Red Brick Courthouse Structural Repairs -- No. 500727

Category	**General Government**	Date Last Modified	**January 09, 2010**
Subcategory	**County Offices and Other Improvements**	Required Adequate Public Facility	**No**
Administering Agency	**General Services**	Relocation Impact	**None.**
Planning Area	**Rockville**	Status	**Final Design Stage**

EXPENDITURE SCHEDULE ($000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	1,541	134	66	1,341	0	518	823	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	418	0	418	0	0	0	0	0	0	0	0
Other	11	0	11	0	0	0	0	0	0	0	0
Total	1,970	134	495	1,341	0	518	823	0	0	0	0

FUNDING SCHEDULE ($000)

	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
G.O. Bonds	1,970	134	495	1,341	0	518	823	0	0	0	0
Total	1,970	134	495	1,341	0	518	823	0	0	0	0

DESCRIPTION

Phase I of this project provides for the rehabilitation of the flooring system in the Red Brick Courthouse at 29 Courthouse Square in Rockville. The structural integrity of the flooring system has been weakened by modifications made over the years to accommodate various electrical, mechanical, and plumbing systems. Phase II will provide for a historic rehabilitation of the courthouse, to accommodate programmatic functions and requirements of current users and to preserve the building exterior and interior. Work will include the replacement of major building systems, modifications to make the facility compliant with the requirements for the Americans with Disabilities Act, and repair and replacement of the building exterior, both masonry and roofing. All work with have to be performed in compliance with requirements and oversight of the Maryland Historical Society and per existing County regulation and easements.

ESTIMATED SCHEDULE

Design for Phase II of the project will commence during the Fall of 2011 and is estimated to last fifteen months.

COST CHANGE

Increase in cost is due to addition of Phase II design.

JUSTIFICATION

For Phase I, a structural engineer determined that some areas of the terra cotta arch and beam flooring system have been compromised by modifications that have been made for various electrical, mechanical, and plumbing systems. Access to certain areas on the first and second floors will be restricted until the problem is resolved.

Phase II is the historic renovation of the building, which dates back to the 1800's. In 1995, the courthouse had a small renovation to upgrade the HVAC and to provide an elevator. Currently, the slate roofing is deteriorating, as is the copper metal roofing on the steeple, (both of which have reached the end of service life). The masonry joints need to be tuck-pointed on the exterior walls and parapets. This deterioration has allowed moisture infiltration, which has damaged the building, with repair efforts slowing but not stopping the problems. Along with accessibility issues, the HVAC plumbing, and electrical systems are at the end of useful life. The fire prevention systems require redesign and installation to provide for better safe guards to prevent potential loss of the historic wood structure.

OTHER

This facility has been designated as historical structure. A pedestrian impact analysis is in process and will be completed during the Phase II design.

FISCAL NOTE

The total estimated cost of Phase II of the project is $14.7 million. The estimate will be updated upon completion of the design development phase.

OTHER DISCLOSURES

 - A pedestrian impact analysis will be performed during design or is in progress.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY07	($000)
First Cost Estimate Current Scope	FY11	1,970
Last FY's Cost Estimate		629
Appropriation Request	FY11	0
Appropriation Request Est.	FY12	1,341
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		629
Expenditures / Encumbrances		179
Unencumbered Balance		450
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Circuit Court
Department of Technology Services
City of Rockville
Montgomery County Sheriff
Department of Human Resources
Peerless Rockville
Montgomery County Historic Society

MAP

County Council