



# Facility Needs Assessment

Osage County

# CITIZENS ADVISORY COMMITTEE

## Members

Mike Tolson, John Kane, Mike Fisher , Lou Ann Brown,  
Cathy Ross, Berry Keeler, Jerry Loftis

## Mission

Volunteer committee organized in 2015 to study the existing County Courthouse and the facility needs of each department of county government.

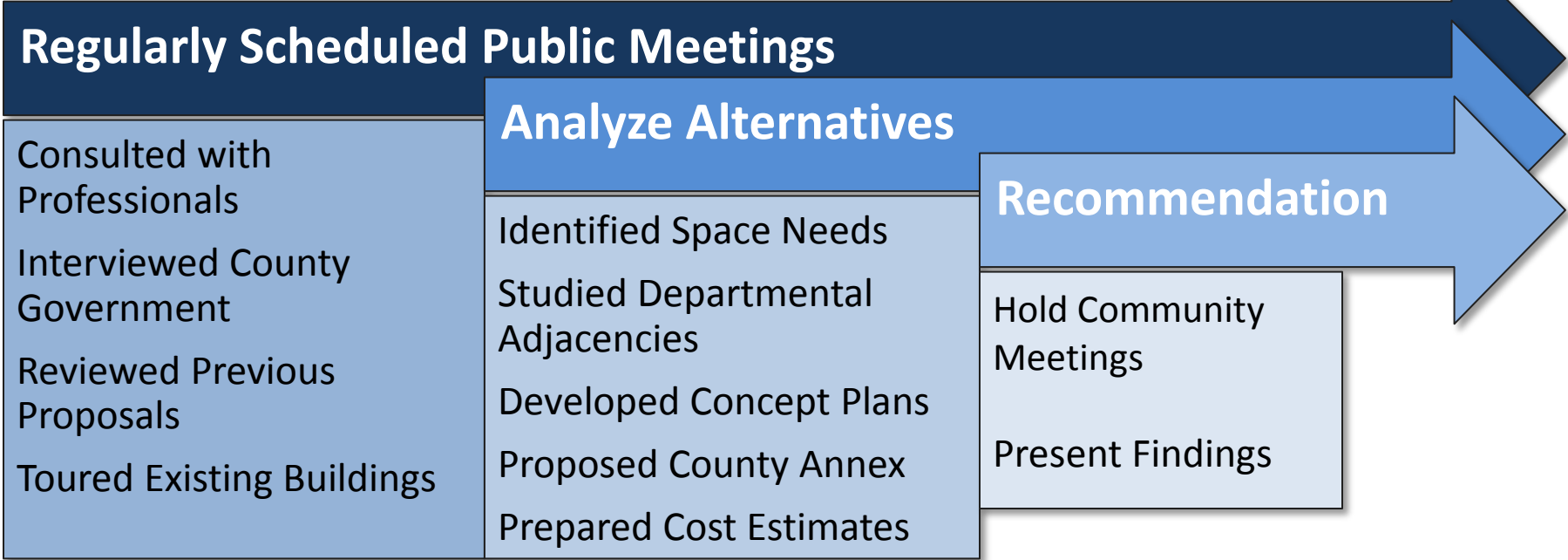
## Objective

Present committee findings to the County Commissioners and recommend a course of action to address the needs for additional space and improved facilities.

# CITIZENS ADVISORY COMMITTEE

## The Process

December 2015



# OSAGE COUNTY COURTHOUSE

- Constructed in 1914, adjacent the original Osage County Jail
- National Register of Historic Places, 1984 (Politics/Government/Architecture)
- Many renovations and modifications have taken place over the years
- No additional square footage has been added since originally built





# THE EXISTING COUNTY COURTHOUSE



- Inadequate Space
- Security Issues
- Declining Condition
- Code Compliance
- Inefficient



**OFFICES ARE TOO SMALL AND LACK PROPER STORAGE**





***PUBLIC SPACES ARE CRAMPED DURING PROCEEDINGS***



***NO ABILITY TO SEPARATE INMATES FROM THE PUBLIC***





*INTERIOR CONDITIONS*





*EXTERIOR CONDITIONS*





**CODE COMPLIANCE**

# PREVIOUS STUDY

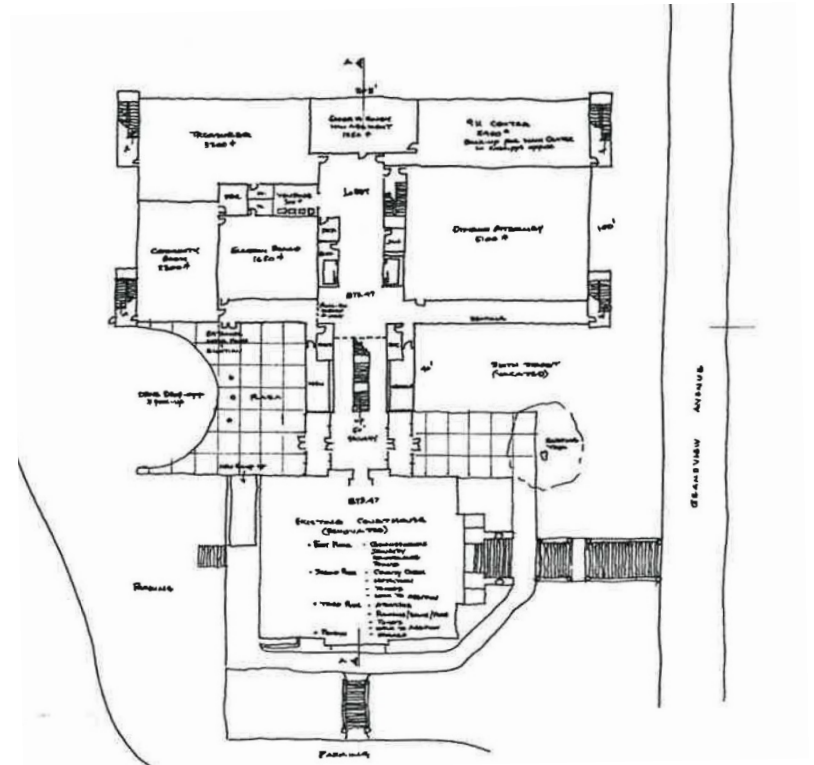
## 2011 Proposal

### Existing Courthouse

- Exterior Restoration/Preservation
- Interior Renovation

### New Connecting Lobby and Addition

- 75,000 Square Foot, 3 Story Building
- Located North of Existing Courthouse
- Site Utilities and Paving Improvements



**Estimated Project Cost in 2011**

**\$ 20,450,000.00**

**Estimated Project Cost Today**

**\$ 24,250,000.00**



# ALTERNATIVE POSSIBILITY

KENNEDY BUILDING – 27,500 SF





# ALTERNATIVE POSSIBILITY

WHITING HALL – 17,100 SF





# OBSERVATIONS

## KENNEDY AND WHITING BUILDINGS

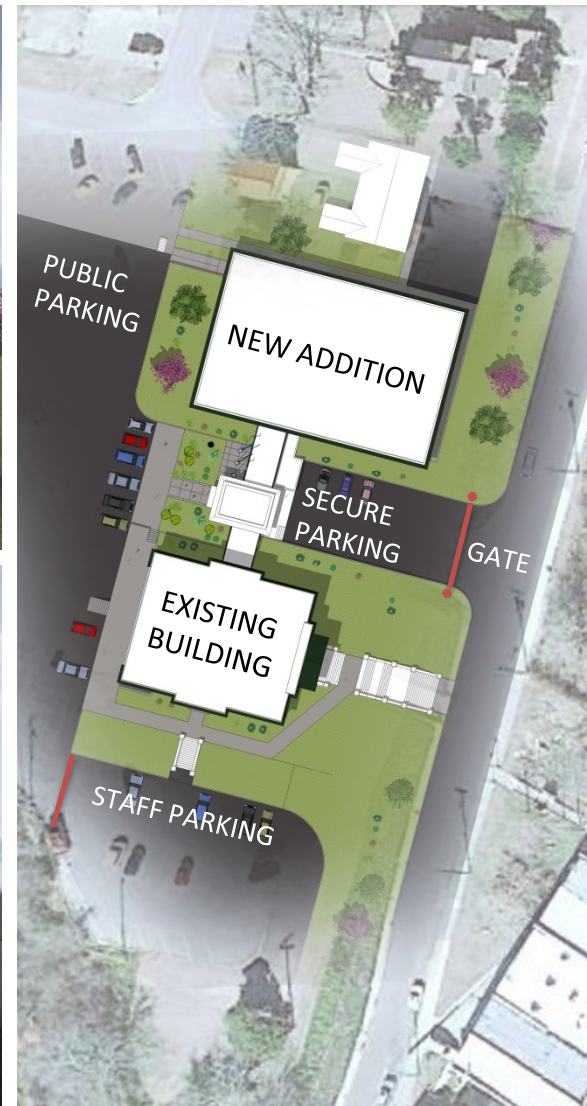
- Existing floor plates and column spacing limit functional layout of courtrooms and required office space
- Both buildings require extensive masonry restoration, window replacements, new roofs and waterproofing of basements
- Total replacement of existing mechanical, electrical and plumbing systems would be required
- Require complete interior renovation
- Numerous code deficiencies; non-conformance with current building standards
- Whiting Hall is not a viable option due to the limited space available.

# NEW COURTHOUSE ADDITION

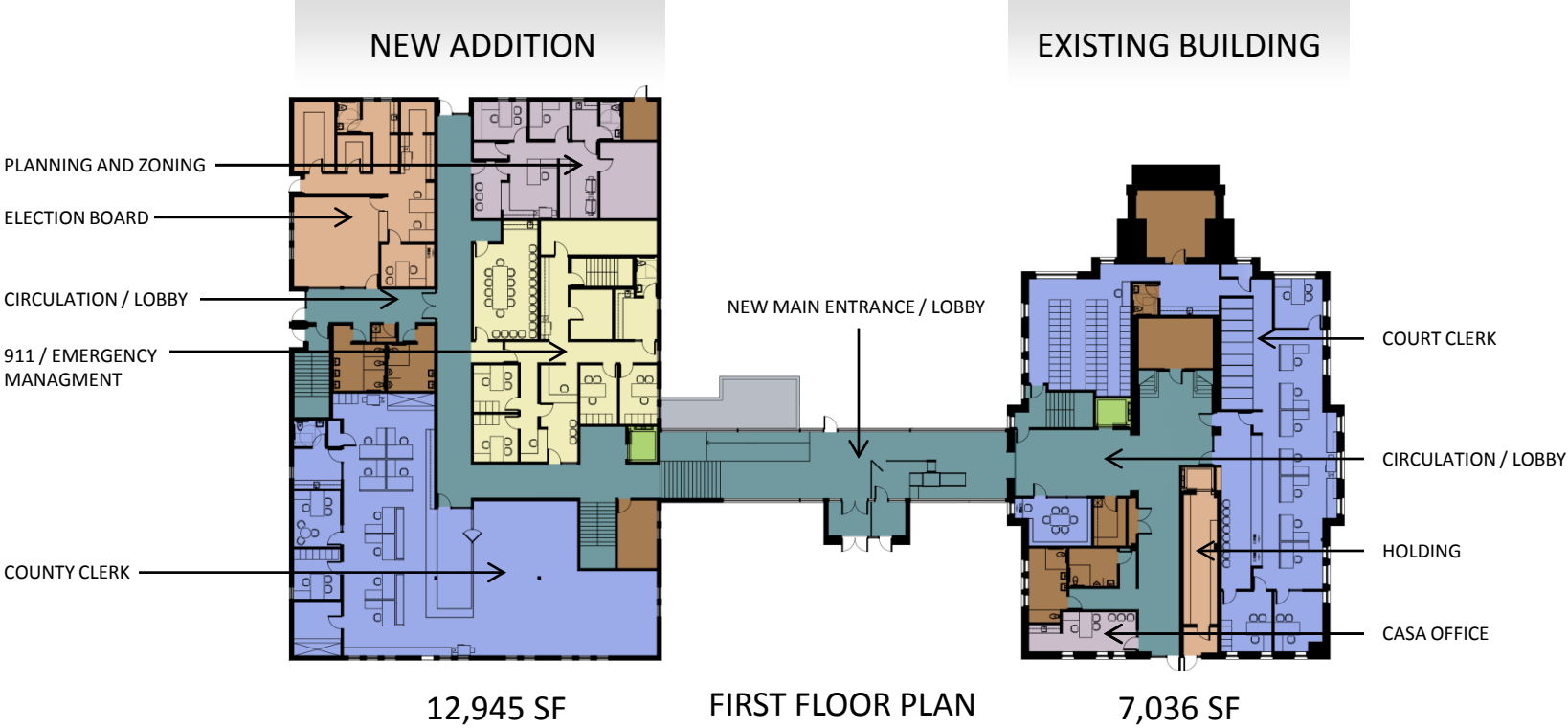




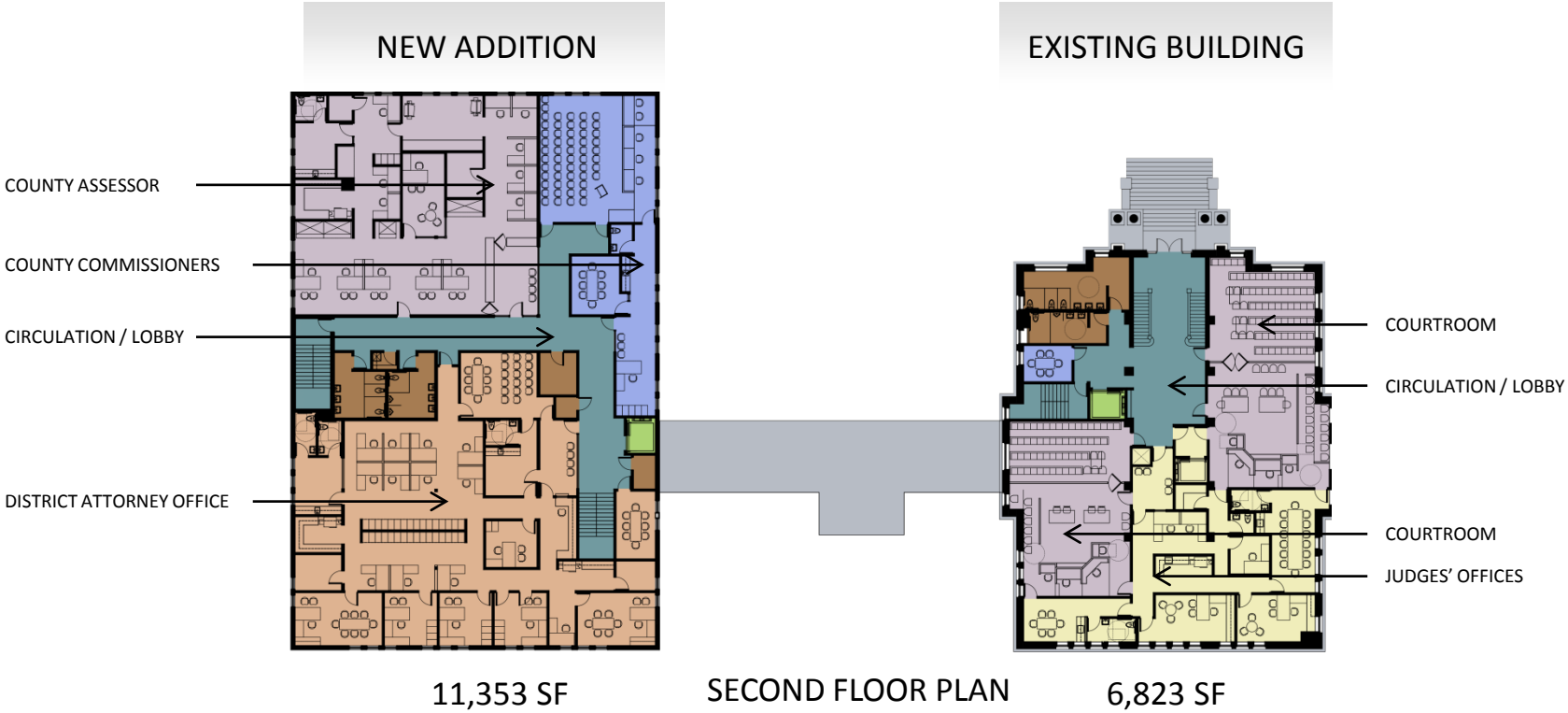
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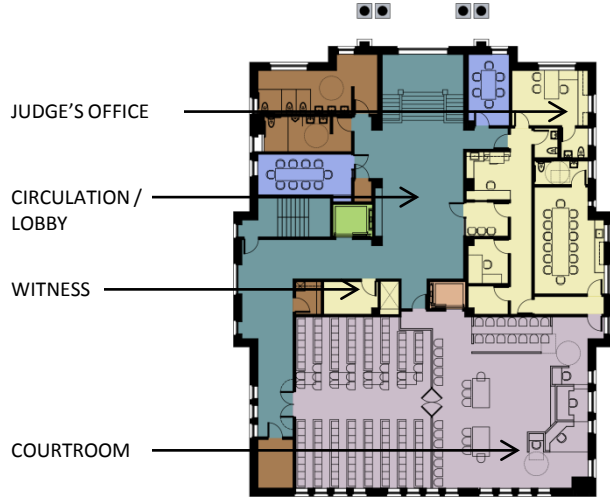


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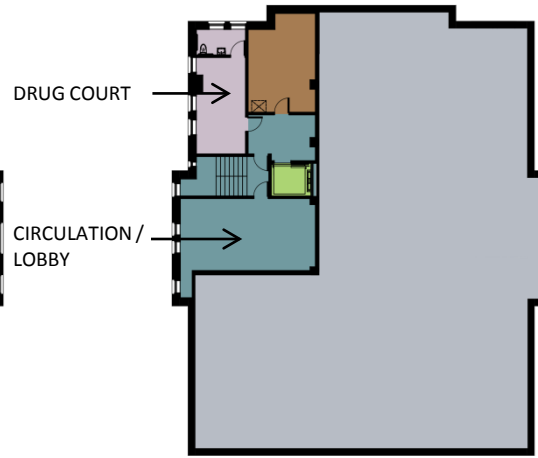




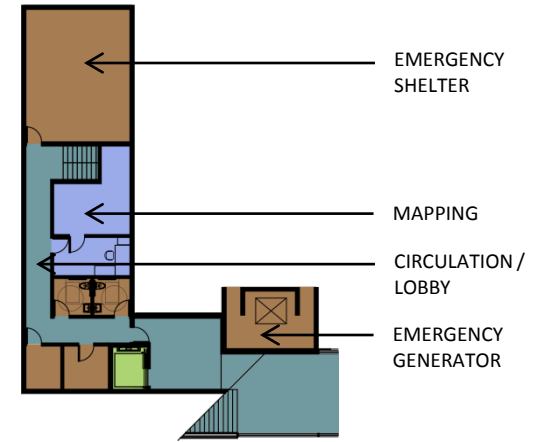
# NEW COURTHOUSE ADDITION



THIRD FLOOR PLAN  
6,823 SF



FOURTH FLOOR PLAN  
1,583 SF

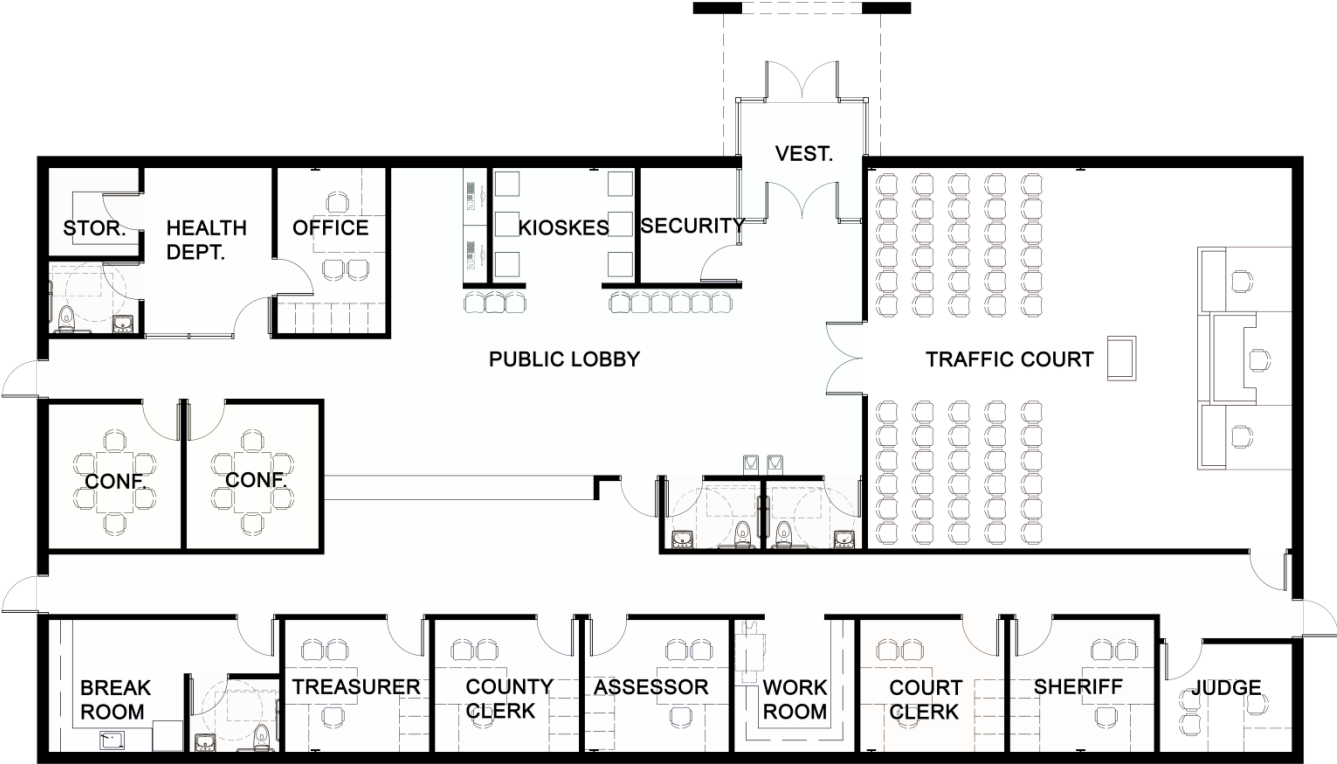


BASEMENT FLOOR PLAN  
1,860 SF



# NEW COURTHOUSE ANNEX

Skiatook, Ok



COURTHOUSE ANNEX FLOOR PLAN

5,300 SF

# COST ESTIMATES

*Cost estimates were prepared using a combination of the following methods*

- *Costs from other studies*
- *Contractor's cost estimates*
- *Bid tabulations from similar projects*

## OPTION 1

- Renovate the Kennedy Building
- Renovate the Existing Courthouse
- Build a New County Annex

Estimated Project Cost

\$ 19,400,000.00

## OPTION 2

- Renovate the Existing Courthouse
- Expand to the North with a New Addition
- Build a New County Annex

Estimated Project Cost

\$ 17,800,000.00



# QUESTIONS?



## Facility Needs Assessment

Osage County