



# DOUGLAS COUNTY JUSTICE CENTER

Douglas County Board of County Commissioners  
July 18, 2024

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CORE CONSTRUCTION  
TSK ARCHITECTS



## **HISTORY OF THE PROJECT**



## **JUSTIFICATION & NEED FOR THE PROJECT**



## **OVERVIEW OF CURRENT AND FUTURE COST ESTIMATES AND HISTORY OF EXPENSES**

# Justice Center Timeline

## History of the Project

**1980**

Justice & Law Enforcement Center (JLEC) Constructed 48,380 sq. ft., to serve pop. 19,400 residents. Designed to meet needs for 20 yrs.

**1982**

New Jail Constructed 18,000 sq. ft.

**2011**

JLEC Jail Expansion Project completed increased jail by 35,000 sq. ft.

**2014/2015**

Needs Assessment Study begins. Recommended phased renovations and expansion of JLEC complex.

**2016**

Phase 2 of needs assessment underway. Identify additional opportunities for expansion and size of facility needed at specific population milestones.

**2017**

\$31.6 million high-level conceptual design. Board requests alternative options.

**2018/2019**

Alternatives explored including leasing space. Discussed Wool Building lease. \$260k Contract approved with TSK to produce 10% design.

**2020**

10% Design produced. Cost estimate for remodel \$47.4 million.

**2021**

Cost for new Justice Center on new site estimated to be \$41.5 million.

**2022**

Board approves the purchase of 57 acres for new courthouse.

**2023**

Board approves a CMAR contract with CORE Construction. Begins debt financing process.

**2024**

Process to proceed with debt financing continues. Issuance of debt tentatively scheduled for Dec.

# JUSTIFICATION AND NEED FOR PROJECT

## CURRENT CHALLENGES:

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- Security
- Parking
- Victim/Witness Separation
- ADA Requirements – Access
- In-Custody Defendant Restrooms
- Separation of Male/Female In Custody Defendants
- Evidence Storage – Security
- Self Represented Litigants- Access to resources
- Records Retention
- Statutorily Mandated Lactation Rooms
- Office Space
- No room to expand operations



# JUSTIFICATION AND NEED FOR PROJECT

**SECURITY IS  
EVERYONE'S  
BUSINESS**

**Public  
Victims  
Jurors  
Families/Children  
Defendants  
Court Staff  
Judges**

## **ISSUES WITH CURRENT SECURITY:**

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- Parking
- Jury Assembly/Juror Entrance-Exit
- Chambers/Courtroom
- JEA – Chambers
- Clerks Offices

# JUSTIFICATION AND NEED FOR PROJECT

## Judges Parking

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# JUSTIFICATION AND NEED FOR PROJECT

## Jury Parking

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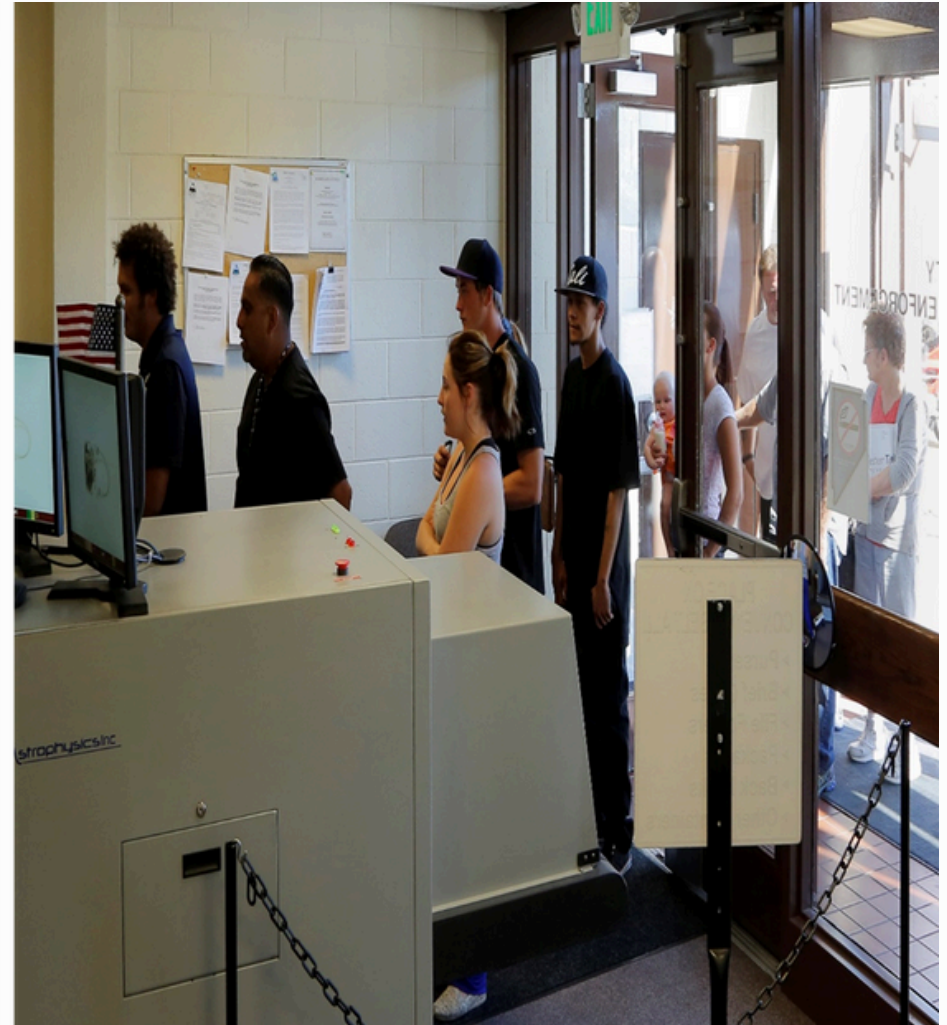




# JUSTIFICATION AND NEED FOR PROJECT

## Crowding at Entrance Security

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# JUSTIFICATION AND NEED FOR PROJECT

## Jury Assembly Overflow/ Training Room

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# JUSTIFICATION AND NEED FOR PROJECT

## Courtrooms at Max Capacity = Security Risk

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# JUSTIFICATION AND NEED FOR PROJECT

**Crowded hallways and entrances to courtrooms and chambers.**  
**No separation for victims/witnesses or staff**





# JUSTIFICATION AND NEED FOR PROJECT

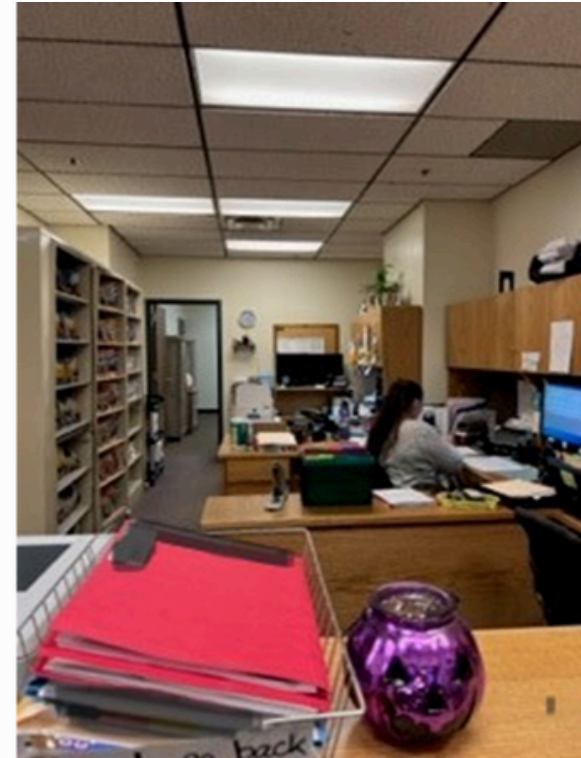
**Shared Entrances to staff offices, courtrooms, chambers,  
and also makes security a challenge.**





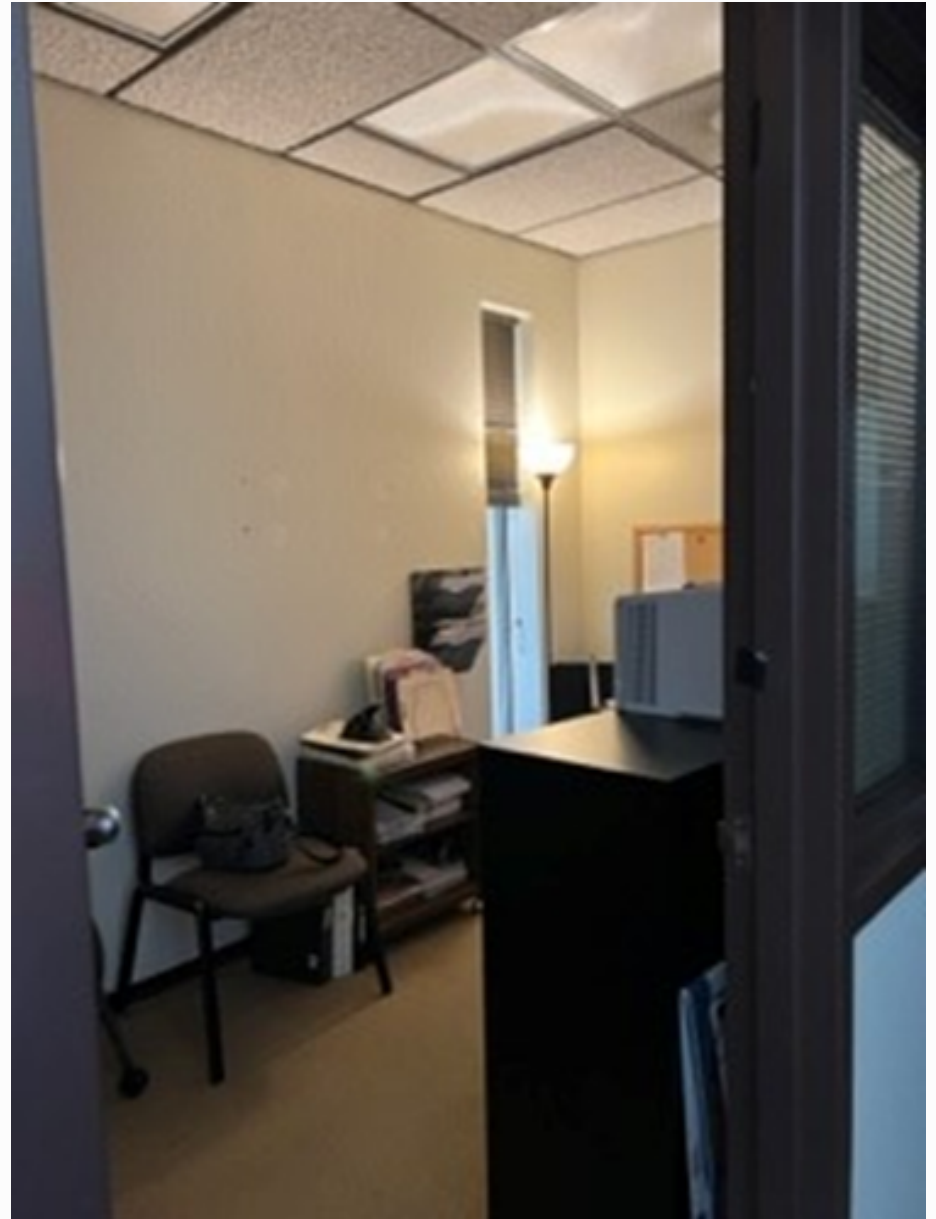
# JUSTIFICATION AND NEED FOR PROJECT

**Clerk's offices at max capacity.  
Insufficient working and storage space.**



# JUSTIFICATION AND NEED FOR PROJECT

**Fiscal closet... staff  
working in 12'x6'  
former closets.  
Insufficient space to  
expand fiscal  
operations.**



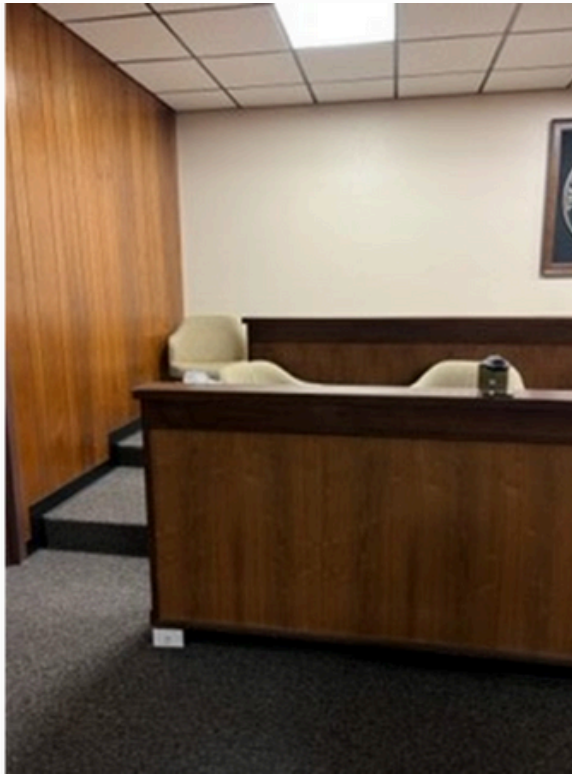
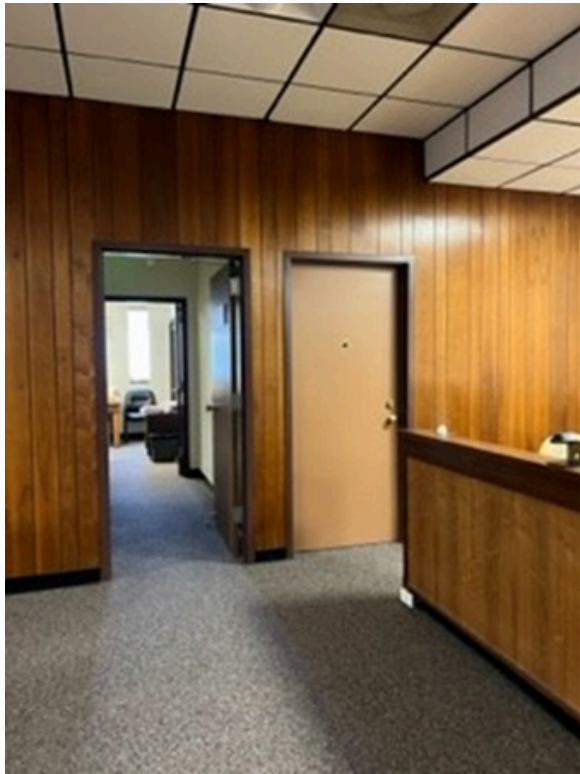
# JUSTIFICATION AND NEED FOR PROJECT

## **In-custody defendants Male/Female Restrooms**

**Holding cells do not accommodate separation.**

**Defendants use court/jury bathrooms during court.**

**Access through law clerk offices.**





# JUSTIFICATION AND NEED FOR PROJECT

## No separation for victims/witnesses



# JUSTIFICATION AND NEED FOR PROJECT



**Evidence Storage at  
Max Capacity  
Rented storage off  
property to  
accommodate  
additional evidence  
and large evidence.**



# JUSTIFICATION AND NEED FOR PROJECT

**ADA Requirements/ Access**

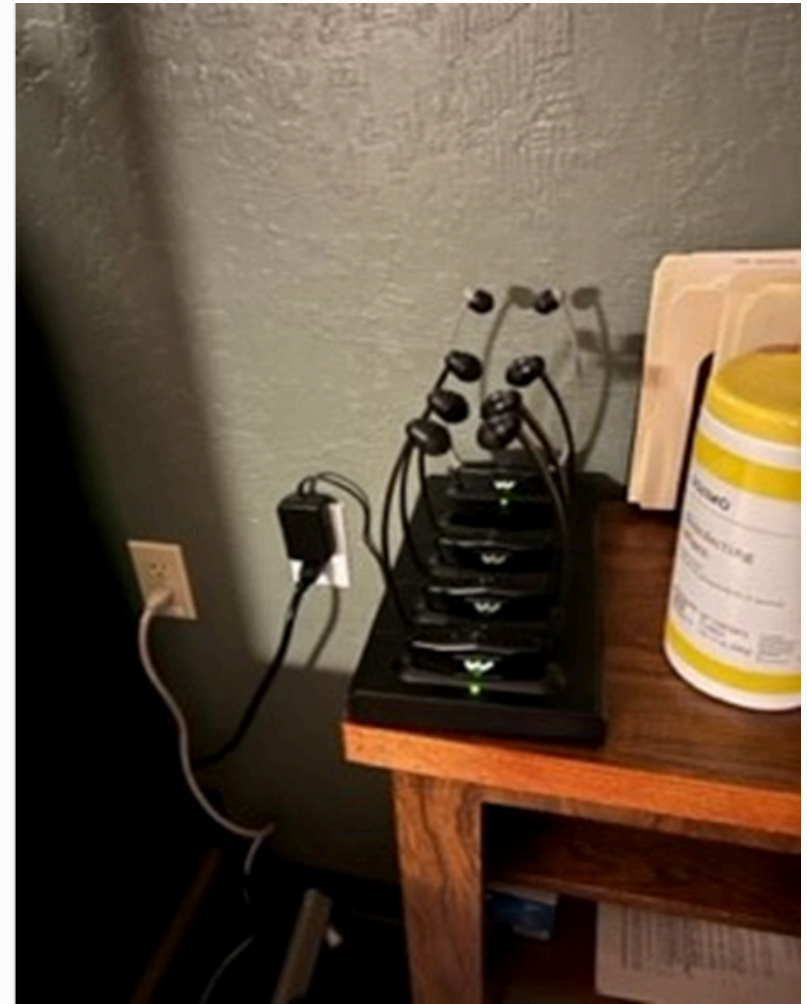
**Windows not compliant. District Court  
made some modifications.**



# JUSTIFICATION AND NEED FOR PROJECT

## ADA Requirements/ Access

**Elevator not large enough for motorized wheelchairs,  
frequently in need of maintenance/repair.**





# JUSTIFICATION AND NEED FOR PROJECT

## ADA Requirements/ Access

**Wheelchairs cannot access the witness stands.**





# JUSTIFICATION AND NEED FOR PROJECT

## **Non-Existent Required Space**

- Victim Separation
- Lactation Room (NRS 1.095)
- ADA – Title II
- Self Represented Litigants

# JUSTIFICATION AND NEED FOR PROJECT

## Victim Separation:

Nevada Constitution Article 1 § 8A (b)

Rights of victims of crime.

(b) To be reasonably protected from the defendant and persons acting on behalf of the defendant.

- Individual victim-witness waiting rooms should be a minimum of 100 square feet to hold up to four persons. Rooms may need to be larger if they are to hold groups of over five persons or if there are likely to be long-term waiting. Other spaces may include rooms where victim/witnesses may be interviewed prior to trial. Victim/witness staff should be provided private offices of approximately 120 square feet. Larger offices may require a conference room and staff break area, and private staff toilets.
- Victims-witnesses should have access to a private restroom. A small kitchenette may be provided in order to provide victim-witnesses with food and drinks if they are required to wait long periods of time prior to testifying.
- The office should have a reception window for receiving persons and access to the victim/witness rooms should be controlled.

# JUSTIFICATION AND NEED FOR PROJECT

## Lactation Rooms:

NRS 1.095 Lactation room in courthouse; requirements.

1. Except as otherwise provided in this section, each courthouse must contain a lactation room that members of the public may use to express breast milk.

2. The requirements of subsection 1 do not apply to a courthouse if the person who is responsible for the operation of the courthouse determines that:

(a) The courthouse does not contain a lactation room for employees;

(b) The courthouse does not have:

(1) A room that could be repurposed as a lactation room; or

(2) A space that could be made private at a reasonable cost using portable materials; or

(c) New construction would be required to create the lactation room and the cost of such construction is unfeasible.

3. Nothing in this section shall be construed to authorize a person to enter a courthouse if the person is not authorized to enter the courthouse.

4. As used in this section:

(a) "Courthouse" means any building or campus which houses one or more courts.

(b) "Lactation room" means a hygienic place, **other than a bathroom**, that:

(1) Is shielded from the view of others;

(2) Is free from intrusion by others; and

(3) Contains:

(I) A chair;

(II) A working surface; and

(III) An electrical outlet.

(Added to NRS by 2021, 3262)

# JUSTIFICATION AND NEED FOR PROJECT

## ADA Requirements:

### Americans with Disabilities Act Title II

- Public entities have an ongoing obligation to ensure that individuals with disabilities are not excluded from programs and services because facilities are unusable or inaccessible to them. Any accommodation provided by the courts will be at no cost to qualified individuals with disabilities.
  - Elevator
  - Public Windows
  - Witness Stands
  - Hearing Impairment/Deaf
    - CART
    - Nothing for visually impaired

# JUSTIFICATION AND NEED FOR PROJECT

## **Self Represented Litigants:**

The rise in self-represented litigants represents a challenge.

- No Space for a Self-Help Center
  - Law Library is at the Public Library which has space.
  - Space would include room for Staff (Lawyer/Highly Trained Support Staff (Multi-Lingual))
  - Remote Access
  - Computers

# JUSTIFICATION AND NEED FOR PROJECT

## Future Planning Space Needs in Summary:

- Additional Security for Judges and Staff is needed!
  - No secure access to the facility for judicial officers.
  - Entrance has a bottleneck at security.
- ADA Title II accommodations properly designed
- Separation for victims/witnesses and staff
- Consider the building's image and the space needs of each court
- Remote Access Hearing Rooms
- More space is needed!
  - District Attorney's Office
  - Sheriff's Office
  - Alternative Sentencing/ JPO/ CASA/ IT
  - Additional Courtroom and space for support staff needed
  - Private meeting rooms for attorneys and clients
  - Lactation Room
  - Provide support space and amenities for self-represented litigants

# CURRENT AND FUTURE COST ESTIMATES

## RIISING COST OF CONSTRUCTION

**6% Annually or  
approximately  
\$1-3 million each  
year.**

## COST ESTIMATES:

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- \$31.6M Remodel JLEC (2017)
- \$47.4M Remodel JLEC (2020)
- \$41.5M New Construction (2021)
- Estimate to Remodel JLEC today is over \$60M
- Estimate of New Construction today is approximately \$51M (break ground spring 2025)

# EXPENSE HISTORY

## Current Budget Minus Expenses:

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Project Budget	\$5,659,195
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Encumbrances (Design and CMAR)	\$3,309,528
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Project Costs	\$586,280
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Current Available Budget	\$1,762,387
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# EXPENSE HISTORY

## Land Purchase (57 acres):

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Land Purchase (57 acres)*	\$5,000,000
Encumbrances (Design and CMAR)	\$3,309,528
Project Costs	\$586,280

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Total Spent	\$8,895,808
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\*Not all land will be used for the Justice Center

# PROPOSED FUTURE EXPENSE

## **GMP #1 Site Improvements:**

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Unencumbered Project	\$1,762,387
RTC Funds (widen Buckeye)	\$400,000
Unallocated Capital Project Funds	\$2,715,813
Ad Valorem Capital Projects	\$1,908,185
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Total Budget	\$6,786,385

# PROPOSED FINANCING

## **Financing for GMP #2 (Building Construction)**

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General Obligation Debt	\$37,000,000
Medium-Term Obligation Debt	\$14,000,000

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Total Proposed Debt	\$51,000,000
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# Coming Soon....



# NEXT STEPS

- Administrative Agenda Item 3- authorize a transfer of approximately \$2.7 million in county capital funds that were formerly unallocated ARPA funds to the Justice Center project for GMP#1.
- Administrative Agenda Item 4- approve a \$6,595,033 Construction Manager at Risk (CMAR) contract with CORE Construction for the Justice Center GMP #1 and authorize the County Manager to execute any required documents. If approved, work on GMP #1 will begin in August and will be completed this fall.
- Administrative Agenda Item 5- approve a professional services contract with Construction Materials Engineers, Inc. for material testing for the Justice Center GMP #1, in an amount not to exceed \$69,820, and authorize the County Manager to execute the contract.

# NEXT STEPS

- Administrative Agenda Item 6- approve Exterior Elevation Design Option One for the new Douglas County Justice Center.
- Administrative Agenda Item 7- approve the conceptual floor plan for the new Douglas County Justice Center.
- December 2024 (TENTATIVE) county staff will introduce the bond ordinances required for General Obligation/C-Tax Revenue Bonds and Medium-Term Obligation bonds for possible adoption.
- Spring of 2025 (fourth quarter of fiscal year 2024/25), the General Obligation/C-Tax Revenue Bonds and Medium-Term Obligation bonds will be sold/issued.
- Construction of Justice Center building (GMP #2) tentatively scheduled for fall of 2025 and will be completed by the summer of 2026.