

# VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS

Volusia County Council Meeting | 08.17.2017



COUNCIL WORKSHOP  
August 17, 2017  
From: Consultant

## AGENDA

SCOPE STUDY OBJECTIVES

BUILDING ASSESSMENT

SYSTEM-WIDE CONSOLIDATION OPPORTUNITIES

EARLY OPTIONS

PREFERRED OPTION

08.17.2017



VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS

Council Workshop Council-1-1

# SCOPE

## STUDY OBJECTIVES

- REVIEW OF COUNTY-WIDE CRIMINAL JUSTICE SYSTEM
- UNDERSTAND CURRENT OPERATIONS OF THE COURTS
- UNDERSTAND EXISTING BUILDINGS
- IDENTIFY EXISTING AREAS
- IDENTIFY OPPORTUNITIES FOR EFFICIENCIES
- IDENTIFY FUTURE NEEDS (2035)
- PROVIDE SOLUTIONS TOWARDS MEETING FUTURE & CURRENT NEEDS

### DEPARTMENTS IN ANALYSIS

- Clerk of the Circuit Court
- Court Administration
- State Attorney
- Public Defender
- Law Library
- County Mediation Services
- Sheriff Judicial Services
- Guardian Ad Litem

### SCOPE OF WORK

- General Space Assessments
- Understanding of current conditions
- Forecasting future needs
- Provide series of options towards space solutions for the Courts.

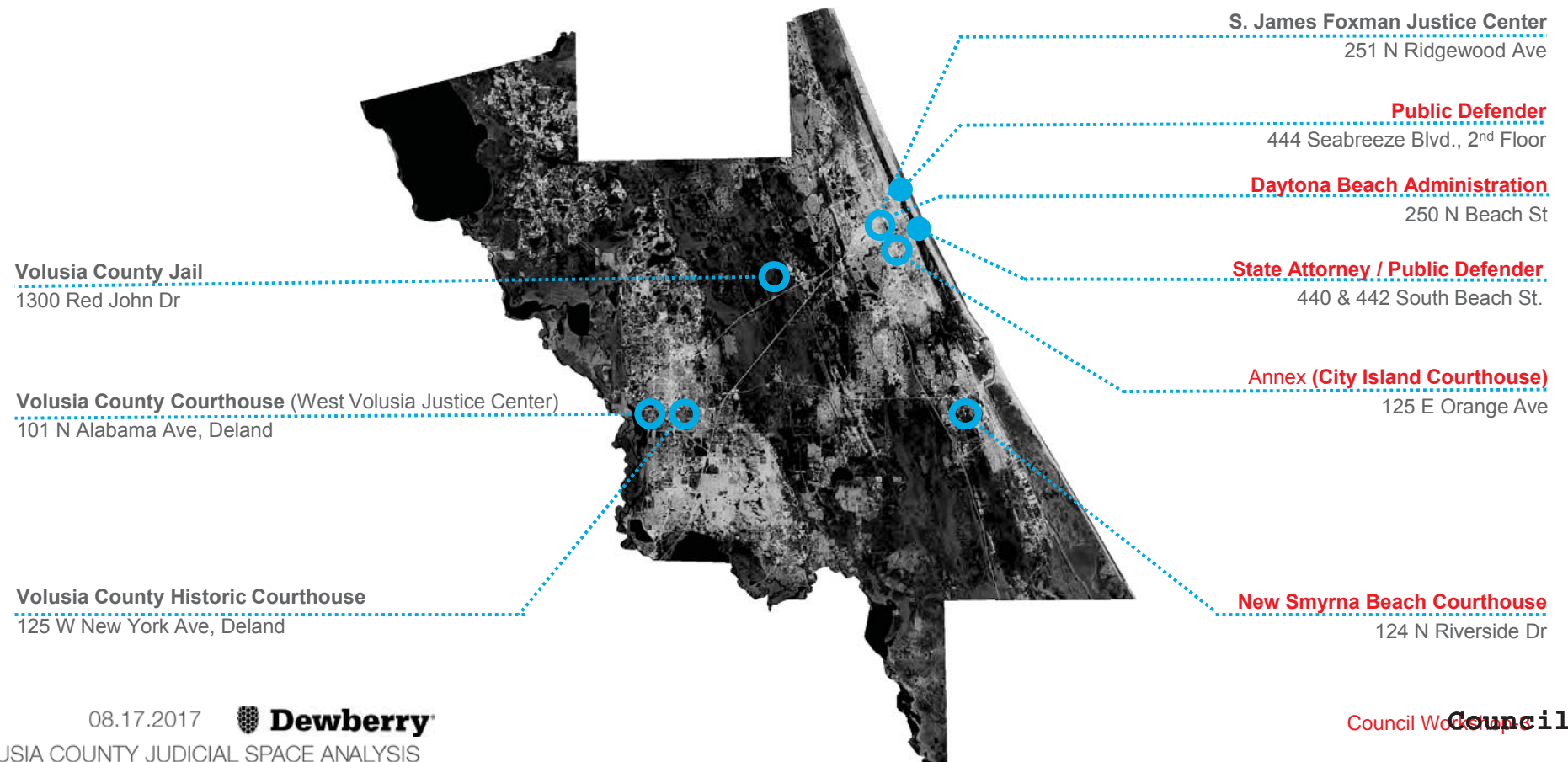
### OUTCOMES

- Report detailing current conditions, future growth and solutions for moving forward

# BUILDING ASSESSMENT SITES

## 02.2 Current County Facilities

Volusia County current facilities includes twelve buildings in nine locations throughout Daytona Beach and DeLand, Florida. The following map below indicates all county facilities assessed in the scope of this study.



08.17.2017



VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS

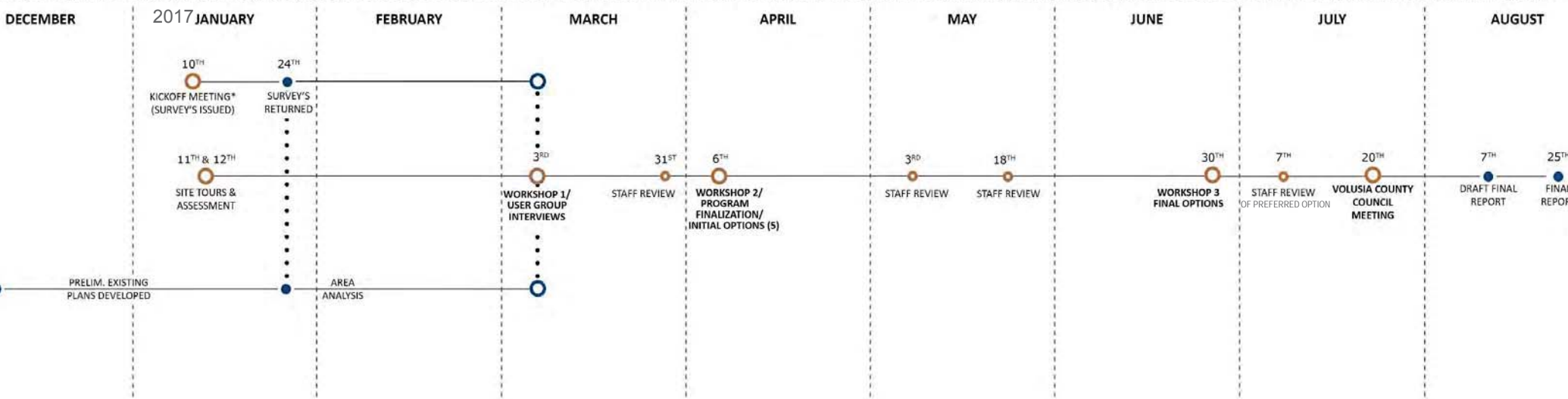
Council Work Group Council-3

## COURT RELATED SPATIAL ACTIVITIES PRIOR TO SPACE NEEDS STUDY

- **11/2008** – Moved State Attorney personnel into 440 S. Beach St.
- **10/2009** – Moved Public Defender personnel into 442 S. Beach St.
- **1/9/2014** Council meeting – Discussion on future workshops, direction and scheduling,  
Discussion included request from the Chief Judge for the County Council to consider changes to the City Island Courthouse.
- **10/16/2014** Council meeting – Consent Agenda  
Council approved award to A.G. Pifer for the conversion of office space to a new Judge's Chamber at the Deland Courthouse. Completed date 1/2015.
- **5/21/2015** Council meeting – Mini Budget Workshop  
Mr. Dineen stated the City Island Courthouse improvements required additional discussion to address safety and security issues. There was consensus from the Council for staff to develop a plan for the capital projects, including a separate plan on the pros and cons of the court buildings.
- **9/10/2015** Council meeting – Consent Agenda  
Council approved additional office space lease for the Public Defender at 444 Seabreeze Blvd. Moved in 3/2016.
- **5/12/2016** – Advertised an RSQ for the Judicial Space Study
- **9/22/2016** Council meeting – Consent Agenda  
Council approved award to A.G. Pifer for the conversion of office space for another new Judge's Chamber at the Deland Courthouse. Completed Date 1/2017.
- **10/20/2016** Council meeting – Consent Agenda  
Council awarded Judicial Space Survey to Dewberry Architects, Inc.

# SPACE NEEDS STUDY SCHEDULE

VOLUSIA COUNTY COURT STUDY SCHEDULE



○ Meeting Date      ● Project Milestone

PROJECT KICKOFF MEETING 1.10.2017  
**VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS**  
At the S. James Foxman Justice Center

**AGENDA**

INTRODUCTIONS

DEWBERRY TEAM EXPERIENCE

STUDY OBJECTIVES

ANALYSIS SCOPE & OUTCOMES

ANALYSIS SCHEDULE

ANALYSIS SITES

BUILDING ASSESSMENTS

SURVEYS

USER GROUP CONTACTS (POINT PERSON)



WORKSHOP I 3.3.2017

## VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS

AT THE VOLUSIA COUNTY COURTHOUSE | DELAND



### AGENDA

INTRODUCTIONS

SCOPE OF THE STUDY

SCHEDULE UPDATE

EXISTING BUILDING ASSESSMENTS

NEEDS ASSESSMENTS

OPPORTUNITIES

# BUILDING ASSESSMENT

COURT RELATED										NON - COURT					
	COURTROOMS	JUDGES	JURY ASSEMBLY	CLERK OF THE COURTS	COURT ADMINISTRATION	STATE ATTORNEY	PUBLIC DEFENDER	GUARDIAN AD LITEM	SHERIFF	TAG & TITLE	ASSESSMENTS	HUMAN SERVICES	TOURIST TAX	VETERANS	WELLNESS CENTER
VOLUSIA COUNTY COURTHOUSE	●	●	●	●	●	●	●		●						
HISTORIC COURTHOUSE	●							●							
VOLUSIA COUNTY JAIL	●				●		●								
S. JAMES FOXMAN JUSTICE CENTER	●	●	●	●		●	●		●						
444 SEABREEZE - PD							●								
440 & 442 SOUTH BEACH - SA / PD						●	●								
ANNEX (CITY ISLAND COURTHOUSE)	●	●	●	●	●				●						
NEW SMYRNA BEACH COURTHOUSE ANNEX	●	●		●											
DAYTONA BEACH ADMINISTRATION	●					●		●	●	●	●	●	●	●	●



# BUILDING ASSESSMENT

## CITY ISLAND COURTHOUSE ANNEX

250 E Orange Ave, Daytona Beach | YEAR BUILT 1970 | 71,241 BGSF



### OVERALL BUILDING EVALUATION

Scoring **A** THROUGH **F**  
GOOD SCORE BAD SCORE

#### SITE COMPONENTS SCORE – **D**

- Not a safe & secure building for the public or court personnel; no secure area surrounding the inmates entrance facility from unwarranted vehicular access
- Inadequate jurors/public parking; no separation of public/staff/judges parking; inadequate ada parking and ada route
- No sallyport for inmate delivery or loading dock
- building location is not reasonably expandable for parking or courts

#### COURTS FUNCTIONALITY SCORE – **E**

- Inadequate Entrance Security for queuing and volume
- No Segregated Secure Circulation systems; Inadequate restricted Judges access to Chambers; No controlled access to Staff Offices; Inadequate Holding
- Inadequate Public Support Space – small Corridor width and waiting areas, no courtroom Vestibules or attorney conference rooms
- Inadequate Jury Assembly and deliberation

#### BUILDING QUALITY SCORE – **D**

- Exterior Walkways, Plaza, Stairs, and Ramps are in need of /Repair
- Exterior PRECAST is in Need of Serious /Repair due to reinforcement Spalling, Envelope Penetrations and Leaks observed
- Dated and worn Interior finishes; Interior Finishes in need of replacement
- Some recent mechanical, elevator, and roof upgrades to keep the building functioning



Source: Daytona Beach News Journal  
Photographer: David Tucker

In-custody delivery through public spaces Council Workgroup 11-9

08.17.2017



VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS

# BUILDING ASSESSMENT

## DAYTONA BEACH ADMINISTRATION

250 N Beach St., Daytona Beach | YEAR BUILT 1955 | 52,970 BGSF



### OVERALL BUILDING EVALUATION

Scoring **A** THROUGH **F**  
GOOD SCORE BAD SCORE

#### SITE COMPONENTS SCORE – **D**

- Not a Safe & Secure Building for the Public or Court Personnel; No Secure Area Surrounding the Inmates Entrance Facility from Unwarranted Vehicular Access
- inadequate Jurors/Public Parking; No Separation of Public/Staff/Judges Parking; inadequate ADA Parking and ADA Route
- No Sallyport for Inmate Delivery or Loading Dock
- Building Location is not Reasonably Expandable for parking or courts

#### COURTS FUNCTIONALITY SCORE – **D**

- Inadequate Entrance Security for queuing and volume
- No Segregated Secure Circulation Systems; Inadequate Restricted Judges Access to Chambers; No Controlled Access to Staff Offices; Inadequate Holding
- Inadequate Public Support Space – small Corridor width and waiting areas, no courtroom Vestibules or attorney conference rooms
- Inadequate Jury Assembly and deliberation

#### BUILDING QUALITY SCORE – **C**

- Exterior Walkways, Plaza, Stairs, and Ramps are in Need of /Repair
- Exterior PRECAST is in Need of Serious /Repair due to reinforcement Spalling, Envelope Penetrations and Leaks observed
- Dated and worn Interior finishes; Interior Finishes in Need of replacement
- Some recent mechanical, elevator, and roof upgrades to keep the building functioning



No segregated secure circulation systems, public/ in-custody;  
Lack of natural daylight



Inadequate entrance security;  
Many corridors and no waiting areas



Council Workshop-10

Inadequate restricted judges access to  
chambers and holding

# BUILDING ASSESSMENT

## NEW SMYRNA COURTHOUSE ANNEX

124 N Riverside Drive, New Smyrna Beach | YEAR BUILT 1963 | 10,255 BGSF



### OVERALL BUILDING EVALUATION

Scoring **A** THROUGH **F**  
GOOD SCORE BAD SCORE

#### SITE COMPONENTS SCORE – **D**

- no secure parking or entrance for staff; No Physical Barriers on Site to Protect the building or entry
- No Public Parking, Street Parking Only; Limited Public Transportation; Public Parking is Shared with the Court Administration and Sheriff Building
- Public Entry is Not ADA Accessible
- No Sallyport for Inmate Delivery

#### COURTS FUNCTIONALITY SCORE – **C**

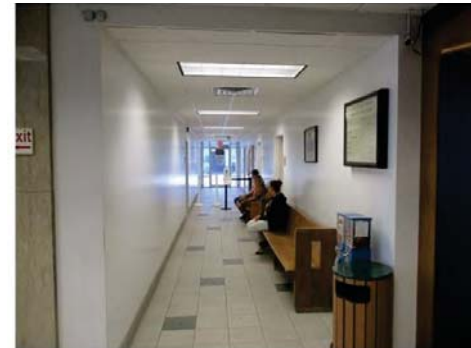
- Inadequate Entrance Security and space for queuing
- No Segregated Secure Circulation Systems between Public, In – Custody, and staff; Inadequate Restricted Judges Access to Chambers; No Controlled Access to Staff Offices
- No Attorney-Witness Conference Rooms Along the Public Corridor
- location is not fully utilized due to caseload in New Smyrna, and distance from Deland and Daytona creates inefficiencies for staff.

#### BUILDING QUALITY SCORE – **A**

- Exterior Walls are in Need of Some minor Repair



Inadequate entrance security;  
No public queuing areas;  
No secure separation of circulation



Inadequate public waiting areas with no attorney conference rooms



Hearing room

08.17.2017



VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS

Council Workshop 11-11-11

11

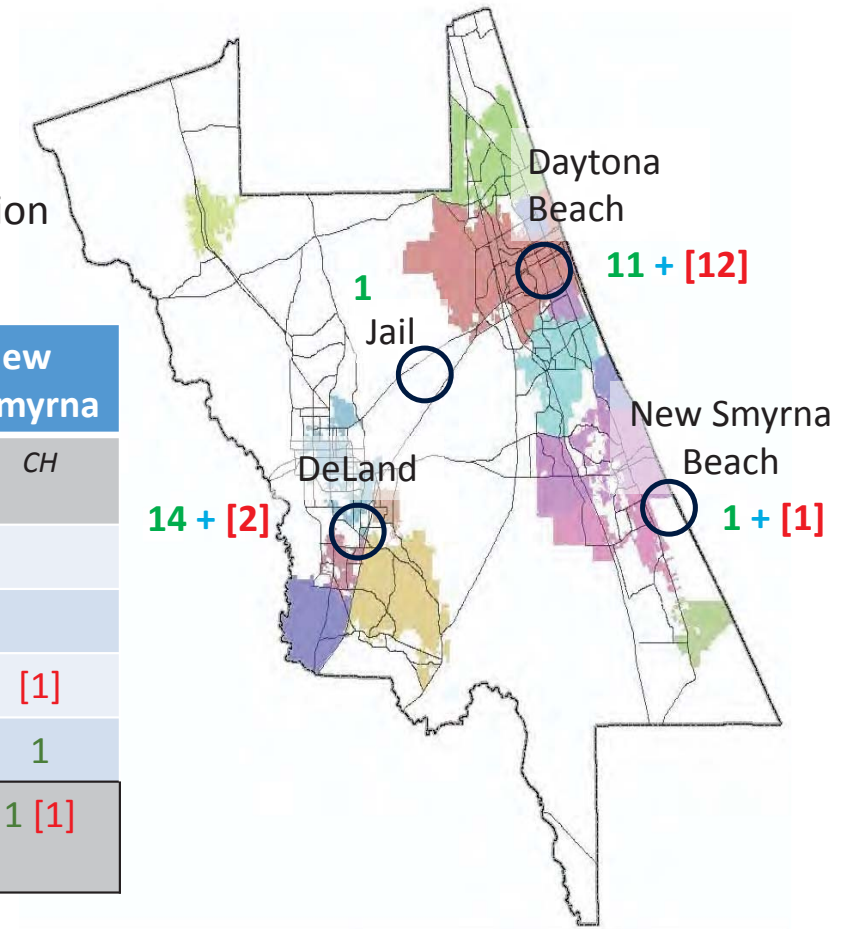


# BUILDING ASSESSMENT

## Litigation Space Inventory

- 42 Spaces: **27** = sufficient for current courts function  
**[15]** = deficient beyond use

Space Type	DeLand		Daytona Beach			Jail	New Smyrna
<i>building</i>	<i>Volusia CH</i>	<i>Historic CH</i>	<i>Fox-man</i>	<i>City Island</i>	<i>Adm Bldg</i>	<i>Jail</i>	<i>CH</i>
Large Trial Courtroom	2	[1]	1		[1]		
Std Trial Courtroom	3		3	[1]			
Small Trial Courtroom	3			3 [4]		1	[1]
Hearing Room	6 [1]		2	2 [6]			1
TOTALS: 27 [15]	14 [1]	[1]	6	5 [11]	[1]	1	1 [1]



## SYSTEM-WIDE CONSOLIDATION OPPORTUNITIES

- **SECURE SEPARATION OF PUBLIC, STAFF AND IN-CUSTODY CIRCULATION**
- **COURTS CONSOLIDATION TO ONE COURTHOUSE CAMPUS**

ALL AGENCIES WITHIN ONE CAMPUS

SINGLE SECURE ENTRY FOR WEAPONS SCREENING (EFFICIENCY OF SECURITY STAFF)

IN-CUSTODY DELIVERY TO ONE LOCATION IN DAYTONA

- **UTILIZE EXISTING ASSETS & FUTURE GROWTH ON COUNTY PROPERTY**
- **INCREASE OPERATIONAL & ENERGY EFFICIENCY OF THE COURTS**

CO – LOCATION OF ASSOCIATED COURT & GOVERNMENT SERVICES

- **INCREASE LEVEL OF SERVICE TO THE PUBLIC & SIMPLIFY WAYFINDING**
- **CONVENIENT TO PUBLIC TRANSPORTATION**

08.17.2017



VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS

Council Working Group Council-13

WORKSHOP II 4.6.2017

## VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS

AT THE S. JAMES FOXMAN JUSTICE CENTER | DAYTONA



### AGENDA

PROGRAM (EAST & WEST)

COURTS

DEPARTMENTAL AREAS

OPTIONS

OPTIONS SELECTION

SCHEDULE UPDATE

QUESTIONS

# PROGRAM SUMMARY - DAYTONA

	SPACE	EXISTING 2017(DGSF)	NEW 2035 (DGSF)
	1. BUILDING ENTRY AND SECURITY	4,123	8,114
	2. CLERK OF THE CIRCUIT COURT	14,873	26,107
	3. COURT SETS	35,626	67,615
	4. CHAMBERS	13,975	19,359
	5. LAW LIBRARY	1,526	2,008
	6. COURT ADMINISTRATION (CASE MANAGEMENT/SELF HELP / GENERAL MAGISTRATE/TEEN COURT)	2,442	4,853
	7. COURT ADMINISTRATION	11,628	10,302
	8. STATE ATTORNEY	27,770	35,901
	9. PUBLIC DEFENDER	13,484	20,412
	A. PUBLIC DEFENDER (APPEALS)	8,371	11,837
	10. GUARDIAN AD LITEM	3,586	6,782
	11. SHERIFF (STAFF AND HOLDING)	11,164	12,851
	G. GOVERNMENT SERVICES	21,982	20,900

TOTAL DGSF

170,550

247,041

45% INCREASE

08.17.2017



VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS

Council-15

Council Workshop

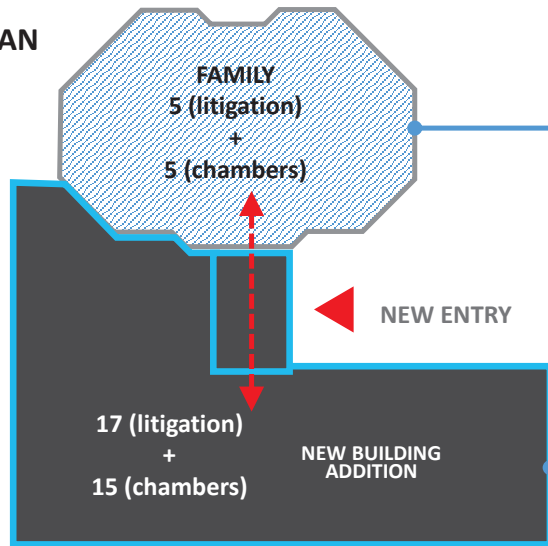
## 6 OPERATIONAL OPTIONS - EAST

- |  |  |
|--|--|
| <p><b>1</b> NEW COURTS ADDITION TO S.J. FOXMAN<br/>+<br/>REUSE S.J. FOXMAN - FAMILY</p> <p><b>2</b> NEW COURTS ADDITION TO S.J. FOXMAN<br/>+<br/>REUSE S.J. FOXMAN - FAMILY<br/>+<br/>REUSE CITY ISLAND - OFFICE</p> <p><b>3</b> NEW COURTS ADDITION TO S.J. FOXMAN<br/>+<br/>REUSE S.J. FOXMAN - FAMILY<br/>+<br/>REUSE CITY ISLAND - CIVIL</p> | <p><b>4</b> NEW COURTS ADDITION TO CITY ISLAND<br/>+<br/>S.J. FOXMAN - CRIMINAL</p> <p><b>5</b> CONSOLIDATED CRIMINAL COURTS AT JAIL / OFFICE SPACE<br/>+<br/>S.J. FOXMAN – FAMILY / CIVIL / TRAFFIC</p> <p><b>6</b> SINGLE NEW COURTHOUSE IN EAST COUNTY / SITE TBD</p> |
|--|--|



# OPTION 1 – 3 - 5 STORY

S. J. FOXMAN



## FAMILY COURTS / SUPPORT SPACE

CLERK OF THE COURT (FAMILY)

JURY ASSEMBLY

LAW LIBRARY

CASE MANAGEMENT / SELF HELP / GEN. MAG. / TEEN COURT

COURTS ADMINISTRATION

PUBLIC DEFENDER (JUVENILE)

GUARDIAN AD LITEM

STAFF SHARED

## CIVIL / PROBATE COURTS

## CRIMINAL COURTS

## TRAFFIC COURT

CLERK OF THE COURT

DRUG COURT / PRETRIAL / UA

STATE ATTORNEY / (HOMICIDE)

PUBLIC DEFENDER / (APPEALS)

SHERIFF

## GOVERNMENT

440 S. BEACH ST.

442 S. BEACH ST.

444 SEABREEZE

NEW SMYRNA

DAYTONA BEACH ADMIN

CITY ISLAND

# OPTION 1 – PROS & CONS

## PROS

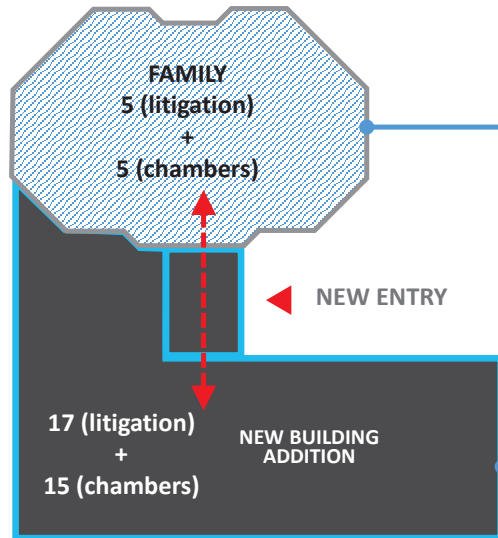
- Courts Consolidation to one courthouse campus
- Single secure public entry
- Inmate delivery to one location
- All court agencies within campus
- Minimal renovations to S.J. Foxman
- No lease space
- City Island available for other county functions

## CONS

- City Island not utilized for courts
- May require building/land purchase or relocation of retention pond depending on site layout
- Disruption due to construction of new addition at S.J. Foxman site
- Medium Cost

# OPTION 2 – 3 - 5 STORY

S. J. FOXMAN



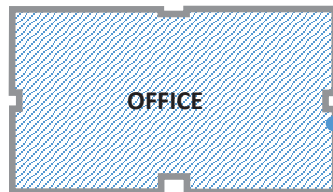
## FAMILY COURTS / SUPPORT SPACE

CLERK OF THE COURT (FAMILY)  
JURY ASSEMBLY  
LAW LIBRARY  
CASE MANAGEMENT / SELF HELP / GEN. MAG. / TEEN COURT  
COURTS ADMINISTRATION  
PUBLIC DEFENDER (JUVENILE)  
SHERIFF STAFF SHARED

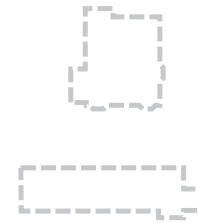
## CIVIL / PROBATE COURTS

**CRIMINAL COURTS**  
**TRAFFIC COURT**  
CLERK OF THE COURT  
DRUG COURT / PRETRIAL / UA  
STATE ATTORNEY  
SHERIFF

PUBLIC DEFENDER / PD APPEALS  
GUARDIAN AD LITEM  
STATE ATTORNEY HOMICIDE



CITY ISLAND



440 S. BEACH ST.



442 S. BEACH ST.



444 SEABREEZE



NEW SMYRNA



DAYTONA BEACH ADMIN

## OPTION 2 – PROS & CONS

### PROS

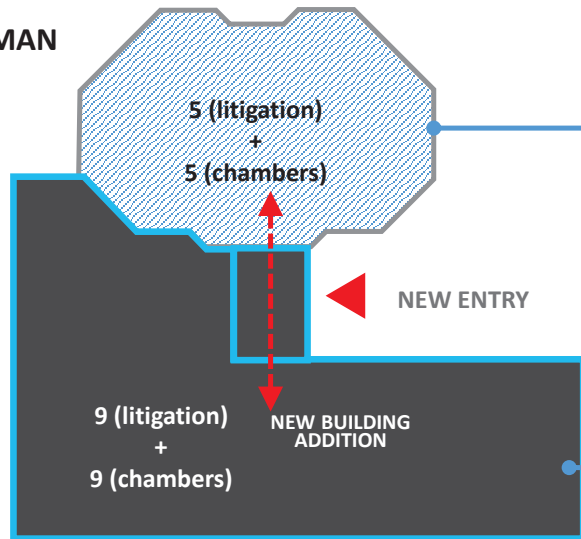
- Courts Consolidation to one courthouse campus
- Single secure public entry
- Inmate delivery to one location
- City Island used for office space
- Vacates lease space (or can be completed in a later phase)
- Less costly option

### CONS

- City Island requires full renovation
- Some courts agencies located off site
- May require building/land purchase or relocation of retention pond depending on site layout
- Disruption due to construction of new addition at S.J. Foxman site

# OPTION 3 – 3 - 5 STORY

S. J. FOXMAN



## FAMILY COURTS / SUPPORT SPACE

CLERK OF THE COURT (FAMILY)

JURY ASSEMBLY

LAW LIBRARY

CASE MANAGEMENT / SELF HELP / GEN. MAG. / TEEN COURT

COURTS ADMINISTRATION

PUBLIC DEFENDER (JUVENILE)

GUARDIAN AD LITEM

STAFF SHARED

## CRIMINAL COURTS

### TRAFFIC COURT

CLERK OF THE COURT

DRUG COURT / PRETRIAL / UA

STATE ATTORNEY

SHERIFF

## CIVIL / PROBATE COURTS

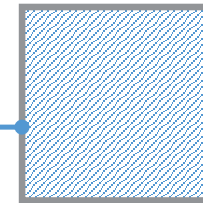
CLERK OF THE COURT (CIVIL)

PUBLIC DEFENDER

STATE ATTORNEY (HOMICIDE)

SHERIFF

PUBLIC DEFENDER  
(APPEALS)



440 S. BEACH ST.

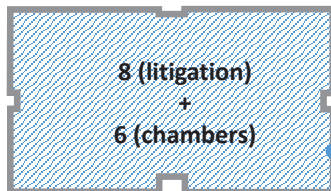
442 S. BEACH ST.

444 SEABREEZE

NEW SMYRNA

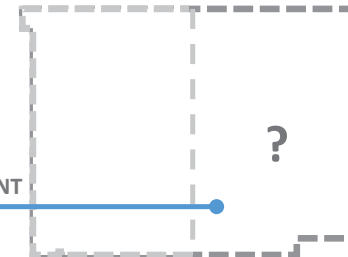
DAYTONA BEACH ADMIN

CITY ISLAND



NEW ENTRY

GOVERNMENT



## OPTION 3 – PROS & CONS

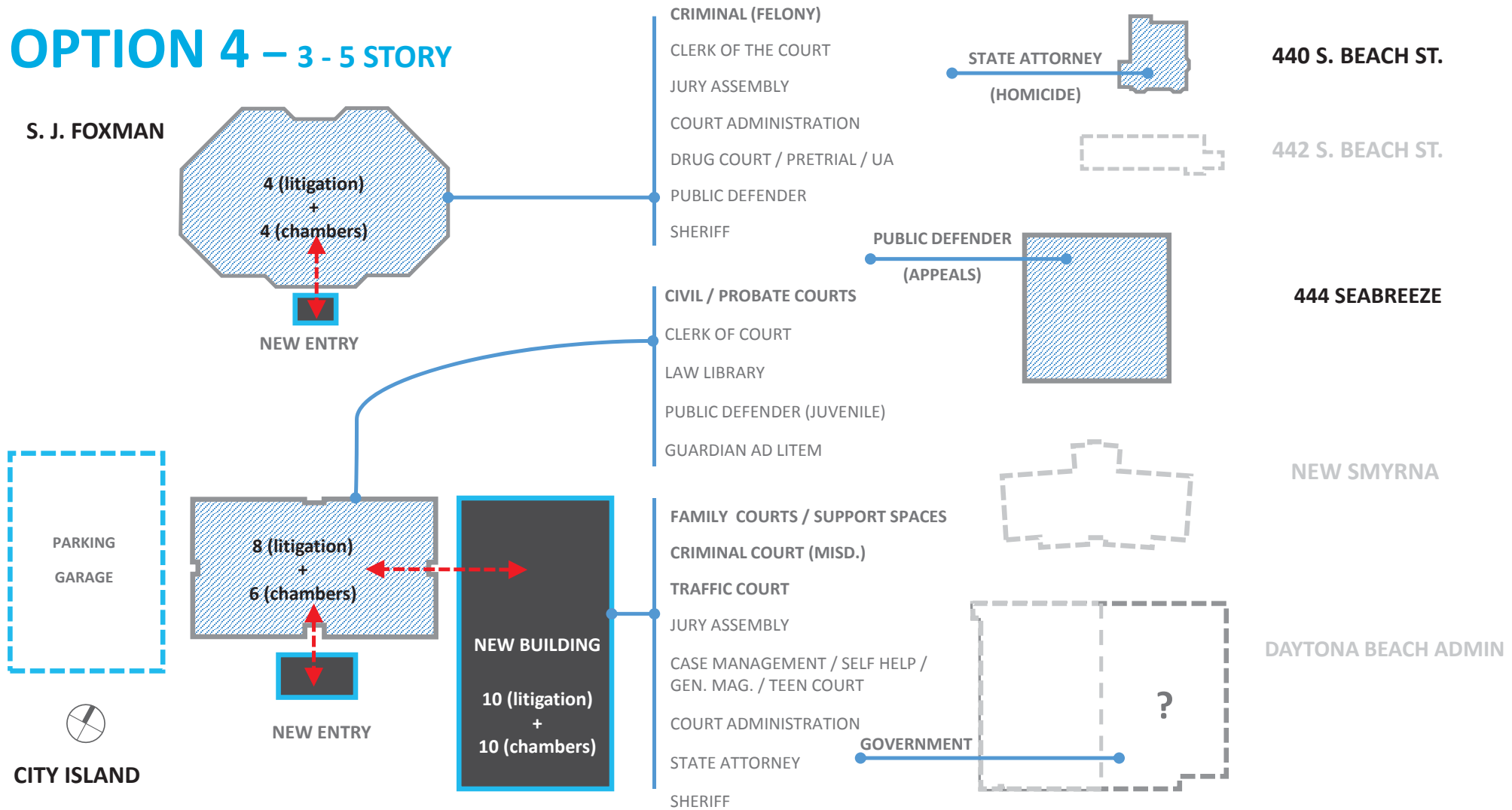
### PROS

- Partial courts consolidation to two courthouses
- Both City Island and S.J. Foxman courtroom assets utilized
- Least costly option

### CONS

- Split court operations in Daytona
- Inmate Delivery in two locations
- Two secure public entries
- No segregated judicial circulation systems in City Island
- May require building/land purchase or relocation of retention pond depending on site layout
- Disruption due to construction of new addition at S.J. Foxman site
- Maintains lease space for Public Defender at 444 Seabreeze

# OPTION 4 – 3 - 5 STORY



## OPTION 4 – PROS & CONS

### PROS

- Partial courts consolidation into two courthouses
- Both City Island and S.J. Foxman courtroom assets utilized
- Reserves S.J. Foxman site for future expansion

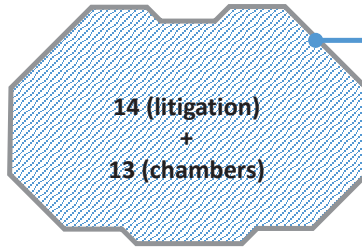
### CONS

- City Island's limited site area will restrict planning options
- Requires a parking garage
- Inmate delivery in two locations
- Maintains lease space for Public Defender at 444 Seabreeze
- Maintains State Attorney at 440 S. Beach St.
- Highest disruption due to construction of new addition at City Island site
- Medium to high cost option



# OPTION 5 – 5 - 7 STORY

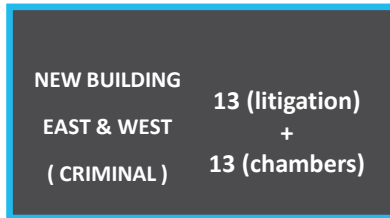
S. J. FOXMAN



14 (litigation)  
+  
13 (chambers)

FAMILY COURT/ SUPPORT SPACES  
CIVIL / PROBATE COURTS  
TRAFFIC COURT  
CLERK OF THE COURT  
LAW LIBRARY  
CASE MANAGEMENT / SELF HELP /  
GEN. MAG. / TEEN COURT  
PUBLIC DEFENDER (JUVENILE)  
GUARDIAN AD LITEM

JAIL SITE



NEW BUILDING  
EAST & WEST  
( CRIMINAL )  
13 (litigation)  
+  
13 (chambers)

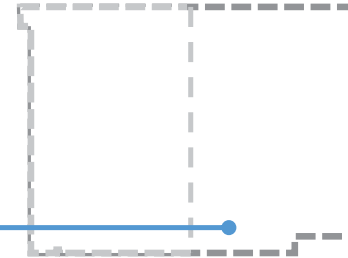
CRIMINAL COURTS / SUPPORT SPACES  
CLERK OF THE COURT  
COURTS ADMINISTRATION  
DRUG COURT / PRETRIAL / UA  
STATE ATTORNEY  
PUBLIC DEFENDER / (APPEALS)  
SHERIFF

CITY ISLAND



?

GOVERNMENT



440 S. BEACH ST.



442 S. BEACH ST.



444 SEABREEZE



NEW SMYRNA



DAYTONA BEACH ADMIN

## OPTION 5 – PROS & CONS

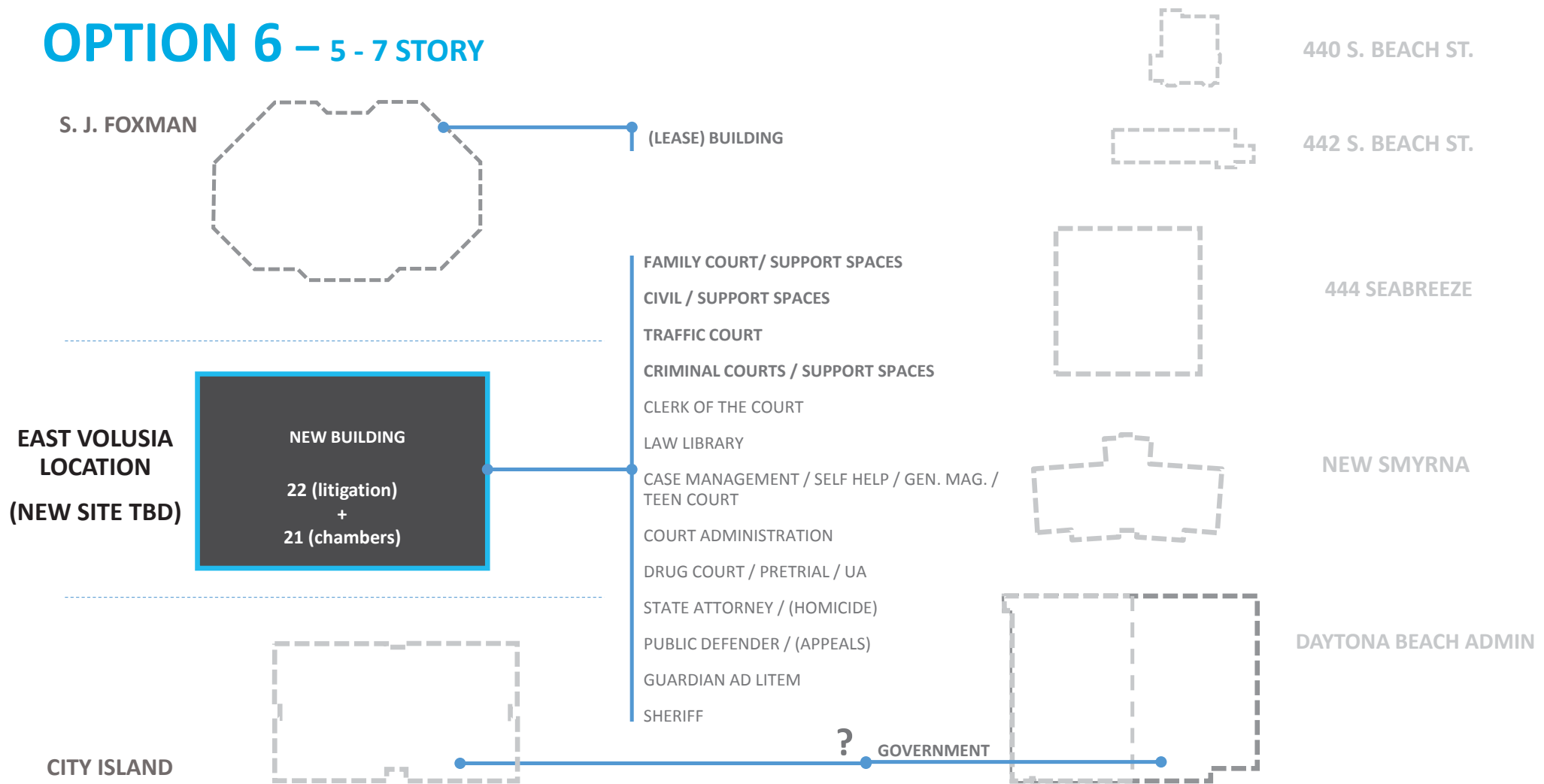
### PROS

- Locates all criminal courts at the jail site
- Direct inmate delivery from the jail
- All direct supporting agencies in the same location
- No construction disruption to the existing courts

### CONS

- Operations split in three courthouses
- Locates the largest program/staff at the jail site
- Removes economy from downtown areas
- Initially vacates many courtrooms and office space in DeLand
- Heavy renovation to the 3rd floor of the S.J. Foxman
- Most costly option

# OPTION 6 – 5 - 7 STORY



## OPTION 6 – PROS & CONS

### PROS

- All courts & supporting agencies located in one single building
- Best courts operational model
- Inmate delivery to one location
- Requires only a single move for courts & agencies
- No construction disruption to existing courts
- Single phase and potential for shortest delivery

### CONS

- May require land purchase
- Finding a consensus on a building location
- S.J. Foxman and City Island are not utilized
- High cost option

## 6 OPERATIONAL OPTIONS - EAST

**1** NEW COURTS ADDITION TO S.J. FOXMAN  
+  
REUSE S.J. FOXMAN - FAMILY

**2** NEW COURTS ADDITION TO S.J. FOXMAN  
+  
REUSE S.J. FOXMAN - FAMILY  
+  
REUSE CITY ISLAND - OFFICE

**3** NEW COURTS ADDITION TO S.J. FOXMAN  
+  
REUSE S.J. FOXMAN - FAMILY  
+  
REUSE CITY ISLAND - CIVIL

**4** NEW COURTS ADDITION TO S.J. FOXMAN  
+  
REUSE CITY ISLAND  
+  
REUSE S.J. FOXMAN - CIVIL

**5** CONSOLIDATED CRIMINAL JUSTICE JAIL / OFFICE SPACE  
+  
S.J. FOXMAN - CIVIL / TRAFFIC

**6** SINGLE NEW COURTHOUSE IN EAST COUNTY / SITE TBD

STAFF REVIEW 5.3.2017

## VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS



### AGENDA

OPTIONS

PRICING SUMMARY

REVIEW OF OTHER CONSIDERATIONS

# OPERATIONAL OPTIONS - EAST

- 1** NEW COURTS ADDITION TO S.J. FOXMAN  
+  
REUSE S.J. FOXMAN - FAMILY
  
- 2** NEW COURTS ADDITION TO S.J. FOXMAN  
+  
REUSE S.J. FOXMAN - FAMILY  
+  
REUSE CITY ISLAND - OFFICE
  
- 6** SINGLE NEW COURTHOUSE IN EAST COUNTY / SITE TBD

# OPTION 1 –

NEW COURTHOUSE ADDITION	S.J. FOXMAN
11 Courtrooms   6 Hearing rooms   16 Chambers	3 Courtrooms   2 Hearing rooms   6 Chambers
Clerk of the Court	Clerk of the Court( family)
Drug Court Support / pretrial / UA	Jury Assembly
Sheriff / Holding	Law Library
	Sheriff (shared staff)
	Case management / Self Help / General Magistrate / Teen Court
	Court Administration
	Public Defender (juvenile)
	Guardian Ad Litem
	Holding (existing juvenile)
104,564 DGSF   141,161 BGSF	37,566 DGSF   85,722 BGSF

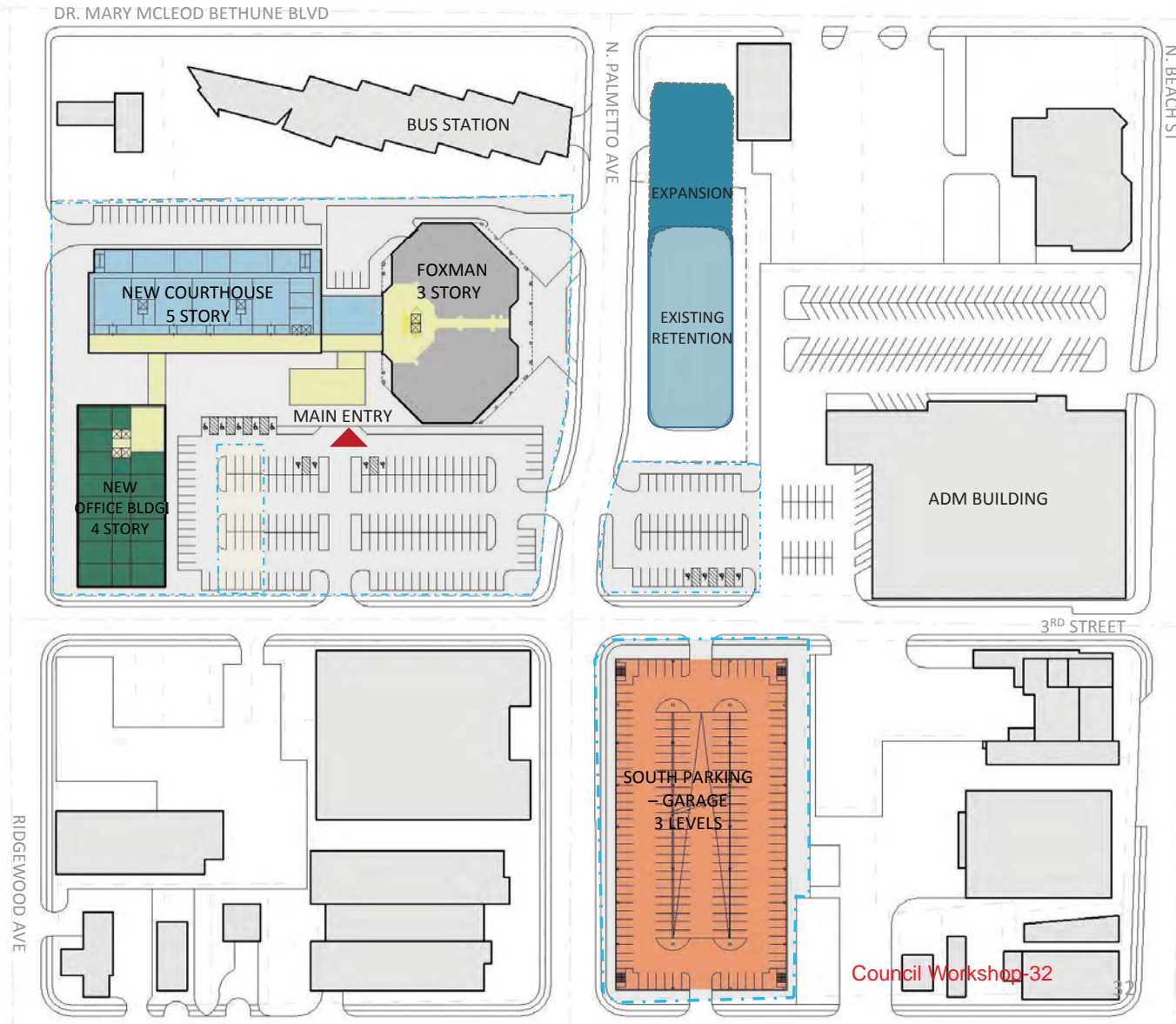
NEW OFFICE ADDITION
State Attorney
Public Defender & Appeals
60,150 DGSF   72,180 BGSF

**\$101.5 M**  
\*2017 DOLLARS

**ACRES : 8.3**

**PARKING : 950**

**Council-32** 17.2017  
VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS





# OPTION 2 –

NEW COURTHOUSE ADDITION	S.J. FOXMAN
11 Courtrooms   6 Hearing rooms   16 Chambers	3 Courtrooms   2 Hearing rooms   6 Chambers
Clerk of the Court	Clerk of the Court( family)
Drug Court Support / pretrial / UA	Jury Assembly
Holding	Law Library
	Case management / Self Help / General Magistrate / Teen Court
	Court Administration
	Public Defender (juvenile)
	Guardian Ad Litem
	Sheriff (shared staff)
	Holding (existing juvenile)
<b>101,811 DGSF   137,445 BGSF</b>	<b>37,566 DGSF   85,722 BGSF</b>

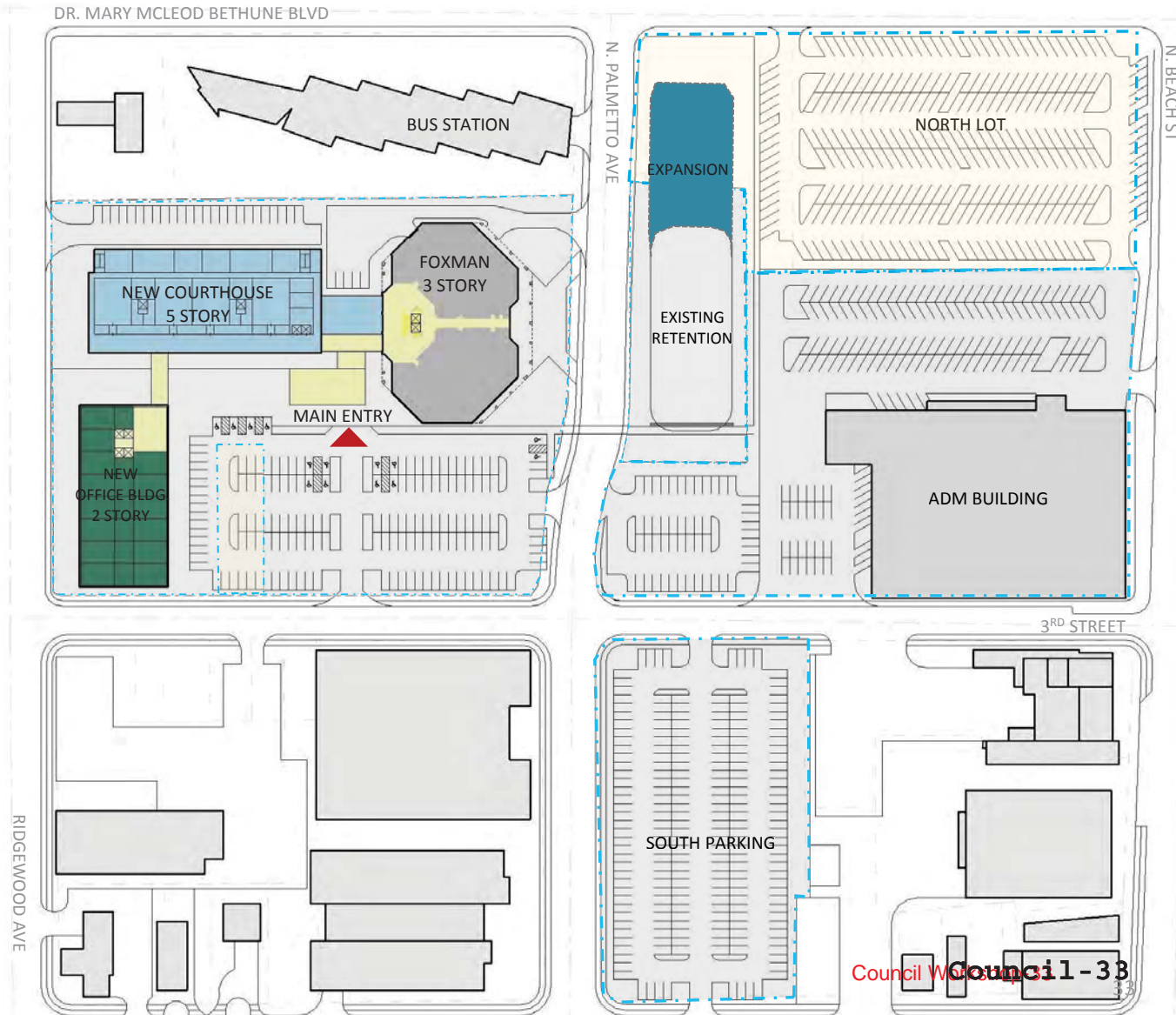
NEW OFFICE ADDITION
State Attorney
<b>35,901 DGSF   43,081 BGSF</b>

**\$95.1 M**  
\*2017 DOLLARS

**ACRES : 12.5**

**PARKING : 739**

08.17.2017  
VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS



Council Work Session Council-33

# OPTION 2 –

## CITY ISLAND BACKFILL

Public Defender

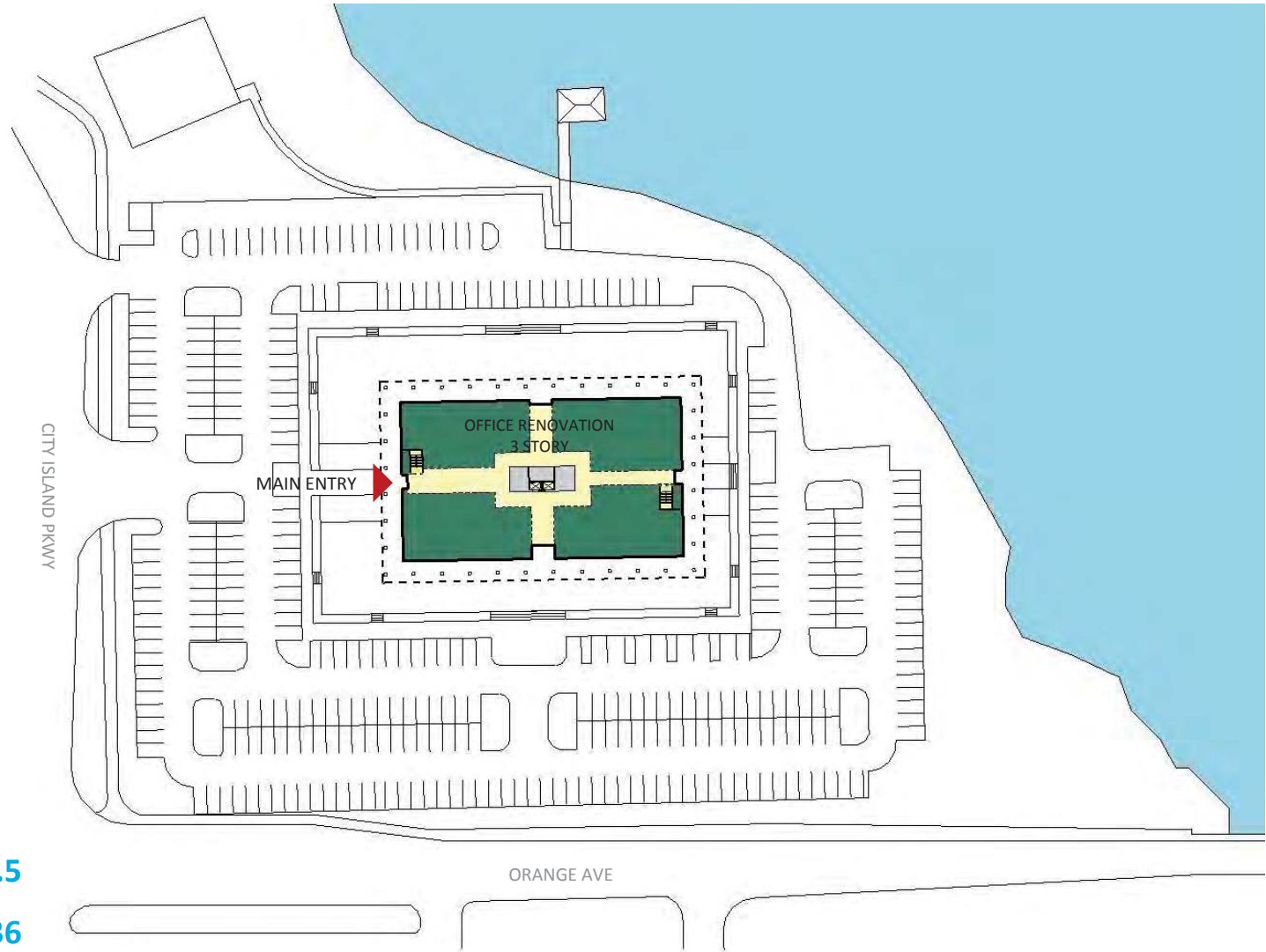
Public Defender Appeals

Guardian Ad Litem

35,031 DGSF of 52,900 TOTAL DGSF

ACRES : 5.5

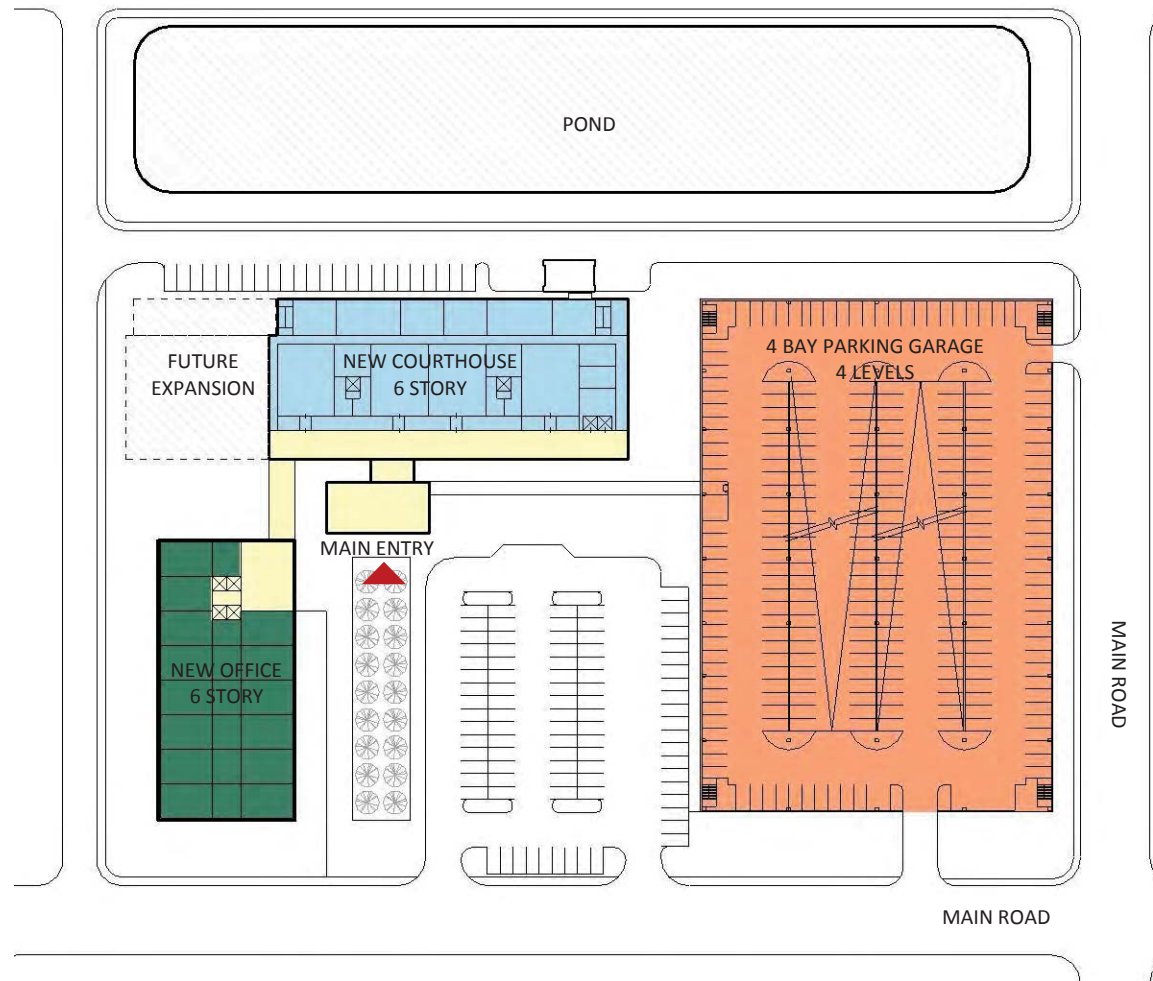
PARKING : 336



## OPTION 6 –

NEW COURTHOUSE ADDITION	NEW OFFICE ADDITION
14 courtrooms   8 Hearing Rooms   21 Chambers	Clerk of the Court
Jury Assembly	Law Library
Drug Court Support / pretrial / UA	Law Library
Sheriff / Holding	Sheriff (shared staff)
	Case management / Self Help / General Magistrate / Teen Court
	Court Administration
	State Attorney
	Public Defender
	Public Defender Appeals
	Guardian Ad Litem
<b>120,076 DGSF   162,103 BGSF</b>	<b>106,067 DGSF   127,280 BGSF</b>

**\$130.1 M**  
\*2017 DOLLARS  
**ACRES : 9.5**



# PRICING SUMMARY

		OPTION 1 New Courts Addition S.J. Foxman Reuse Foxman - Family	OPTION 2 New Courts Addition S.J. Foxman Reuse Foxman - Family Reuse City Island - Office	OPTION 6 All new buildings
<b>Cost Item:</b>				
<b>New Construction</b>				
New Courthouse Construction with Office space (1.35%)		\$50,817,960	\$49,480,200	\$58,356,720
New Office Building (1.20%)		\$17,323,200	\$10,339,440	\$30,547,200
South lot - Parking Garage (includes site work)		\$12,690,000	\$0	\$14,400,000
<b>Renovation</b>				
Minimal Cosmetics (Carpet & paint only 2nd level Foxman)		\$641,655	\$641,655	\$0
Light Renovation (3rd level Foxman)		\$1,991,625	\$1,991,625	\$0
Medium Renovation (1st level Foxman)		\$1,385,750	\$1,385,750	\$0
Heavy Renovation (Gut & interior remodel City Island)**		\$0	\$11,840,000	\$0
<b>Site Work</b>				
Site Work (Main campus and retention ponds)		\$600,000	\$600,000	\$1,500,000
Secure parking		\$87,500	\$87,500	\$87,500
Surface parking		\$660,000	\$2,385,000	\$390,000
<b>Demolition</b>				
Two story insurance building 4,130 sf		\$20,650	\$20,650	\$0
One story Adm building		\$0	\$0	\$0
North buildings		\$0	\$115,470	\$0
Multiple single family homes		\$0	\$0	\$480,000
Site Selection Escalation	3.5%	\$0	\$0	\$3,701,650
<b>SUBTOTAL BASE CONSTRUCTION COST</b>		<b>\$86,218,340</b>	<b>\$78,887,290</b>	<b>\$109,463,070</b>
<b>Soft Costs</b> (Survey, Geotech, Traffic, Permitting, Impact, A/E Fee, FF&E, Building Tech., Moving Cost, Building Commissioning)	15%	\$12,932,751	\$11,833,094	\$16,419,460
<b>Owner Contingency</b>	5%	\$4,310,917	\$3,944,365	\$5,473,153
<b>SUBTOTAL Base Construction + Soft Cost</b>	20%	<b>\$103,462,008</b>	<b>\$94,664,748</b>	<b>\$131,355,684</b>
<b>Land purchase and / or sale</b>				
Purchase of Insurance building	\$	138,352	\$ 138,352	-
Purchase of North Lands (motorcycle dealership)		-	\$ 2,621,921	-
Purchase pond expansion	\$	200,000	-	-
Purchase of property TBD		-	-	\$ 5,000,000
Sale of New Smyrna	\$	(1,613,108)	\$ (1,613,108)	\$ (1,613,108)
Sale of 442 and 444 Beach	\$	(656,965)	\$ (656,965)	\$ (656,965)
Sale of S. J. Foxman Judicial Center		-	-	\$ (4,000,000)
<b>TOTAL BASE PROJECT COST*</b>		<b>\$101,530,287</b>	<b>\$95,154,948</b>	<b>\$130,085,610</b>
<b>*All \$ are 2017 cost ** Extent of renovation still under review</b>				

# REVIEW OF OTHER CONSIDERATIONS

- STATE-OF-THE ART SECURITY
- OPERATIONAL EFFICIENCIES
  - PERSONNEL AND CAPITAL EFFICIENCIES
- PURCHASE OR SALE OF PROPERTY
  - VALUE OF PROPERTY AND BUILDINGS
  - DISPOSITION OPPORTUNITIES OF VACATED PROPERTIES
- INMATE DELIVERY TO ALL COURTROOMS
- PARKING GARAGE VS SURFACE PARKING
- BUILDING ORIENTATION
  - EAST OR WEST OF S.J. FOXMAN
- SOFT COSTS
  - FURNITURE
  - OWNER CONTINGENCY
  - ESCALATION

STAFF REVIEW 5.18.2017  
**VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS**

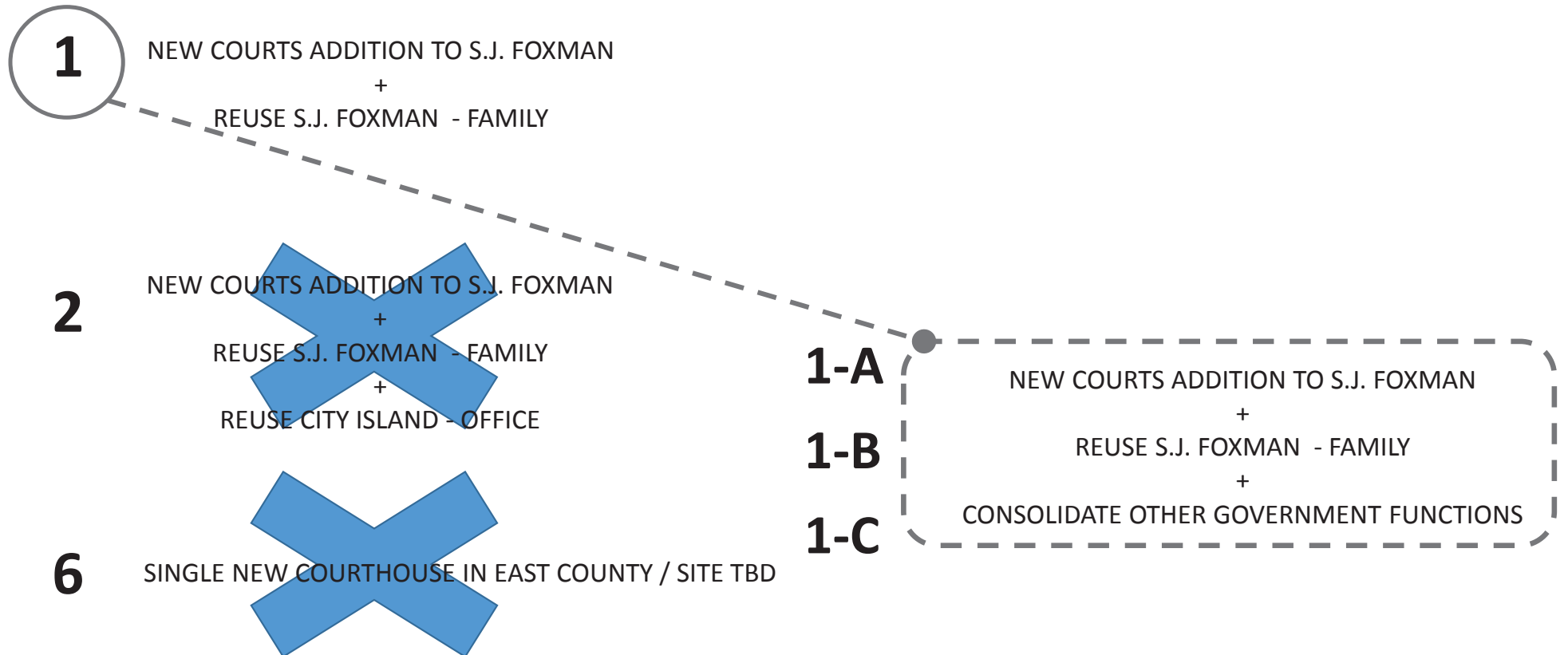
## AGENDA

REVISED OPTION

PRICING SUMMARY



# 3 PREFERRED OPTIONS - EAST



08.17.2017



VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS

Council Workshop Council 1-39



WORKSHOP III 6.30.2017

## VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS

AT THE VOLUSIA COUNTY COURTHOUSE | DELAND



### AGENDA

PROGRAM (EAST)

OPTIONS

PRICING SUMMARY

SCHEDULE



# PREFERRED OPTION 1-A

NEW COURTHOUSE ADDITION 5 STORIES	S.J. FOXMAN 3 STORIES
11 Courtrooms   6 Hearing rooms   16 Chambers	3 Courtrooms   2 Hearing rooms   6 Chambers (Family)
Clerk of the Court	Clerk of the Court( family)
Jury Assembly	Law Library
Drug Court Support / pretrial / UA	Case management / Self Help / General Magistrate / Teen Court
Court IT / Digital Court Reporting / Interpreter Services	Courts Administration
Sheriff (shared staff)	Public Defender (Juvenile)
Sheriff / Holding	Public Defender Appeals
	Guardian Ad Litem
	<b>Holding (existing juvenile)</b>
<b>116,221 DGSF   156,898 BGSF</b>	<b>55,974 DGSF   85,722 BGSF</b>

NEW OFFICE ADDITION 4 STORIES
State Attorney
Public Defender
Other Government Agencies (~20,900 bgsf)
<b>73,213 DGSF   83,676 BGSF</b>

**\$120 +/- M**  
\*2020 DOLLARS

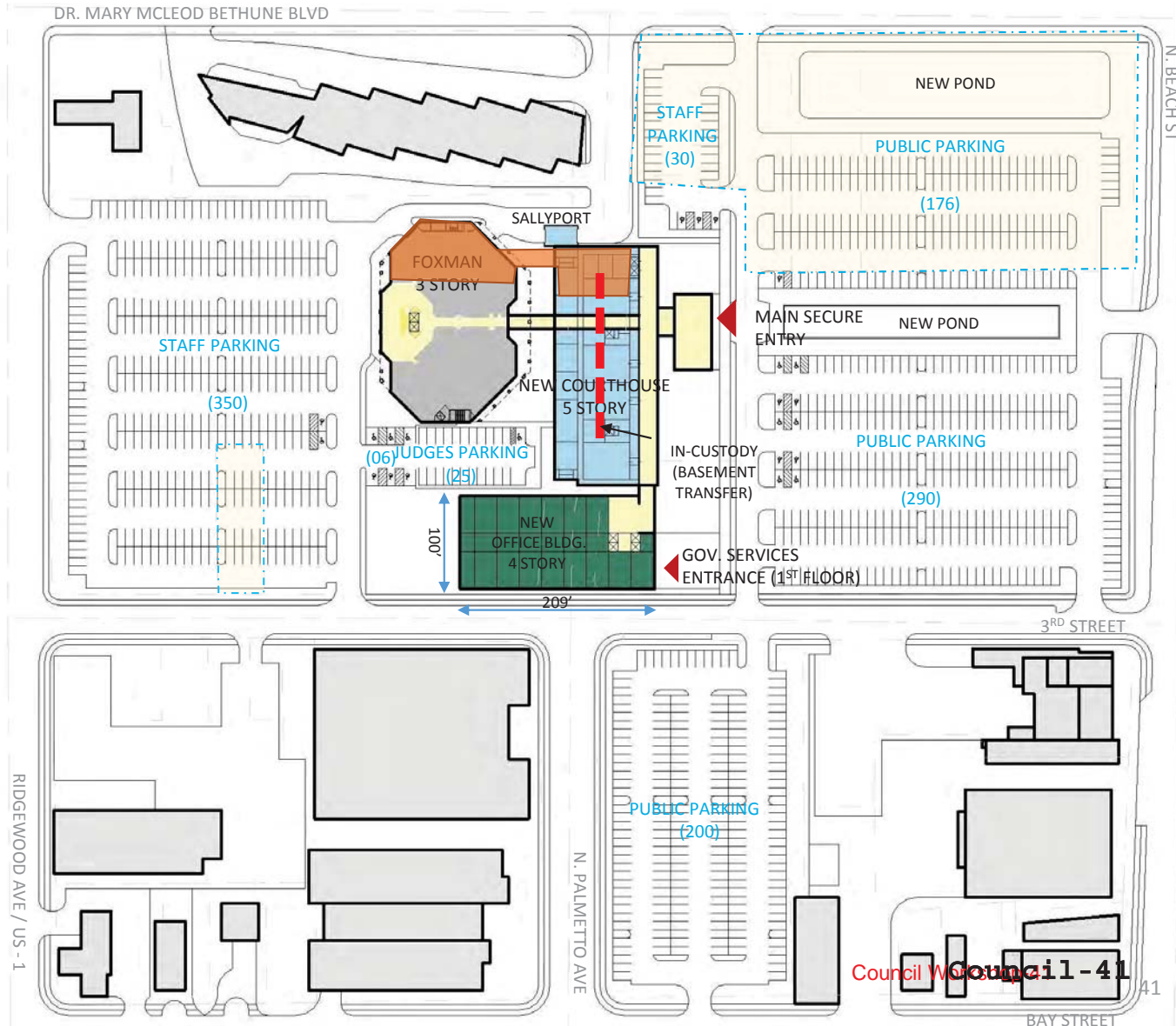
**ACRES : 14.3**

**PARKING : 1,077**

08.17.2017



VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS



# PREFERRED OPTION 1-B

NEW COURTHOUSE ADDITION 5 STORIES	S.J. FOXMAN 3 STORIES
11 Courtrooms   6 Hearing rooms   16 Chambers	3 Courtrooms   2 Hearing rooms   6 Chambers (Family)
Clerk of the Court	Clerk of the Court( family)
Jury Assembly	Law Library
Drug Court Support / pretrial / UA	Case management / Self Help / General Magistrate / Teen Court
Court IT / Digital Court Reporting / Interpreter Services	Courts Administration
Sheriff (shared staff)	Public Defender (Juvenile)
Sheriff / Holding	Public Defender Appeals
	Guardian Ad Litem
	<b>Holding (existing juvenile)</b>
<b>116,221 DGSF   156,898 BGSF</b>	<b>55,974 DGSF   85,722 BGSF</b>

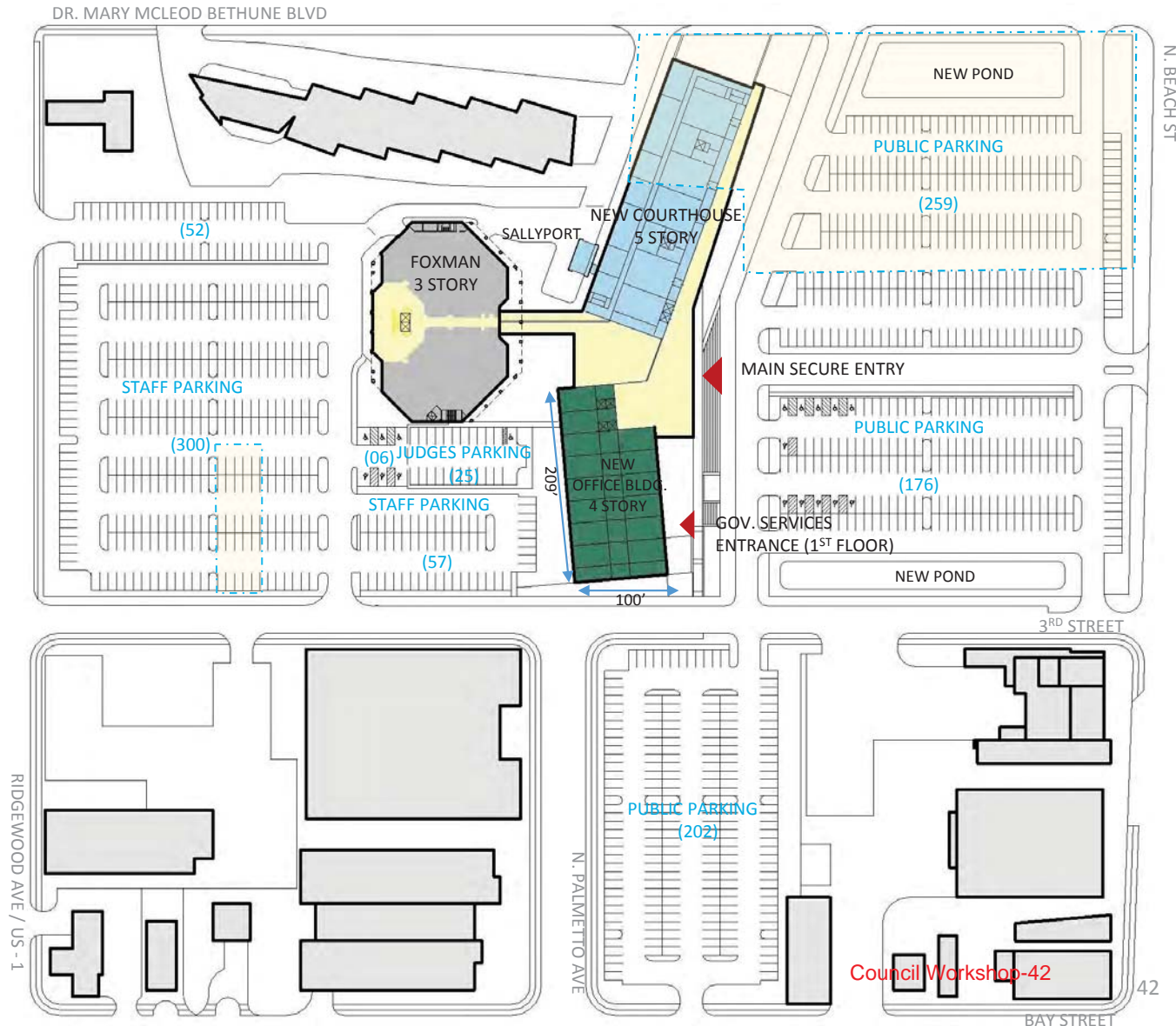
NEW OFFICE ADDITION 4 STORIES
State Attorney
Public Defender
Other Government Agencies (~20,900 bgsf)
<b>73,213 DGSF   83,676 BGSF</b>

**\$120 +/- M**  
\*2020 DOLLARS

**ACRES : 14.3**

**PARKING : 1,077**

**Council-42** 17.2017 **Dewberry**  
VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS



# PREFERRED OPTION 1-C

NEW COURTHOUSE ADDITION 5 STORIES	S.J. FOXMAN 3 STORIES
11 Courtrooms   6 Hearing rooms   16 Chambers	3 Courtrooms   2 Hearing rooms   6 Chambers (Family)
Clerk of the Court	Clerk of the Court( family)
Jury Assembly	Law Library
Drug Court Support / pretrial / UA	Case management / Self Help / General Magistrate / Teen Court
Court IT / Digital Court Reporting / Interpreter Services	Courts Administration
Sheriff (shared staff)	Public Defender (Juvenile)
Sheriff / Holding	Public Defender Appeals
	Guardian Ad Litem
	<b>Holding (existing juvenile)</b>
<b>116,221 DGSF   156,898 BGSF</b>	<b>55,974 DGSF   85,722 BGSF</b>

NEW OFFICE ADDITION 4 STORIES
State Attorney
Public Defender
Other Government Agencies (~20,900 bgsf)
<b>73,213 DGSF   83,676 BGSF</b>

**\$120 +/- M**  
\*2020 DOLLARS

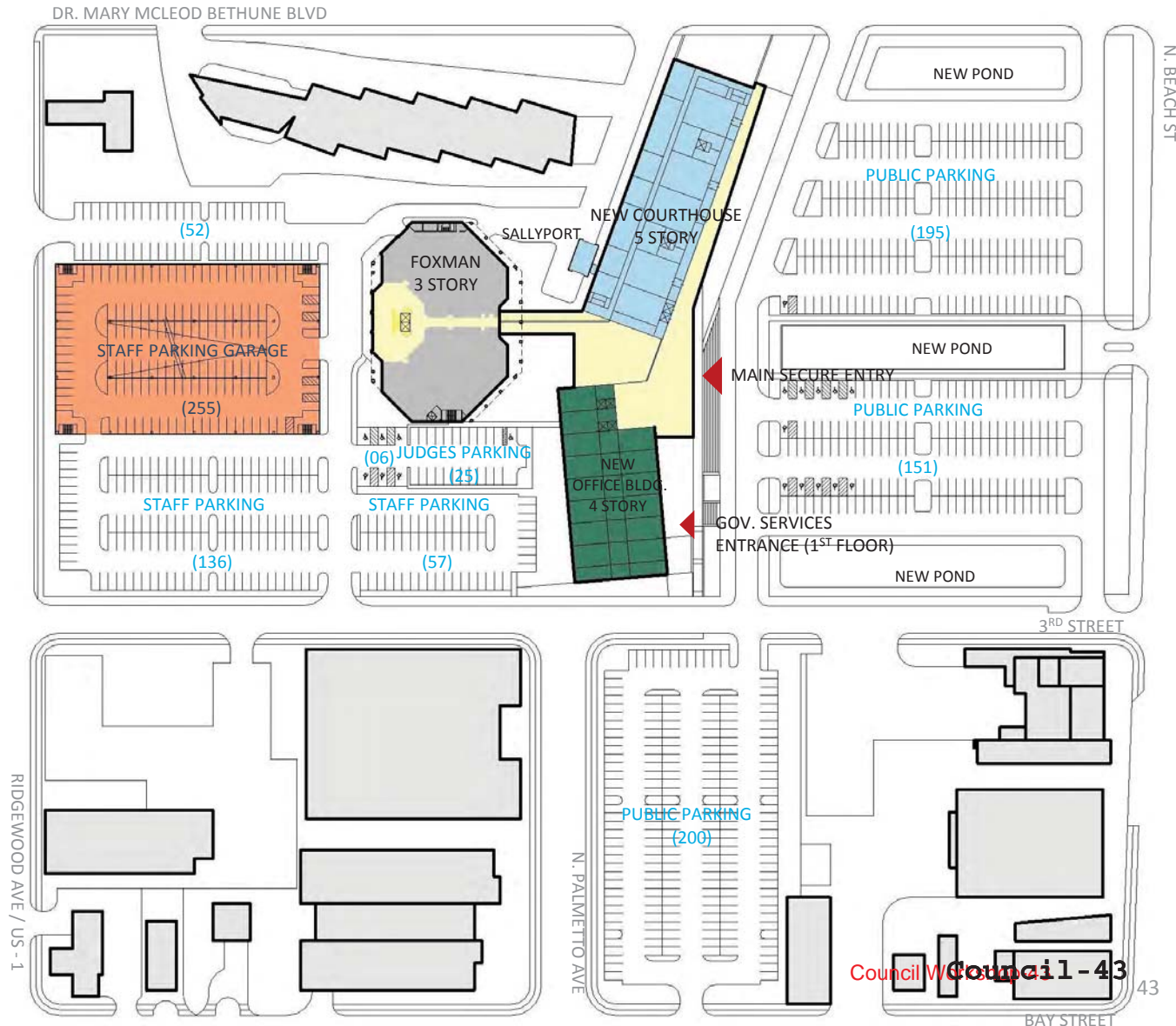
**ACRES : 14.3**

**PARKING : 1,077**

08.17.2017



VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS



STAFF REVIEW 7.7.2017  
**VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS**

**AGENDA**

REVIEW & FINALIZE PREFERRED OPTION





# PREFERRED OPTION 1-D

NEW COURTHOUSE ADDITION 5 STORIES	S.J. FOXMAN 3 STORIES
11 Courtrooms   6 Hearing rooms   16 Chambers	3 Courtrooms   2 Hearing rooms   6 Chambers (Family)
Clerk of the Court	Clerk of the Court( family)
Jury Assembly	Law Library
Drug Court Support / pretrial / UA	Case management / Self Help / General Magistrate / Teen Court
Court IT / Digital Court Reporting / Interpreter Services	Courts Administration
Sheriff (shared staff)	Public Defender (Juvenile)
Sheriff / Holding	Public Defender Appeals
	Guardian Ad Litem
	<b>Holding (existing juvenile)</b>
<b>116,221 DGSF   156,898 BGSF</b>	<b>55,974 DGSF   85,722 BGSF</b>

NEW OFFICE ADDITION 4 STORIES
State Attorney
Public Defender
Other Government Agencies (~20,900 bgsf)
<b>73,213 DGSF   83,676 BGSF</b>

**\$122 +/- M**  
**\*2020 DOLLARS**

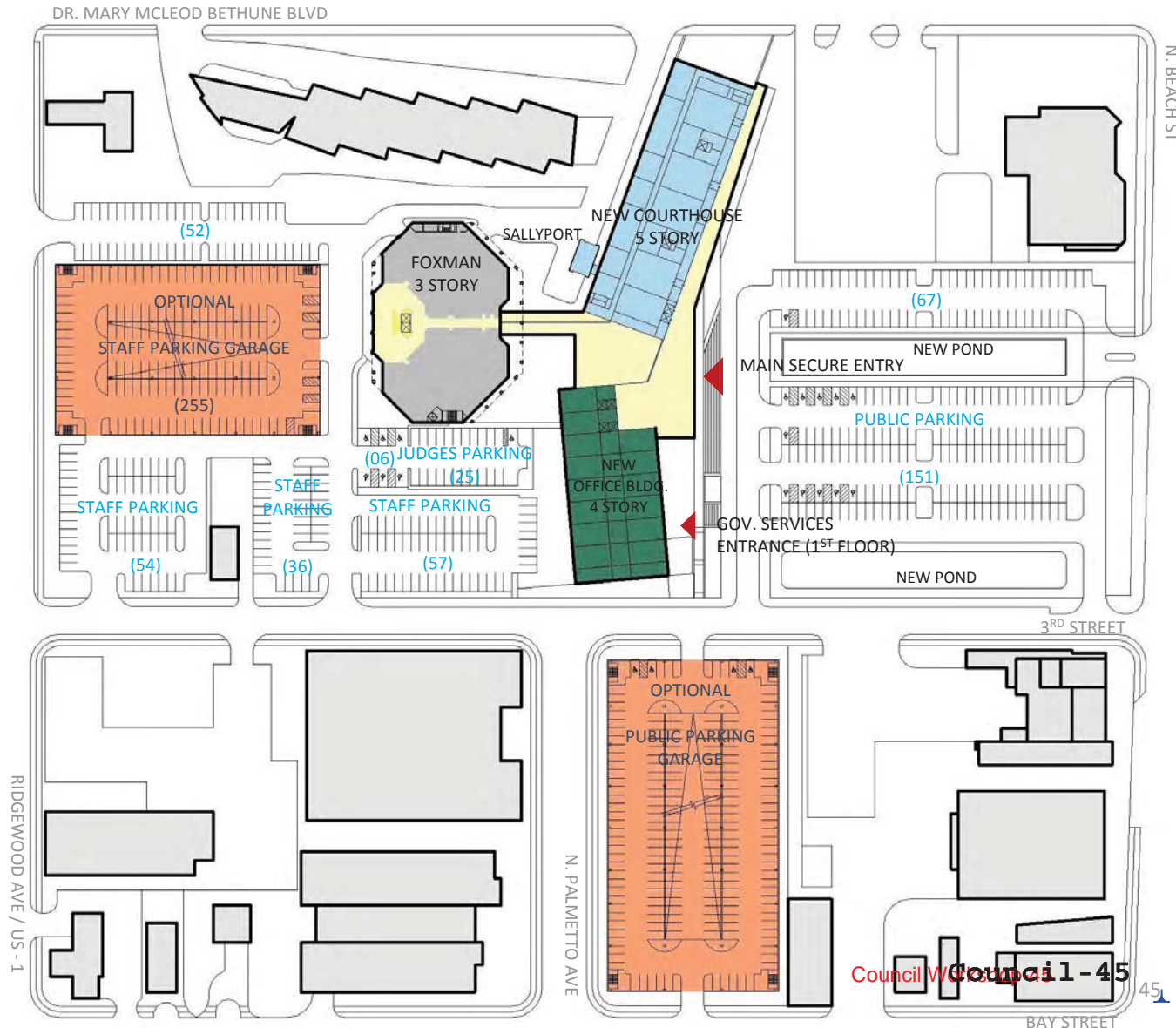
**ACRES : 14.3**

**PARKING : 1,077**

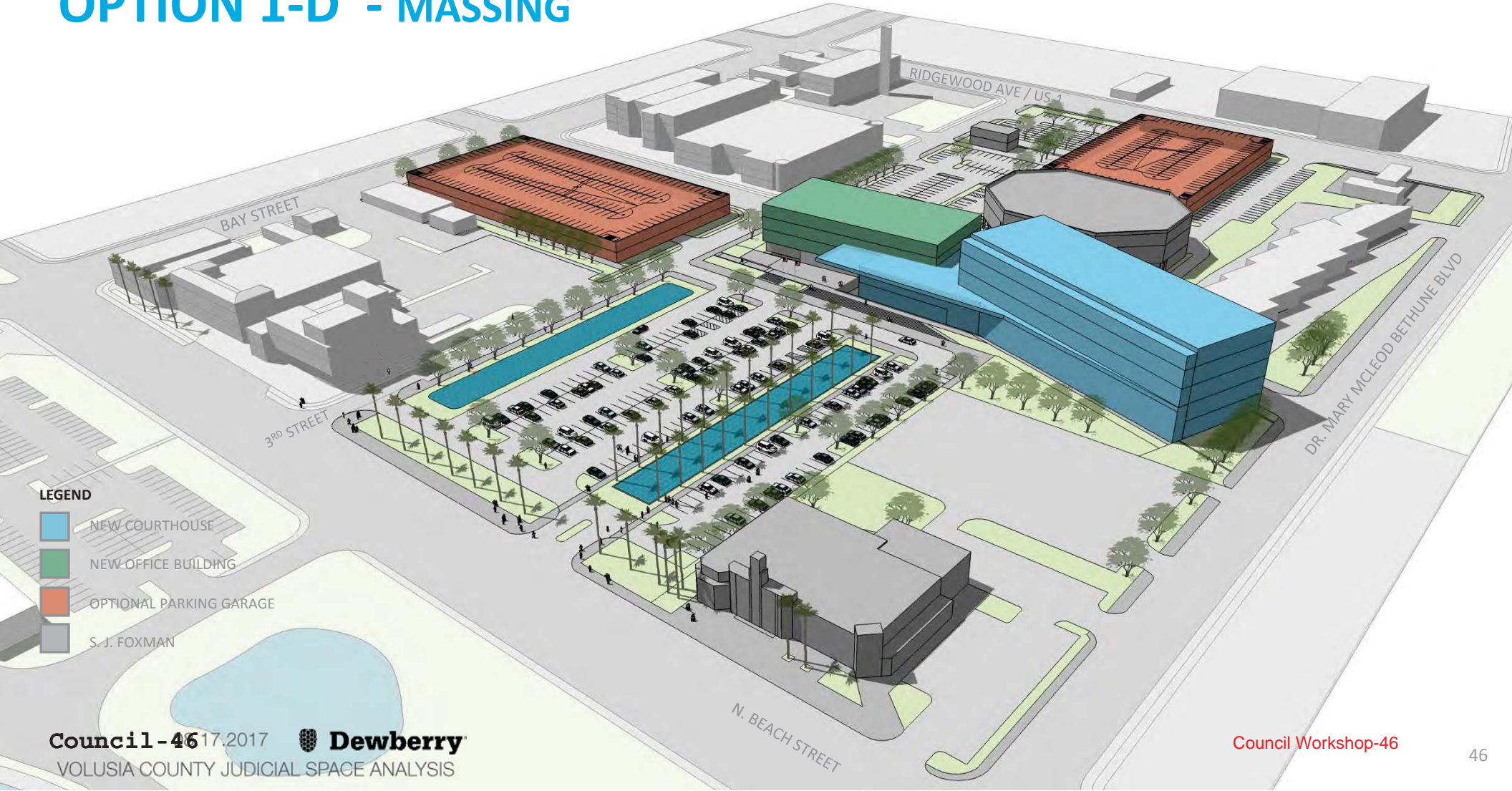
08.17.2017



VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS



PREFERRED  
OPTION 1-D - MASSING



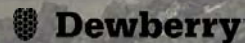
- LEGEND
- NEW COURTHOUSE
  - NEW OFFICE BUILDING
  - OPTIONAL PARKING GARAGE
  - S. J. FOXMAN



PREFERRED  
OPTION 1-D - 3D



08.17.2017



JOHNSA COUNTY JUDICIAL SPACE ANALYSIS

Council W Council-47  
47

PREFERRED  
**OPTION 1-D - EAST VIEW**





# 1-D COST

## VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS - FINAL OPTION PRICING SUMMARY 8.7.2017

**PREFERRED OPTION**  
No land Purchase  
w/ Public and Staff Garage

### Cost Item:

#### **New Construction**

New Courthouse Construction with Office space (1.35%)

\$56,463,384

New Office Building (1.20%)

\$20,077,352

#### **Renovation**

S. James Foxman Courthouse Renovation

\$4,039,459

#### **Site Work (Including Demolition)**

Site Work (Dirtwork, Utilities, Surface Parking, hardscape/landscape, and retention)

12.2

\$4,607,884

South Public Garage

192

\$4,205,978

West Staff Garage

255

\$5,586,064

### **SUBTOTAL BASE CONSTRUCTION COST**

**\$94,980,120**

**Soft Costs** (Survey, Geotech, Traffic, Permitting, Impact, A&E Fee, FF&E, Building Tech., Moving Cost, Building Commissioning)

15%

\$14,247,018.04

**Owner Contingency**

5%

\$4,749,006.01

**Escalation to 2020 construction start**

9%

\$8,548,210.83

### **\* TOTAL PROJECT COST**

**\$122,524,355**

*\*Does not include disposition of  
existing abandoned properties*

08.17.2017



VOLUSIA COUNTY JUDICIAL SPACE ANALYSIS

Council Workshop Council 1-49

