



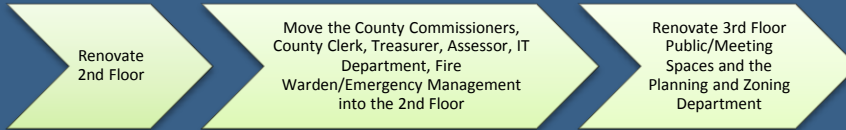
Project Update

Courthouse and Carbon Building Improvement Project

PHASE 1. CARBON BUILDING – 1st FLOOR



PHASE 2. CARBON BUILDING – 2nd/3rd FLOOR



PHASE 3. COURTHOUSE



Design Development Submittal Team

Phasing Plan

[FCI Constructors of Wyoming](#), the Carbon County Construction Manager at Risk (CMAR) proposed a new approach to project phasing. Shown above is an outline of the phasing plan presented and accepted by the Board of County Commissioners. The new approach includes three (3) phases: first the Carbon Building 1st Floor, then the Carbon Building 2nd and 3rd Floors, followed by the entire Courthouse.

Why not start renovation at the Courthouse?

- **Accessibility** – The west entry allows the only access to the land title office and a few other offices without use of stairs to go beyond that area to enter the rest of the Courthouse – so that entry is not fully accessible.
 - The south entry (new main entry) steps/landing and ramp will be replaced, limiting access at that location.
 - The north and east entries are not “accessible” / code compliant entries.
- **Asbestos Abatement** – The scope of asbestos abatement is not fully known at this time. The cost of this work and time requirements are often driven by mobilization of/isolating affected areas. The larger the area they can work in at once the quicker the work can be done and for less cost. (Similar issue at the Carbon Building.)
- **Construction Access/Security** – With larger work areas, construction access and facility operational security will be less of an issue.
- **Elevator** – There is only one (1) elevator to serve the four (4) Courthouse floors. The elevator upgrades may take 2-4 months, making most areas only accessible by stairs.
- **High-Density Shelving** – The Courthouse structural system cannot carry the loads of high-density shelving. It appears that creating these storage spaces will impact the area and areas below. This work will be very noisy for all adjacent areas.
- **Noise** – While work could be isolated to floors and/or areas, most of the construction would be very noisy impacting not only the effected floors but areas above and below.
- **Plumbing** – The issues of the current plumbing system have been well documented. Design calls for eliminating restrooms, simplifying the plumbing locations and stacking of systems (especially the public restrooms), etc. To do this, current systems will need to be taking off line.
- **Ventilation** – The Courthouse does not have fresh air/make up air system or exhaust system. To provide this requires creating two (2) HVAC shafts running from the roof to the ground (1st) floor. Obviously, this effects every floor and accessing of areas even where work is to be done later.

Questions

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[Project Website](#)

[County Website](#)

“Restoring the Past to Build the Future”

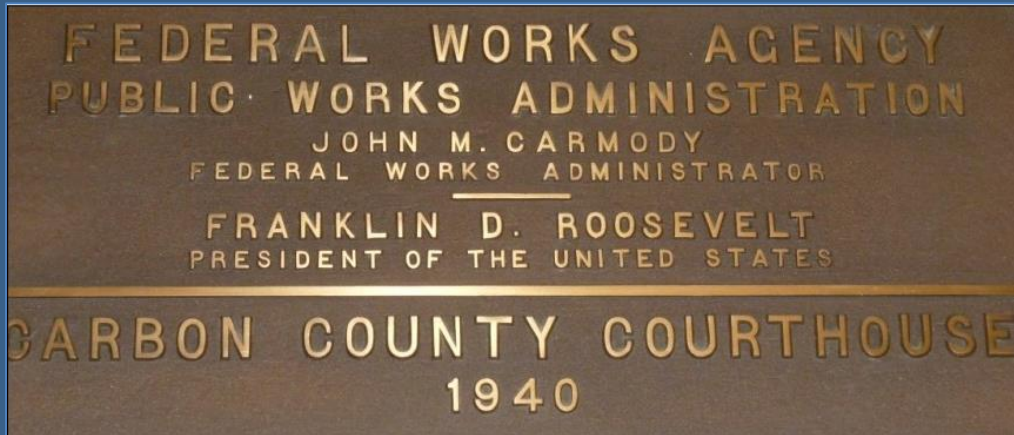
Upcoming Dates

- **Department/Office Special Reviews** (Storage and Furniture, etc.)
 - June – August 2020
- **Develop Construction Documents**
 - March – July 2020
- **CMAR Sets the Guaranteed Maximum Price (GMP)**
 - July 2020
- **Vacate Carbon Building 1st Floor**
 - August/September 2020



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Phasing Plan Continued

- **Window Upgrades** – Windows on the fourth floor must be replaced. If windows are replaced on the lower three (3) floors this work may be done quicker, cheaper and with less operational interruptions.

This phasing plan was put forth by the CMAR to minimize costs, reduce project duration, minimize operational interference, and address constructability concerns.

It's anticipated the adopted phasing plan reduces construction time by 10-12 months. The new estimated construction time is 24-28 months from the start of the Carbon Building to the completion at the Courthouse.

According to the project CMAR, the projected savings using this phasing strategy versus the one previously proposed is between \$7,888,500 and \$11,206,500.

In order to accommodate the Phasing Plan, saving time and costs, the Carbon County Board of County Commissioners voted unanimously on May 19, 2020 to purchase the vacant Higher Education facility located at 812 E. Murray Street in Rawlins. The facility will temporarily accommodate County and judicial functions during the renovation of the Courthouse and Carbon Building.

It's anticipated that 1st Floor Carbon Building Occupants (County Attorney and Public Health/Best Beginnings) will temporarily move to 812 E. Murray Street in August/September 2020. This building will later be used by the Circuit Court and Clerks, Clerk of District Court, District Court and Victim/Witness (Sheriff's Office function) during the Courthouse/Carbon Building Improvement project as well. Additional information on the Murray Street facility will be included in future Project Updates.

Revisit Project Updates and Plans

To review previously emailed Project Updates, plans or other project materials, go to:

<https://www.dropbox.com/sh/vp16t8bya4pwo45/AACFHTtEFRTztQS2lOXmW0gZ-a?dl=0>

Courthouse Overview

The Carbon County Courthouse construction was completed in 1940 as a federal government Work Projects Administration (WPA) project. Throughout the years, the Courthouse has been home to the Public Library, County Jail, the Sheriff's personal residence and many county and judicial functions.

The renovated Courthouse will serve all judicial functions of the County. The Courthouse remodel involves:

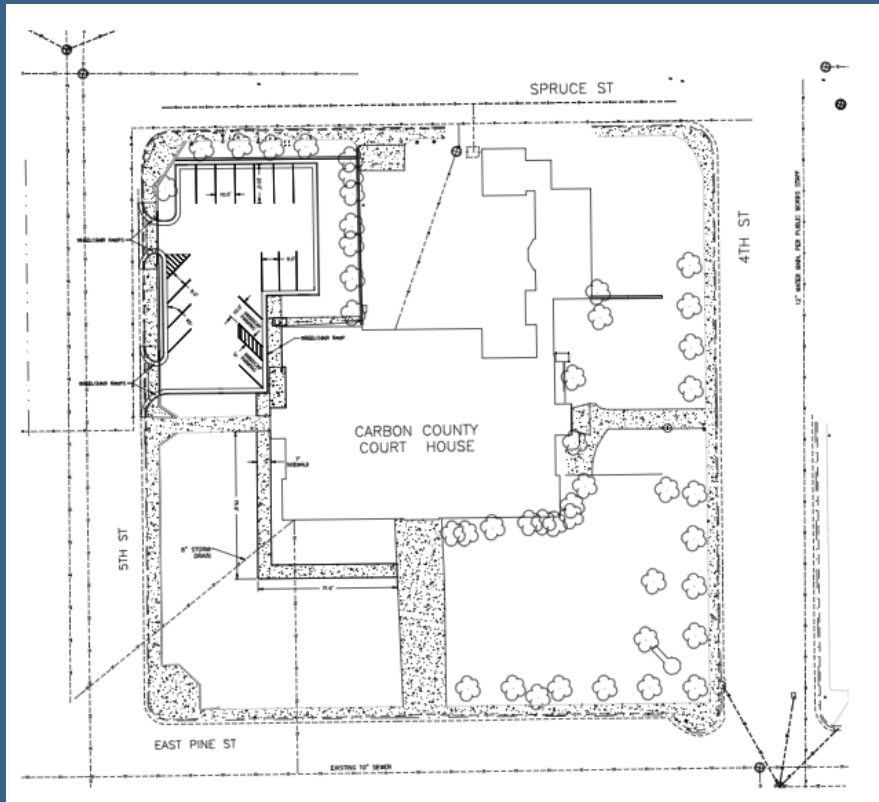
- Completely renovating of the 1st, 2nd, and 4th floors. The 3rd floor, which houses the historic District Court and the Clerk of District Court Office will undergo limited renovations.
- Providing one entry point to the Courthouse and adding a security screening station at the South Entry.
- Upgrading the elevator.
- Providing centralized staff break area and restrooms.
- Providing a vehicle sallyport (an alternate) for inmate transports and new holding cells.
- Providing a new west parking lot for Law Enforcement personnel.
- Centralizing judicial functions.

The remodeled Courthouse plans can be accessed on the [DropBox](#) and will be discussed floor by floor in upcoming issues.



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Courthouse Civil Parking Lot Plan

Courthouse Questions and Answers

Q: Will the 2nd floor east entry be kept locked and unused at all times?

A: In order to maximize Courthouse security, all staff and the public (except Sheriff's Office Law Enforcement personnel, Wyoming Division of Criminal Investigation Law Enforcement personnel, and inmates) will enter through the south entry. Sheriff's Office Law Enforcement personnel and Wyoming Division of Criminal Investigation Law Enforcement personnel will enter through the west entry. Inmates will be brought in through a secured entry. The east door will be a fire exit tied to the fire alarm system. The door will remain locked with alarmed delayed panic hardware. The use of the east door for exiting may be considered by the Courthouse Security Committee in the future.

Q: Does the project consider use of the Jeffrey Center Parking lot for Staff/Visitor Parking.

A: Absolutely. As a result of restricting public access to only the south entry and closing the second floor east door, a new sidewalk along the south side of the Courthouse will be added. This will keep the walk short. On the west side of the building, a private Sheriff's Office and Wyoming Division of Criminal Investigation parking lot will be added. The north side of the building parking lot will be used for County vehicle parking and to transport inmates to the Courthouse. Street parking on 4th Street, 5th Street and East Pine Street will remain and provide for accessible/handicap parking.

If you have questions or things you'd like to see covered in the next Project Update, please send an email to jtילו@ekmp.com.

Coming Up...

The next issue will focus on the Courthouse 1st Floor. If you have questions or things you'd like to see covered in the next Project Update, please send an email to jtילו@ekmp.com.