

Anchorage Campus Court Renovation

FY2014 Request: \$6,100,000

Reference No: 43152

AP/AL: Appropriation

Project Type: Renovation and Remodeling

Category: Law and Justice

Location: Anchorage (Downtown)

House District: Downtown (HD 18)

Impact House District: Anchorage Areawide (HD 11-27)

Contact: Rhonda McLeod

Estimated Project Dates: 07/01/2013 - 06/30/2018 **Contact Phone:** (907)264-8215

Brief Summary and Statement of Need:

This project will complete a major remodel of the Boney Courthouse, and continue a lesser remodel of the Nesbett Courthouse. These remodels will accommodate additional judges, provide secure prisoner containment and transport within the Boney Courthouse, and perform seismic upgrades to ensure compliance with building codes.

Funding:	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Gen Fund	\$6,100,000	\$8,320,000					\$14,420,000
Total:	\$6,100,000	\$8,320,000	\$0	\$0	\$0	\$0	\$14,420,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input checked="" type="checkbox"/> Phased - underway	<input type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	0
Totals:	0	0

Prior Funding History / Additional Information:

Sec1 Ch17 SLA2012 P152 L16 SB160 \$5,100,000
 Sec1 Ch5 SLA2011 P119 L3 SB46 \$4,500,000
 Sec7 Ch43 SLA2010 P55 L13 SB230 \$8,000,000
 Sec1 Ch15 SLA2009 P37 L15 SB75 \$5,000,000
 Sec13 Ch29 SLA2008 P174 L9 SB221 \$4,550,000
 Sec1 Ch30 SLA2007 P80 L6 SB53 \$1,430,000

Project Description/Justification:

During fiscal year 2007, several new judicial positions funded by the legislature were filled. At the same time, the court system received funding to create adequate work space for these judges and the staff who would support them. Each superior court judge position requires office space not only for the judge, but for a judicial assistant and a law clerk. In Anchorage, where two of these judges were appointed, the effort to house the new positions required an analysis of the entire Anchorage campus and careful thought to determine which court proceedings could be performed in which Anchorage buildings.

The Anchorage court campus is comprised of three main buildings – the Boney Courthouse, the Nesbett Courthouse, and the Snowden Administration Building. In 2007, the Boney facility housed the appellate courts, the state law library, and a few smaller trial court functions; the Nesbett facility

housed the majority of Anchorage trial court operations; and the Snowden facility housed statewide administrative support functions, such as fiscal services, information services, training, human resources and facilities management.

Nesbett Courthouse Remodel Project Background:

The Nesbett Courthouse construction was completed in early 1996. The Nesbett Courthouse was full to capacity the day it was occupied. At the time it was constructed, the Nesbett Courthouse was the only state-of-the-art courthouse in Alaska, with regard to secure prisoner transport and accommodation of courtroom technology.

In the sixteen years since occupancy of Nesbett building, the trial courts have experienced increased caseloads and have implemented innovative case processing for specialized case types (substance abuse and mental health) requiring additional judges and specialized therapeutic courts. The increased case volume and program changes have resulted in different space requirements and utilization. As part of the court's 10-year budget planning cycle, the court system has requested three additional superior court judges for Anchorage. Two of these judges were approved in FY2012 with the third to be considered at a later date.

Boney Courthouse Remodel Project Background:

The Boney Courthouse, first occupied in 1974, did not have the functional attributes as the Nesbett Courthouse, but did have underutilized space that the court system determined could be remodeled to relieve the overcrowding in the Nesbett facility. Although the Boney Courthouse is close to 40 years old, structural and code evaluations conducted in 1999 by engineers and architects indicated that this building had the structural integrity to last another 20-30 years with replacement of major building systems such as elevators, heat delivery and distribution systems, and other portions of the mechanical and electrical systems, water systems, and air distribution systems.

It is estimated that constructing a new building with square footage equal to the renovations proposed in earlier Anchorage campus court renovations requests (145,000SF), and including security systems at the level of current standards, would cost about \$72.5 million at present day construction costs. The Boney facility remains a critical element in facilitating trial court operations and it can be cost effective to renovate the building to sustain these operations.

As the trial court operations have grown, some discrete units that can operate independently of other trial court operations have been relocated from the Nesbett to the Boney Courthouse. The Boney facility has a limited prisoner containment system, and is therefore restricted in the types of cases that can be heard. Several small remodeling efforts to accommodate these changes in operation have resulted in full occupancy of the Boney building, but with less than optimal space utilization.

The court first received capital funding for the Boney Courthouse remodel project in FY2007, and has been working since then to make the necessary structural changes, as well as renovations to bring security systems in the Boney facility up to the level needed to ensure public and staff safety and prisoner containment. These changes have required a significant remodel of the Boney Courthouse from the basement through the fourth floor. This remodel included development of secured prisoner transportation corridors, and construction of holding cells, courtrooms, judges' chambers, and other trial court workspace. The Boney Courthouse must also be upgraded to address current seismic code requirements for the structural systems.

Boney Courthouse Remodel Project Work to Date:

With the first appropriation of capital funding in FY2007 ("Phase One"), areas of the third floor of the Boney Courthouse was remodeled to accommodate three district court judges and their court proceedings. In FY2009 and FY2010, with subsequent capital funding, the remaining areas of the third floor were constructed to accommodate three more judges and their court proceedings. Additionally, on the first floor, an arraignment courtroom and a secured prisoner transport area consisting of an entry, holding cells and an elevator were designed and constructed. This has allowed a nominal number of proceedings for in-custody defendants to be located in Boney facility, thus helping to alleviate the crowding in the Nesbett Courthouse.

Funding was used to replace the outdated, non-secure, non-code compliant staff/prisoner elevator with one that accommodates current safety and security needs to allow prisoner delivery without endangering staff. In addition, the remodel allows the court system to create appropriate spaces in the Boney Courthouse for assisting petitioners in domestic violence cases, whose children routinely accompany the petitioners to court.

The capital funding appropriated in FY2011 and FY2012 allowed the court system to proceed with the design of a full building remodel, and request proposals for a large portion of the remodel construction within the Boney Courthouse ("Phase Two"). Proposals were received in August 2011, with preliminary award of the project within budget allowances in September 2011. After a pre-construction design period, final award of the project was issued and work on site commenced in May 2012.

It became apparent during the pre-construction design and permitting phase that, due to the far reaching scope of the remodel work, more fire and structural code upgrades were required by the Municipality of Anchorage than originally anticipated when developing the capital project request. Additionally, due to the expansive scope and increased code work, there were significant unanticipated building deficiencies and deteriorated conditions that were revealed during the demolition work which uncovered the need to perform additional asbestos abatement and structural work. Although a construction contingency was included in the court system's project budget, this contingency did not factor in the extensive code and building deficiencies that were uncovered during phase two of this project.

Completing the Boney Courthouse remodel will allow court proceedings to occur on Saturdays. This has not been possible because the facility layout allowed members of the public to access parts of the building that needed to remain secure; however, changes in the courthouse design have addressed these issues. Allowing the public an opportunity to participate in certain court proceedings (such as uncontested marriage dissolutions) on the weekends reduces the amount of time the parties would be required to be away from work, school, and their children, thus improving service to our customers. The remodel creates holding cells for prisoners and facilitates the safe transport of prisoners to and from the courtrooms through passageways created to prevent the prisoners from making contact with the public.

Current Capital Needs for the Anchorage Campus:

The court estimates \$6,100,000 is needed to complete the remodel of the Boney Courthouse. This last phase of the Boney Courthouse remodel will be used to

- (1) accommodate district court functions on the first, second, and fourth floors;
- (2) relocate library staff and the grand jury proceedings to the mezzanine, and consolidate the law library onto the first floor for more efficient space utilization and accommodation of new library technology;
- (3) provide a segregated prisoner elevator to be used solely for prisoner transport to eliminate much of the unintentional contact between staff and in-custody defendants;
- (4) remodel the holding cells and control areas, as well as Judicial Services operations and the Anchorage Police Department warrants offices in the basement for safe prisoner transport and holding;
- (5) construct a new public entry and screening area for better security and to accommodate increased traffic for public participation in mediations, and grand jury and other district court proceedings; and
- (6) relocate several smaller divisions from the Nesbett facility as necessary to support district court functions in the Boney facility and superior court functions in the Nesbett facility.

An additional \$8,320,000 is needed to complete the remodel work necessary in the Nesbett Courthouse to accommodate large juries and conferences, provide one additional courtroom and a smaller hearing room, and accommodate several proceedings and divisions relocated from the Boney building such as probate and children's court.