



Red Brick Courthouse Structural Repairs

(P500727)

Category	General Government	Date Last Modified	12/21/17
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Rockville	Status	Final Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Planning, Design and Supervision	3,711	293	-	3,418	-	526	708	925	839	420	-
Site Improvements and Utilities	534	-	-	534	-	-	-	267	267	-	-
Construction	14,729	295	-	14,434	-	-	-	7,217	7,217	-	-
Other	490	-	-	490	-	-	-	245	245	-	-
TOTAL EXPENDITURES	19,464	588	-	18,876	-	526	708	8,654	8,568	420	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
G.O. Bonds	19,464	588	-	18,876	-	526	708	8,654	8,568	420	-
TOTAL FUNDING SOURCES	19,464	588	-	18,876	-	526	708	8,654	8,568	420	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 19 Request	-	Year First Appropriation	FY07
Appropriation FY 20 Request	1,760	Last FY's Cost Estimate	19,462
Cumulative Appropriation	591		
Expenditure / Encumbrances	589		
Unencumbered Balance	2		

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 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.

Location

Estimated Schedule

Design is estimated to begin in FY20 and construction in FY22.

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