



# Benton County Courts Division VII Addition

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May 19, 2020

# COVID-19 has dramatically changed our approach to court expansion



5/19/2020

Division VII Addition

# A Quick Review



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Division VII Addition

# Historic Courthouse Expansion Option



Estimated Project Cost\*: \$14,005,460  
 Revenue from facility sales/grants: \$ 5,000,000

**Direct County Cost: \$ 9,005,460**



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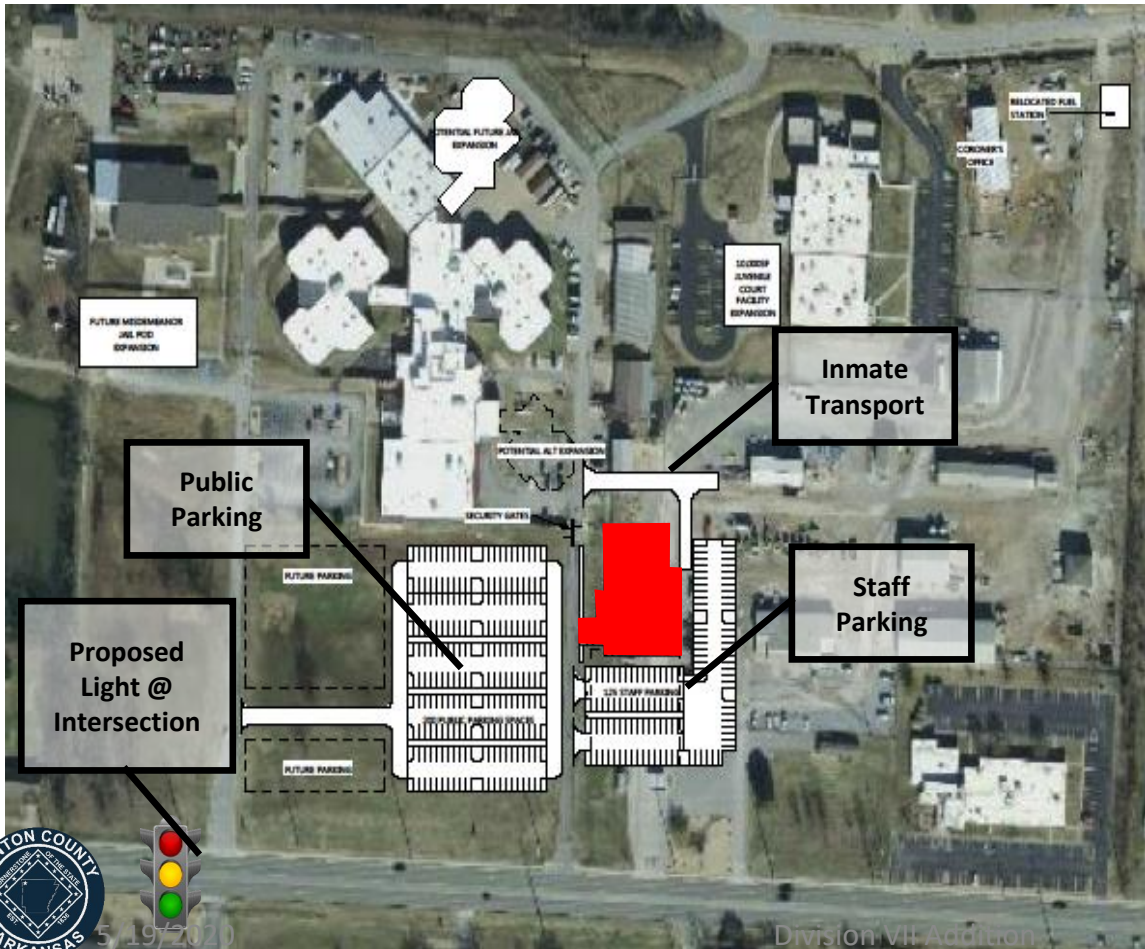
BENTON COUNTY COURTHOUSE MASSING STUDY  
 BENTONVILLE, ARKANSAS 08/30/19 Division VII Addition



# Hwy 102 Criminal Courts Facility Option

Estimated Project Cost\*: \$16,610,000  
Revenue from facility sales/grants: \$ 5,000,000

**Direct County Cost: \$11,610,000**



Approx. 200 Public Parking Spaces  
Approx. 125 Staff Parking Spaces  
Future parking expansion available  
Future Building Expansion to the south – with reconfigured parking

**Under either option, Div VII was going to eventually operate in a new courtroom**

**During construction, Div VII was going to temporarily operate in the old juvenile courtroom**

**If no major courthouse expansion is available, then we need a new permanent solution for Div VII**



# Situation Analysis

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- The impact of the COVID-19 public health emergency has created uncertainty about Benton County's short-term and likely mid-term financial prospects
- Compounding these prospects is the upcoming decline in sales tax revenues due to the 2020 Census as well as the uncertain prospects of the passage of the 1/2 cent highway sales tax expansion
- Combined, these financial factors will negatively impact the county's ability to finance a large-scale courts facility expansion
- Regardless of finances, an additional circuit court judgeship will start in January 2021
- That new judgeship – Division VII – will increase court activity in the courthouse by approximately 30% and will require additional accommodations for the public
- The existing juvenile courtroom is small, cannot accommodate juries and is inadequate for Division VII's anticipated docket



# Court Facility Modification Goals

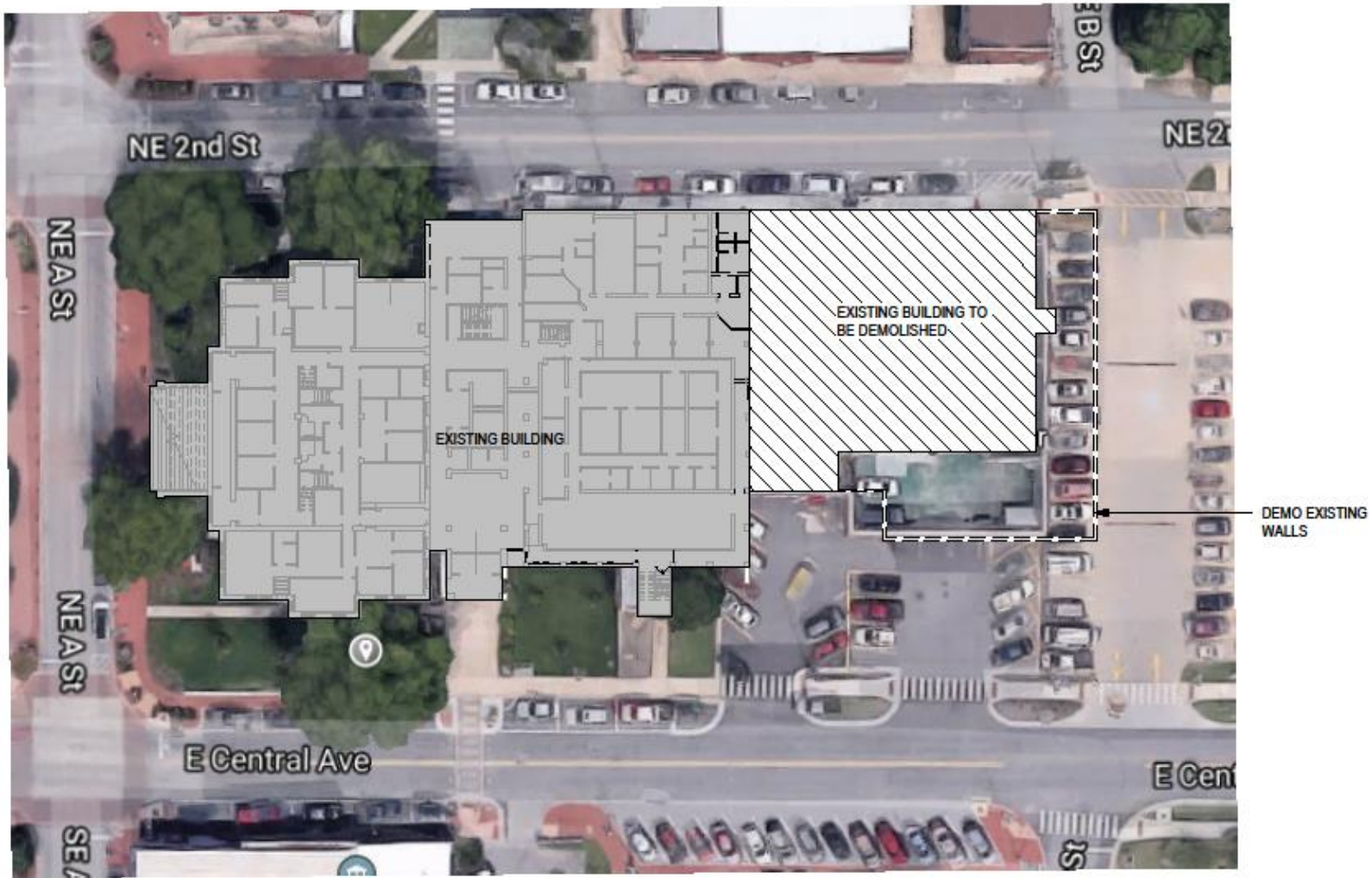
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1. Construct a modest expansion of the current courts facility that provides a **permanent** space for Div VII:
  - Expands public space
  - Improves entry and security areas
  - Provides better access to the second floor location for Div. VII
  - Increases restroom availability
  - Creates a fully functional courtroom and complimentary spaces
2. Recognizes current financial constraints
3. Compatibility with proposed future expansions





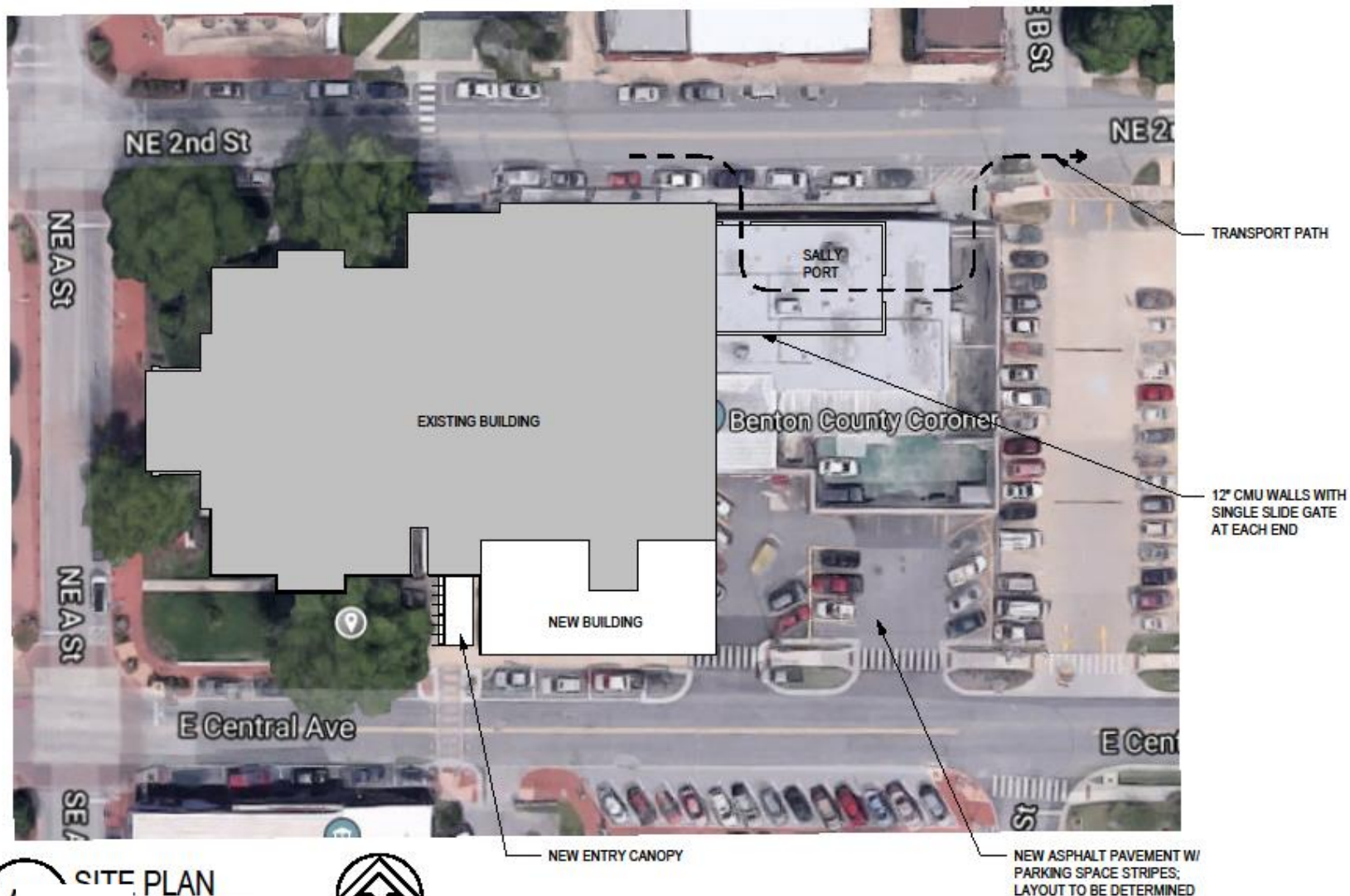
# Partial Demolition of the Existing Old JDC



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# Site Plan – New Addition, Entry Canopy, Sally port and Parking



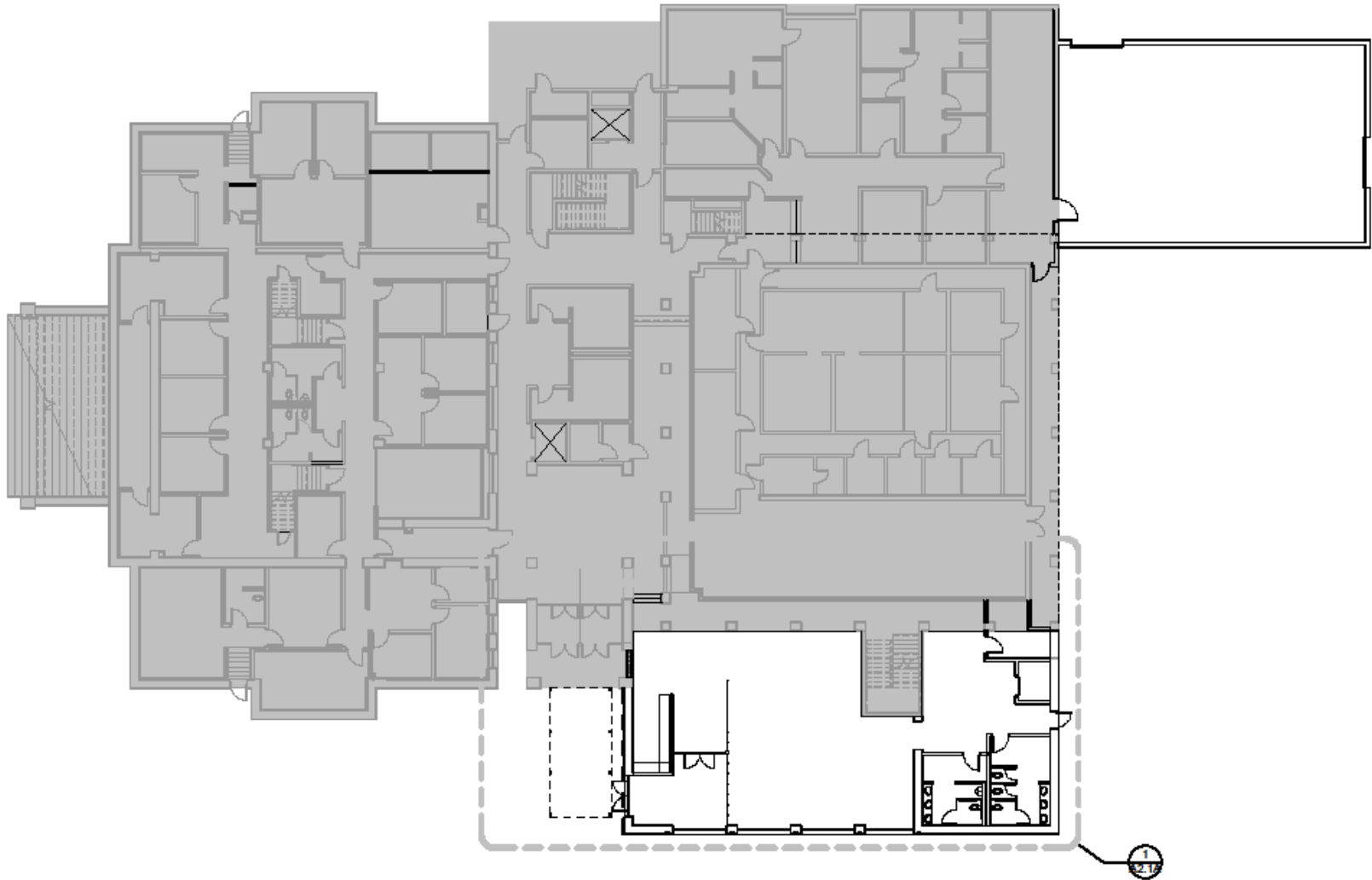
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SITE PLAN



Division VII Addition

# First Floor Plan



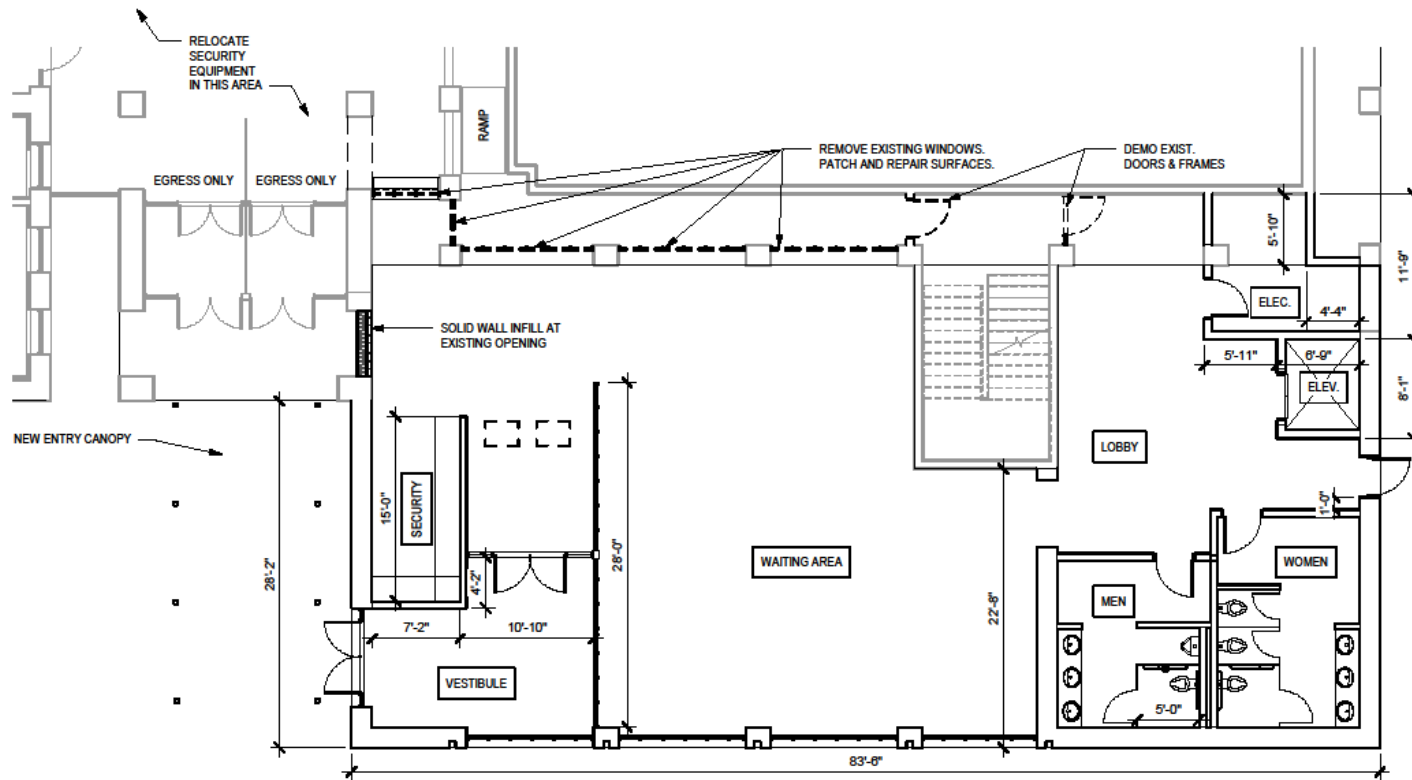
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1 1ST FLOOR

Division VII Addition

# First Floor- Enlarged Plan

- Existing Entrance becomes Exit Only
- New Canopy provides coverage during inclement weather
- New entrance with larger vestibule allows more persons to que inside.
- New Security station with two detectors to increase traffic flow into building.
- Large Waiting Area off new entrance
- New Elevator and Restrooms adjacent to the Waiting Area



1ST FLOOR - ENLARGED PLAN  
Ref. 1/A2.1

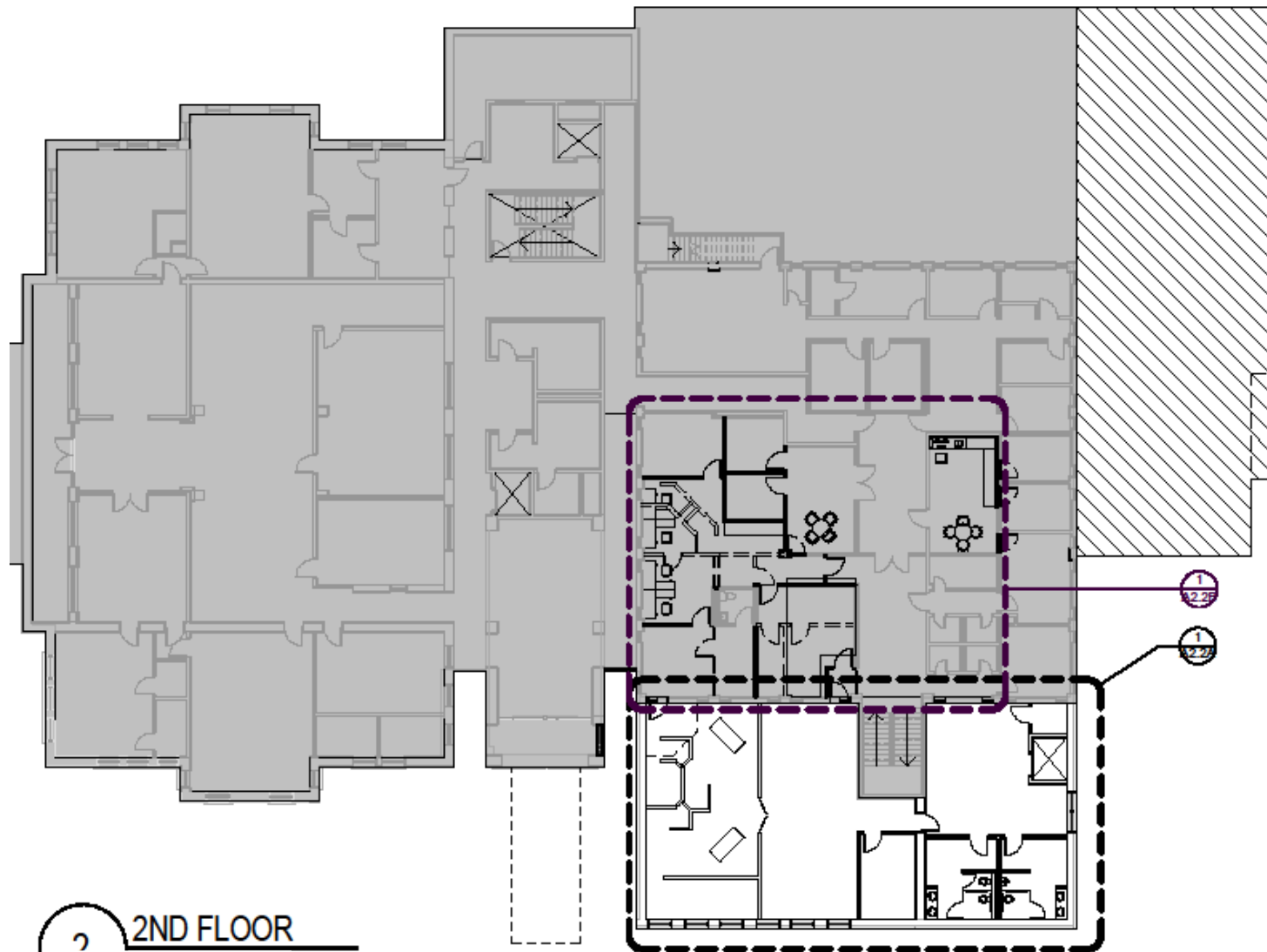
OPTION 2



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# Second Floor Plan



2 2ND FLOOR

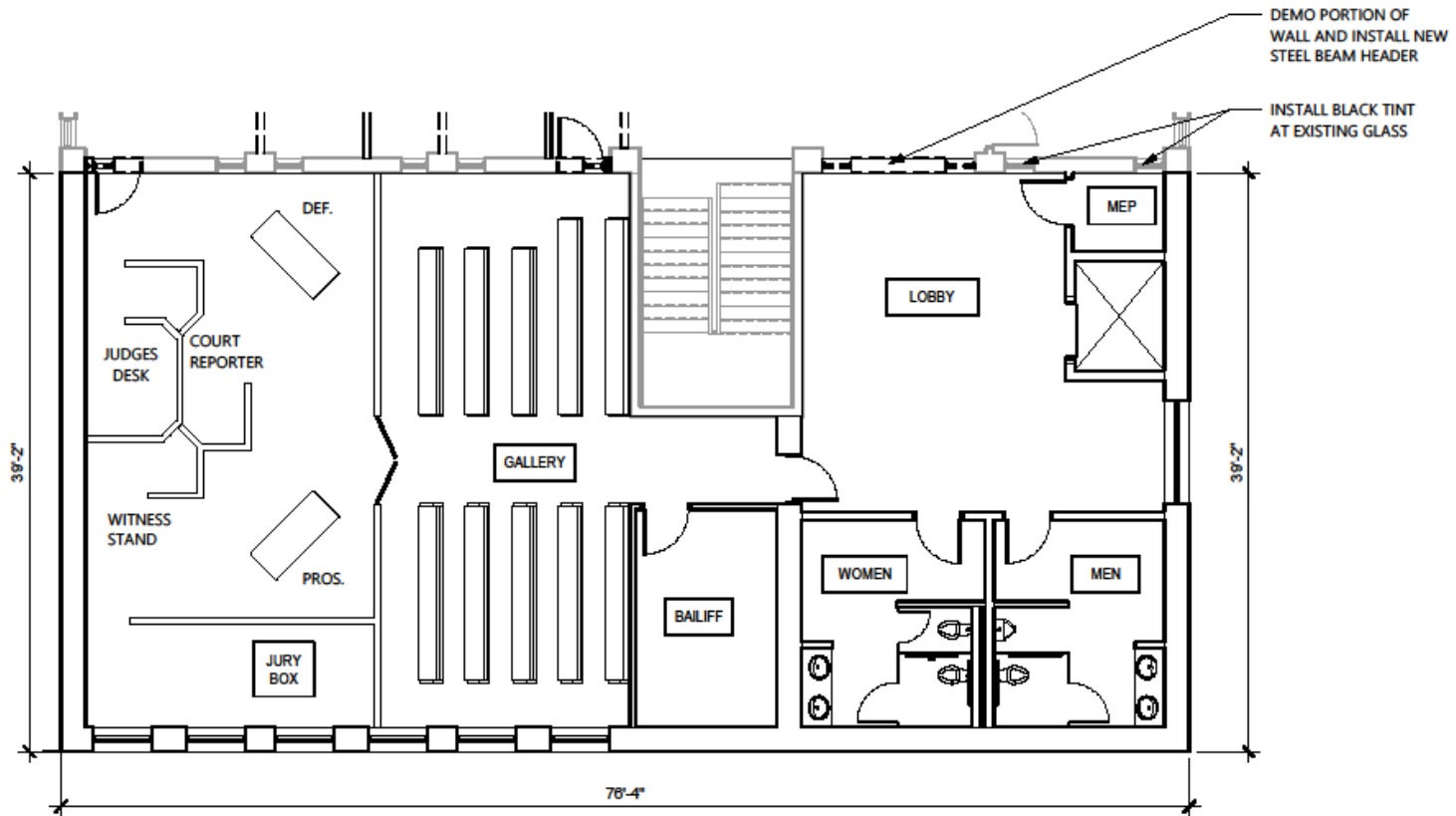
Division VII Addition



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# Second Floor Enlarged Plan – Courtroom and Lobby

- New Elevator and Restrooms with a Lobby that connects to the new courtroom and the existing second floor corridor
- New Courtroom is approximately 1300 s.f. with a Jury Box and direct access from the Judge's Chamber
- +/- 140 s.f. Bailiff's Office is located at the southeast corner of the courtroom



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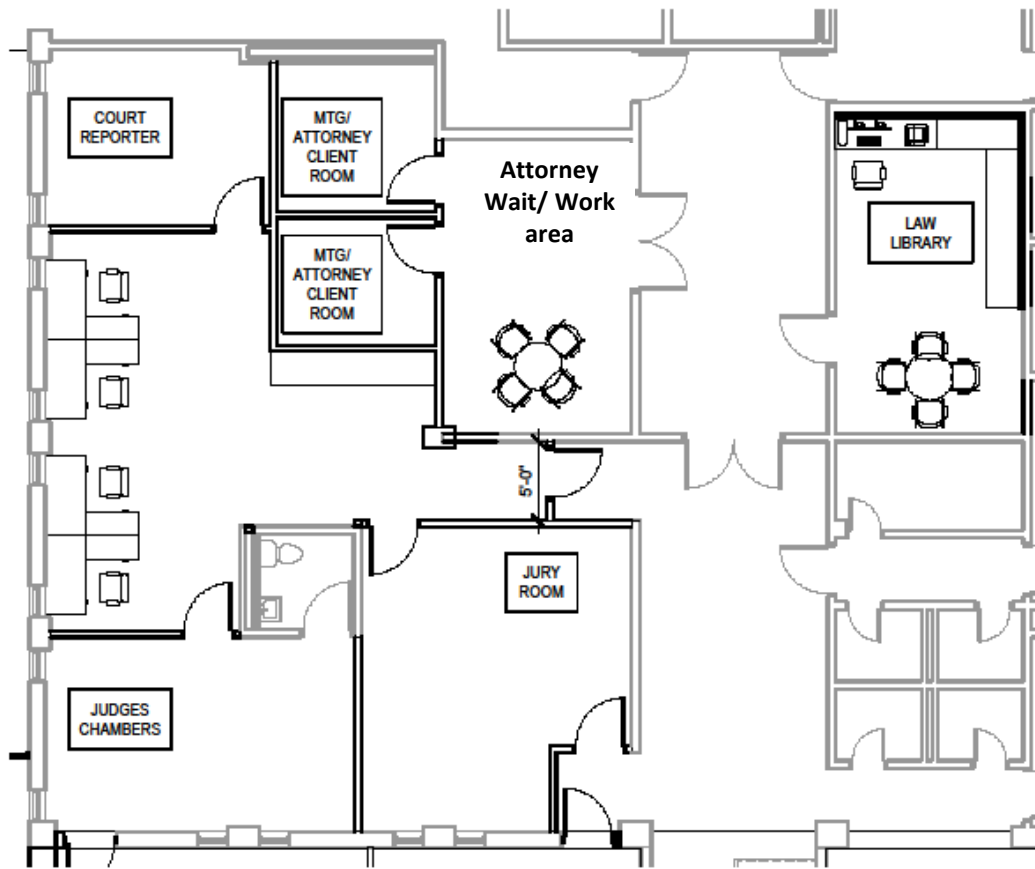
ENLARGED PLAN



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# Second Floor Enlarged Plan – Remodel Area



- Remodel existing courtroom and chambers to provide Judge's Chamber area, a Flex/Jury Room, two small Meeting Rooms and a Lawyers' meeting area and private meeting rooms.
- Jury room = +/- 250 s.f.
- Judge's Office = +/- 220 s.f.
- Court Reporter = +/- 140 s.f.
- Meeting rooms are approx. 9'x9'
- Remodel the area currently housing Hot Checks Department into a new Law Library space with an ADA accessible station as well as counter height bar with data/power for personal laptops.
- Law Library = +/- 240 s.f.



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ENLARGED PLAN

1/8" = 1'-0"

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Division VII Addition

# Schematic Elevation



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Division VII Addition



# Projected Costs

Budget		2020	2021
	<b>Division 7 Construction and Remodel</b>		
	New Construction	\$1,690,697	\$0
	A/E Fees, Civil, Survey, etc...	\$219,220	\$0
	Inflation (4%)	\$102,600	\$0
	Contingency (outside of new construction)	\$100,000	\$0
	Demolition	\$172,514	\$0
	Testing allowance	\$25,000	\$0
	Sallyport	\$159,158	\$0
	Parking Lot	\$0	\$99,242
	Courtroom Finishes and Millwork	\$0	\$50,000
	Chambers/Mtg Area/Law Library Remodel	\$0	\$192,000
	Roof	\$0	\$30,000
	<b>SUBTOTAL</b>	<b>\$2,469,189</b>	<b>\$371,242</b>
	<b>Division 7 Furniture, Equipment, IT and Initial Staffing</b>		
	Furniture/ Furnishings	\$50,000	\$0
	IT/AV	\$51,000	\$0
	Initial Staffing	\$15,000	\$0
	<b>SUBTOTAL</b>	<b>\$116,000</b>	<b>\$0</b>
	<b>Div 2/Old Post Office Needed Maintenance</b>		
	Roof	\$40,000	\$0
	Parking Lot	\$0	\$60,000
	Interior Paint	\$6,000	\$0
	Exterior Paint	\$0	\$19,000
	HVAC	\$0	\$20,783
	Basement Leak Repair	\$0	\$50,000
	Carpet	\$0	\$6,000
	Canopy/Awnings	\$30,000	\$0
	<b>SUBTOTAL</b>	<b>\$76,000</b>	<b>\$155,783</b>
	<b>TOTALS</b>	<b>\$2,661,189</b>	<b>\$527,025</b>

Division 7 Construction and Remodel:

**2020: \$2,469,189**

**2021: \$ 371,242**

Division 7 Furniture, Equipment, IT and Initial Staffing:

**2020: \$ 116,000**

**2021: \$ 0**

Division 2/Old Post Office Required Maintenance:

**2020: \$ 76,000**

**2021: \$ 155,783**

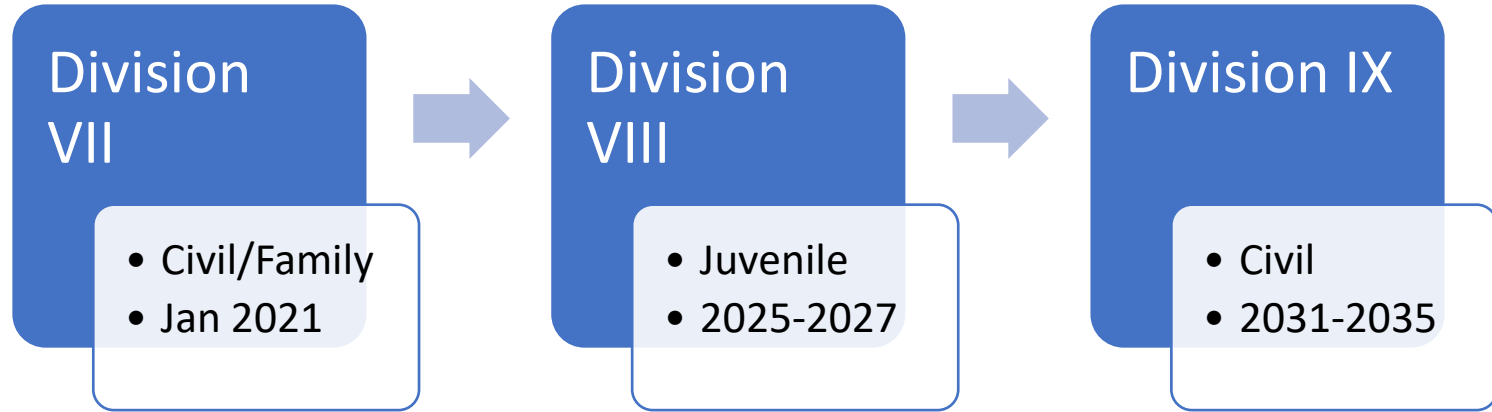
**TOTAL: \$3,188,214**

# Future District 19 Circuit Court Judgeship Additions

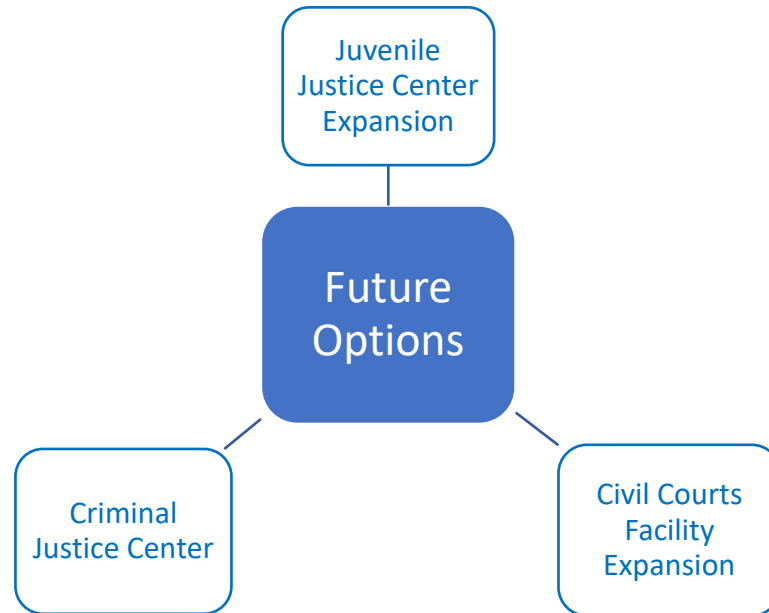
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# Future District 19 Circuit Court Potential Facility Additions



## Div VII Addition





# Discussion and Q&A

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