

Judicial Branch Capital Construction Project Update

Budget Review Subcommittee
on Justice and Judiciary
August 19, 2020



Presented by the Administrative Office of the Courts





2014 PROJECTS

Henry and Nicholas Counties

Henry County Courthouse Renovation and Addition

Authorized Project Scope: \$12,224,275

Project Size: square feet: 36,271

Authorized Annual Use Allowance: \$1,154,000

Current Estimated Annual Use Allowance: \$1,154,000

Project Architect: JRA Architects

Project Construction Manager: Wehr Constructors

Henry County Courthouse Renovation and Addition

- This project is currently 67% complete.
- Substantial completion anticipated in March 2021.
- The exterior envelope of the building is dried in, allowing interior drywall work to start as of July 1, 2020.
- There have been no delays to date due to COVID-19, but the Construction Manager has reported that delays are possible due to positive test results of some subcontractors' staff.

HENRY COUNTY COURTHOUSE

RENOVATION AND ADDITION



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RENOVATION AND ADDITION



Nicholas County Judicial Center

Authorized Project Scope: \$10,358,000

Project Size: square feet: 30,002

Authorized Annual Use Allowance: \$978,700

Current Estimated Annual Use Allowance: \$978,700

Project Architect: Brandstetter Carroll Architects

Project Construction Manager: Trace Creek Construction

Nicholas County Judicial Center

- This project is currently 36% complete.
- Substantial completion anticipated in August 2021.
- All structural steel has been erected, concrete floor slabs are in place, exterior stud walls are currently being installed and plaza retaining walls are being installed.
- To date, the Construction Manager has not notified the PDB of any potential COVID-19 related delays.

NICHOLAS COUNTY JUDICIAL CENTER

Site Photos



Nicholas County Judicial Center Project





2018 PROJECTS

Oldham and Bath Counties

Bath County Judicial Center

Authorized Project Scope: \$9,315,000

Project Size: square feet: 20,474

Authorized Annual Use Allowance: \$745,000

Project Architect: Sherman Carter Barnhart

Project Construction Manager: Codell Construction

Bath County Judicial Center

- This project is in site selection stages. A site has been identified on the 100 block of Water Street in downtown Owingsville, approximately one block away from the existing Bath County Courthouse Annex building.
- The County is currently negotiating with landowners to purchase the property. Two of the four landowners have signed option to purchase agreements with the County.
- The PDB is optimistic that all option to purchase agreements will be signed by August 2020.

Bath County Judicial Center Project



Oldham County Courthouse Project

Authorized Project Scope: \$22,800,000

Project Size: square feet: 50,691

Authorized Annual Use Allowance: \$1,600,000

Project Architect: Sherman Carter Barnhart

Project Construction Manager: Wehr Constructors

Oldham County Courthouse Project

- This project is currently in Phase A (Schematic Design).
- The Oldham County Project Development Board has reviewed many design options which included an option to renovate the existing 1875 building and construct a 2-story addition, an option to renovate the existing 1875 building and construct a 3-story addition, an option to renovate the existing 1875 building and wrap the existing courthouse with a 2-story addition, and an option to raze the existing 1875 building and construct a stand-alone new construction.

Oldham County Courthouse Project

- After much deliberation that involved public comment at multiple Project Development Board meetings, the board ultimately voted 5-1 to raze the existing structure and approve the 2-story stand-alone option.
- The stand-alone option was sent to the Oldham County Planning and Zoning Board for comment in July 2020.

Oldham County Courthouse Project

- The Project Development Board presented the proposed schematic plan at the Oldham County Planning Commission meeting on July 31, 2020 and additional public comments were received.
- At the August 10, 2020 Project Development Board meeting, public comments were heard and the PDB considered additional options to preserve the 1875 structure including relocation of the structure on the existing site to allow enough space for a 2 story addition with sufficient green space.

Oldham County Courthouse Project

- The cost to move the structure was not accounted for in the supporting documentation submitted to the General Assembly in preparation of the 2018 Judicial Branch Budget Bill, and the County understands that an additional revenue stream may be necessary to move forward with this option.
- The Project Development Board will meet again on August 24, 2020 to consider options for additional revenue and further discuss the design.
- Once a final design has been adopted by the Project Development Board, the design will be presented to the Court Facilities Standards Committee for approval to proceed to Phase B.



2020 PROJECTS

Barren, Butler, Clinton, Crittenden, Jessamine, and Scott Counties

Projects Authorized in 2020

- The Chief Justice has sent Notices to Proceed to each County Judge/Executive with an approved project.
- All appointments have been made for the appointed positions on each of the Project Development Boards.
- The Project Development Board Orientations are being scheduled for late August – early September.



COVID-19 IMPACTS ON JUDICIAL CENTER PROJECTS

Covid-19 Impacts on Judicial Center Projects

- **Projects Under Construction:** If delays occur, time extensions will be granted but the time extension will not be compensable.
 - Possible delays on the Henry County Project.
 - No known delays on the Nicholas County Project.
- **Projects in Design Phases:** These projects experienced a short (approximately 2 month) delay while we transitioned to all remote meetings. PDB meetings are currently held remotely via Zoom and broadcast on YouTube.
- **Newly Authorized Project:** No delays at this time.