

ACJC Update

Courthouses I and II

March 18, 2024

Agenda

- Patrick O'Neill - Introduction
- Chief Judge Amico – ACJC Space Needs and Building Conditions
- Patrick O'Neill – FFM Action Plan and 5-Year Plan Project Priorities
- Todd Weaver – Funding Option for Courtroom Construction
- BoCC Q&A and Feedback

Purpose and Request

- Allow Facilities and Fleet Management (FFM) an opportunity to address recent feedback related to ongoing facility conditions at ACJC;
- Allow the Chief Judge of the 18th Judicial District (18th JD) an opportunity to brief the Board of County Commissioners (BoCC) on the needs of the 18th JD with respect to the Courthouse facilities so that they can continue to effectively serve the public;
- Request BoCC approval for immediate funding in the amount of \$2.9m for the construction of one additional courtroom at the 3rd floor of Courthouse II

Existing Site Aerial



Background and History of ACJC Courthouses

- ACJC Facilities are approaching 40 years in age
- Over the last 15 years, Arapahoe County has built 13 new courtrooms at the campus (with space for two more) to meet the demands of the 18th JD and invested \$23.2m
- ACJC Master Plan last updated in 2018 to address long-term needs, but these needs cannot be addressed within County's existing budget
- Facilities Condition Assessment for the Courthouse buildings completed as part of the 2018 Master Plan and has created a clear path for annual CIP improvement requests

18th Judicial District Current Concerns

1. Immediate need for a new Courtroom in Courthouse II – one (1) Judge designated by the legislature for January 2025 – Budget request is \$2.9m to begin construction ASAP (Second courtroom buildout requested by 2026-27).
2. Caseloads are increasing and we'll need more than the two courtrooms requested as we look ahead to 2026.
 - a. District Court Judge Weighted Caseload Study – shows need for additional Judicial Officers.
3. Building Conditions (Buildings are almost 40 years old): Elevators, Plumbing, Electrical, HVAC, Leaks (not plumbing), General Upkeep, Misc. Space Planning Needs.

FFM Action Plan

1. FFM has worked closely with the 18th JD to develop the plans and budget for the proposed single courtroom at CH II; and is ready to implement the construction phase pending funding approval.
2. FFM recommends a future year budget request to update the ACJC Master Plan to better understand the long-term space and operational needs of the 18th JD as they relate to the Courthouse buildings, and to develop a plan to address those needs.
3. FFM is currently reviewing the list of building condition concerns and will quickly produce a game plan to:
 - a. Address any immediate life-safety issues that can be resolved with current budget ASAP;
 - b. Determine which, if any, immediate life-safety issues cannot be resolved with current budget and request funding to resolve ASAP;
 - c. Address any non-life-safety issues that can be resolved with current budget as soon as staff resources allow;
 - d. Determine which, if any, non-life-safety issues cannot be resolved with current budget and develop budget package requests as appropriate for future-year consideration.

Planned Projects (5-year Plan) at Courthouses

- 2024:
 - Courthouse I inmate elevators mechanical upgrades (phase 1 of 2) - \$338k – **IN PROGRESS**
 - Courthouse I courtroom (1) remodel - \$2.9m – **CURRENT REQUEST**
- 2025:
 - Courthouse I access control system low voltage rewire - \$239k
 - Courthouse I chiller replacement - \$1.5m
 - Courthouse I inmate elevators mechanical upgrades (phase 2 of 2) - \$354k
 - Employee parking lot repairs - \$247k
 - Courthouse I return fans replacement - \$63k
- 2026:
 - Courthouse I and II roof replacements - \$3.8m
 - Courthouse I air handler 1 and 2 replacements - \$2.0m
 - Courthouse I basement restroom and break room remodel - \$151k
 - Courthouse II remaining courtroom (1) and Probation remodel - \$3.5m
- 2027:
 - Courthouse II HVAC upgrades - \$1.0m
- 2028: (N/A)

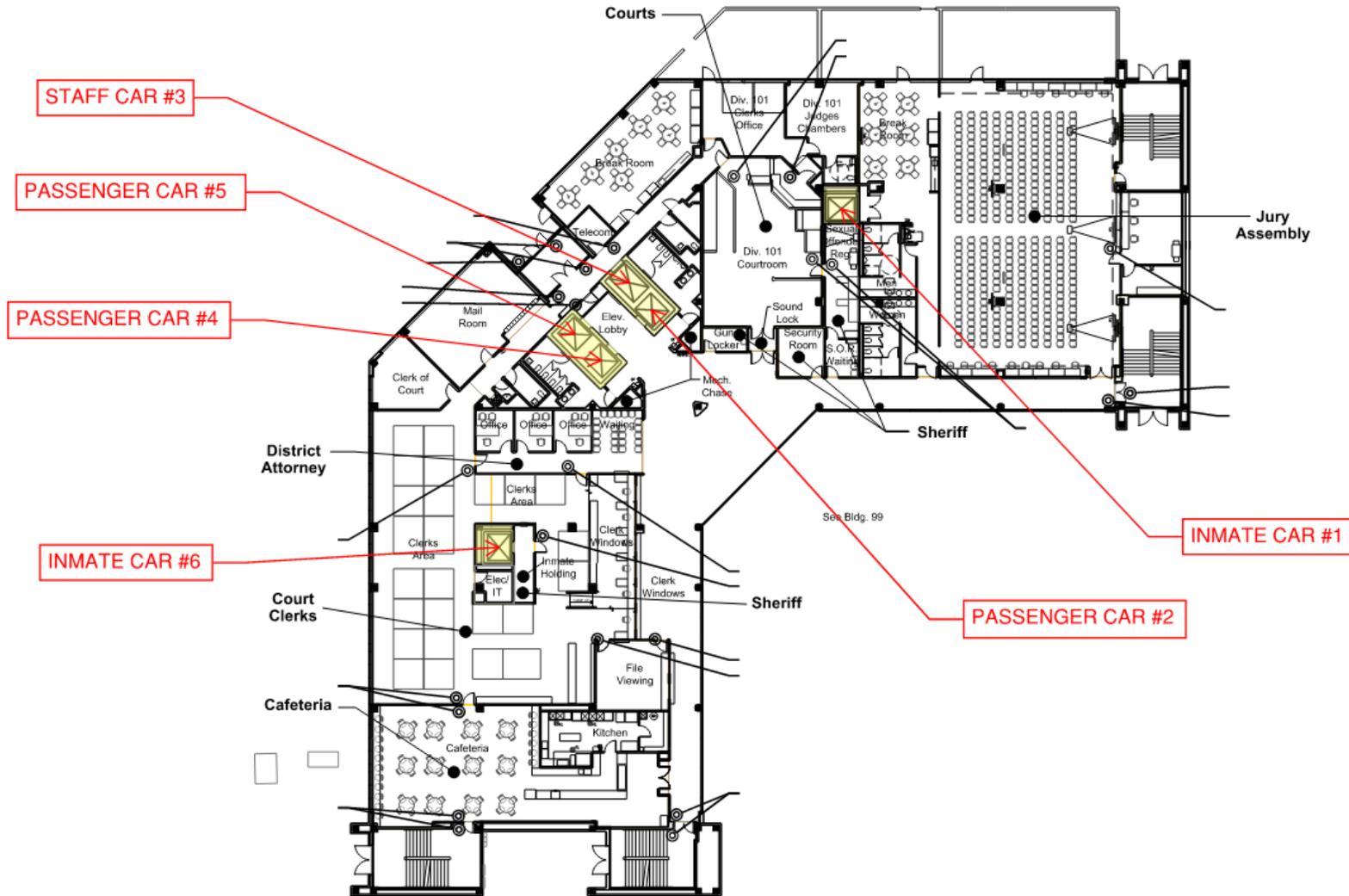
5-year total: \$16.1m

Fiscal Impact

- If approved, funding for the proposed Courtroom construction in the amount of \$2.9m will have to come from the County's general fund balance
- If there is consensus to update the ACJC Master Plan, a budget package request will be submitted for future-year consideration
- If there is a need for additional funding to address any of the Building Condition concerns beyond what current maintenance budgets allow, FFM will follow County processes to request such additional funding as appropriate

Questions?

Courthouse 1 – Elevators



Courthouse 2 - Elevators

