

Life-safety improvements must be made regardless of future renovation or maintenance plans. It should also be noted that any improvements to the existing buildings, large or small, must be carried out while the buildings are occupied, unless additional space can be found off site for temporary relocation of staff and operations.

BUILDING SUPPORT SYSTEMS:

Maintenance and expansion of building support systems are needed to accommodate current functions in the Courthouse. If additional programmed spaces are needed, building systems need to be sized appropriately.

The Building Support Systems issues include, but are not limited to:

- Mechanical (HVAC) System
- Electrical System
- Plumbing (including toilet rooms) System
- Data and IT System
- Security System
- Transportation System (Parking, Loading, etc.)
- Prevention of Moisture Infiltration (Site Drainage and Building Envelope)

IMMEDIATE MAINTENANCE NEEDS:

Immediate maintenance needs include Health and Life Safety improvements, as well as other repairs and renovations needed to provide for daily operations and Courthouse functions.

The immediate maintenance needs include, but are not limited to:

- See list under "Health and Life Safety"
- Prevention of further moisture infiltration through roofing, skylights, building envelope, site drainage, etc.
- Clean-up and renovations needed to remove damaged elements (drywall, insulation, ceiling tile, etc.) resulting from moisture infiltration or burst pipes.
- Repair and/or replace leaking pipes
- Repair and/or replace exterior sealant and stone building panels that could fall and injure people below
- Create clear code required egress paths in work areas, corridors, stairwell entrances and building exits.
- Repair and/or replace ADA accessible parking and sidewalks

Key repairs needed in the near term include, but are not limited to re-roofing, asphalt paving, re-grading problem site areas, replacement of panels and caulking of exterior walls, replacement of window glazing and doors, environmental remediation, accessibility improvements, life safety improvements and fire suppression system, as well as electrical, plumbing and mechanical upgrades.