

MEMORANDUM

December 2, 2009

TO: Public Safety Committee

FROM: Susan J. Farag, Legislative Analyst *SJF*

SUBJECT: Update – Judicial Center Annex

Today, the Public Safety (PS) Committee will receive a status update on the Judicial Center Annex. Those expected to attend:

Hamid Omidvar, Department of General Services
Randall Hawkins, Department of General Services
Pamela Harris, Court Administrator
Paula Williams, Project Manager, AECON Design, Inc.
Tom Donaghy, Lead Designer, AECON Design, Inc.

BACKGROUND

On May 22, 2008, the Council approved the FY09-14 Capital Improvements Program (CIP), which included funding for the planning, design, and construction of a Montgomery County Judicial Center Annex, the Judicial Center HVAC Renovation, and other needed renovations to the Judicial Center. The approval provided approximately \$100 million for construction costs. This amount was added in FY12 – FY15. During budget deliberations, the Committee recommended that the Department of Public Works and Transportation (now the Department of General Services or DGS) develop a plan that expedites the renovation of the HVAC system in the Judicial Center, in order to reduce the chance that the courtrooms might have to close because of a failure of the aging system. The cost of HVAC replacement was estimated at \$25 to \$35 million dollars. In addition, the Committee recommended the size of the Annex be reduced so that it will cost about \$100 million. DGS has worked to modify the concept design to work within these parameters.

In a September 15, 2008 memo (©3-4), Chairman Andrews asked DGS to provide an update of the Judicial Center Annex, including the development of a second option that would add one additional floor to the Annex to provide office space only (no courtrooms). The additional floor should ensure that the Family Division courtrooms and staff could remain in the Annex even after all new courtrooms are eventually built out. In addition, Chairman Andrews asked DGS to explore scheduling alternatives that might allow for higher usage of the courtrooms, including the possibility of night court.

On November 20, 2008, DGS provided an update on the project status, including three construction schemes that could meet program requirements within the allotted budget. DGS recommended *Scheme 3*, and the Committee agreed. In addition, the Committee requested that a design option be included for an additional floor to provide office space only.

On May 14, 2009, the Council approved the FY10-15 Capital Improvements Program (CIP), which slightly modified the project's funding in the out years, with no impact on construction timelines (PDF attached at © 1-2). The current project schedule is included on © 42.

DISCUSSION ISSUES

1. Have Family Division services been incorporated into the current design? If so, how?
2. What agencies are not being fully-accommodated (if any?). In what manner? What are the potential impacts on judicial functions?
3. Does the proposed design allow for expansion to meet future needs?
4. What type of feedback has been received from the City of Rockville as well as the community?

<u>This packet includes the following:</u>	©#
PDF for the Judicial Center	1-2
Judicial Center Update	3-45

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Judicial Center Annex -- No. 100300

Category
Subcategory
Administering Agency
Planning Area

Public Safety
Other Public Safety
General Services
Rockville

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

May 14, 2009
No
None.
Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	22,281	1,255	3,324	17,702	6,744	492	4,000	3,500	2,500	466	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	5,502	0	0	5,502	0	0	3,000	2,502	0	0	0
Construction	108,668	1	0	80,667	0	7,858	6,323	13,452	24,500	28,534	28,000
Other	3,382	9	0	3,373	0	100	727	546	2,000	0	0
Total	139,833	1,265	3,324	107,244	6,744	8,450	14,050	20,000	29,000	29,000	28,000

FUNDING SCHEDULE (\$000)

Current Revenue: General	355	330	25	0	0	0	0	0	0	0	0
G.O. Bonds	139,478	935	3,299	107,244	6,744	8,450	14,050	20,000	29,000	29,000	28,000
Total	139,833	1,265	3,324	107,244	6,744	8,450	14,050	20,000	29,000	29,000	28,000

DESCRIPTION

This project provides for the planning, design, and construction of a Montgomery County Judicial Center Annex, the Montgomery County Judicial Center HVAC Renovation, and other needed renovations to Montgomery County Judicial Center in Rockville. Associated requirements for items such as phasing, parking, and security will also be funded through this project.

JUSTIFICATION

There are currently 21 Circuit Court Judges. The Judicial Center's 17 courtrooms are all assigned. Four Circuit Court Judges are assigned to other courthouses; three Juvenile Division Judges are housed in the Grey Courthouse and one in the historic Red Brick Courthouse. There are no remaining courtroom spaces available in any of the three courthouses leaving no room for new Circuit Court judicial positions. The October 2003 needs assessment completed by URS projected that to handle the projected number of court filings, 22 judicial positions would be needed in 2005; 25 in 2010; 28 in 2015; 31 in 2020; and 34 in 2025. A projection was also made regarding the staff needed to support these positions in the Circuit Court administrative, Clerk of the Court, Register of Wills, State's Attorney, and Sheriff's offices.

The following studies have been completed as a part of this project: Judicial Center Annex Project Report (URS/ Fentress - 2003), Courtroom Utilization Study (URS/Fentress - 2003), Planning Drawings for Phases 1 and 2 of a Judicial Center Annex (URS - 2003), Circuit Court Facilities Need (Vitetta - 2001), Montgomery County Circuit Court Facility Master Plan (Vitetta - 1998), Impact of Family Court Division (Vitetta - 1998), and Staff and Space Requirements (Vitetta - 1998). The project has also been included in studies completed for the Rockville Core Plan. Courtrooms are designed to meet National Center for State Court standards.

OTHER

The County Council has requested the Circuit Court and Executive branch review and update the case filing and staff projections developed in 2003. The Council has requested this review include information on the weighted caseload trends as collected by the Administrative Office of the Court. The Council has also requested that alternative operational scenarios, such as the use of night court be explored to determine if courtrooms can be used for a longer portion of the day. The Executive branch must provide the Council's Public Safety Committee with progress briefings after the Program of Requirements validation, design of the HVAC renovations, and design development of the annex.

This project was first included in the Capital Improvements Program in FY2003. It was assumed that the annex could be designed to meet long-term needs and then built in two phases to reduce short-term costs. Later studies by DPWT determined that two-phase construction of the annex presents significant issues in terms of construction complexity and total project costs.

Planning and design development for other County buildings in the Rockville Core as identified in the Government Core Facilities Optimization Master Plan Study are funded through Project No. 360901, Montgomery County Government Complex.

An architect was selected in 2007.

FISCAL NOTE

The funding in this project is expected to provide for the costs of planning, design, and supervision of renovations to the Judicial Center and the construction of the Judicial Center Annex. The estimate will be updated after validation of the Program of Requirements and design development of the HVAC renovations to the Judicial Center and the Judicial Center Annex. Because of the age of the HVAC system in the Judicial Center, the County Council has requested that the planning include an expedited schedule for these HVAC upgrades. Upgrades to the existing courtrooms are most critical. Upgrades to the remainder of the Judicial Center may be provided in the most cost effective manner in coordination with the construction of the Judicial Center Annex. HVAC upgrades are

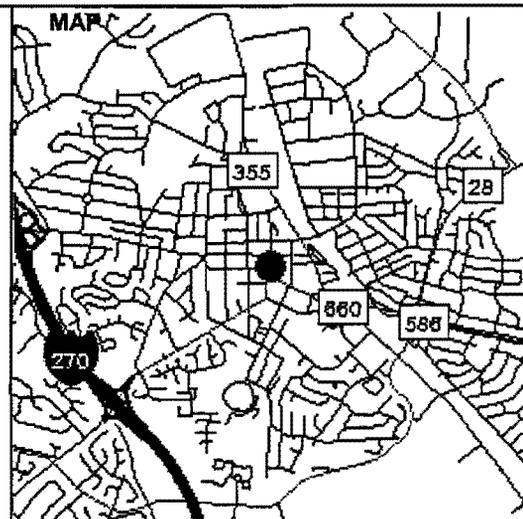
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY03	(\$000)
First Cost Estimate	FY09	139,833
Current Scope		
Last FY's Cost Estimate		139,833
Appropriation Request	FY10	7,607
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		23,977
Expenditures / Encumbrances		3,165
Unencumbered Balance		20,812
Partial Closeout Thru	FY07	0
New Partial Closeout	FY08	0
Total Partial Closeout		0

COORDINATION

Circuit Court
Sheriff's Office
State Attorney's Office
Register of Wills
Clerk of the Circuit Court
Department of General Services
Department of Technology Services
County Council
Criminal Justice Coordinating Commission
City of Rockville

Special Capital Projects Legislation [Bill No. 23-06] was adopted by Council June 13, 2006.



Judicial Center Annex -- No. 100300 (continued)

expected to cost between \$25 million and \$35 million. The fiscal year expenditure schedule has been amended; changes will not impact the project delivery.

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

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Montgomery County Judicial Center



Presentation Overview

- I. Introduction & Background**
- II. Government Core Master Plan**
- III. Design**
- IV. Schedule and Process**

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I. Introduction & Background



Introduction & Background

- **Project Organization**

- **Users**

- Sixth Judicial Circuit Court
- Montgomery County Sheriff's Office
- Montgomery County State's Attorney's Office
- Clerk of the Court

- **Planning Design and Construction Management**

- Montgomery County Department of General Services,
Office of Planning & Development
 - Executive Manager – Hamid Omidvar, AIA
 - Project Manager – Randall Hawkins, RA, LEED

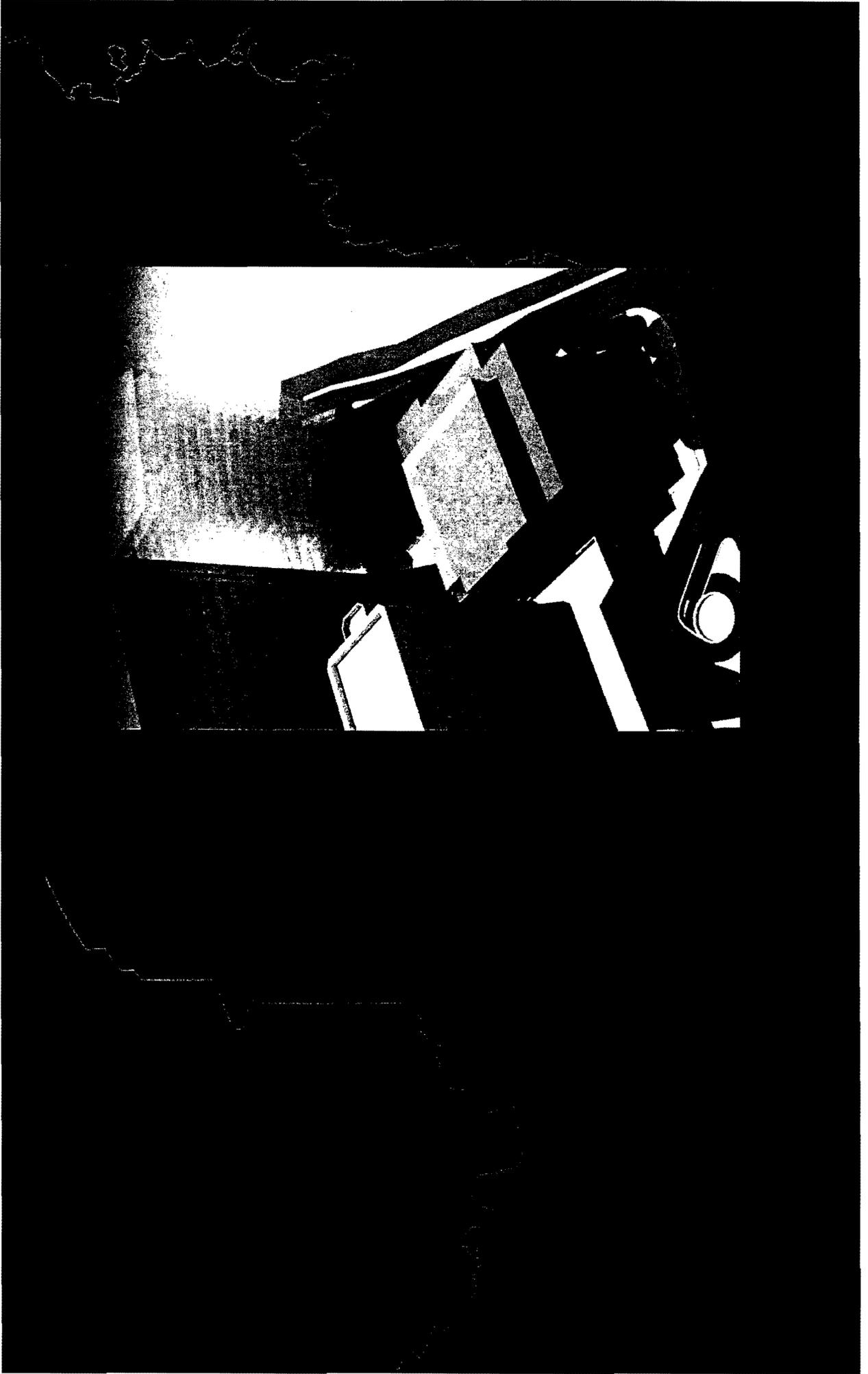
- **Design Team**

- Project Manager - Paula Williams, AIA, AECOM Design Inc.
- Lead Designer – Tom Donaghy, AIA, LEED, AECOM Design Inc.
- Landscape Architect – Steve Kelly, RLA, Mahan Rykeil Inc.
- Civil Engineer – Shawn Benjaminson, PE, LEED, ADTEK Inc.

- **Design Competition**



II. Government Core Master Plan



Goals

- **Respond to Short Term and Long Term County Growth Needs from 2015-2025 and Beyond**
- **Creation of a Suitable Government Complex**
 - County is a model of open and democratic government
 - Enhance pedestrian activities, experience and safety
 - Enhance green spaces and incorporate them as part of pedestrian activities
- **Cost Effectiveness**
 - Consolidate leased space
 - Efficient design

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Aerial Photo

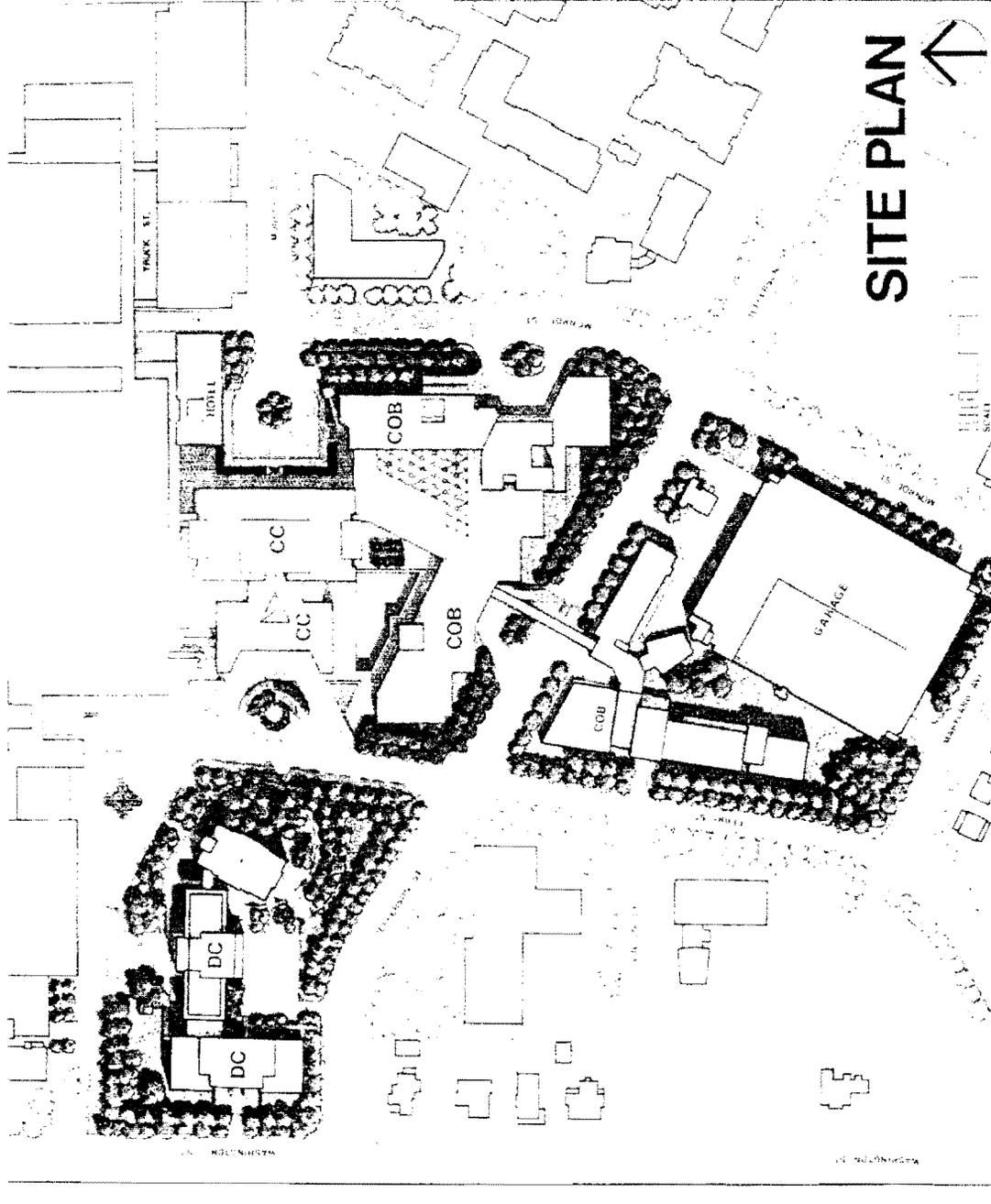


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AECOM

Montgomery County Government Center 1975

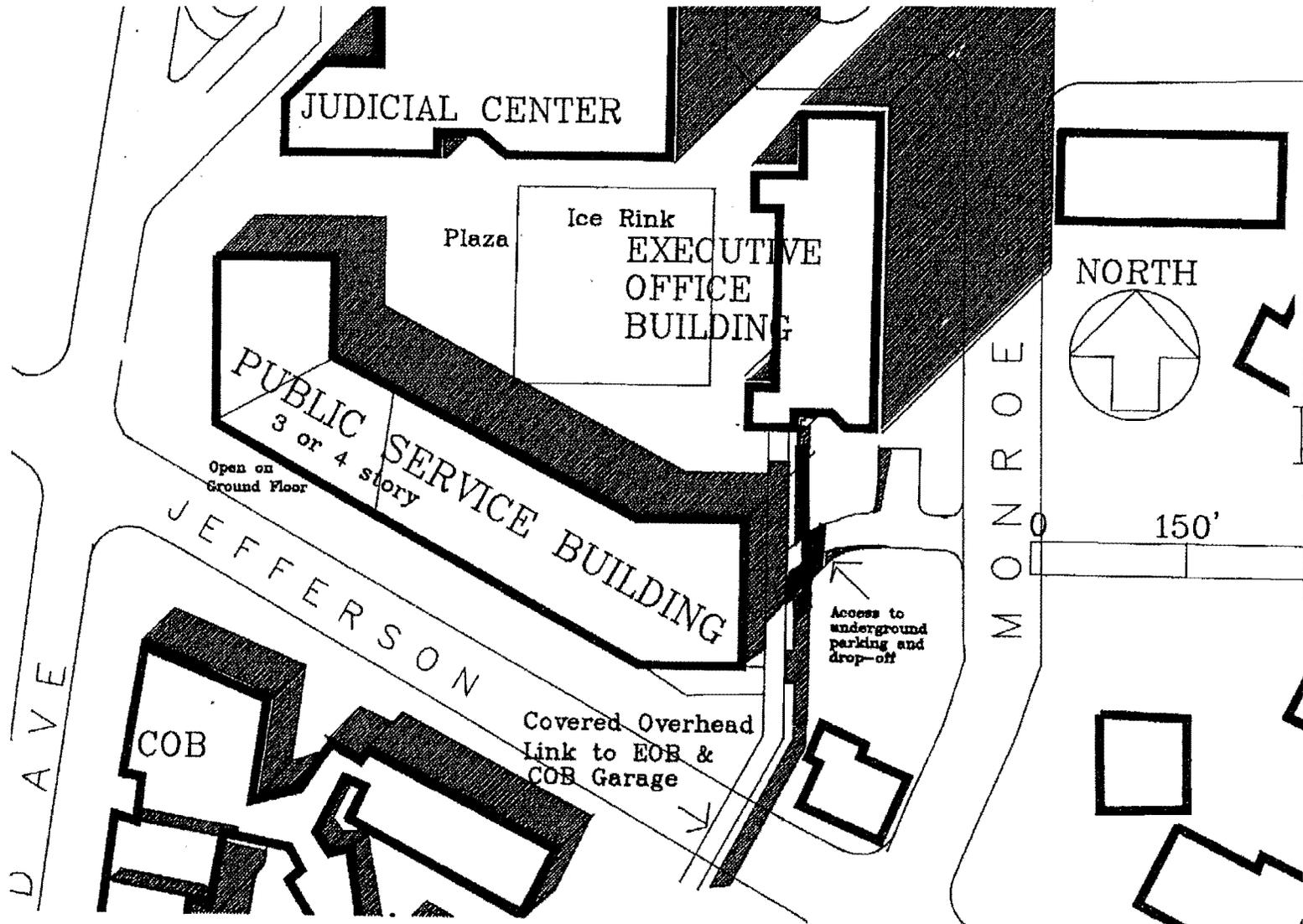


SITE PLAN ↑

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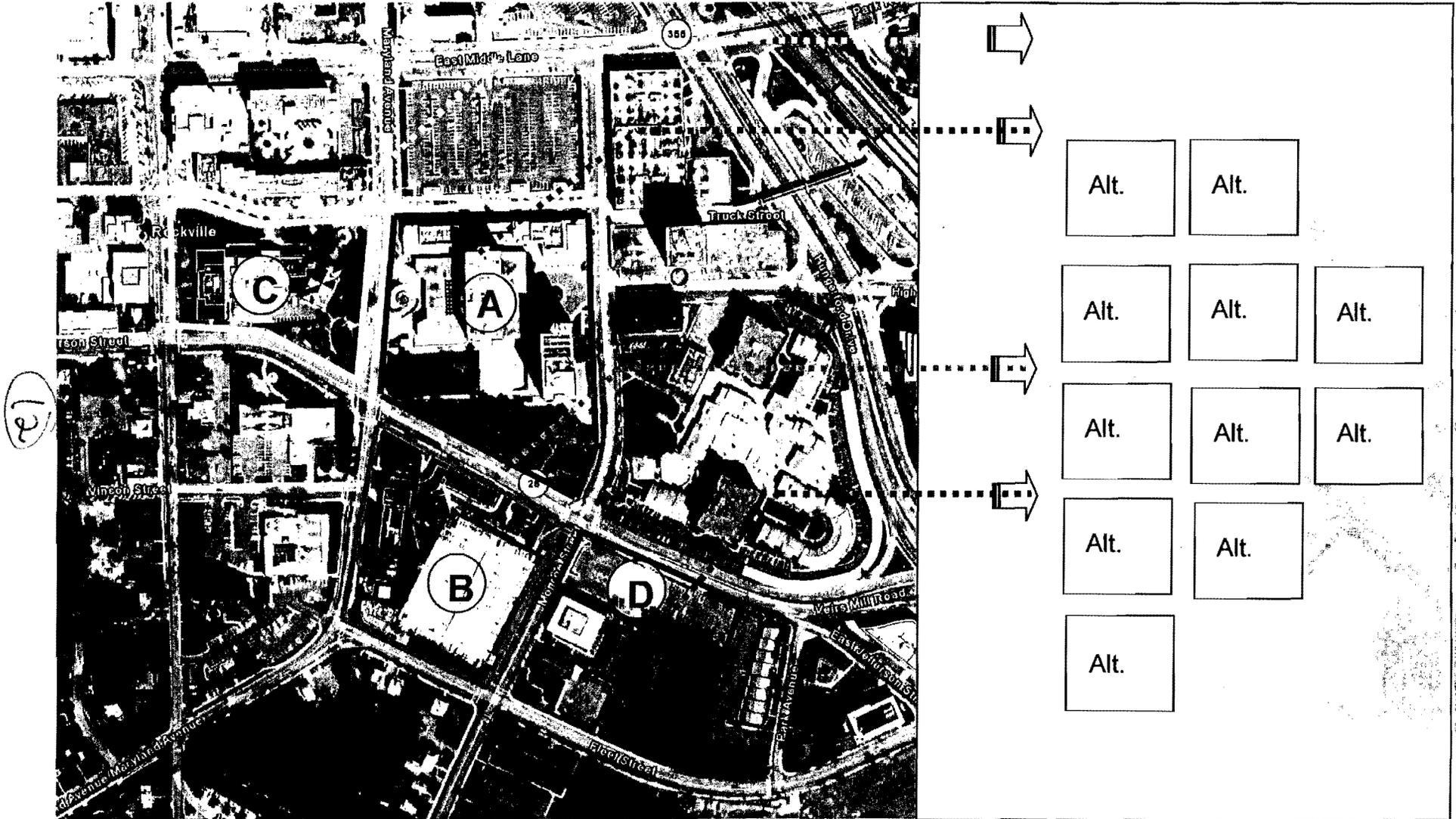
Montgomery County Government Center 1987



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Rockville Central Core Analysis

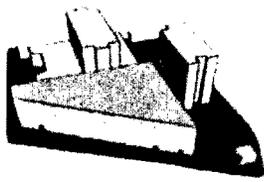


Analysis of Central Core Blocks – Potential Uses

Core Block "A"

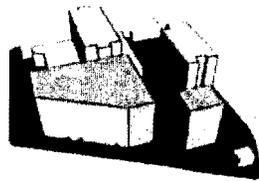
Judicial Center & Executive Office Building

Alternate 2
Judicial Center Growth



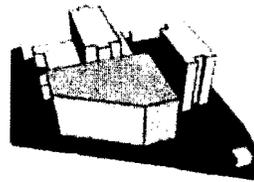
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Alternate 3
Judicial Center & Executive Office Building Growth, Separate Buildings



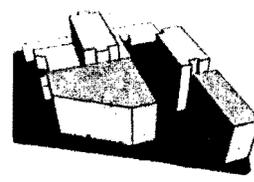
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Alternate 4
Judicial Center & Executive Office Building Growth, Combined Building



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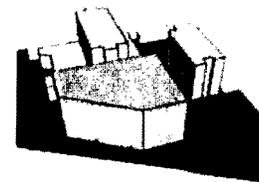
Alternate 5
Judicial Center & Executive Office Building Growth, Bank relocated



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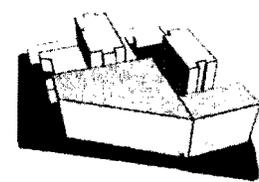
◀Selected Alternate▶

Alternate 6
Judicial Center & Executive Office Building Growth, New Parking Garage



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Alternate 7
Maximum Site Buildout - Judicial Center & Executive Office Building Growth



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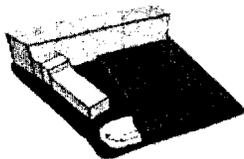
◀Selected Alternate▶

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Core Block "B"

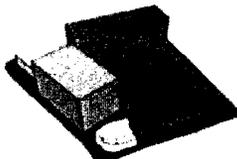
Council Office Building

Alternate 2
New Jefferson Ave Building



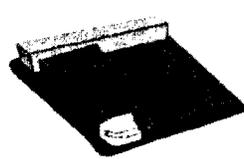
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Alternate 3
New Maryland Ave Building, Expanded Jefferson St Parking



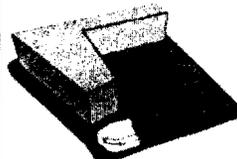
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Alternate 4
New Jefferson St Building, Expanded Maryland Ave Parking



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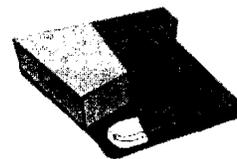
Alternate 5
New Maryland Ave & Jefferson St Building



17

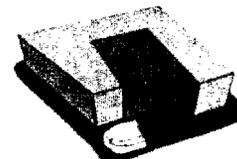
◀Selected Alternate▶

Alternate 6
New Corner Building, Expanded Parking



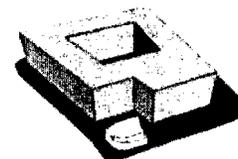
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Alternate 7
Maximum Buildout, Above & underground parking



17

Alternate 8
Maximum Buildout, Underground Parking



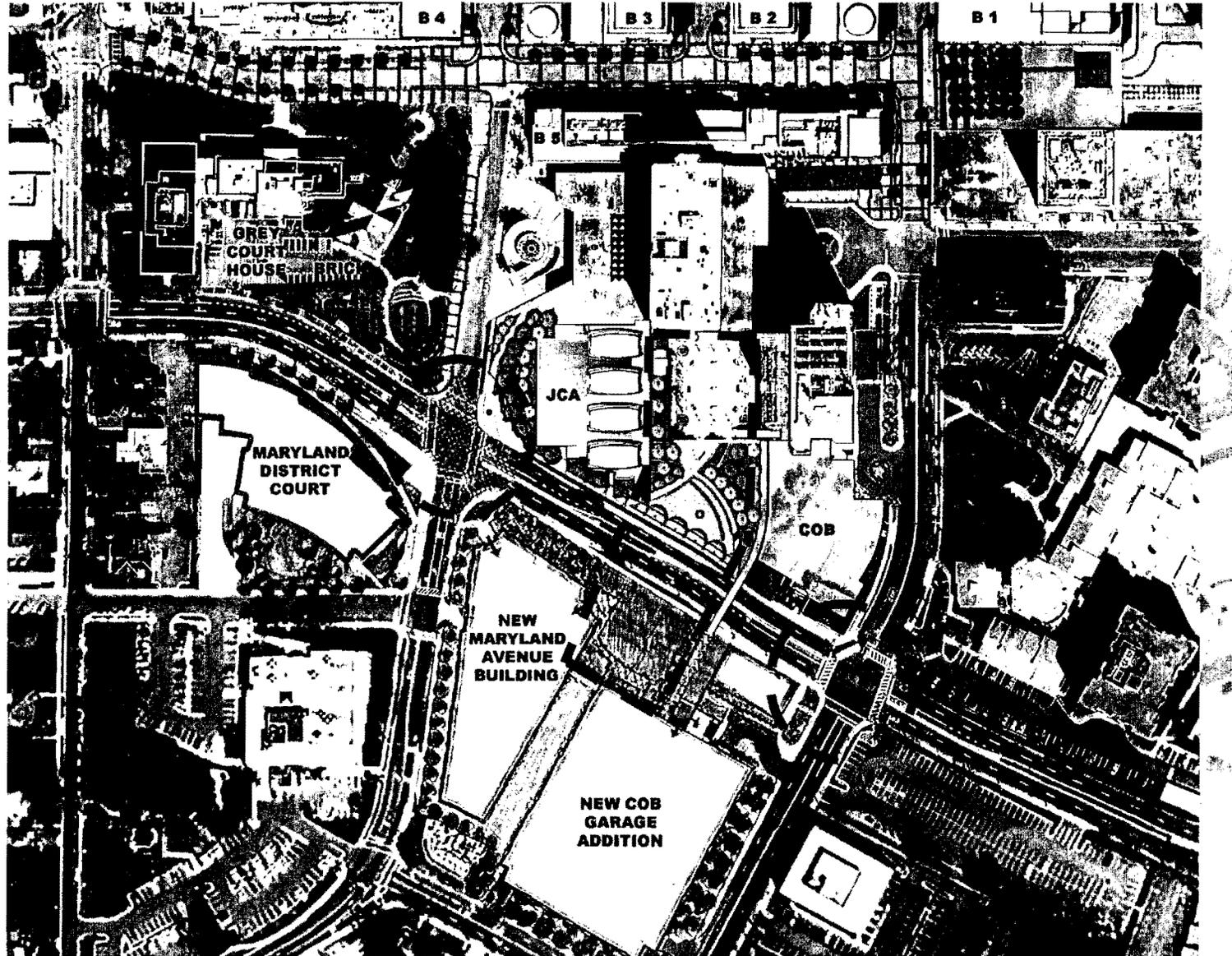
17

◀Selected Alternate▶



Master Site Plan

- Gateways
- Green Spaces
- Public Spaces
- Pedestrian Access
- Connectivity
- Phasing
- Lease Consolidation
- Parking
- Building Reuse
- Cost Effective



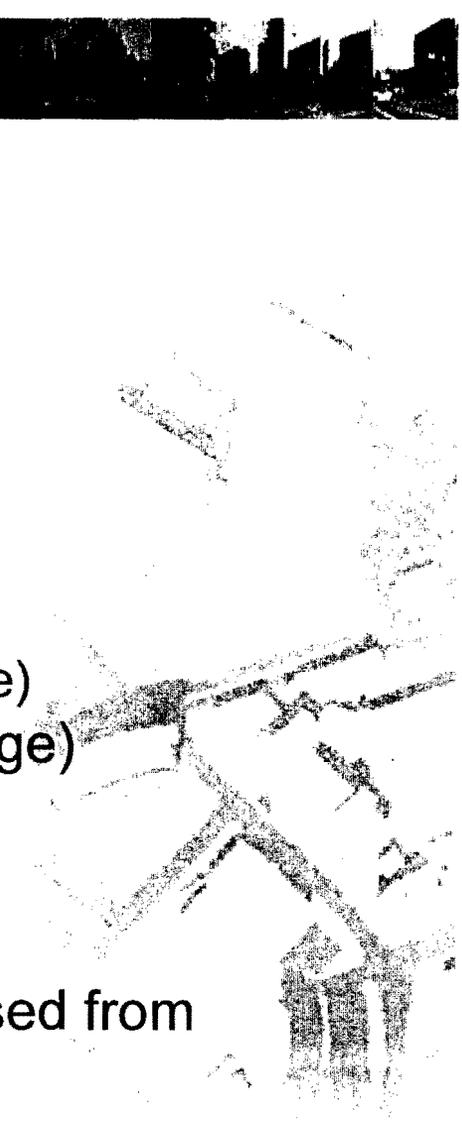
III. Design



Project Scope

- **The Judicial Center Renovation**
 - 17 Courtrooms to Remain
 - Alterations to vacated spaces
 - Upgrades of public spaces
 - HVAC Upgrades
- **The Judicial Center Annex**
 - Use: Family Court and Court Support Functions
 - 10 New Courtrooms and Chambers (3 are shell space)
 - Size: 166,000 GSF (excluding penthouse and garage)
 - Height: 113 ft
 - 6 Floors plus Penthouse
 - Access
 - 1 Level of below grade restricted parking accessed from existing Executive Office Building.
 - Loading accessed from existing Judicial Center
 - LEED Silver Certified

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Existing Context



LEGEND

 PARKING/ IMPERVIOUS

 GREEN AREAS/ PARKS

PUBLIC PLAZAS

 1/4 MILE WALKING RADIUS

 METRO RAIL LINE

 PRIMARY ROADS

 SECONDARY ROADS

 = METRO RAIL

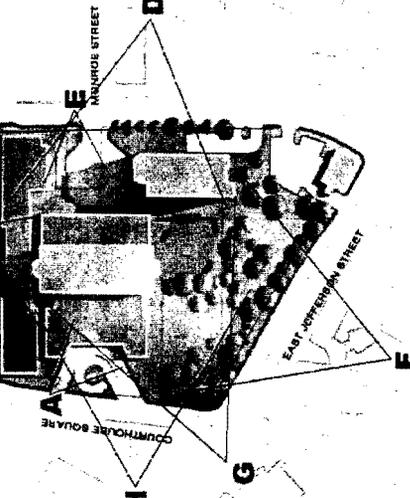
 GATEWAY ELEMENT

 GREEN PEDESTRIAN CONNECTORS

15



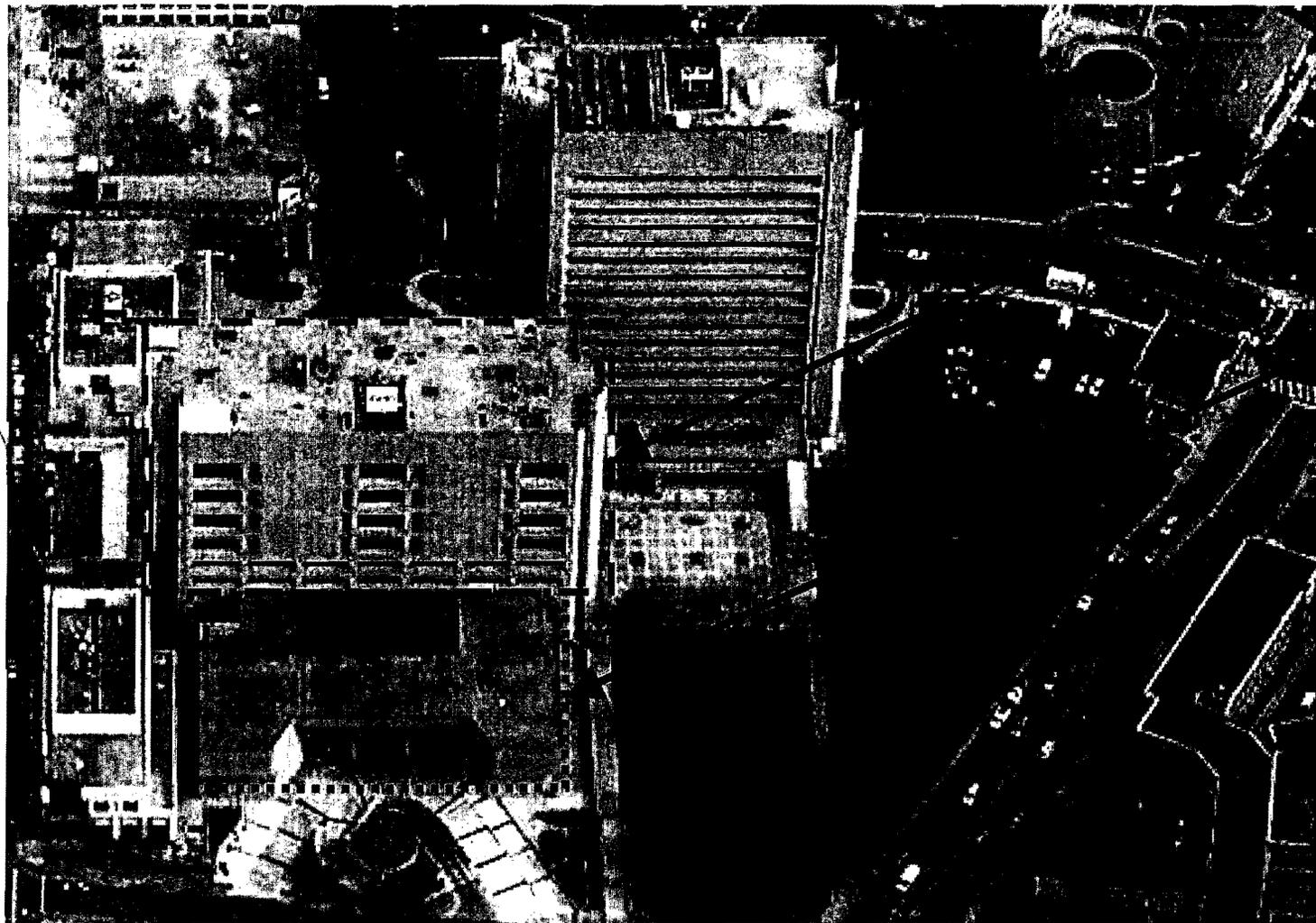
Site Photos - Buildings on Site



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Existing Site Conditions



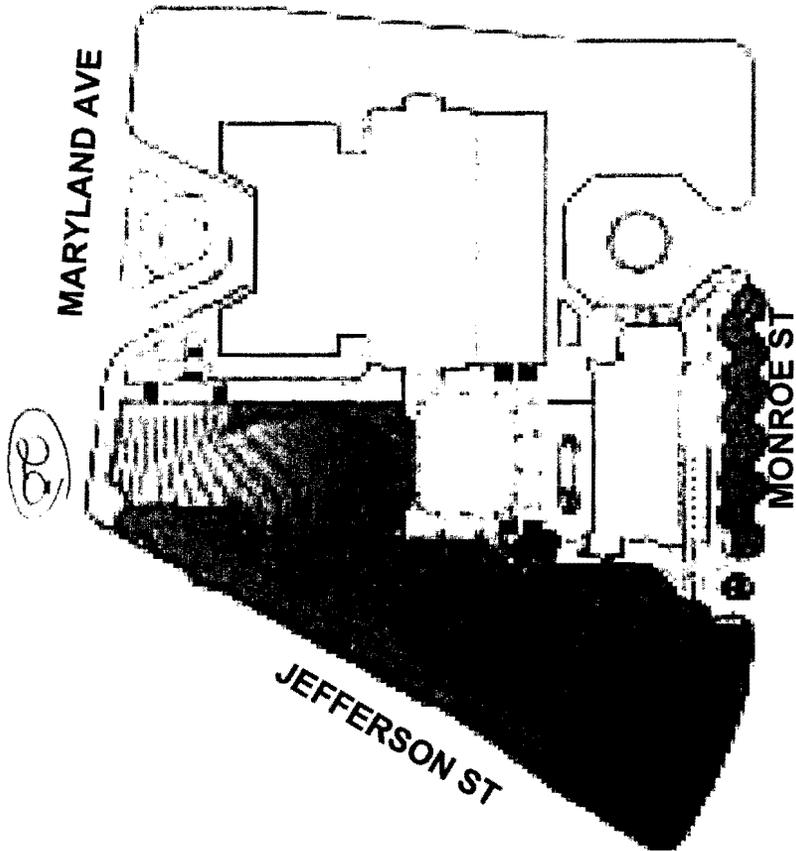
(b)

6 story tower

3 story base including atrium



Existing Site Attributes



- **Site size is approximately 5.0 acres. It encompasses the Judicial Center and the Executive Office Building.**
- **Natural Resources**
 - There are no wetlands on-site.
 - There are no State or County Champion Trees on-site.
 - There are no known rare, threatened or endangered species on-site.
 - The site is outside of the 100-year Floodplain.



Existing Context – Green Space



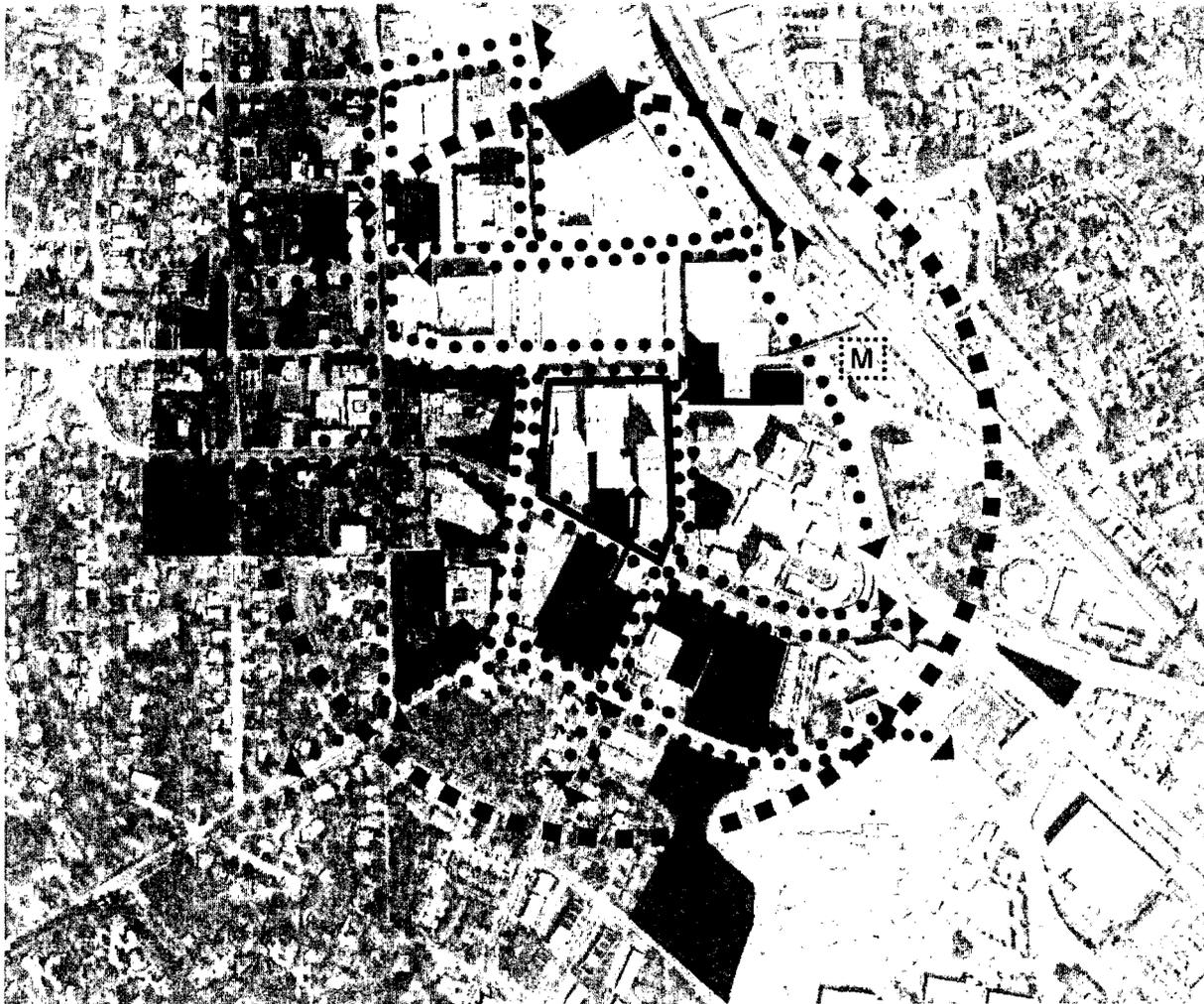
LEGEND

-  PARKING/ IMPERVIOUS
-  GREEN AREAS/ PARKS
-  PUBLIC PLAZAS
-  1/4 MILE WALKING RADIUS
-  M = METRO RAIL

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Proposed Context – Green Space

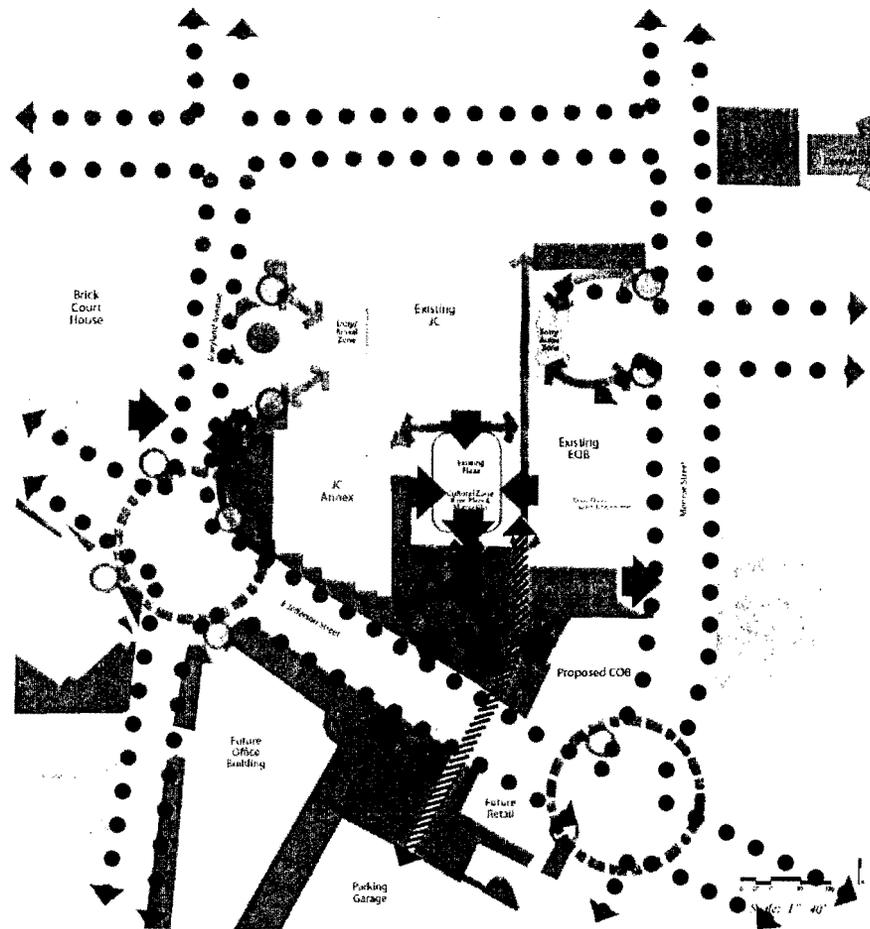


LEGEND

-  PARKING/ IMPERVIOUS
-  GREEN AREAS/ PARKS
-  PUBLIC PLAZAS
-  1/4 MILE WALKING RADIUS
-  GREEN PEDESTRIAN CONNECTORS
-  PROPOSED PEDESTRIAN BRIDGE
-  M = METRO RAIL
-  PROPOSED BUILDINGS



Proposed Site Diagram



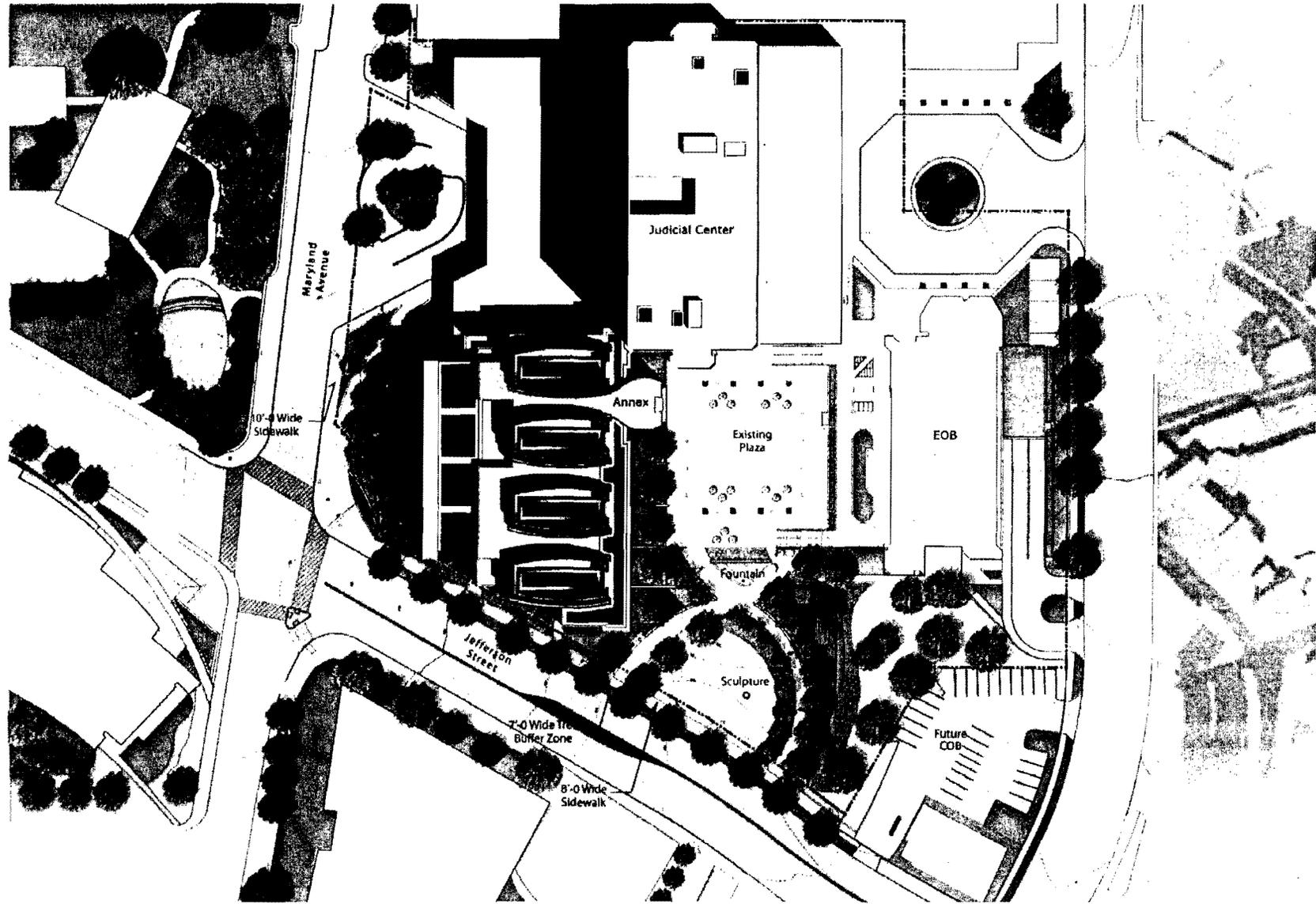
23

	Community		Focal Feature		Future Pedestrian Bridge
	Entrance Point		Streetscape Enhancement		Streetscape Enhancement
	Future Office Building		Future Retail		Entrance Point
	Future Office Building		Future Retail		Entrance Point

- Pedestrian Streetscape Enhancements
- Link to other green spaces
- Outdoor Civic Zone
 - Focal Feature
- Gateways are Community Identifiers
- Future Pedestrian Bridge
- Entrance Points



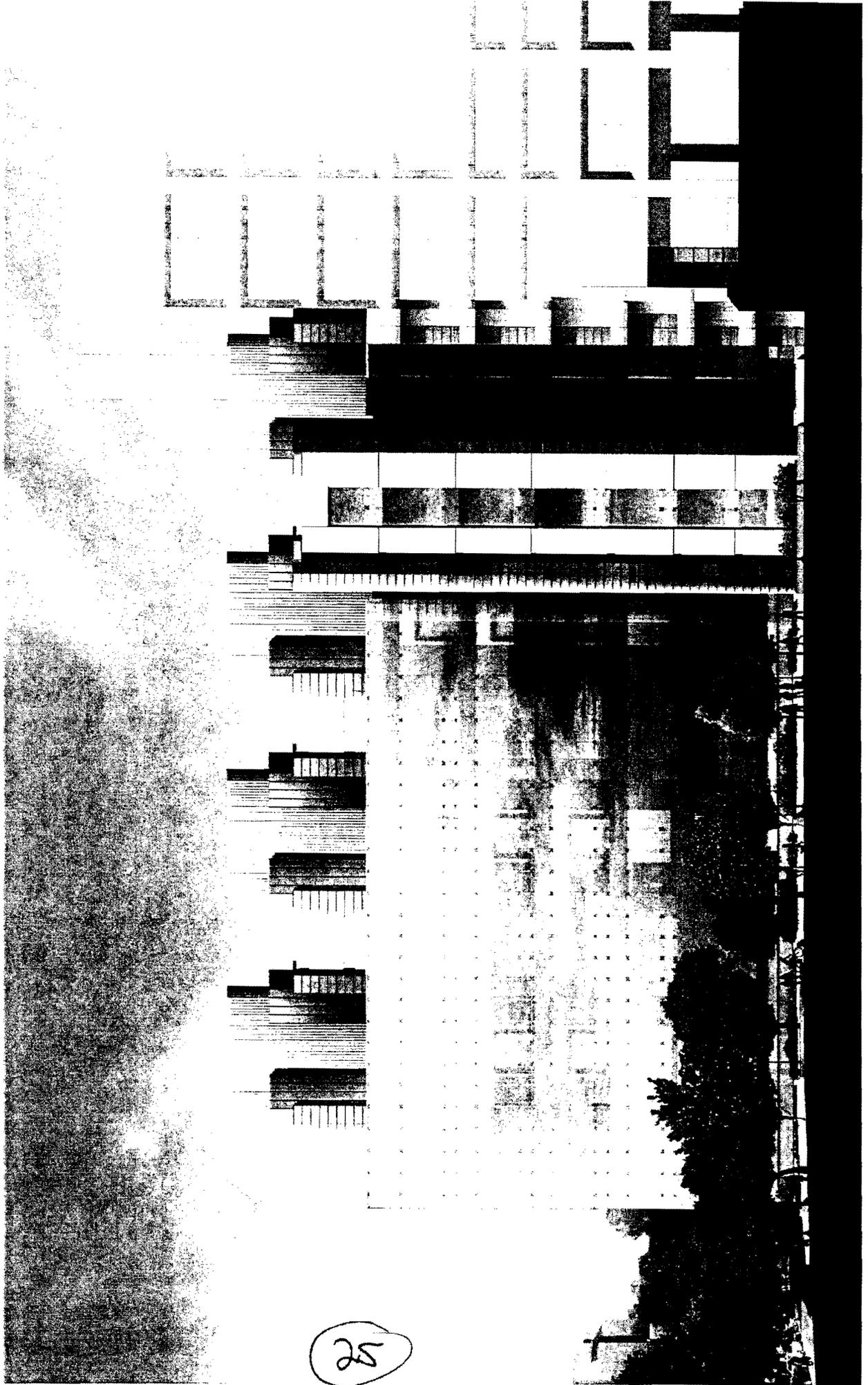
Proposed Site Plan



712



Elevation – Plaza Side



DRC Comments

- **Automobile Parking**

- existing 235 spaces in JC, additional 65 spaces in JC Annex, and an additional 246 spaces in expanded COB Garage

- **Bicycle Parking**

- 33 short term spaces near existing JC entrances, and 17 long term spaces with shower and locker facilities for JC, JCA, EOB, and NCOB

- **Public Use Space – 40% of JC site**

- New 8' sidewalk along MD-28 with a 7' tree lawn

- **Historic District Commission Courtesy Review**

- due to proximity to Red and Grey Brick Courthouses

- **Traffic and Transportation**

- A traffic impact study has been submitted to the City for review and is currently being updated per comments.

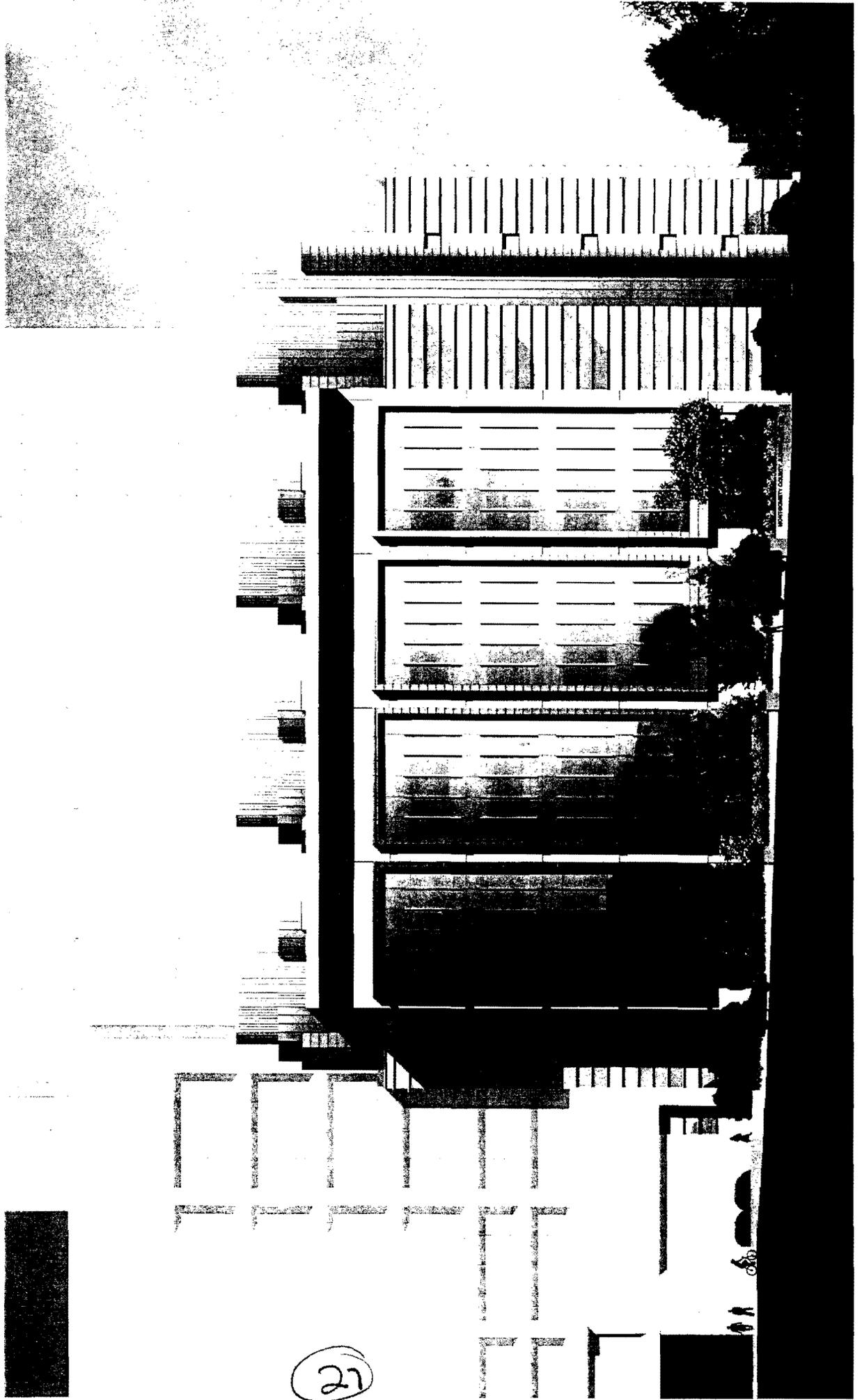
- **Forestry**

- The State of Maryland will be reviewing the Forest Conservation Plan

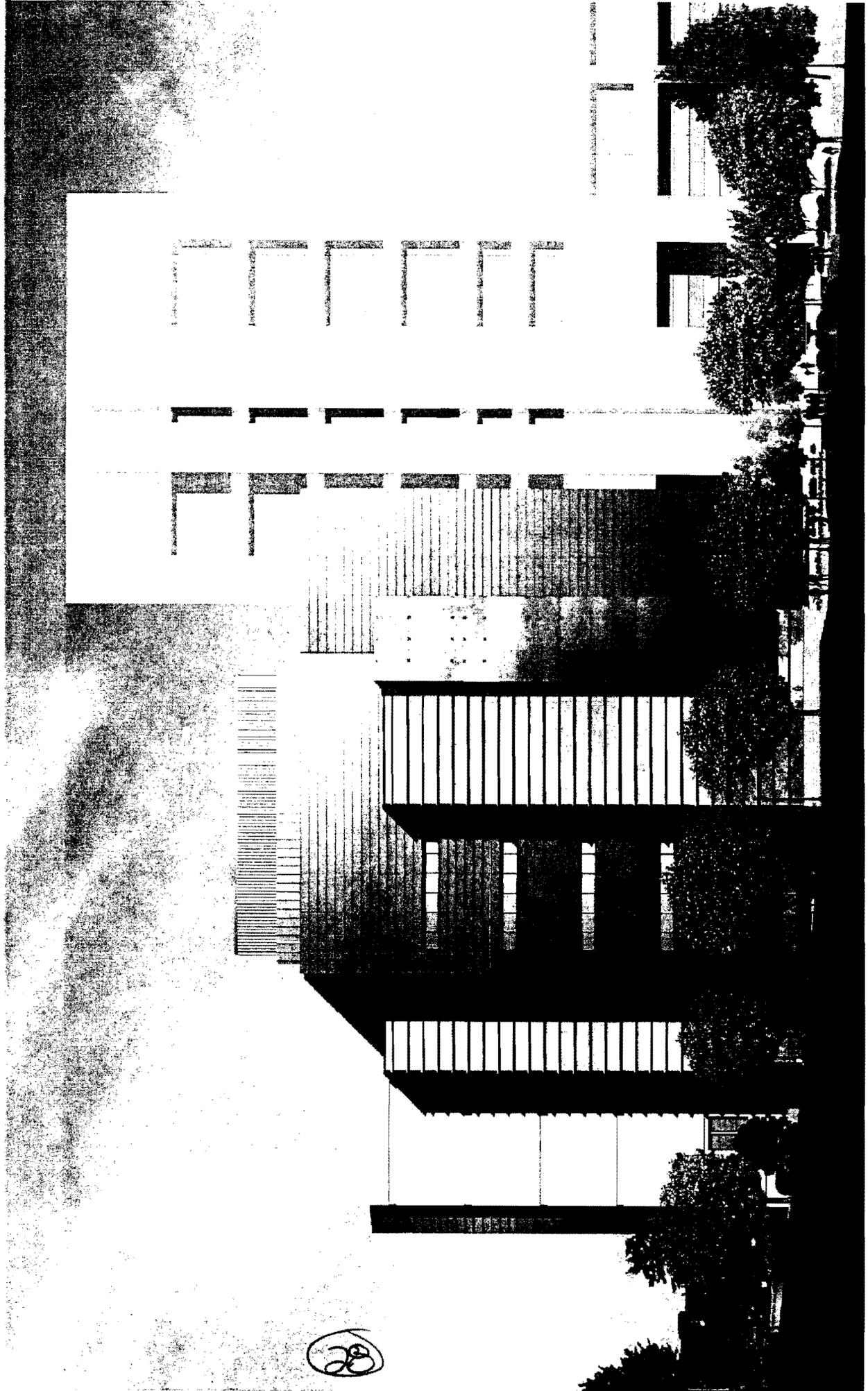
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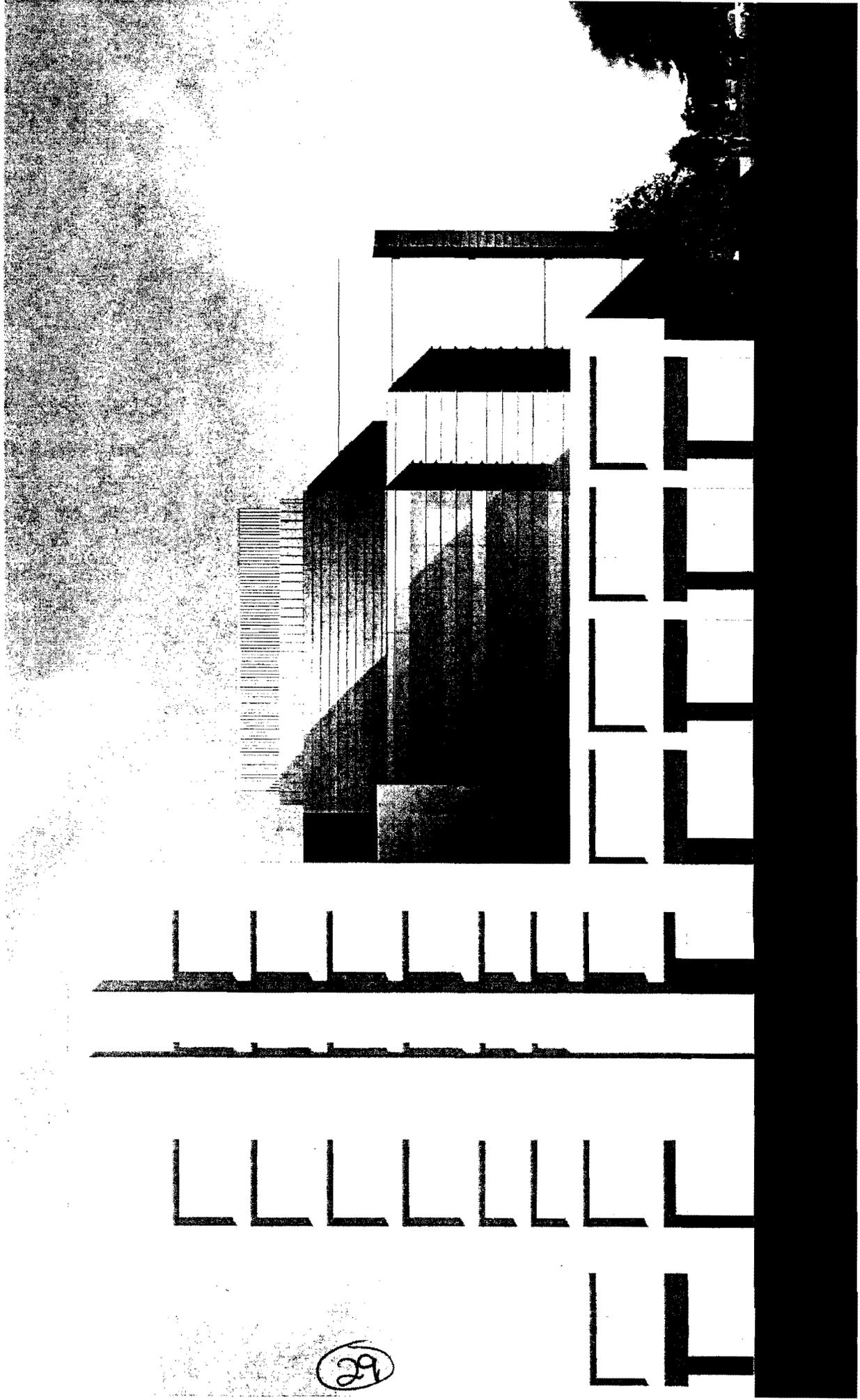
Elevation – Judicial Chamber Side

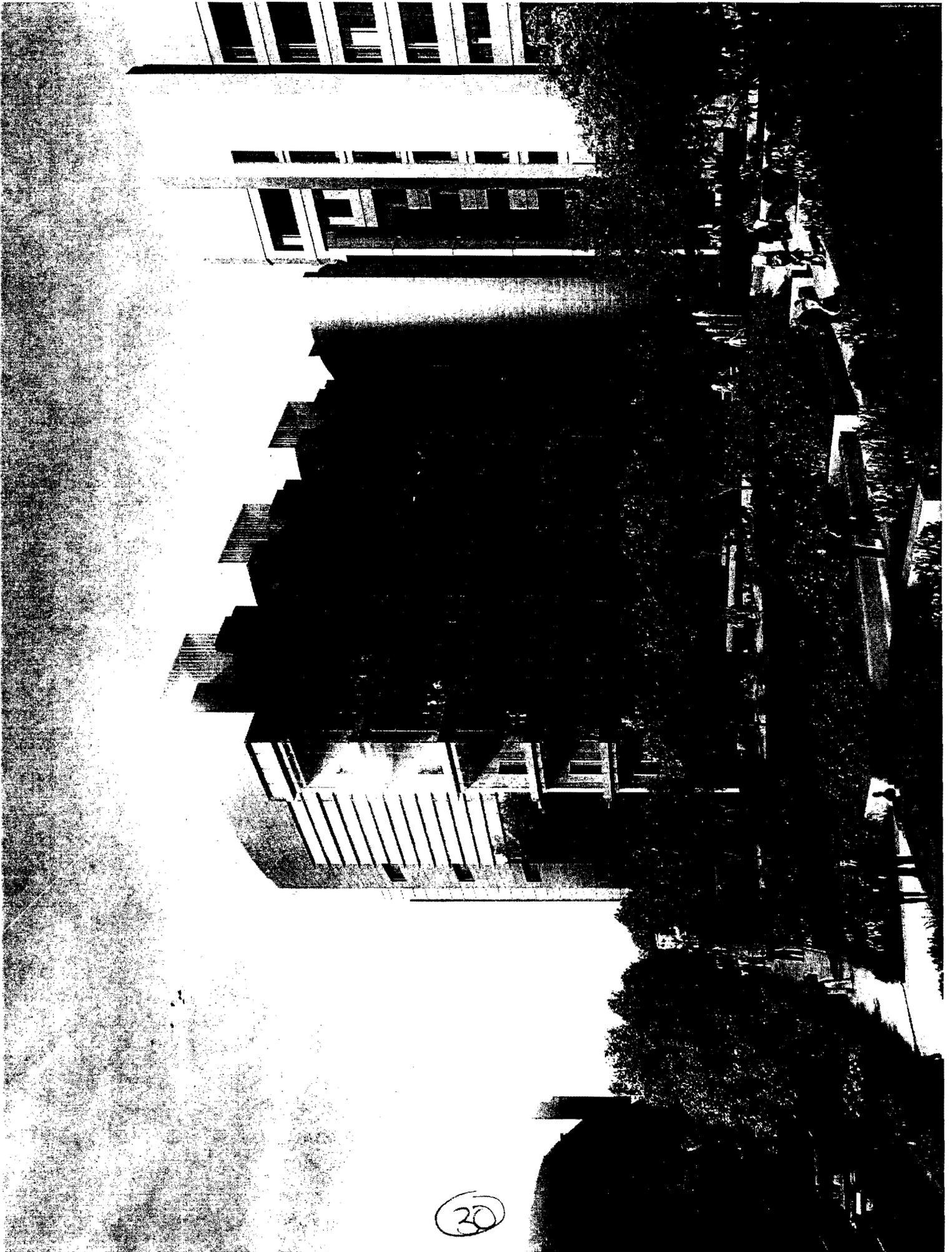


Elevation – Jefferson Street

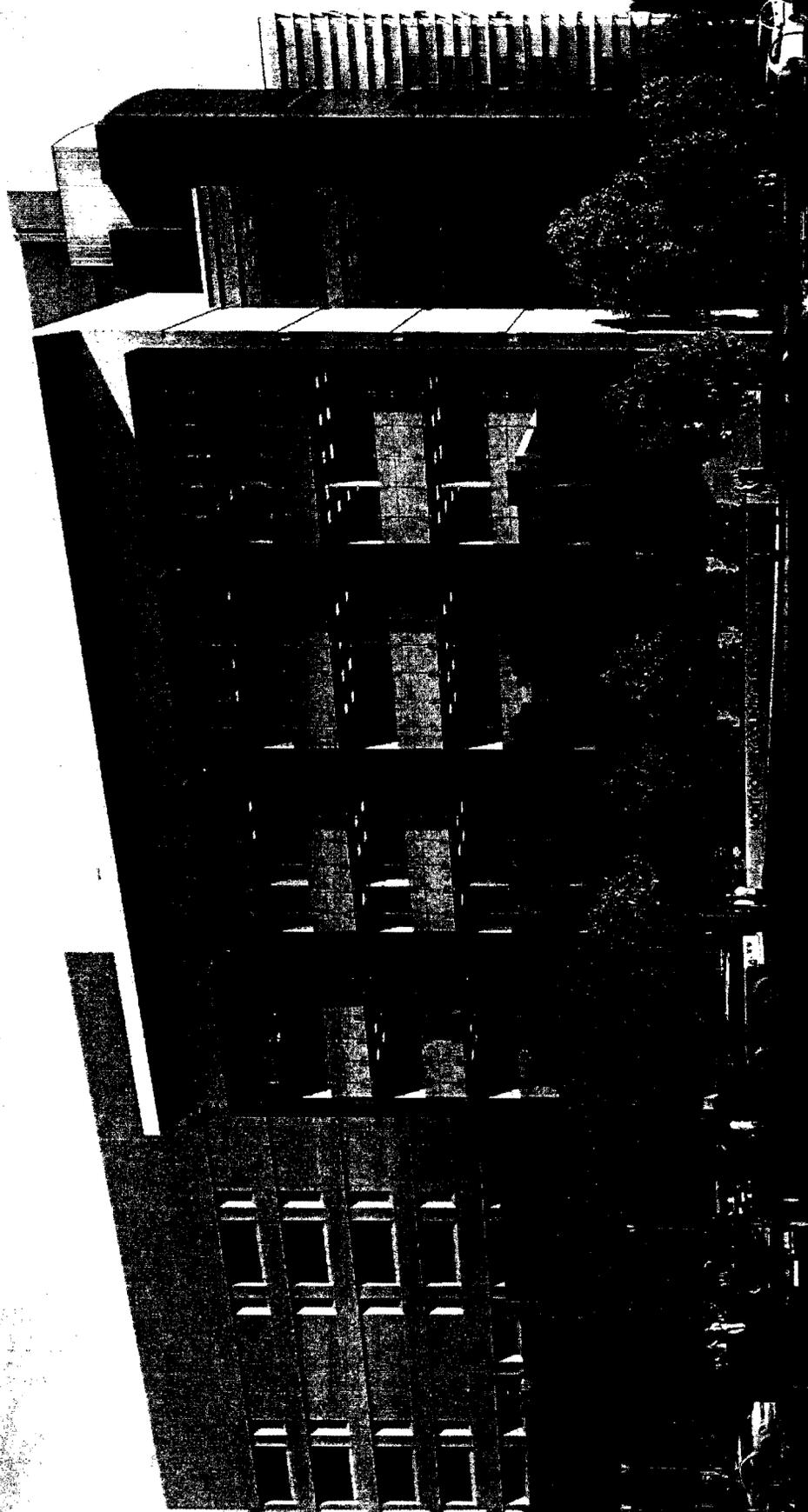


Elevation



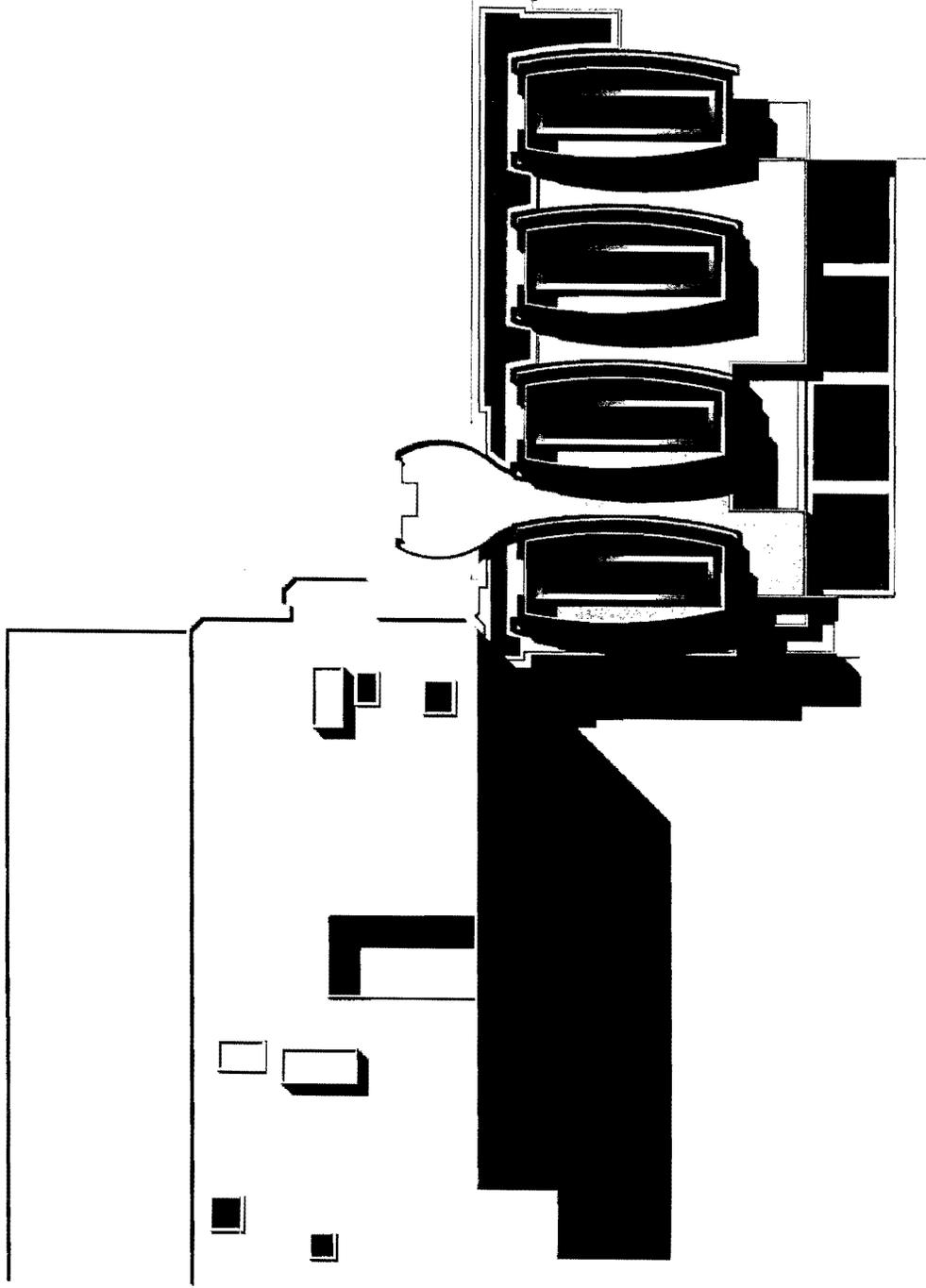


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Annex Roof Plan



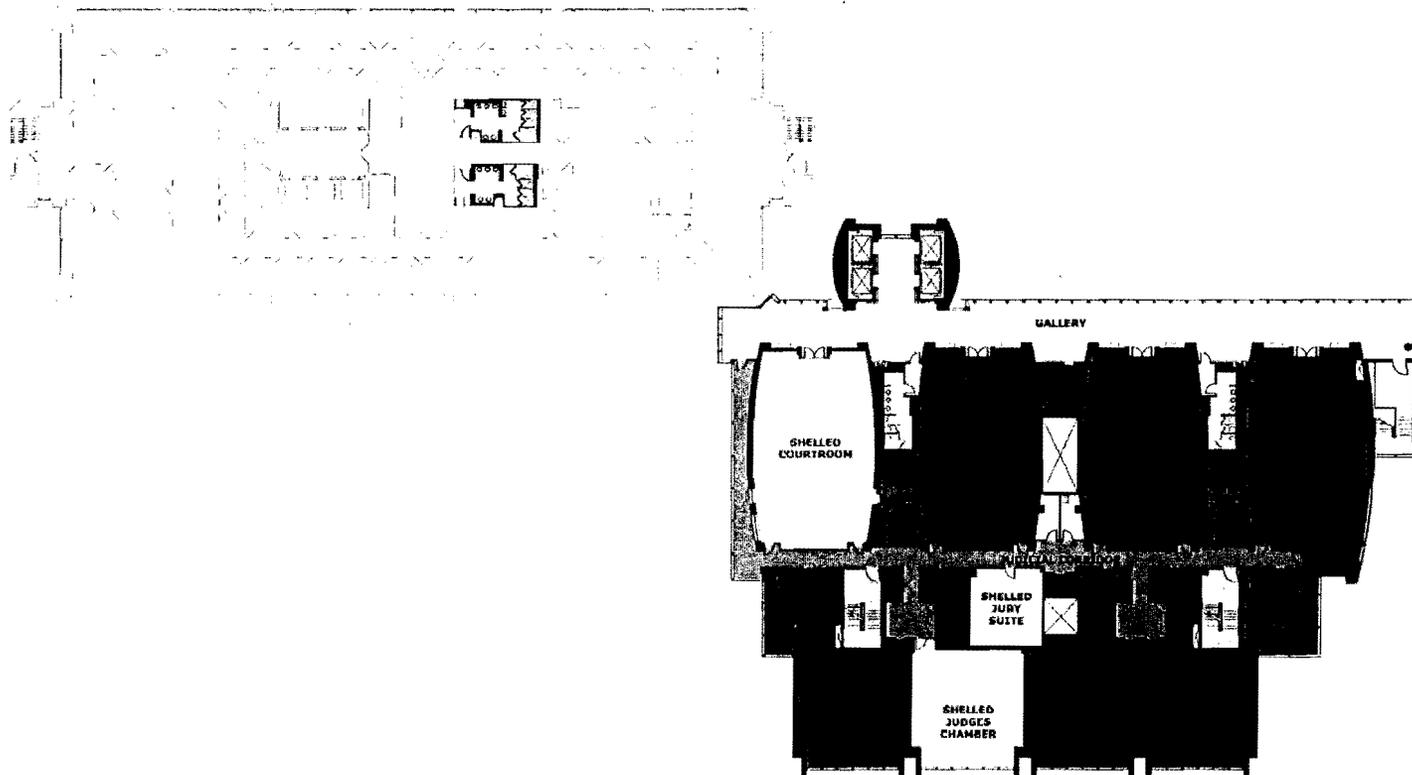
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ROOF PLAN



Level 5 (Adult Courtrooms)

33



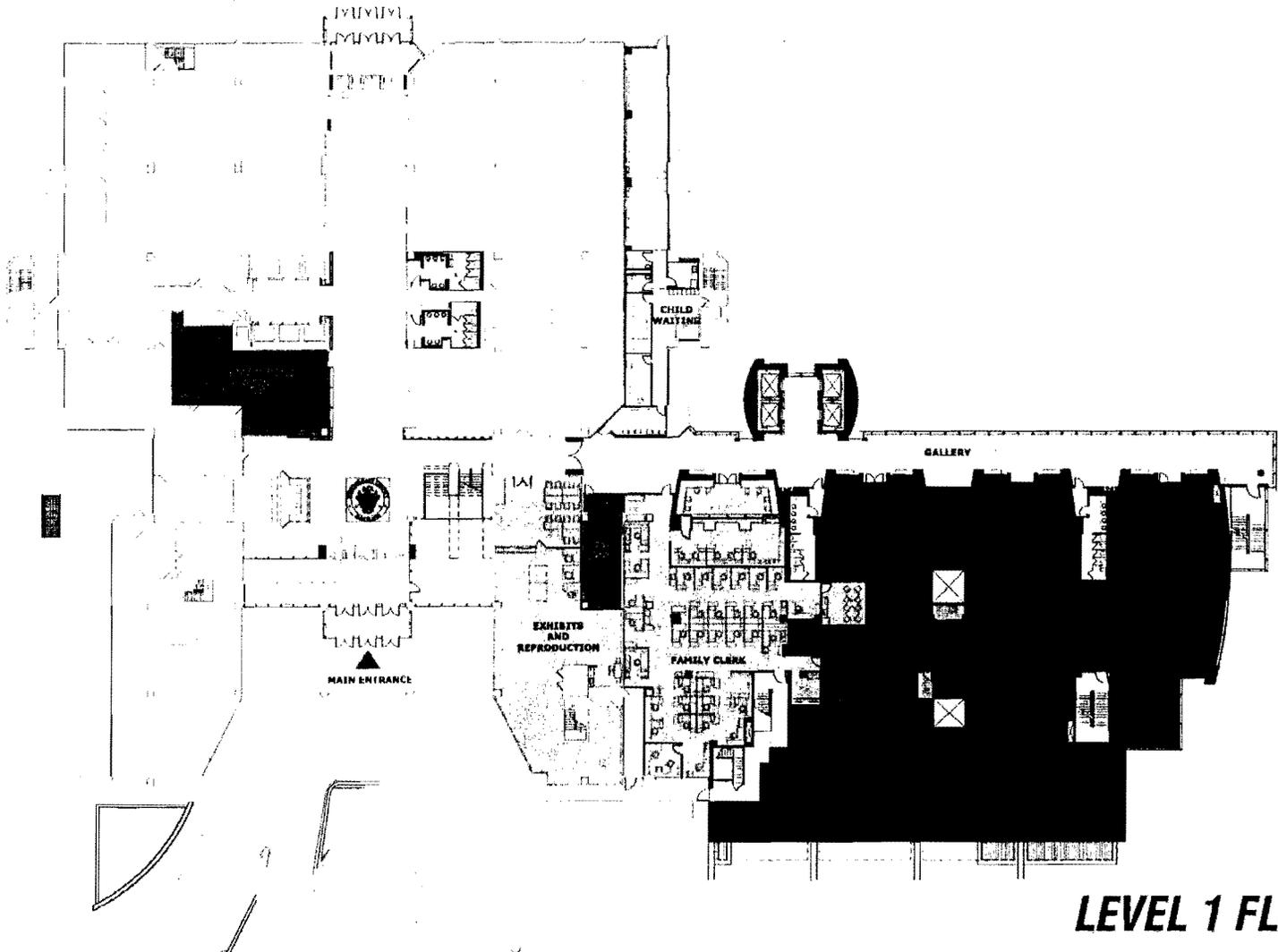
- LEGEND**
- 1.1 - JUDICIARY CHAMBERS
 - 1.2 - JUDICIARY JUVENILE COURT
 - 1.2 - JUDICIARY TRIAL COURT
 - 1.4 - RETIRED JUDGES
 - 2.0 - COURT ADMINISTRATION
 - 3.1A - MASTERS
 - 3.1B - FAMILY SERVICES
 - 3.3 - JUVENILE DIVISION
 - 3.A - JUVENILE DRUG TREATMENT
 - 4.0 - CLERK'S OFFICE
 - 4.A - CLERK'S FAMILY DEPARTMENT
 - 4.9 - CLERK'S JUVENILE DIVISION
 - 6.0 - STATE'S ATTORNEY
 - 7.0 - SHERIFF'S OFFICE
 - 7.2 - PRISONER HOLDING
 - 8.0 - COURTHOUSE SUPPORT
 - 8.2 - CHILD WAITING
 - 9.0 - BUILDING SUPPORT
 - PUBLIC CIRCULATION / CORE
 - PUBLIC VERTICAL CIRCULATION
 - PRISONER VERTICAL CIRCULATION
 - JUDICIAL VERTICAL CIRCULATION
 - MECH. / ELEC. / PARKING

LEVEL 5 FLOOR PLAN



Lobby Level 1

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- LEGEND**
- 1.2 - JUDICIARY CHAMBERS
 - 1.2 - JUDICIARY JUVENILE COURT
 - 1.2 - JUDICIARY TRIAL COURT
 - 1.4 - RETIRED JUDGES
 - 2.0 - COURT ADMINISTRATION
 - 3.1A - MASTERS
 - 3.1B - FAMILY SERVICES
 - 3.2 - JUVENILE DIVISION
 - 3.4 - JUVENILE DRUG TREATMENT
 - 4.0 - CLERKS OFFICE
 - 4.8 - CLERKS FAMILY DEPARTMENT
 - 4.9 - CLERKS JUVENILE DIVISION
 - 6.0 - STATES ATTORNEY
 - 7.0 - SHERIFFS OFFICE
 - 7.2 - PRISONER HOLDING
 - 8.0 - COURTHOUSE SUPPORT
 - 8.2 - CHILD WAITING
 - 9.0 - BUILDING SUPPORT
 - PUBLIC CIRCULATION / CORE
 - PUBLIC VERTICAL CIRCULATION
 - PRISONER VERTICAL CIRCULATION
 - JUDICIAL VERTICAL CIRCULATION
 - MECH. / ELEC. / PARKING

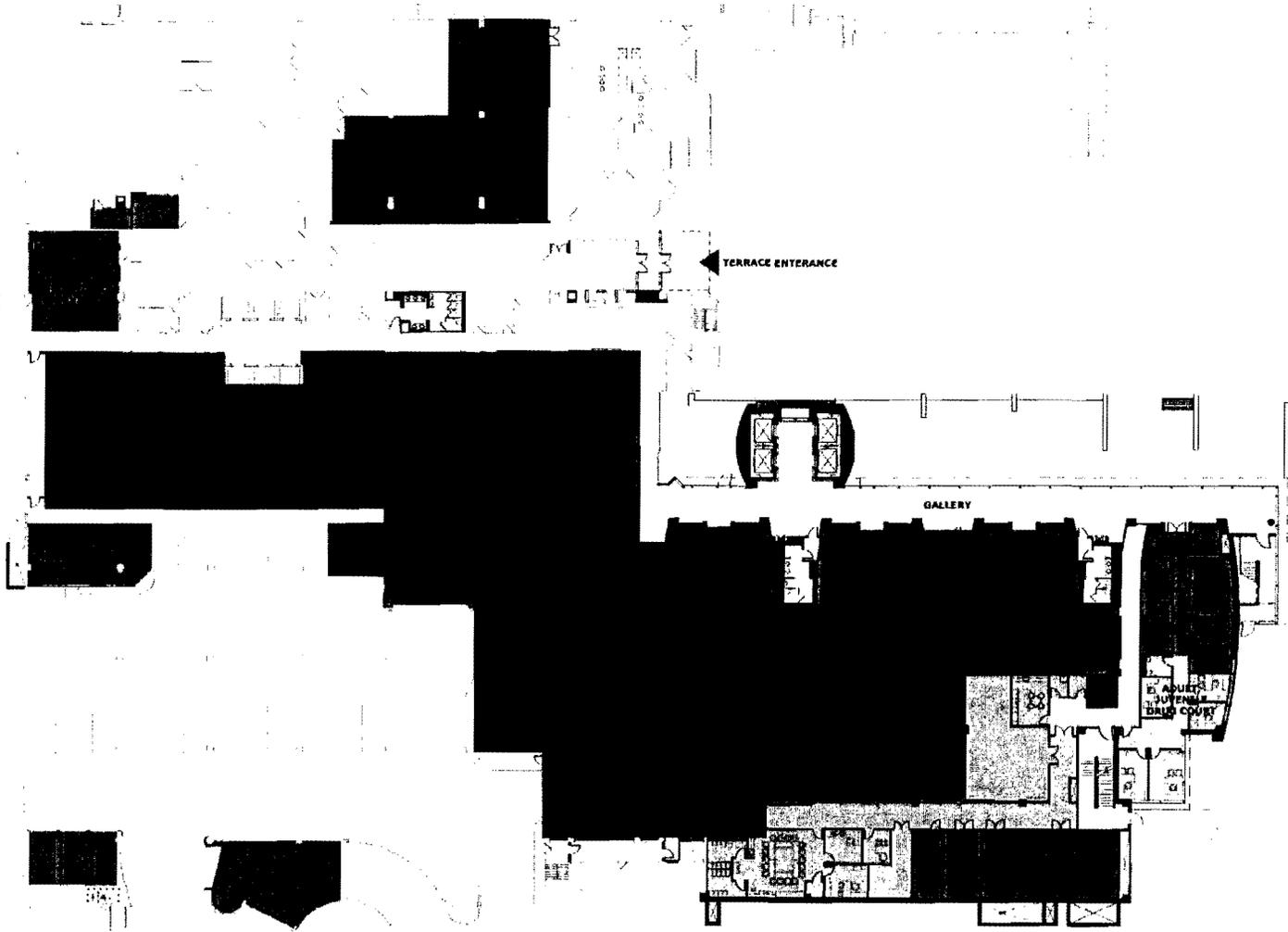
LEVEL 1 FLOOR PLAN



COURTROOM



Terrace Level



- LEGEND**
- 1.2 - JUDICIARY CHAMBERS
 - 1.2 - JUDICIARY JUVENILE COURT
 - 1.2 - JUDICIARY TRIAL COURT
 - 1.4 - RETIRED JUDGES
 - 2.0 - COURT ADMINISTRATION
 - 3.1A - MASTERS
 - 3.1B - FAMILY SERVICES
 - 3.3 - JUVENILE DIVISION
 - 3.4 - JUVENILE DRUG TREATMENT
 - 4.0 - CLERKS OFFICE
 - 4.8 - CLERKS FAMILY DEPARTMENT
 - 4.9 - CLERKS JUVENILE DIVISION
 - 6.0 - STATES ATTORNEY
 - 7.0 - SHERIFF'S OFFICE
 - 7.2 - PRISONER HOLDING
 - 8.0 - COURTHOUSE SUPPORT
 - 8.2 - CHILD WAITING
 - 9.0 - BUILDING SUPPORT
 - PUBLIC CIRCULATION / CORE
 - PUBLIC VERTICAL CIRCULATION
 - PRISONER VERTICAL CIRCULATION
 - JUDICIAL VERTICAL CIRCULATION
 - MECH. / ELEC. / PARKING

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TERRACE FLOOR PLAN



Parking Level G1



LEGEND

- 1.2 - JUDICIARY CHAMBERS
- 1.2 - JUDICIARY JUVENILE COURT
- 1.2 - JUDICIARY TRIAL COURT
- 1.4 - RETIRED JUDGES
- 2.0 - COURT ADMINISTRATION
- 3.1A - MASTERS
- 3.1B - FAMILY SERVICES
- 3.3 - JUVENILE DIVISION
- 3.4 - JUVENILE DRUG TREATMENT
- 4.0 - CLERKS OFFICE
- 4.8 - CLERKS FAMILY DEPARTMENT
- 4.9 - CLERKS JUVENILE DIVISION
- 6.0 - STATE'S ATTORNEY
- 7.0 - SHERIFF'S OFFICE
- 7.2 - PRISONER HOLDING
- 8.0 - FOURTHFLOOR SUPPORT
- 8.2 - CHILD WAITING
- 9.0 - BINDING SUPPORT
- PUBLIC CIRCULATION / CORE
- PUBLIC VERTICAL CIRCULATION
- PRISONER VERTICAL CIRCULATION
- JUDICIAL VERTICAL CIRCULATION
- MECH. / ELEC. / PARKING

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GARAGE 1 FLOOR PLAN



Section

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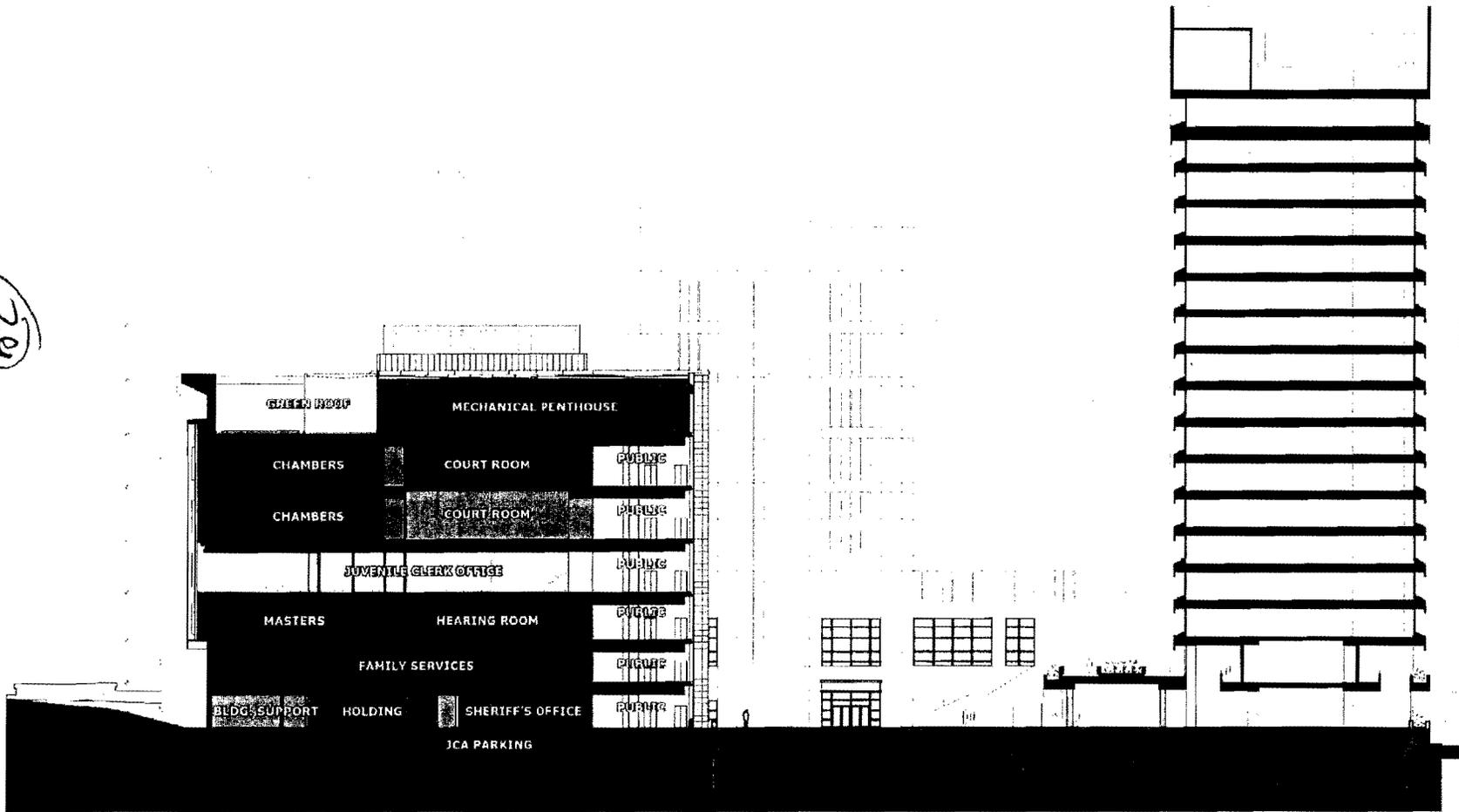
- LEGEND**
- 1.2 JUDICIARY CHAMBERS
 - 1.2 - JUDICIARY JUVENILE COURT
 - 1.2 - JUDICIARY TRIAL COURT
 - 1.4 - RETIRED JUDGES
 - 2.0 - COURT ADMINISTRATION
 - 3.1A - MASTERS
 - 4.1B - FAMILY SERVICES
 - 4.1 - JUVENILE DIVISION
 - 4.4 - JUVENILE DRUG TREATMENT
 - 4.0 - CLERKS OFFICE
 - 4.8 - CLERKS FAMILY DEPARTMENT
 - 4.0 - CLERKS JUVENILE DIVISION
 - 6.0 - STATE'S ATTORNEY
 - 7.0 - SHERIFF'S OFFICE
 - 7.2 - PRISONER HOLDING
 - 8.0 - COURT HOUSE SUPPORT
 - 8.2 - CHILD WAITING
 - 9.0 - BUILDING SUPPORT
 - PUBLIC CIRCULATION / CORE
 - PUBLIC VERTICAL CIRCULATION
 - PRISONER VERTICAL CIRCULATION
 - JUDICIAL VERTICAL CIRCULATION
 - MECH. / ELEC. / PARKING

NORTH/SOUTH SECTION



Section

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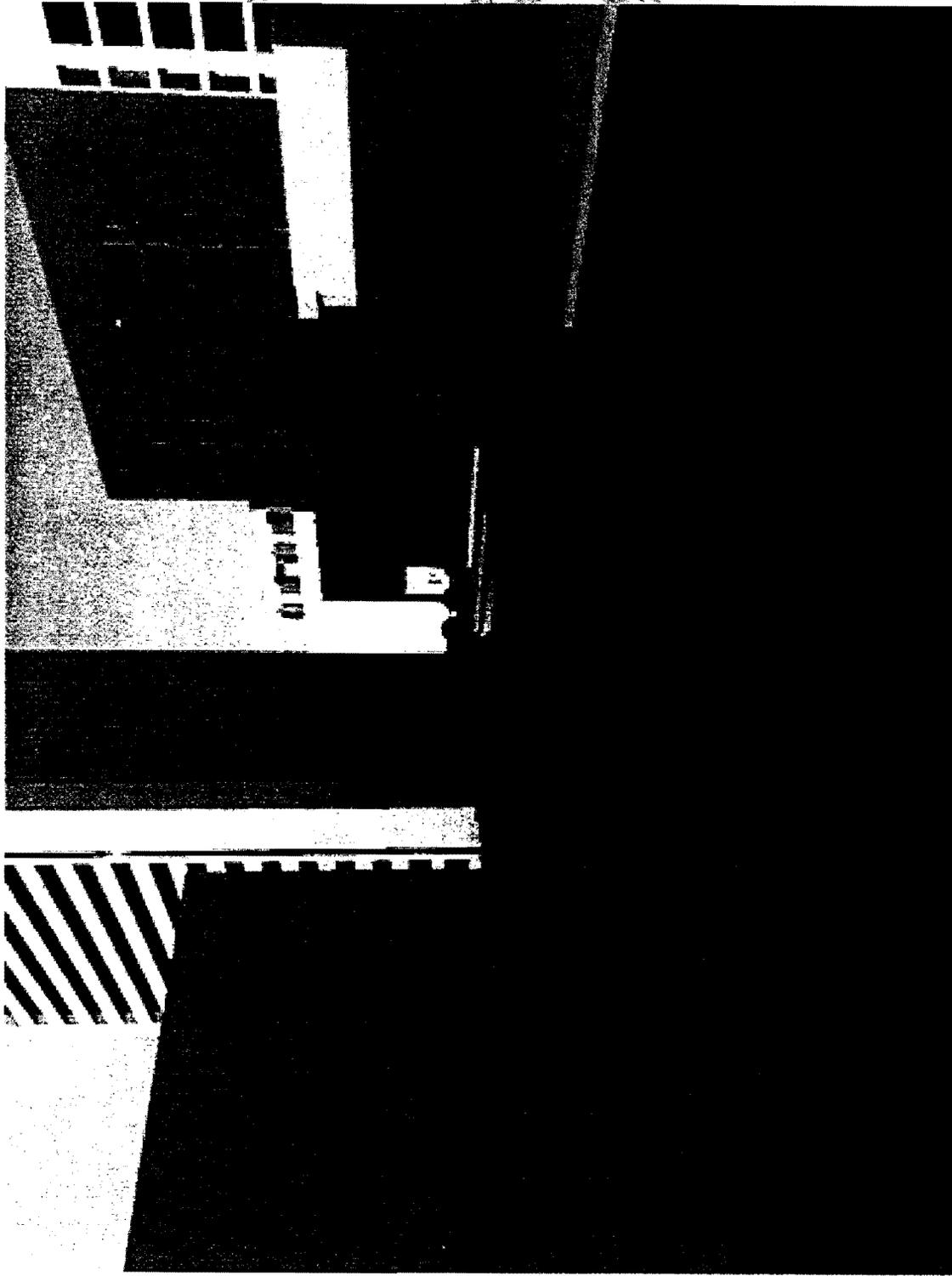


- LEGEND**
- 1.2 - JUDICIARY CHAMBERS
 - 1.2 - JUDICIARY JUVENILE COURT
 - 1.2 - JUDICIARY TRIAL COURT
 - 1.4 - RETIRED JUDGES
 - 2.0 - COURT ADMINISTRATION
 - 3.1A - MASTERS
 - 3.1B - FAMILY SERVICES
 - 3.1 - JUVENILE DIVISION
 - 3.4 - JUVENILE DRUG TREATMENT
 - 4.0 - CLERKS OFFICE
 - 4.3 - CLERKS FAMILY DEPARTMENT
 - 4.9 - CLERKS JUVENILE DIVISION
 - 6.0 - STATE'S ATTORNEY
 - 7.0 - SHERIFF'S OFFICE
 - 7.2 - PRISONER HOLDING
 - 8.0 - LOOKHOUSE SUPPORT
 - 8.2 - CHHD WAITING
 - 9.0 - BUILDING SUPPORT
 - PUBLIC CIRCULATION / CORE
 - PUBLIC VERTICAL CIRCULATION
 - PRISONER VERTICAL CIRCULATION
 - JUDICIAL VERTICAL CIRCULATION
 - MECH. / ELEC. / PARKING

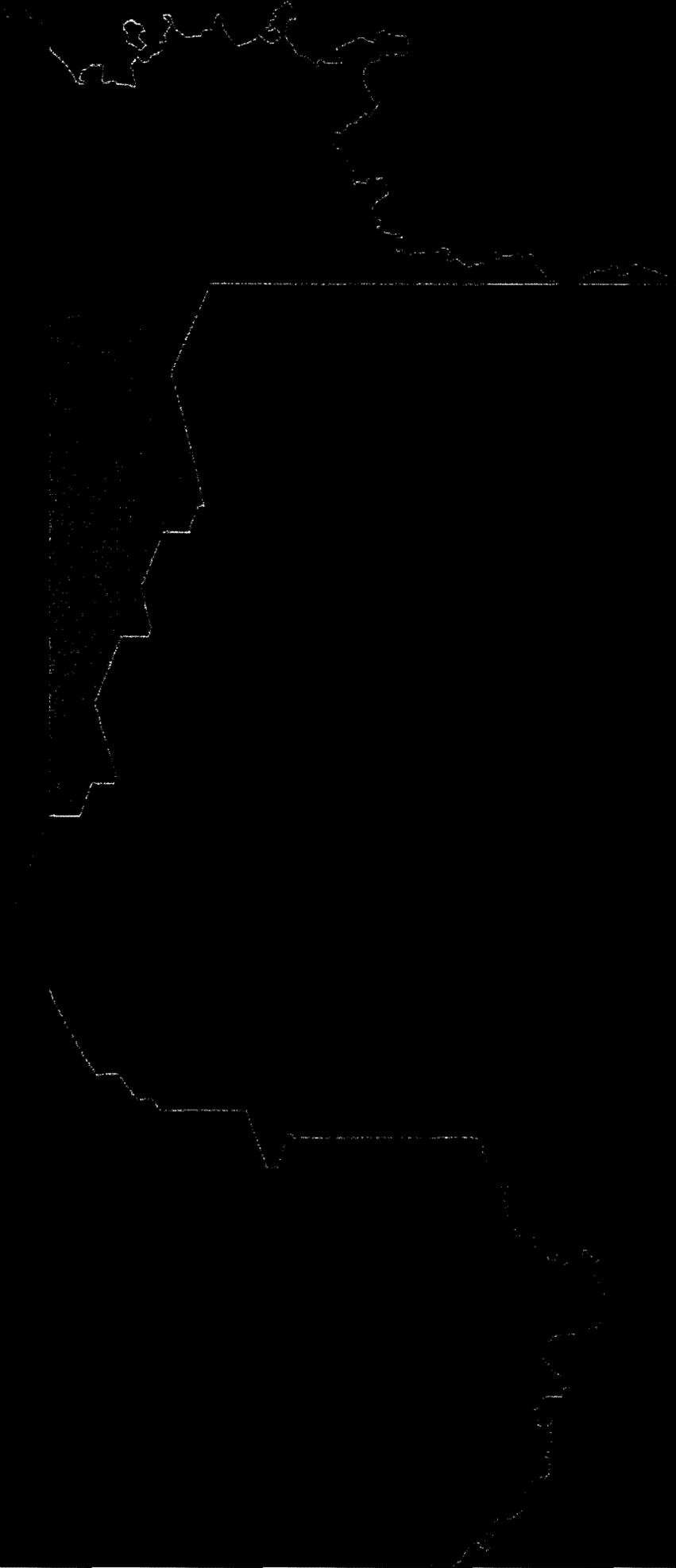
EAST/WEST SECTION



Animation



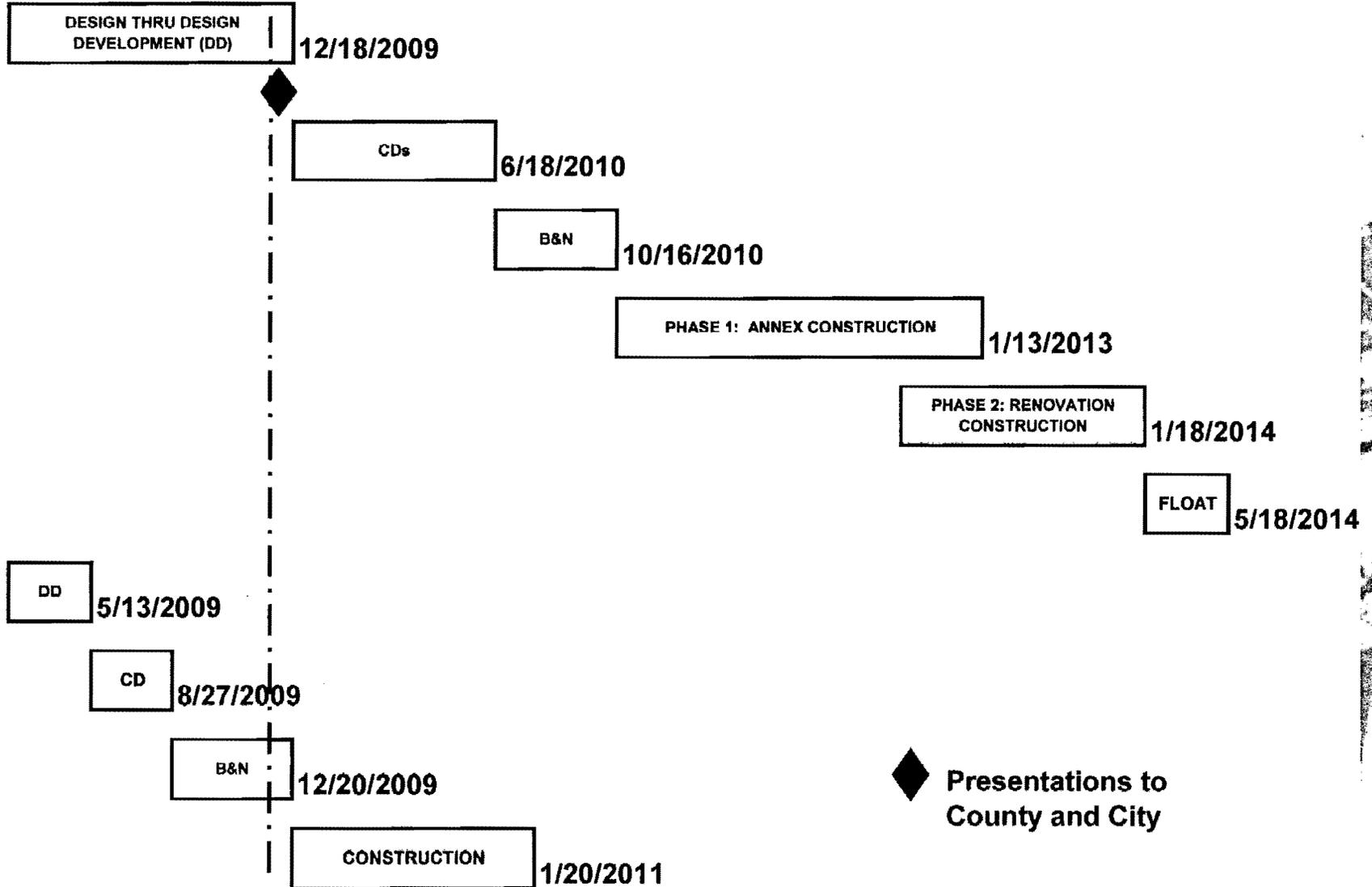
IV. Schedule and Process



Overall Schedule

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CAF

◆ Presentations to County and City



Planning Approval Process

Pre-Application
Area Meeting

8/18/2009



Site Plan
Application

9/4/2009



Post-Application
Area Meeting

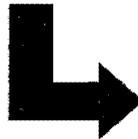
11/9/2009



DRC Meeting
10/8/2009



Resubmission
11/19/2009 (Tentative)



Planning
Commission
Hearing

12/16/2009
(Tentative)



Final
Approval
by City

1/2010
(Tentative)

*Area Meeting presentation materials
will be posted on the Montgomery
County DGS website.*

<http://www.montgomerycountymd.gov/mcgtmpl.asp?url=/content/DGS/DIR/OPD.asp>



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