

Expanded

Alpena County Facilities Audit and Master Plan

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Bayshore Engineering Inc.

Work Plan

- Phase 1 - Audit / Analysis
- Phase 2 - Master Plan

Phase 1

- Audit
 - ◆ Historic Courthouse
 - ◆ Annex
 - ◆ District Court
 - ◆ Youth Building
- Space Needs Analysis
- Code Compliance Study
- Sequence / Phasing
- Estimated Costs

Phase 2

- Master Facilities Plan
 - ◆ Analysis
 - ◆ Site
 - ◆ Facilities
 - ◆ Sequence / Phasing
 - ◆ Estimated Costs

Other Issues

- Population
- Technology
- Court Cases
- Storage
- Age of Facilities
- 911
- Acceptability
- Budget / Costs
- Financing

Findings

- Existing S.F. = 50,150 S.F.
- County S.F. Needs = ± 50,000 S.F.
- 5 Existing Courtrooms
 - ◆ Historic Courthouse
 - 2 Current Courtrooms
 - ◆ Annex
 - Probate Courtroom
 - Family Courtroom
 - ◆ District Court
 - District Courtroom
- No Additional Courtrooms Required

Findings (cont.)

- Historic Courthouse has sufficient administrative area for Clerk, Treasurer, Register of Deeds, and Equalization, but not sufficient space for storage.
- District Court is growing 8% per year
 - ◆ 1998 - 9153 cases
 - ◆ 1999 - 9807 cases
- Holding Cells are not useable
- Emergency Operations / Central Dispatch 911 needs to expand and be relocated (only once)

Findings (cont.)

- County is storing ± 1000 boxes off site
- County offices / functions need to be relocated to improve services and to reduce cost
- Courts, Society, and Technology are changing rapidly.
- No clear understanding of how to design a courthouse for the next 100 years.

Findings (cont.)

- Will courtrooms be smaller and located throughout the community?
- Will video arraignments become standard?
- Will the aging population reverse the increase in case loads?
- Technology and its impact on how the County will provide services
- Symbolism of the judicial system

Findings (cont.)

- ADA / Michigan Barrier Free / Plumbing
 - ◆ Equal Access
 - ◆ Toilets on each floor and sized for each floor
 - ◆ Automatic doors at entry
 - ◆ Courtroom access
- Annex / District Court / Youth Center not build for County facilities.
- FIA Building leased until 2013

Findings (cont.)

- Age of Facilities and System
 - ◆ Limited useful life
 - ◆ Continuing maintenance
 - ◆ HVAC problems
 - ◆ Variable floor elevations
 - ◆ Inefficient space
 - ◆ Restoration vs. Remodeling
 - ◆ etc.

Considerations

- Various alternatives for reuse
- Quick fix or more permanent solution
- Short term - 10 years
- Long term - 20 years
- Cost Benefit / Value Engineering
- Cost effective

Options

- Restore and remodel Historic Courthouse
- Reuse all, some, or none of the other buildings
- Increase storage on site
- Consolidate all facilities to one site
- Phasing
- Construct new

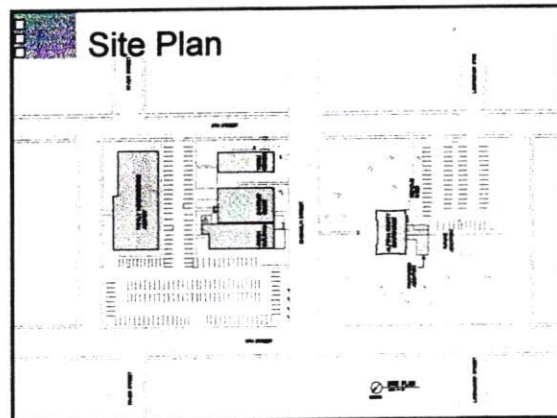
Recommendations

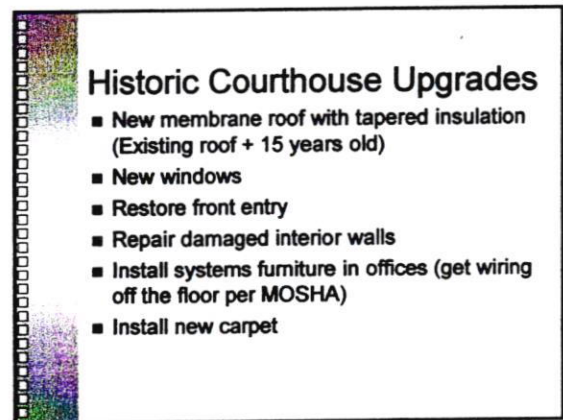
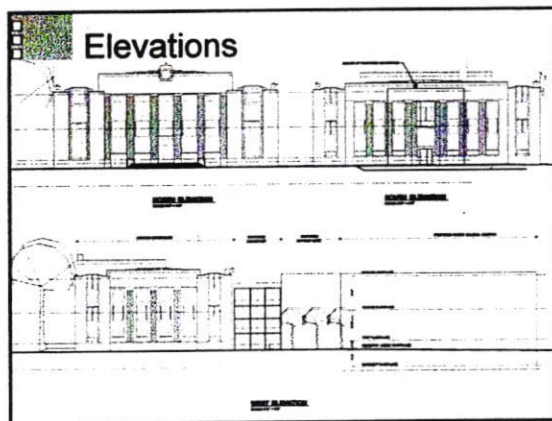
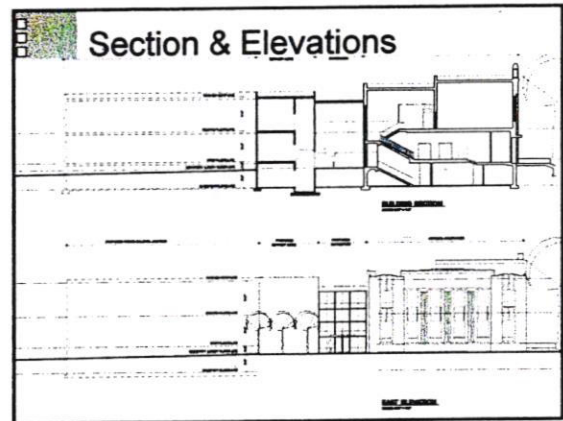
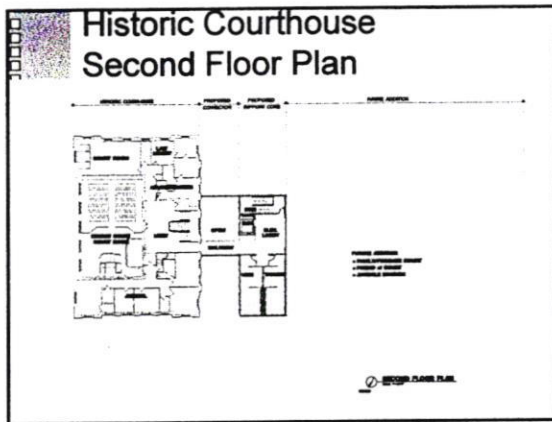
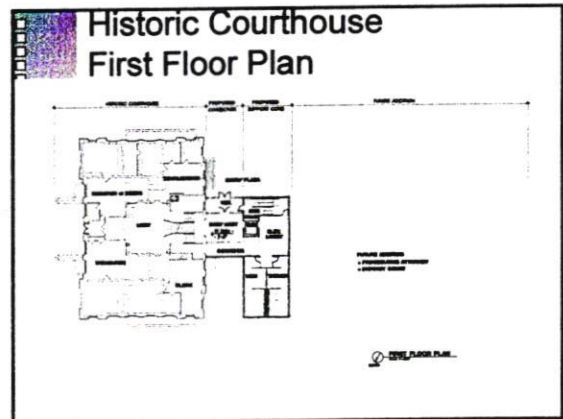
- Historic Courthouse
 - ◆ Construct Service Core on South (short term)
 - ◆ Construct an addition on South (long term)
 - Consolidate all judicial functions
 - Consolidate all administrative functions

- Remove / Relocate all administrative and judicial function from the basement and:
 - ◆ Convert into 911 Center
 - ◆ Training Center
 - ◆ Staff Lounge
 - ◆ Storage
 - ◆ HVAC
- Relocate County Board offices to Annex Upper Level (short term)
- Relocate MDOC

- Restore / Remodel
 - ◆ First Floor
 - ◆ Second Floor
- Revise / Upgrade Site
 - ◆ Parking (short / long term)
 - ◆ Landscaping (short / long term)
- Remove sheds, etc.

Site Plan





HVAC Upgrades

- New Hot Water Boiler System w/ perimeter baseboard radiation
- Air Handling Unit / Condenser for ventilation and air quality
- Roof Top Units for Second Floor
- New Main Distribution Panel

- New Fire Alarm System
- New Generator w/ New Electrical Panel
- New Security System w/ Motion Detectors
- New ADA Drinking Fountains
- Standardize thermostats, fluorescent fixture types, and plumbing hardware

Recommendations

- Annex Building
 - ◆ Lower Level
 - ADA Toilets
 - Add new DX Cooling Coil to existing air handler (short term)
 - OR add new closed loop water source Heat Pump System (long term)
 - ◆ Upper Level
 - Revise Floor Plan for relocated Commissioners offices
 - ADA Toilets

Recommendations

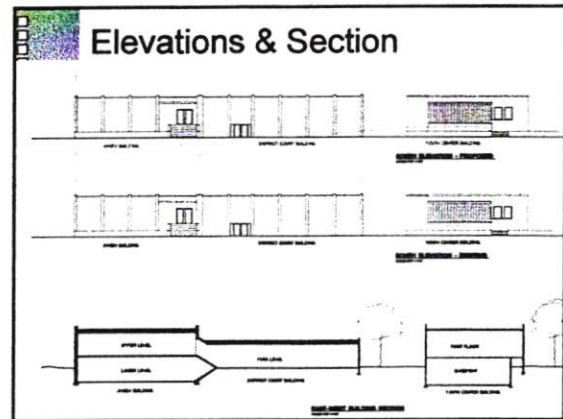
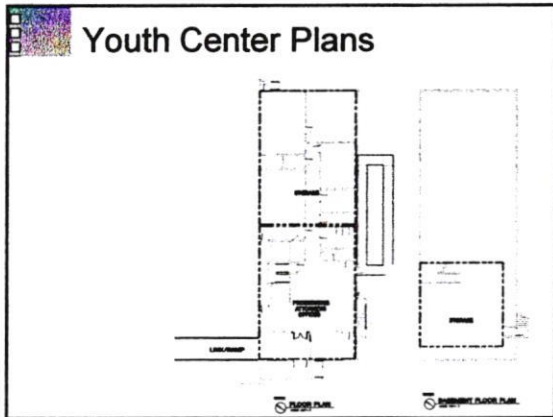
- District Court Building
 - ◆ Relocate Prosecuting Attorney to Youth Center
 - ◆ Remodel Holding Cell(s)
 - ◆ Expand District Court Offices
 - ◆ ADA / Barrier Free revisions
 - Courtroom
 - Entries
 - ◆ Add Conference / Meeting Rooms
 - ◆ Add Public Waiting
 - ◆ Expand District Court Probation and Storage
 - ◆ Construct Link to Youth Center
 - ◆ Add Stair to Lower Level Annex
 - ◆ Add elevator?

Recommendations

- Youth Center Building
 - ◆ Remodel part of First Floor for Prosecuting Attorney
 - ◆ Remodel rest of building for storage
 - ◆ Construct link to District Court

Annex & District Court Plans





- ### Annex Building Upgrades
- Exterior Stone Panels - Repair / Replace
 - ADA Toilet Room Remodeling
 - Install new membrane roof
 - Exit signage and emergency Lighting
 - Entrance Doors (add new insulating doors)
 - ADA Entries
 - Parking lot Lighting timer or Dusk to Dawn sensors
 - Install telephone in existing elevator
 - Consolidate storage
 - Repair exterior wall cracks
 - Replace existing condenser (upper level)
 - Lower Level HVAC

- ### District Court Building
- ADA upgrades
 - Interior remodeling
 - Add connector link to Youth Center
 - Add elevator

- ### Youth Center Building
- ADA / Barrier Free Revisions
 - ◆ Entry Doors
 - ◆ Elevator
 - Interior remodeling
 - Exterior repair
 - Add connector to District Court
 - New roof
 - Security system
 - Upgrade HVAC

- ### Estimated Cost Includes
- Restoration
 - Renovation
 - Addition
 - HVAC
 - Site
 - Furniture / Furnishings
 - Fees
 - Contingency

Historic Courthouse

- Phase 1
 - ◆ \$1,950,000 Total Project Cost
- Phase 2
 - ◆ \$6M-8M Total Project Cost

Annex Building

- \$204,000-\$298,000 Total Project Cost

District Court Building

- \$395,625 Total Project Cost

Youth Center Building

- \$368,750 Total Project Cost

Cost Analysis

- Historic Courthouse
 - ◆ Phase 1 = 1,950,000
 - Annex = 204,000
 - District = 395,625
 - Youth = 368,750
-
- \$2,918,375
- Historic Courthouse
 - ◆ Phase 2 = \$6M - 8M

Site Plan

