

# 2020 COURTS CONSOLIDATION STUDY PRESENTATION

Fauquier County VA

COMMITTEE OF THE WHOLE

*10/08/2020*

**BKV**  
GROUP

Architecture

| Interior Design

| Landscape Architecture

| Engineering

# AGENDA

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1. Purpose of study
2. Evaluation of existing court facilities
  1. John Marshall Building (JDR Court)
  2. Circuit Court Building
  3. Old Courthouse Building (General District)
  4. Adult Court Services Building
3. Evaluation of Existing County Services Facilities
4. Determine space needs
5. Evaluation of Circuit Court to meet space needs
6. Summary of options – pros and minuses
  - I. Option A
  - II. Option B
  - III. Option C
  - IV. Option D
7. Recommendation
8. Open Discussion

# STAKEHOLDERS

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## **20th Judicial District of Virginia, Fauquier Circuit Court**

- Hon. James P. Fischer, Circuit Court Judge
- Hon. James E. Plowman Jr., Circuit Court Judge
- Gail Barb, Circuit Court Clerk
- Helen Zaleski, Circuit Court Clerk Chief Deputy

## **20th Judicial District of Virginia, Fauquier General District Court**

- Hon. J. Gregory Ashwell, Presiding Judge
- Ashley Gatchell Boteler, Clerk of Court

## **20th Judicial District of Virginia, Fauquier Juvenile and Domestic Relations District Court**

- Hon. Melissa Cupp, Presiding Judge

## **Adult Court Services**

- Tom Pavelko, Director
- Tiffany Embrey, Assistant Director

## **Office of the Commonwealth Attorney**

- Damien Sharp, Administrative Manager
- April Johnson, Paralegal

## **Juvenile Probation**

- Elaine Lassiter, Director

## **Fauquier County Sheriff's Office Court Security**

- Captain Mark Jones
- Lieutenant Rick MacWelch
- Sergeant Chris Myers

## **Office of the Commissioner of the Revenue**

- Eric Maybach, Commissioner of the Revenue
- Donna Shipe, Deputy Commissioner of the Revenue

## **Treasurer's Office**

- Tanya Wilcox, Treasurer

## **Community Development**

- Holly Meade, Director

## **Environmental Services**

- Michael Kresse, Director
- Wally Elgin, General Services Maintenance Manager

# PURPOSE

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1. Document “current” and future caseloads for all three courts during the next 20 years.
2. Document existing and future staff levels for all three courts during the next 20 years.
3. Determine long-term courthouse space needs and how they could be met:
  - a. Whether the Culpeper Street Building could accommodate key system agencies and needs;
  - b. Needs for a new courthouse next to the jail;
4. Determine how to address the “immediate” courthouse “security concerns” identified in 2019 Court Security Study.
5. Determine project costs for renovation/ addition or new construction options.

# EVALUATION OF BUILDINGS TO VIRGINIA COURT STANDARD



Space	Space Standard	Existing SF
<b>COURTROOMS</b>		
Circuit Court - Courtroom		
Large	2000-2200	1285
Standard	1400-1600	1285
District Courtroom		
Large	2000-2200	1575
J+DR Courtroom		
Standard	1000-1200	569

All three courthouses fail to meet the current space standards

- Courtrooms too small
- Chambers, Constitutional Officers all below standards

## COURT SERVICES IMPACT

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Fauquier County Courts facilities currently do not meet the 2015 Virginia Courthouse Facility Guidelines for delivering court services to the citizens of Fauquier County. The following are specific deficiencies.

### **Configuration Deficiencies**

- Site Configuration: parking, entries, circulation, stand-off distances
- Security. Separate security separation circulation paths
- Security. Single point of access / security station, secure parking
- Number and location of attorney/client conf to courts
- Holding cells with direct connection to courtroom

### **Space Standards Deficiencies**

- Courtrooms
- Court waiting areas
- Judge's / Constitutional Officer's Offices
- Professional / Attorney Offices, Supervisors

### **Accessibility**

- Courts, positions, overall

### **Technology**

- Courts, security systems, access systems

# DETERMINE SPACE NEEDS

## COURTS ONLY

Agency	TOTAL NSF	TOTAL DGSF	2020 DGSF to Standard	2040 DGSF
Circuit Courts/Chambers/Jury/Hold	6,322	7,586	12,995	12,995
General District Courts/Chambers	2,016	2,419	11,326	12,111
J+DR Courts / Chambers	2,321	2,785	5,081	5,081
FCSO Security /Office / Central Hold	963	1,156	5,613	5,613
Circuit Court Clerk	5,313	6,376	9,339	9,339
General District Clerk	1,483	1,780	2,502	2,676
J+DR Court Clerk	983	1,180	1,534	1,534
Commonwealth Attorney	4,134	4,961	6,159	6,159
Adult Court Services	2,000	2,400	4,790	4,790
Juvenile Probation	1,270	1,524	2,934	2,934
General Services	6,073	7,288	9,173	9,173
<b>TOTALS</b>	<b>32,878</b>	<b>39,454</b>	<b>71,446</b>	<b>72,405</b>

## NON-COURTS

Agency	TOTAL DSSF	2020 DGSF to Standard	2040 DGSF
Community Development	6,347	8729	8729
GIS	1,337	1500	1500
Commissioner of Revenue	5,686	7402	8188
Treasurer	3,307	4987	5110
<b>TOTALS</b>	<b>16,677</b>	<b>22,618</b>	<b>23,527</b>

## SPACE NEEDS 'TO STANDARD' AND 20-YEAR HORIZON

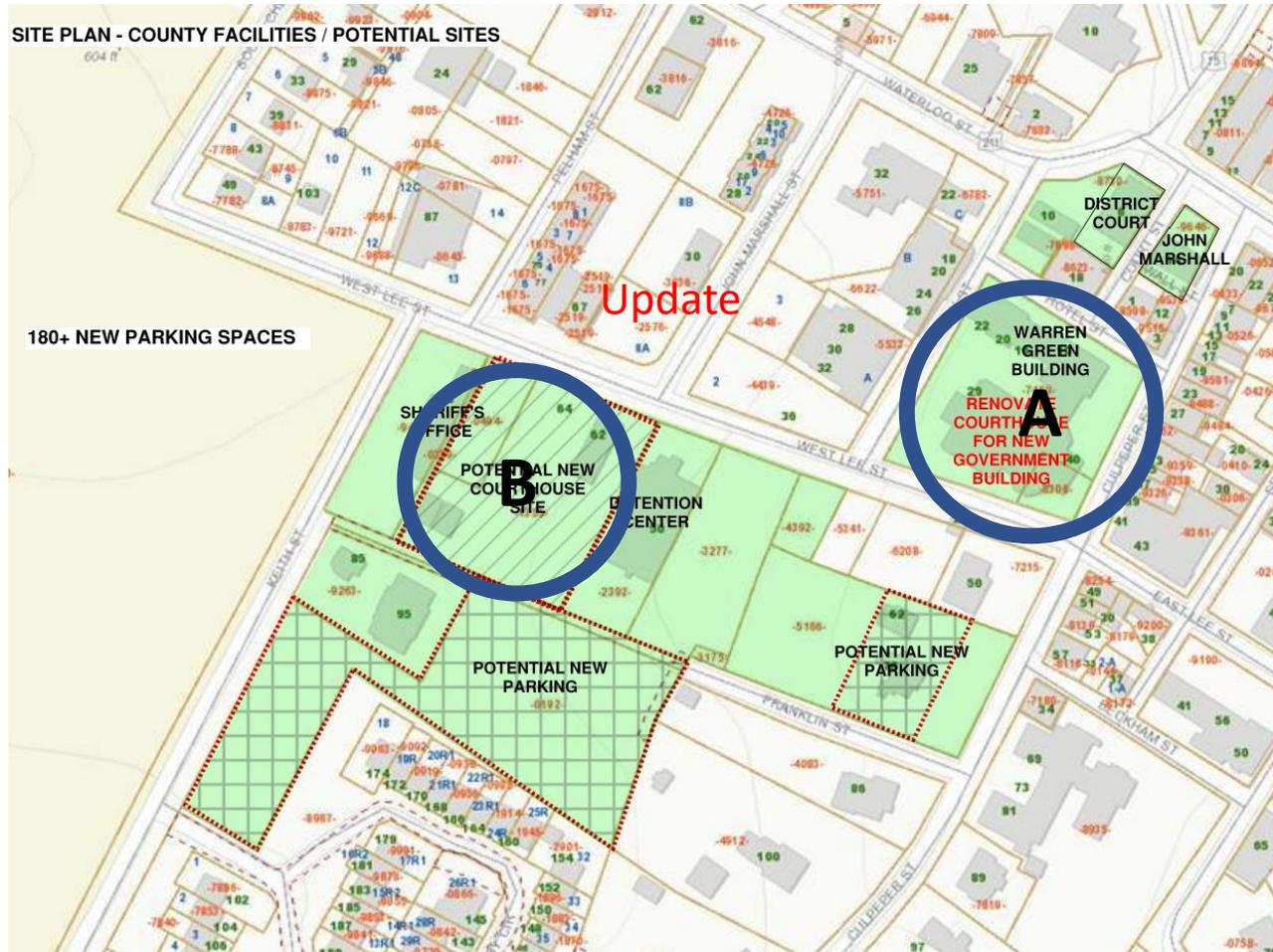
- Reviewed and measured drawings
- Site visit to see all spaces
- Held interviews with all stakeholders
- Reviewed needs / wants to standards
- Developed space lists

# CAN CIRCUIT COURTHOUSE ACCOMMODATE CONSOLIDATION OF ALL THREE COURTS?



- Fauquier County Courts facilities currently do not meet Virginia Commonwealth Court Standards for delivering court services to the county.
- Not enough square footage to fit into existing building
- Existing building 33K SF
- Courts need 73K SF
- Non-Courts need 23K SF

# WHAT ARE THE OPTIONS?



- **Concept A:** Re-use existing courthouse as a courthouse only, add an addition + build new government building
- **Concept B:** Build new consolidated courthouse + re-use existing courthouse for government center

# OPTION A - PROS

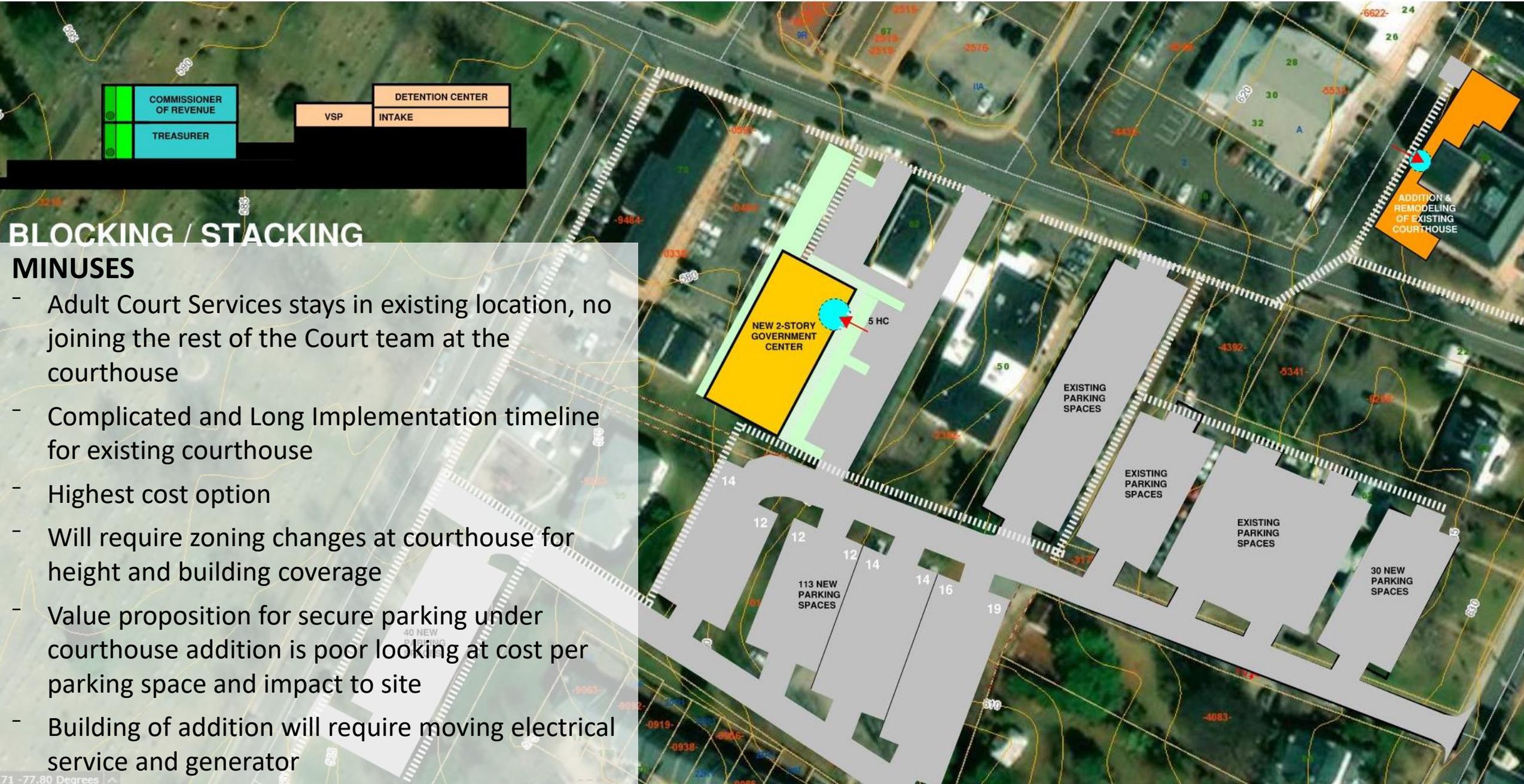


## BLOCKING / STACKING

### PROS:

- + Utilizes existing courthouse as a courthouse
- + New Government Center fits site best, no zoning issues for height or building coverage issues

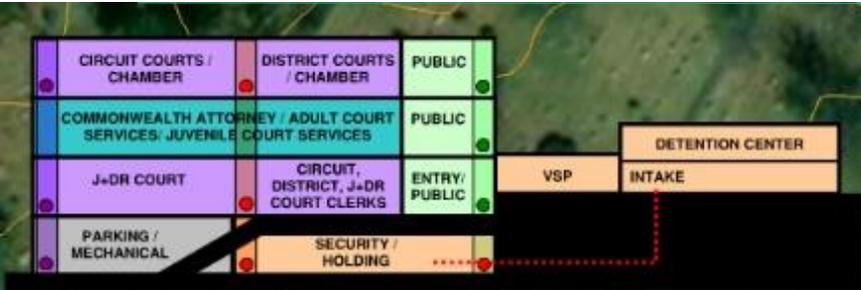
# OPTION A - MINUSES



## BLOCKING / STACKING MINUSES

- Adult Court Services stays in existing location, no joining the rest of the Court team at the courthouse
- Complicated and Long Implementation timeline for existing courthouse
- Highest cost option
- Will require zoning changes at courthouse for height and building coverage
- Value proposition for secure parking under courthouse addition is poor looking at cost per parking space and impact to site
- Building of addition will require moving electrical service and generator

# OPTION B - PROS



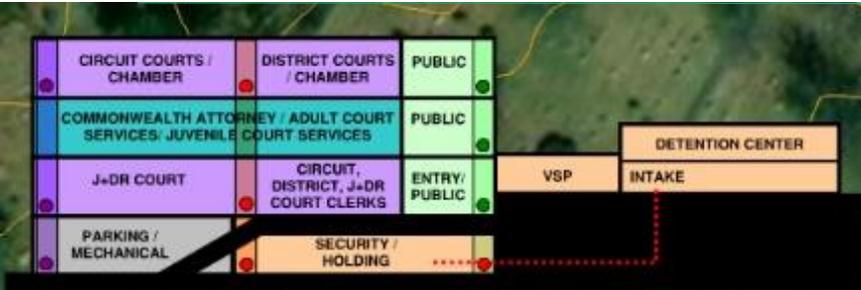
## BLOCKING / STACKING

### PROS:

- + Meets security requirements with separation of traffic flows and single security entrance to courthouse.
- + Excellent value and access for lower level secure parking and Sheriff's Office holding
- + No exterior changes at existing courthouse
- + Maintains east parking lot for Sheriff's Office
- + Adult Court Services is included in the new Courthouse



# OPTION B - MINUSES



## BLOCKING / STACKING

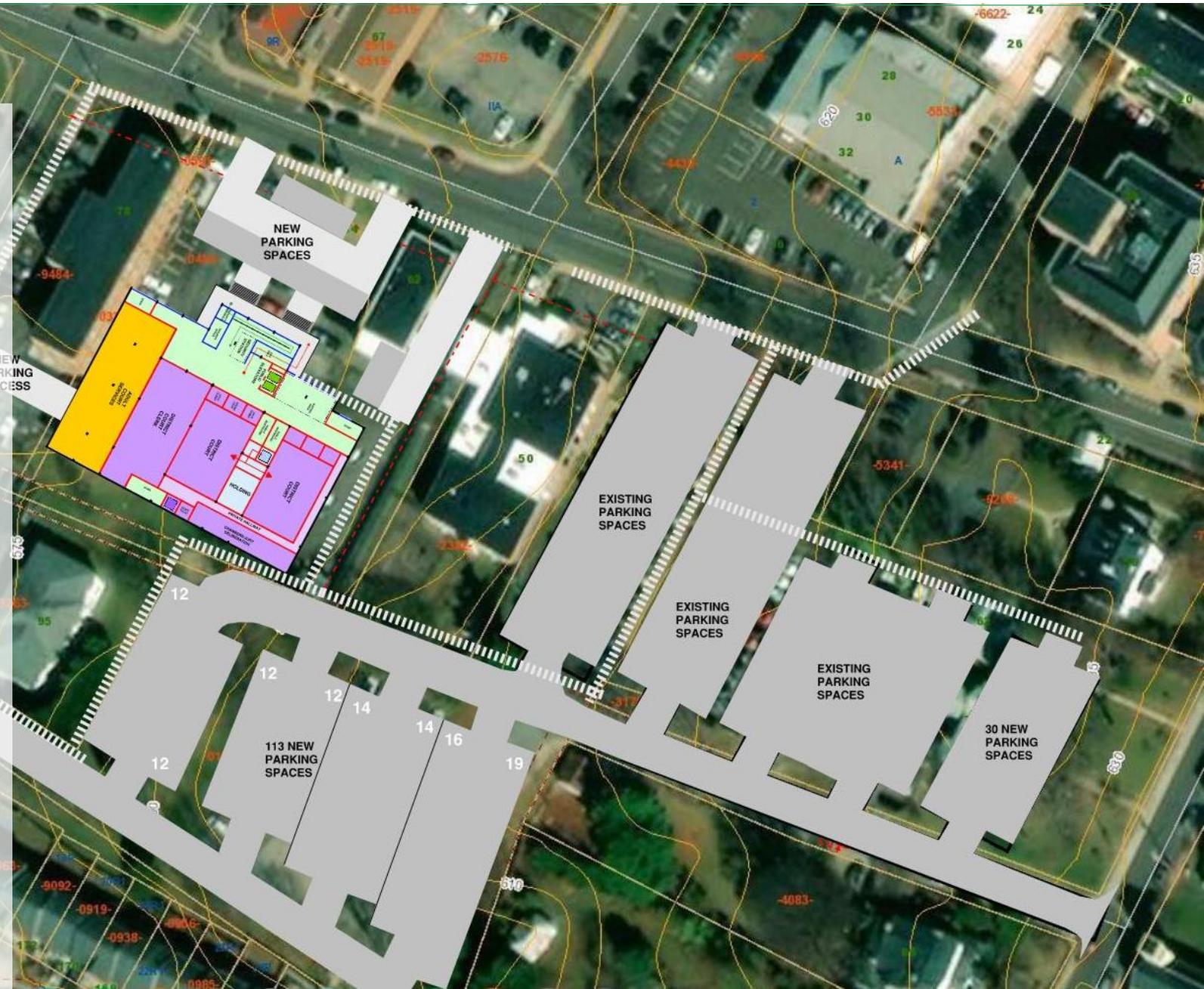
- MINUSES:**
- Complicated Implementation timeline for existing courthouse remodeling
  - Lower cost option than Option A
  - Will require zoning changes at courthouse for height and building coverage
  - Building entrance is not located on Lee Street as recommended by zoning and historic committee due to grade changes and access to the parking



# OPTION C - PROS

## PROS:

- + Meets security requirements with separation of traffic flows and single security entrance to courthouse.
- + Excellent value and access for lower level secure parking and Sheriff's Office holding
- + Lower level includes Magistrate Court and Chambers with separate entrance from rest of building
- + No exterior changes at existing courthouse
- + Building entrance is located per zoning and historic district requirements with access to Lee Street
- + Outstanding wayfinding for public with parking in front of building.
- + Lower cost option than Option A + B



# OPTION C - MINUSES



## MINUSES:

- Complicated Implementation timeline for existing courthouse remodeling
- Will require zoning changes at courthouse for height and building coverage
- This option removes east Sheriff's Office parking areas, will need to relocate to the southwest parking area.

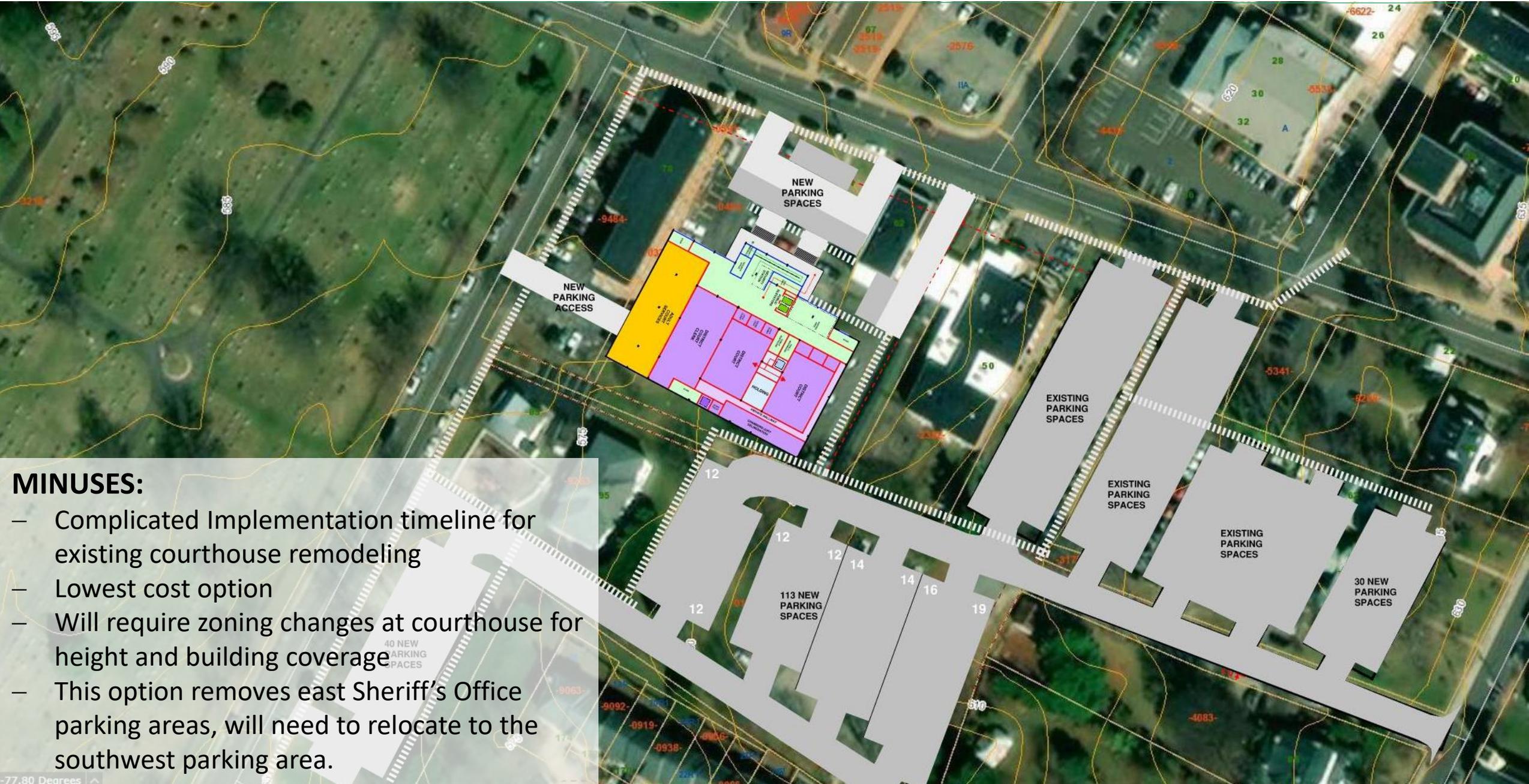
# OPTION D - PROS

## PROS:

- + Meets security requirements with separation of traffic flows and single security entrance to courthouse.
- + Excellent value and access for lower level secure parking and Sheriff's Office holding
- + Lower level includes Magistrate Court and Chambers with separate entrance from rest of building
- + No exterior changes at existing courthouse
- + Building entrance is located per zoning and historic district requirements with access to Lee Street
- + Outstanding wayfinding for public with parking in front of building.
- + Lowest Cost Option
- + Lower building height than Option C should make zoning change easier and is more similar to the neighborhood heights
- + Direct access from large new parking area on the north



# OPTION D - MINUSES



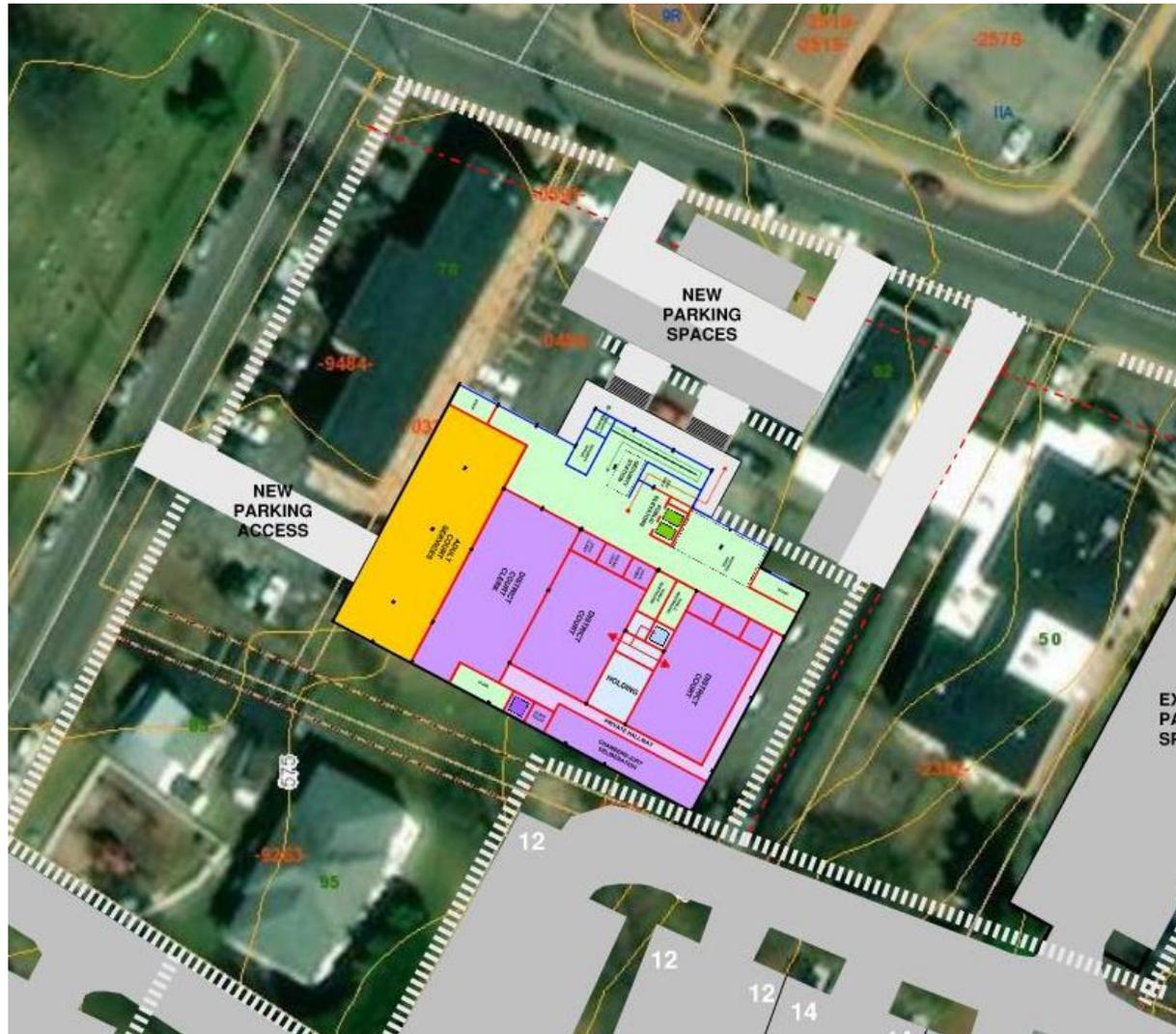
## MINUSES:

- Complicated Implementation timeline for existing courthouse remodeling
- Lowest cost option
- Will require zoning changes at courthouse for height and building coverage
- This option removes east Sheriff's Office parking areas, will need to relocate to the southwest parking area.

# COST DATA

OPTION A	\$90,410,589	OPTION B	\$64,032,582	OPTION C	\$58,401,219	OPTION D	\$55,352,703
<b>SQUARE FOOTAGE</b>		<b>SQUARE FOOTAGE</b>		<b>SQUARE FOOTAGE</b>		<b>SQUARE FOOTAGE</b>	
New Government Building	29,190	New Court Building	116,780	New Court Building	107,326	New Court Building	101,467
Addition to existing Courthouse	29,781	Addition to existing Courthouse	0	Addition to existing Courthouse	0	Addition to existing Courthouse	0
Remodeling of existing Courthouse	63,871						
<b>TOTAL SF</b>	<b>122,842</b>	<b>TOTAL SF</b>	<b>180,651</b>	<b>TOTAL SF</b>	<b>171,197</b>	<b>TOTAL SF</b>	<b>165,338</b>
<b>NEW GOVERNMENT CENTER</b>	<b>Cost</b>	<b>NEW COURTHOUSE</b>	<b>Cost</b>	<b>NEW COURTHOUSE</b>	<b>Cost</b>	<b>NEW COURTHOUSE</b>	<b>Cost</b>
Site & Building Construction Cost	\$13,640,297	Site & Building Construction Cost	\$43,104,258	Site & Building Construction Cost	\$39,313,442	Site & Building Construction Cost	\$37,261,299
Escalation Factor @ 12.54%	\$1,710,493	Escalation Factor @ 12.54%	\$5,405,274	Escalation Factor @ 12.54%	\$4,929,906	Escalation Factor @ 12.54%	\$4,672,567
<b>TOTAL Hard Construction</b>	<b>\$15,350,790</b>	<b>TOTAL Hard Construction</b>	<b>\$48,509,532</b>	<b>TOTAL Hard Construction</b>	<b>\$44,243,348</b>	<b>TOTAL Hard Construction</b>	<b>\$41,933,866</b>
Construction Contingency @ 10%	\$1,535,079	Construction Contingency @ 10%	\$4,850,953	Construction Contingency @ 10%	\$4,424,335	Construction Contingency @ 10%	\$4,193,387
Soft Costs @ 20%	\$3,377,174	Soft Costs @ 20%	\$10,672,097	Soft Costs @ 20%	\$9,733,536	Soft Costs @ 20%	\$9,225,450
<b>TOTAL PROJECT COST</b>	<b>\$20,263,043</b>	<b>TOTAL PROJECT COST</b>	<b>\$64,032,582</b>	<b>TOTAL PROJECT COST</b>	<b>\$58,401,219</b>	<b>TOTAL PROJECT COST</b>	<b>\$55,352,703</b>
<b>ADDITION &amp; RENO OF COURTHOUSE</b>	<b>Cost</b>	<b>RENOVATION OF EXISTING COURTHOUSE</b>	<b>Cost</b>	<b>RENOVATION OF EXISTING COURTHOUSE</b>	<b>Cost</b>	<b>RENOVATION OF EXISTING COURTHOUSE</b>	<b>Cost</b>
Construction Cost	\$42,085,161	Construction Cost	\$20,831,428	Construction Cost	\$20,831,428	Construction Cost	\$20,831,428
Escalation Factor @ 15.75%	\$6,628,413	Escalation Factor @ 14.34%	\$2,987,227	Escalation Factor @ 14.34%	\$2,987,227	Escalation Factor @ 14.34%	\$2,987,227
<b>TOTAL Hard Construction</b>	<b>\$48,713,574</b>	<b>TOTAL Hard Construction</b>	<b>\$23,818,655</b>	<b>TOTAL Hard Construction</b>	<b>\$23,818,655</b>	<b>TOTAL Hard Construction</b>	<b>\$23,818,655</b>
Construction Contingency @ 20%	\$9,742,715	Construction Contingency @ 20%	\$4,763,731	Construction Contingency @ 20%	\$4,763,731	Construction Contingency @ 20%	\$4,763,731
Soft Costs @ 20%	\$11,691,258	Soft Costs @ 20%	\$5,716,477	Soft Costs @ 20%	\$5,716,477	Soft Costs @ 20%	\$5,716,477
<b>TOTAL PROJECT COST</b>	<b>\$70,147,546</b>	<b>TOTAL PROJECT COST</b>	<b>\$34,298,863</b>	<b>TOTAL PROJECT COST</b>	<b>\$34,298,863</b>	<b>TOTAL PROJECT COST</b>	<b>\$34,298,863</b>
<b>New 180-Space Parking Lot</b>	<b>Cost</b>						
Construction Cost	\$2,004,820						
Escalation Factor @ 5%	\$100,241						
<b>TOTAL Hard Construction</b>	<b>\$2,105,061</b>						
Construction Contingency @ 10%	\$210,506						
Soft Costs @ 15%	\$347,335						
<b>TOTAL PROJECT COST</b>	<b>\$2,662,902</b>						

## RECOMMENDATION – OPTION D



Comparing the pluses and minus, costs, and implementation strategies between the four options, our final recommendation and the recommendation of the Steering Committee is **Option D**.

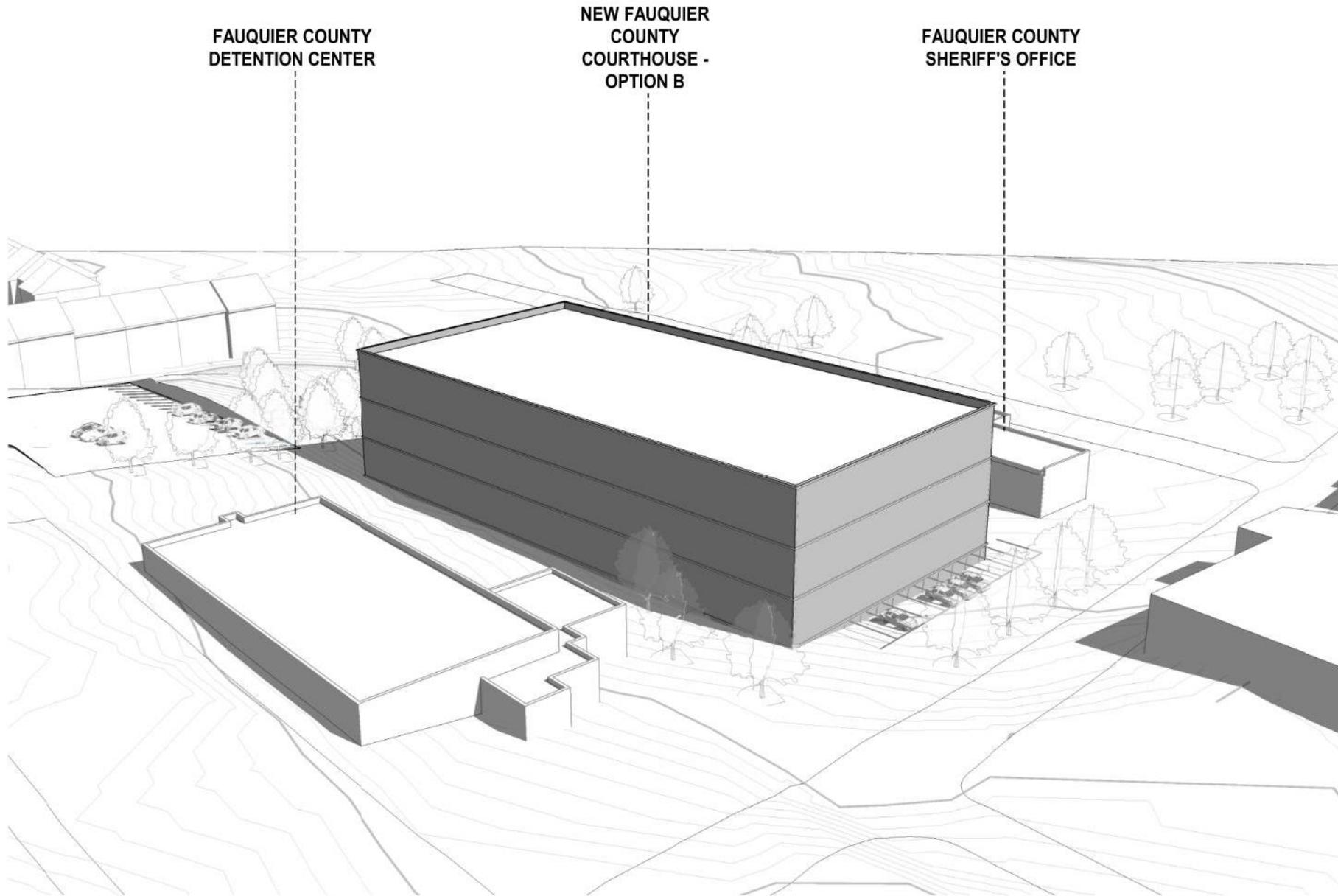
QUESTIONS?

# OPTION B – SITE PLAN

## OPTION B

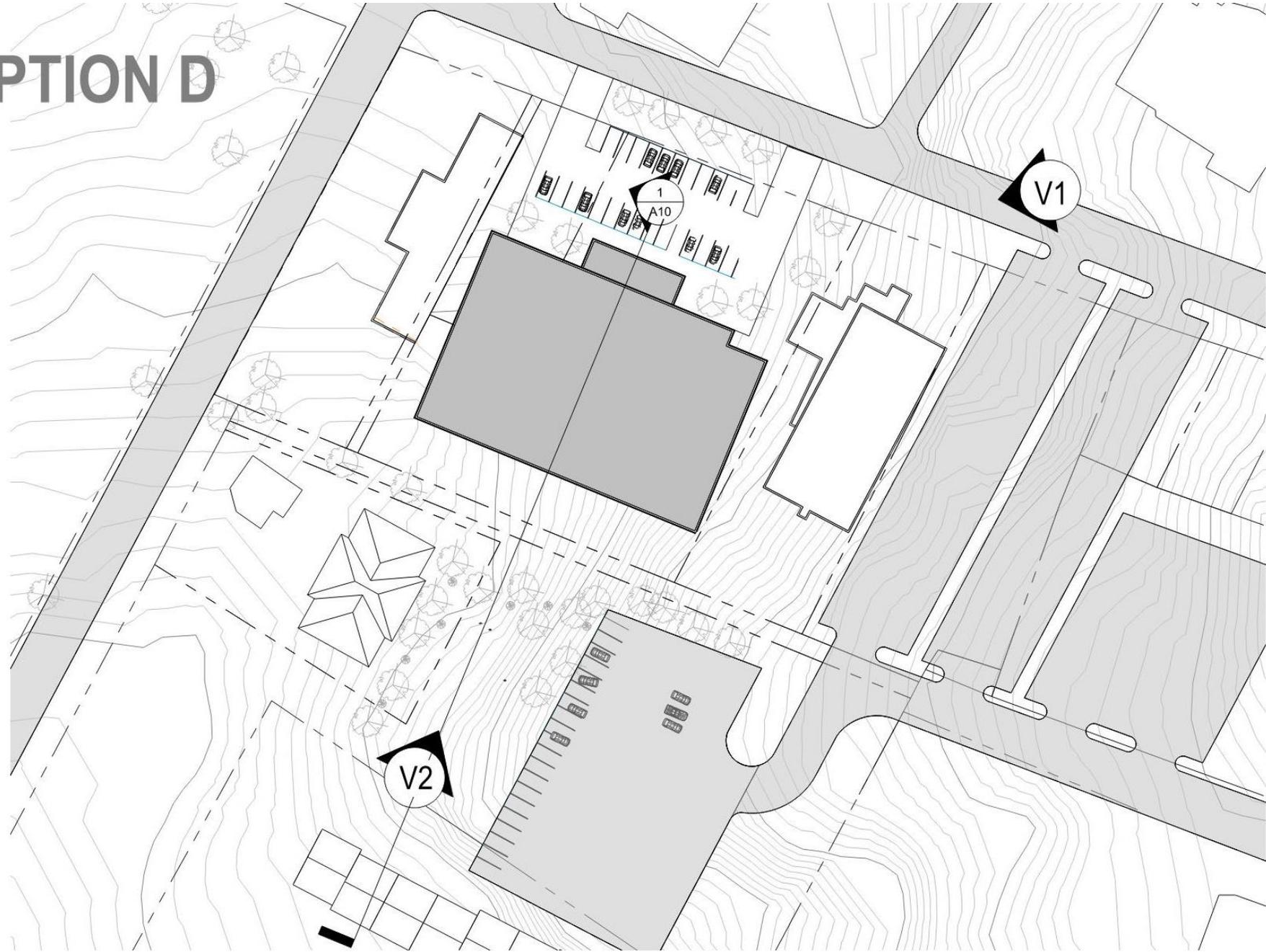


# OPTION B – FRONT VIEW



# OPTION D – SITE PLAN

## OPTION D

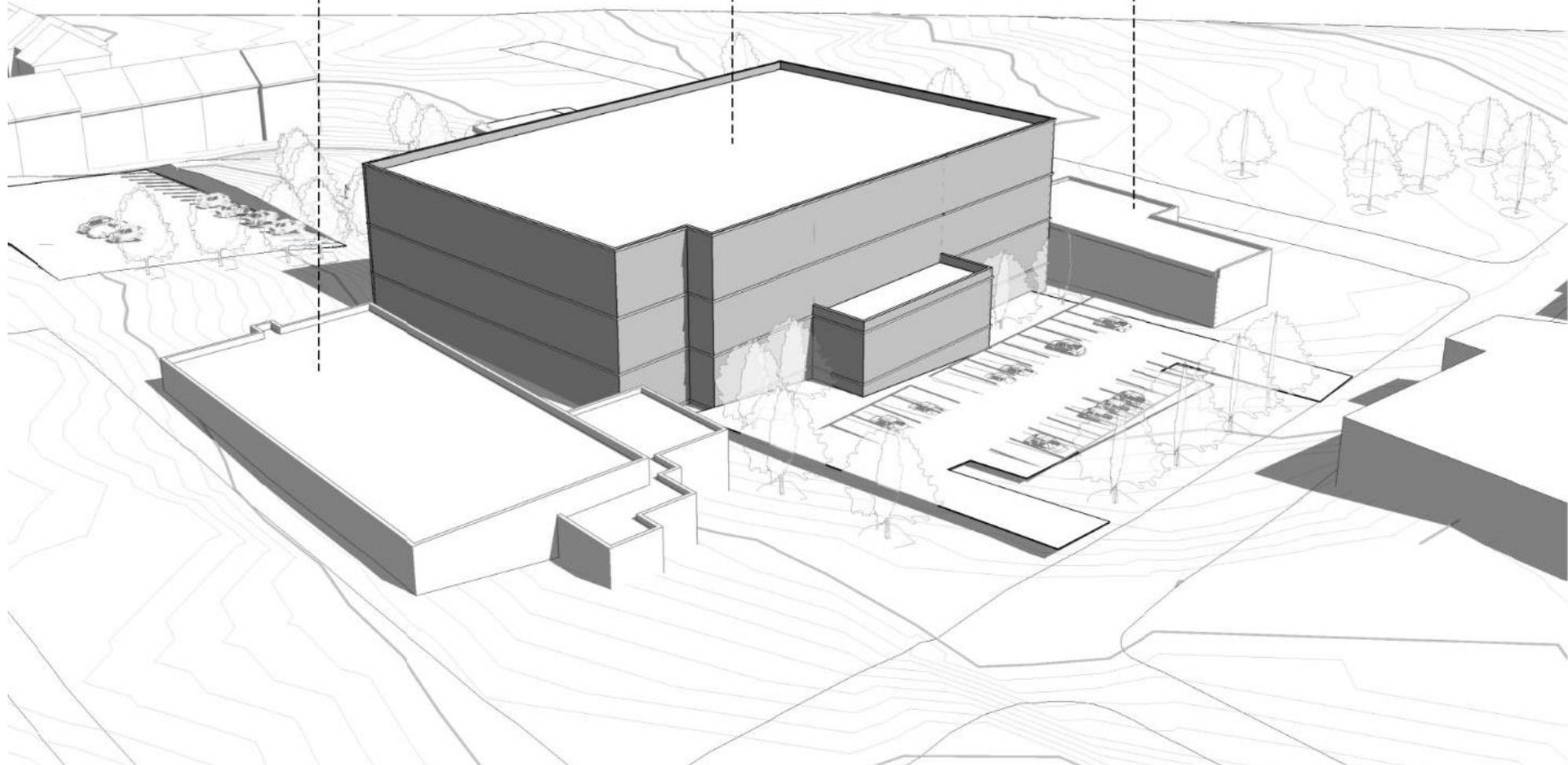


# OPTION D – FRONT VIEW

FAUQUIER COUNTY  
DETENTION CENTER

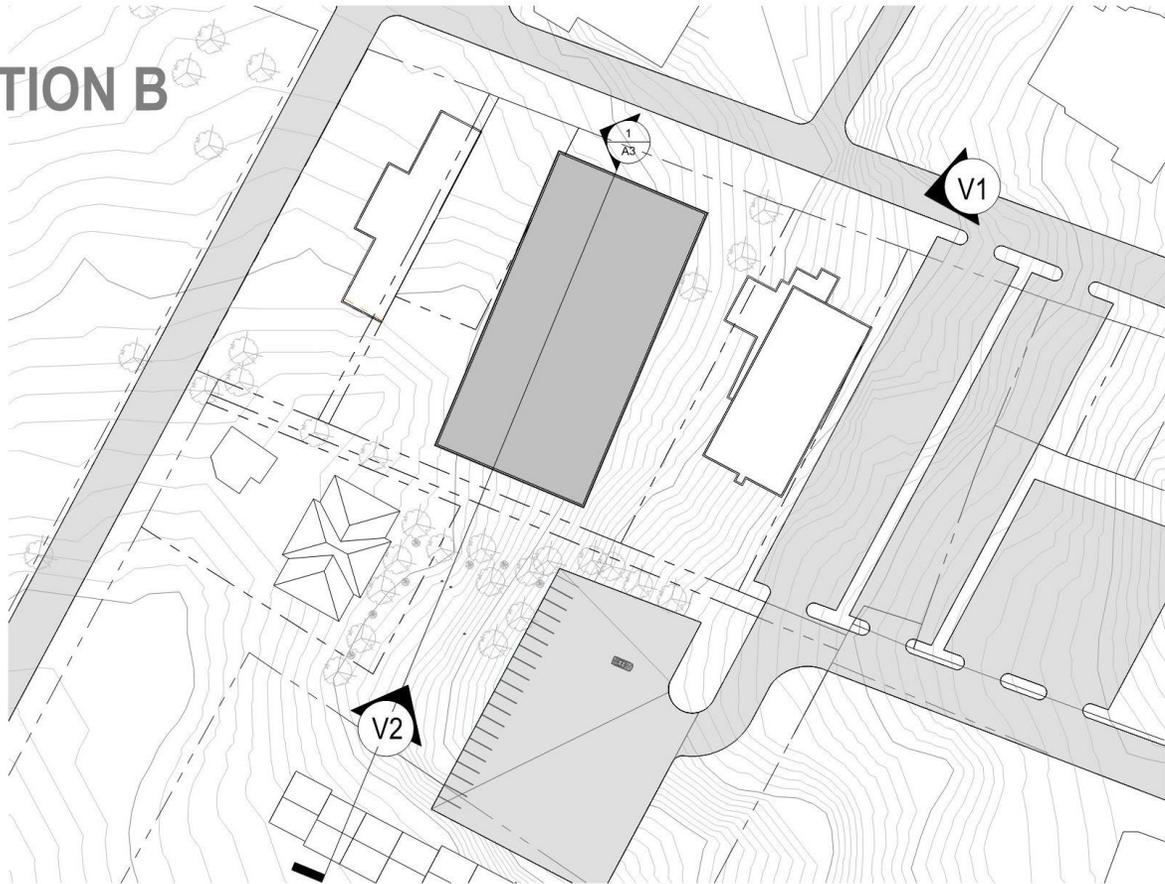
NEW FAUQUIER  
COUNTY  
COURTHOUSE

FAUQUIER COUNTY  
SHERIFF'S OFFICE



# OPTION B v. OPTION D COMPARISON

## OPTION B



## OPTION D

