

COMMISSIONERS BUILDING ASSESSMENT PROJECT UPDATE

APRIL 6, 2021



NEW ALBANY - FLOYD COUNTY,
INDIANA BUILDING AUTHORITY
FOUNDED - CITY CENTER PARKING - NEW ALBANY, IN 1978



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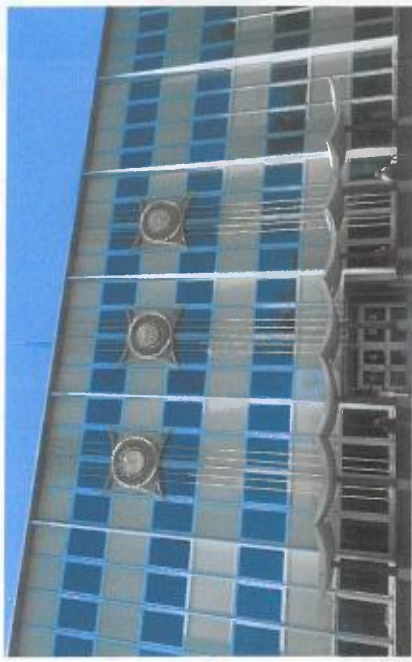
How We Got Here



Building Authority retained engineering & architecture firm RQAW and energy efficiency company Ameresco in Q2 2020 to conduct a condition and energy assessment of the building.

- Scope of services for this assessment included evaluations for:
 - > Mechanical
 - > Electrical
 - > Plumbing
 - > Architectural

Conclusion: MAJOR RENNOVATION REQUIRED



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Space Assessment



- Floyd County's share of occupancy of the building will increase from 84% to 91% of the square footage after city offices vacate the 3rd floor, estimated in Q2 of 2021.
- County Commissioners asked the Building Authority to evaluate the county's immediate and long-term space needs of the departments currently occupying space in the City-County Building, Pine View Government Facility, Health Department (currently located at the Baptist Health Floyd), and the M. Lucille Reisz Building.



Space Assessment

Justice Components	Existing SF	Government Components	Existing SF
Court 1	2,442 SF	County Commissioners/Council	3,692 SF
Court 2	2,645 SF	Coroner Office	196 SF
Court 3	1,730 SF	County Recorder	1,564 SF
Magistrate	752 SF	County Treasurer	1,330 SF
Community Corrections	8,572 SF	County Surveyor	322 SF
Child Support	1,126 SF	County Assessor	2,102 SF
Sheriff's Dept.	3,157 SF	County Auditor	1,888 SF
Circuit Court	2,409 SF	Operations	6,315 SF
Auxiliary Court	927 SF	Veteran Services	592 SF
County Clerk	4,956 SF	Building Authority	1,626 SF
Prosecutor	4,177 SF	Emergency Management	2,933 SF
Probation	9,274 SF	Soil & Water	1,254 SF
Juvenile Probation	2,924 SF	Health Department	10,000 SF
Drug & Alcohol	606 SF	Subtotals	33,814 SF
Public Defender	1,078 SF		
Subtotals	46,775 SF		

Justice and Government Components Existing SF: 80,589 SF

Justice Center TBD

County Administrative Center TBD

Reisz Health Center TBD

Total Gross Required Square Footage: TBD



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Options Considered



1. New standalone facility (96,000 SF)
 - > All in one
2. Addition and renovation to existing building (64,000 SF + 50,000 SF)
 - > M. Lucille Reisz (MLR) not needed
3. Convert existing building to Justice Center
 - > Build annex for Health Department (16,000 SF)
 - > Move administrative functions to MLR
 - > ALL 3 buildings needed
4. Convert to Justice Center
 - > Move administrative to MLR
 - > Move Health Department to MLR (new add)
5. Convert to Justice Center



Initial Recommendation



Addition and renovation to existing building (64,000 SF + 50,000 SF)

- M. Lucille Reisz (MLR) not needed

While in general agreement with the direction of the initial recommendation, the Commissioners on February 2nd requested the Building Authority to continue to review options to ensure no stone was left unturned, including assessment of the county annex at the old county home site at Community Park on Grant Line Road.

Broadening Input



The Building Authority then created an informal work group to help advance this review. Members include:

- Shawn Carruthers, Commission President
- Judge J. Terrance Cody, Floyd Circuit Court
- Denise Konkle, Vice President, Floyd County Council
- Dale Bagshaw, Member, Floyd County Council
- Aaron Combs, Building Authority President
- Scott Stewart, Building Authority Board Member



Workgroup Perspective



At the initial meeting of the work group, 4 key elements were agreed to:

- Convert the City-County Building to a Justice Center. Include the creation of new “flex” court room with state of the art technical and security design
- Take a closer look at the Grant Line Road site, potentially consolidating both Administrative functions and offices currently located at Pine View
- Move the Health Department to MLR.
- Scenario would make Pine View redundant, but would require a plan for the Youth Shelter now at PV.



Guidepost 1



- How can this project align with the mission and goals of the county government?
T.H.R.I.V.E.
 - > Teamwork
 - > High Standards
 - > Respect
 - > Integrity
 - > Value Added Customer Service
 - > Equity
- How do we create a better customer/community experience with county government?
- How can this benefit the overall health of the county?
- How can we best serve the community?
- Can this be done in a cost effective and sustainable manner that breathes new life into the county?

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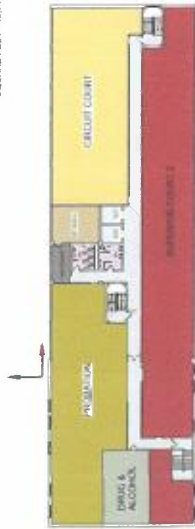


Guideposts 2



Move All Judicial functions to the City County Building.

- SUPERIOR COURT 2 - 4,988 SF
 - CIRCUIT COURT - 3,722 SF
 - DRUG & ALCOHOL - 715 SF
 - PROBATION - 3,264 SF
 - CIRCULATION - 2,060 SF
 - MAINTENANCE - 156 SF
 - MECHANICAL - 384 SF
 - RESTROOMS - 220 SF
- EXISTING BUILDING GROSS SQUARE FEET - 15,710



- CIRCULATION - 1,564 SF
 - MAINTENANCE - 141 SF
 - MECHANICAL - 307 SF
 - RESTROOMS - 228 SF
 - COMMUNITY CORRECTIONS - 673 SF
 - PROSECUTOR - 3,793 SF
 - COUNTY CLERK - 3,430 SF
- EXISTING BUILDING GROSS SQUARE FEET - 10,660 SF



- CIRCULATION - 181 SF
 - COMMUNITY CORRECTIONS - 345 SF
 - MAINTENANCE - 243 SF
 - MECHANICAL - 562 SF
- GROSS SQUARE FEET - 1,189



- CIRCULATION - 2,707 SF
 - MAINTENANCE - 153 SF
 - MECHANICAL - 386 SF
 - RESTROOMS - 228 SF
 - SUPERIOR COURT 3 - 3,203 SF
 - AUXILIARY COURT - 2,816 SF
 - MAGISTRATE - 2,041 SF
- EXISTING BUILDING GROSS SQUARE FEET - 10,640 SF



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Guidepost 3

Health Department will be relocated to the Reisz Building (24,000 SF).

- + The county owns this building
- + The Reisz Building provides a more accessible location for the community and transit.
- + Room for future expansion. Currently, the Health Department operates in 6,000 SF. Desires 11,000



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Guidepost 4a

Grant Line Road Annex

Can this location act as an opportunity to spark development and create a sense of place?

- Property is underutilized and in poor condition.
- + New development would activate the space around the park and create a powerful community asset for the county.
- + Opportunity to expand park amenities to maximize synergies
- + Possibility to leverage parcels to help pay for the development through Government/Private partnerships.
- - New build and parceling of the site will require further due diligence to confirm the feasibility of the site.



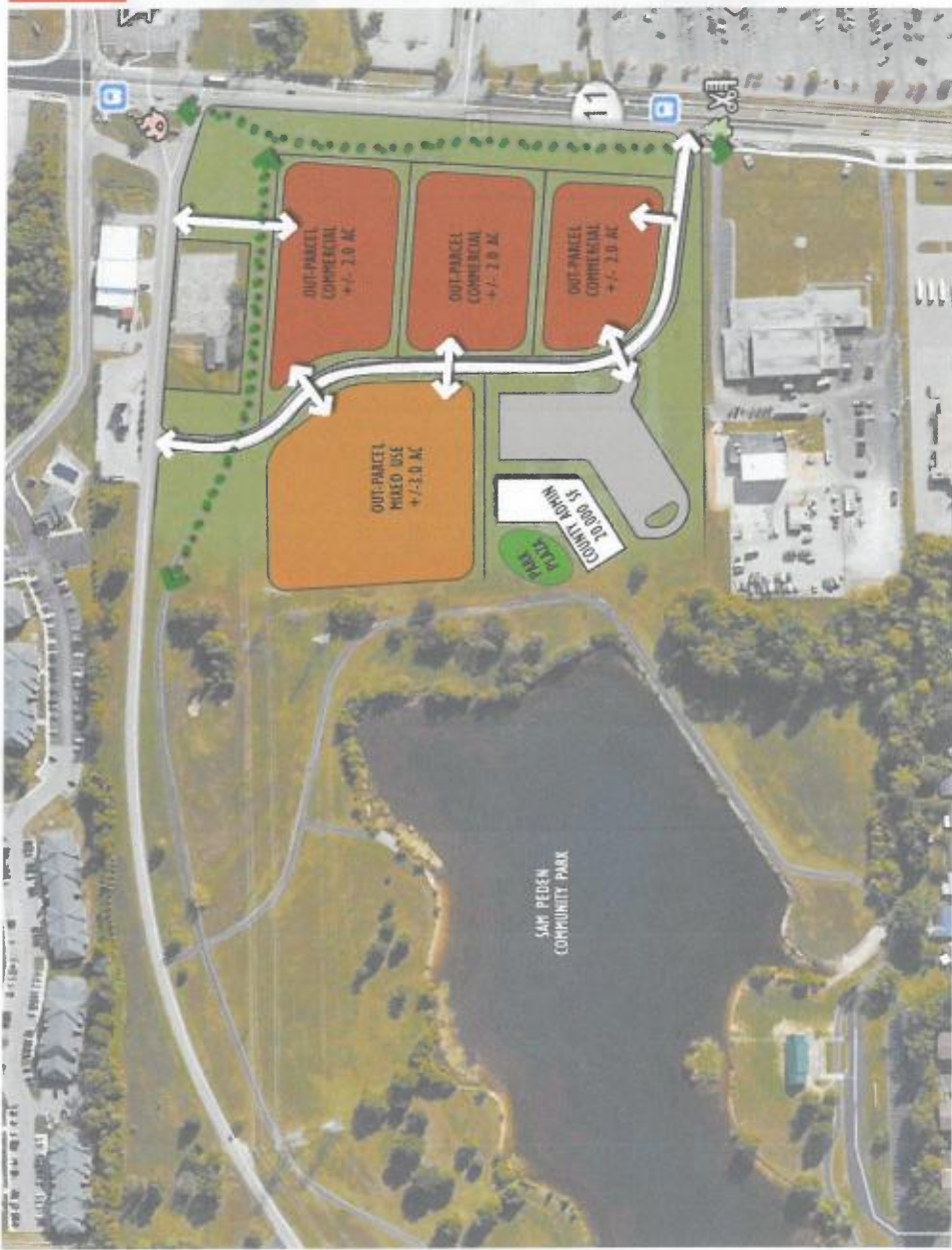
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Guidepost 4b



Grant Line Road Annex Transforming Community Park



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Next Steps

- Assess sites, development opportunities and constraints.
- Quantify Space Needs
- Develop preliminary design reviews/Schematic designs
- Develop rough cost estimates for each site option
- Assess Delivery models
- Confirm professional services (Initial Design-Architect, Legal)
- Confirm Building Authority Investment in Next Steps
- Establish Timetable
- Reconnect with Commissioners in June

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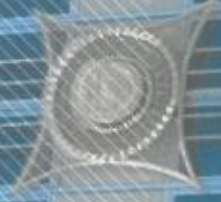


NEW ALBANY - FLOYD COUNTY
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KEEP GOING.
STAY TUNED.



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INDIANA BUILDING AUTHORITY
ROOM 111 - CITY COUNTY BUILDING - NEW ALBANY IN 47156



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