

Judicial Branch Capital Construction Project Update

Interim Joint Committee
Budget Review Subcommittee
on Justice and Judiciary
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Department of Court Facilities

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- The Department of Court Facilities includes the Division of Real Property, the Division of Capital Construction, and the Division of Court Security.
 - The Division of Capital Construction is charged with overseeing the design, financing, and construction or the capital renovation of court facilities.
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Department of Court Facilities

What is a court facility?

KRS 26A.090 defines a “Court Facility” as “the land and buildings owned or operated by a unit of government in which space for the court of justice is provided.”

Where should court be held?

KRS 26A.100 provides that “the Circuit and the District Court shall be held in the county courthouse of each county unless otherwise ordered by the Supreme Court in which case it may be held at any other location made available by the county and owned, leased, or controlled by the county. Circuit or District Court may also be held in such other locations in the county as may be convenient and approved by the Supreme Court.”

Department of Court Facilities

Most court facilities are owned by counties and occupied by the Judicial Branch.

The AOC pays **use allowance**, which is typically the Court of Justice's proportional share of the debt service in connection with the construction or renovation of the court facility, as authorized by the General Assembly. When the facility is 100% COJ occupied, the AOC pays 100% of the costs to construct or renovate the court facility. In some older facilities where there is no debt, the AOC pays a use allowance directly to the local government based on the original cost of construction.

The AOC also reimburses counties for the KCOJ's proportionate share of **operating costs** (expenses for utilities, janitorial services, rent, insurance, and necessary maintenance, repair and upkeep of the court facility).

Division of Capital Construction

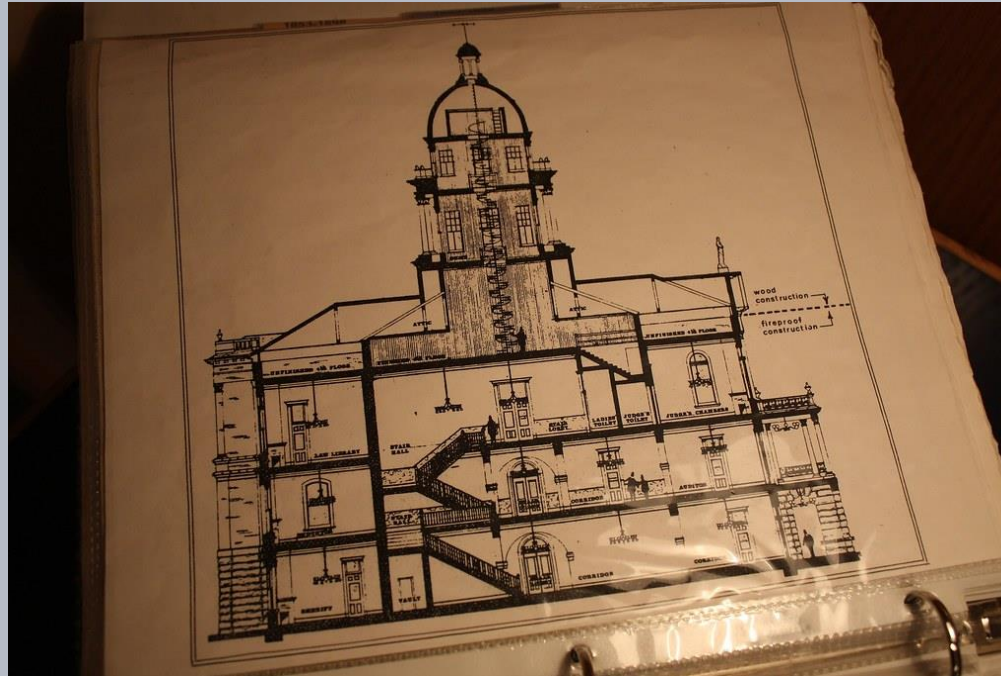
Facility Assessments

The Division of Capital Construction periodically assesses the need for court facilities construction or renovation considering the age, space adequacy, projected needs, structural soundness, mechanical and electrical systems, security needs, and interior and exterior quality of existing court facilities.

Thirty-seven counties are currently being assessed.

CURRENT AUTHORIZED CAPITAL CONSTRUCTION PROJECTS

- Henry County
- Nicholas County
- Bath County
- Oldham County
- Barren County
- Madison County



- Butler County
- Clinton County
- Crittenden County
- Jessamine County
- Scott County

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2014 PROJECTS

Henry and Nicholas Counties

Henry County Courthouse Renovation and Addition

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

Project Size: square feet: 36,271

Total Project Amount: \$16,075,000

Project Architect: JRA Architects

Project Construction Manager: Wehr Constructors

Henry County Courthouse Renovation and Addition

- This project is currently 98% complete.
- Substantial completion anticipated in August 2021.
- The KCOJ is scheduled to move into the facility on September 20, 2021.

HENRY COUNTY COURTHOUSE

RENOVATION AND ADDITION



Nicholas County Judicial Center

Authorized Annual Use Allowance: \$978,700

Project Size: square feet: 30,002

Total Project Amount: \$13,340,000

Project Architect: Brandstetter Carroll Architects

Project Construction Manager: Trace Creek Construction

Nicholas County Judicial Center

- This project is currently 83% complete.
- Substantial completion anticipated in October 2021.
- The KCOJ is scheduled to move into the facility the second week of November, 2021.

NICHOLAS COUNTY JUDICIAL CENTER

Site Photos





2018 PROJECTS

Oldham and Bath Counties

Bath County Judicial Center

Authorized Annual Use Allowance: \$745,000

Project Size: square feet: 20,474

Estimated Project Scope: \$9,315,000

Project Architect: Sherman Carter Barnhart

Project Construction Manager: Codell Construction

Bath County Judicial Center

- This project is currently in Phase C, Construction Document Development.
- 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, and all properties have been purchased except for one, which is in condemnation proceedings.
- The County anticipates going to bid in late fall / early winter in 2021.

Bath County Judicial Center Project



Oldham County Courthouse Project

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

Project Size: square feet: 50,691

Estimated Project Scope: \$22,800,000

Project Architect: Sherman Carter Barnhart

Project Construction Manager: Wehr Constructors

* Use allowance was increased to \$1,775,000 by 2021 HB 195 at the County's request.

Oldham County Courthouse Project

- This project is currently in Phase C, Construction Document Development.
- An early site and demolition package has been issued, including moving the existing 1875 building. The work for this preconstruction bid package is expected to begin in August 2021.
- Bidding of Phase D construction will occur in early spring, with anticipated start of construction in late spring / early summer 2022.

Oldham County Courthouse Project





2020 PROJECTS

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

Barren County Judicial Center

Authorized Annual Use Allowance: \$3,103,700

Project Size: square feet: 56,500

Estimated Project Scope: \$32,115,000

Project Architect: Silling Associates Inc. & Integrity Architecture
PLLC

Project Construction Manager: Alliance Corporation

Barren County Judicial Center

- The PDB has been formed and professional service providers have been selected.
- Site Options are currently being investigated.
- Phase A design will begin once a site is identified.
- Construction estimated to begin in 2022-2023.

Butler County Judicial Center

Authorized Annual Use Allowance: \$1,116,800

Project Size: square feet: 21,879

Estimated Project Scope: \$11,860,000

Project Architect: Sherman Carter Barnhart

Project Construction Manager: TBD

Butler County Judicial Center

- The PDB has been formed and an architect and financial advisor have been selected for the Project.
- Interviews for Construction Management Services will be held on August 16, 2021.
- Site Options are currently being investigated.
- Phase A design will begin once a site is identified.
- Construction estimated to begin in late 2022.

Clinton County Judicial Center

Authorized Annual Use Allowance: \$1,661,200

Project Size: square feet: 30,000

Estimated Project Scope: \$17,435,000

Project Architect: Sherman Carter Barnhart

Project Construction Manager: TBD

Clinton County Judicial Center

- The PDB has been formed and an architect and financial advisor have been selected for the Project.
- Requests for Proposals have been advertised for Construction Management Services.
- Site Options are currently being investigated.
- Phase A design will begin once a site is identified.
- Construction estimated to begin in late 2022.

Crittenden County Judicial Center

Authorized Annual Use Allowance: \$1,127,100

Project Size: square feet: 20,000

Estimated Project Scope: \$11,965,000

Project Architect: Sherman Carter Barnhart

Project Construction Manager: N/A

Crittenden County Judicial Center

- The PDB has been formed and an architect and financial advisor have been selected for the Project.
- The PDB has decided to hire a General Contractor for construction services rather than soliciting for a Construction Manager.
- The existing site will be razed and a new free standing facility built in its location. The AOC Department of Court Facilities is currently investigating options for temporary KCOJ space in Marion, Kentucky and has identified available property owned by the City. The Project is currently in Phase A design.
- Construction estimated to begin in 2022.

Crittenden County Judicial Center Project



Jessamine County Judicial Center

Authorized Annual Use Allowance: \$2,738,300

Project Size: square feet: 49,800

Estimated Project Scope: \$28,440,000

Project Architect: Brandstetter Carroll Architects

Project Construction Manager: N/A

Jessamine County Judicial Center

- The PDB has been formed and an architect and financial advisor have been selected for the Project.
- The PDB has decided to hire a General Contractor for construction services rather than soliciting for a Construction Manager.
- The PDB has voted to explore alternate site options rather than renovate the existing facility.
- Phase A design will begin once a site is identified.
- Construction estimated to begin in 2022-2023.

Scott County Judicial Center

Authorized Annual Use Allowance: \$3,566,200

Project Size: square feet: 65,000

Estimated Project Scope: \$37,330,000

Project Architect: Brandstetter Carroll Architects

Project Construction Manager: Trace Creek Construction

Scott County Judicial Center

- The PDB has been formed and professional service providers have been selected for the Project.
- A potential site has been identified and negotiations are ongoing with the property owners.
- Phase A design will begin once the site is secured.
- Construction estimated to begin in 2022.



2021 PROJECT

Madison County

Madison County Courthouse Renovation

Authorized Project Scope: \$12,490,000

Project Size: square feet: 35,369 (for Circuit Court)

Authorized Annual Use Allowance: \$1,178,600

Project Architect: Integrity Architects, PLLC

Project Construction Manager: D.W. Wilburn, Inc.

Madison County Courthouse Renovation

- The Project was previously authorized by the 2018 General Assembly as a lease rather than a Judicial Branch Capital Construction Project.
- The Project was reauthorized in 2021 HB 195 as a Judicial Branch Capital Construction Project.
- The Madison County Courthouse Renovation Project is currently in Phase C, Construction Document Development.
- AOC-authorized contracts with the professional service providers are currently being negotiated.
- Construction estimated to begin in early 2022.



FUTURE REQUESTS

Facility Assessments

- In October 2020, the AOC contracted with GRW Architects/Engineers to perform assessments on the facilities in the 37 Kentucky counties for which the Kentucky General Assembly had not already authorized a KCOJ Capital Construction Project.
- The assessment format / methodology is based on the following criteria:
 - Age and History
 - Structural Soundness
 - Security Requirements
 - Potential Environmental Hazards
 - Building Code and ADA Compliance
 - Interior and Exterior Quality of Existing Court Facilities
 - Performance and Lifecycle Assessment of Mechanical and Electrical Systems
 - Space Adequacy of the Facility Relative to the AOC Program Space Requirements

Facility Assessments

- For development of the Fiscal Year 2022-2028 Capital Plan, AOC directed GRW to complete the first 12 counties identified on the 2011 Assessment Ranking list. Those counties are:

• Boyle	• Fulton	• Meade
• Caldwell	• Greenup	• Montgomery
• Clark	• Lee	• Spencer
• Estill*	• Leslie	• Trimble

*Owsley was identified as one of the top priorities in the 2011 Assessment Ranking list and we continue to believe it is a needed project. However, because the county has declined participation in a project, it was replaced with Estill.

Facility Assessments

- Assessments of the following counties are anticipated to be concluded by May 2022:

• Anderson	• Elliott	• Larue	• McCreary	• Powell
• Ballard	• Floyd	• Letcher	• McLean	• Rockcastle
• Carroll	• Graves	• Lincoln	• Menifee	• Union
• Daviess	• Knox	• Martin	• Ohio	• Webster
• Edmonson	• Hickman	• McCracken	• Owsley	• Woodford

Facility Assessments

- Based on preliminary rankings of the first twelve assessments, the following counties were included in the Capital Plan for FY 2022-2028:

• Leslie	• Caldwell	• Estill
• Fulton	• Lee	• Spencer

- It is currently anticipated that Leslie County will be included in the Judicial Branch Budget Request for FB 22-24.
- After the remaining counties are assessed, the final ranking of all 37 counties will be adjusted.**

LESLIE COUNTY COURTHOUSE

Current Condition

