

POTTAWATOMIE COUNTY COURTHOUSE

SITE REUSE DESIGN AND REVITALIZATION PLANS

Westmoreland, Kansas



AREA MAP



ACKNOWLEDGMENTS:

This project was performed through direct technical assistance provided by the United States Environmental Protection Agency's Office of Brownfields and Land Revitalization (OBLR) and the agency's Region 7 office. The project was supported by the leadership and citizens of Pottawatomie County.

EPA TA Design Consultants:



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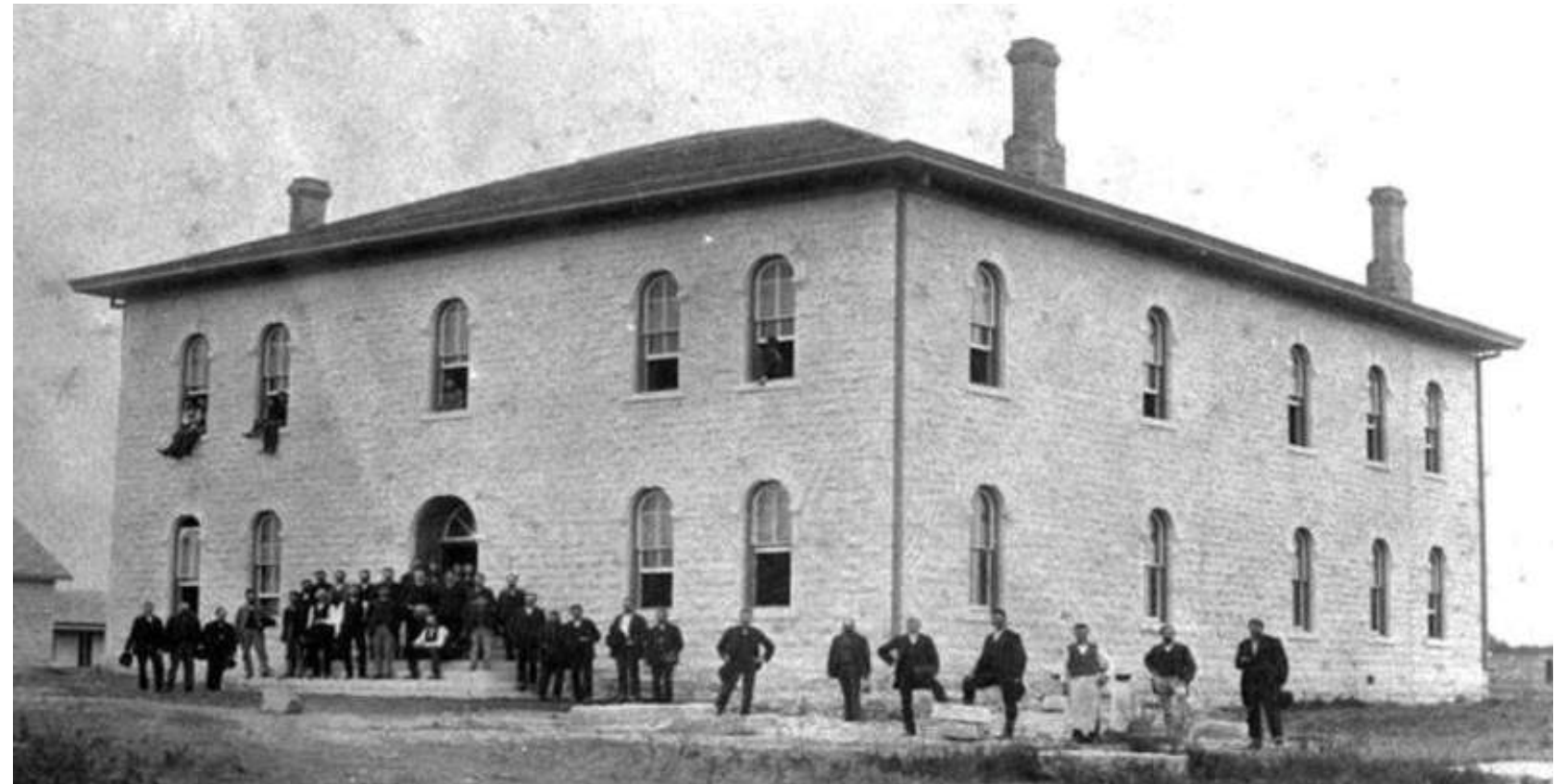


PROJECT BACKGROUND

The County of Pottawatomie has secured the support of the U.S. Environmental Protection Agency's Office of the Brownfields and Land Revitalization Technical Assistance Program to develop site reuse plans for the historic Pottawatomie County Courthouse located at 105 Main Street in Westmoreland, Kansas. The intent of the technical assistance is to understand the feasibility of reusing the existing building and site, identify potential issues and constraints that might exist, and outline next steps for the reuse strategy.

The Pottawatomie County Courthouse was built in 1884 by Hulsey and Moses, a contractor out of Manhattan, Kansas. There was no architect for the structure, but instead it was designed by a local citizens committee and paid for from private contributions. The original mass of the building was a rectangular plan, two-story limestone building set back from Main Street between North 1st and North 2nd Street. From 1897 to 1976, a series of additions added projecting bays to the West, South, and East of the original structure, all but the last in compatible style and detailing to the original structure. The Courthouse housed the primary offices of County government until 1994; it continued to serve court functions until 2012, when the Justice Center was built to the North of the existing Courthouse. It was noted that some departments utilized the building sparingly until 2021 when a waterline valve was not shut off and the basement was flooded. The building is the second oldest existing Courthouse in the State of Kansas and was listed on the National Register in 2018.

The site around the building contains original limestone site walls on the south and east perimeter as well as a one-story jail structure built in 1885 that has been used as storage most recently. There are other contemporary elements on the site, including a war memorial plaza, flagpole, and a Pottawatomie County stone map monument. Ample street parking is provided along N 1st Street, Main Street, and N 2nd Street, with dispersed accessible spots connecting the accessible route to the building.



1884-1885 Historic Image Showing Original Courthouse without Additions (kansasmemory.org)



Historic Post Card (Date Unknown, Prior to 1976 addition) (SHPO-KSHS)

PROJECT BACKGROUND

Although the scope of this technical assistance was not to perform an analysis of the condition of the building, significant documentation was provided by the County and private citizens of Pottawatomie County that was referenced to understand the conditions and constraints of the building. Below is a list of the heavily referenced documents, though not comprehensive:

- National Register of Historic Places Registration Form for the Pottawatomie County Courthouse
- Bartlett & West - Pottawatomie County Courthouse Structural Evaluation dated March 2009
- Stantec - Phase I Environmental Site Assessment dated May 21, 2021
- Stantec - Site-Specific Sampling and Analysis Plan - Phase II Environmental Site Assessment dated September 21, 2021
- BG Consultants, Inc. - 2015 County Facilities Space Needs Assessment dated October 5, 2015.

The ICF/SGA Team participated in multiple virtual meetings with EPA Region 7, Flint Hills Regional Council, Pottawatomie County, and other key stakeholders. A site visit was held on April 7, 2022 to walk through the building and hear issues, opportunities, and feedback from community members and other stakeholders. About 30 stakeholders were present at the public meeting and although an end user for the building was not made evident, the feedback from the attendees informed the reuse plan and scenario outlined in this package.

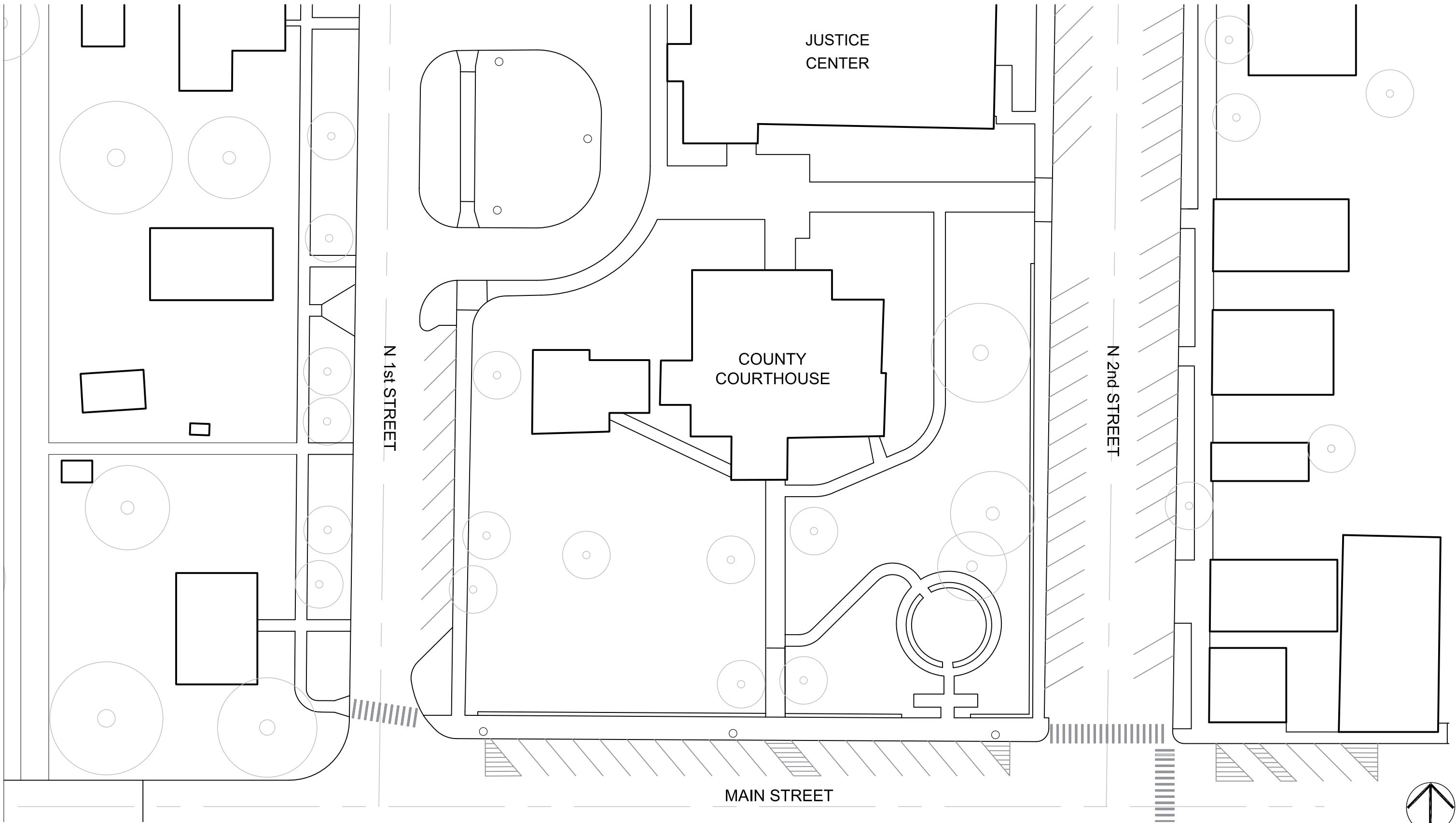


View of Courthouse from Memorial Plaza at SE Corner of site. August 17, 2017. Spencer, Brenda (<http://khri.kansasgis.org/index.cfm?in=149-5770-0002>)



View of Jail and Courthouse. November 17, 1999. Schwenk, S. and Cloud, D. (<http://khri.kansasgis.org/index.cfm?in=149-5770-0002>)

EXISTING SITE PLAN



KEY CONSIDERATIONS

Based on available data, the site visit, and stakeholder meetings, the following items were identified as key considerations by topic that may influence the eventual reuse of the building.

- Original Construction
- Existing Site & Location
- Environmental Conditions
- Existing Building Systems
- Building Code
- National Register of Historic Places Designation

KEY CONSIDERATIONS

Original Construction

The original building is two-stories, wood framed with thick stone exterior bearing walls and some interior stone bearing walls as well. The roof is framed with heavy timbered trusses, covered with a metal hipped roof that was recently replaced in 2007. The typical window on the facade is a tall, narrow, double-hung, arched, 2-over-2 wood windows. All subsequent additions, except for that in 1976, were constructed in a similar fashion.

The past structural reports that were made available outline some previous structural issues with the roof framing and floor framing, some of which have previously been addressed. Some of the structural deficiencies and movement were caused by unusual water events in 2001/2022 and 2021 while others were caused by fire damage from an unknown date. With any possible reuse, considerations should be given to the live load required for the use and the structure should be adapted to sufficiently carry the loads. Steep ramps and/or steps are currently used to access two rooms with overbuilt floors on the first floor added due to differential settlement and creep deflection. For better accessibility and ease of use, consideration should be given to remove the overbuild and level out the entire first floor.

Given the 16-18" thick stone walls throughout the structure, any intervention that includes new masonry openings in these walls will require somewhat substantial alterations to add lintels and support the existing wall. Consideration should be given to where these new openings occur, their size, and the overall number of new openings required for a future use.



View of Courthouse from the South. June 02, 1971. Konold, Mike. (<http://khri.kansasgis.org/index.cfm?in=149-5770-0002>)



Step into built-up first floor area at the southeast of the building.

KEY CONSIDERATIONS

Original Construction

Limestone, as with any masonry construction, relies on the sacrificial mortar joints to keep water out of the envelope. This is true as well for basement and foundation walls, although modern construction would provide waterproofing to aid in keeping moisture out of the building. Any continued use of the building should consider the addition of waterproofing and a maintenance program for exterior improvements, including roofing replacement and mortar joint repointing to keep the envelope watertight.

The original layout of the building includes the 'core', which is the original 1884 rectangular footprint that included a first floor with a wide North/South axial corridor flanked by four large rooms in each corner of the building separated by narrow vaults. The subsequent addition projects were primarily added on to be used as vaults or additional office space. One stair, located at the north of the corridor, connects the first and second floor. The second floor is largely devoted to the Courtroom assembly space, with some offices at the north. The projecting bays at the additions hold judges chambers, jury rooms, office, and other storage spaces. Consideration for future uses should take into account the original uses, as the original geometry, layout, and room sizes of the building will be easier to adapt to a similar use than a drastically different use; though it is not impossible.



View of stone foundation walls in the excavated basement



View at southeast corner of the building with the 1976 addition in the foreground.

KEY CONSIDERATIONS

Existing Site & Environmental Conditions

EXISTING SITE

The Courthouse was originally constructed on a full block at the west end of the business district that measured 240' by 320'. The site was surrounded on all sides by roads - Main Street to the south, Armer Street to the north, and 1st and 2nd street on the east and west sides. The south, west, and east elevations of the site are largely unchanged, but the Justice Center was constructed north of the Courthouse in 2012, vacating Armer Street and creating a somewhat shared site with the Courthouse.

Considering the proximity to the relatively new Justice Center, the future use of the existing Courthouse is limited by Zoning, County-approved uses, and common sense. Residential uses or childcare uses would not be considered the highest and best use for the site given concerns about the jail next door. All potential user groups discussed were either public entities or private entities with an office or community focus. Even if the County does not maintain ownership of the building, it would still be important that the eventual use was agreeable to the County.

ENVIRONMENTAL CONDITIONS

Previous environmental assessment work conducted on the site uncovered asbestos and lead-based paint in the building. The Phase II Survey by Stantec recommended the removal of asbestos containing materials that may be disturbed during future construction activities in accordance with EPA, OSHA, State of Kansas, and local regulatory requirements. The lead-based paint present in the building will need to be stabilized or abated to minimize exposure during any future construction activities.

Other items in the building that may pose environmental concerns are fluorescent light bulbs, mercury thermostats, and appliances containing Freon, all of which were identified in the building. If they are removed in the course any future building project, they will need to be recycled or disposed of in accordance with regulations.



View of war memorial, flagpole, and stone monument at the corner of Main and N 2nd Street.



Looking at the sidewalk between the Courthouse and Justice Center from the Northwest of the building

KEY CONSIDERATIONS

Systems & Building Code

SYSTEMS

The original building was never designed with cooling or wireless connectivity in mind. Alterations over time have added modern heating systems, localized air conditioning, wiring and data lines, and other contemporary upgrades. Unfortunately, most of these systems are either obsolete or at the end of their life-cycle (the non-operational furnace in the basement). The systems will need to be upgraded, with considerations to other energy conservation upgrades (insulation, insulated-glazing units, etc), to functionally and efficiently heat, cool, and operate the building.

BUILDING CODE

Pottawatomie County has adopted the 2018 International Building Code series and the 2017 National Electrical Code for the area known as the Blue Township Sewer District/Green Valley. Although this site does not fall into the Blue Township Sewer District/Green Valley area, as a standard of care, we have based our considerations and recommendations on the 2018 codes.

With any building rehabilitation, the type of use or uses, occupant load, sprinkler and fire separation requirements, etc will need to be determined for any proposed occupancy scenario. The existing Courthouse is considered a mixed-use Business Group B occupancy and Assembly Group A-3 occupancy. Providing a reuse scenario with the same uses will prevent the need to undergo a change-in-occupancy, which triggers many additional requirements as outlined in Chapter 10 of the 2018 International Existing Building Code (IEBC).



Previously installed mechanical and electrical systems are now outdated.



Fans and supply diffusers from modern HVAC systems cover up the historic features in the 2nd floor courtroom.

KEY CONSIDERATIONS

Building Code

Although the building only has two main levels, accessibility and vertical circulation is one of the major challenges when considering any reuse possibility. There is currently accessible parking and an accessible path to enter at the north of the building, but the chair lift currently installed on the stair is not considered an approved accessible means of egress to get to the second floor. If a public use were to remain on the second floor, an elevator would be required to provide an accessible route to the second floor.

Additionally, there is only one interior stair connecting the second floor, with other egress accessed through the windows and down the fire escapes. Given the square footage of the floor and number of occupants, an additional means of egress would be required. Fire escapes are sometimes allowed as another means of egress by the IEBC, but significant alterations would be required to stabilize the fire escapes as well as meet the requirements of the IEBC. Another alternative is to consider the addition of an interior fire stair that connects the two floors.

There are many uses that might require the addition of a fire protection system within the building. If an assembly space remains on the second floor of the structure in any new use, the IEBC and IBC would require that the space is provided with an automatic sprinkler system. Generally, with a Business use, automatic sprinkler systems are not required, but other fire protection measures, including a fire alarm and detection system, may be required. All of these considerations would be based on the final proposed use of the spaces.



A chair lift was previously installed at the single open stair that connects the first and second floor.



View of an existing deteriorating fire escape, accessed out of a second floor window.

KEY CONSIDERATIONS

Building Code

The plumbing fixtures in the building are not accessible and are inadequate due to modern occupancy requirements. Although the IEBC does not require changes to plumbing fixtures unless the occupant load of a story is increased by more than 20 percent, accessible toilet rooms are required, unless technically infeasible. Even though this limits the requirements for the plumbing fixtures in an eventual reuse, considerations should be made to bringing the number of plumbing fixtures in the building up to modern standards if space and budget allow.

Any potential plan to reuse the Pottawatomie County Courthouse must be evaluated carefully against the current building code for implications that are not limited to construction and fire safety, accessibility, and energy-conservation concerns. Any or all of these factors could have significant costs.



View of an inaccessible toilet room on the 2nd floor.



Existing radiator and beadboard wainscoting in the 2nd floor courtroom.

KEY CONSIDERATIONS

National Register of Historic Places Designation

The building was listed on the National Register in 2018, which makes the building eligible for financial incentives related to the rehabilitation of historic properties. While the National Register provides recognition to historic properties and encourages their preservation, **the listing places no restrictions on what an owner may do with their property.**

Though, in order to take advantage of the Federal Historic Preservation Tax Incentive Programs, as well as the Kansas Rehabilitation Tax Credit and other state grants, any proposed rehabilitation would have to comply with the Secretary of the Interior's Standards for Rehabilitation and must be approved by both the National Parks Service and State Historic Preservation Office.

The federal program could support 20% of the cost of the rehabilitation investment, while the Kansas program offers an additional 40%. Together, these two programs could offer a substantial amount of financing incentives to be added to additional financing to form a viable rehabilitation pro-forma. Although federal tax credits are focused on for-profit enterprises, a legal mechanism exists to establish a tax credit syndication that would allow for a non-profit to capitalize on the tax credits to support the rehabilitation costs, while transferring the benefits to a tax-paying entity as an exchange.

The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. The standards provide a framework, but the final plan for reuse, if seeking tax credits, will be a cooperative effort between the owner, State Historic Preservation Office, and National Parks service. Considerations should be made to repair any deteriorated historic features that exist; although, depending on the severity of the deterioration, replacement in kind may be warranted. Based on the narratives outline in the National Register Nomination Form and the site visit, it is presumed the courtroom on the second floor, which is largely intact to the original configuration, will be preserved in some capacity in any future reuse scenario.



Extant tin ceiling above acoustic ceiling tiles in the 2nd floor courtroom. August 17, 2017. Spencer, Brenda (<http://khri.kansasgis.org/index.cfm?in=149-5770-0002>)

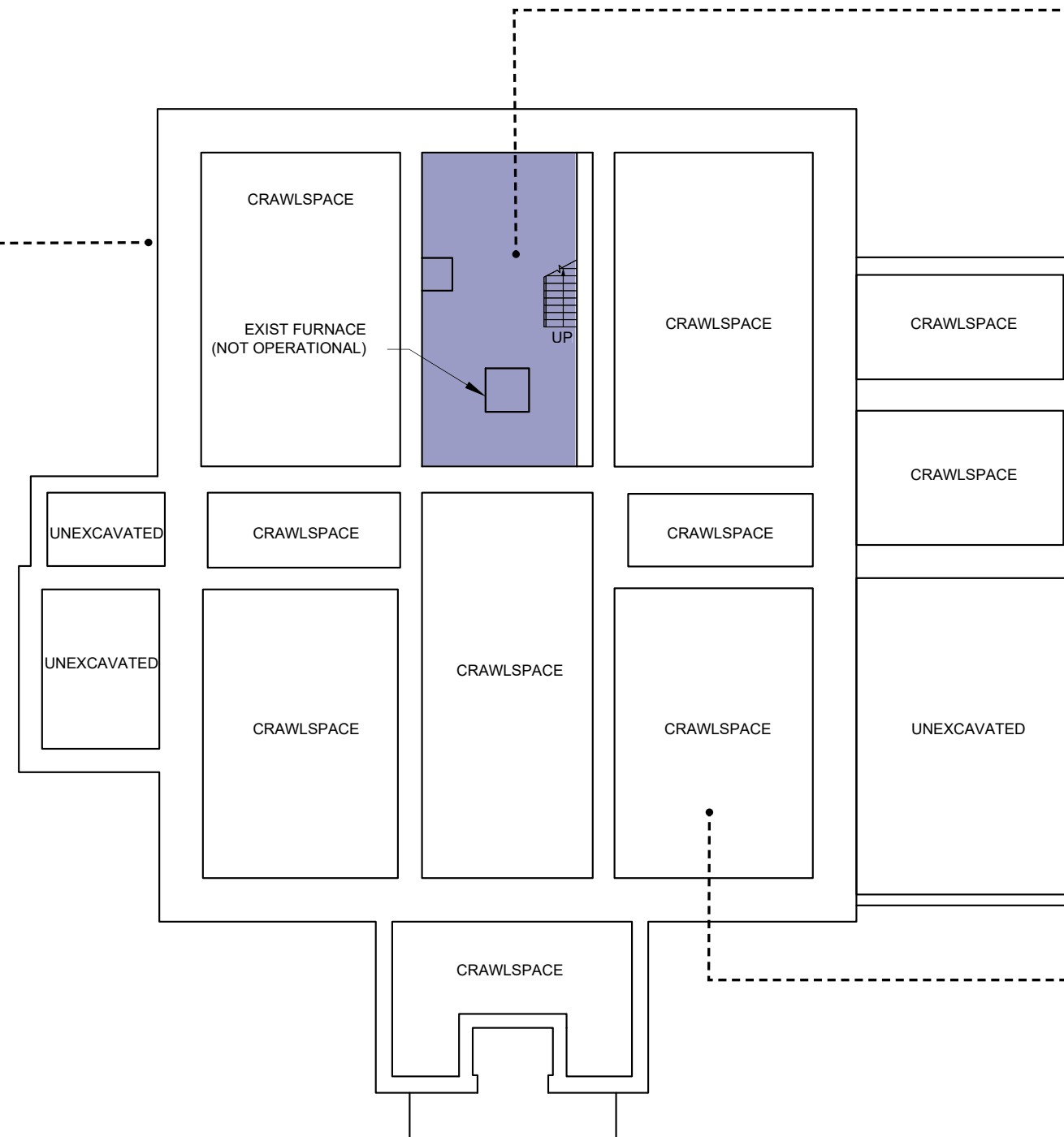
Kansas Rehabilitation Tax Credits

Kansas House Bill 2237 approved by Governor Kelly on Thursday, May 5, 2022 increased the tax credit to **40%** for cities with populations less than 9,500 residents.

KEY CONSIDERATIONS

Existing Basement Plan

No exterior waterproofing or trench drain system is installed currently. Previous water issues have caused damaged inside the building.



Existing room excavated in basement for furnace. Space could be utilized for future building equipment if properly protected from water intrusion.

Crawlspace access will be important if there is any desire to level out the first floors.



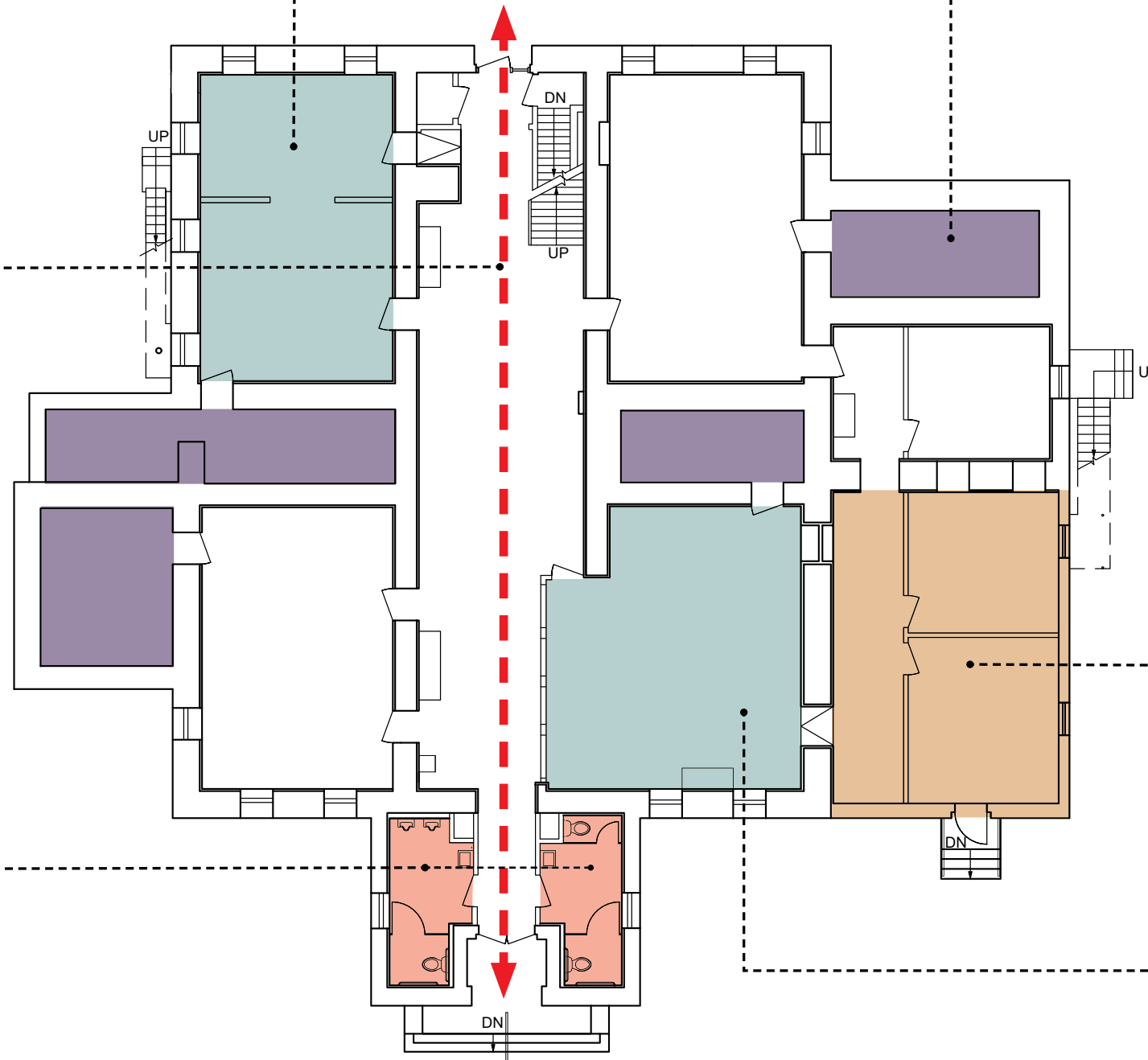
KEY CONSIDERATIONS

Existing 1st Floor Plan

Existing built-up floors were installed to accommodate deflection creep due to water events. The ramps and steps to access the built-up floors are not accessible.

Existing corridor along the North/South axis is a character defining feature of the original layout and should be retained.

Existing restrooms are not accessible and in an awkward location immediately adjacent to the north entrance.



Existing vaults (highlighted in purple) are built of thick masonry and do not contain windows or have access to natural light. These rooms will be ideal for more utilitarian spaces in any future reuse plan for the building.

The 1976 addition does not contribute to the historic character of the building. There is opportunity for major intervention within this addition that will limit disturbance to existing historic features.

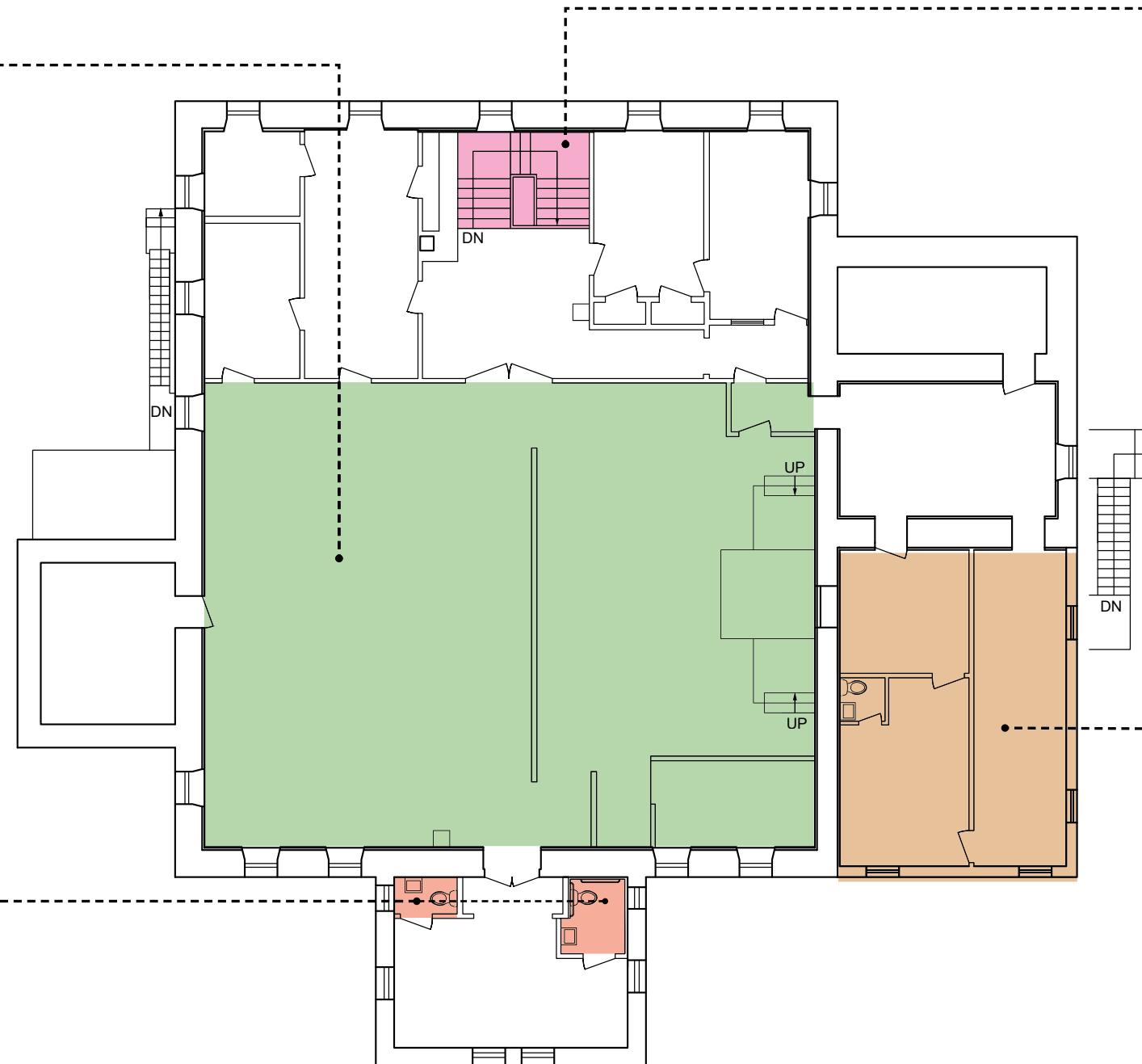
Existing built-up floors were installed to accommodate deflection creep due to water events. The ramps and steps to access the built-up floors are not accessible.

KEY CONSIDERATIONS

Existing 2nd Floor Plan

The existing courtroom space is largely intact, with the original wood flooring, w wainscoting, and pressed tin ceiling (above the acoustic tile drop ceiling). Future reuse plans should retain the volume of this space and the historical features as much as possible.

The existing stair to access the second floor is original and contains historic features. Due to the projected number of occupants, having a single exit stair is not adequate. In any reuse plan, this stair should be retained, but alternative means of egress should be explored.



Existing restrooms are not accessible and not adequate for the intended number of occupants in the space.

The 1976 addition does not contribute to the historic character of the building. There is opportunity for major intervention within this addition that will limit disturbance to existing historic features.



REUSE PLAN

Option 1 - 1st Floor Offices/2nd Floor Community Space

OVERVIEW

The Pottawatomie County Courthouse offers an ideal opportunity for a mix of office space and community space that can be utilized for various public activities to serve the residents of Pottawatomie County. The first-floor layout offers room for a variety of private and open office spaces, as well as conference rooms and support spaces. The second floor utilizes the existing courtroom as a large community meeting space, with other adjacent meeting rooms to support groups of all sizes.

ADVANTAGES

- The site already has access to accessible parking and an accessible route to the building.
- The proposed use mimics the original use of the space, which offers efficiencies and cost savings for rehabilitation, as well as provides a higher probability of meeting the Secretary of the Interior’s Standards for Rehabilitation.
- Layouts of the space are largely dependent on furniture and could provide maximum flexibility for any potential user group.
- Provides a large community meeting space to hold events that might not fit in the Sunflower Room in the Public Works Building.
- The large community meeting space would be flexible to also hold other activities, such as a training room, private event rental, or craft show venue.

DISADVANTAGES

- Functional use of the building would require significant renovations, including systems upgrades and new toilet rooms.
- Possibility of extensive renovations required to make the public space on the 2nd floor fully accessible.
- Would require an automatic sprinkler system in the large community space on the 2nd floor.

OPTION 1 - 1st Floor Offices/2nd Floor Community Space

BASEMENT

Room	SF	Quantity	Total	# Occs	Notes
Total Gross SF			410	N/A	Excavated Room for Furnace

FIRST FLOOR

Room	SF	Quantity	Total	# Occs	Notes
Office	98	2	196	2	
Small Open Office	295	1	295	4	
Large Open Office	505	1	505	6-8	
Large Conference	460	1	460	15-20	
Small Conference	166	1	166	6-8	
Kitchenette	110	1	110	N/A	
Reception	458	1	458	N/A	
Storage	224	N/A	224	N/A	
Total Net SF			2,190	42	
Total Gross SF			6,500		Includes Elec, Mech, Toilets, Corridors, Stairs, Elevator

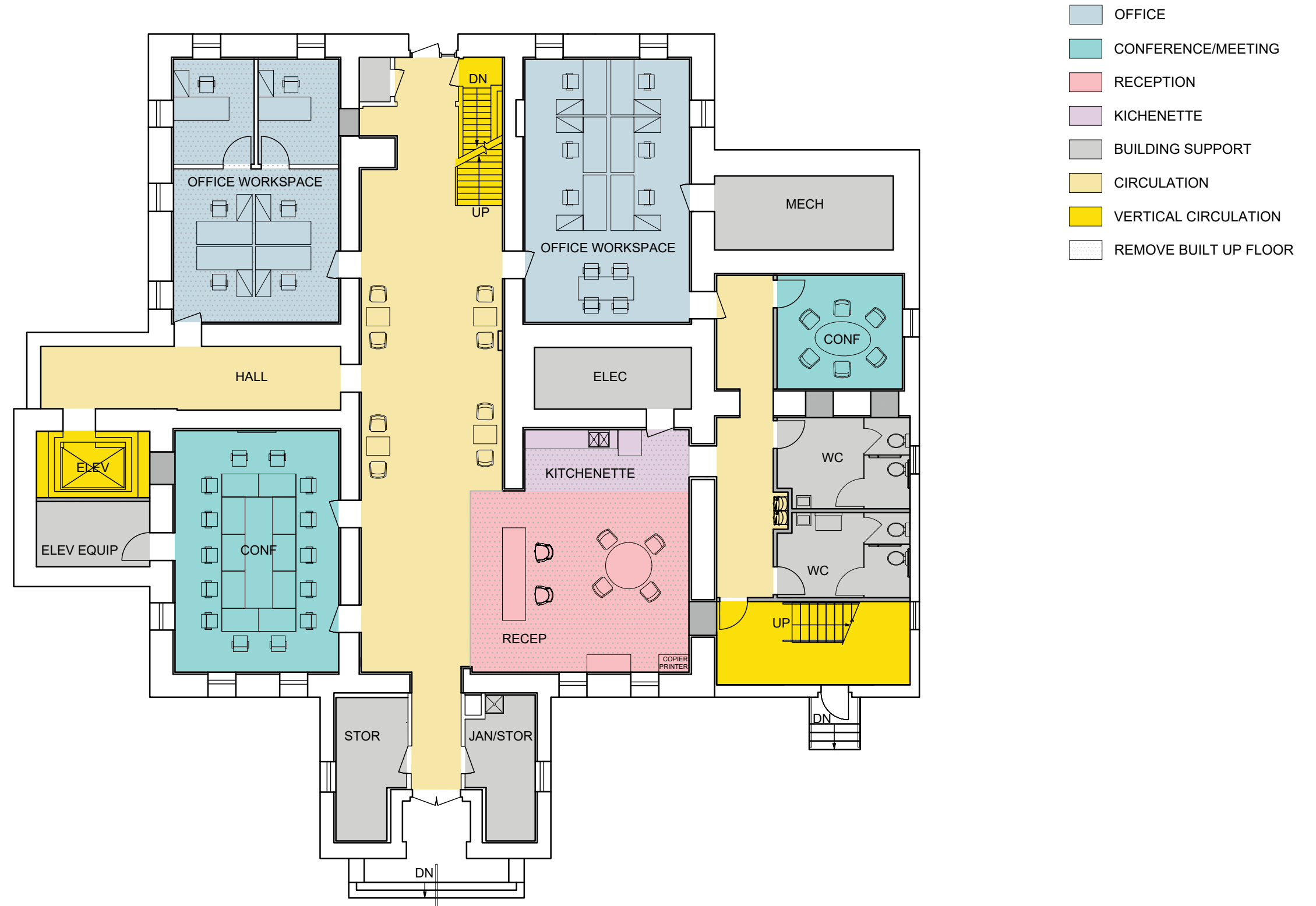
SECOND FLOOR

Room	SF	Quantity	Total	# Occs	Notes
Office	156	2	312	2	
Medium Meeting	339	1	339	10-14	
Large Meeting	449	1	449	15-20	
Community Meeting	2,417	1	2,417	100-120	
Kitchenette	154	1	154	N/A	
Reception	43	1	43	N/A	
Storage	198	N/A	198	N/A	
Total Net SF			3,714	164	
Total Gross SF			6,396		Includes Elec, Mech, Toilets, Corridors, Stairs, Elevator

Total Building Gross SF			13,306	206	
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REUSE PLAN

Option 1 - First Floor Plan



REUSE PLAN

Option 1 - Second Floor Plan



REUSE PLAN

Option 2 - 1st Floor Community Space/2nd Floor Offices

OVERVIEW

A growing trend throughout the country is Co-working Space, which provides collaborative workspace for entrepreneurs and start-up businesses to share resources and knowledge. It also provides individuals access to internet, private offices, and private meeting spaces they might not have access to otherwise. This option provides public meeting rooms on the first floor and a large open workspace on the second floor in the existing courtroom, with adjacent breakout meeting spaces.

ADVANTAGES

- The site already has access to accessible parking and an accessible route to the building.
- The proposed use is similar to the original use of the space, which offers efficiencies and cost savings for rehabilitation, as well as provides a higher probability of meeting the Secretary of the Interior’s Standards for Rehabilitation.
- Layouts of the space are largely dependent on furniture and could provide maximum flexibility for any potential user group.
- Since the public space is located on the 1st floor, this scenario would allow a phasing of the project that may allow operation before the installation of an elevator or fit out of the 2nd floor.

DISADVANTAGES

- Functional use of any portion of the building would require significant renovations, including systems upgrades and new toilet rooms.
- Given the geometry and layout of the first floor, there would be no location for a large community meeting room. Instead, there would be the opportunity for (3) ±20 person meeting rooms

OPTION 2 - 1st Floor Community Space/2nd Floor Offices

BASEMENT

Room	SF	Quantity	Total	# Occs	Notes
Total Gross SF			410	N/A	Excavated Room for Furnace

FIRST FLOOR

Room	SF	Quantity	Total	# Occs	Notes
Medium Meeting	460	1	460	15-20	
Large Meeting	505	2	1,010	20-24	
Kitchenette	110	1	110	N/A	
Reception	458	1	458	N/A	
Storage	356	N/A	356	N/A	
Total Net SF			2,038	68	
Total Gross SF			6,500		Includes Elec, Mech, Toilets, Corridors, Stairs, Elevator

SECOND FLOOR

Room	SF	Quantity	Total	# Occs	Notes
Office	156	2	312	2	
Medium Meeting	339	1	339	10-14	
Large Meeting	449	1	449	15-20	
Open Workspace	2417	1	2,417	40	
Kitchenette	154	1	154	N/A	
Reception	43	1	43	N/A	
Storage	166	N/A	166	N/A	
Total Net SF			3,714	76	
Total Gross SF			6,396		Includes Elec, Mech, Toilets, Corridors, Stairs, Elevator

Total Building Gross SF			13,306	144	
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REUSE PLAN

Option 2 - First Floor Plan



REUSE PLAN

Option 2 - Second Floor Plan



REUSE PLAN

2nd Floor Community Space Visualization



LEVEL-OF-MAGNITUDE COSTS

Although the plans presented represent potential reuse options for the Pottawatomie County Courthouse, the drawings provided are still very conceptual. Acknowledging this limitation, high-level costs based on square footages were developed to begin to inform fundraising efforts. At the time of this technical assistance, short and long-term escalation costs are unable to be calculated due to the unstable and fluctuating market costs, but they should be considered when budgeting for construction. Based on feedback during the Stakeholder meeting, we have provided level-of-magnitude costs representing multiple scenarios for rehabilitation.

Scenario A would be broken into 2 phases (A1 and A2). Work in both phases is assumed to comply with the Secretary of the Interior’s Standards for Rehabilitation. **Phase A1** would address immediate deferred maintenance needs and provide the framework to at least occupy the first floor the building. This phase would focus on the exterior envelope, main structure, and main mechanical, electrical, and plumbing systems for the entire building. Additionally, it would address asbestos-containing materials, demolition, and interior construction at the first-floor level.

Phase A2 would consist of the elements required to generally bring the entire building into compliance in terms of accessibility, circulation, and restroom facilities. The primary element would be the introduction of a new elevator, which would allow access to the second floor. New accessible restroom facilities, interior construction, and fire suppression systems will be installed at the second floor. All second-floor spaces would be connected to the central mechanical, electrical, and plumbing systems in this phase as well.

Scenario B provides a total project cost for performing all the necessary upgrades to make the building functional as an office/community space, **without complying with the Secretary of the Interior’s Standards for Rehabilitation**. Overall, this option provides some cost savings compared with Scenarios A and C, but it prevents eligibility for receiving Federal and State tax credits and other preservation related funding, which negatively impacts the overall project cost.

Scenario C provides a total project cost for performing all the necessary upgrades to make the building functional as an office/community space, while also **complying with the Secretary of the Interior’s Standards for Rehabilitation**. While this scenario initially seems more expensive than Scenario B, the potential Federal and State tax credits, as well as other preservation related funding has the opportunity to greatly offset the initial project costs.

Breakdowns for each scenario are provided on the following pages.

FUNDING CONSIDERATIONS

As noted under key considerations, since the building has previously been listed on the National Register, it is eligible for financial incentives related to the rehabilitation of historic properties. Below is a list of potential tax credits, grants, or other incentives that may be available to the project if Scenario A or C is undertaken. This list is not exhaustive, and determination of applicability has not been verified. If the project were to move forward, all of these programs and others would need to be explored by the project team to further understand the magnitude of incentives available.

- **Federal Historic Preservation Tax Incentive Program - 20% of Qualified Rehabilitation Expenditures**
- **Kansas Rehabilitation Tax Credit - 40% of Qualified Rehabilitation Expenditures**
- **Kansas Heritage Trust Fund Grant - \$90,000 per calendar year.**
- **NPS Paul Bruhn Historic Revitalization Grants Program**
- **Other NPS Historic Preservation Fund Grants**

Estimated Total Project Costs: \$4,311,495 to \$5,061,099 prior to any tax credits, grants, or other funding.

- **Scenario A: Total Project Cost of \$5,061,099 split in two phases: A1 for deferred maintenance and First Floor utilization and A2 for Second Floor Utilization.**
- **Scenario B: Total Project Cost of \$4,311,496 for a rehabilitation not complying with the Secretary of the Interior’s Standards and NOT eligible for preservation related funding.**
- **Scenario C: Total Project Cost of \$4,943,989 for a full building rehabilitation complying with the Secretary of the Interior’s Standards and eligible for preservation related funding.**

LEVEL-OF-MAGNITUDE COSTS

Cost Breakdown - Scenario A

SCENARIO A1 - DEFERRED MAINTENANCE AND FIRST FLOOR UTILIZATION			
Group & Description	Building SF	Cost per SF	Total Cost
A - Substructure	13,306	5	\$59,877
B - Shell	13,306	25	\$332,650
C - Interiors	6,500	30	\$195,000
D - Services	13,306	85	\$1,131,010
E - Equipment & Furnishings	6,500	15	\$97,500
F - Special Construction	6,500	15	\$97,500
G - Building Sitework	13,306	5	\$66,530
Subtotal		\$148.81	\$1,980,067
	Percentage		
General Conditions & General Requirements	8.00%		\$158,405
Profit	5.00%		\$106,924
Bond and Insurance	1.25%		\$28,067
Estimate Contingency	15.00%		\$341,020
Total Construction Cost		\$196.49	\$2,614,483
Other/Soft Costs	20.00%	\$39.30	\$522,897
Total Project Costs		\$235.79	\$3,137,380
Potential Federal Tax Credits^	20.00%		-\$564,728
Potential State Tax Credits^	40.00%		-\$1,129,457
Total Project Costs incorporating Tax Credits*		\$108	\$1,443,195

^ Tax Credit is based on Qualified Rehabilitation Expenditures. These have been estimated at 90% of Total Project Costs

* Calculation provided as a representation of the magnitude that tax credits may have on overall project costs. A full proforma should be developed with all funding and financing sources to understand actual project costs.

SCENARIO A2 - SECOND FLOOR UTILIZATION			
Group & Description	Building SF	Cost per SF	Total Cost
A - Substructure	13,306	0	\$0
B - Shell	13,306	10	\$133,060
C - Interiors	6,396	35	\$223,860
D - Services	13,306	50	\$665,300
E - Equipment & Furnishings	6,396	15	\$95,940
F - Special Construction	6,396	15	\$95,940
G - Building Sitework	13,306	0	\$0
Subtotal		\$91.24	\$1,214,100
	Percentage		
General Conditions & General Requirements	8.00%		\$97,128
Profit	5.00%		\$65,561
Bond and Insurance	1.25%		\$17,210
Estimate Contingency	15.00%		\$209,100
Total Construction Cost		\$120.48	\$1,603,099
Other/Soft Costs	20.00%	\$24.10	\$320,620
Total Project Costs		\$144.58	\$1,923,719
Potential Federal Tax Credits^	20.00%		-\$346,269
Potential State Tax Credits^	40.00%		-\$692,539
Total Project Costs incorporating Tax Credits*		\$67	\$884,911

^ Tax Credit is based on Qualified Rehabilitation Expenditures. These have been estimated at 90% of Total Project Costs

* Calculation provided as a representation of the magnitude that tax credits may have on overall project costs. A full proforma should be developed with all funding and financing sources to understand actual project costs.

LEVEL-OF-MAGNITUDE COSTS

Cost Breakdown - Scenarios B & C

SCENARIO B - FULL BLDG REHAB - NOT COMPLYING WITH HISTORIC STANDARDS

Group & Description	Building SF	Cost per SF	Total Cost
A - Substructure	13,306	5	\$59,877
B - Shell	13,306	26	\$345,956
C - Interiors	13,306	25	\$332,650
D - Services	13,306	117	\$1,556,802
E - Equipment & Furnishings	13,306	12	\$159,672
F - Special Construction	13,306	15	\$199,590
G - Building Sitework	13,306	5	\$66,530
Subtotal		\$204.50	\$2,721,077
	Percentage		
General Conditions & General Requirements	8.00%		\$217,686
Profit	5.00%		\$146,938
Bond and Insurance	1.25%		\$38,571
Estimate Contingency	15.00%		\$468,641
Total Construction Cost		\$270.02	\$3,592,913
Other/Soft Costs	20.00%	\$54.00	\$718,583
Total Project Costs		\$324.03	\$4,311,496

Not Eligible for Federal or State Tax Credits

SCENARIO C - FULL BLDG REHAB - COMPLYING WITH HISTORIC STANDARDS

Group & Description	Building SF	Cost per SF	Total Cost
A - Substructure	13,306	5	\$59,877
B - Shell	13,306	35	\$465,710
C - Interiors	13,306	30	\$399,180
D - Services	13,306	130	\$1,729,780
E - Equipment & Furnishings	13,306	15	\$199,590
F - Special Construction	13,306	15	\$199,590
G - Building Sitework	13,306	5	\$66,530
Subtotal		\$234.50	\$3,120,257
	Percentage		
General Conditions & General Requirements	8.00%		\$249,621
Profit	5.00%		\$168,494
Bond and Insurance	1.25%		\$44,230
Estimate Contingency	15.00%		\$537,390
Total Construction Cost		\$309.63	\$4,119,991
Other/Soft Costs	20.00%	\$61.93	\$823,998
Total Project Costs		\$371.56	\$4,943,989
Potential Federal Tax Credits [^]	20.00%		-\$889,918
Potential State Tax Credits [^]	40.00%		-\$1,779,836
Total Project Costs Incorporating Tax Credits*		\$171	\$2,274,235

[^] Tax Credit is based on Qualified Rehabilitation Expenditures. These have been estimated at 90% of Total Project Costs

* Calculation provided as a representation of the magnitude that tax credits may have on overall project costs. A full proforma should be developed with all funding and financing sources to understand actual project costs.

NEXT STEPS

The following is a list of action items identified through the planning effort that should be considered as most critical to advance the project:

- **Determine the ownership structure for the property.** Pottawatomie County currently owns the Courthouse building, but there must be a determination if the County will continue to own and operate the building or if another entity is better suited for this. Many of the historic preservation incentives are available to the private-sector, which should be a major consideration in this decision. We have indicated two ownership methods below that would allow the County to have an influence on the end user:
 - **Method 1:** The County retains the building and enters into a Public/Private partnership with a private developer. This allows the project to take advantage of tax credits and other funding typically only available to private entities through tax syndication. The County could operate and maintain the building after construction or allow the developer to operate the building on their behalf.
 - **Method 2:** The County could arrange for a Long-Term Lease of the Courthouse to a private entity. The terms of the lease could either place a covenant on the property to limit potential uses and development.
- **Determine the end-user.** Stakeholder engagement did not identify an end user for the Courthouse – only preferred programming (offices and community space.) The end-user could largely be based on the eventual owner or lessee of the building.
- **Gauge Interest.** This document should be used as a promotional tool and guidance document to garner community support and to engage project stakeholders and partners. This can also be used as the basis for a developer RFP to hear from interested parties their ideas for the rehabilitated Pottawatomie County Courthouse.
- **Finalize the design.** Once the above decisions have been made, the project will need to advance through design development, permitting, and construction.

