

TRAVERSE COUNTY COURTHOUSE

PRESENTATION & DISCUSSION

Traverse County
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- 1** Existing Studies
- 2** Top Drivers
- 3** Building Concerns
- 4** Floor Plan
- 5** Cost Estimate & Notes
- 6** Discussion



EXISTING STUDIES

The county had studies made to evaluate the use of the existing building. Each recommended replacing the Courthouse.

2001:

Hurst and Enrichs - Fargo, ND

July 16, 2012:

Collaborative Design Group - Minneapolis, MN

Steen Engineering - Crystal, MN



TOP DRIVERS FOR CONSIDERING NEW COURTHOUSE

1 COST EFFICIENCY TO PROVIDE SAVINGS & QUALITY SERVICE TO THE PUBLIC

2 TO IMPROVE HEALTH, SECURITY, & SAFETY FOR EMPLOYEES

3 TO IMPROVE SECURITY & SAFETY OF THE PUBLIC



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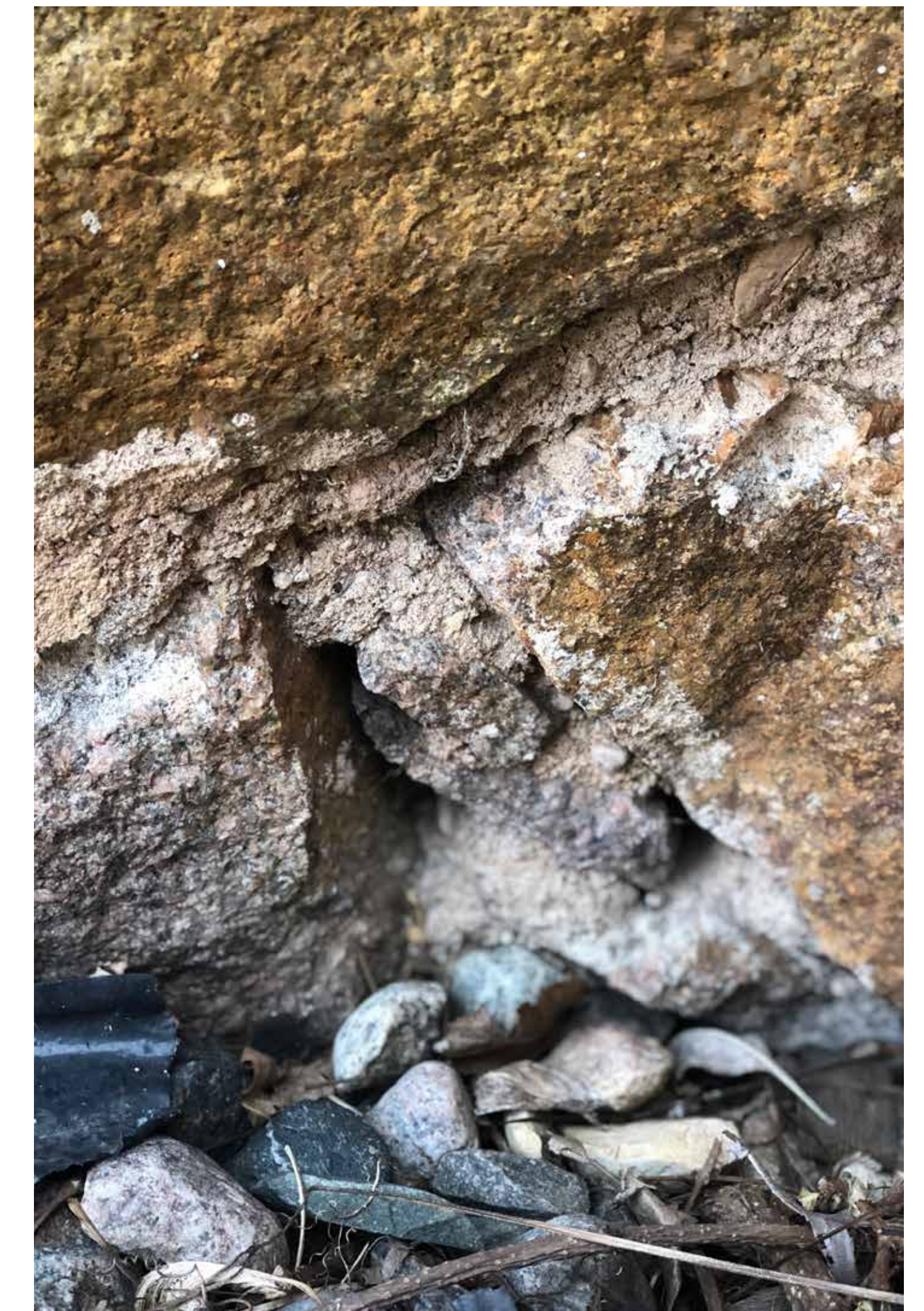


STRUCTURAL CONCERNS

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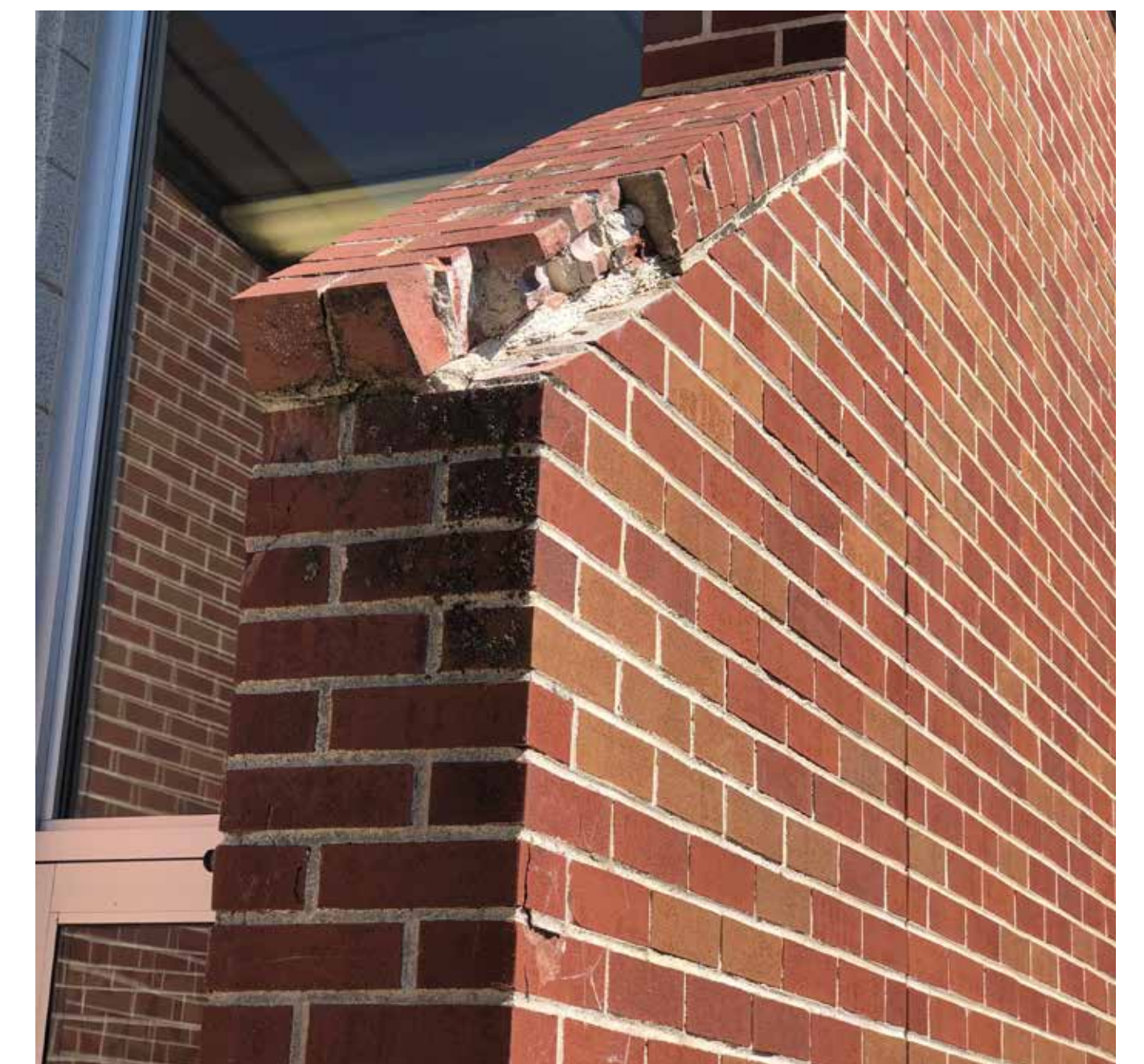
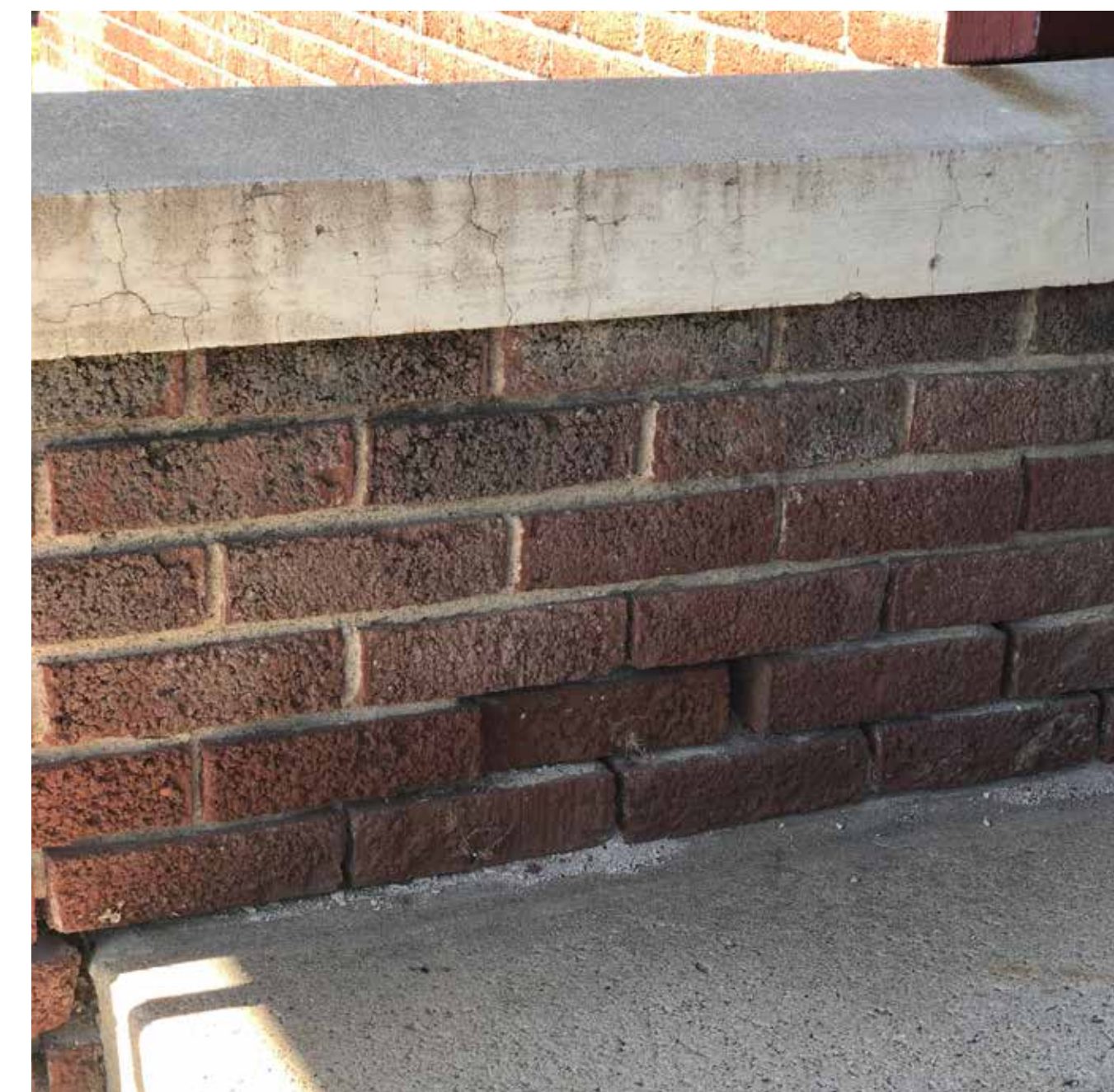
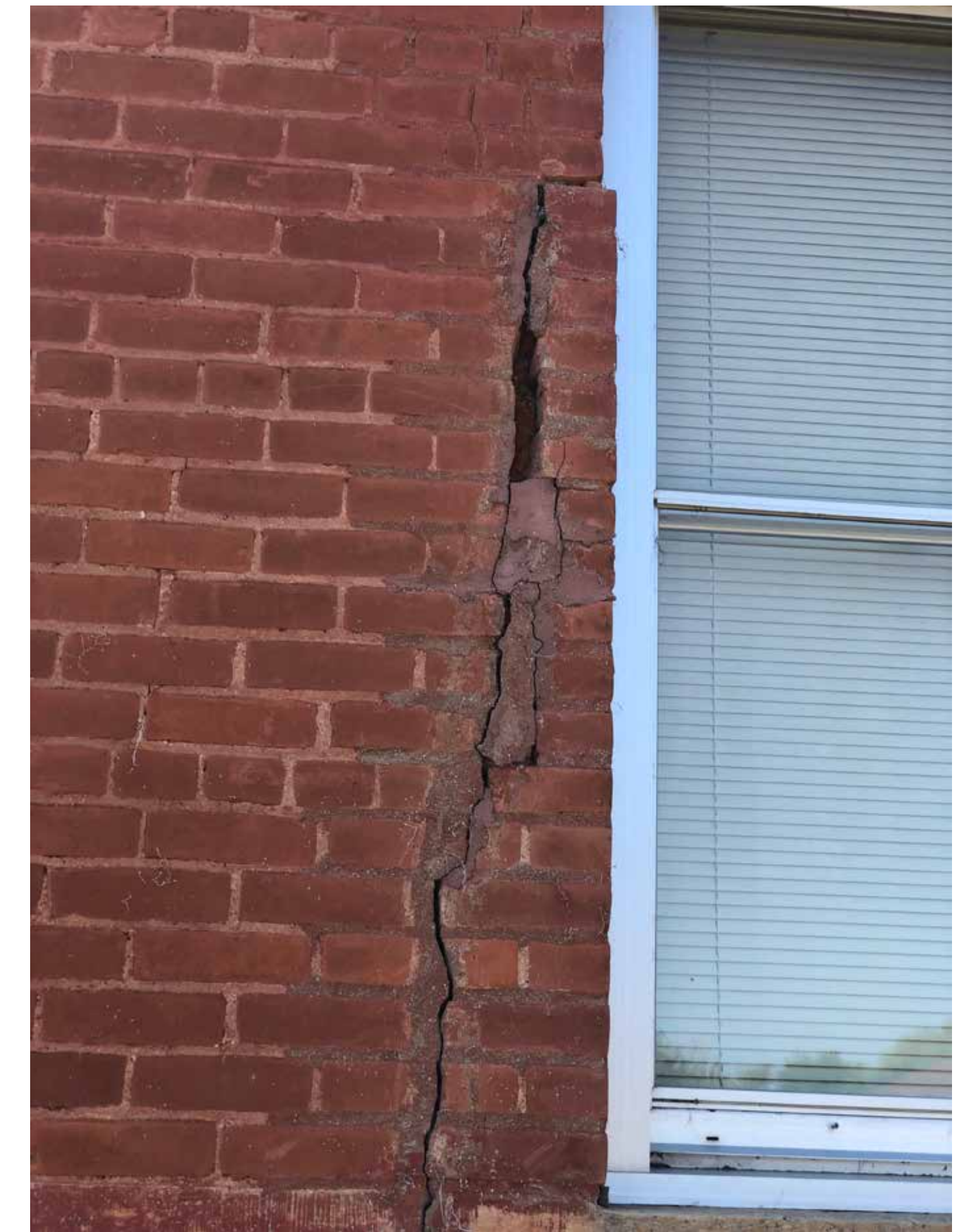
- A. Stone foundation built without a footing causing settling with cracks. This has been a problem since construction 127 years ago.
- B. Bottom of stone foundation is 3' below grade and is susceptible to frost action.
- C. Mortar between stones has turned to sand or missing, creating voids between stones. Foundation no longer serves as continuous rigid beam and is susceptible to movement.
- D. North end of building tied together with steel rod extending through building and secured at each end on outside with plates and nuts.



STRUCTURAL CONCERNS (Cont.)

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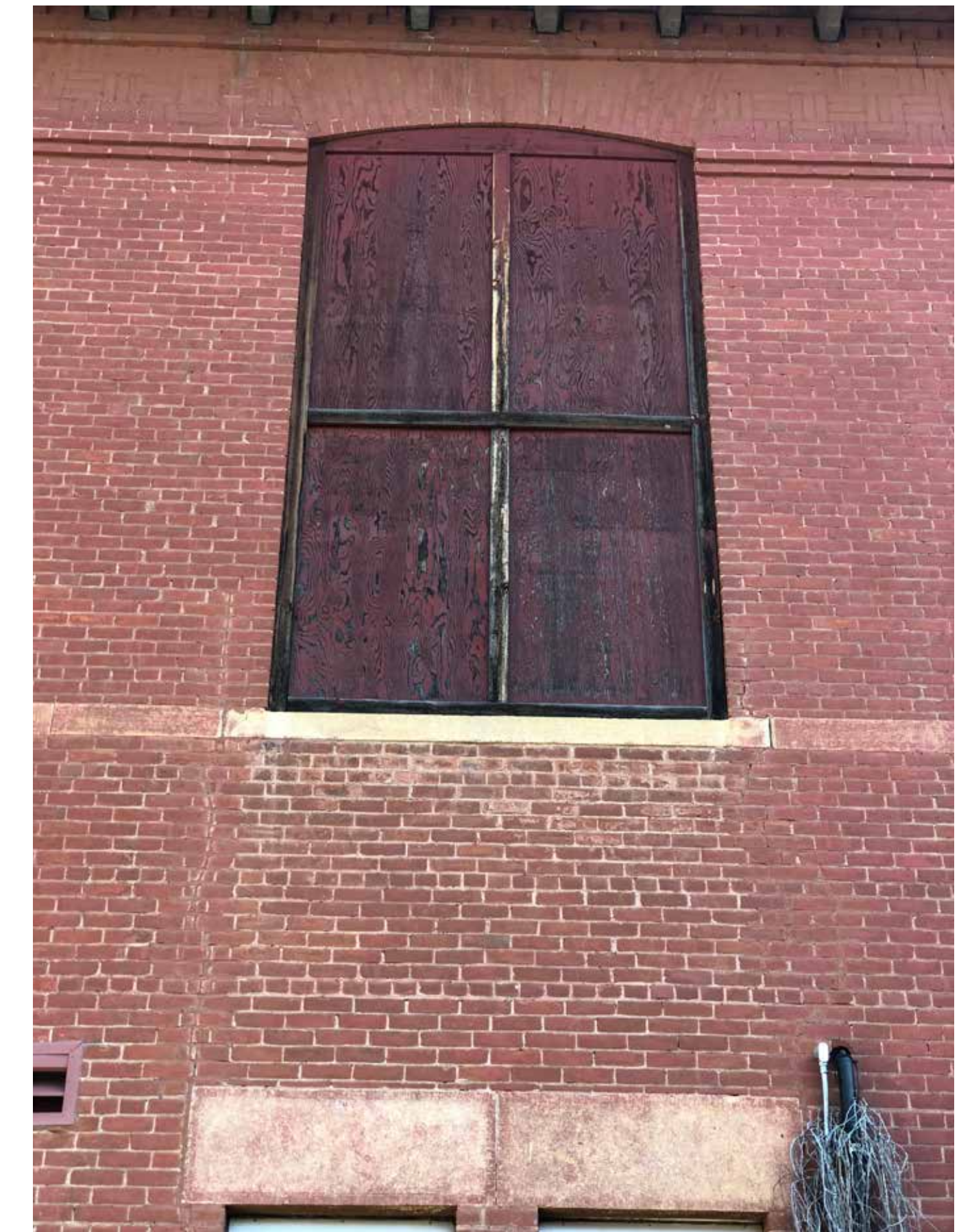
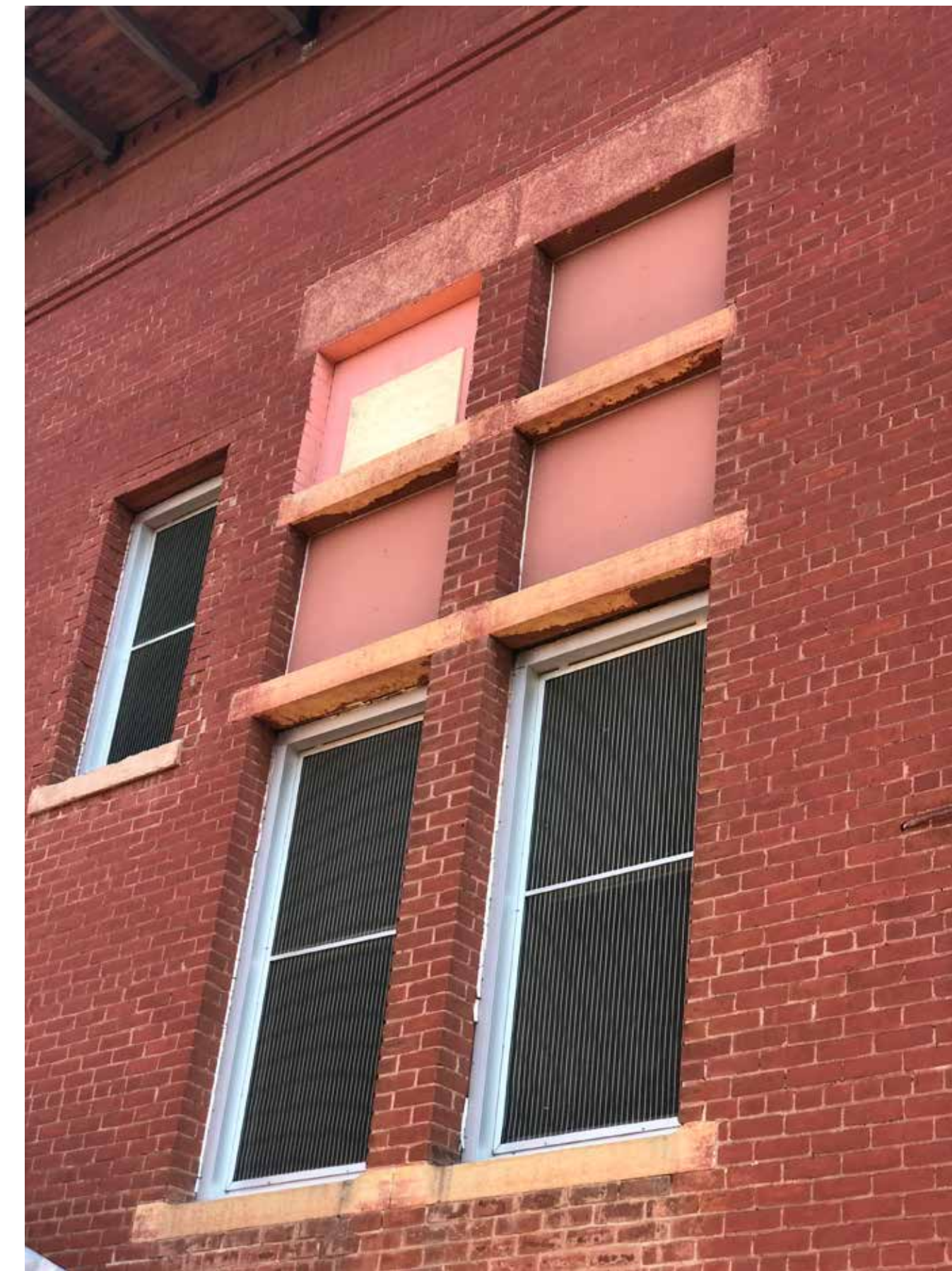
- E. Water runoff from 1973 addition is eroding the mortar joints and deteriorating brick of 1891 building.
- F. Joints on north wall severely eroded causing severe water infiltration. Brick has fallen out of header above window.
- G. Crack in east wall has accelerated movement and damage to brick.
- H. Second floor window headers have cracks or loose brick and evidence of weakened structural integrity.



STRUCTURAL CONCERNS (Cont.)

STRUCTURAL CONCERNS (Cont,)

- I. Several windows have been removed and filled with studs and solid painted plywood. This gives the building a boarded-up look.
- J. Weather stripping is aged and allows dirt and air leakage to occur.
- K. Original rafters are undersized for span causing roof to sag. Rafter tails rotated upwards pulling wood soffit and decorative elements away from brick.
- L. Wood boards on underside of eaves are rotting out. Metal trim under soffits is rusted.



EFFICIENCY CONCERNS

2 EFFICIENCY CONCERNS

- A. The building is hard to use efficiently. The heavy vault and building walls do not allow modification of space to use efficiently.
- B. Shortage of adequate work and storage space for the departments housed in the building.
- C. The configuration of the building and construction type places limits on how a remodeling/expansion program could be accomplished.



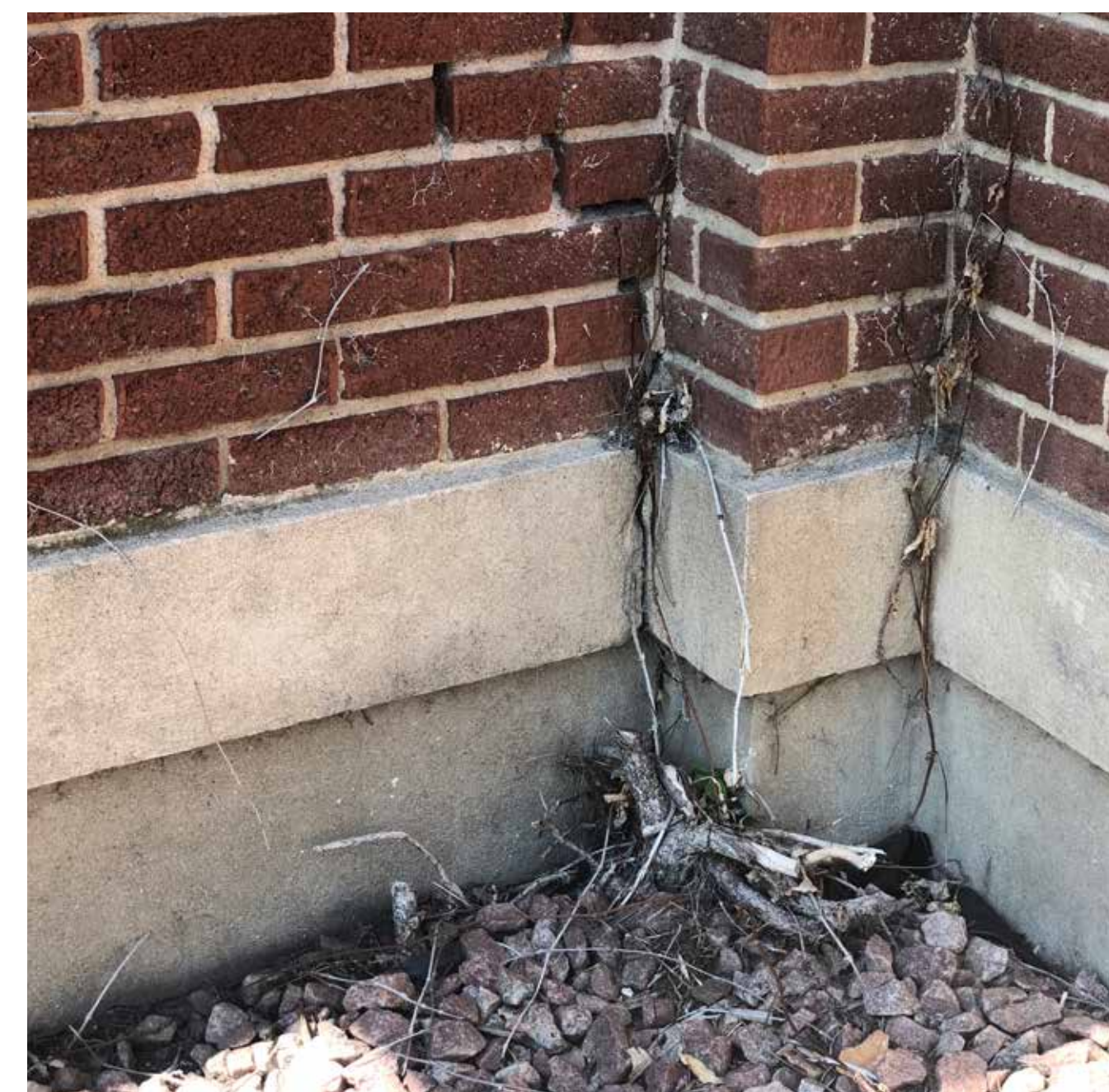
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HVAC CONCERNS

3 HVAC CONCERNS

- A. Wall are uninsulated and windows are single glazed panes making it costly operate.
- B. The basement at the north has leaked since building was constructed developing mold. Due to this, the basement has not been used and the building causes breathing issues.



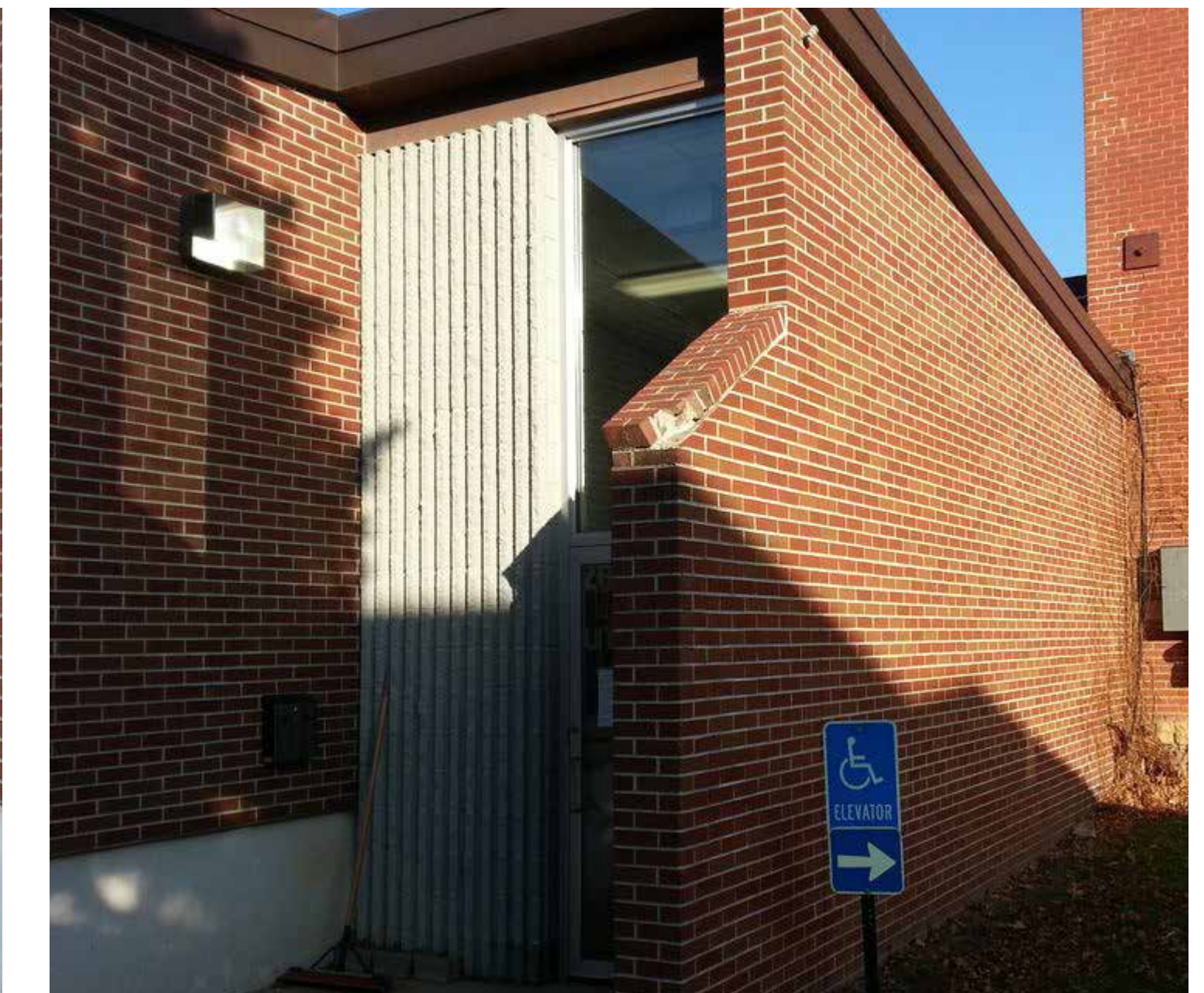
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SECURITY CONCERNS

4 SECURITY CONCERNS

- A. The public can enter by multiple unobserved entrances.
- B. How can the Courthouse provide a welcome face to the public while improving the security of the building.



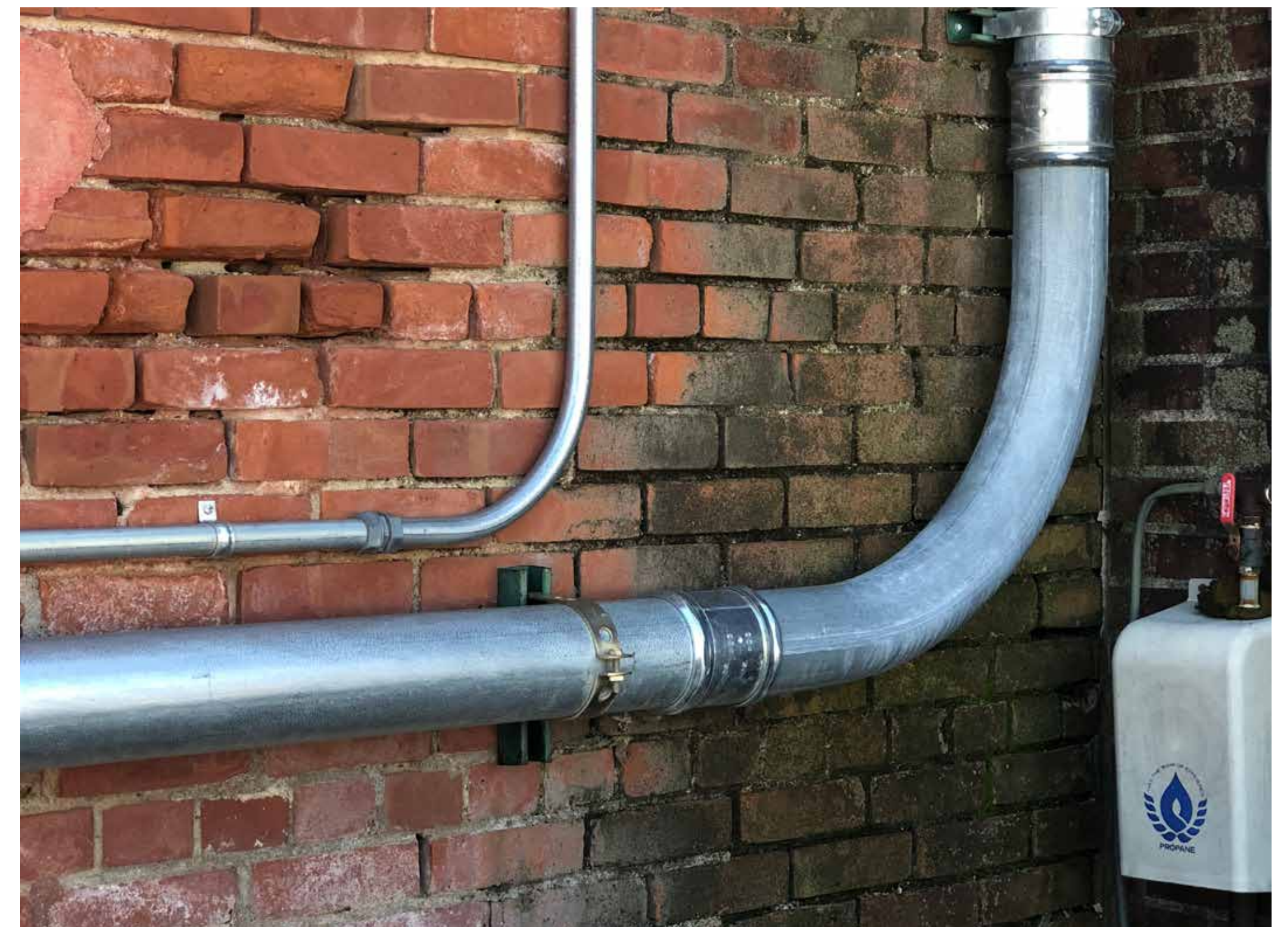
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CODE CONCERNS

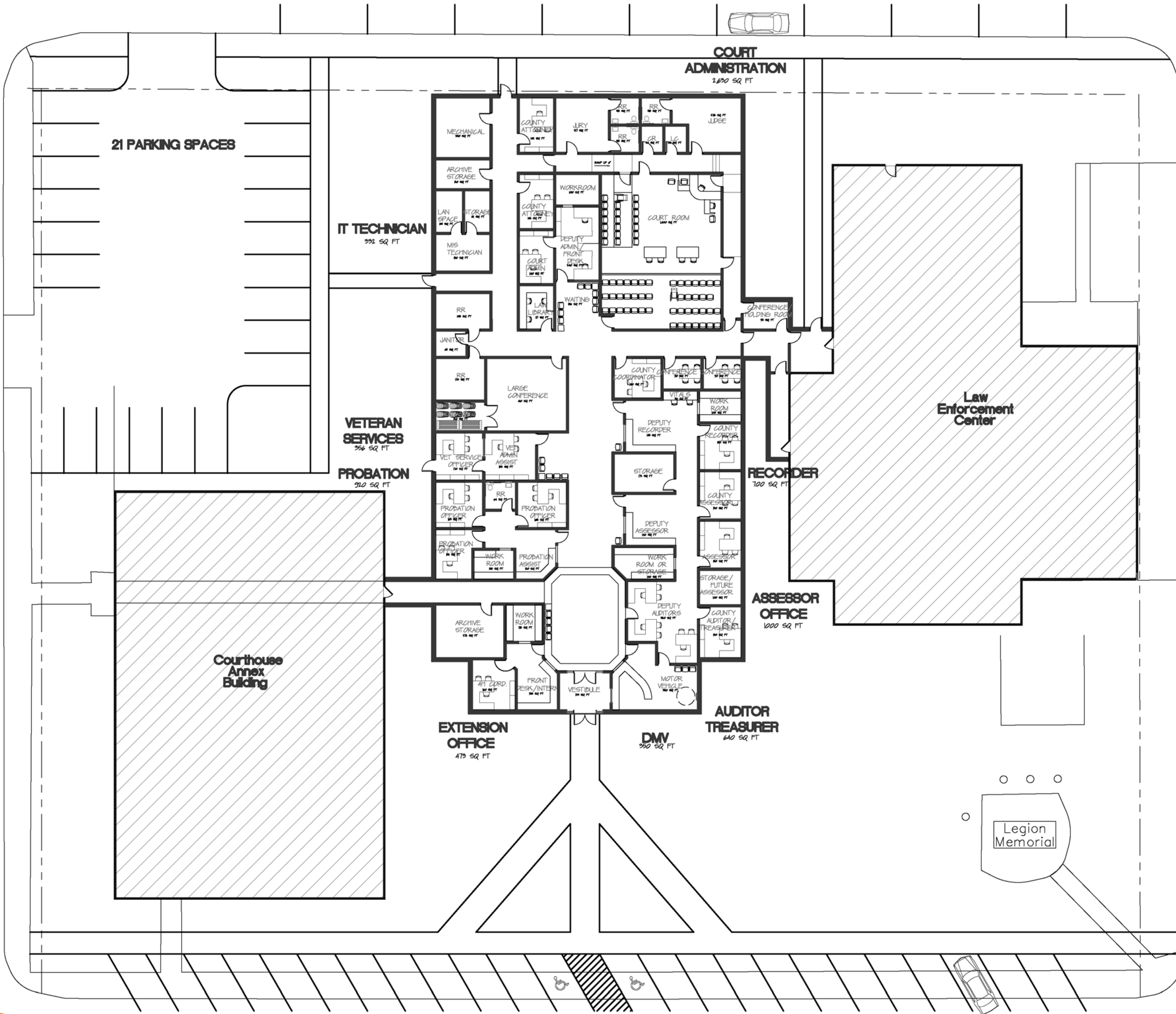
5 CODE CONCERNS

- A. For renovation or remodeling, all new work must be in accordance with code.
- B. Exitways are unprotected and the second means of egress on the 2nd floor is a code violation.
- C. All interior wall finishes are made of unprotected combustible materials, 1939 addition not separated from 1891 building, and old vault doors present hazard of being left open allowing fire to spread into vaults.
- D. There is no automatic fire suppression system.





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COST ESTIMATE

BASIC COSTS:

CONSTRUCTION COST	\$3,000,000.00
BUILDING DEMOLITION	\$200,000.00
SITE WORK	\$525,000.00
TOTAL FOR CONSTRUCTION	\$3,793,875.00
CONTINGENCY (10%)	\$375,500.00
NON-CONSTRUCTION (10%)	\$375,500.00

SUBTOTAL	\$4,470,000.00
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OTHER COSTS (ALLOWANCES):

TEMPORARY RELOCATION OF COURTHOUSE FUNCTIONS	\$200,000.00
RELOCATION OF UTILITIES	\$100,000.00
FURNITURE & FIXTURES	\$400,000.00
TOTAL FOR ALLOWANCES	\$700,000.00

SUBTOTAL	\$5,170,000.00
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COST ESTIMATE NOTES

Estimate includes:

Architectural & engineering costs
10% Contingency

Estimate does not include:

Costs related to financing
Renovation and refinishing of existing areas in adjoining
jail or Human Services Building
Public address systems or wiring in addition to wire way
Phone systems or wiring in addition to wire way
Computer system or wiring in addition to wire way



DISCUSSION

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