

Red Brick Courthouse Structural Repairs (P500727)

Category General Government
 Sub Category County Offices and Other Improvements
 Administering Agency General Services (AAGE29)
 Planning Area Rockville

Date Last Modified 1/6/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Final Design Stage

Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	3,824	286	0	2,740	0	0	0	0	2,042	698	798
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	224	0	0	80	0	0	0	0	0	80	144
Construction	15,413	304	0	8,798	0	0	0	0	2,000	6,798	6,311
Other	1	1	0	0	0	0	0	0	0	0	0
Total	19,462	591	0	11,618	0	0	0	0	4,042	7,576	7,253

FUNDING SCHEDULE (\$000s)

G.O. Bonds	19,462	591	0	11,618	0	0	0	0	4,042	7,576	7,253
Total	19,462	591	0	11,618	0	0	0	0	4,042	7,576	7,253

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	0
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		591
Expenditure / Encumbrances		591
Unencumbered Balance		0

Date First Appropriation	FY 07
First Cost Estimate	
Current Scope	FY 15 19,462
Last FY's Cost Estimate	591

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 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 (ADA), repair for moisture infiltration issues, and repair and replacement of the building exterior, masonry, copper fittings, 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.

Estimated Schedule

Design and construction are estimated to begin in FY19.

Cost Change

Cost change is due to required funding for Phase II design and construction of this 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

Disclosures

A pedestrian impact analysis has been completed for this project.

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 Historical Society