



Red Brick Courthouse Structural Repairs

(P500727)

Category	General Government	Date Last Modified	05/16/24
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Rockville	Status	Final Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY23	Est FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Planning, Design and Supervision	2,779	336	599	818	-	-	-	-	618	200	1,026
Construction	5,797	294	-	2,082	-	-	-	-	1,082	1,000	3,421
Other	1	1	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	8,577	631	599	2,900	-	-	-	-	1,700	1,200	4,447

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY23	Est FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
G.O. Bonds	8,577	631	599	2,900	-	-	-	-	1,700	1,200	4,447
TOTAL FUNDING SOURCES	8,577	631	599	2,900	-	-	-	-	1,700	1,200	4,447

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 25 Request	(9,383)	Year First Appropriation	FY07
Appropriation FY 26 Request	-	Last FY's Cost Estimate	10,613
Cumulative Appropriation	10,613		
Expenditure / Encumbrances	781		
Unencumbered Balance	9,832		

PROJECT DESCRIPTION

Phase I of this project provided 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 was weakened by modifications made over the years to accommodate various electrical, mechanical, and plumbing systems. Phase II will provide for a limited historic rehabilitation of the Courthouse and preserve the building exterior. Work will include the replacement of life safety systems; modifications to make the facility compliant with the requirements for the Americans with Disabilities Act (ADA); repair for moisture infiltration issues; and repair and replacement of the building exterior masonry, copper fittings, and roofing. All work will be performed in compliance with requirements and oversight of the Maryland Historical Society and per existing County regulation and easements.

LOCATION

29 Courthouse Square Rockville, Maryland 20850.

ESTIMATED SCHEDULE

Construction to begin in F29.

COST CHANGE

Project scope adjusted for affordability.

PROJECT 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 safeguards to prevent potential loss of the historic wood structure.

OTHER

This facility has been designated as a historic structure.

COORDINATION

Department of General Services, Circuit Court, Department of Technology and Enterprise Business Solutions, City of Rockville, Montgomery County Sheriff's Office, Department of Human Resources, Peerless Rockville, Maryland Historical Society, and Montgomery County Historical Society.