



MIDDLESEX COUNTY CRIMINAL COURTHOUSE

New Brunswick, NJ

The completion of the new Middlesex County Family Courthouse in 2000 presented the County and Judiciary with the need to reconfigure the former Family Court space in the Criminal Courthouse to accommodate the remaining judicial functions. All courtrooms were renovated and updated to conform to state-mandated guidelines and to allow for future growth. Keating Partners' property management team maintained ongoing courthouse operations while renovations occurred floor-by-floor. The property houses a number of different uses, including courtrooms, judicial offices, interview rooms, and holding cells.

Keating Partners exceeded client expectations for the following:

Prisoner Elevator Modernization: The replacement of a dedicated prisoner elevator in the courthouse presented two main challenges: the retrofit of a passenger elevator to allow the safe transportation of prisoners from holding cells to the courtrooms; and the creation of temporary secure corridors in the elevator lobbies to maintain separation of prisoners from the public during the 6-month construction schedule. Our property management team addressed security and accessibility concerns voiced by the Middlesex County Sheriff and Fire Marshall during the design process. In addition, Keating Partners acted as construction manager for the project, from design, permitting, contract bidding and execution, through to construction completion and the deconstruction of temporary measures. This \$500,000 project was completed on schedule and on budget, without interruption of courthouse operation.

Utility Assessment: In an on-going effort to evaluate cost-effective options for energy supply, our property management team worked with the property owner and the County to determine whether the construction of a central plant would reduce electric and gas expenses for the courthouse. Analysis of 5 years of usage as well as projections for future demand resulted in confirmation that the construction of a central plant was not cost-effective. However, we were able to realize energy savings for the County by recommending a third-party energy supplier coupled with the installation of LED fixtures throughout the building.



Services

Property Management

Size

229,713 SF

Use

Courthouse

Owner

Civic Square IV Redevelopment Associates, LP

Tenant

Middlesex County Vicinage



111 N. Essex Ave., Narberth, PA 19072

267.232.5700 | www.keatingpartners.com