

# Subcourthouse at Mansfield

Tarrant County  
Facilities Management



# Topics of Discussion



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# History



- The Subcourthouse is located at 1100 E. Broad, Mansfield, Texas 76063
- The building is 31,118 square feet with 2 floors above grade
- The Courthouse was occupied Summer of 2000
- The current design is triangular in shape
- The following departments currently located in the building are Commissioners Office, Justice of the Peace Precinct 7, Constable Precinct 7, Tax Office, County Clerk, Information Technology (IT), and Facilities Management
- Juvenile Services was relocated to the Subcourthouse in Arlington in October 2022 as part of the of the Arlington Renovation Project
- In 2016, Commissioners Court approved a professional services contract to address the space issues of departments in this building.
  - The goal was to address space issues to serve the departments for the next 5 to 10 years
  - The original project only addressed reconfiguration of the current building floor layout
  - \$3MM was approved in TCFM FY2016 Budget for A&E fees and funding a portion of the project





# Approved FY2016 Contract



## ❖ June 2016 for \$70,050 - Expensed \$24,815

- LBL Architects was engaged to evaluate space needs, present design options, provide a comprehensive building energy analysis, a comprehensive security assessment and prepare a cost estimate through the following services:
  - Architectural Programming
  - Basic Services – Schematic Design
  - Study to build space over the existing front porch
  - Study Chillers and Exterior Glass
  - Full Energy Study
  - Security Assessment

## ❖ The first draft report was received on January 13, 2017

# Amendment #1

Approved 08/03/21



❑ Cost \$27,500 – **Expensed to date \$23,625**

❑ The purpose of this Amendment was for additional A&E services to update the analysis started in 2016. Scope of services included re-evaluation and updates to the 2016 documents, plus additions to the original scope of work that will include structural investigation and site planning conceptual design. The scope of services include the following:

- Update Architectural Program – LBL will revisit the architectural program dated January 13, 2017, and update it for a twenty (20) year plan – **100% billed**
- Update the Feasibility Study for chillers and exterior glass dated January 11, 2017 – **100% billed**
- Update the Full Energy Study dated January 11, 2017 - **100% billed**
- Updated Security Assessment – **100% billed**
- Structural Assessment - **75% billed**
- Site Planning and Median Cut Study - **75%**
- ❖ **An updated draft report was received on November 4, 2021**

# Amendment #2



## New Location Investigation – Approved 10/26/21

❑ Cost \$28,000 – **Expensed to date \$14,000**

- ❑ The purpose of this Amendment was for additional services requested by TCFM for LBL Architects to provide a Site Evaluation/Feasibility Study and written report, Conceptual Site Plan, and Opinion of Probable Cost, of the three (3) sites selected for review. The three (3) site options to be evaluated for relocation include the following:
- Site Option 1 – Purchase property in “The Reserve” at the corner of Heritage Parkway and Regency Parkway
  - Site Option 2 – Purchase a fifteen (15) acre piece of property that is owned by the City of Mansfield, located at Heritage Parkway and Regency Parkway, at the base of the bridge and is across the street from Option 1 property
  - Site Option 3 – Develop a portion of a twelve plus (12+) parcel of land within “The Reserve” that would be adjacent to the new Mansfield City Hall

❖ **Billed 50%**

# Structural Engineers Report



The engineering firm was Frank W Neal & Assoc (FWNA). They performed an updated study in August 2021 and reported the following:

- ❑ FWNA discovered a ½" to 1" slab settling or heaving
- ❑ Re-leveling is not recommended due to potential plumbing and sanitary sewer breaks
- ❑ Recommended periodic maintenance using slab injection methods
- ❑ Recommended demolition of the 1<sup>st</sup> floor interior grade-on-slab foundation and replace with a suspended slab (only if we choose renovation or expansion)
- ❑ Columns, piers, and outer perimeter walls are structurally sound

Renovation

Expansion

New Building

# Energy Study



Baird, Hampton & Brown performed a study in December 2021 and the following Energy Cost Reduction Measures were proposed if we choose to remain at the same location:

- ❑ Chiller and pump replacements
- ❑ Window replacements with Low E windows
- ❑ New insulation installed at the roof
- ❑ Replacement of existing lighting with LED lighting
- ❑ Installation of a Hydronic Heating Systems (Boilers)

Renovation

Expansion



# Security Assessment



LBL Architects performed a security assessment and made the following comments:

- ❑ Discussed with Constable regarding visibility and accessibility to the building, Courtroom and Tax areas as a security concern
- ❑ Conducted a site review identifying locations of insufficient stand-off of parked and moving vehicles
- ❑ Alcoves on west and south side of building need camera coverage
- ❑ Tree and Vegetation was recognized as a visibility concern

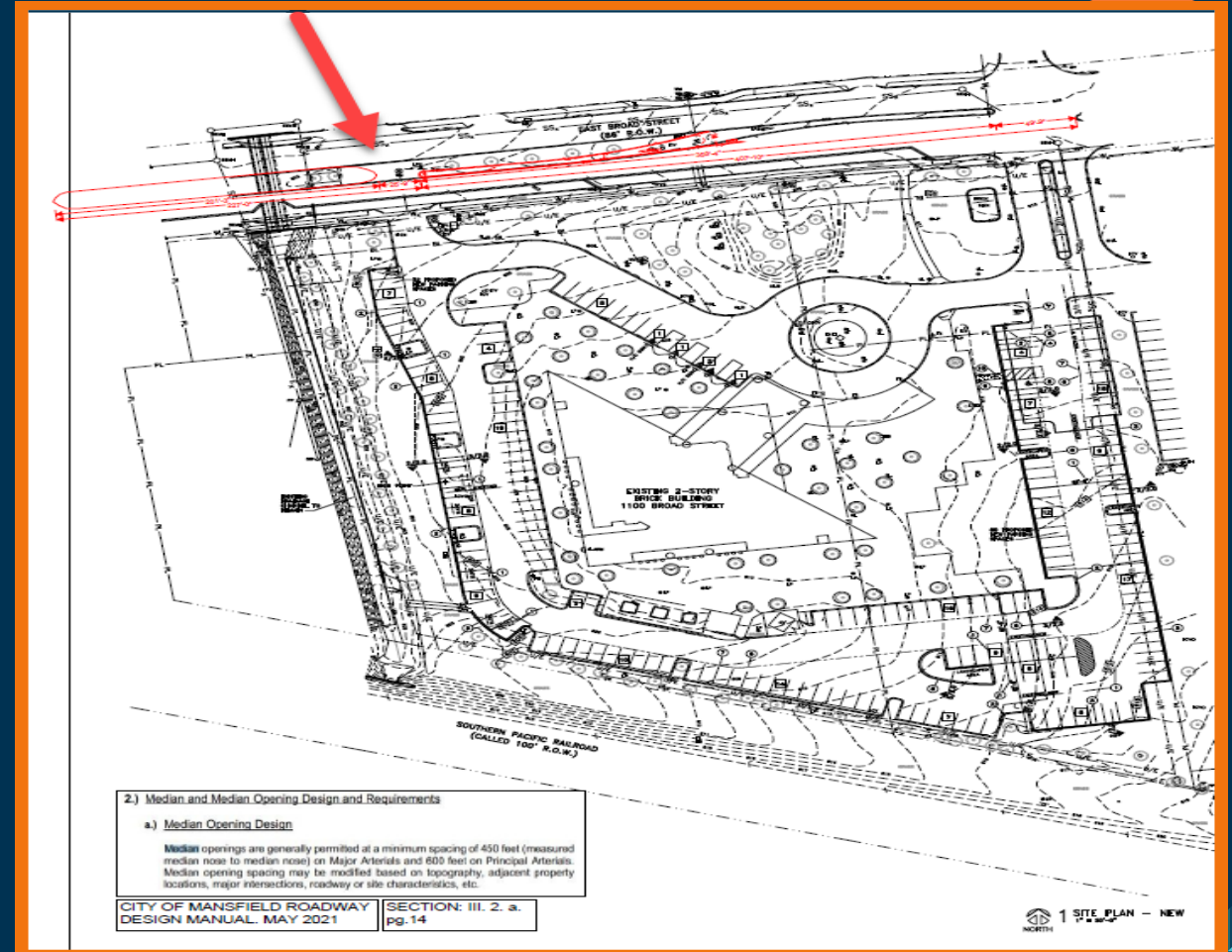
Renovation

Expansion

# Median Cut Study



- ❑ Research the feasibility of a West bound ingress traffic median on Broad Street:
- ❑ It was determined that it was not a viable option due to the City of Mansfield traffic management rules on separation distances of Median cuts.



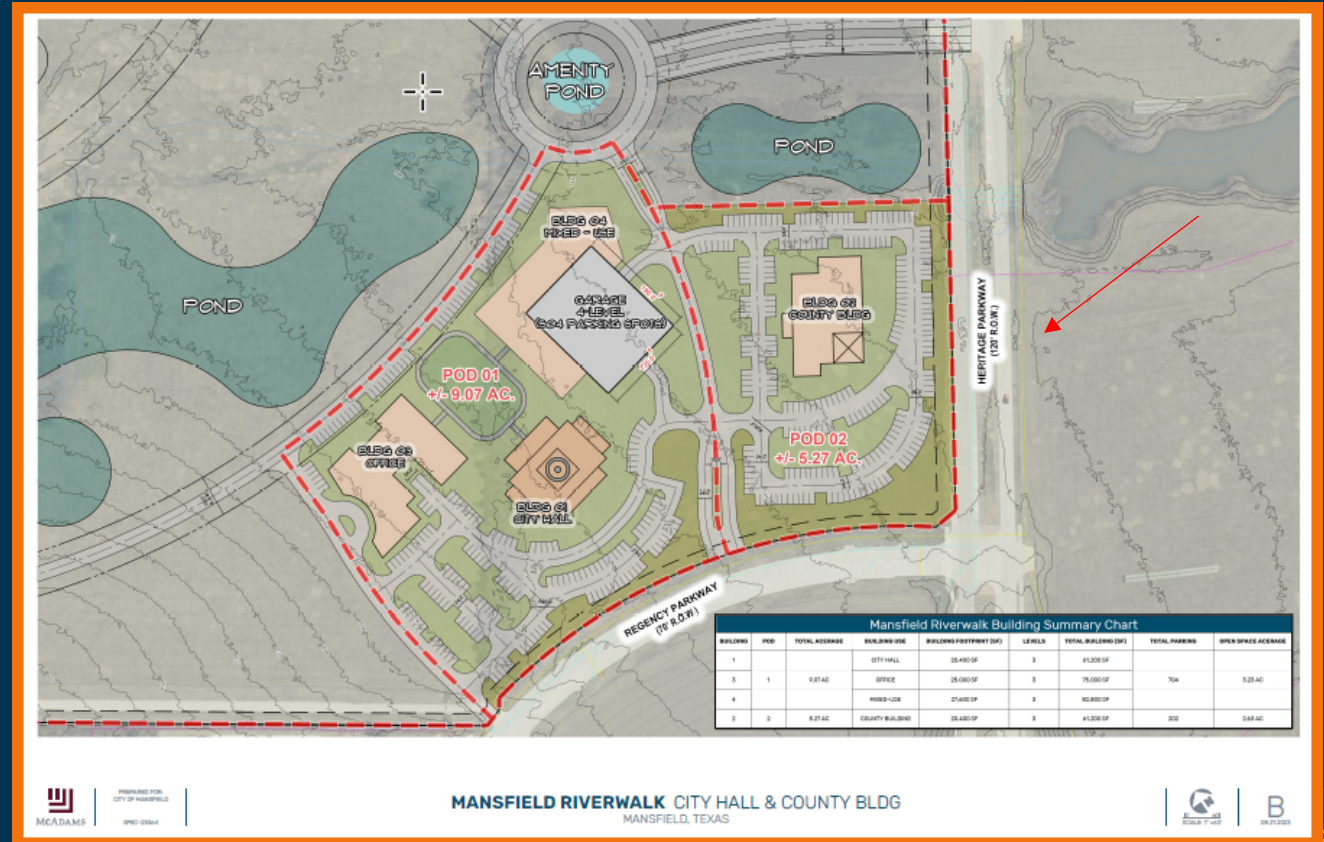
# Property Search for New Building



Site visits were conducted on January 27, 2023, with Commissioner Simmons, Christie Harrison, and Gabriel Rivas IV.

## ➤ The Reserve

- Located on the Northeast corner of Heritage Parkway and Regency Parkway
- 6 acres of land
- \$544,500 per acre
- The City of Mansfield has approved purchasing property and collaborating with the County



# Budget Funding Timeline



FY2016

- Initial Budget \$3MM
- Expensed \$33,537

FY2017

- Added \$2MM to Budget
- Rebudgeted \$2,966,463
- Total Budget \$4,966,463

FY2018

- Added \$5MM
- Rebudgeted \$4,966,463
- Total Budget \$9,966,463

FY2019

- Reappropriated \$1.3MM to Arlington Renovation Project
- Rebudgeted \$8,666,463

FY2020

- Added \$3MM
- Rebudgeted \$8,666,463
- Reappropriated \$50,000 TO Commissioner Allen's DT Office
- Total Budget \$11,616,463

FY2021

- Added \$3,670,416
- Rebudgeted \$11,616,463
- Reappropriated \$580,032 to Arlington Renovation Project
- Expensed \$27,590
- Total Budget \$14,679,257

FY2022

- Added \$13,245,160
- Rebudgeted \$14,679,257
- Expensed \$28,000
- Total Budget \$27,896,417

FY2023

- **Current Budget \$27,896,417**



# Renovation vs Expansion vs New Building



## Renovation

- Not recommended
  - Current design does not fit current program

## Expansion

- Option #1
  - ✓ Redesign building shape to a square
  - ✓ The structural columns and piers are sound
  - ✓ Update current slab-on-grade foundation
  - ✓ Swing space needed
  - ✓ Parking will be reconfigured

## New Building

- Option #2
  - ✓ This option would provide appropriate space for the next 10 to 20 years
  - ✓ Parkhill Space Study recommends a 45,000 square feet building budgeted at \$52,994,905 (price includes 5 year escalation)



# Proposed Next Steps



Seeking  
direction from  
the Court

If Option #1,  
engage A&E  
and begin  
Professional  
Services  
Contract for  
Design

If Option #2,  
move forward  
with Land  
Acquisition  
and  
Archaeological  
Survey

Option #2  
cont'd, engage  
A&E and begin  
Professional  
Services  
Contract for  
Design

An additional  
\$4MM Capital  
Request added  
to FY2025  
budget for Land  
Acquisition

Questions?

