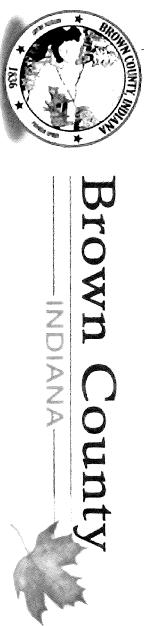
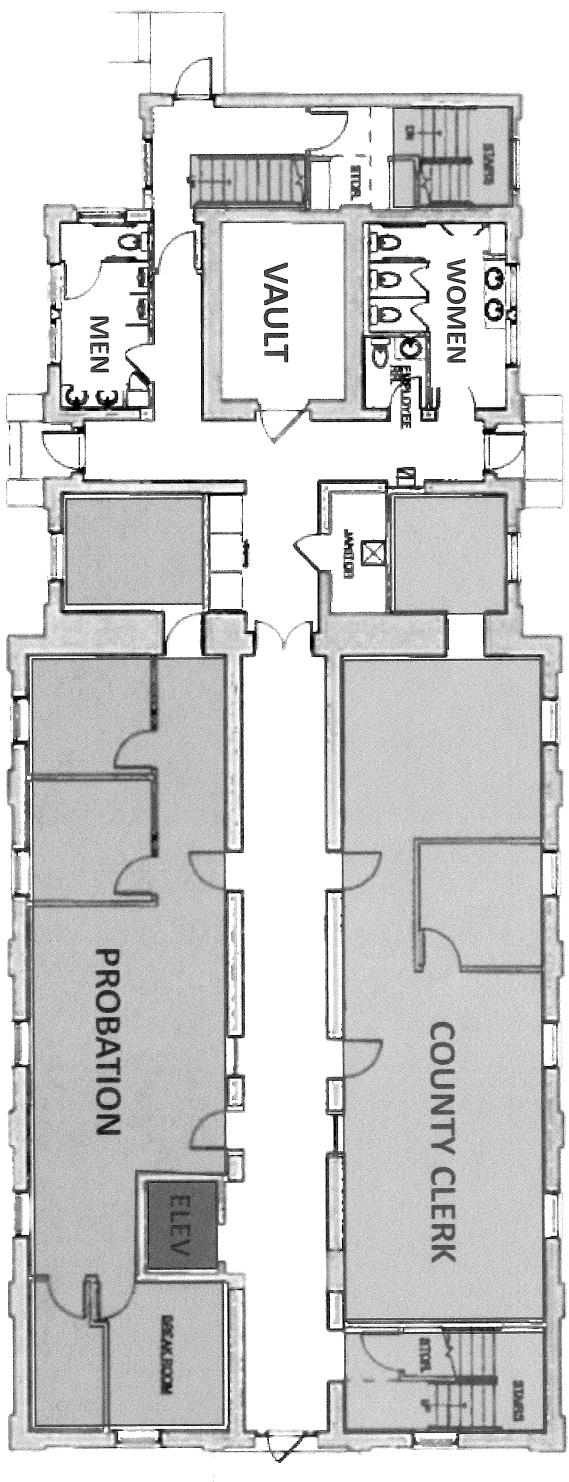


# COURTHOUSE – EXISTING FIRST FLOOR PLAN

BROWN COUNTY  
JUSTICE CENTER STUDY



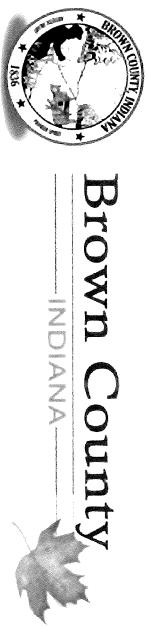
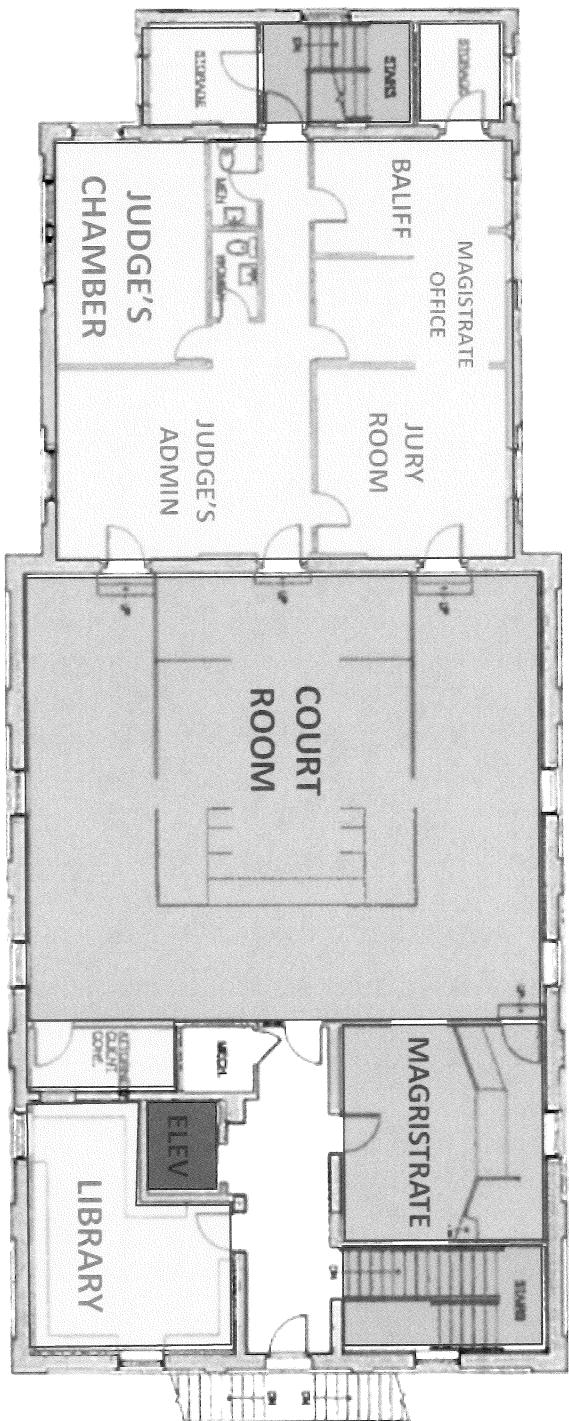
**Brown County**  
—INDIANA—

Approximately 4,260 GSF

**DLZ**  
ARCHITECTURE • ENGINEERING • PLANNING  
SURVEYING • CONSTRUCTION • SERVICES

# COURTHOUSE – EXISTING SECOND FLOOR PLAN

BROWN COUNTY  
JUSTICE CENTER STUDY



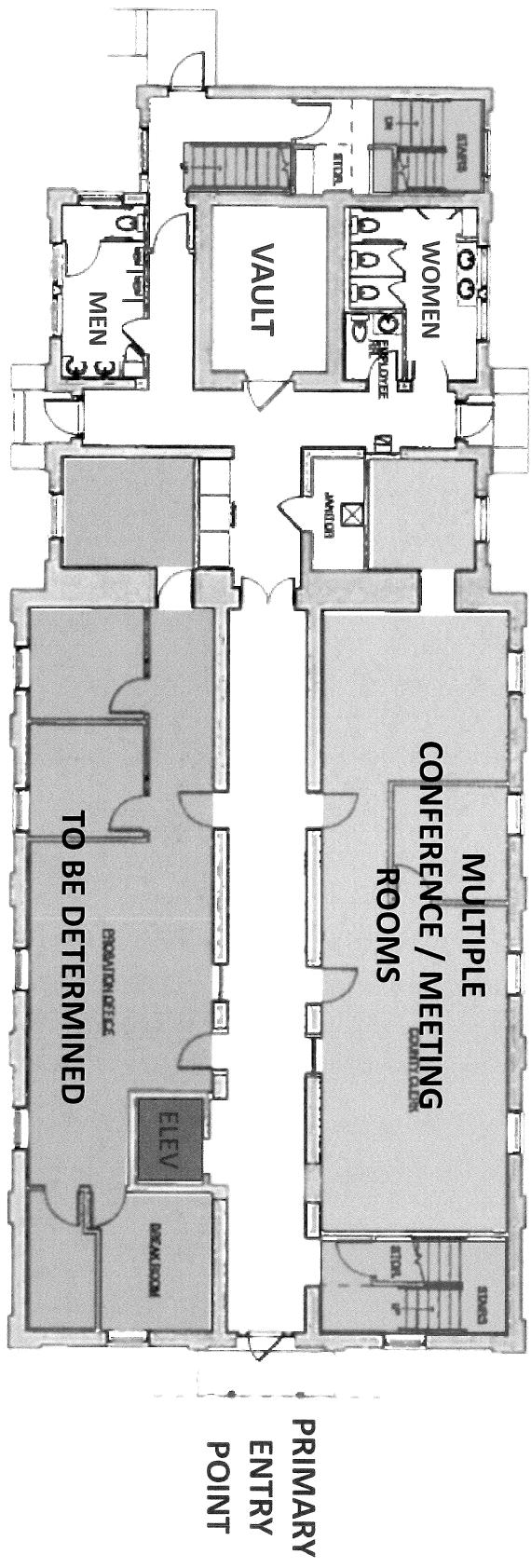
**Brown County**  
— INDIANA —

Approximately 4,260 GSF



# 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 —

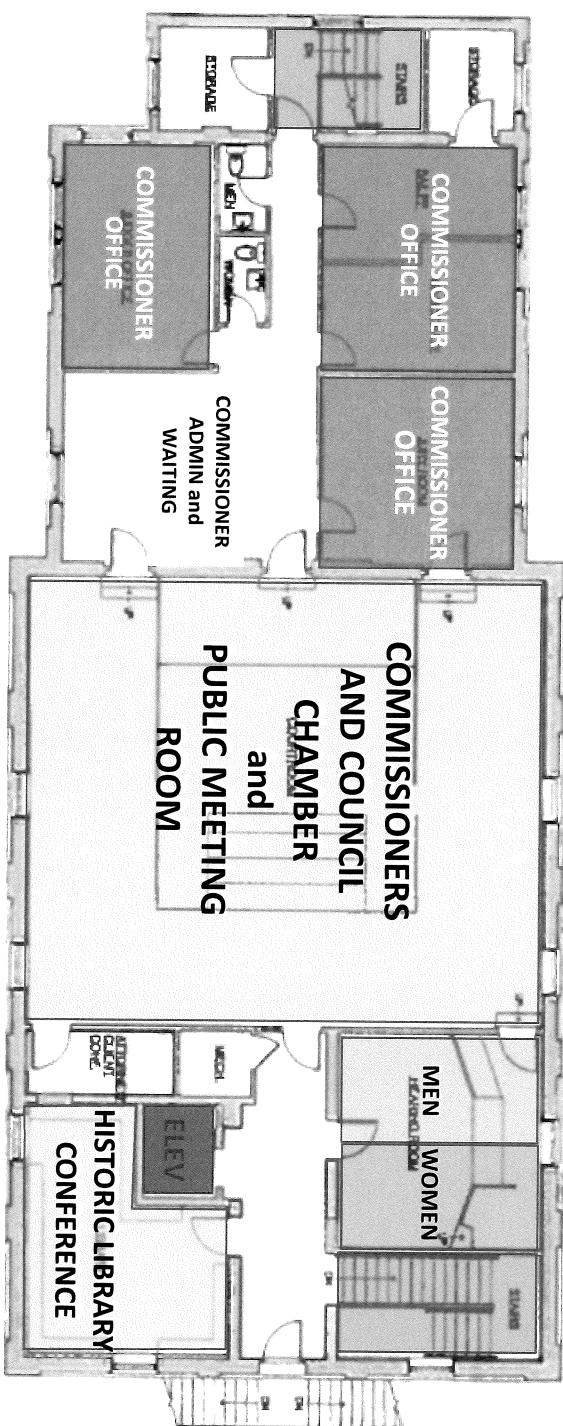
Approximately 4,260 GSF

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## COURTHOUSE – PROPOSED SECOND FLOOR PLAN

BROWN COUNTY  
JUSTICE CENTER STUDY



# Brown County

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INDIANA

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Approximately 4,260 GSF



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Brown County  
— INDIANA —



# PROBABLE COSTS and SCHEDULE

# PROBABLE PROJECT COSTS – HISTORIC COURTHOUSE

BROWN COUNTY  
JUSTICE CENTER STUDY

## PROBABLE HARD CONSTRUCTION COST ESTIMATES

### Historic Courthouse – *Capital Improvements*

Americans with Disability Act (ADA) Self Evaluation Findings

Exterior facade improvements – doors, windows, tuckpointing

Main entry tower

**\$650,000 to \$850,000**

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

## PROBABLE SOFT COST ESTIMATES

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

**25% to 30%**

Professional Fees

Geotechnical Investigation

Utility upgrades are not included

*"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%
<b>TOTAL</b>	<b>5.01%</b>



Brown County  
INDIANA



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

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

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

## PROBABLE SOFT COST ESTIMATES

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

**25% to 30%**

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

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

Only 2 new Indiana  
courthouses since  
1983:

**Perry County  
Crawford County**



Estimates are based on a December 2018 Bidding Period



# PROBABLE PROJECT SCHEDULE

BROWN COUNTY  
JUSTICE CENTER STUDY

## Feasibility Study

June 4, 2018

## Determine Financing Capabilities

*Income Tax  
Public Safety  
Combination of the above*

*Property Tax  
Cash  
Other options?*

## Design Phases

*Schematic Design  
Design Development  
Construction Documents*

**5 - 6 Months**

*1.5 months  
1.5 months  
2-3 months*

## Bidding and Award Construction Contracts

## Construction Administration Phase

**2 Months**

**14 - 16 Months**

## Transition and Occupancy Phase

**1 - 2 Months**



Brown County  
INDIANA

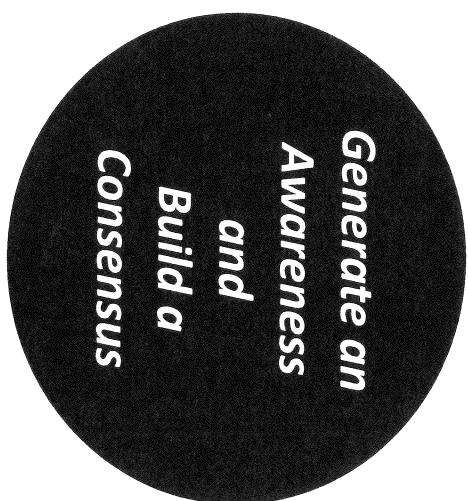
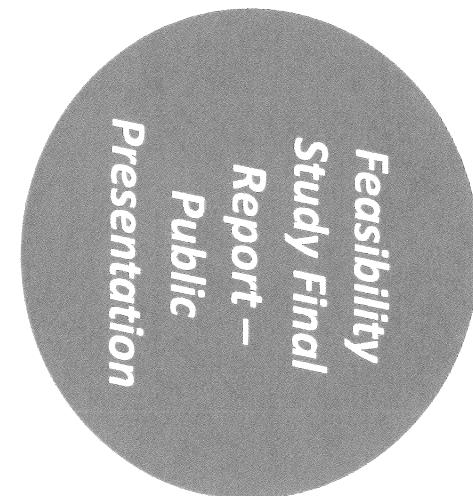
Public Support

*Community  
Involvement  
is essential  
to Project  
Success*



BROWN COUNTY  
JUSTICE CENTER STUDY

THE NEXT STEPS



June 4, 2018

How to fund

Public Outreach





# Brown County

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## JUSTICE CENTER

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## FEASIBILITY STUDY



- THANK YOU -



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