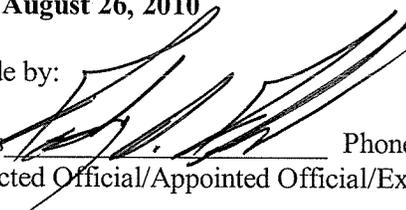


Travis County Commissioners Court Agenda Request

Work Session **August 26, 2010**

I. A. Request made by:

Rodney Rhoades  Phone # 854-8679

Signature of Elected Official/Appointed Official/Executive Manager/County Attorney

B. Requested Text:

Receive presentation from the Broaddus and Associates Team regarding the Heman Marion Sweatt Travis County Courthouse as a component of the Travis County Central Campus Master Plan, including:

- a. an historic preservation master plan and,
- b. proposed reuse scenarios.

C. Approved by: _____

Signature of Commissioner(s) or County Judge

II. A. Backup memorandum and exhibits should be attached and submitted with this Agenda Request (Original and eight copies of agenda request and backup).

B. Please list all of the agencies or officials names and telephone numbers that might be affected or be involved with the request. Send a copy of this Agenda Request and backup to them:

- | | |
|---|----------|
| Honorable John K, Dietz, 250th District Court | 854-9312 |
| Honorable Bob Perkins, 331 st District Court | 854-9443 |
| Honorable Lora Livingston, 261 st District Court | 854-9309 |
| Honorable Brenda Kennedy, 403 rd District Court | 854-9808 |
| Honorable Eric Shepperd, County Court-at-Law #2 | 854-9248 |
| Honorable David Crain, County Court-at-Law #3 | 854-9243 |
| Honorable Michael Denton | 854-9896 |
| Honorable Guy Herman, Probate Court | 854-9258 |
| Honorable Herb Evans, Justice of the Peace, Pct.5 | 854-9050 |
| Bruce Elfant, Constable Pct., 5 | 854-9100 |
| Debra Hale, Criminal Court Administration | 854-9244 |
| Peg Liedtke, Civil Court Administration | 854-9364 |
| Sheriff Greg Hamilton | 854-9770 |
| Amalia Rodriguez-Mendoza, District Clerk | 854-9737 |
| Dana DeBeauvior , County Clerk | 854-9188 |

Rosemary Lehmborg, District Attorney	854-9400
David Escamilla, County Attorney	854-9415
Dolores Ortega-Carter, Travis County Treasurer	854- 9365
Susan Spataro, Travis County Auditor	854-9125
Cyd Grimes, Travis County Purchasing Agent	854-9700
Danny Hobby, Executive Manager Emergency Services	854-9367
Roger Jefferies, Executive Manager Justice & Public Safety	854-4415
Sherri Fleming, Executive Manager Health & Human & Veterans' Services	854-4100
Joe Gieselman, Executive Manager Transportation & Natural Resources	854-9383
Roger El Khoury, Director Facilities Management Department	854-4579
Joe Harlow, Chief Technology Officer	854-9175
Deece Eckstein , Intergovernmental Relations Coordinator	854-9754
Steven Broberg, Director of Records Management	854-9575
Diane Blankenship , Director, Human Resources Management	854-9165
Rodney Rhoades, Executive Manager Planning & Budget	854-8679
Belinda Powell, Strategic Planning Manager	854-9106
Leslie Stricklan, AIA, Sr. Project Manager	854-4778

III. Required Authorizations: Please check if applicable:

- Planning and Budget Office (854-9106)
- Additional funding for any department or for any purpose
- Transfer of existing funds within or between any line item budget
- Grant
- Human Resources Department(854-9165)
- A change in your department's personnel (reclassifications, etc.)
- Purchasing Office (854-9700)
- Bid, Purchase Contract, Request for Proposal, Procurement
- County Attorney's Office (854-9415)
- Contract, Agreement, Policy & Procedure

AGENDA REQUEST DEADLINE: This Agenda Request complete with backup memorandum and exhibits should be submitted to the County Judge's Office no later than 5:00 PM on Tuesday for the following week's meeting. Late or incomplete request may be deferred to the next subsequent meeting.



PLANNING AND BUDGET OFFICE
TRAVIS COUNTY, TEXAS

314 W. 11th Street
P.O. Box 1748
Austin, Texas 78767

MEMORANDUM

August 26, 2010

TO: Members of the Commissioners Court

FROM: Belinda Powell, Strategic Planning Manager *Belinda Powell*
Leslie Stricklan, AIA, Sr. Project Manager, Facilities Management Department *Leslie Stricklan*

SUBJECT: Receive presentation from the Broaddus and Associates Team regarding the Heman Marion Sweatt Travis County Courthouse as a component of the Travis County Central Campus Master Plan, including:

- a. an historic preservation master plan and,
- b. proposed reuse scenarios.

The Broaddus team has completed the historical analysis of the Heman Marion Sweatt Travis County Courthouse as a part of the Travis County Central Campus Facilities Master Plan. The attached presentation summarizes some of the key findings presented in the detailed report that was delivered to your offices on August 16, 2010. The report is an abbreviated historic structures report and preservation master plan that includes information on the history of the planning, design and construction of the building, significant events in the building, an overview of the existing conditions and broad recommendations for preservation opportunities and treatment of the building.

Summary and Recommendations:

The presentation of the historic analysis shows the changes in exterior configuration of the Heman Marion Sweatt Travis County Courthouse over time. The original structure was built in 1931 and additions to the building were made in 1958 and 1962/64. The 1958 additions were done in a fashion that maintained the original symmetrical design of the building. The 1962/64 additions, however, changed the symmetrical configuration by adding infill floors to only the north side of the building.

Preservation Recommendations

- Move additional occupants and functions out of the building to relieve overcrowding
 - Remove infill walls
 - Remove mezzanine floors
- Change the HVAC Systems so the dropped ceilings can be removed and ceiling height restored
- Identify appropriate functions and occupants to remain in the historic courthouse

- Court or court related functions, consistent with the original design and intent of the courtroom spaces
- Public service or records access functions, consistent with the original design intent of the administrative spaces
- Restore several Significant spaces in the building
 - 126th District Courtroom (original location on the Third Floor)
 - 98th District Courtroom (original location on the east side of the Fourth and Fifth Floors)
 - 53rd District Courtroom (original location on the west side of the Fourth and Fifth Floors)
 - Main corridors and monumental stair at the First through Fifth Floors)
 - County Clerk main office (on the Second Floor)
 - Justice Court office suite (on the First Floor)

Areas other than those listed above that are a part of the original 1931 foot print of the building might also be considered for restoration as significant spaces.

The Stacking options presented for consideration to accommodate the suggestions above are listed below. Option 1 provides for the removal of the square footage added in 1962/64 to restore the building to a symmetrical design and Option 2 avoids major exterior modifications, only removes the 2nd floor addition from 1958 and focuses on interior preservation.

Stacking recommendations

Option 1:

- Restore all exterior back to 1958 (remove 4-7th floor north wing addition, and stair/elevator tower)
- Remove the port cochere and second floor west addition and restore west façade to 1932 condition
- Restore all “significant” interior spaces (public circulation, double height courtrooms on 4th floor with balconies, JP courtroom on first floor and Clerk on second floor)
- The Total Building Gross Square Footage will be 125,477 GSF including 6th & 7th floors.

Option 2:

- Restore all “significant” interior spaces (public circulation, double height courtrooms on 4th floor with balconies, JP courtroom on first floor and Clerk on second floor)
- Exterior to remain as is, with possible exception of cooling tower and bridge to Gault Building
- The Total Building Gross Square Footage will be 157,463 GSF including 6th & 7th floors.

Fiscal Impact:

The fiscal impact of the construction and demolition costs for the stacking options will be developed as a part of the Rough Order Magnitude (ROM) costs that will be presented with the overall Master Plan Scenarios. This presentation to the Commissioners Court will be in late September. Key County officials, staff and the general public will be given opportunities to review and respond to the scenarios in workshops scheduled for October 1st and 2nd.

Costs will be further refined for the preferred scenario selected as a part of the public in-put process. Those costs will be presented during the 1st quarter of calendar year 2011.

Attachments:

Presentation from Broaddus and Associates

COPY TO:

Honorable John K, Dietz, 250th District Court
Honorable Bob Perkins, 331st District Court
Honorable Lora Livingston, 261st District Court
Honorable Brenda Kennedy, 403rd District Court
Honorable Eric Shepperd, County Court-at-Law #2
Honorable David Crain, County Court-at-Law #3
Honorable Michael Denton, County Court-at-Law #4
Honorable Guy Herman, Probate Court
Honorable Herb Evans, Justice of the Peace, Pct.5
Bruce Elfant, Constable Pct., 5
Debra Hale, Criminal Court Administration
Peg Liedtke, Civil Court Administration
Sheriff Greg Hamilton
Amalia Rodriguez-Mendoza, District Clerk
Dana DeBeauvoir, County Clerk
Rosemary Lehmberg, District Attorney
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Dolores Ortega-Carter, Travis County Treasurer
Susan Spataro, Travis County Auditor
Cyd Grimes, Travis County Purchasing Agent
Rodney Rhoades, Executive Manager Planning & Budget
Danny Hobby, Executive Manager Emergency Services
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Joe Gieselman, Executive Manager Transportation & Natural Resources
Roger El Khoury, Director, Facilities Management Department
Joe Harlow, Chief Technology Officer, Information & Telecommunications Systems Department
Deece Eckstein, Intergovernmental Relations Coordinator
Steven Broberg, Director, Records Management & Communication Resources
Diane Blankenship, Director, Human Resources Management Department

TRAVIS COUNTY CENTRAL CAMPUS STUDY

FOR STRATEGIC NEEDS ANALYSIS & FACILITIES MASTER PLAN

Heman Marion Sweatt Courthouse – Restoration & Reuse August 26, 2010



**BROADDUS
& ASSOCIATES**
INNOVATIVE PROJECT MANAGEMENT AND PLANNING

RICCI GREENE ASSOCIATES
WIGINTON HOOKER JEFFRY
ARCHITECTS

AGENDA

- Existing Conditions & Report Overview
- Restoration
 - Key Spaces to Preserve
- Reuse
 - General Approach
 - Justice of the Peace
 - Probate Court
 - Public Functions
 - Option 1: 1958 configuration
 - Option 2: 1962/64 configuration
- Feedback Needed for Planning Purposes
 - Restoration Approach
 - Reuse Approach

HEMAN MARION SWEATT COURTHOUSE



HEMAN MARION SWEATT TRAVIS COUNTY COURTHOUSE



August 20, 2010

1931 COURTHOUSE

- Designed by Page Brothers Architects, built by H. E. Wattinger.
- Design also included custom furniture and light fixtures for many interior spaces.
- Occupied and opened for use in late June 1931.

1931 COURTHOUSE

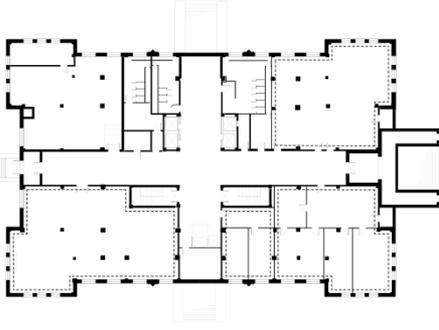
- Designed by Page Brothers Architects, built by H. E. Wattinger.
- Design also included custom furniture and light fixtures for many interior spaces.
- Occupied and opened for use in late June 1931.
- Designed to house all the branches of county government under one roof.
 - On the Ground (now First) Floor were precinct and minor county department offices.
 - On the First (now Second) Floor were administrative county offices, including the Tax Assessor, Tax Collector, County Clerk and Sheriff office suites.
 - On the Second (now Third) Floor were County Court and Commissioner Court offices and rooms, as well as County Auditor, Probate Clerk, School Superintendent and County Health Officer office suites. There was also a “future” district courtroom.
 - On the Third (now Fourth) Floor were two District Courtrooms, District Clerk, Judge and Attorney offices.
 - On the Fourth (now Fifth) Floor were spectator balconies for the courtrooms, jury dormitories, Grand Jury room and other small office and support spaces.
 - The two top floors were the County Jail.

1931 COURTHOUSE

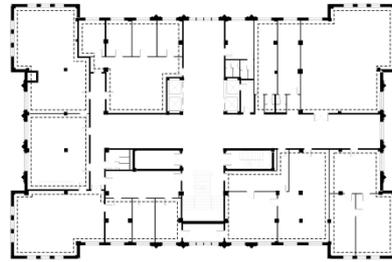


August 20, 2010

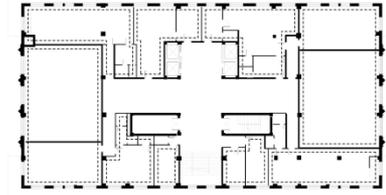
1931 COURTHOUSE



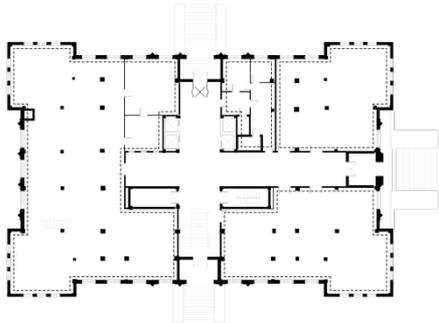
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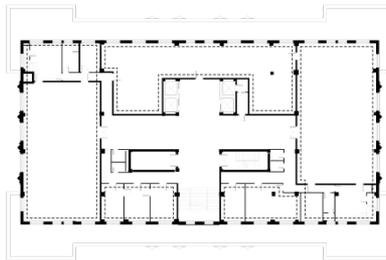
Second (Third)



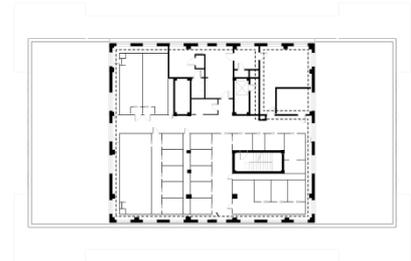
Fourth (Fifth)



First (Second)



Third (Fourth)



Fifth (Sixth)

1931 COURTHOUSE



Commissioners Court



Tax Collector

1931 COURTHOUSE

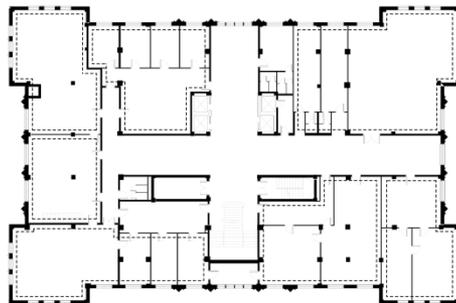


Jury Dormitory



County Court

SWEATT V. PAINTER



126th District Courtroom

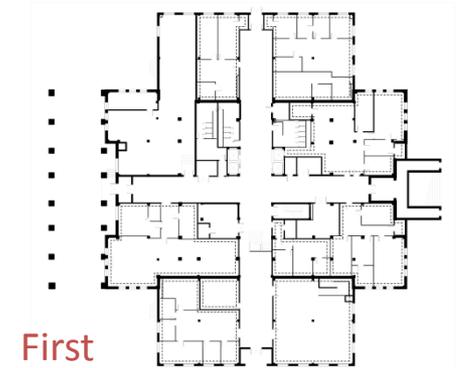
Second (Third)

August 20, 2010

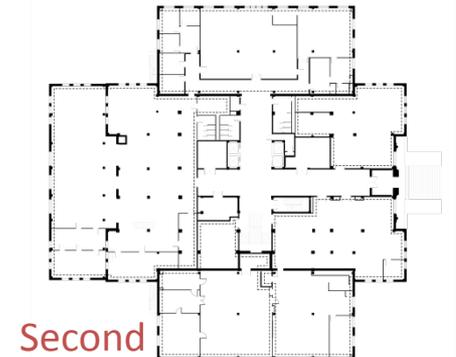
1958 COURTHOUSE



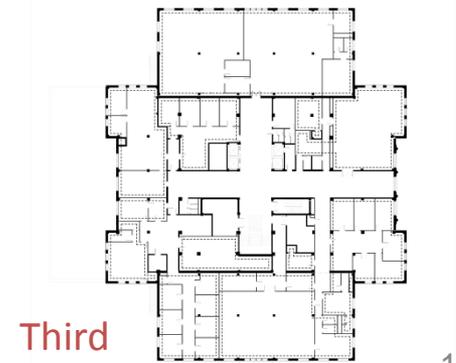
August 20, 2010



First



Second

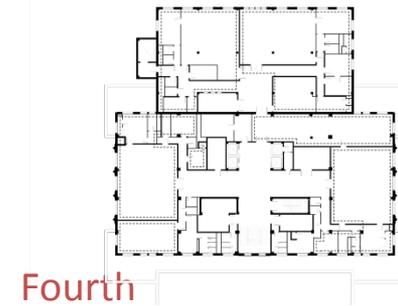


Third

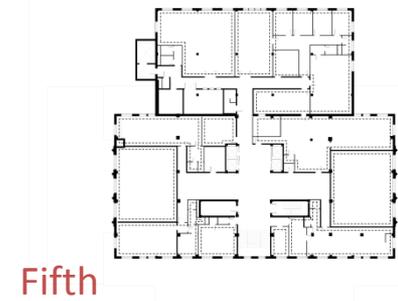
1962/64 COURTHOUSE



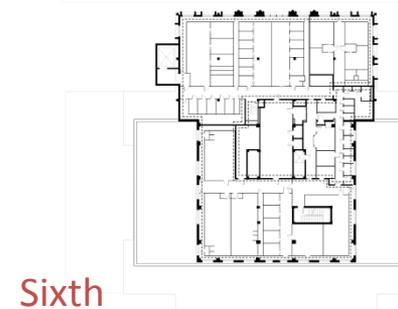
August 20, 2010



Fourth

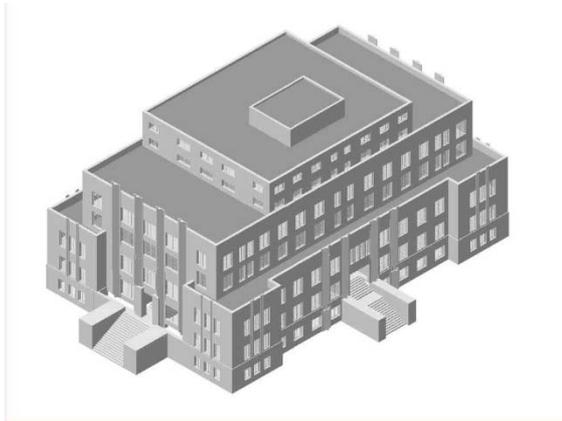


Fifth

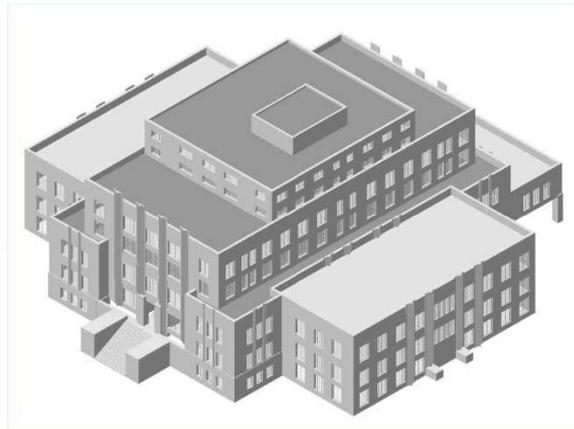


Sixth

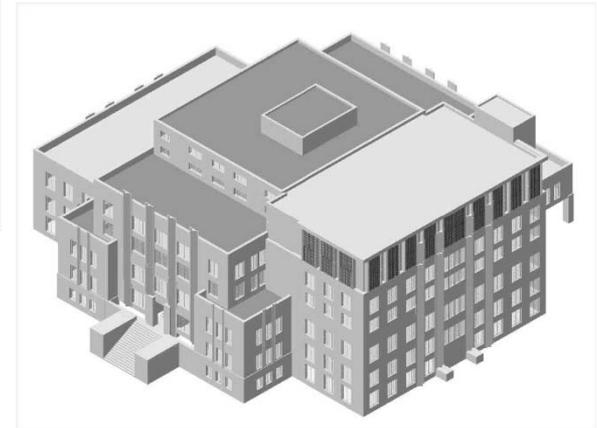
EVOLUTION OF THE BUILDING



1931



1958



1962

OVERVIEW OF EXISTING CONDITIONS

- Much of the historic fabric of the original 1931 courthouse has survived intact.
- Many original architectural materials, finishes and elements remain intact.

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- Key exterior character defining elements remain:
 - Limestone veneer and carved ornament
 - Distinctive windows
 - Light fixtures

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- Many original architectural materials, finishes and elements remain intact.
- Key exterior character defining elements remain:
 - Limestone veneer and carved ornament
 - Distinctive windows
 - Light fixtures
- Key interior elements remain:
 - Terrazzo floors in office areas
 - Decorative plaster walls and ceilings
 - Marble wainscot
 - Some original metal doors and hardware
 - Some furniture and equipment from the 1931 occupancy

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 - Some original metal doors and hardware
 - Some furniture and equipment from the 1931 occupancy
- There have been some original elements lost:
 - Decorative tile flooring in main corridors
 - Rubber tile flooring in courtrooms
 - Pendant and wall-mounted light fixtures

OVERVIEW OF EXISTING CONDITIONS

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 - Terrazzo floors in office areas
 - Decorative plaster walls and ceilings
 - Marble wainscot
 - Some original metal doors and hardware
 - Some furniture and equipment from the 1931 occupancy
- There have been some original elements lost:
 - Decorative tile flooring in main corridors
 - Rubber tile flooring in courtrooms
 - Pendant and wall-mounted light fixtures
- Later modifications have had adverse impacts on the historic building:
 - Removal of spectator balconies in the district courtrooms, insertion of mezzanine floor in a courtroom
 - Insertion of infill walls in what were originally open corridors and office areas
 - Dropped ceilings to conceal ductwork and other utility infrastructure
 - Asymmetrical 1962 addition departs from Art Deco style, overpowers original central tower

August 2016
Surface parking lot at northeast corner of site incompatible with historic grounds

RESTORATION – HMS COURTHOUSE



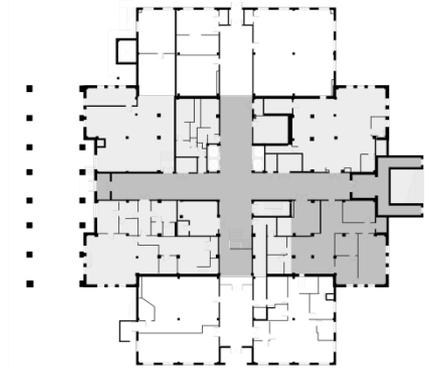
RECOMMENDATIONS FOR PRESERVATION

- Move occupants and functions out of the historic building to relieve overcrowding.
 - Remove infill walls
 - Remove mezzanine floors
- Change the HVAC system.
 - Remove dropped ceilings
- Identify appropriate functions and occupants to remain in the historic courthouse.
 - Court or related function, consistent with the original design and intent of the courtroom spaces
 - Public service or records access function, consistent with the original design and intent of the administrative spaces
- Restore several Significant Spaces in the building.
- Seek historic designation to the National Register of Historic Places.
- Study the removal of the 1962 addition and the surface parking lot.

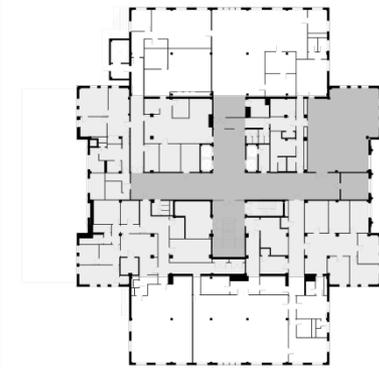
SIGNIFICANT SPACES

- Significant Spaces are defined as major public spaces in the original building design that have maintained the original occupant or use through time, retain sufficient historic integrity, or are sufficiently documented with drawings and photographs to inform an accurate restoration.
- Suggested areas of Primary Significance:
 - 126th District Courtroom (original location, on the Third Floor)
 - 98th District Courtroom (original location, on the east side of the Fourth and Fifth Floors)
 - 53rd District Courtroom (original location, on the west side of the Fourth and Fifth Floors)
 - Main corridors and monumental stair at the First through Fifth Floors
 - County Clerk main office (on the Second Floor)
 - Justice Court office suite (on the First Floor)
- The remainder of the original 1931 courthouse is a suggested area of Secondary Significance. (Other areas than those listed above, in which the original occupant has changed over time, may also be considered for restoration as a Significant Space, if desired.)

SIGNIFICANT SPACES



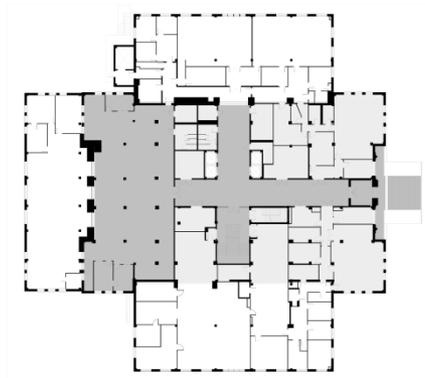
Ground (First)



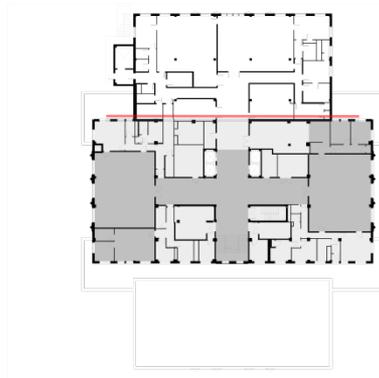
Second (Third)



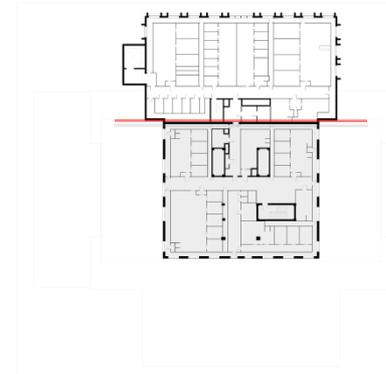
Fourth (Fifth)



First (Second)



Third (Fourth)



Fifth (Sixth)

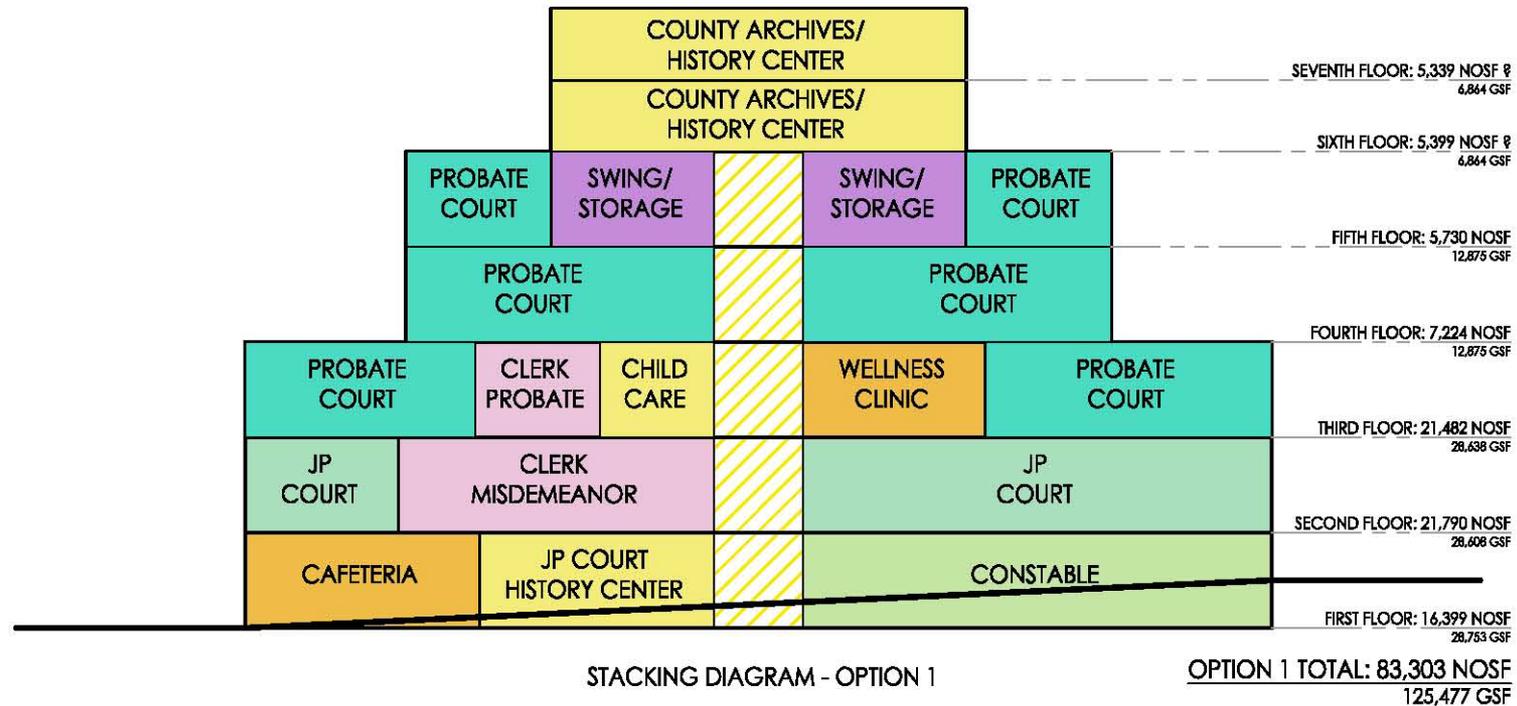
REUSE – HMS COURTHOUSE



GENERAL APPROACH FOR REUSE

- HMS Courthouse no longer appropriate for Civil Courts functions
- However, should retain Courts functions to utilize spaces
 - Justice of the Peace
 - Probate Functions
 - Related Clerk Functions
- Remainder of Space - Options
 - Other County Functions
 - Campus Amenities
 - Public Functions
 - Activity to Support Wooldridge Square Park
 - Cafeteria, Archives

HMS BLOCKING/STACKING: OPTION 1



KEY FEATURES: Option 1

- Restores Significant Interior Spaces and Exterior to 1958
- Removes loading dock and 2nd floor 1958 addition to create more symmetrical appearance
- Cafeteria on first floor, Wellness and Child Care on 3rd floor
- Justice of the Peace Courts on 2nd floor

- Probate Courts on 3rd and 4th floor
- 2nd floor clerk space could be used for either clerk functions, or wellness clinic and child drop off
- Added interior egress stair and freight elevator to offset loss of post 1962 addition
- 6th and 7th floor renovated for county archive/history center

HMS BLOCKING/STACKING: STACKING OPTION 1

Program Component	2035 Need NOSF	1st	2nd	3rd	4th	5th	6th	7th	Total
7. Probate Courts	15,034			10,348	7,224	1,188			18,760
8. Justice of the Peace, Precinct 5	13,401		13,794						13,794
10. County Clerk	10,632		7,996	3,936					11,932
10A. County Clerk - Administration	751								
10A. County Clerk - Civil/Probate/MH	2,078								
10A. County Clerk - Misdemeanor Records	7,803								
10A. County Clerk - Records Management	0								
10A. County Clerk - Comp. Resource Mgmt	0								
20. Constable Precinct 5	10,120	9,826							9,826
Unassigned/Public Use/Campus Amenities	16,470								
JP Historic CR- County History Center	2,250	2,250							2,250
Café	4,860	4,323							4,323
Health and Wellness Clinic	4,500			4,500					4,500
Children's Drop Off Center - Criminal Court	4,860			2,698					2,698
Phasing Swing Space	N/A					4,542			4,542
County Archives/History Center	N/A						5,339	5,339	10,678
Total NOSF		16,399	21,790	21,482	7,224	5,730	5,339	5,339	83,303
Mechanical/Support		4,263	948	915	774	687			7,587
Unassignable SF		8,091	5,870	6,241	4,877	6,458	1,525	1,525	34,587
Total Building GSF		28,753	28,608	28,638	12,875	12,875	6,864	6,864	125,477

HMS BLOCKING/STACKING: OPTION 1

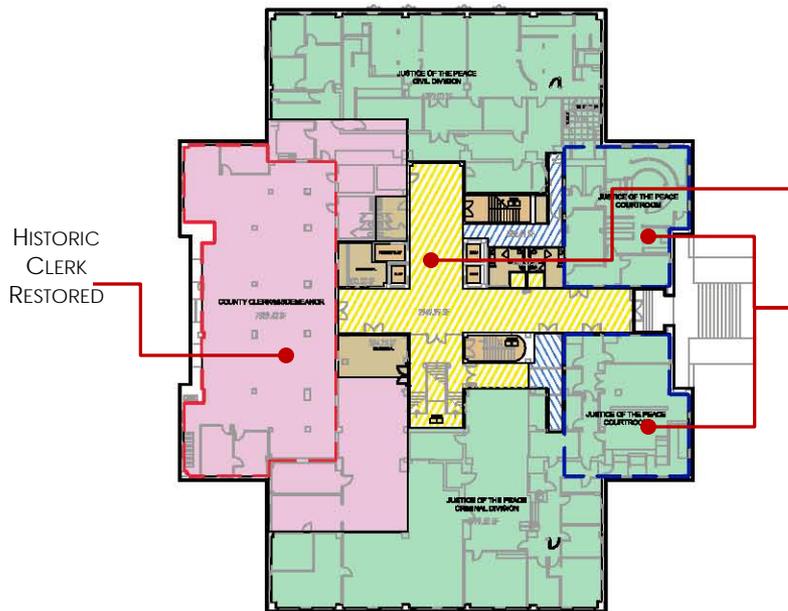


SUMMARY

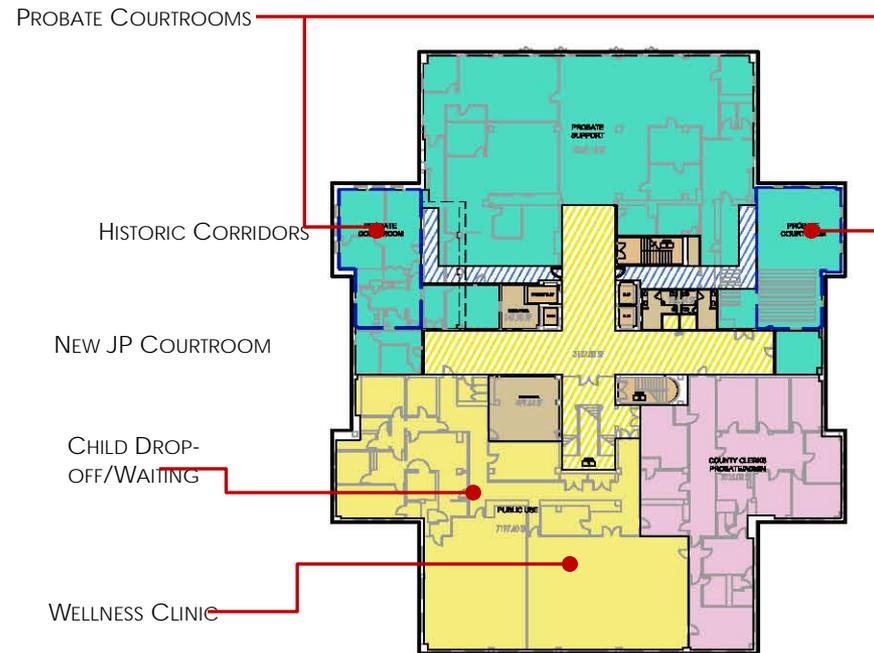
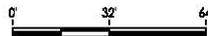
- Historic Public Entries are re-opened
- Outdoor seating space across from park
- New entry pavilion to criminal courthouse improves the connection between HMS and CJC, and outdoor plaza

 Public Circulation	 Campus Amenities
 Restricted Circulation	 Public Use / Cultural
 7. Probate Courts	 Swing Space
 8. Justice of the Peace Pct. 5	 Building Support
 10. County Clerk	 Vertical Circulation
 20. Constable Pct. 5	

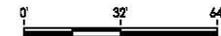
HMS BLOCKING/STACKING: OPTION 1



SECOND FLOOR - OPTION 1



THIRD FLOOR - OPTION 1



SUMMARY

- County Clerk Probate and Admin with Probate Courts
- Wellness Clinic is on Third Floor, not ideal....

Public Circulation	Campus Amenities
Restricted Circulation	Public Use / Cultural
7. Probate Courts	Swing Space
8. Justice of the Peace Pct. 5	Building Support
10. County Clerk	Vertical Circulation
20. Constable Pct. 5	

HMS BLOCKING/STACKING: OPTION 1

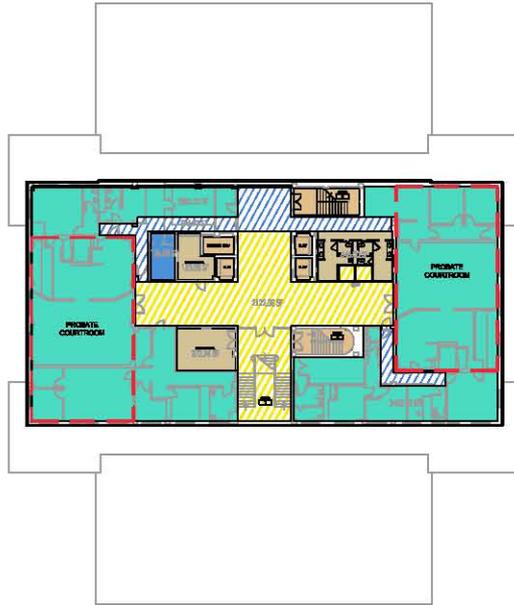
REMOVE 1962/1964 ADDITION
ON FOURTH-SEVENTH FLOORS

PROBATE COURT

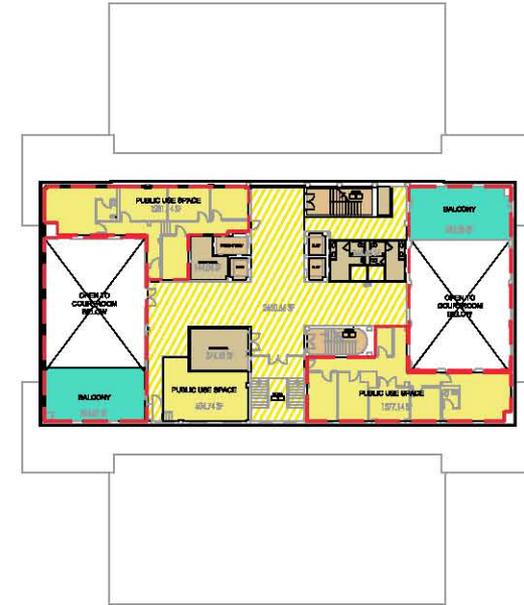
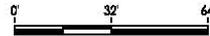
RESTORE DOUBLE
HEIGHT COURTROOMS

HISTORIC CORRIDORS

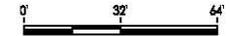
HISTORIC JURY DORMITORY FOR
COUNTY CLERK USE



FOURTH FLOOR - OPTION 1



FIFTH FLOOR - OPTION 1

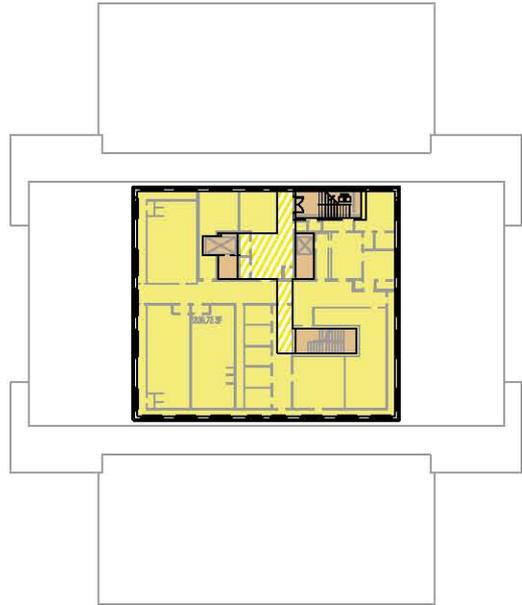


SUMMARY

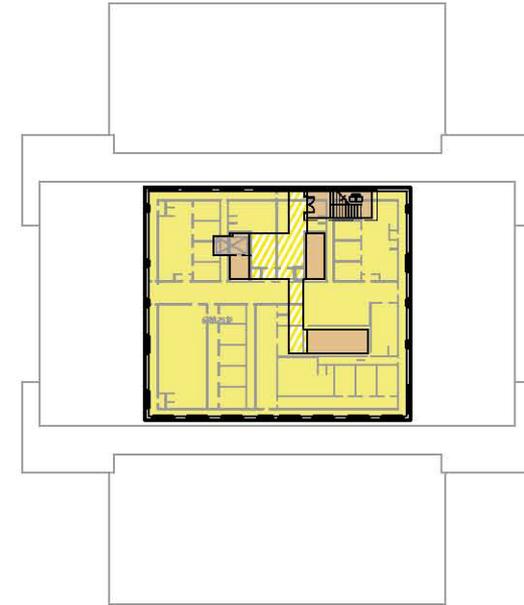
- Double height courtrooms restored with balcony
- Probate Courts

	Public Circulation		Campus Amenities
	Restricted Circulation		Public Use / Cultural
	7. Probate Courts		Swing Space
	8. Justice of the Peace Pct. 5		Building Support
	10. County Clerk		Vertical Circulation
	20. Constable Pct. 5		

HMS BLOCKING/STACKING: OPTION 1



SIXTH FLOOR - OPTION 1



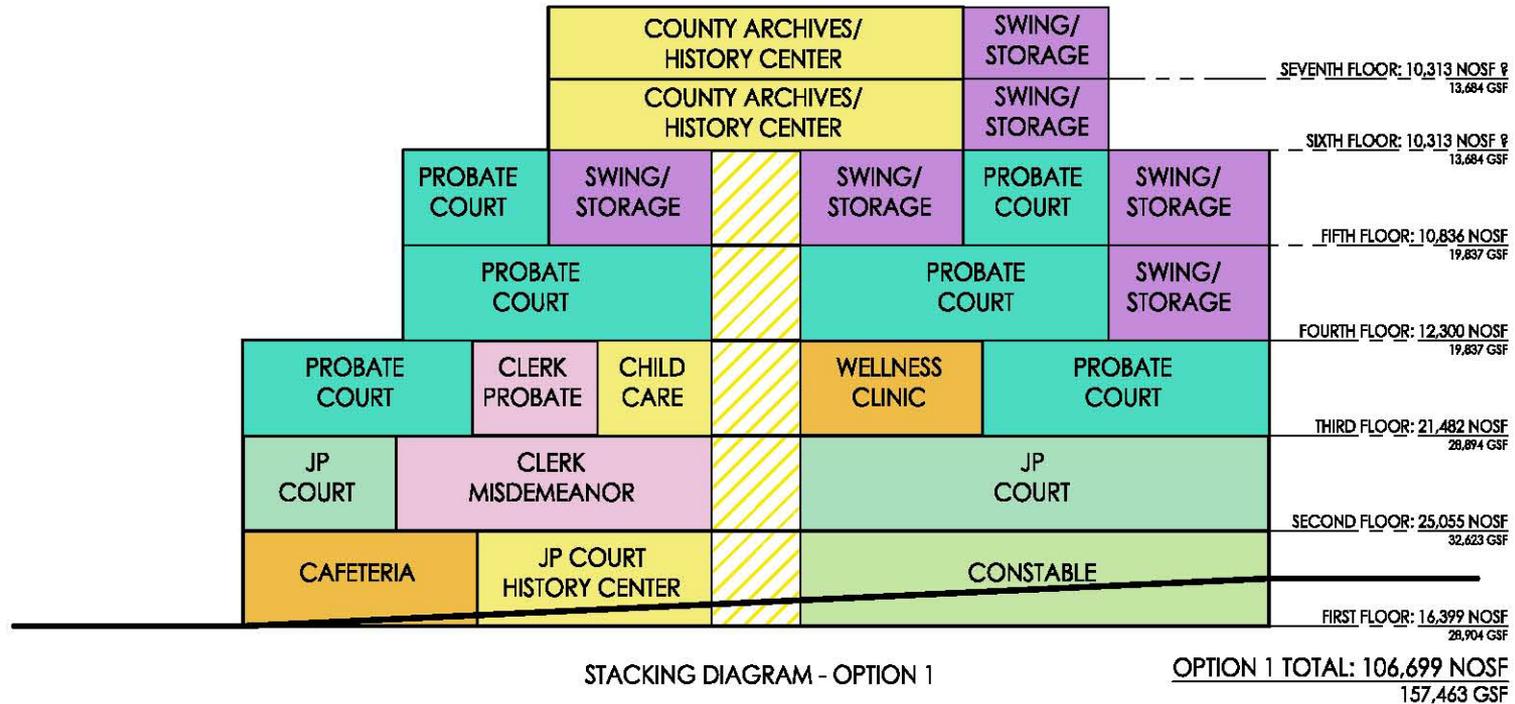
SEVENTH FLOOR - OPTION 1



SUMMARY

- | | |
|--|---|
|  Public Circulation |  Campus Amenities |
|  Restricted Circulation |  Public Use / Cultural |
|  7. Probate Courts |  Swing Space |
|  8. Justice of the Peace Pct. 5 |  Building Support |
|  10. County Clerk |  Vertical Circulation |
|  20. Constable Pct. 5 | |

HMS BLOCKING/STACKING: OPTION 2



KEY FEATURES: Option 2

- Restores Significant Interior Spaces and Exterior to 1958
- Removes loading dock and 2nd floor 1958 addition to create more symmetrical appearance
- Cafeteria on first floor, Wellness and Child Care on 3rd floor
- Justice of the Peace Courts on 2nd floor

- Probate Courts on 3rd and 4th floor
- 2nd floor clerk space could be used for either clerk functions, or wellness clinic and child drop off
- Added interior egress stair and freight elevator to offset loss of post 1962 addition
- 6th and 7th floor renovated for county archive/history center

HMS BLOCKING/STACKING: STACKING OPTION 2

Program Component	2035 Need	1st	2nd	3rd	4th	5th	6th	7th	Total
	NOSF								
7. Probate Courts	15,034			10,348	7,224	1,118			18,690
8. Justice of the Peace, Precinct 5	13,401		13,794						13,794
10. County Clerk	10,632		11,261						11,261
10A. County Clerk - Administration	751								
10A. County Clerk - Civil/Probate/MH	2,078								
10A. County Clerk - Misdemeanor Records	7,803								
10A. County Clerk - Records Management	0								
10A. County Clerk - Comp. Resource Mgmt	0								
20. Constable Precinct 5	10,120	9,826							9,826
Unassigned/Public Use/Campus Amenities	16,470								
JP Historic CR- County History Center	2,250	2,250							2,250
Café	4,860	4,323							4,323
Health and Wellness Clinic	4,500			4,500					4,500
Children's Drop Off Center - Criminal Cour	4,860			4,860					4,860
Phasing Swing Space	N/A			1,775	5,076	9,718	4,974	4,974	26,517
County Archives/History Center	N/A						5,339	5,339	10,678
Total NOSF		16,399	25,055	21,483	12,300	10,836	10,313	10,313	106,699
Mechanical/Support		4,263	948	915	1,392	1,305	747	747	10,317
Unassignable SF		8,242	6,620	6,496	6,145	7,696	2,624	2,624	40,447
Total Building GSF		28,904	32,623	28,894	19,837	19,837	13,684	13,684	157,463

"DRAFT working document for review and discussion: NOT FOR PUBLICATION."

HMS BLOCKING/STACKING: OPTION 2



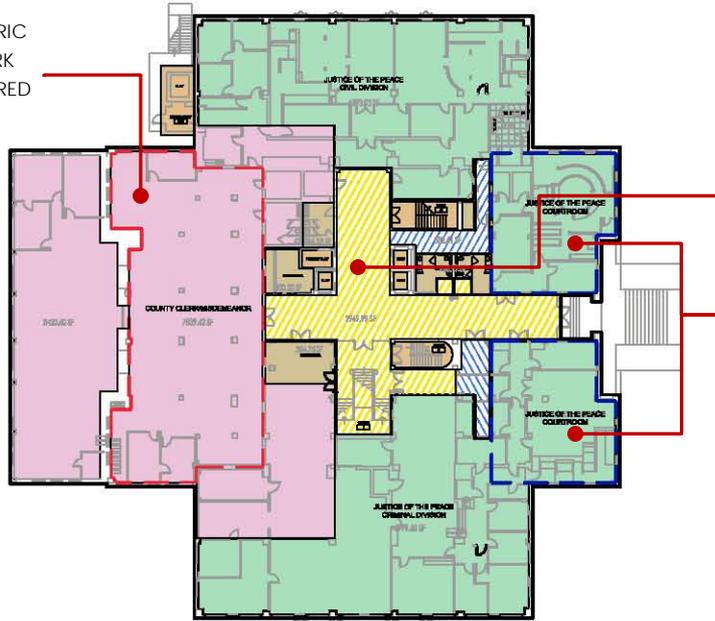
SUMMARY

- Historic Public Entries are re-opened
- Outdoor seating space across from park
- New entry pavilion to criminal courthouse improves the connection between HMS and CJC, and outdoor plaza
- Loading dock area could be enclosed, and used as an alternate location for Wellness Center (estimated 3,500+ NOSF)

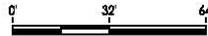
	Public Circulation		Campus Amenities
	Restricted Circulation		Public Use / Cultural
	7. Probate Courts		Swing Space
	8. Justice of the Peace Pct. 5		Building Support
	10. County Clerk		Vertical Circulation
	20. Constable Pct. 5		

HMS BLOCKING/STACKING: OPTION 2

HISTORIC CLERK RESTORED



SECOND FLOOR - OPTION 2



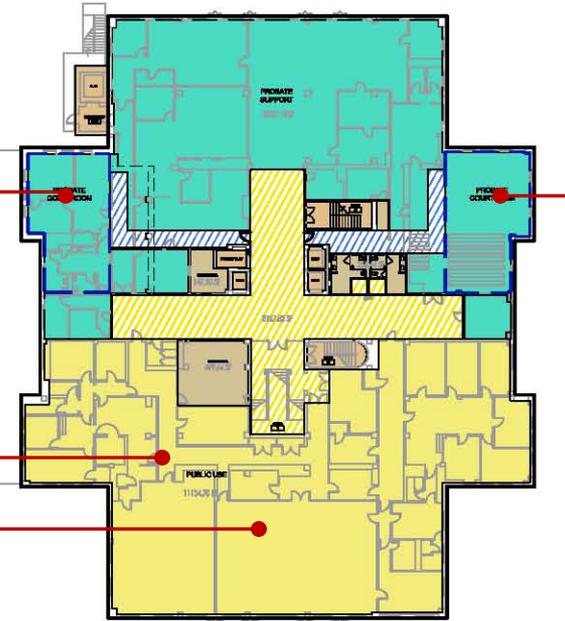
PROBATE COURTROOMS

HISTORIC CORRIDORS

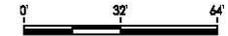
NEW JP COURTROOM

CHILD DROP-OFF/WAITING

WELLNESS CLINIC



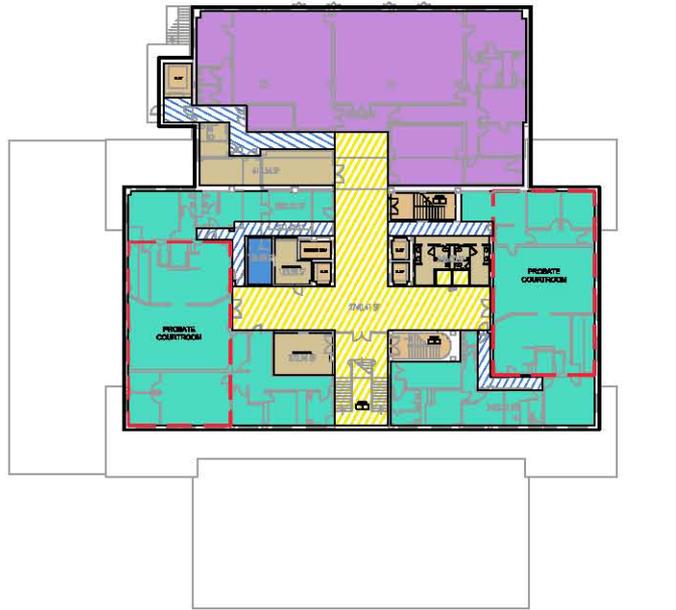
THIRD FLOOR - OPTION 2



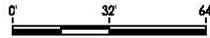
SUMMARY

- | | |
|--------------------------------|-----------------------|
| Public Circulation | Campus Amenities |
| Restricted Circulation | Public Use / Cultural |
| 7. Probate Courts | Swing Space |
| 8. Justice of the Peace Pct. 5 | Building Support |
| 10. County Clerk | Vertical Circulation |
| 20. Constable Pct. 5 | |

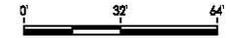
HMS BLOCKING/STACKING: OPTION 2



FOURTH FLOOR - OPTION 2



FIFTH FLOOR - OPTION 2



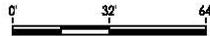
SUMMARY

- | | |
|--|---|
|  Public Circulation |  Campus Amenities |
|  Restricted Circulation |  Public Use / Cultural |
|  7. Probate Courts |  Swing Space |
|  8. Justice of the Peace Pct. 5 |  Building Support |
|  10. County Clerk |  Vertical Circulation |
|  20. Constable Pct. 5 | |

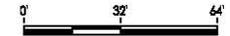
HMS BLOCKING/STACKING: OPTION 2



SIXTH FLOOR - OPTION 2



SEVENTH FLOOR - OPTION 2



SUMMARY

- | | |
|--|---|
|  Public Circulation |  Campus Amenities |
|  Restricted Circulation |  Public Use / Cultural |
|  7. Probate Courts |  Swing Space |
|  8. Justice of the Peace Pct. 5 |  Building Support |
|  10. County Clerk |  Vertical Circulation |
|  20. Constable Pct. 5 | |

QUESTIONS & DISCUSSION

