Benton County Court Facilities

COUNTY JUDGES FINAL RECOMMENDATION

August 27, 2015

I am informing the Quorum Court of my final recommendations on the proposed new Benton County Court Facilities. My decision is based on months of discussions with architectural, construction professionals and constituents including my years of construction experience. Attached you will find two recommended options for site and functional use for a new facility that will serve the county for decades.

The first and preferred option I would approve is the Hwy 102 site for all of the reasons I have presented and stated before including:

All offices necessary for the judicial process located within the building of four floors.

6 new courtrooms which will accommodate the next expected judgeship.

Minor disruption for future floor space expansion.

Unlimited number of *dedicated* Parking spaces (480 initially).

Proximity to the County Jail and defendant transportation.

Safety of a setback location away from a public street and traffic.

No disruption to existing court system during construction.

Estimated Net Cost of $26,700,000

The second option I will approve is a downtown option that is a free standing self-contained new Justice Facility at the corner of 2nd Street and B Street. We will design the new facility to take approximately one-half of the existing Division Two Courthouse (Old Post Office) parking lot and sell that facility. I will not approve the plan to build a new facility adjacent to the existing 80 year old structure due to the difficulties in unknown building code upgrades and the disruption to the division two court proceedings. I also do not want to keep the Prosecuting Attorney in the old courthouse as that requires additional security and no future public access.

The downtown free standing location will offer:

6 courtrooms which will accommodate the next projected judgeship expected within the next few years.

All offices necessary for the judicial process located within the building of five levels

Dedicated parking of approximately 270 with street and off-street parking in addition to this

Noticeable disruption to the court process during construction

One additional unfinished floor can be added for future expansion

Estimated Net Cost $28,700,000

The other option considered is to build a new structure adjacent and attached to the old post office (courthouse annex) and utilize the old historic courthouse for the prosecuting attorney.

This option I will not approve due to:

Extreme difficulty in ascertaining the cost and process of assessing conditions of the old structure to attach to a new and modern structure. Some of these are foundation waterproofing, seismic design, fire codes, and fire retardation of existing structure, plumbing and electrical. These will all be much easier to deal with if it remains a free standing separate structure which we can sell with parking.

The end result would be our judicial process in quasi three buildings.

Maximum disruption to existing Division 2 unless we move them temporarily

Cost differential is not worth the end result

Estimated Net Cost $30,650,000

I am bringing this decision to your attention so you will have time before the next Finance Committee meeting to ask me questions about the options. I will request that the Finance Committee make a final decision as to the option you will approve for financing and send to the Committee of the Whole. I will suggest that you target a public funding request of $20M to $25M and pay for the balance from reserves. I will also request that we move forward with the process of advertising a Request for Qualifications to retain an Architectural Design Team to begin the process of the new facility design.

3 HWY 102 PLAN

Contractor's Estimate	(100,000 SF)	$24,000,000
Additional Expenses:		
Parking for 480 spaces		$500,000
Road to Melissa		$500,000
Move County Development		50,000
Move Emergency Management to Old SO		450,000
Move Assessor to Admin.		200,000
Move IT to Old Courthouse 1st floor		100,000
Repurpose Old Courthouse		3,000,000
IT and Security		500,000
Total Additional expenses		*$5,300,000*
Total Expenses		**$29,300,000**
Potential Revenue:		
Sell old Post Office		(1,700,000)
Sell Assessor's Annex		(600,000)
Sell County Development Bldg		(300,000)
		($2,600,000)
	Total Estimated cost	$26,700,000
	Less Grant	N/A
	Net Estimated Cost	**$26,700,000**
Demo old JDC/maintenance and coroner's office		500,000
New Coroner and Maint. Bldg		1,000,000
	Optional Adds	$1,500,000

View from Highway 102

Rik Sowell Architects, Inc.

4 NEW COURTHOUSE DOWNTOWN

Contractor's Estimate	(125,000 SF)	$30,000,000
Additional Expenses:		
Parking for 180 spaces		$200,000
Demo old JDC/maintenance and coroner's office		500,000
New Coroner and Maint. Bldg		1,000,000
Move Public Defender		200,000
Move County Development		50,000
Move Emergency Management		450,000
Move Assessor		200,000
Repurpose Old Courthouse		3,000,000
Move IT to 1st Floor Old Courthouse		100,000
IT and Security		500,000
Total Additional expenses		*$6,200,000*
Total Expenses		**$36,200,000**
Potential Revenue:		
Sell County Development Building		(300,000)
Sell Assessor's Annex		(600,000)
Sell Annex Court Building		($1,700,000)
		($2,600,000)
	Total Estimated cost	$33,600,000
	Less Grant	($4,900,000)
	Net Estimated Cost	**$28,700,000**

Add fifth unfinished floor for future expansion $3,375,000

CORE
ARCHITECTS

Benton County Court Facilities

Bracket Budgets for Discussion

1 G-2 PLAN

*Architect's Est. includes $8,900,000 rehab of Historic courthouse (70,000 SF)	$32,800,000
Additional Expenses:	
Parking 180 spaces	$300,000
Public Defender Stays at Bogle Public Service Building	N/A
Move Assessor to Admin Bldg	200,000
Move Division 2 Courtroom	400,000
Move Emergency Management	450,000
Demo old JDC/maintenance and coroner's office	500,000
New Coroner and Maint. Bldg	1,000,000
IT and Security	500,000
Total Additional expenses	*$3,350,000*
Total Expenses	**$36,150,000**
Potential Revenue:	
Sell Assessor's Annex	**(600,000)**
Total Estimated cost	$35,550,000
Less Grant	(4,900,000)
Net Estimated Cost	**$30,650,000**

*$1.8 M included in Architect's estimate does not appear to include total rehab of Old Post Office to current code requirements and/or 4 hour separation wall.

Possible Add: $1,000,000

Add fifth floor unfinished shell space Estimate $2,100,000