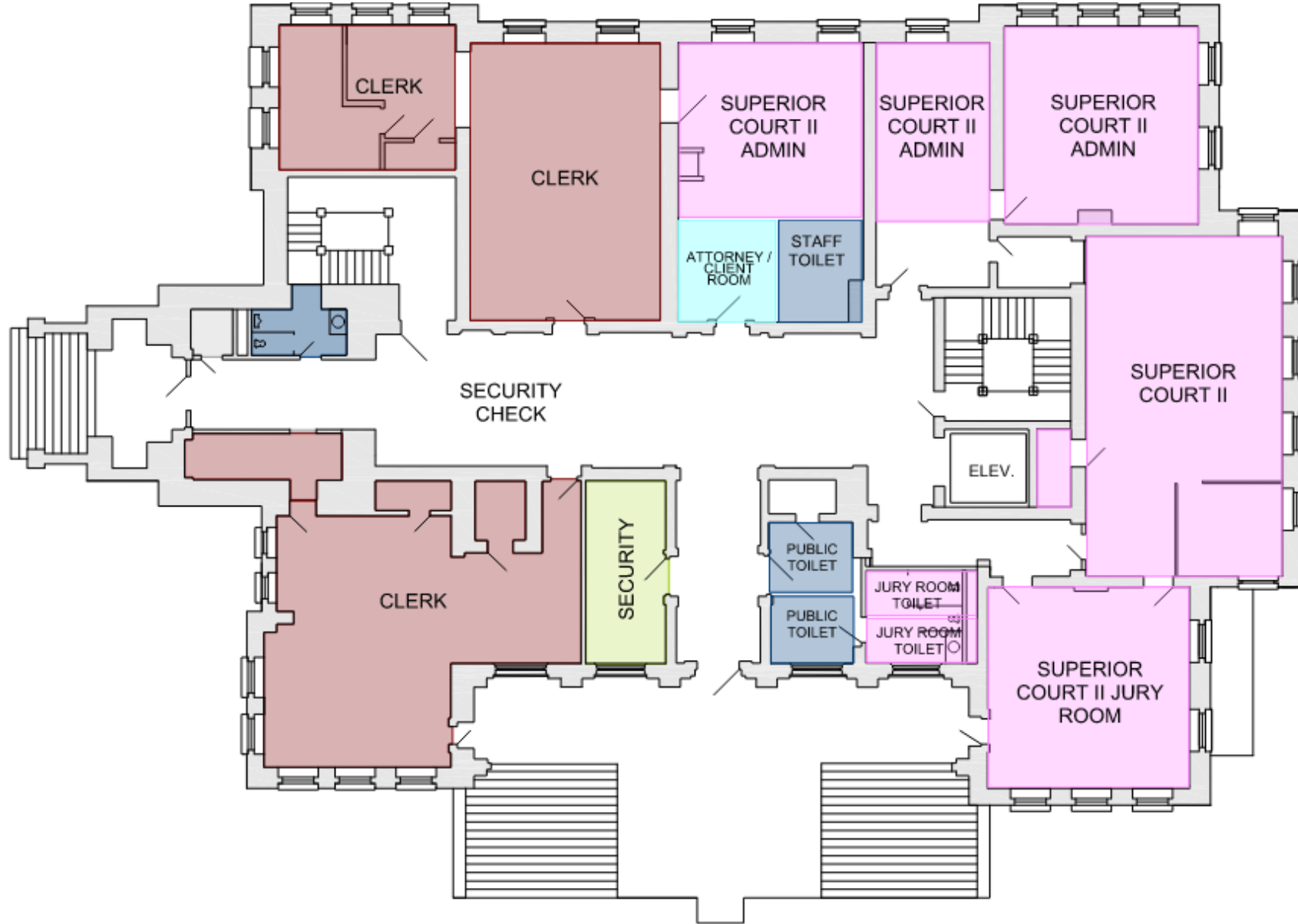
THIRD FLOOR EXISTING PLAN



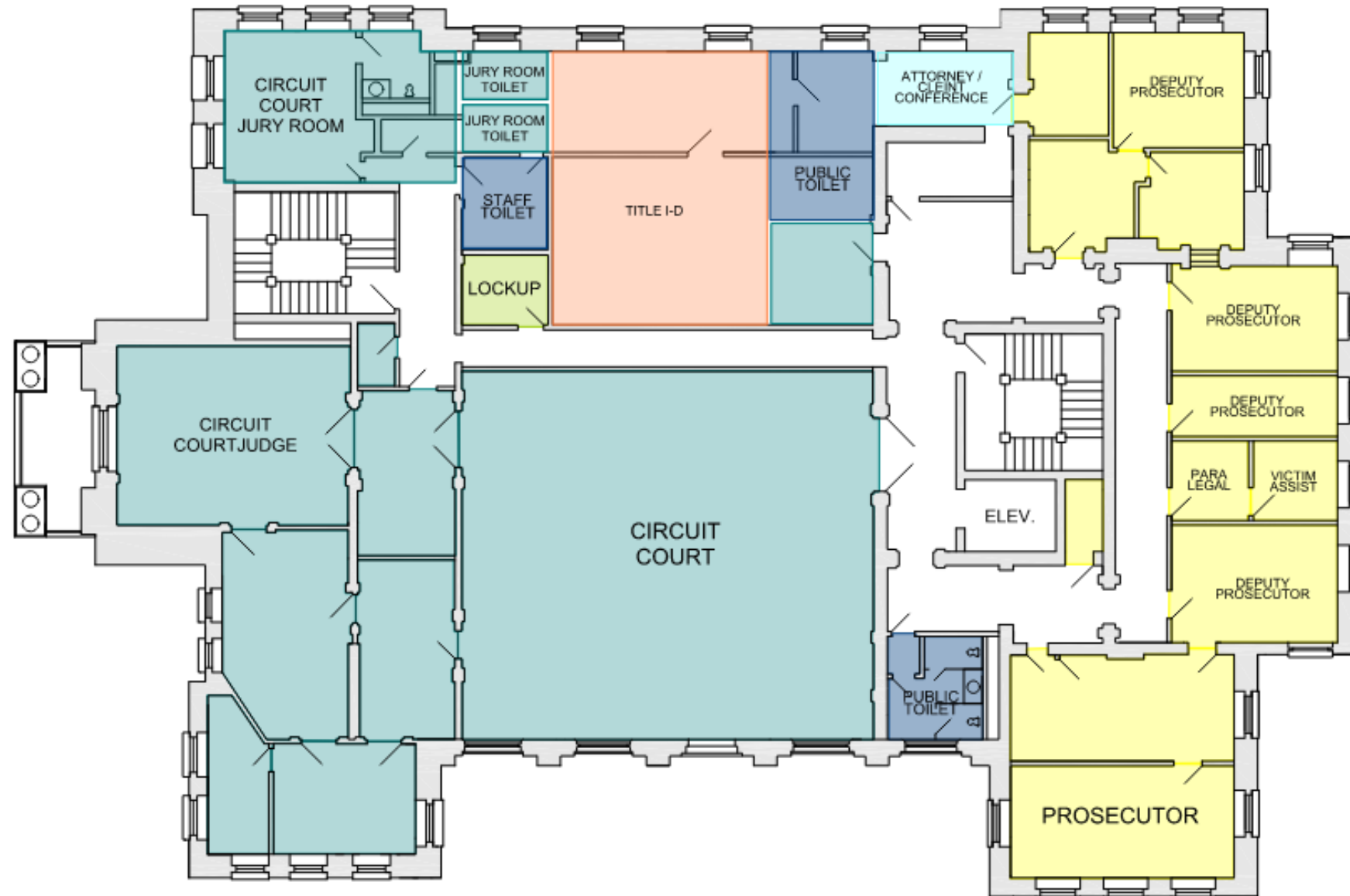
LOWER FLOOR PLANNING CONCEPT



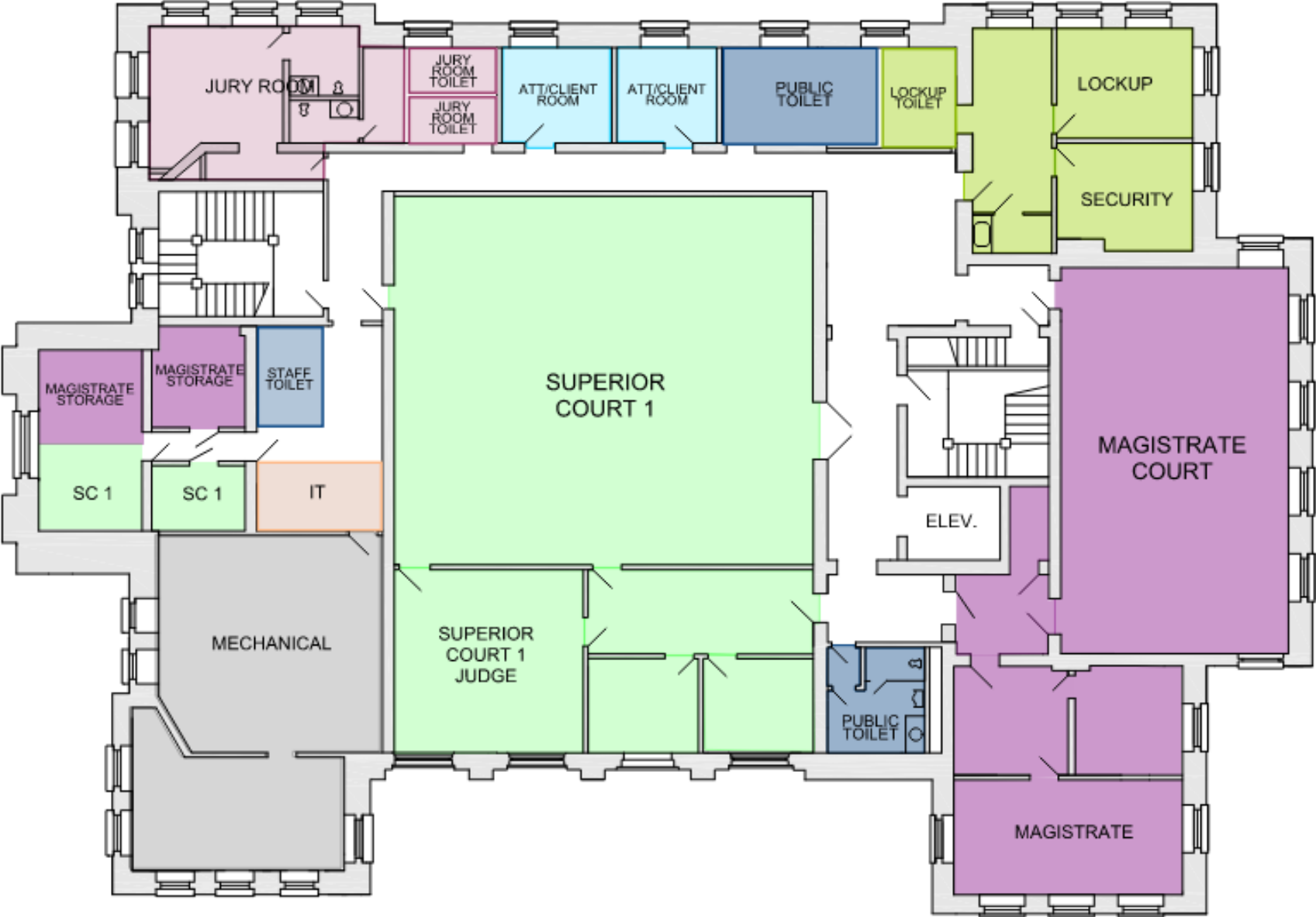
MAIN FLOOR PLANNING CONCEPT



SECOND FLOOR PLANNING CONCEPT



THIRD FLOOR PLANNING CONCEPT



COST INDEX - Inflation

Turner

Cost Index

Turner's Building Cost Index: High Level of Construction Activity Continues to Stretch Skilled Labor Availability

Turner Building Cost Index—which measures costs in the non-residential building construction market in the United States—has increased to a value of 1230 (100 in base year 1967).

Quarter	Index	% Change
4thQuarter 2021	1230	1.91
3rd Quarter 2021	1207	1.68
2nd Quarter 2021	1187	1.28
1st Quarter 2021	1172	0.09

Turner has prepared the construction cost forecast for more than 80 years. Used widely by the construction industry and Federal and State governments, the building costs and price trends tracked by The Turner Building Cost Index may or may not reflect regional conditions in any given quarter. The Cost Index is determined by several factors considered on a nationwide basis, including labor rates and productivity, material prices and the competitive condition of the marketplace. This index does not necessarily conform to other published indices because others do not generally take all of these factors into account.

Based on the Cost Index and factor for Indiana construction, we estimate 7 - 9% per year construction cost increases over the next 12 months

PROPOSED COSTS – PROJECT

PROBABLE HARD CONSTRUCTION COSTS

Interior: \$1,500,000 to \$1,800,000
Exterior: \$1,125,000 to \$1,400,000

Based on the Scope of Work identified in Planning Study
Probable Costs are based on **Summer 2022** Bidding Period

PROBABLE SOFT COSTS

Approximately 25% to 28%
of
Total Project Costs

TOTAL PROJECT COSTS

*Hard
Construction
Costs*

+

Soft Costs

=

*Total
Project
Costs*

PROPOSED CONSTRUCTION COSTS – INTERIOR

SUPERIOR COURT II on Main Floor

- Includes full renovation for new court room, court administration, jury room, toilet rooms
- Approximately \$350,000 to \$500,000

MAGISTRATE COURT on Third Floor

- Includes full renovation of court room and court administration
- Approximately \$150,000 - \$200,000

CLERK and Title IV-D

- Renovate 1st floor area for Clerk
- Renovate 2nd floor area for Title IV-D
- Approximately \$100,000 to \$150,000

OTHER RENOVATION WORK

- Includes full renovation for new public toilet rooms on each level, staff break room, new staff toilet rooms, renovate / enlarge jury rooms, miscellaneous items
- Approximately \$900,000 to \$950,000

Recommend to include a 10% Construction Contingency for unforeseen conditions

PROPOSED CONSTRUCTION COSTS – EXTERIOR – Priority One

Approximately \$1,025,000 to \$1,250,000

Stone Repair, Cleaning, Tuckpointing, and Minimal Replacement

- Approximately \$500,000 to \$600,000

Building Sealants

- Approximately \$75,000

Site Wall Repair, Cleaning, Tuckpointing, and Minimal Replacement

- Approximately \$75,000

Entablature Rehabilitation

- Approximately \$300,000 to \$400,000

Repair Water Infiltration

- Approximately \$75,000 to \$100,000

**Recommend to include a 20%
Construction Contingency for
unforeseen conditions**

PROPOSED CONSTRUCTION COSTS – EXTERIOR – Priority Two

Approximately \$100,000 to \$150,000

Replace Storefront Entry / Vestibule Doors

- Approximately \$50,000 to \$75,000

Paint Doors, Frames, Etc.

- Approximately \$50,000 to \$75,000

Costs to be determined:

Roof

- Midland Engineering to provide estimate based on the Roof Study they completed

**Recommend to include a 20%
Construction Contingency for
unforeseen conditions**

PROPOSED SCHEDULE FOR PROJECT

Determine Financing Capabilities and Opportunities



4 - 5 Months



2 Months



8 - 10 Months

PLANNING STUDY FOR MONTGOMERY COUNTY COURTHOUSE

Building
Assessment
and User
Group
Interviews

Final Report
identifies a
Scope,
Schedule, and
Budget

Generate an
Awareness
and
Build a
Consensus