

A Case Study
for an Addition to the
Liberty Memorial Building
for use by the
Judicial Branch

Apr-14

Summary

The case study utilizes a 3 story structure
containing 7,000 square feet per floor.
A total of 21,000 square feet.

Low end
\$7,686 million

High end
\$10,250 million

A two story underground parking garage.
Price based on 40 stalls but some will be lost
to vertical circulation.

\$840,000

\$1.0 million

Remodeling of existing Liberty
Memorial Building.

\$2.8 Million

\$3.5 million.

Total Project Cost Today

\$11,326,000

\$14,750,000

The low end to high end range reflects different levels of quality to the finishes.

The Building

The site on the North side of the Liberty Memorial Building (LMB) is approximately 160' x 80' or 12,840 square feet. Site utilization is approximately 55% leaving a fair amount of open space. Depending on the final design, some portion of the 7,000 square feet of the floor will be spent on a bridge between the building. This case study assumes an 11' x 70' footprint to facilitate the layout of the parking garage.

The Underground Parking Structure.

Where the addition intersects with the existing LMB, the basement floor is approximately 26' below grade. In order to not stress the existing foundation wall, the new construction excavation will extend to that depth. Rather than back fill that earth, this study utilizes the space for underground parking. The width of building is dictated by the parking spacing of one 20' deep stall, one 25' two way driving lane, and another 20' stall.

Remodel of the LMB.

Conversations with Facility Management personnel revealed the following:

Items in good condition:

Mechanical systems including boiler and cooling tower.

Structural system is sound.

Windows.

Lavatory fixtures and partitions.

Items potentially addressed in remodel:

Repair and tuckpoint the stone.

Drain tile or applying water repellent.

Plaster repair to both walls and ceilings.

Marble repair.

Replace flooring in restrooms.