

NEW ALBANY - FLOYD COUNTY
INDIANA BUILDING AUTHORITY
800.241.333 CITY-COUNTY BUILDING NEW ALBANY, IN 47156



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City-County Building

Condition Assessment Options & Recommendations

February 1, 2021

Step 1: City-County Building Condition Assessment



Building Authority requests engineering & architecture firm RQAW and energy efficiency company Ameresco to conduct a condition and energy assessment of the building.

- Site visits by RQAW on 4/30/2020, 6/11/2020, & 6/16/2020
- Scope of Services for this assessment included evaluations for:
 - Mechanical
 - Electrical
 - Plumbing
 - Architectural
- This assessment was completed in August.
- Conclusion: the major requires major renovation



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RDG01 113 CITY-COUNTY BUILDING NEW ALBANY, IN 47156



Step 2:

Floyd County Government Space Assessment



Given the county's share of occupancy of the building will increase from 84% to 91% of square footage after city offices vacate the 3rd floor, the County Commissioners asked the Building Authority to evaluate the county's immediate and long-term space needs (25 years) of the departments currently occupying space in the City-County Building, Pine View Government Facility, Health Department (currently located at the Baptist Health Floyd hospital), and the M. Lucille Reisz Building.

The following items were developed through the study process:

- Existing facilities and the uses of the spaces within the facilities were documented.
- An existing architectural space program was created.
- An understanding of how well the existing spaces function and accommodate operations.
- A proposed architectural space program to optimize operations and functionality was developed for immediate and future needs.
- Conceptual designs were developed to accommodate the proposed architectural space program.
- Preliminary cost estimates were developed for multiple options and included anticipated hard and soft costs.



Step 1: City-County Building Condition Assessment Recommendations for Urgent Repair



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- Replace Air Handlers, abate and re-insulate any existing piping to remain.
- Existing pneumatic controls will need to be replaced with a DDC system.
- Replace all existing electrical wire, branch panels and associated electrical wiring.
- Replace all recessed fluorescent tube fixtures with occupancy sensors with auto/off LED flat panel light fixtures and replace one for one existing exit signs with new LED exit signs.
- Replace all public flush valves and lavatory faucets with touchless-sensor type devices with lower gpf units.
- Replace existing floor drain traps.
- Replace all plumbing piping insulation and valves.
- Replace window walls with full curtain wall with 7.5" depth.
- Further investigate roof and roof drains to determine if repair/replace is necessary.
- Repair exterior concrete.
- Replace all 9x9 floor tile with VCT.
- Replace all metal tile ceiling with 2x2 drop ceiling.
- Replace panel walls with metal stud and gypsum board.
- Upgrade Elevators to be ADA compliant.
- Replace restrooms on floors 2-4 with ADA accessible restrooms.
- Asbestos abatement throughout building.



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ROOM 311 - CITY-COUNTY BUILDING - NEW ALBANY, IN 47154

Floyd County Government Space Assessment

Existing Facilities



CITY-COUNTY BUILDING

City-County Building currently houses the following departments:

- **City Clerk**
- **City Controller**
- **Planning & Zoning**
- **Building**
- **Commissioner**
- **Mayor's Office**
- **Redevelopment**
- New Albany Township Trustee
- County Assessor
- County Auditor
- County Clerk
- County Recorder
- County Surveyor
- County Treasurer
- Maintenance
- Mechanical Controller
- Storage
- IT
- State Board of Accounts
- Building Authority
- Veteran Services
- Superior Court 1, 2, & 3
- Circuit Court
- Auxiliary Court
- Child Support
- Magistrate
- Prosecutor
- Drug & Alcohol
- Public Defender

- These departments occupy 65,618 sq. ft.
- Based on the facility assessment, the building requires extensive renovations

***items in bold are City offices that are vacating the building**

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ROOM 313 CITY-COUNTY BUILDING NEW ALBANY, IN 47156



Floyd County Government Space Assessment

Existing Facilities



PINE VIEW GOVERNMENT FACILITY



The following departments currently occupy the Pine View Government Facility:

- Juvenile Probation
 - Clerk/Courts Secure File Storage
 - Emergency Management
 - County Commissioners/Council
 - Sheriff
 - Soil & Water
 - Youth Center
- These departments account for 64,509 sq. ft.
 - Much of the space would require minor renovations for the proposed use.
 - The Youth Center takes up 23,899 sq. ft. and will remain at this location.
 - There is a large gymnasium and recreation area that could be converted into other uses noted under Option 3B.



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Floyd County Government Space Assessment

Existing Facilities

M. LUCILLE REISZ BUILDING



The following departments currently occupy the M. Lucille Reisz Building:

- Clerk
 - Community Corrections
 - Probation
 - IT
- This facility includes 24,004 sq. ft.
 - This building would require some modification to repurpose the building for the proposed uses.

Floyd County Government Space Assessment Architectural Space Program



Justice Components	Existing SF	Proposed SF
Court 1	2,442 SF	5,451.6 SF
Court 2	2,645 SF	5,365.8 SF
Court 3	1,730 SF	5,222.8 SF
Magistrate	752 SF	2,149.4 SF
Community Corrections	8,572 SF	3,792.8 SF
Child Support	1,126 SF	1,258.4 SF
Sheriff's Dept.	3,157 SF	3,300 SF
Circuit Court	2,409 SF	5,508.8 SF
Auxiliary Court	927 SF	2,816 SF
County Clerk	4,956 SF	5,482.4 SF
Prosecutor	4,177 SF	3,601.4 SF
Probation	9,274 SF	3,264.8 SF
Juvenile Probation	2,924 SF	(Included in SF Above)
Drug & Alcohol	606 SF	715 SF
Public Defender	1,078 SF	1,309 SF
Subtotals	46,775 SF	49,238.2 SF

Government Components	Existing SF	Proposed SF
County Commissioners/Council	3,692 SF	3,278 SF
Coroner Office	196 SF	165 SF
County Recorder	1,564 SF	2,627.9 SF
County Treasurer	1,330 SF	1,742.4 SF
County Surveyor	322 SF	1,203.4 SF
County Assessor	2,102 SF	2,325.4 SF
County Auditor	1,888 SF	1,973.4 SF
Operations	6,315 SF	2,068 SF
Veteran Services	592 SF	330 SF
Building Authority	1,626 SF	2,893 SF
Emergency Management	2,933 SF	1,422 SF
Soil & Water	1,254 SF	522 SF
Health Department	10,000 SF	9,999 SF
Subtotals	33,814 SF	30,548.10 SF

Justice and Government Components Existing SF: 80,589 SF

Justice and Government Components Proposed SF: 79,786 SF

Shared Spaces: 3,960 SF

15% Grossing Factor (Fac. Circulation/Walls/Chases): 12,562 SF

Total Gross Required Square Footage: 96,308 SF





$$\begin{array}{r} \text{PROPOSED} \\ \text{NEW BUILDING} \\ 32,103 \text{ SF/FLOOR} \\ \times \\ 3 \text{ FLOORS} \\ = \\ 96,309 \text{ SF GROSS} \end{array}$$

NEW STANDALONE FACILITY

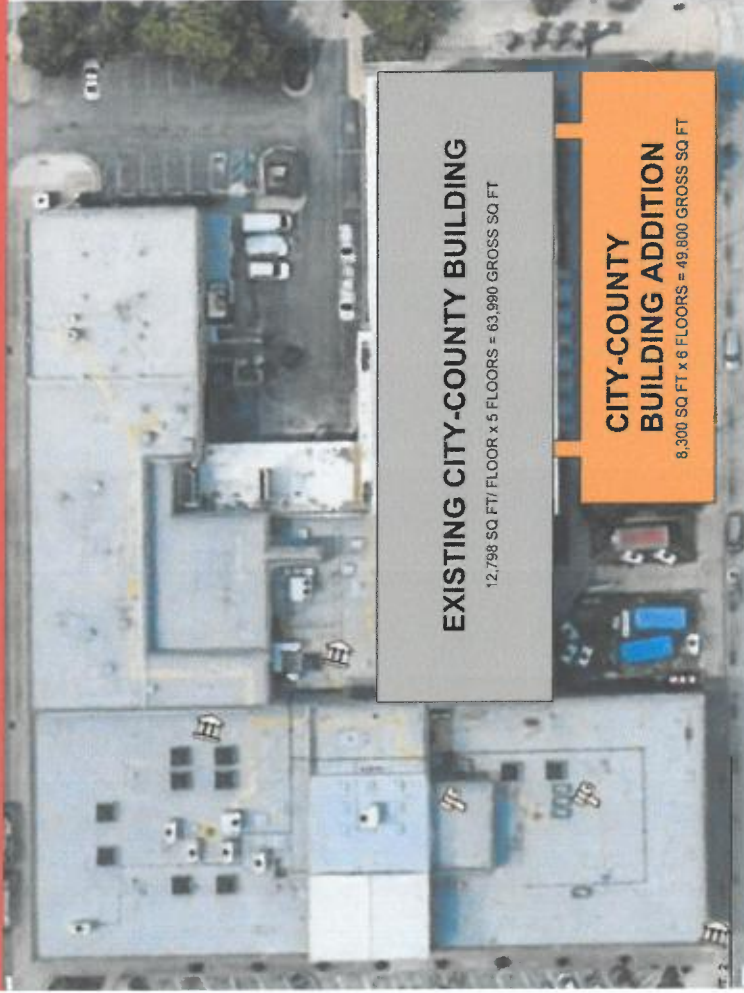
- There are likely several locations available that would accommodate the proposed facility
- This option relocates all Justice, Administration/Taxing and Health Department functions in one facility at a new undetermined site.
- 32,103 square feet per floor, three floors, provides the programmed 96,309 square feet.

Pro:

- All county functions, except for the Youth Center, will be located on one site.
- This option would be the most efficient and functional of all the options.



Floyd County Government Space Assessment Option #2



ADDITION AND RENOVATION TO THE EXISTING CITY-COUNTY BUILDING

- Addition to + renovation to the existing city-county building.
- This option relocates all the Justice, Administration/Taxing and Health Department functions into one facility
- Renovate the existing 63,990 square foot building and build a 49,800 square foot annex to accommodate the proposed program in a basement and five stories
- To maximize the site and manage inefficiencies, there is 7,538 sq. ft. of unassigned space

Pro:

- All county functions, except for the Youth Center, will be located on one site with some room to expand.
- The M. Lucille Reisz Building will no longer be needed by the county.



Floyd County Government Space Assessment Option #3A



UTILIZE THE EXISTING CITY-COUNTY BUILDING FOR ALL JUSTICE FUNCTIONS, PROVIDE AN ANNEX AT THE CITY-COUNTY BUILDING FOR THE HEALTH DEPARTMENT AND CONSOLIDATE ALL OTHER ADMINISTRATION/TAXING FUNCTIONS INTO THE M. LUCILLE REISZ BUILDING

- A single story, 8,300 square foot addition and basement would provide a total of 16,600 square feet to accommodate the Health Department.
- This addition provides "shell space" for storage and future space needs/department expansion.
- All other Administration/Taxing functions would be located at the renovated M. Lucille Reisz Building.

Con:

- The renovation of the existing City-County Building will not accommodate Judicial functions as well as the new construction offered in Option 1 or 2.
- All three buildings will still be needed by the county.



Floyd County Government Space Assessment Option #3B



HEALTH DEPT. - 4,465 SF	EMERGENCY MANAGEMENT - 1,658 SF
COUNTY COMMISSIONERS/ COUNCIL - 2,557 SF	PUBLIC - 769 SF
OPERATIONS - 2,068 SF	SOIL & WATER - 635 SF
COUNTY AUDITOR - 1,984 SF	COUNTY ASSESSOR - 2,326 SF
CORONER - 233 SF	COUNTY SURVEYOR - 1,196 SF
COUNTY RECORDER - 2,706 SF	COUNTY TREASURER - 1,727 SF
VETERAN SERVICES - 406 SF	CIRCULATION - 3,752 SF
RESTROOMS - 606 SF	STORAGE - 53 SF
FIRST FLOOR	
NEW CONSTRUCTION	
GROSS SQUARE FEET - 4,465 SF	
SECOND FLOOR	
NEW CONSTRUCTION	
GROSS SQUARE FEET - 7,644 SF	
TOTAL NEW CONSTRUCTION	
GROSS SQUARE FEET - 12,109 SF	
EXISTING BLDG GROSS	
SQUARE FEET - 24,004 SF	
TOTAL GROSS SQUARE FEET -	
36,113 SF	



HEALTH DEPT. - 7,644 SF
ROOF - 20,825 SF

UTILIZE THE EXISTING CITY-COUNTY BUILDING FOR ALL JUSTICE FUNCTIONS, CONSOLIDATE ALL OTHER ADMINISTRATION/TAXING FUNCTIONS INTO THE M. LUCILLE REISZ BUILDING AND PROVIDE AN ADDITION AT THE M. LUCILLE REISZ BUILDING TO ACCOMMODATE THE HEALTH DEPARTMENT

- A two story, 12,000 square foot addition to accommodate the Health Department.
- All other Administration/Taxing functions would be located at the renovated M. Lucille Reisz Building.

Con:

- The renovation of the existing City-County Building will not accommodate Judicial functions as well as the new construction offered in Option 1 or 2.
- All three buildings will still be needed by the county.



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Floyd County Government Space Assessment Option #4



UTILIZE THE CITY/COUNTY BUILDING FOR JUSTICE FUNCTIONS, CONSOLIDATE ALL OTHER ADMINISTRATION/TAXING FUNCTIONS INTO THE PINE VIEW BUILDING AND PROVIDE AN ADDITION AT THE PINE VIEW BUILDING TO ACCOMMODATE THE HEALTH DEPARTMENT

- A two story, 10,000 square foot addition to accommodate the Health Department
- All other Administration/Taxing functions would be located at the renovated Pine View facility
- Youth Center to remain
- Renovate the gymnasium into two levels of office space to accommodate additional government functions

Pro:

- The M. Lucille Reisz Building will no longer be needed by the county.

Con:

- The renovation of the existing City-County Building will not accommodate Judicial functions as well as the new construction offered in Option 1 or 2.
- This location is outside of City limits.
- The location is geographically distant from the population center.



Building Authority Recommendation

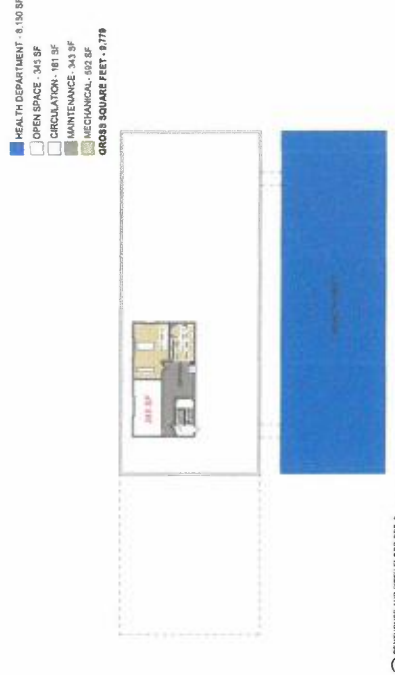
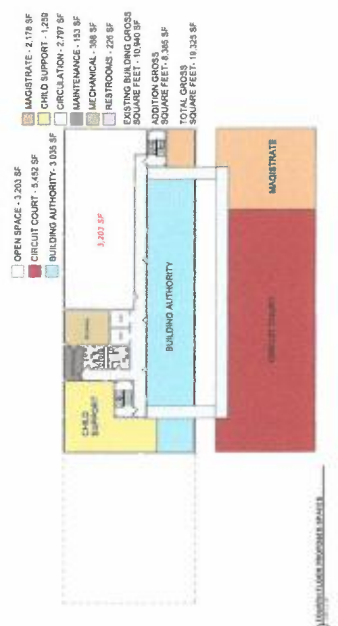
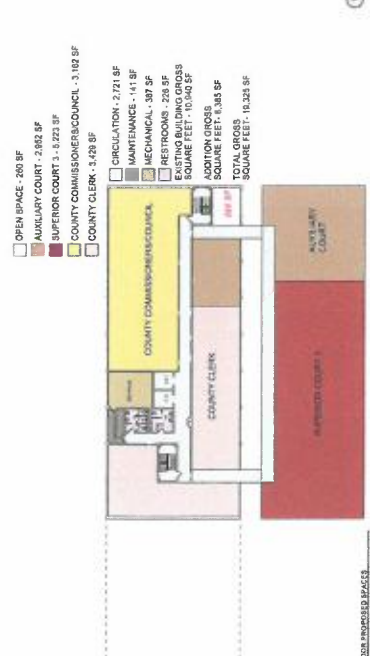
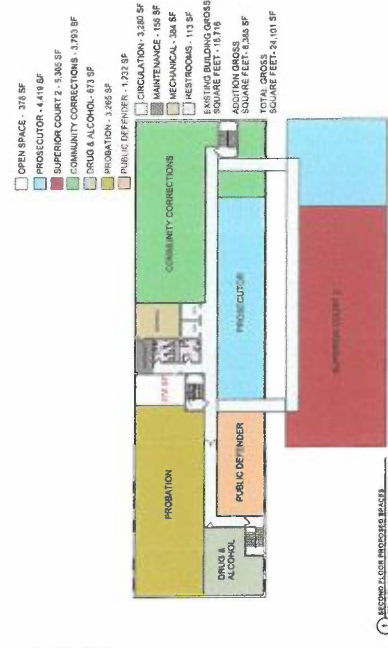


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- All explored options are estimated to cost upwards of \$20M.
- The Building Authority seeks the most cost-efficient way to handle the space needs and functionality required by county government, the primary tenant.
- The Building Authority recommends further evaluation of Option #2 (constructing a new annex and renovation to the existing City-County Building) by moving to Step 3- Preliminary Design.



1 EXISTING BUILDING PROPOSED SPACES

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Step 3: Preliminary Design

- Form project committee comprised of the Building Authority, County Commissioners, County Council, and Judiciary. Establish single point of contact to consult with Architect.
- Hire Architect for Preliminary Design- Review/sign proposal and contract.
- Determine project delivery method.
- Determine project budget and funding options.
- During Preliminary Design, the Architect will:
 - Lead county through a procurement process once the delivery method is determined.
 - Conduct interviews with department staff and validate Architectural Space Program and operational requirements developed during the Space Needs Study conducted by RQAW.
 - Review cost implications as a result of an updated program.
 - Complete a Preliminary Design layout with system narratives.
 - Estimate cost of Preliminary Design.
 - Align Preliminary Design with proposed budget.
 - Preliminary Design to be completed no later than June 1, 2021

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Questions

