



## UPDATE

HISTORIC COURTHOUSE ADAPTIVE REUSE  
Board of County Commissioners & City  
Council Joint Meeting

January 24, 2024

# Update Summary

1. Quick Recap
2. Update on Maurer Architecture's Work
3. Construction Manager at Risk (CMAR) hired
4. Brief Introduction of Coaly Design (RLA)
5. Historic Preservation Commission (COA Process)
6. Public Relations & Transparency w/ Community
7. Big Picture, Next Steps & Tentative Timeline

# Recap in Brief

2020 – Alternative Use Study Report

2021 – Steering Committee Recommendations

2022 – UNC School of Government

- . Site & Market Analysis

- . Financial Feasibility

2023 – Maurer Architecture

- . Final Redevelopment Scenarios & Concepts

2024 – JM Cope (CMAR)

- Construction Drawings & Interior Demo

- Renovation Work to Begin

# Final Design Concept

FIRST FLOOR  
SHELL SCOPE SIMILAR FOR A&B

FOOD HALL

BASEMENT  
DUPLICATE PROGRAMMING FOR A&B

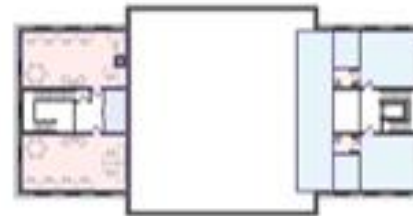
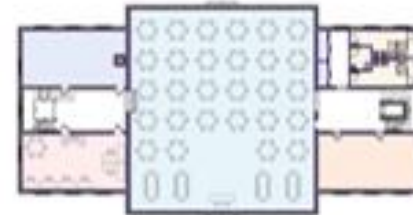
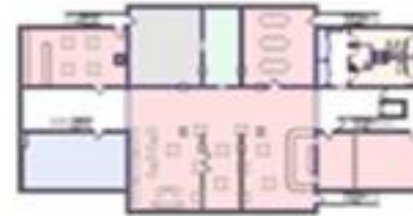
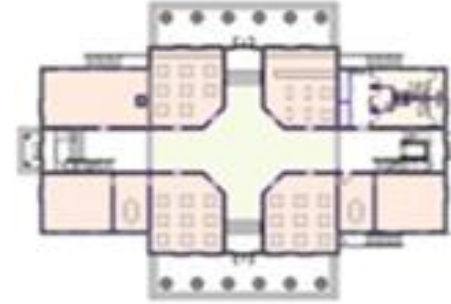
BAR/CLUB

SECOND FLOOR

EVENT HALL & OFFICES

THIRD FLOOR

OFFICES & EVENT SUITES





# Maurer Architecture

- Building Assessment
  - . Structural Engineer
  - . PME Systems Evaluation
  - . Elevator
- As-Built Condition (Re-create Architectural Drawings)
- Functionality and Cost



# Construction Manager at Risk

- Oversight and Administration of Construction
- Collaboration between Architect /other design professionals and Construction Manager during pre-construction.
- **Guaranteed Maximum Price, CM responsible for overages**





## THE LOWENSTEIN BUILDING AT UNIVERSITY CENTER

Rock Hill, SC

### KEY FEATURES:

- » *Historical redevelopment* in Rock Hill's downtown core
- » Interior upfits
- » Coordination with Historical Preservation Society
- » *CM at Risk Project*



# HISTORIC MONROE CENTER THEATRE RENOVATIONS AND ADDITION

Monroe, NC



## KEY FEATURES:

- » *Historical Renovation and Addition*
- » Tight Site Conditions





## HISTORIC 1939 BUILDING - ARENA SUPPORT SPACE UPFITS

Rock Hill, SC

### KEY FEATURES:

- » *Historical redevelopment*
- » Tight Site Conditions
- » Marty Cooke worked on this project



## HISTORIC 1939 BUILDING - PIEDMONT MEDICAL UPFIT

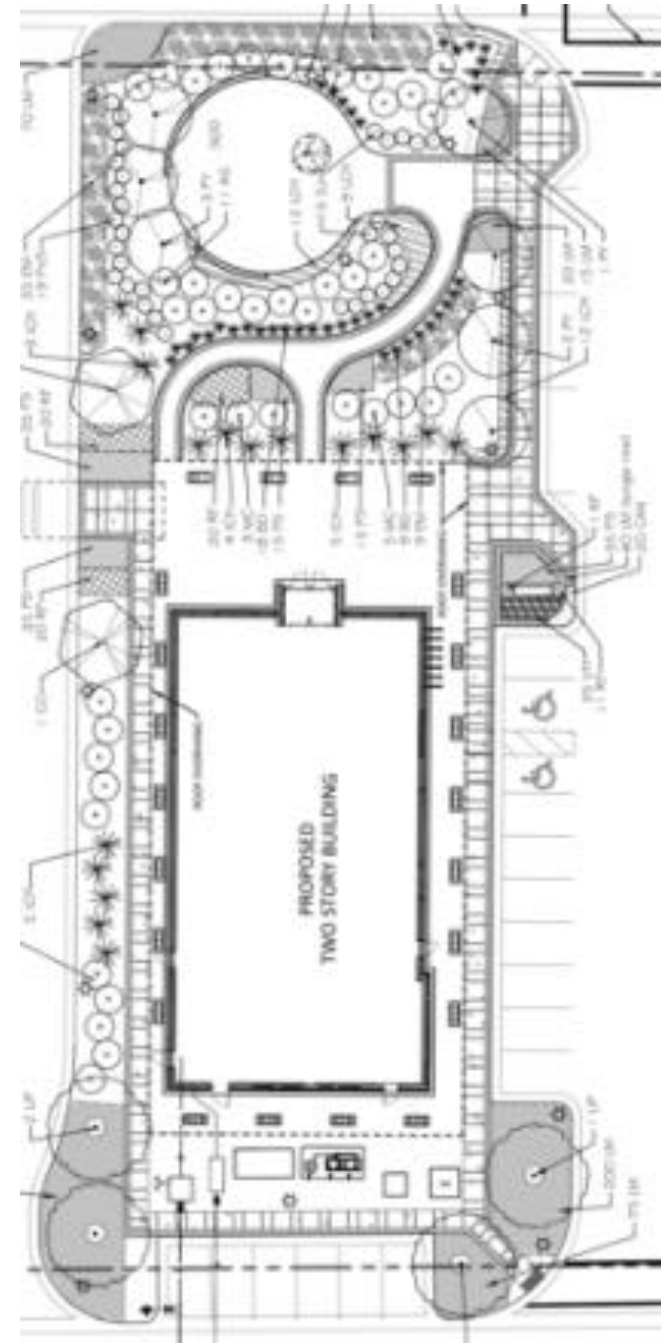
Rock Hill, SC

### KEY FEATURES:

- » *Historical redevelopment*
- » Tight Site Conditions
- » Marty Cooke worked on this project



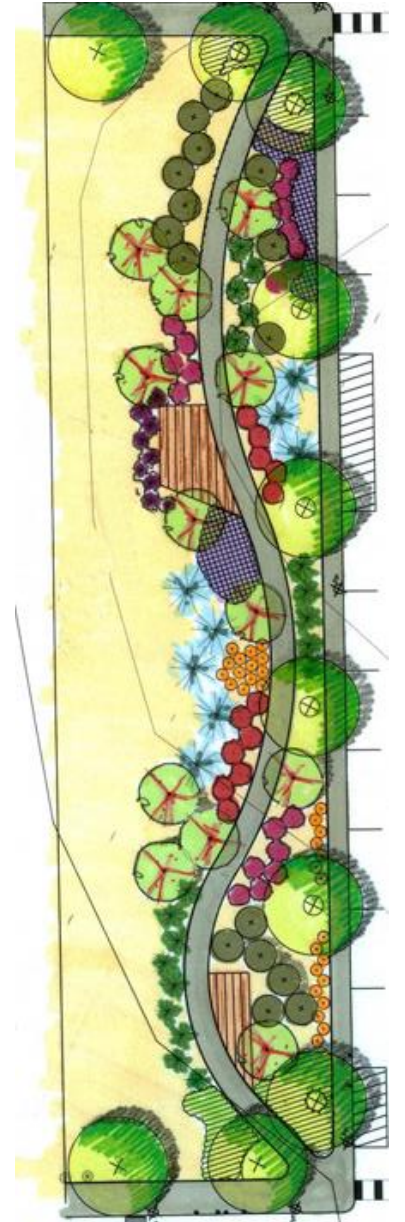
# Coaly



# Coaly

“By respecting the dynamic character and sensitivities of the land and its history, Coaly Design is able to apply the timeless principles that govern good design and construction to safeguard the land’s passage to future generations.”

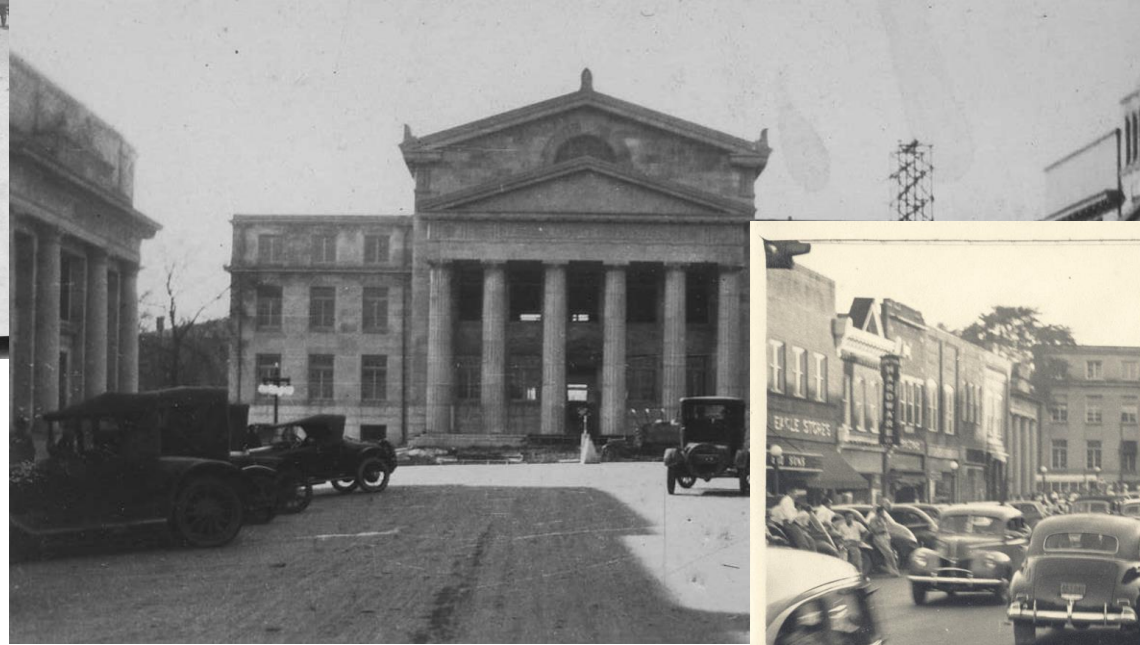
— FIRM PHILOSOPHY







# Historic Preservation Commission

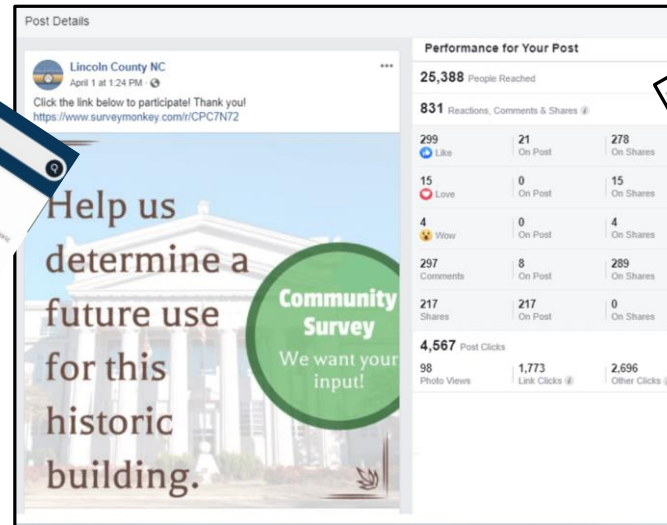


# Historic Preservation Commission

- Local Landmark Status
- Certificate of Appropriateness (Exterior & Grounds)
- Involvement from the beginning
- Coordination w/ CMAR

# Public Relations & Community Transparency

- Community Survey
- Social Media Engagement
- Press Releases
- Landing Page on County Website







Latest News

Public Engagement

UNC School of Government  
Involvement

Related Documents

Historic Photos

Other Examples



s://www.lincolncountync.gov

Home › Government › Departments › Planning and Inspections › Future Plans for Historic Courthouse

## Future Plans for Historic Courthouse

County leaders are working with the City of Lincolnton and other key stakeholders to determine the future use of the Lincoln County Historic Courthouse building in downtown Lincolnton. This is an exciting opportunity to increase local economic activity and community events.

Be sure to save this page and keep checking back for continuing updates on the project to learn more.

### Updated Tentative Timeline



<https://www.lincolncountync.gov/2413/Future-Plans-for-Historic-Courthouse>



# Big Picture, Next Steps & Tentative Timeline

- Ownership
- UNC School of Government (Recruitment)
- Public – Private Partnership Potential

# Potential Ownership Scenarios

## Public Only Approach

- County oversees \$4.5M renovation, creating spaces for public's preferred uses
- Public (County and/or City) maintains ownership and leases to private or non-profit tenants/operators at market rate
- Potential to sell to private investor later through upset bid process
- **Opportunities:** Potential revenue stream from fair market value leases to tenants; significant state funding on-hand to achieve public interests and desired programming; maintain full control of process
- **Risks:** No tax revenue generated while publicly owned; additional public investment could be needed to upfit space for desired tenants

## Public-Private Partnership Approach

- County oversees \$4.5M renovation of building into shell condition (potentially with "redevelopment consultant(s)"), allowing for max flexibility of end use
- County solicits interest from private sector to acquire building (or portions of the building) and improvements at fair market value
- Selected owner completes upfit/investment, leasing, etc. of purchased building/spaces
- **Opportunities:** Potential revenue stream if successful sale to private owner; minimal upfront financial risk; puts property on tax role; maintains option for partial public ownership or lease
- **Risks:** Reduces public control of eventual space programming; not guaranteed that County will find a private partner; developer may not carry out desired programming

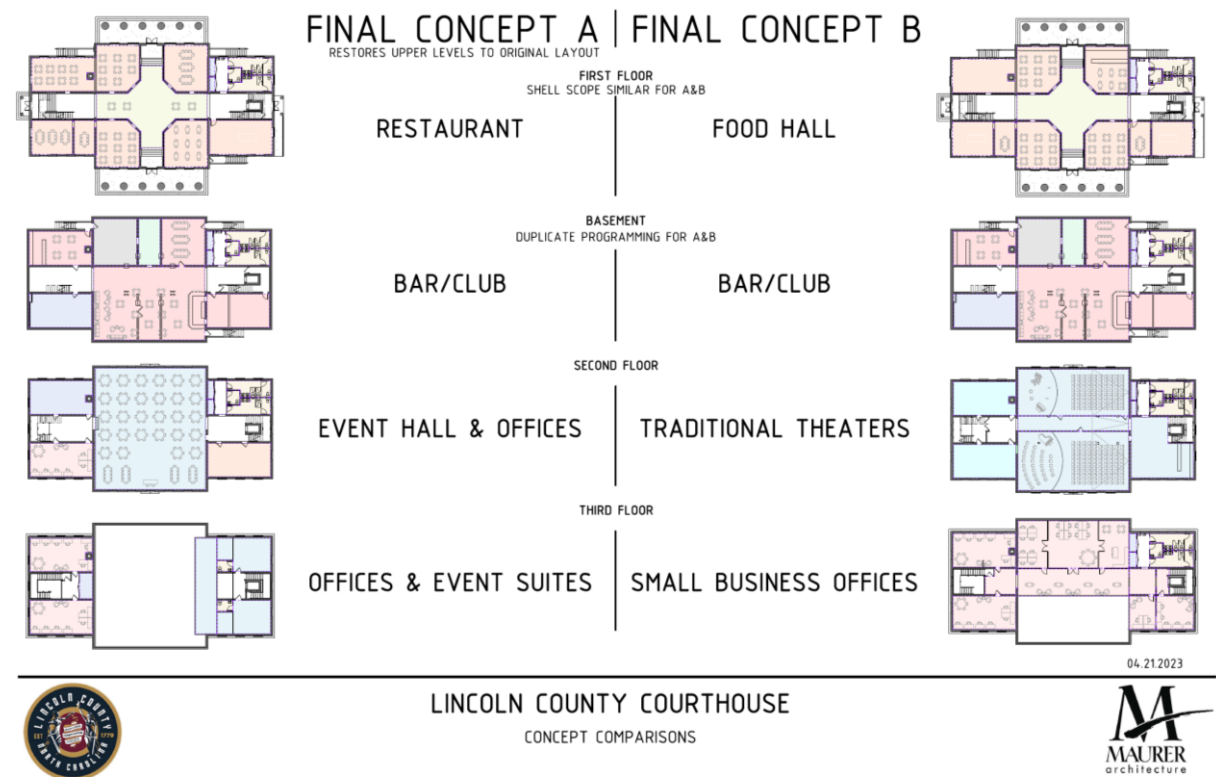
# Development Programs

Concept A Program				
<u>Floor</u>	<u>Use</u>	<u>SF</u>	<u>RSF</u>	<u>Rent Rev</u>
Basement	Bar/Club/Speakeasy	7,880	6,000	\$ 60,000
First Floor	Restaurant/Bar	7,880	6,000	\$ 60,000
2nd Floor	Event Hall	7,880	5,000	\$ 36,000
3rd Floor	Office	3,600	1,250	\$ 18,750
		<b>27,240</b>	<b>18,250</b>	<b>\$ 174,750</b>

Concept B Program				
<u>Floor</u>	<u>Use</u>	<u>SF</u>	<u>RSF</u>	<u>Rent Rev</u>
Basement	Bar/Club/Speakeasy	7,880	6,000	\$ 60,000
First Floor	Food Hall/Vendors	7,880	6,000	\$ 60,000
2nd Floor	Auditorium/Theaters (2)	7,880	4,500	\$ 30,000
3rd Floor	Office	7,880	5,000	\$ 75,000
		<b>31,520</b>	<b>21,500</b>	<b>\$ 225,000</b>

# Development Budgets

Development Budget Estimate - Concept A	
Hard Costs - Shell	\$ 4,086,000
Event Hall FF&E	\$ 625,000
Food & Bev upfit allowance	\$ 600,000
Office upfit allowance	\$ 37,500
Soft Costs	\$ 681,000
<b>Total</b>	<b>\$ 6,029,500</b>
Development Budget Estimate - Concept B	
Hard Costs	\$ 4,728,000
Auditorium FF&E	\$ 562,500
Bar/Speakeasy upfit allowance	\$ 600,000
Office upfit allowance	\$ 150,000
Soft Costs	\$ 788,000
<b>Total</b>	<b>\$ 6,828,500</b>





# Ownership Investment Scenarios

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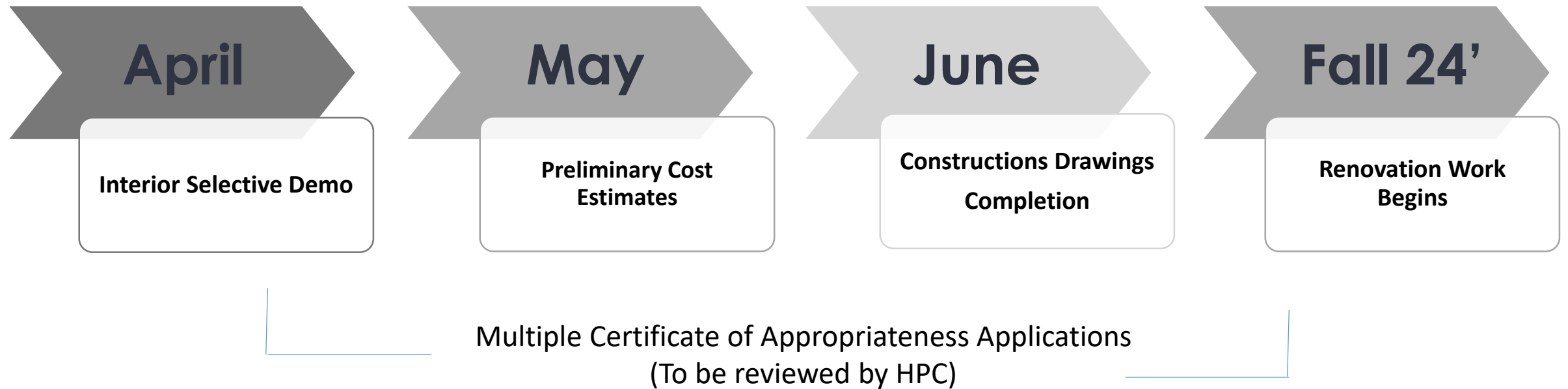
- Estimated \$1.5M - \$2.3M investment (on top of state funds) to get building ready for marketing to tenants, operators, and events
- Estimated annual cash flow (to landlord) from rental revenue (average over 10 years, net of OpEx, vacancy, and maintenance):
  - Concept A → \$120,000
  - Concept B → \$160,000

# Sale and Property Tax Revenue Considerations

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- Courthouse is currently assessed for ~\$4M... estimated to be ~\$6.5M – 7M after renovation (pre-upfit)
- Extremely hard to back into a potential sales price (and would require a formal appraisal), but a reasonably estimate is \$1.5M - \$2M based on current projected uses and revenue estimates
- Estimated annual tax revenue post-sale is ~\$90,000:
  - County - \$50k
  - City - \$40k

# Tentative timeline (2024 only)



# Questions?

