

Red Brick Courthouse Structural Repairs -- No. 500727

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
Rockville

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 07, 2012
No
None.
Final Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	287	279	8	0	0	0	0	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	304	300	4	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	591	579	12	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	591	579	12	0	0	0	0	0	0	0	0
Total	591	579	12	0	0	0	0	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 will have to be performed in compliance with requirements and oversight of the Maryland Historical Society and per existing County regulation and easements.

COST CHANGE

Phase II design expenditures deferred due to fiscal capacity.

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 a historical structure.

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	FY13	591
Last FY's Cost Estimate		1,970
Appropriation Request	FY13	-1,379
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		1,970
Expenditures / Encumbrances		591
Unencumbered Balance		1,379
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	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

