



COUNTY ADMINISTRATOR'S OFFICE

PIMA COUNTY GOVERNMENTAL CENTER
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C. H. HUCKELBERRY
County Administrator

November 4, 2003

James Keene, Manager
City of Tucson
P.O. Box 27210
Tucson, Arizona 85726-7210

Re: **Joint Co-Located Lower Courts**

Dear Mr. Keene:

At the County Bond Advisory Committee meeting of October 31, 2003, the Committee asked for additional information related to the Court proposal. The joint proposal of the City and County would equal \$100 million in General Obligation Bonds, with \$45 million allocated for the purpose of developing the new Justice Court facility as indicated in the attached proposal cost sheet. It would now be appropriate to do a similar breakout for the City portion of this proposal, and to have the Court Administrators of both the City and County, the Presiding Magistrate of City Court and the Presiding Judge of the Justice Court, and our respective Facilities staff review these proposals to provide details for the amount being requested of the Bond Advisory Committee for funding this co-located Lower Court facility.

As you will note, the Justice Court proposal contains almost \$13 million for a parking facility. Perhaps this facility could be combined with that of the City Court, reducing overall costs, or perhaps another funding source could be found for the parking facility necessary to support both Courts. While our proposal would appear to have some significant growth space allocated, I do not believe such is the case since I will also locate much of our Public and Legal Defender functions in this building.

Again, I believe now would be an appropriate time to have our respective staffs meet jointly to review the costs associated with such a facility, and to describe the public and operational benefits of constructing such a facility. Obviously it would be desirable to have such a report at the earliest possible time in order to secure reasonable and timely deliberation of the request by the County Bond Advisory Committee.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Huckelberry", written in a cursive style.

C.H. Huckelberry
County Administrator

CHH/jj
Attachment

James Keene

Joint Co-Located Lower Courts

November 4, 2003

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- c: The Honorable Paul Simon, Presiding Judge, Consolidated Justice Courts
- The Honorable Tony Rojas, Presiding Magistrate, City Court
- Larry Hecker, Chair, Pima County Bond Advisory Committee
- Patricia Alvarez Hurley, Justice Courts Administrator
- Joan Harphant, City Court Administrator
- Karen Thoreson, Assistant City Manager, City of Tucson
- Albert Elias, Comprehensive Planning Task Force Director
- Jim Barry, Executive Assistant to the County Administrator

Pima County Bond Project Proposal

Facilities Management Department

New Pima County Justice Court Facility

Scope:

Construct a 130,000 SF multistory court and office building with accompanying 660 space parking garage for Pima County Consolidated Justice Court and other court support functions.

Location:

County owned property and additional property to be acquired on Block 254 east of Pima County Public Works Building, downtown Tucson.

Justification/Benefit:

A new Justice Court facility will provide improved physical security for Justice Court not possible in their current location. A new facility will also provide additional space to relieve court overcrowding and to consolidate Justice Court functions from three locations to one.

The historic Old courthouse is not well suited to meet the current and future functional and security needs of the Justice Court.

Remodeling to meet those demands will adversely affect the historic character of the building.

Relocation of the court to a new facility will allow the county to remodel the facility for less intensive office as well as provide needed office space for other county departments to relieve overcrowding.

Cost Estimate:

\$45,500,000

Funding Sources:

General Obligation Bonds

Project Duration:

Planning/Design/Procurement:	24 Months
Construction:	30 Months
Total:	54 Months

Project Considerations***Multi-jurisdictional Considerations:***

Opportunity exists for the co-location of City Court facilities to take advantage of shared facilities and improved services to the public.

Right-of-Way Impacts:

Additional property needs to be acquired. Abandonment of various easements and right of ways a possibility.

Environmental Concerns:

Site(s) previously a cemetery, garage and printing facility. At a minimum, environmental testing and archeology will be required.

O&M Impacts/Funding:

New 130,000 SF facility and garage. Building O&M will be approximately \$1,000,000 per year. Funding Source: General Fund and Garage Operations Fund

Cost Model

New Justice Court Facility, Garage and Old Courthouse Rehabilitation

Justice Court Building	SF	\$/SF	Estimated Cost
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Building Shell

Construction Cost	130,000	\$124	\$16,120,000
Equipment (Allowance)			\$221,000
A/E and CM Fees (10.5% of Constr. Costs)			\$1,693,000
Archeology (Allowance)			\$100,000
Adm. and Public Art Costs (4% of Constr.)			\$645,000
Contingency (8% of Construction Costs)			\$1,290,000

Subtotal - Building Shell		\$154	\$20,069,000
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Tenant Improvements

Construction Cost	98,000	\$60	\$5,880,000
Equipment & Furnishings (Allowance)			\$1,765,000
A/E and CM Fees (10.5% of Constr. Costs)			\$617,000
Adm. and Public Art Costs (3% of Constr.)			\$176,000
Contingency (5% of Construction Costs)			\$294,000

Subtotal - Tenant Improvements		\$89	\$8,732,000
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Total - Justice Court Building		\$243	\$28,801,000
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Parking Garage (660 cars - 6 levels, 2 below grade)

Land Costs	42,800	\$21	\$900,000
Construction Costs	282,000	\$36	\$10,132,000
Parking & Ticketing Equipment (Allowance)			\$100,000
A/E and CM Fees (8% of Constr. Costs)			\$810,000
Archeology (Allowance)			\$100,000
Adm. Costs (3.5% of Constr.)			\$355,000
Contingency (8% of Construction Costs)			\$810,000

Total - Parking Garage		\$47	\$13,207,000
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Old Courthouse Rehabilitation

Average Construction Cost, Floors B thru 3	96,000	\$36	\$3,430,000
A/E Fees, FFE, Admin, Public Art, Contingency		\$11	\$1,070,000

Total - Old Courthouse		\$47	\$4,500,000
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Escalation (2.5%/yr to midpoint of construction)			\$3,492,000
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Total Project Cost			\$50,000,000
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**New Justice Court Facility
Preliminary Space Program**

Departments	Current Location	Current SF	Projected SF
Constables Office	LSB 1st Flr.	1,500	3,000
Justice Court	Old Courthouse Basement - Record Room	3,100	4,650 ¹
	Old Courthouse 2nd Flr. - Admin & Misc	13,800	20,700 ¹
	Old Courthouse 2nd Flr. - 7 Courts & Chambers	8,200	12,300 ¹
	Old Courthouse 3rd Flr. - File Storage	1,500	2,250 ¹
	97 E. Congress - 2 Courtrooms & Chambers	4,200	4,200 ²
	Subtotal - Justice Court	30,800	44,100
Adult Probation	Superior Courts 8th Flr.	15,532	19,415 ³
Pretrial Services	Superior Courts 8th Flr.	6,000	7,500 ³
Total All Departments		47,832	74,015

Building Gross SF	130,000
Usable Space in Stone Tower (DG SF)	105,000
Projected Occupancy (DG SF - Rounded)	74,000
Growth Space	31,000

- ¹ Based on 50% growth factor
- ² Recent Design - No growth factor
- ³ Based on 25% growth factor