

October 9, 2024

This document provides Davis Design’s description for many of the documents previously presented to committees and/or the Hall County Board of Commissioners. Listed below are brief descriptions of those documents, which have been organized by date. Project goals have changed dramatically throughout the project. Therefore, previous concepts may be outdated or irrelevant. The intention is to provide better access to information allowing the public to view the process of analyzing numerous options. For additional context, Hall County provides access to recordings of board meetings.

Background

Since its construction in 1904, the Hall County Courthouse has been used continuously for judicial functions. While many of the building’s original administration functions have since moved out of the courthouse to make room for the courts, the building no longer provides adequate judicial facilities. Temporary spaces on the ground floor, the Annex Building, and the Federal Building are used as courtrooms. While this project intends to address many issues, providing appropriate space and security are the primary objectives. Other objectives include, but are not limited to, accessibility upgrades, expanded court clerk offices, improved restrooms, and additional parking.

The county has explored numerous options. The options studied have ranged from minimal cost with limited function to options that aimed to maximize function for the foreseeable future at a significant cost to the taxpayer. At the extremes, those options ranged from renovating a portion of the annex building to an extensive standalone facility that would have consolidated multiple county buildings. Ultimately, compromise between cost and function resulted in the current concept of an addition to the existing historic courthouse.

The schematic design concept has received approval from the Nebraska Supreme Court, and the process of design development is in progress. While the general concept is expected to remain, changes are expected as the concept is developed.

2022-12-14

Davis Design was initially hired to explore the possibility of adding district courtrooms at the annex building. This drawing illustrates the challenges of working in a small space with structural grid poorly suited for judicial functions.

2023-01-26

This set of drawings shows design objectives. For reference, the existing facility is shown. Two concepts were shown. One concept shows a connection between the annex building and the existing courthouse. Another concept shows an expansion of the existing courthouse.

2023-02-01

This shows an early effort to establish objectives for the project. Additionally, this shows further analysis of the existing facilities.

2023-02-14

In addition to showing objectives and analysis of the existing facilities, this shows further development of the concept for and addition.

2023-03-28

This set of plans shows further development of the addition concept.

2023-05-09

-The site analysis shows advantages and disadvantages of four concepts. The concepts included an addition to the existing courthouse (Option A), a single-story link (Option B), a standalone courthouse located near the existing courthouse (Option C), and a standalone courthouse located near the jail (Option D).

-One document was created following a meeting with the judges to summarize their desired outcome. It is color coded to separate district court in blue and county court in yellow.

-To help with discussions related to the balance between cost and function, a document was created to describe varying degrees of improvement.

2023-05-23

When evaluating the previously proposed standalone courthouse facilities, questions arose about which county facilities could be relocated to the existing courthouse or consolidated into the new facility. To better understand the possibilities a drawing was created to show some of the county's existing facilities.

2023-06-20

The topic of relocating the county attorney's office was discussed. One document describes the pros and cons of relocating the county attorney to the annex building, historic courthouse, or into the new facility. The plans show an analysis of potential office space at the annex and historic courthouse.

2023-06-27

The plans show further development of the standalone courthouse facility. Included are renderings of the exterior.

2023-08-15

-One document includes an analysis of space utilization at the existing annex and historic courthouse.

-One document show the analysis of potential future occupants of the historic courthouse.

-One document shows the pros and cons of planning to expand the courthouse vertically.

-Renders of the exterior were provided.

2023-09-12

The plans show further development of the standalone courthouse facility.

2023-09-25

New renders showing the exterior of the building.

2023-10-23

Due to cost concerns, Davis Design was asked to shift focus from a standalone facility to an addition of the existing courthouse. Plans for an addition were included with an analysis of an addition compared to the previous standalone facility. The analysis notes the elimination and reduction of many objectives.

2023-11-15

This set of plans shows further development of the addition concept.

2024-03-12

This set of plans shows further development of the addition concept. To reduce the project cost, the building's shape was altered to avoid the existing tunnel that connects the historic courthouse to the annex building.

2024-05-03

This is the request for proposals that was sent to potential construction managers.

2024-06-18

This set of plans shows further development of the addition concept. The most notable change is showing a full basement intended for future expansion of a district courtroom and its supporting spaces. Also notable is the sallyport relocated to the first floor.

2024-08-12

This set of plans shows code analysis.

2024-10-08

This set of plans shows further development of the addition concept.