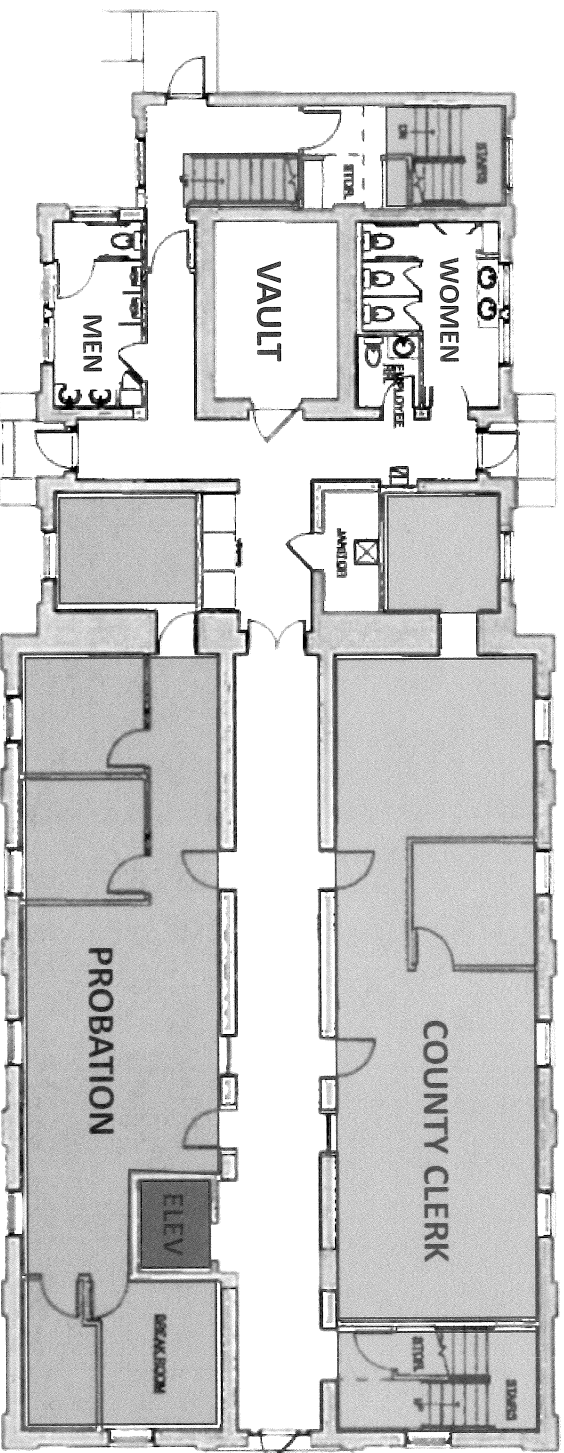


COURTHOUSE – EXISTING FIRST FLOOR PLAN

BROWN COUNTY
JUSTICE CENTER STUDY



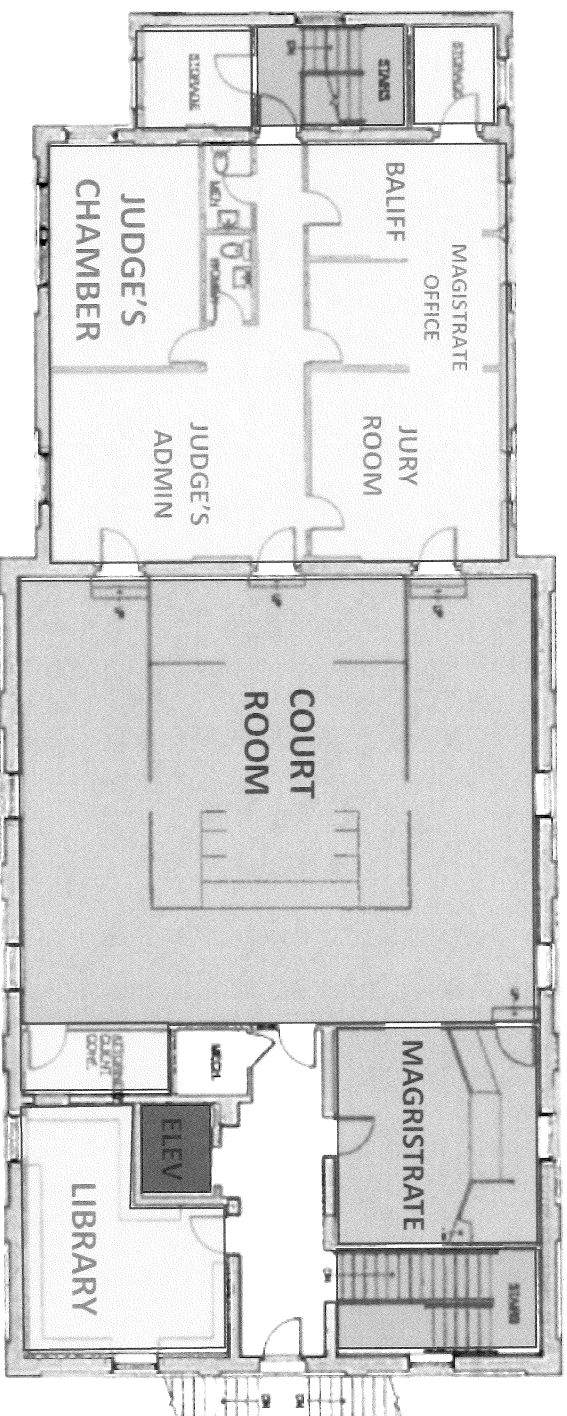
Brown County
INDIANA



Approximately 4,260 GSF

COURTHOUSE – EXISTING SECOND FLOOR PLAN

BROWN COUNTY
JUSTICE CENTER STUDY



Brown County
INDIANA



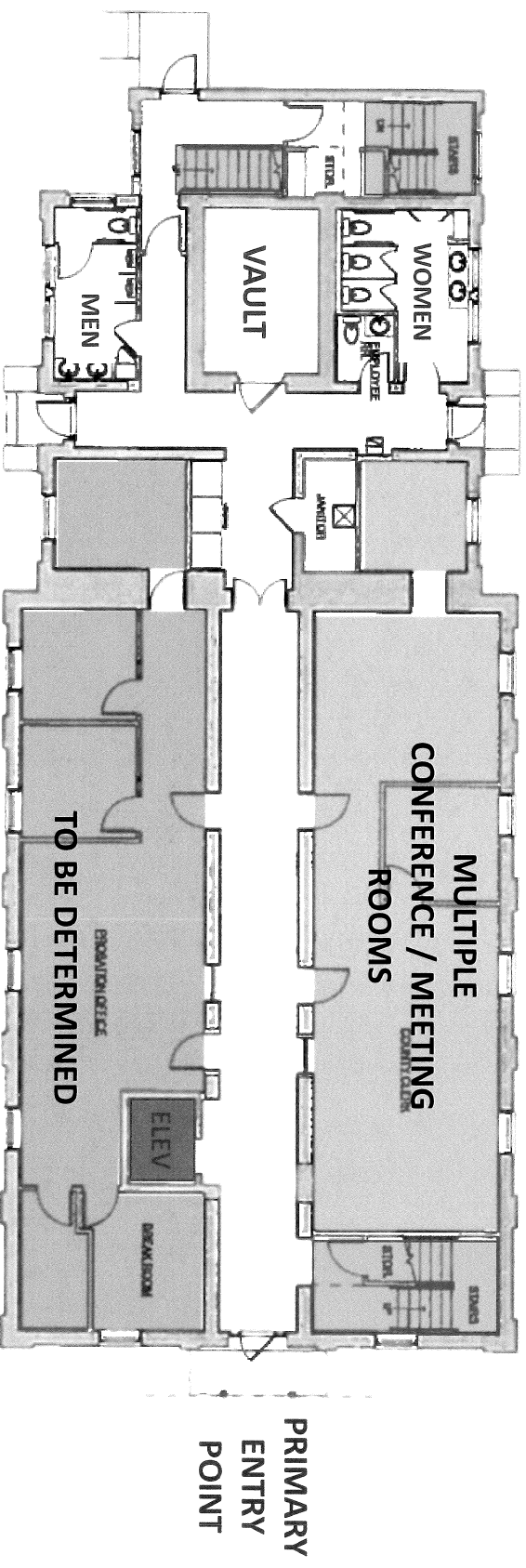
Approximately 4,260 GSF

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COURTHOUSE – PROPOSED FIRST FLOOR PLAN

BROWN COUNTY
JUSTICE CENTER STUDY



The specific area User Groups will be determined in future meetings, including public outreach meetings.



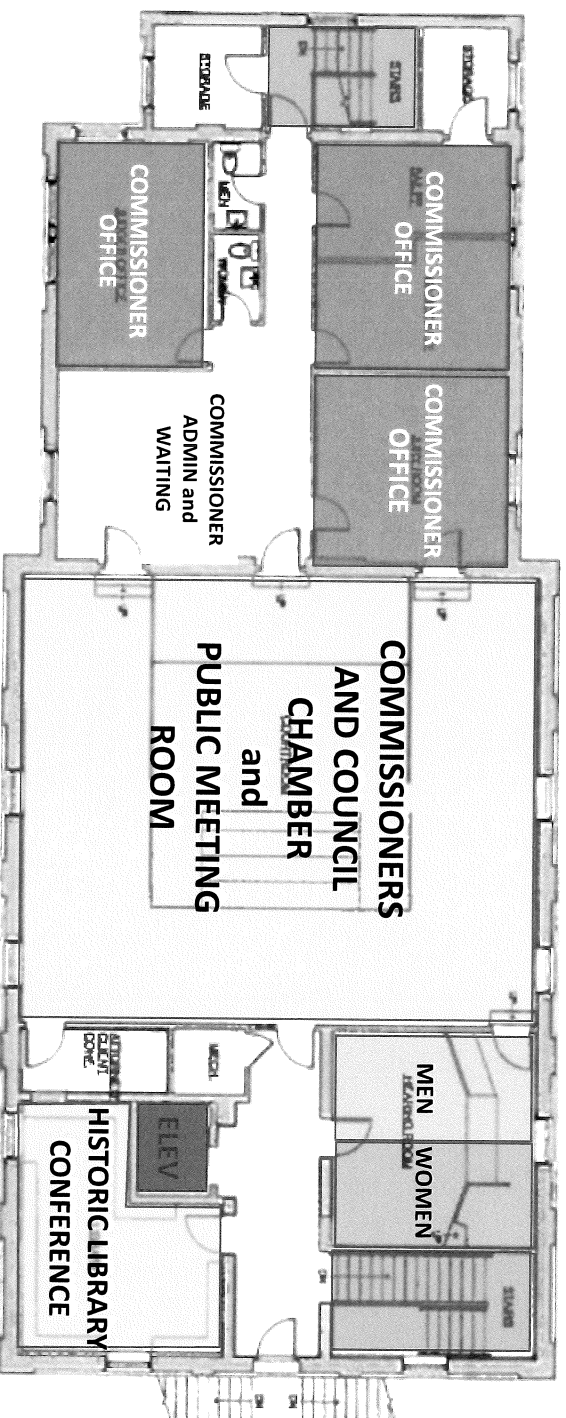
Brown County
INDIANA

Approximately 4,260 GSF



COURTHOUSE – PROPOSED SECOND FLOOR PLAN

BROWN COUNTY
JUSTICE CENTER STUDY



Brown County
INDIANA



Approximately 4,260 GSF



PROBABLE COSTS and SCHEDULE



Brown County
— INDIANA —




PROBABLE PROJECT COSTS – HISTORIC COURTHOUSE

BROWN COUNTY
JUSTICE CENTER STUDY

PROBABLE HARD CONSTRUCTION COST ESTIMATES

Historic Courthouse – *Capital Improvements* **\$650,000 to \$850,000**

Americans with Disability Act (ADA) Self Evaluation Findings
Exterior facade improvements – doors, windows, tuckpointing
Main entry tower
Repair/restore existing stair at main entry
Miscellaneous demolition / renovation
Noted infrastructure work

Courthouse Adaptive Reuse – *Restoration Work* **To be determined**

Grant funding
Hardwood floors
Transoms at doors
Wall / ceiling detailing
Local monies for funding
Interior colors
Floor finishes
Period fixtures and loose equipment

PROBABLE SOFT COST ESTIMATES **25% to 30%**

Construction and Design Contingencies
Permits / Reimbursables
Property acquisition is not included
Environmental / hazardous material removal is not included
Soft Costs will be adjusted as Hard Construction Costs are finalized
Professional Fees
Geotechnical Investigation
Utility upgrades are not included

TOTAL PROJECT COSTS

Hard Construction Cost Estimate + Soft Cost Estimate = Total Project Cost

"In a construction market that continues to show high levels of activity, the first quarter saw modest growth in raw material prices. Additionally, we are seeing a sure in steel driven by rising demand and limited offshore supply."

Attilio Rivetti
Turner
Vice President

| QUARTER | % CHANGE |
|---------|----------|
| 1Q2018 | 1.23% |
| 4Q2017 | 1.34% |
| 3Q2017 | 1.26% |
| 2Q2017 | 1.18% |
| TOTAL | 5.01% |



Brown County
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Estimates are based on a December 2018 Bidding Period



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PROBABLE PROJECT COSTS – JUSTICE CENTER

BROWN COUNTY
JUSTICE CENTER STUDY

PROBABLE HARD CONSTRUCTION COST ESTIMATES

Justice Center

\$6,900,000 to \$7,400,000

Based on a 28,000 GSF new facility located near Law Enforcement Center

PROBABLE SOFT COST ESTIMATES

25% to 30%

Construction and Design Contingencies
Permits / Reimbursables
Property acquisition is not included
Environmental / hazardous material removal is not included
Soft Costs will be adjusted as Hard Construction Costs are finalized

Professional Fees
Geotechnical Investigation
Utility upgrades are not included
Fill material is not included

TOTAL PROJECT COSTS

Hard Construction Cost Estimate + Soft Cost Estimate = Total Project Cost

*83 of the 92
Indiana
courthouses
were built
before 1930*

Only 2 new Indiana
courthouses since
1983:
Perry County
Crawford County



Brown County
INDIANA



Estimates are based on a December 2018 Bidding Period

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PROBABLE PROJECT SCHEDULE

BROWN COUNTY
JUSTICE CENTER STUDY

Feasibility Study

June 4, 2018

Determine Financing Capabilities

| | |
|---------------------------------|-----------------------|
| <i>Income Tax</i> | <i>Property Tax</i> |
| <i>Public Safety</i> | <i>Cash</i> |
| <i>Combination of the above</i> | <i>Other options?</i> |

Design Phases

| | |
|-------------------------------|-------------------|
| <i>Schematic Design</i> | <i>1.5 months</i> |
| <i>Design Development</i> | <i>1.5 months</i> |
| <i>Construction Documents</i> | <i>2-3 months</i> |

5 - 6 Months

Bidding and Award Construction Contracts

2 Months

Construction Administration Phase

14 - 16 Months

Transition and Occupancy Phase

1 - 2 Months

*Community
Involvement
is essential
to Project
Success*

Public Support



Brown County
INDIANA



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THE NEXT STEPS

BROWN COUNTY
JUSTICE CENTER STUDY

*Feasibility
Study Final
Report –
Public
Presentation*

June 4, 2018

*Determine
Financial
Options*

How to fund

*Generate an
Awareness
and
Build a
Consensus*

Public Outreach



Brown County
INDIANA





Brown County

INDIANA

JUSTICE CENTER

FEASIBILITY STUDY



- THANK YOU -

