

General Building Information



Site

The building is located in the middle of a small city on a corner lot at the intersection of two busy streets. The footprint of the building extends to the ends of the lot on the sides facing the street, with parking along the other sides and underneath half of the building.

The Courthouse Annex building is home to Luzerne County Government Offices and Courts.

The building is 3 stories, all above-grade, covering 88,000 sq.ft. office space with 22,000 sq.ft. under-parking.

Construction

Penn Place renovation took place between August 2000 and August 2002.

The Primary Project Team:

Architect	<u>Quad Three Group, Inc.</u>	Wilkes-Barre, PA
Engineers	<u>Quad Three Group, Inc.</u>	Wilkes-Barre, PA
	<u>Luzerne County Engineering Dept.</u>	Wilkes-Barre, PA
Construction Manager	<u>Apollo Group, Const. Mgmt. Division</u>	Wilkes-Barre, PA

Actual Cost Information

Property Acquisition	\$ 2,455,000.00
Professional Fees	\$ 726,334.59
Construction Contracts	\$ 4,526,085.87
Additional Contracts	\$ 449,889.94
Furniture	\$ 531,997.06
<i>Total Project</i>	<i>\$ 8,689,307.46</i>
Cost per Square Foot	\$ 98.74

The project delivery method was Design-Bid-Build with separate primes, with the Luzerne County Engineering Department acting as owner.

Architecture

Design and Functional Elements

The building most resembles the International Style of architecture; it is of concise form, and attention is paid only to functional details. A simple brick façade is divided by rows of ribbon windows, a clean cut aesthetic which gives the government building and appropriate authoritative appearance. Two larger sections of building wrap around a central courtyard where the entrance is located. There is under-parking on the ground floor under half of the structure. Traffic flow is based on building security. From the parking area, occupants proceed to a single entrance at the center of the building to a security checkpoint in a small lobby. Past security check, elevators take occupants and visitors to the rest of the building. Although most of the floor spaces are partitioned, the steel and concrete structure allows for large open courtroom spaces inside.

Building Envelope

The skin of the building is a typical brick veneered cavity wall system. Fenestration is large ribbon windows (5'x4' each pane) wrapping the building on each floor, double-glazed, in an aluminum sill system. The main entrance is a set of double aluminum doors with 1" insulated tempered glass, surrounded by windows on all sides. All hollow metal emergency doors to exterior are galvanized and insulated. Doorframes are equipped with electric strike and powered lockset for access control system.

Major National Model Codes

BOCA Building Code 1996 Edition

Zoning and Historical

The building is zoned as Commercial. Re-zoning was not necessary for renovation. During renovation, Penn Place was converted from a multi-tenant building to an owner-occupied building for the County.

Building Systems

Mechanical Systems

The ventilation system is variable air volume with reheat. East and west wing ventilation is split between two 182-ton, air-cooled screw chillers. There are five variable drive frequency air handling units, with 15,000CFM maximum flow rate. Baseboard heaters are installed on the perimeter. Stand-alone network controllers and local, application-specific controllers are utilized for facility management and automatic temperature control. The boilers are two 2448MBH natural gas units. .

Lighting and Electrical

Recessed fluorescent luminaires, 32W-T8 lamps, are installed throughout the building. The main electrical distribution is 3000A, 408Y/277V, three-phase, and four wire. Two transformers are 150kVA and 300kVA, 480V to 208Y/120V.

Structural

The building has a load-bearing concrete foundation, with columns on spread footings. Each above-ground level is concrete slab on metal decking, with a steel-framed cavity wall envelope. The roof is a flat, concrete slab on metal decking.

Plumbing

One 10GPM pump delivers water to lavatories. Beyond the two boilers for the HVAC system, there is one 90gal. gas-fired water heater for the bathrooms, 199,000Btu/hr for hot water storage and two 1550rpm, 20GPM sump pumps.

Fire Protection

One 2,000 sq.ft. storage area on the third floor where the Credit Union is located is protected by a wet-pipe sprinkler system. One 2,000 sq.ft. office storage area on the second floor is also protected by the sprinkler system.