

1891 Pinal County Courthouse Project

**“The Restoration of the Historic 1891 Second Pinal County Courthouse”
An Arizona Centennial Legacy Project**

February 14, 2012



PINAL COUNTY
wide open opportunity

The New Second Pinal County Courthouse

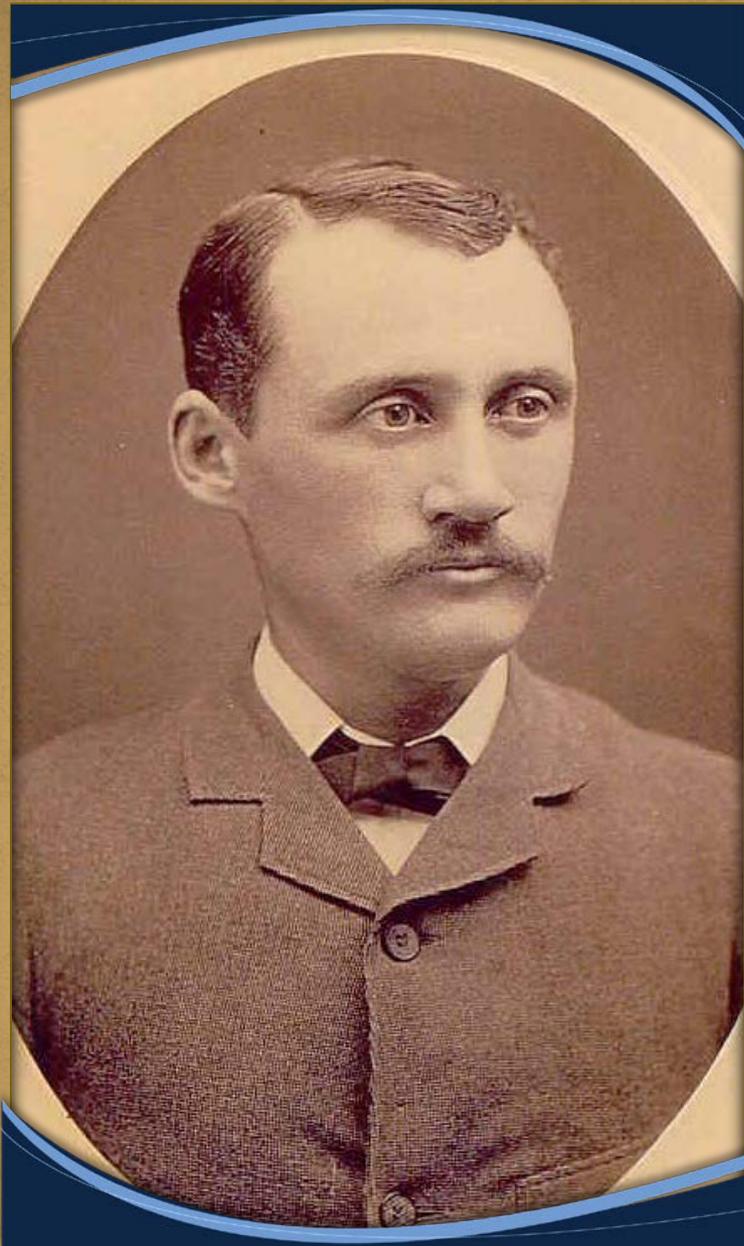


A Jewel in the Desert since 1891

Pinal County Established 1875

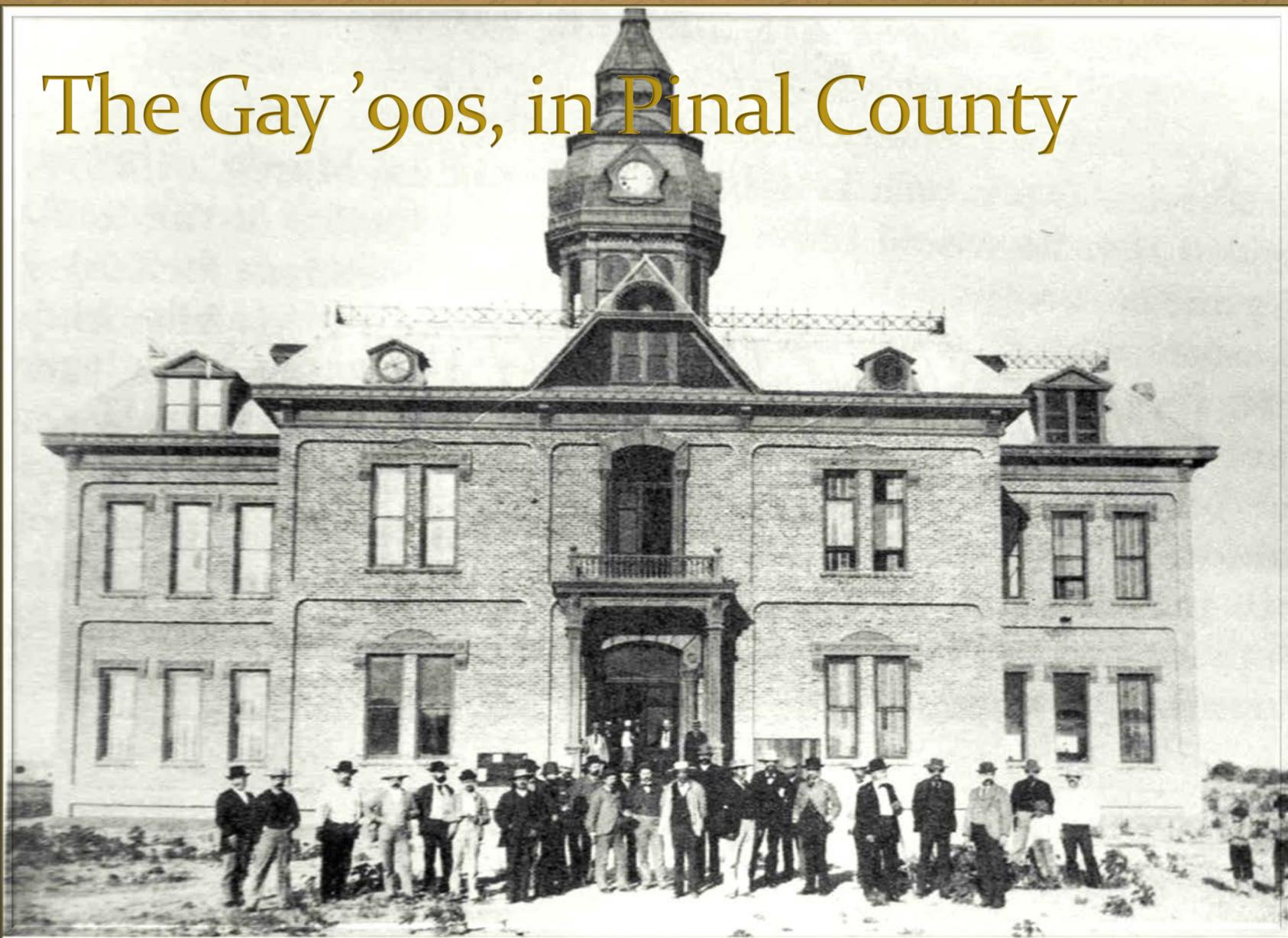


A.J. Doran

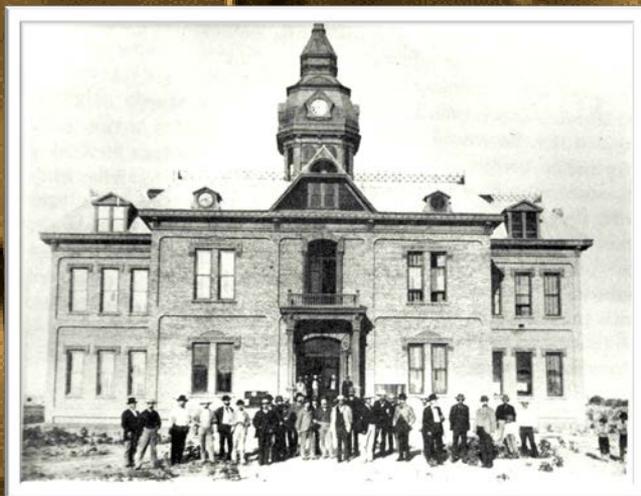


James Creighton

The Gay '90s, in Pinal County



Judicial History Was Made In the 1891 Courthouse



PEARL HART

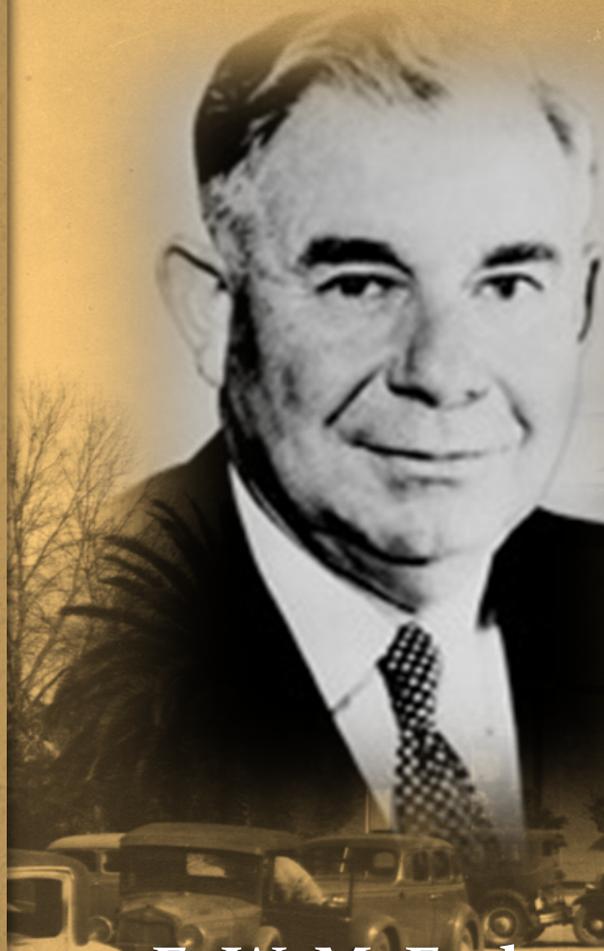
Famous Women in Pinal Justice History

Eva Dugan

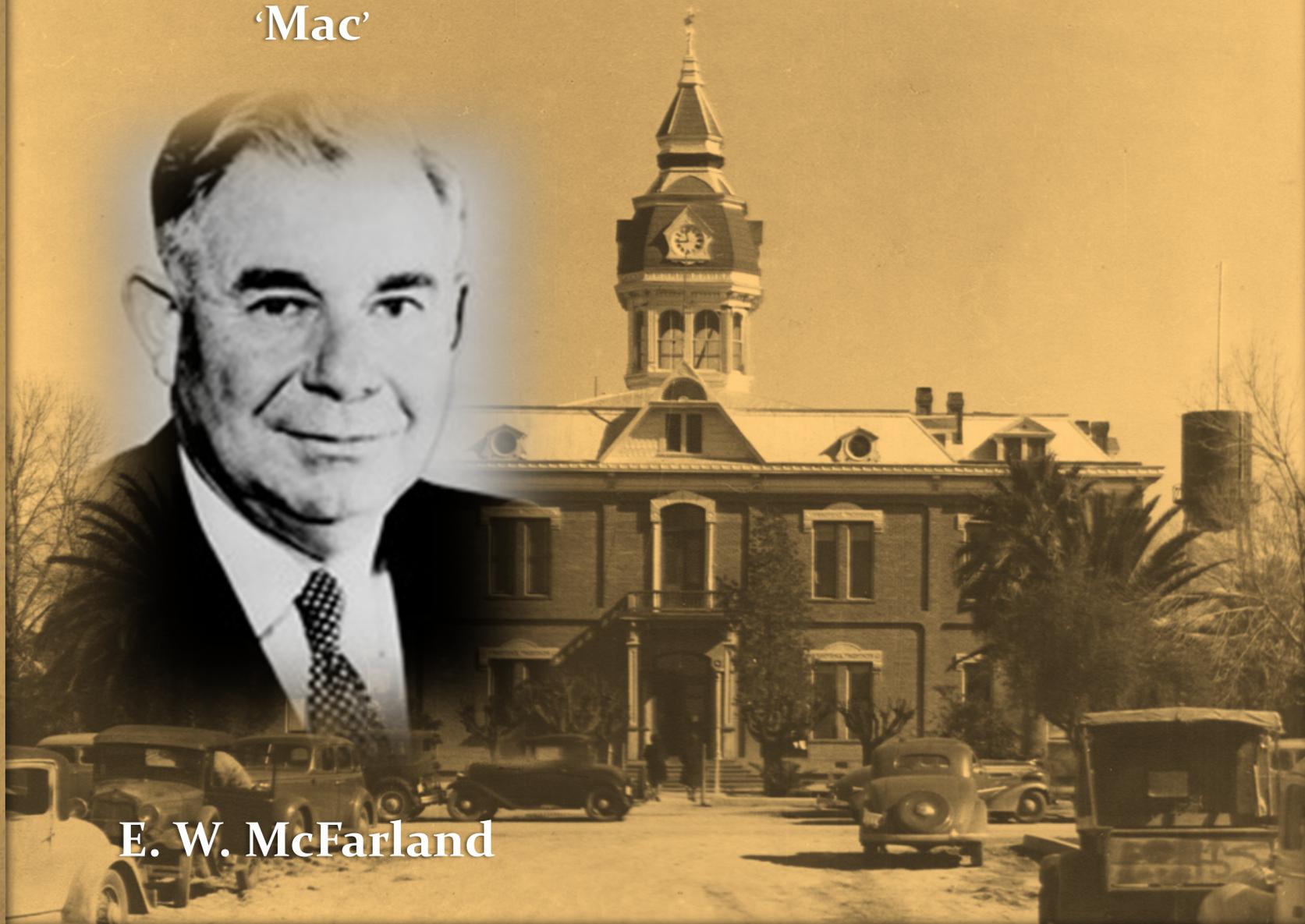


Winnie Ruth Judd

'Mac'



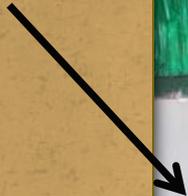
E. W. McFarland

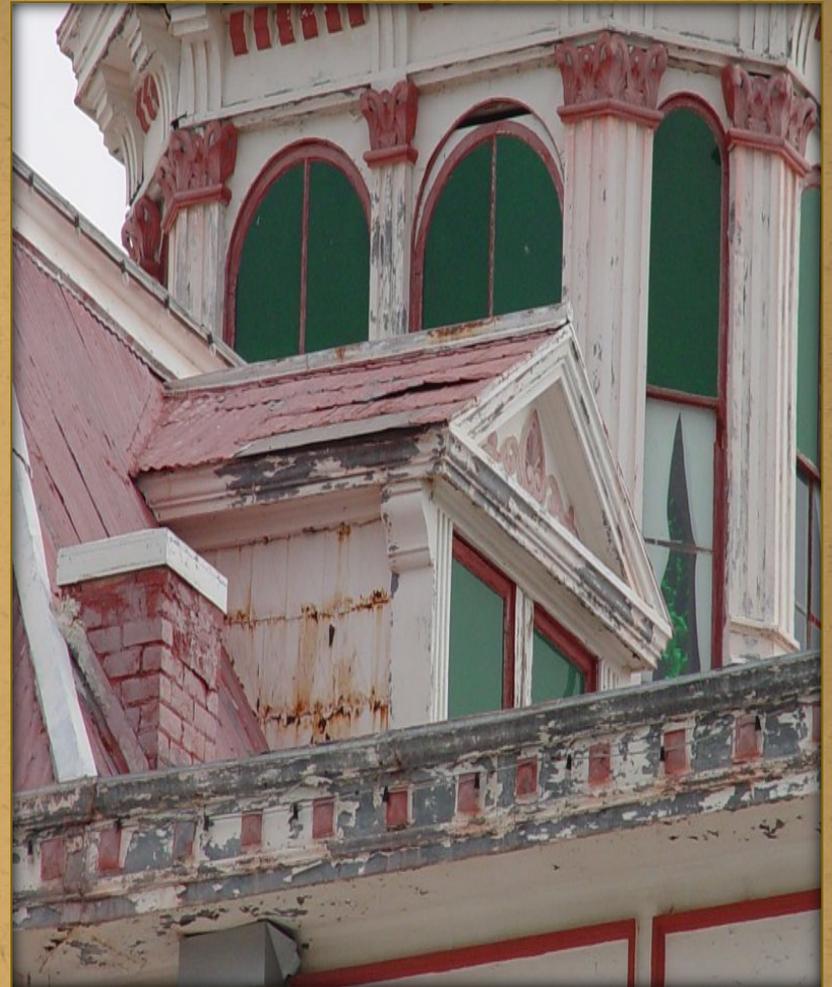


The Courthouse Remains A Symbol of Pinal County













After



Before



Clock Tower Stabilization



Clock Tower Windows

Before

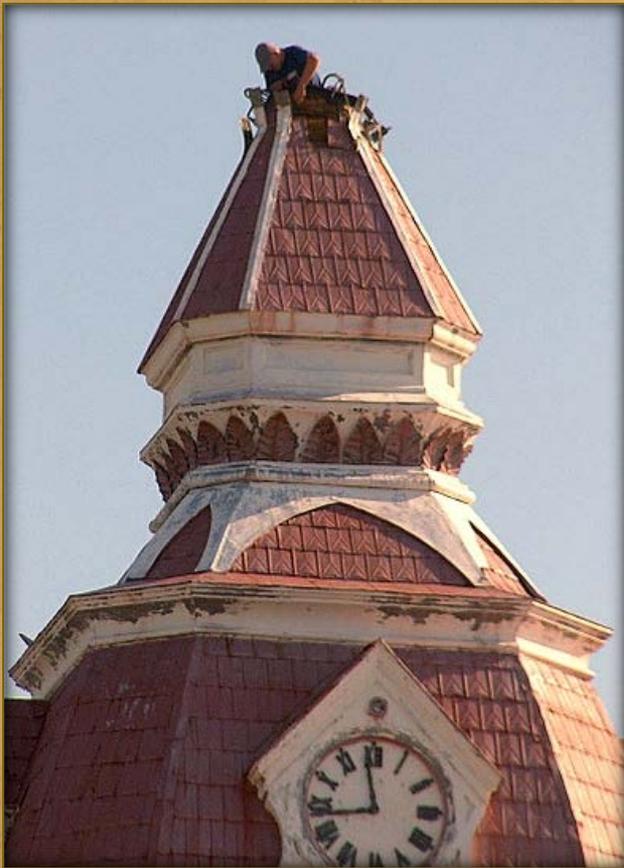


After



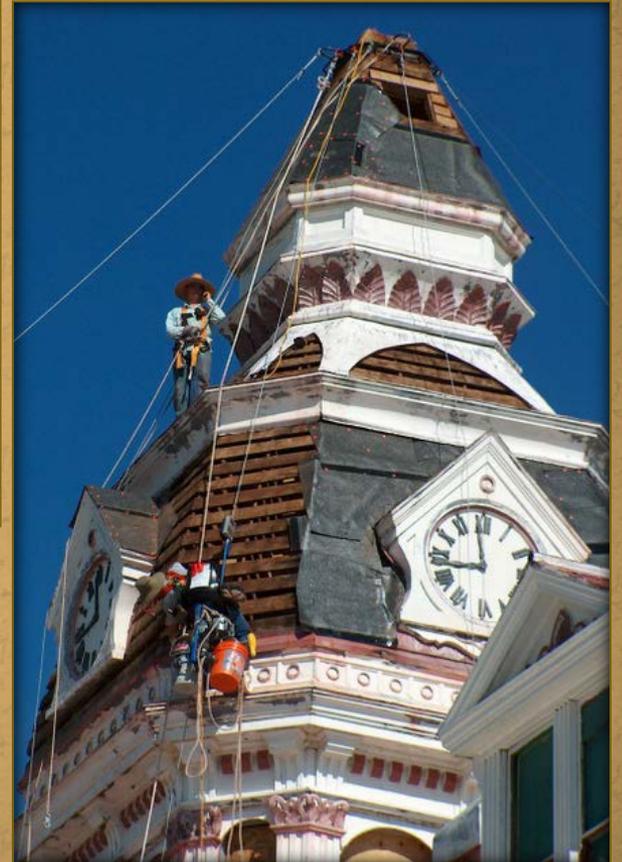
Clock Tower Interior

Removing the Roof



Clock Tower

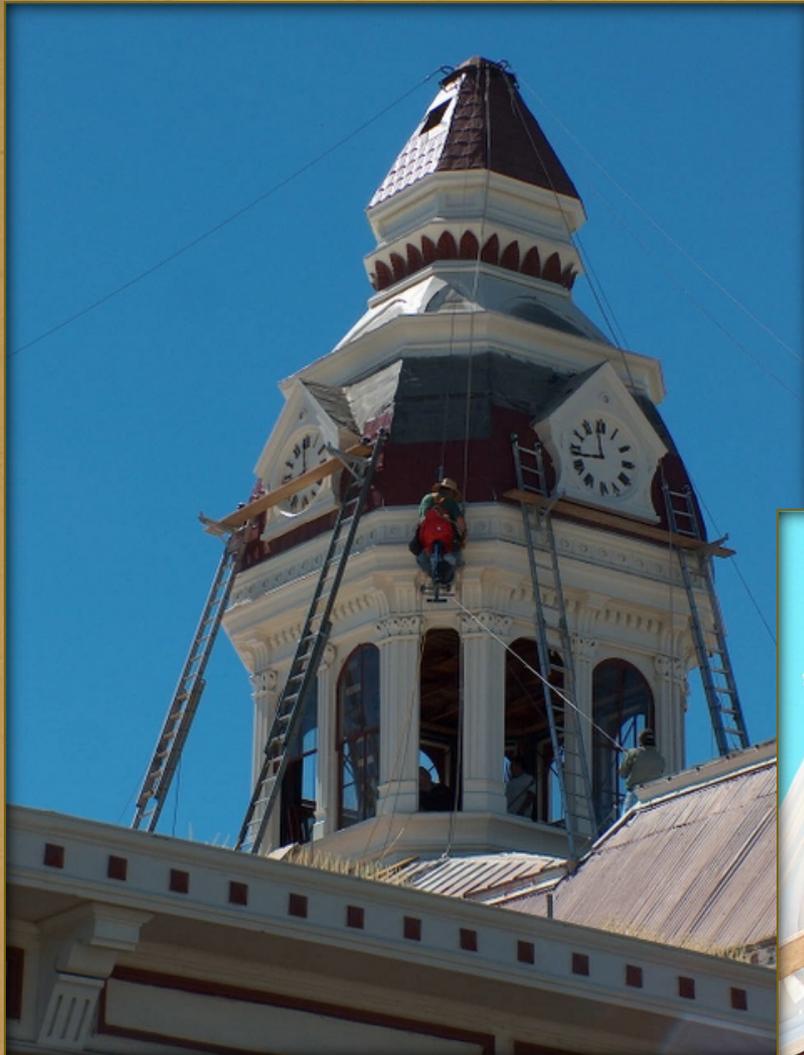




Clock Tower Re-roofing



Clock Tower Re-roofing



Clock Tower Re-roofing

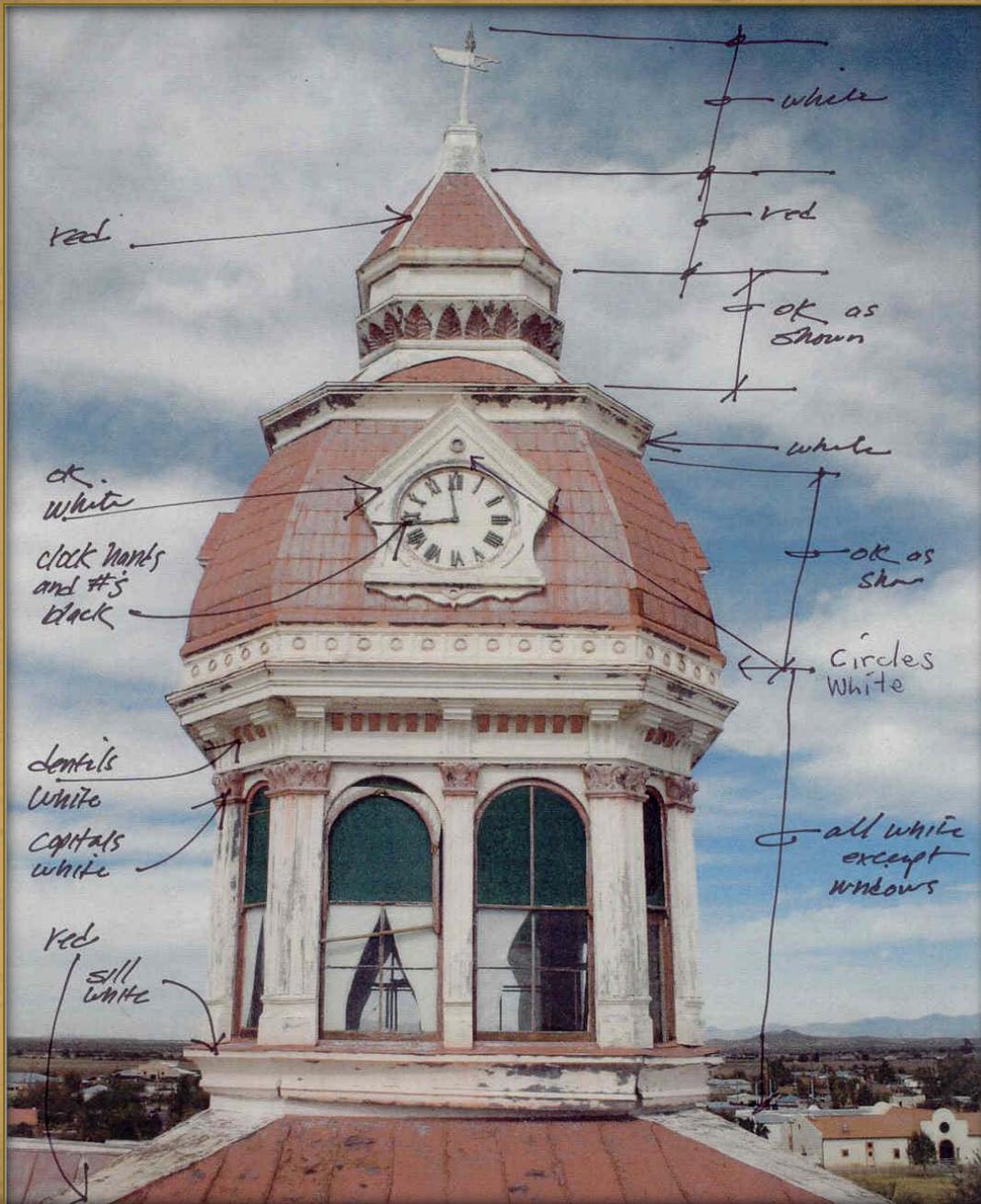
The Weather Vane Goes On







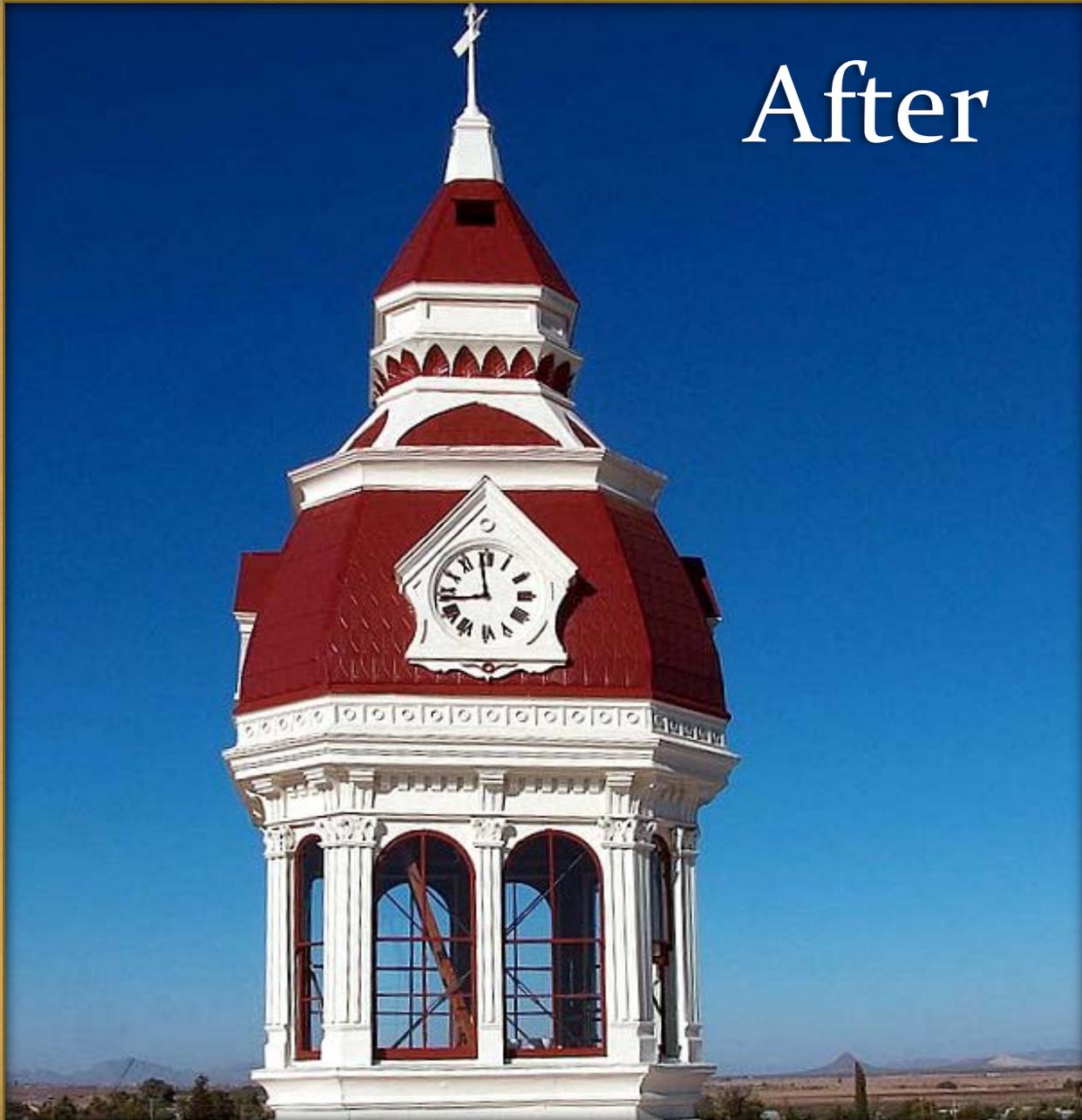
Clock Tower Weather Vane



Before



After

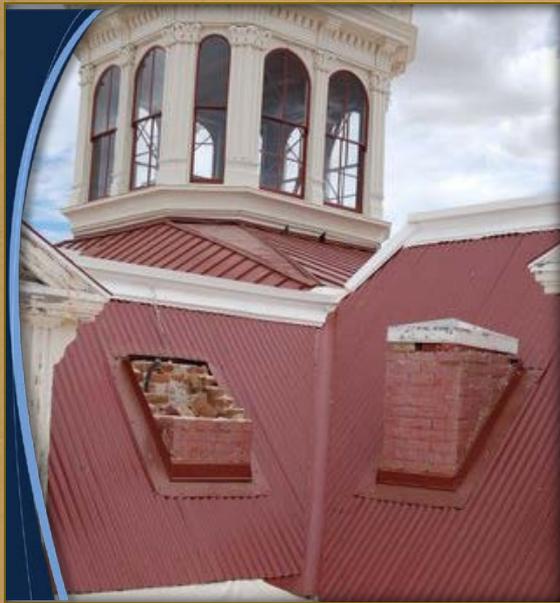


Re-roofing Phase





Yesterday



&

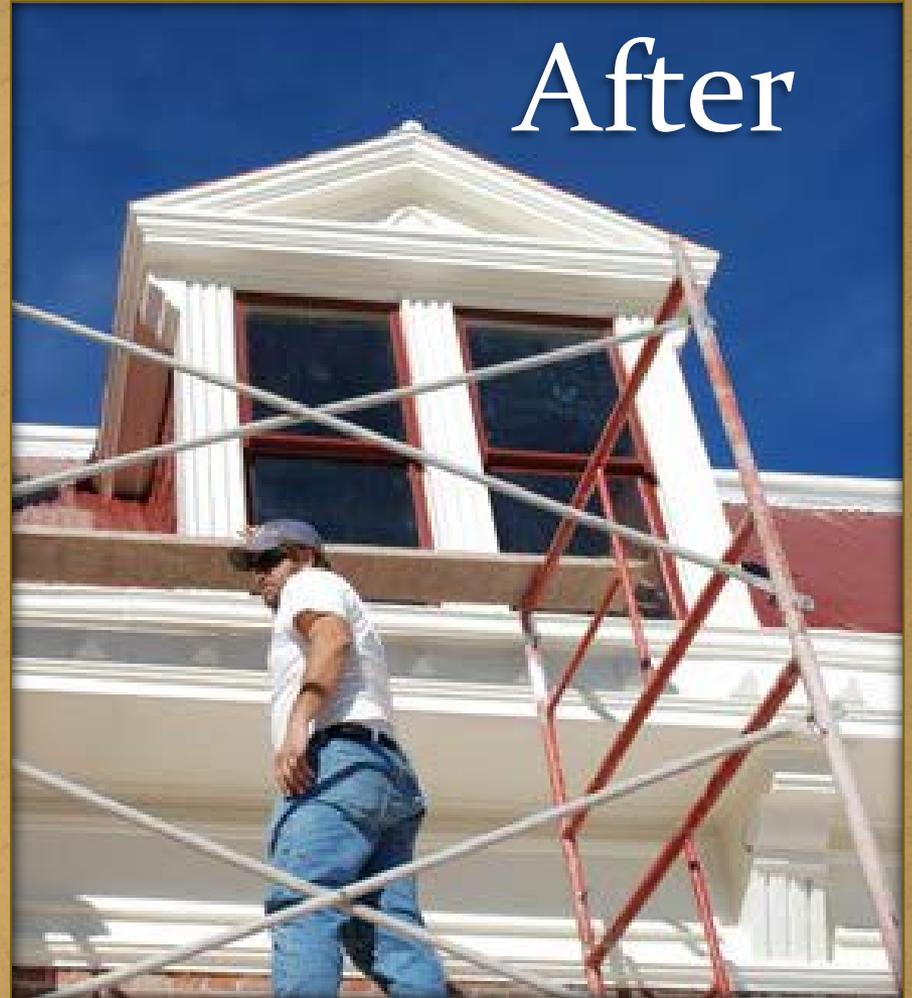
Today



Chimneys & Dormers



Before



After

Then

&

Now



Exterior Brick Work



Rehabilitation

- ❖ June 2010 – A Feasibility Study was completed by Swan Architects, Inc.
 - Study provided estimated costs to restore and renovate the existing facility.
 - Provided options for re-use of the space.
- ❖ January 2011 – Board of Supervisors approves County Manager recommendation to re-allocate funds for new facility construction. They opted to rehabilitate the 1891 Courthouse to adapt the facility for a 5 member Board.
- ❖ March 2011 – Pinal County hires Swan Architects, Inc. to complete the design and construction documents; Arcadis to assist in project management.

Rehabilitation Challenges and Decisions

“The inevitable challenge to rehabilitate / renovate the 1891 Second Pinal County Courthouse into a vibrant, useful facility will require determination, conviction, and a sense of obligation to future generations.”

~ Swan Architects, Inc.

Rehabilitation Process



Significant Exterior Character Defining Elements



Entrance Porch



Clock Tower



Brick

swan architects, inc.



- Symmetry

swan architects, inc.

Significant Interior Character Defining Elements



Contemporary

- Interior Spaces



Traditional

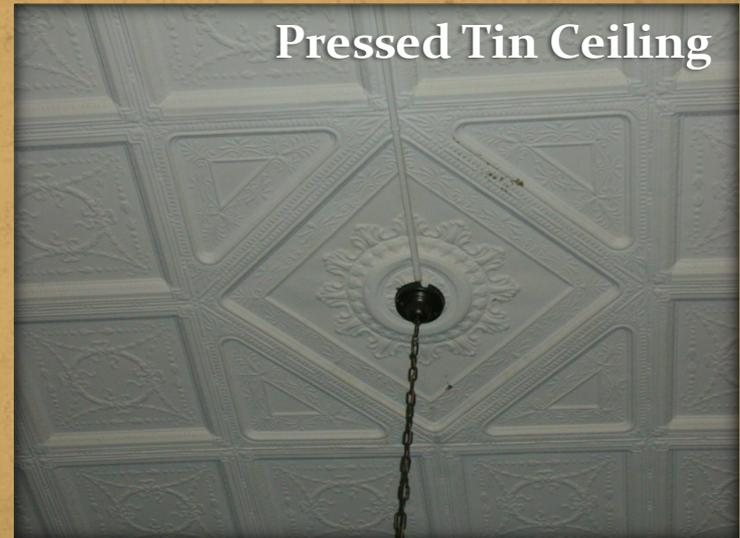
swan architects, inc.



Wood Doors/Trim



Main Staircase



Pressed Tin Ceiling

- Interior Finishes/Elements

Challenges



- Building Codes
- Building Systems
- Energy Efficiency
- Accessibility

Goals



- Adaptive Use
- Preservation

swan architects, inc.

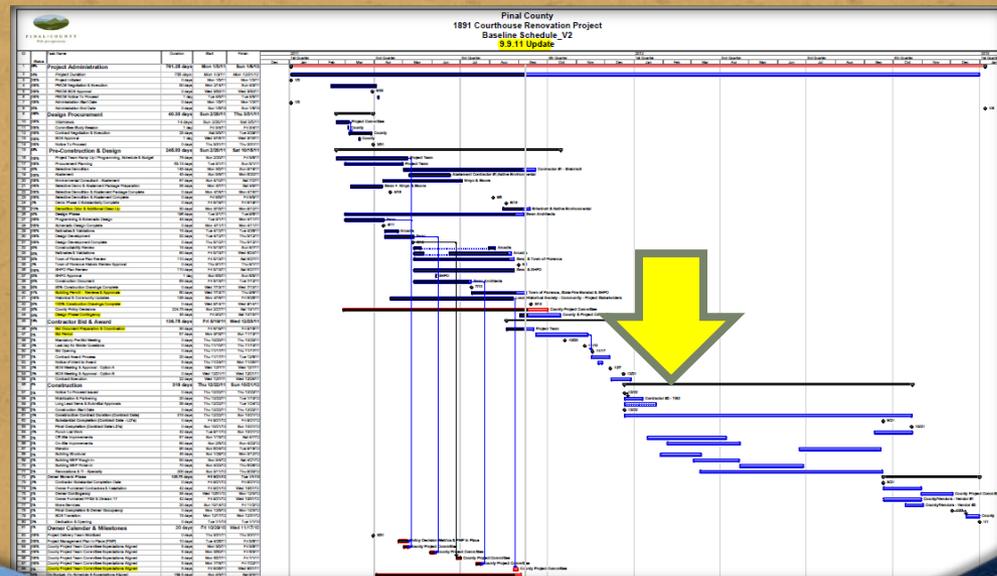
- 1) **Construction Overview & Project Delivery Techniques**
- 2) **Unique Aspects of Renovation & Adaptive Re-Use Construction**
 - **Cost comparison between 1891 vs. 2012 – Interesting Facts**
 - **Craftsman in 1891 verses 2012 – Interesting Facts**
- 3) **Where we are today**
 - **Pre-Construction Phase – Completed September 2011**
 - **Demolition & Abatement – Completed**
 - **Bid & Award Phase – Completed**
 - **Construction – On Going**
 - **Grand Re-Opening**

Imagine the result



1) Construction Overview & Project Delivery Techniques

- Multiple-Prime delivery method to secure best value for the County
- 8 Month Design Phase ran concurrently with selective demolition & environmental abatement - *Completed*
- 2 Month Bid & Award Phase - *Completed*
- 10 Month Renovation Phase - *On Going*
- 3 Month Project Commissioning & County Move-In Vendors
- Project time duration - *57% complete*



2) Unique Aspects of Renovation & Adaptive Re-Use Construction

- Risk Planning
- Cost Control
- Historic Preservation
- Abatement
- Selective Demolition
- Renovation & Re-Use

Priority	Risk	Mitigation	Green	Yellow	Red
3	Restoration vs. Renovation - Establish Expectations	Exterior will be restored & Interior will be rehabilitated/adaptive re-use. Confirm expectation at schematic & design development milestones. SHPO, County & Swan in agreement with scope of work.	Green		
3	Managing County/Owner Expectations	County Project Committee & implementation of PMP	Green		
3	Decision Authority & Protocol - Project Charter	County Project Committee & implementation of PMP	Green		
3	Safety	Establish a safety culture for the project. Safety planning including placing risk on the party most able to control risk. Contractors & vendors will be required to provide safety plans. Independent abatement monitoring for hazardous materials.	Green		
2	Schedule Adherence - Delivery of project on-time	Baseline Project Milestone Schedule approval as part of PMP. Monthly schedule updates to identify any deviations.		Yellow	
2	Procurement, Design-Bid-Build Delivery Method & Related Risks	Procurement Planning, Multiple-Prime Delivery Method to secure best value to County. Adherence to risk management plan.		Yellow	
	Selective Demolition, Abatement	Selective demolition, abatement and testing.		Yellow	
	Engaging Vendors/Contractors to Design Schedule.	Utilization of multiple prime delivery method.		Yellow	
	Durations	Manage time/duration schedule contingencies & provide notifications when delays occur.		Yellow	
	Budget Control	Baseline budget establishment & monthly cost to completes. Provide independent estimating, bid alternates and validation of cost of project at design milestones.		Yellow	
	Control	Constructability review, over the shoulder design assistance, peer reviews, alignment of expectation monthly and effective procurement of contractors & vendors.		Yellow	
	Seen Conditions Prior to Design	Selective demolition, abatement and testing. Utilization of multiple prime delivery method.		Yellow	
	Seen Conditions During Construction	Contingency planning & proactive close-out of issues.		Yellow	
	Structural Integrity of Building	Ongoing consultant analysis, prioritization of scope of work and code compliance.		Yellow	
	Over the shoulder design & implementation	Over the shoulder design & implementation		Yellow	
	Utilization of bid alternates.	Utilization of bid alternates.		Yellow	
	Implementation of PMP.	Implementation of PMP.		Yellow	
	Criteria & code	Criteria & code		Yellow	
	Implementation of PMP & code compliance prior to sign-off.	Implementation of PMP & code compliance prior to sign-off.		Yellow	
	Criteria & code	Criteria & code		Yellow	Red



2) Unique Aspects of Renovation & Adaptive Re-Use Construction

- Selective Demolition & Abatement



2) Unique Aspects of Renovation & Adaptive Re-Use Construction

- Before & After
 - Removal of non-original materials
 - Encouraging the bees not to return
 - Opening up structure to assist design



2) Unique Aspects of Renovation & Adaptive Re-Use Construction

- Construction project costs are generally 60% labor & 40% materials
- \$3.5M labor costs or 47 full time jobs for 1 year & \$2.5M in vendors & supplies

	1913	2012	99 years % Increase
Excavation for basement, footing	\$0.50 /cy	\$15.00 /cy	2900%
Install concrete for footing / foundation	\$1.25 /cy	\$35.00 /cy	2700%
Concrete materials (1-3-5) or 3000 psi	\$4.00 /cy	\$90.00 /cy	2150%
Formwork	\$0.07 /sf	\$6.00 /sf	8471%
Rebar material	\$0.0350 /lb	\$0.6500 /lb	1757%
Unload/ Rebar installation	\$0.0050 /lb	\$0.3500 /lb	6900%
Concrete finishing	\$0.02 /sf	\$0.60 /sf	2900%
Concrete elevated slab 2.5" to 5"	\$0.04 /sf	\$5.00 /sf	12400%
Elevated slab forms	\$0.06 /sf	\$12.00 /sf	21718%
Concrete sidewalk	\$0.13 /sf	\$3.50 /sf	2700%
Masonry Walls w/ brick veneer	\$0.76 /sf	\$35.00 /sf	4505%



2) Construction Progress

- Interesting Facts – 1891 vs. 2012

- ❖ In 1891, a 2x4 was full dimensioned, heart wood & rough sawn – hard as iron
- ❖ The sand in the brick mortar was from the Gila River
- ❖ In 1880 the 'Photophone' was invented by Alexander Graham Bell
- ❖ Fiber Optics were first put to communication use in 1977



1891 Pinal County Courthouse Project Website

Follow progress of project

- Provides historical information
- Source for public involvement through memoirs and brick paver project

www.pinalcountyaz.gov

1891 Courthouse Renovation Project



A historical kind of county

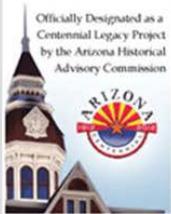
Home Residents Visitors Business Government Economic Development February 8, 2012 - 1:57 pm

Home > Departments > Public Works > 1891 Courthouse Renovation Project > Home

Search: Search Entire Website

All County Departments
1891 Courthouse Renovation Project
Project Schedule
Restoration Project
New Home For Board
Our Legacy
Brick Paver Project

Officially Designated as a Centennial Legacy Project by the Arizona Historical Advisory Commission



1891 Courthouse Renovation Project

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~ Swan Architects, Inc.



History

The Second Pinal County Courthouse was built in 1890-91 replacing the First Pinal County Courthouse which was built in 1877-78. Mr. James Miller Creighton was selected by the County Board of Supervisors to design and supervise the construction of the new courthouse. Mr. Creighton is considered the founder of the architectural profession in Arizona. He designed many houses, schools, and other commercial buildings throughout Arizona. His accomplishments were remarkable for a person that had no formal architectural education. The Second Pinal County Courthouse was constructed by A.J. Doran in association with T.A. Adams for a total cost, including the jail, of \$34,765. The courthouse contained a sheriff's office, jail, courtroom, and offices for the assessor, treasurer, recorder, and supervisors. In 1899 Pearl Hart, Arizona's best known woman outlaw was held in the Pinal Courthouse Jail for robbing the Florence-Globe Stage. [Learn more...](#)



click to enlarge

Courthouse Videos

Press Releases

Memoirs

Years of Restoration and the Final Reveal

The 1891 Second Pinal County Courthouse is a noteworthy example of the American-Victorian style and of nineteenth century construction technology on the Southwestern Frontier. The courthouse was listed on the *National Register of Historic Places* on August 2, 1978. Until 2003, it remained the oldest public building still in use and is one of Arizona's most irreplaceable historic properties.

The courthouse has gone through years of construction to bring it to the total net area of 22,449 net square feet. In 1917 the first and second floor additions were completed adding 840 net square feet to each floor. The addition completed in 1933 added another 2,113 net square feet to the building. In 1975 another 2,680 net square feet was added. Then again in 1983 another 2,094 net square feet was added. Restoration of the clock tower, roof. [Learn more...](#)



click to enlarge

New home for the Board of Supervisors

As we move into the 21st century and celebrate Arizona's 100th birthday we can reflect on the history of Pinal County and those who have served as the Board of Supervisors. The renovation of the 1891 Courthouse will provide additional office space to accommodate five (5) supervisors and related offices.



Pinal County is an Equal Opportunity Employer M/F/H/V

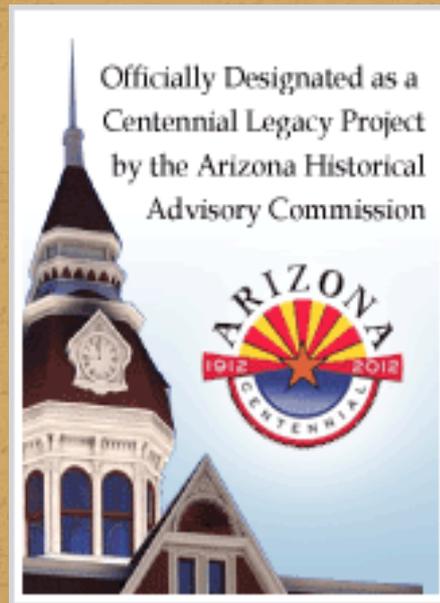
Pinal County Government Web Disclaimer

1891 Pinal County Courthouse Project



PINAL • COUNTY
wide open opportunity

swan architects, inc.



Special thanks to:

- ❖ *Pinal County Board of Supervisors*
- ❖ *Arizona Centennial Committee*
- ❖ *Arizona Historical Advisory Commission*
- ❖ *State of Arizona*
- ❖ *Town of Florence AZ*
- ❖ *Main Street Projects*

Questions?

1891 Pinal County
Courthouse



An official Arizona
Centennial Legacy Project



Working Towards the Grand – Re Opening!



Thank you for visiting the 1891 Pinal County Courthouse

We hope you'll pardon our mess this year
and come back in 2013 when we're open for business!!!