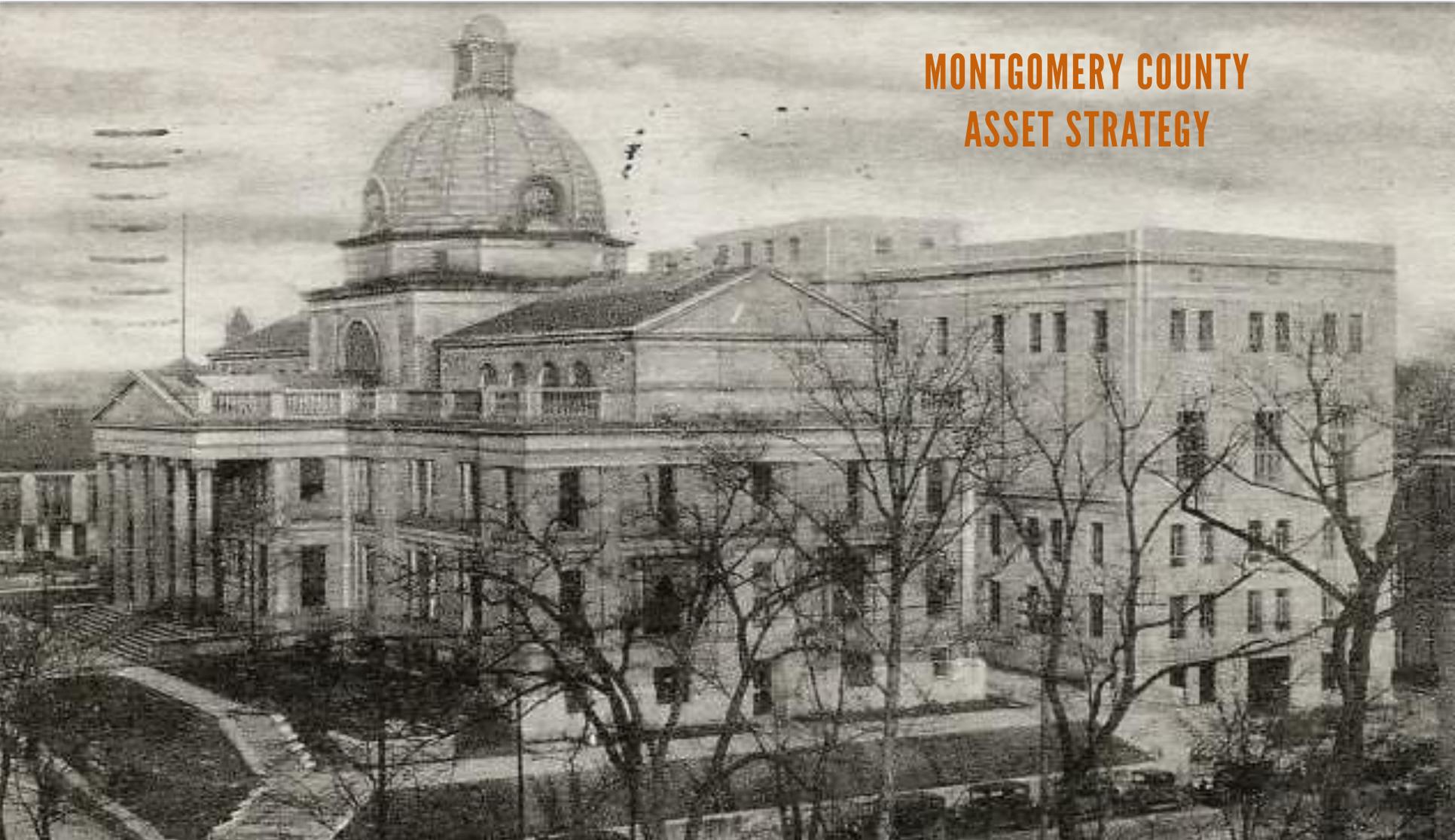


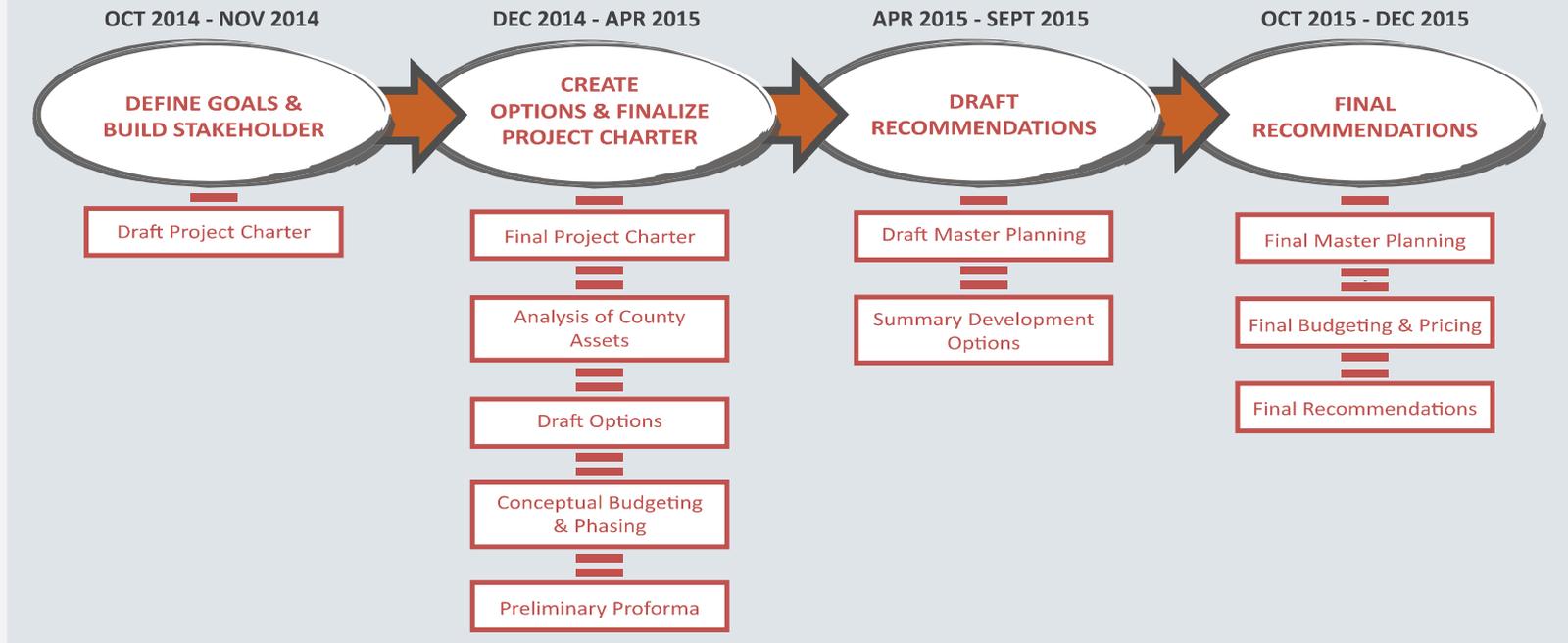
MONTGOMERY COUNTY ASSET STRATEGY



ASSET STRATEGY PROCESS



ASSET STRATEGY



MONTGOMERY COUNTY WORKING TEAM

- Montgomery County
 - + Ms. Lauren Lambrugo, COO
 - + Mr. Uri Monson, CFO
 - + Mr. Raymond McGarry
 - + Mr. Kenneth Starr
- AthenianRazak – *Strategic Real Estate Planning, Development Management*
- Spiezle Architecture Group – *Architecture & Engineering*
- Chance Management Advisors - *Parking*
- Remington Group Inc. – *Move Management*
- Clemens Construction – *Cost Estimating*

COMMISSIONERS

- Mr. Josh Shapiro, Chair
- Dr. Valerie A. Arkoosh, MD, MPH, Vice Chair
- Mr. Bruce Castor, Jr, Commissioner

COURT OFFICIALS

ROW OFFICERS

SHERIFF'S DEPARTMENT

OFFICE OF THE DISTRICT ATTORNEY

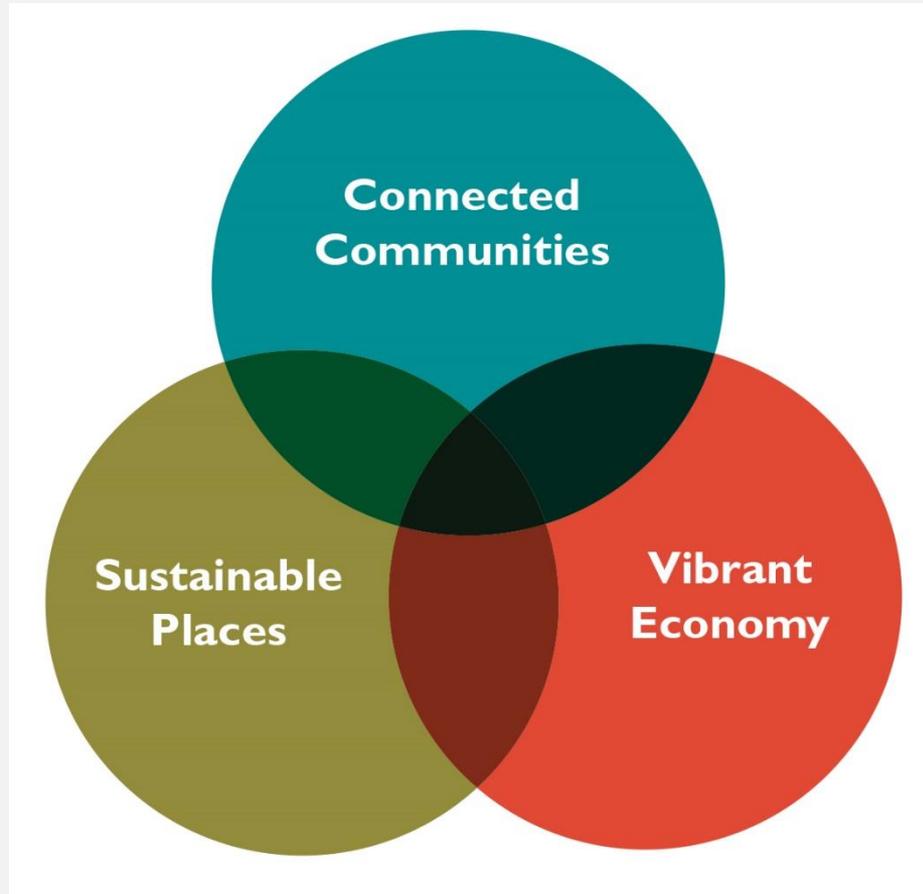
ADDITIONAL COUNTY STAFF

- Safety & Security
- Operations & Facilities

PARTNERS

- Norristown Government
- The Montgomery County Bar Association

2040 VISION THEMES



PARTNERSHIPS - DIVERSITY - GROWTH - QUALITY PUBLIC SERVICES - COMMUNITY - CHANGING DEMOGRAPHICS

ASSIGNMENT GOALS

- Plan for 100 Years
- Develop a Campus/Place for the County
- Reflect the Greatness & Diversity of Montgomery County
- Be Catalyst for Other Development in Norristown
- Provide Modern & Accessible Facilities for the County
- Promote Responsible Development & Design Practices
- Balance Security & Accessibility

CURRENT ASSETS



AIRY STREET

PENN STREET

MAIN STREET

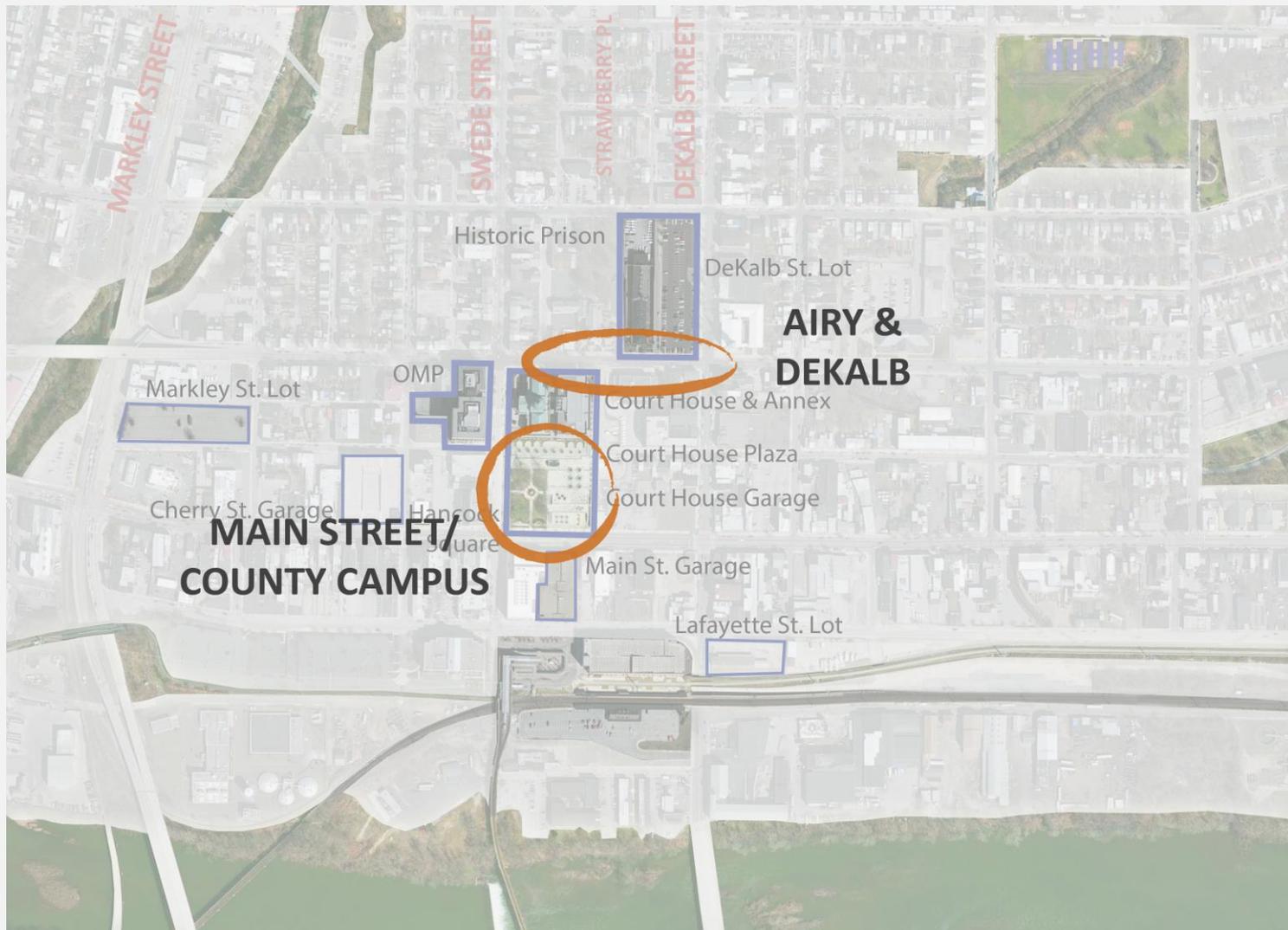
LAFAYETTE STREET

RIVERFRONT TRAIL

SEPTA REGIONAL RAIL

SCHUYLKILL RIVER

CURRENT ASSETS



AIRY STREET

PENN STREET

MAIN STREET

LAFAYETTE STREET

RIVERFRONT TRAIL

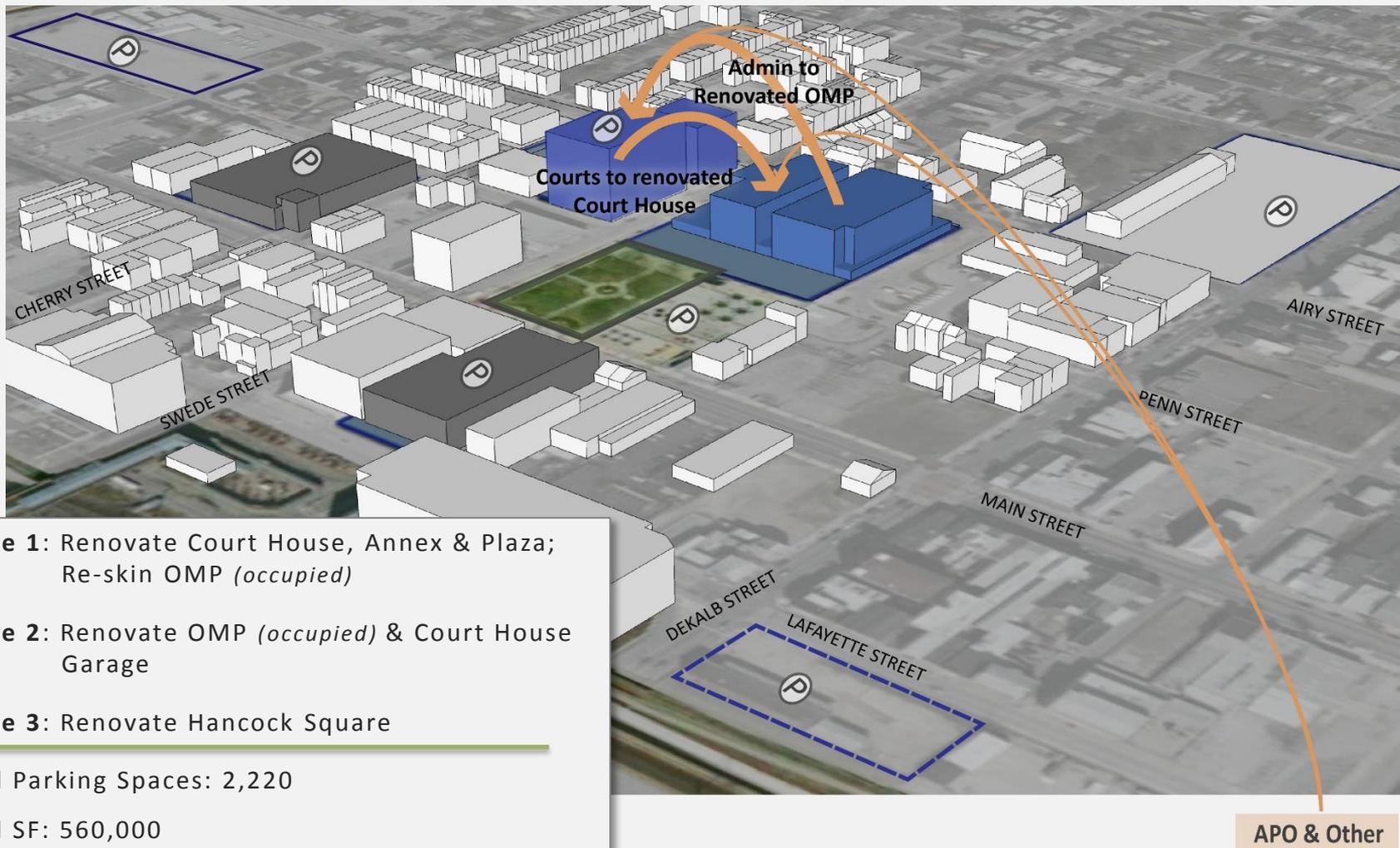
SEPTA REGIONAL RAIL

SCHUYLKILL RIVER

DEVELOPMENT OPTIONS

- I. Renovate-in-Place (minimum action)
- II. Build New Justice Center at Airy & DeKalb
- III. Main Street/County Campus

I. RENOVATE-IN-PLACE



Phase 1: Renovate Court House, Annex & Plaza;
Re-skin OMP (*occupied*)

Phase 2: Renovate OMP (*occupied*) & Court House
Garage

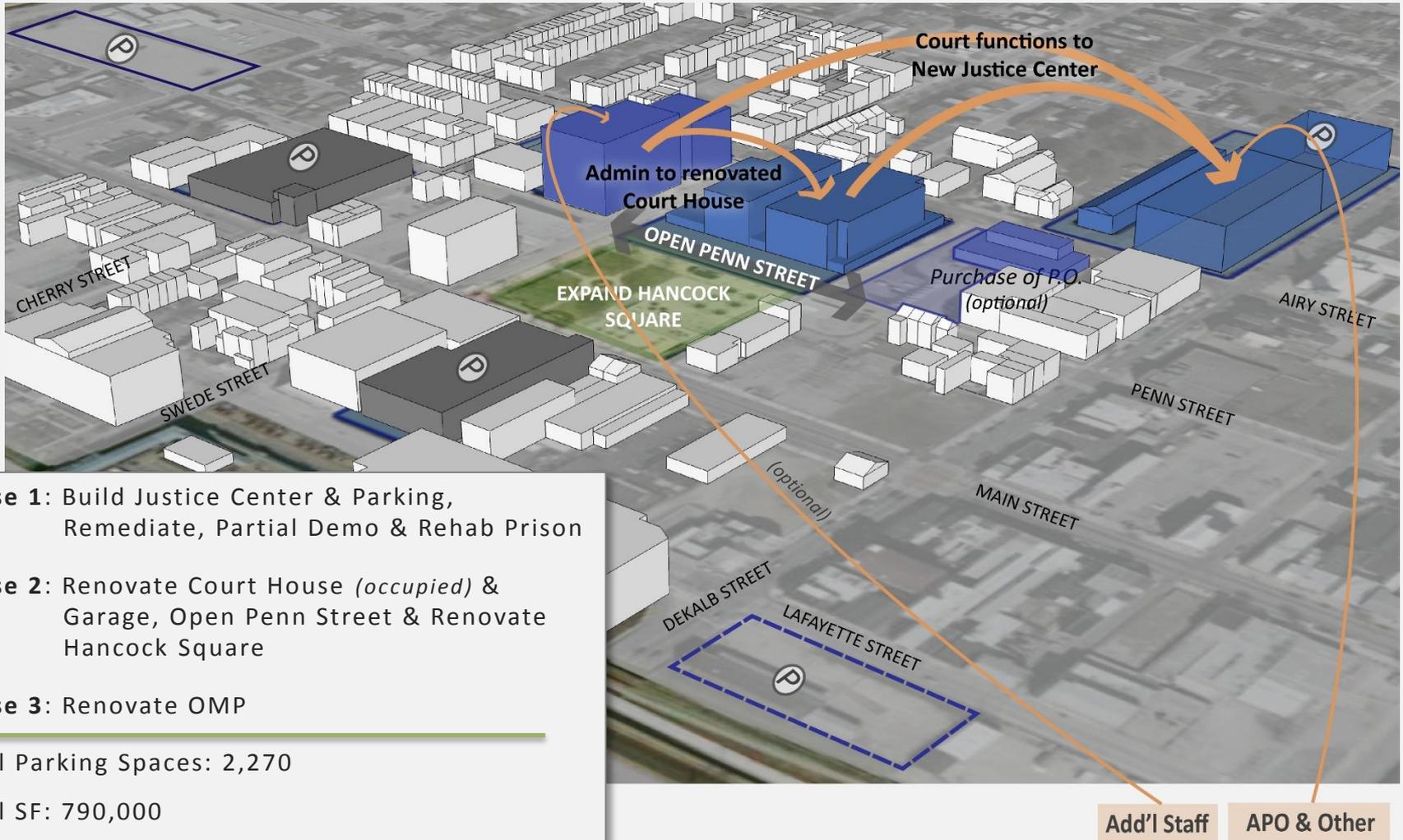
Phase 3: Renovate Hancock Square

Total Parking Spaces: 2,220

Total SF: 560,000

Total Project Cost: \$178M

II. AIRY & DEKALB JUSTICE CENTER



Phase 1: Build Justice Center & Parking, Remediate, Partial Demo & Rehab Prison

Phase 2: Renovate Court House (*occupied*) & Garage, Open Penn Street & Renovate Hancock Square

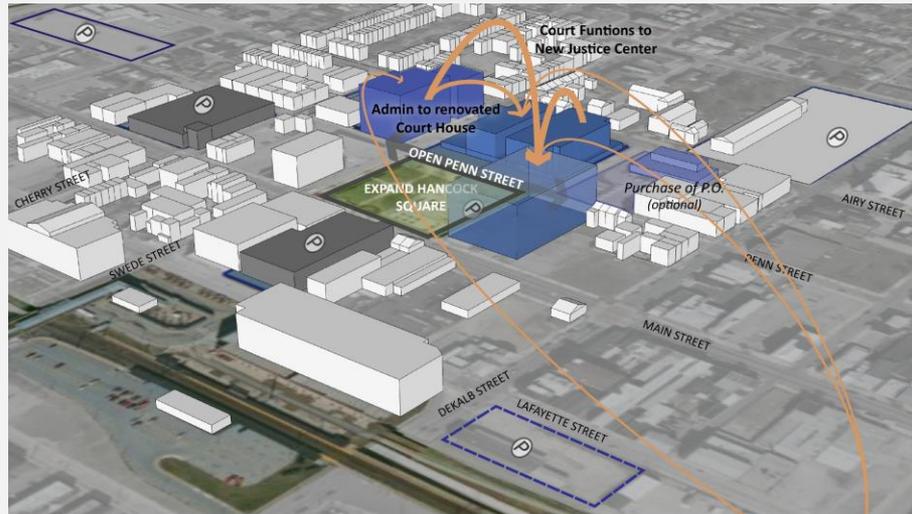
Phase 3: Renovate OMP

Total Parking Spaces: 2,270

Total SF: 790,000

Total Project Cost: \$353M

III. MAIN STREET/COUNTY CAMPUS



Phase 1: Build New Court House Addition, Renovate Court House Garage, Re-skin OMP

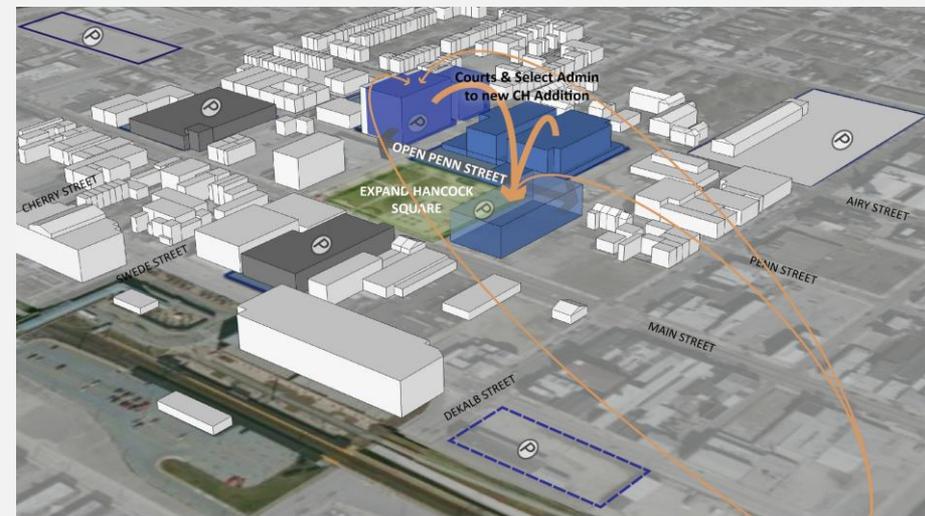
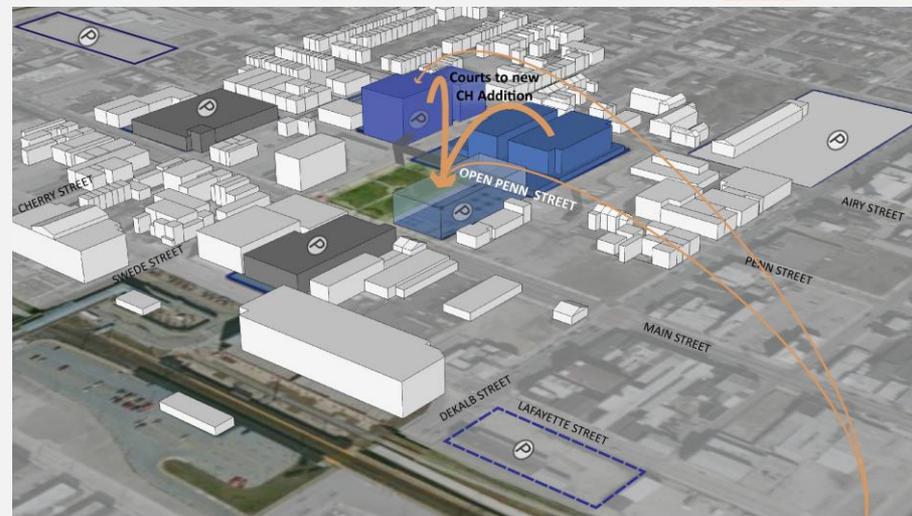
Phase 2: Renovate Existing Court House, Demo Court House Plaza, Open Penn Street, & Renovate Hancock Square

Phase 3: Renovate OMP

Total Parking Spaces: 2,260 – 2,280

Total SF: 567,000 – 627,000

Total Project Cost: \$233M - \$276M



COMPARISON OF OPTIONS

	RENOVATE IN PLACE	AIRY & DEKALB	MAIN STREET / COUNTY CAMPUS		
			Large Addition	Small Addition	Addition on Expanded Square
Plan for 100 Years Flexibility, Function & Room for Growth					
Develop a Place Creating a Destination, Place for Gathering, Contribution to the Urban Fabric					
Reflect Greatness & Diversity Comfort for Residents of the County, Availability of Amenities					
Catalyst for Development Attract People, Encourage Economic Growth					
Modern & Accessible Facilities Circulation, Accessibility to parking and transportation infrastructure					
Responsible Development & Design Reuse & Preservation of Historic Landmarks, Sustainable Design					
Security & Accessibility Internal & External Safety, Adjacency & Circulation of Departments					
TOTAL PROJECT COSTS	\$ 177.6	\$ 353.4	\$ 276.4	\$ 233.3	\$ 239.9
			<i>millions</i>		

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