

ARAPAHOE COUNTY
JUSTICE CENTER
MASTERPLAN

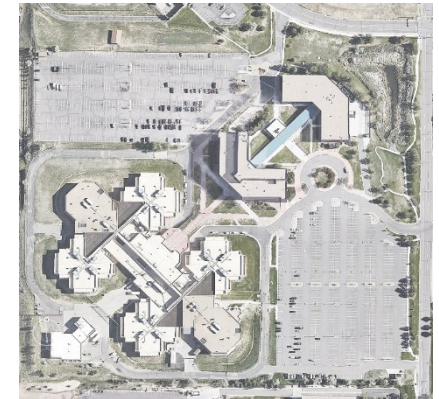


RJA
REILLY JOHNSON ARCHITECTURE

January 22, 2019

ARAPAHOE COUNTY JUSTICE CENTER DEVELOPMENT MASTER PLAN

- **5 MINUTES: INTRODUCTION**
- **20 MINUTES: FACILITIES BACKGROUND**
- **30 MINUTES: RECOMMENDED MASTER PLAN PHASING**
- **15 MINUTES: PROJECTED COST**
- **10 MINUTES: CHIEF JUDGE/SHERIFF COMMENTS**
- **40 MINUTES: COMMISSIONER QUESTIONS**



ARAPAHOE COUNTY JUSTICE CENTER – MASTERPLAN

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ARAPAHOE COUNTY JUSTICE CENTER



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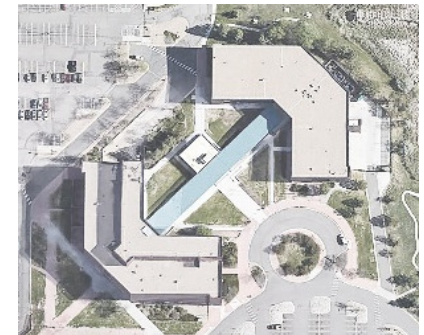
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ARAPAHOE COUNTY JUSTICE CENTER – FACILITIES OVERVIEW

COURT BUILDINGS

- 2006 MASTER PLAN
- MASTER PLAN IMPROVEMENTS
 1. 2009: Relocated the District Attorney’s Office to a new building off campus to free up space for expansion of courtroom and office space and added three (3) new courtrooms in Courthouse II.
 2. 2010: Reconfigured one (1) courtroom in Courthouse I, added six (6) new courtrooms in Courthouse II, and remodeled the Littleton County Court at Arapahoe Plaza for additional clerk support space.
 3. 2011: Moved the Aurora court operations from Altura Plaza to the campus and relocated Judicial Services to Lima Plaza to free up space for one (1) additional master planned courtroom at Courthouse II.
 4. 2013: Added one (1) new large courtroom in Courthouse II.
 5. 2014: Added connecting corridor between the court buildings and one (1) new small courtroom in Courthouse II.
 6. 2016: Project completed at Lima Plaza to relocate the Probation Offices from campus to free up space for additional master planned courtrooms.



ARAPAHOE COUNTY JUSTICE CENTER – MASTERPLAN

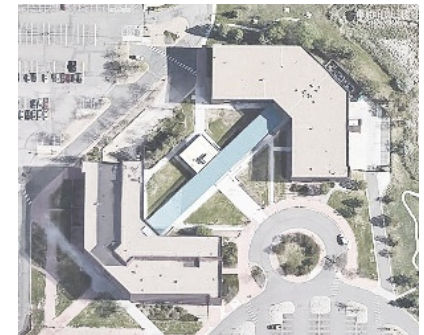
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ARAPAHOE COUNTY JUSTICE CENTER – FACILITIES OVERVIEW

COURT BUILDINGS

- 2016 CHIEF JUDGE REQUEST
- JUDICIAL DISTRICT CONCERNS
 1. While space is available for 3 additional courtrooms, there are no further options in the existing buildings to accommodate additional courtrooms to meet the increase in population and judicial caseload forecasted by the State planning staff for Arapahoe County beyond 2028.
 2. The organization of the facility is inefficient and difficult to manage from a security, safety, and operational perspective.
 3. Certain courtrooms are undersized and limited in usefulness.
 4. Aging building infrastructure, particularly in Courthouse I, needs to be updated.
- 2016 DEMOGRAPHIC/CASE FILING ANALYSIS
- 2018 LEADERSHIP WORKSHOP ON LONG RANGE BUDGET PROJECTIONS
- NEXT STEPS FOR COURTS BUILDINGS



ARAPAHOE COUNTY JUSTICE CENTER – MASTERPLAN

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ARAPAHOE COUNTY JUSTICE CENTER – FACILITIES OVERVIEW

DETENTION CENTER

- INITIAL CAPACITY
- AVERAGE DAILY POPULATION (ADP)
- RESPONSE TO INCREASING ADP
 1. Second bunks were added to most of the cells to accommodate 754 inmates in the general population.
 2. Minor changes were made to original construction to expand kitchen services that serve staff areas, create a kosher kitchen and provide new ovens, but no infrastructure improvements were made at that time.
 3. In 2002, two additional PODS were added to the facility with a combination of single and multiple inmate cells. This enabled the facility to accommodate 1,190 inmates.
 4. Subsequent to 2002 a third bunk was added to 272 cells to accommodate continuing growth in the ADP.
- OPERATIONAL CHALLENGES
- CORE FUNCTIONS
- BOOKING/RELEASE
- MEDICAL SERVICES
- HOUSING
- ADP PROJECTIONS



ARAPAHOE COUNTY JUSTICE CENTER – MASTERPLAN

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ARAPAHOE COUNTY JUSTICE CENTER – FACILITIES OVERVIEW

CAMPUS MASTER PLAN

- DECISION TO DEVELOP MASTER PLAN
- RECOMMENDED PRIORITIES
 1. BOOKING/RELEASE CORE FUNCTIONS ADDITION
 2. HOUSING UNITS
 3. COURT BUILDINGS
 4. DISTRICT ATTORNEY BUILDING EXPANSION



ARAPAHOE COUNTY JUSTICE CENTER – MASTERPLAN

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SITE DESIGN

PHASE 1 ARAPAHOE COUNTY JUSTICE CENTER - MASTER PLAN

REMODELING OF EXISTING

- Booking to Court Services
- Kitchen to Warehouse
- Medical to Housing

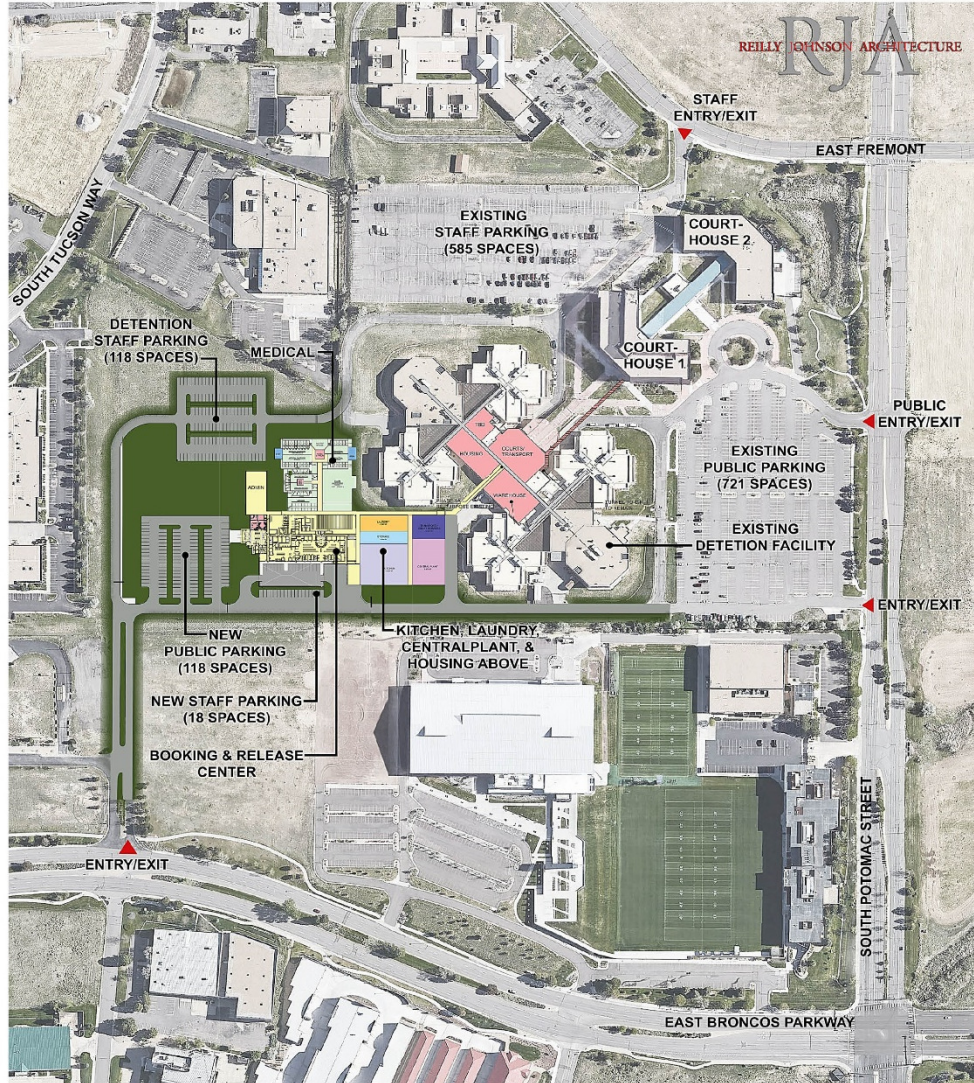
PHASE 1	
SPACE NAME	SQUARE FOOTAGE
Building Totals	
Existing Remodel	33483
First Floor	131826
Second Floor	92207
Second Floor Mezzanine	21588
Total	279104

PHASE 1

The detention center expansion in Phase I occurs to the southwest of the existing facility. All of the existing detention facility remains in this phase, except for central plant and the central warehouse. A new vehicular drive for staff and visitors is created coming from Broncos Parkway, this is the drive that provides access to the new public lobby which is part of Phase I. A new public parking lot is provided. A new service drive on the south side of the property is built in this phase; this area is fenced and gated to prevent public access. The service drive provides access to the Vehicle Sallyport, and to the loading dock that serves the kitchen, laundry, and central storage area. The service drive then continues to the east and connects to Potomac.

A staff drive extends from the new public parking lot to the north side of the new administration wing to a new staff parking lot. The staff drive is gated to prevent public access to the staff side of the building.

Utilities are rerouted around Phase I new construction, see civil engineering drawings in the appendix for this information.



PHASE 1: IMPROVEMENTS

- New Entry off Broncos Parkway
- New Drive to Broncos Parkway
- New Booking and Release Center
 - New Entry Lobby
 - Prebooking
 - Vehicular Sallyport
 - Booking
 - Property Storage
 - Release
 - Central Control
 - Staff Lockers and Briefing / EOC
 - First Appearance Court Room
 - Intake / Classification Housing
 - Intake Medical
 - Attorney Visit
 - Video Courts
 - Administration Offices and Judges Chambers
 - New 168 Intake / Classification Beds
- New Medical Housing, Behavioral Unit Housing, Suicide Watch. - 52 beds
- New Medical Outpatient
- New General Population Housing - 180 beds
- New Kitchen
- New Laundry
- New Central Plant
- New 180 General Population Beds
- New 192 Inmate Worker Beds
- New Link to Existing Facility
- Secure Site Fencing
- Existing Staff Parking (585) and Public Parking (721) remain.
- New 118 Staff Parking Spots
- New 118 Public Parking Spots
- New South Service Drive and Vehicular Sallyport
- New Utility Infrastructure
- Total New Beds - (592)
- Total Parking Spots on site - (1560)

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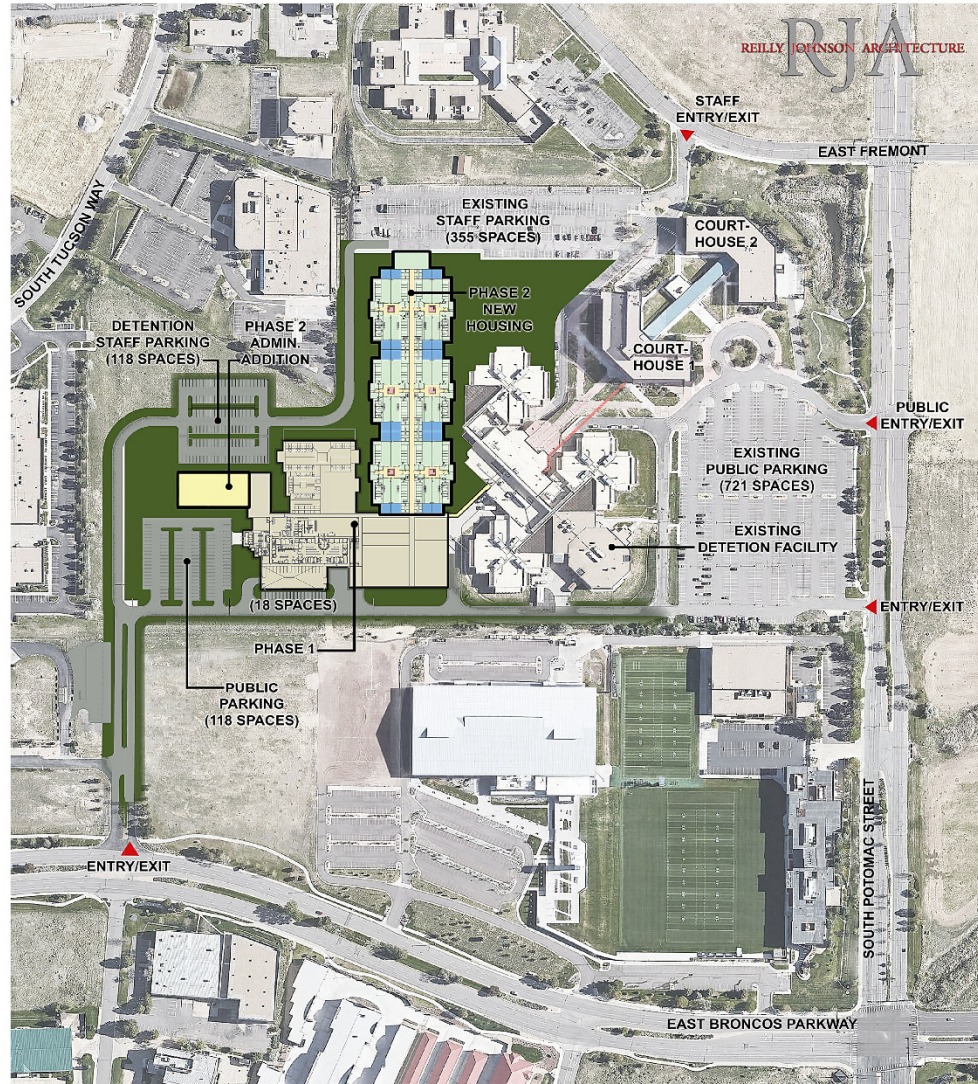
SITE DESIGN

PHASE 2 ARAPAHOE COUNTY JUSTICE CENTER - MASTER PLAN

PHASE 2	
SPACE NAME	SQUARE FOOTAGE
Building Totals	
First Floor	138064
Second Floor	50619
Third Floor	105108
Fourth Floor	45365
Total	339154

PHASE 2

Phase 2 consists of housing units located to the north of Phase 1. Construction of the new housing units require the demolition of existing housing pods 4 and 5. The parking lot to the north of Phase 1, which is a staff parking lot for both the detention facility and the courts building, is reduce in size during this phase; the lost staff parking is made up by the staff parking provided in Phase 1. The existing staff parking lot in Phase 2 gets redesigned to allow public access and public parking to the north end of Phase 2, which contains the Male and Female Alternative Sentencing Housing units, as well as a new visitation area.



PHASE 2: IMPROVEMENTS

- Phase 1 Construction is Complete and Operational
- Demolish Pods 4 & 5
- 3 new housing pods
 - 1,020 Beds
 - 4 Stories per Pod
 - Cells / Closed Face Dorms / Open Faced Dormitories
- Administration Addition
 - Offices
 - Conference Rooms
 - Armory
 - Staff Support
 - Staff Dining
 - Staff Exercise
- Alternative Sentencing Entrance
- New Visitation
- Professional Visitation Entrance
- Utility Tunnel
- Secure Site Fencing
- Courthouses 1 and 2 Remain Operational
- Remove 230 Parking Spaces
- 1612 Total New Beds (Phase 1 and Phase 2)
- Total Site Parking Spots = 1330

ARAPAHOE COUNTY JUSTICE CENTER – MASTERPLAN

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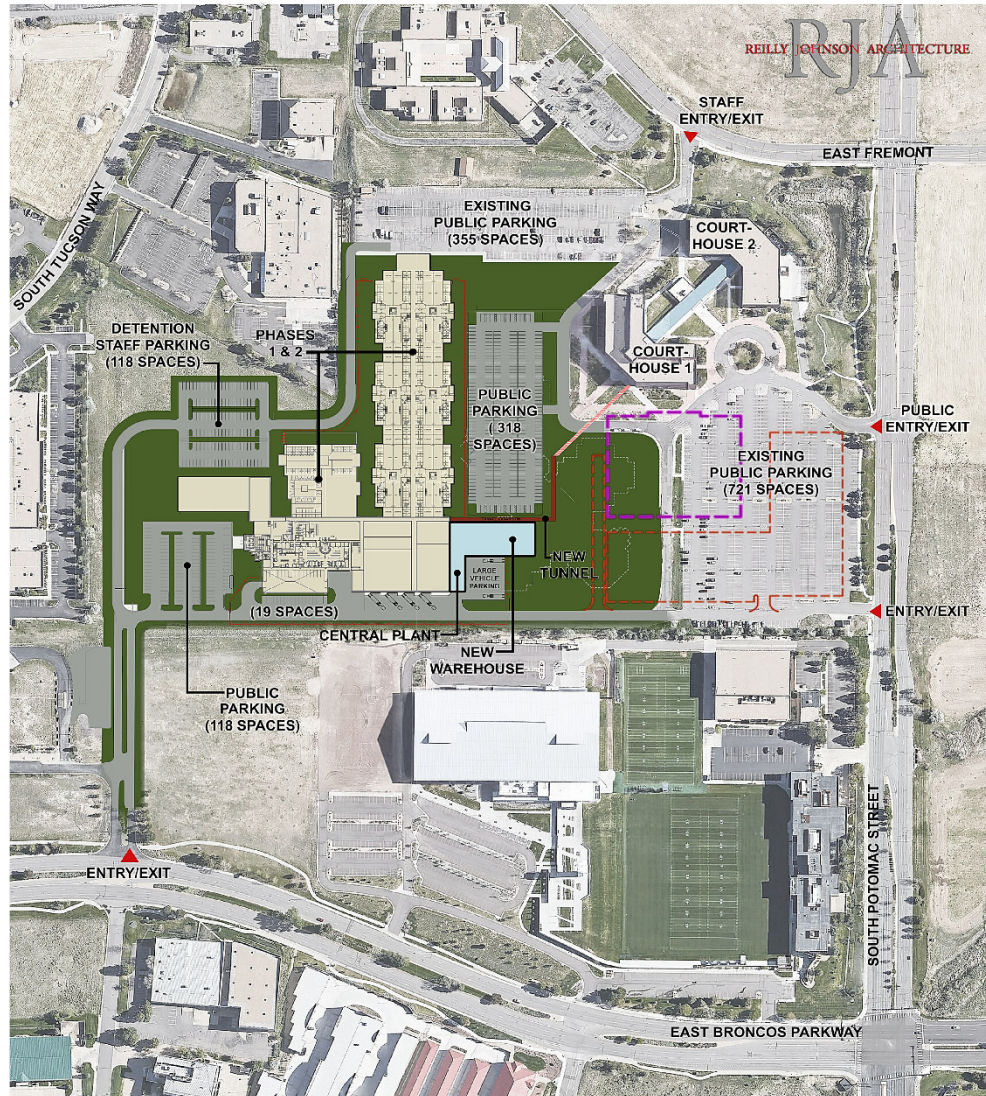
SITE DESIGN

PHASE 3A ARAPAHOE COUNTY JUSTICE CENTER - MASTER PLAN

PHASE 2	
SPACE NAME	SQUARE FOOTAGE
Building Totals	
First Floor	138064
Second Floor	50618
Third Floor	105108
Fourth Floor	45365
Total	339154

PHASE 3A

Phase 3A includes the demolition of the remaining portion of the existing detention facility. In this phase a new tunnel is constructed for inmate movement to the existing courts building, which connects to the remaining portion of the tunnel located outside of the footprint of the existing detention facility. Phase 3A includes the construction of a new public parking lot to the east of the Phase 2 housing, and the construction of a new central warehouse, expansion of the central plant and exterior maintenance/service yard.



PHASE 3A: IMPROVEMENTS

- Demolish Detention Center (Pods 1, 2, 3, 6 and Admin.)
- New Warehouse
- Central Plant Addition
- New Tunnel to Existing Tunnel
- New (318) Parking Spaces
- Revised Vehicular Circulation on west side of Courthouse 1 and Courthouse 2
- Total site Parking = (1648)
- Total Beds = (1612)
- Courthouse 1 and Courthouse 2 Remain Operational

ARAPAHOE COUNTY JUSTICE CENTER – MASTERPLAN

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REILLY JOHNSON ARCHITECTURE

SITE DESIGN

PHASE 3B ARAPAHOE COUNTY JUSTICE CENTER - MASTER PLAN

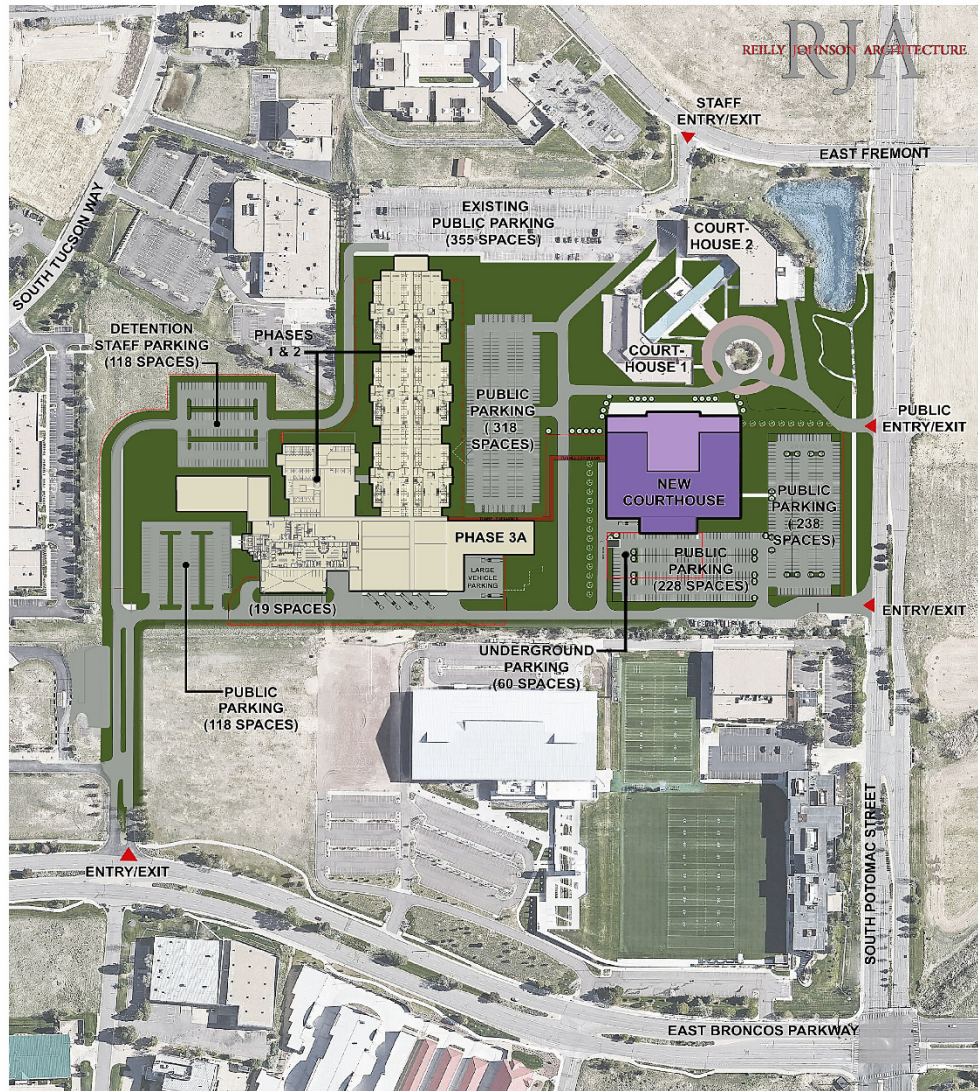
PHASE 3B: SITE IMPROVEMENTS

- Secure Below Grade Judicial Parking
- 466 Secure Staff Surface Parking Spots
- Secure Site Fencing.
- Remove 721 existing parking spaces
- Construct 526 new surface and secure parking spaces
- 1453 Parking Spots

PHASE 2	
SPACE NAME	SQUARE FOOTAGE
Building Totals	
First Floor	138064
Second Floor	50916
Third Floor	105108
Fourth Floor	44348

PHASE 3B

Phase 3B includes the construction of a new courts building and the subsequent demolition of the existing courts building. New staff/private parking lots are located to the south and east of the new Courts building and are accessible from Potomac. There is a lower level vehicular access to the basement level of the Courts building on the west side, providing service access and vehicular access to a courts vehicle sallyport. There are also approximately 60 secure, underground parking spots. Courthouse 1 and Courthouse 2 remain operational during this phase.



PHASE 3B: BUILDING IMPROVEMENTS

- New 6 Level Courthouse
- Basement Level Below Grade
- Secure Judicial Parking and Staff Elevators
- 5 Inmate Elevators
- Lower Level (Garden Level)
 - Judicial Services
 - Staff Fitness Area
 - Vehicle Sallyport and Inmate Receiving Area
 - Clerk of Court Active Files
- 1st Level
 - Public Screening
 - Probation and Jury Assembly
 - First Appearance Center
 - Clerk of Courts
 - DA First Appearance
 - Probate Proceedings
- 2nd Level
 - 6 Courtrooms and chambers
 - Human Services, Sherlocks, Cafe
 - DA Juvenile, Domestic Mediation, Family Court Facilitator
 - Court Administration, Court Interpreters
 - Probate Systems Monitor, Casa, I.T. Department
- 3rd Level
 - 10 Courtrooms
 - Shared Holding Areas
 - Secure Courtroom Support Functions
 - DA Victim Waiting
 - Grand Jury
 - Project Safeguard
- 4th Level, 5th Level, & 6th Level
 - 10 Courtrooms per floor
 - Secure Holding Areas
 - Secure Courtroom Support Functions
 - Existing Courthouse 1 & 2 remain functional during construction of new courthouse

ARAPAHOE COUNTY JUSTICE CENTER – MASTERPLAN

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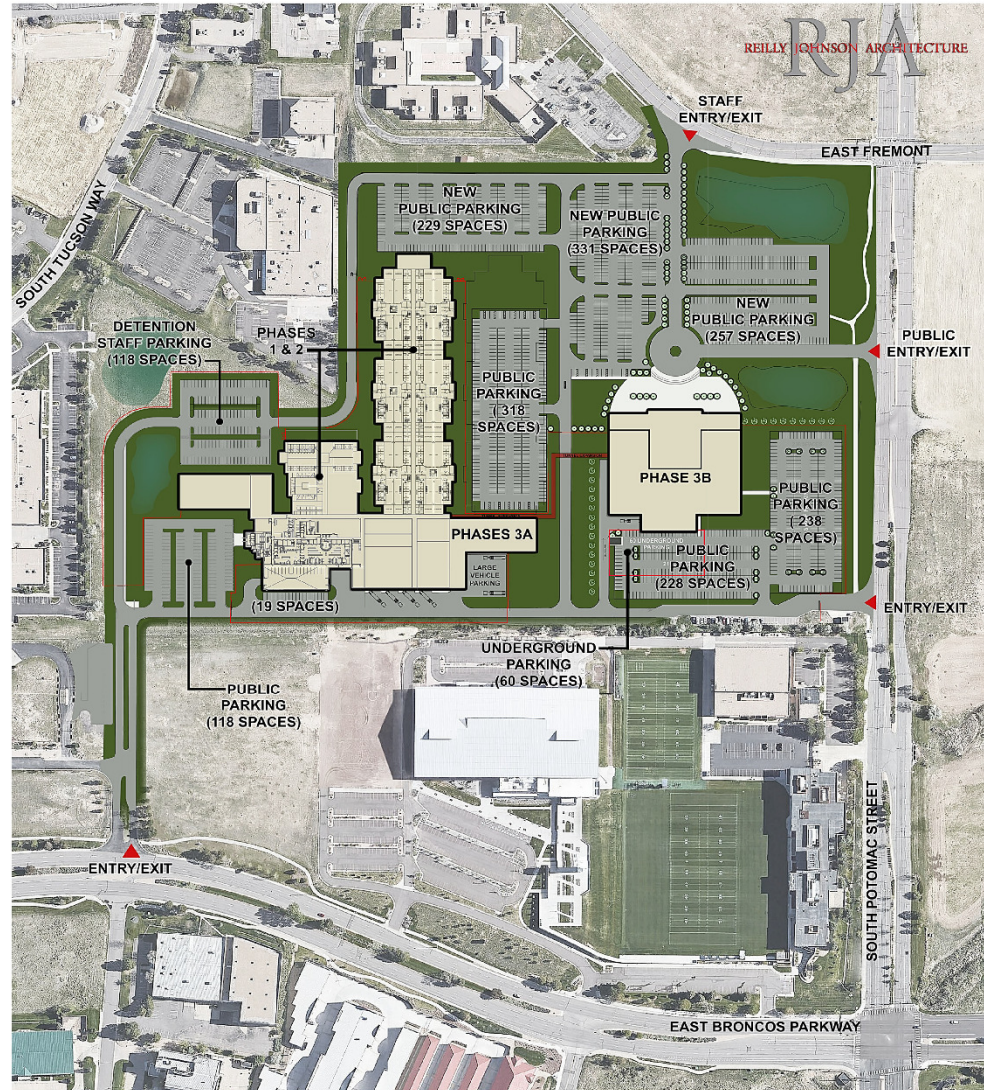
SITE DESIGN

PHASE 2	
SPACE NAME	SQUARE FOOTAGE
Building Totals	
First Floor	138064
Second Floor	50616
Third Floor	105208
Fourth Floor	45368
Total	339154

PHASE 3C

Phase 3C includes the demolition of Courthouses 1 and 2, finishing the public plaza of the New Courthouse from Phase 3B, new vehicular access to the site from South Potomac Street, and new public parking lots where the courthouses previously stood.

PHASE 3C ARAPAHOE COUNTY JUSTICE CENTER - MASTER PLAN



PHASE 3C: IMPROVEMENTS

- Demolish Courthouse 1, Courthouse 2, and Connector
- New Public Parking = (588) spots
- New Entrance and Exit on South Potomac
- New Courthouse Entry Plaza
- Secure Site Fencing
- (1915) Parking Spots

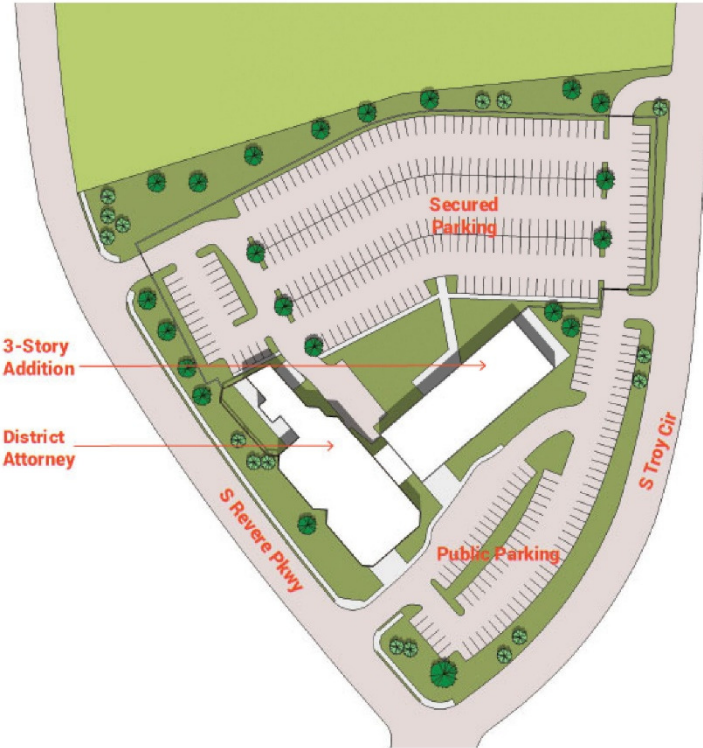
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REILLY JOHNSON ARCHITECTURE

SITE DESIGN

PHASE 4 ARAPAHOE COUNTY JUSTICE CENTER - MASTER PLAN



ARAPAHOE COUNTY Justice Center

MASTER PLAN PHASE II B REPORT | MAY 2017

ARAPAHOE COUNTY JUSTICE CENTER – MASTERPLAN

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REILLY JOHNSON ARCHITECTURE

PROJECT TIMELINE AND PROBABLE COSTS

PROJECT TIMELINE												
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
PHASE 1 DETENTION CENTER	DESIGN		DESIGN	BID	CONSTRUCTION	ADMINISTRATION						
			\$11,604,000		\$1,451,000	\$1,451,000						
	CONSTRUCTION		PRE-CON.	CONSTRUCTION								
			\$250,000	\$76,423,000	\$76,423,000	FF&E						
						\$826,000						
	SUBTOTAL		\$11,854,000	\$77,874,000	\$78,700,000							
PHASE 2 DETENTION CENTER	DESIGN				DESIGN	BID	CONSTRUCTION	ADMINISTRATION				
					\$15,977,000	\$1,997,000	\$1,997,000					
	CONSTRUCTION				PRE-CON.	CONSTRUCTION						
					\$331,000	\$103,490,000	\$103,490,000	FF&E				
								\$3,243,000				
	SUBTOTAL				\$16,308,000	\$105,487,000	\$108,730,000					
PHASE 3 COURTS	DESIGN				DESIGN	BID	CONSTRUCTION ADMINISTRATION					
					\$25,329,000		\$1,583,000	\$1,583,000	\$1,583,000	\$1,583,000		
	CONSTRUCTION - 3A				PRE-CON.	3A - DEMO						
	CONSTRUCTION - 3B				3A \$50,000	\$32,976,000	3B - CONSTRUCTION					
	CONSTRUCTION - 3C				3B \$400,000		\$136,113,000	\$136,114,000	\$136,114,000	\$136,114,000	3C - DEMO	
					3C \$50,000						\$23,006,000	
									FF&E			
							\$4,441,000					
	SUBTOTAL				\$25,329,000	\$34,559,000	\$137,696,000	\$142,138,000	\$142,138,000	\$24,589,000		
PHASE 4 DISTRICT ATTORNEY	DESIGN								DESIGN	BID	CONSTRUCTION	ADMINISTRATION
									\$2,546,000	\$424,000	\$212,000	
	CONSTRUCTION								PRE-CON.	CONSTRUCTION		
									\$50,000	\$22,031,000	\$11,015,000	
	SUBTOTAL							\$2,596,000	\$22,455,000	\$11,227,000		
CONTINGENCY		\$8,494,000	\$8,494,000	\$20,120,000	\$11,626,000	\$22,668,000	\$11,042,000	\$11,042,000	\$12,912,000	\$12,912,000	\$1,870,000	
PROJECT MANAGEMENT		\$484,000	\$484,000	\$1,150,000	\$666,000	\$1,299,000	\$633,000	\$633,000	\$739,000	\$739,000	\$106,000	
TOTAL PER YEAR		\$20,832,000	\$86,852,000	\$116,278,000	\$117,779,000	\$158,026,000	\$46,234,000	\$149,371,000	\$158,385,000	\$60,695,000	\$13,203,000	

TOTAL DESIGN	\$14,506,000
TOTAL CONSTRUCTION	\$153,096,000
TOTAL FF&E	\$826,000
TOTAL PHASE 1	\$168,428,000
TOTAL DESIGN	\$19,971,000
TOTAL CONSTRUCTION	\$207,311,000
TOTAL FF&E	\$3,243,000
TOTAL PHASE 2	\$230,525,000
TOTAL DESIGN	\$31,661,000
TOTAL CONSTRUCTION	\$33,026,000
3A	\$33,026,000
3B	\$272,627,000
3C	\$23,056,000
TOTAL FF&E	\$4,441,000
TOTAL PHASE 3	\$364,311,000
TOTAL DESIGN	\$3,182,000
TOTAL CONSTRUCTION	\$33,096,000
TOTAL PHASE 4	\$36,278,000
TOTAL	\$927,655,000

NOVEMBER 2019
ELECTION

ARAPAHOE COUNTY JUSTICE CENTER – MASTERPLAN

01.22.2019

REILLY JOHNSON ARCHITECTURE

ARAPAHOE COUNTY OPERATING/CAPITAL COSTS

FACILITIES		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
FACILITIES	COURTS													
	STAFF											798,000	821,940	
	MATERIALS/SUPPLIES											478,000	492,340	
	UTILITIES											485,000	499,550	
	TOOLS/EQUIPMENT (Start Up)											145,000		
	LOCAL CAPITAL EXPENSE		3,427,000	4,320,000										
	DA BUILDING													
	STAFF													115,000
	MATERIALS/SUPPLIES													90,000
	UTILITIES													126,000
	TOOLS/EQUIPMENT (Start Up)													29,000
	DETENTION CENTER													
	STAFF						229,000	235,870	242,946	250,234	257,742	265,474	273,438	281,641
	MATERIALS/SUPPLIES						318,000	327,540	400,000	412,000	424,360	437,091	450,204	463,710
	UTILITIES						785,000	808,550	989,000	1,018,670	1,049,230	1,080,707	1,113,128	1,146,522
	TOOLS/EQUIPMENT (Start Up)						96,900							
LOCAL CAPITAL EXPENSE		1,000,000												
SHERIFF OFFICE	TBD													
DC PHASING COST	TBD													
OTHER COUNTY COST														
	JUDICIAL OFFICER ASSIGNMENTS (County Share) DA, Judicial Services, SO			427,000	1,203,810	1,239,924	1,277,122	1,315,436	1,354,899	1,395,546	1,437,412	1,480,534	1,524,950	
TOTAL OPERATING BUDGET IMPACTS		1,000,000	3,427,000	4,747,000	1,203,810	2,668,824	2,649,082	2,947,382	3,035,803	3,126,877	3,220,684	5,223,304	5,590,653	

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