

Anchorage Campus Project Phase 2

FY2010 Request: \$5,000,000

Reference No: 43152

AP/AL: Appropriation

Project Type: Renovation and Remodeling

Category: Law and Justice

Location: Anchorage Area-wide

Contact: Rhonda McLeod

House District: Anchorage Area-wide (HD 17-32) **Contact Phone:** (907)264-8215

Estimated Project Dates: 07/01/2009 - 06/30/2014

Brief Summary and Statement of Need:

This project is a major remodel to all floors of the Boney Courthouse and a minor remodel in the Nesbett Courthouse to accommodate additional judges, provide safe prisoner transport to additional courtrooms in the Boney Courthouse, and provide spaces that are more conducive to efficient customer service for the public.

Funding:	<u>FY2010</u>	<u>FY2011</u>	<u>FY2012</u>	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>Total</u>
Gen Fund	\$5,000,000	\$19,301,200					\$24,301,200
Total:	\$5,000,000	\$19,301,200	\$0	\$0	\$0	\$0	\$24,301,200

<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

Additional Information / Prior Funding History:

FY 09 \$4,550.0

Project Description/Justification:

This is now a multi-year project. FY09 funding was \$4,550,000. Funding requested is for the portion not authorized in FY09 including escalation as documented by Alaska General Contractors (AGC) for one year of construction inflation. This project is a major remodel to all floors of the Boney Courthouse and a minor remodel in the Nesbett Courthouse to accommodate additional judges, provide safe prisoner transport to additional courtrooms in the Boney Courthouse, and provide spaces that are more conducive to efficient customer service for the public.

During fiscal year 2007 several new judicial positions funded by the legislature were appointed. At the same time the court system received funds to create adequate work space for these judicial and staff positions. In Anchorage, where two of these judges will be located, the effort to house the new positions required careful thought about which 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. The Boney facility houses the Appellate Courts, the state law library and a few smaller trial court functions, the Nesbett facility houses Anchorage trial court operations, and the Snowden property houses statewide administrative

support functions such as fiscal services, information services, training, human resources, and facilities management.

The Nesbett Courthouse construction was completed in early 1996. The court system originally requested funds sufficient to construct space for anticipated future growth in court caseload and functions. However, Nesbett Courthouse was full to capacity the day it was occupied because the project funding was insufficient to provide the desired future expansion. At the time it was constructed, Nesbett was the only state-of-the-art court- house in Alaska, with regard to secure prisoner handling and courtroom technology. When the Nesbett was occupied the Boney Courthouse, occupied in 1974, did not have these attributes but continued to be used for the above described functions, with about 30 percent of the building space underutilized. In the ten years since occupancy of Nesbett, the trial courts have experienced increased caseload and implemented innovative case processing for specialized case types (substance abuse and mental health), requiring additional judges and specialized therapeutic courts in Alaska, with regard to secure prisoner handling and courtroom technology. These program changes have also resulted in different space requirements and utilization.

Although the Boney Courthouse is over 30 years old, recent evaluations by engineers and architects indicate that this building has the structural integrity to last another 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. Additionally, the security systems must be expanded to the Boney Courthouse to ensure public safety and prisoner containment. Secure containment of in-custody defendants and systems replacement requires a significant remodel of the first through fourth floors, which consist of courtrooms, chambers and other trial court activities.

The Boney Courthouse should also be upgraded as practicable to address current seismic code requirements for the structural systems. These system replacements and upgrades will be expensive, but are necessary and are less costly than construction of a new facility. To provide new square footage equal to the renovations proposed in this request (145,000SF) would cost an estimated \$72,500,000 at present day construction costs. The Boney facility remains critical for trial court operations and it will be cost effective to renovate the building to sustain these operations.

As the trial court operations have grown, some discreet units that can operate independent of other trial court operations have been relocated from the Nesbett to the Boney Courthouse. Several small remodeling efforts to accommodate these changes in operation have resulted in full occupancy of the Boney building but with less efficient space utilization. The Boney facility has a limited prisoner containment system and is therefore restricted in the type of caseload that can be heard at this court facility. Operationally, the court system is at the point where it can no longer relocate trial court functions from the Nesbett to the Boney Courthouse without major renovations to the Boney Courthouse or construction of a new facility. This overall growth requires that a significant segment of trial court caseload must soon be scheduled for hearings in the Boney.

In FY 2009, the remodel cost to correct the above discussed deficiencies and accommodate district court functions on Boney floors one and three, juvenile prisoner transport, and the Judicial Services holding cell area in the basement is \$10,000,400. The remodel cost to accommodate district court functions on the Boney second floor and move several functions to the basement is \$8,105,800. The

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remodel cost for consolidating library functions, and providing appropriate rooms for mediation in the Nesbett courthouse is \$5,401,400, for a project total of \$23,507,600.

With increased costs due to the phasing of the project, the total project is now estimated to cost \$26,351,200.