

Revised Government Operations/Courts Relocation Opportunities Analysis Advisory Services Update

Questions/Clarifications from Dec 13th Presentation by Stantec:

- What are the land cost assumptions for Option 5?

The land cost for the COB assumed a land value range of \$350k/acre to \$600k/acre and a 5-acre site, resulting in an average of \$2,375,000. The land cost for the Courts reflected a range that was calculated based on 5- to 10-acres and a price of \$421k/acre to \$671k/acre, resulting in a low end of \$2,105,000 to the high end of \$6,710,000. We used the average in our cost comparison and cost benefit analysis report and final presentation, which was \$4,407,500. These numbers correspond to the program analyses memos.

- Capitalized value of Option 1

We addressed this by revising Slide 16 of the presentation. In order to make sense of the Option 1 value, we added a line clarifying that it should be compared against a “do nothing” scenario.

Comparison of Courts Costs			
	Option 1 New Baseline	Option 2 Reduced Levy	Option 3 Courts Relocation
Capital Cost	\$36.8 M	\$39.0 M	\$49.2 M
Δ Capital Cost vs Option 1	—	+ \$ 2.3 M	+ \$12.4 M
Net Operating Cost (NOC) over Current	\$193 K per yr	\$205 K per yr	\$1.1 M per yr
Capitalized Value of NOC over Current	\$4.3 M	\$4.6 M	\$23.6 M
Combined Value of Capitalized Costs	\$41.1 M vs “Do Nothing”	\$43.6 M vs “Do Nothing”	\$72.8 M vs “Do Nothing”
Capitalized Value of Δ Operating Cost	—	\$254 K	\$19.3 M
Δ Capital Cost + Capitalized Value of Δ Operating Costs vs Option 1	—	+ \$ 2.6 M	+ \$31.7 M
Value of Incremental Costs vs Option 1	—	\$39.3 M	\$68.5 M

Lines shaded in reflect a differential compared to Option 1

Stantec GREYSTONE 16

Revisions

Revised Slide 20 to correct the Capital Cost at \$70.5M (from \$74M) due to a typo.

Comparison of COB Costs

	Option 4 – COB Standalone vs McIntire	Option 4 – COB with Courts Downtown	Option 5 – COB and Courts Relocated
Net COB Capital Cost	\$33.8 M	\$33.8 M	\$33.8 M
Δ Courts Capital Cost		+ \$36.7 M	+ \$49.2 M
Combined Capital Cost		\$70.5 M	\$83.0 M
Δ Operating Cost/(Savings)	(\$338 K) per year	\$95 K per year	\$723 K per year
Capitalized Value of Δ Operating Cost/(Savings)	(\$7.5 M)	\$2.1 M	\$16.0 M
Combined Capitalized Values	\$26.3 M	\$72.6 M	\$99.0 M

Stantec GREYSTONE 20

Revised Slide 27 by providing more explanation for footnote #3 and to call attention to how Footnote #3 applying to Option 1. It states that any budget adjustments would be beyond the already planned changes to the Real Estate Assessment rates of \$0.015 in FY 2019 and \$0.02 in FY 2020.

Option Impact to General Fund Projection

	Option 1 New Baseline	Option 2 Reduced Levy	Option 3 Courts Relocation	Option 4 COB Relocation	Option 5 COB & Courts Relocation
Net General Fund Capital Cost ⁽¹⁾	\$37 Million	\$39 Million	\$46 Million	\$71 Million	\$80 Million
Estimated Net Annual Operating Impact	\$190,000	\$200,000	\$1,100,000	\$1,000,000	\$2,100,000
Debt Ratio Caution ⁽²⁾	No	No	No	Yes	Yes
Additional Annual Revenue Required ⁽³⁾	\$0 <small>See Footnote 3 below</small>	\$500,000	\$1,000,000	\$3,500,000	\$5,000,000

(1) Net cost less sale of existing facilities/land and other contributions. Portion of each scenario assumed to be debt financed.
 (2) Caution if Debt Service/Revenue ratio goes above 8.5% - AAA Average
 (3) Additional Annual Revenue Required beyond the planned Real Estate Assessment adjustments in FY 2019 of \$0.015 and FY 2020 of \$0.02. Additional Revenue Adjustments assumes a FY 2021 start of revenue adjustment. Adjustments in later years would require higher levels (2.5x if delayed 5 years)

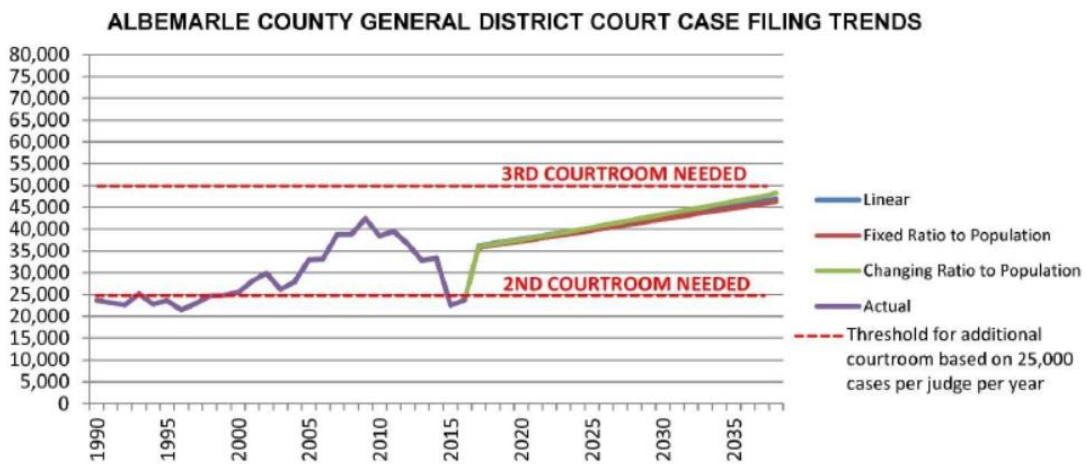
Stantec GREYSTONE 27

Questions from 18 Dec 2017 Public Hearing:

- Court Case load changes and impacts, were they included in recent reporting?
Attachment D – Draft Stantec Program Analysis Reports (Courts Complex), Nov 8th BOS work session
<https://albemarle.legistar.com/View.ashx?M=F&ID=5534578&GUID=43925382-3D85-471E-ABC2-FA0410966A99>

Page 4 from Moseley attachment to the Program Analysis document showed the Case load trends reported from the 2012 Dewberry Study and updated by the Moseley assessment as part of the Summer/Fall 2017 analysis. In both cases the caseloads indicate the need for 2 General District Courts for the County but the need for the 3rd Court set is likely out past the 2035 timeframe:

From Moseley ‘Feasibility Study for a Combined General District Courts Building’, dated August 2015, updated September 2017:



4

- *Provide feedback on current use of the General District Court over flow Hearing room, it's use and how is it being used.*
 - Per Judge Barkley, Albemarle County General District Judge, the recently renovated room adjacent to the main Court room has been primarily utilized for Lawyer client meetings and serves as a mediation room.

- *What is the timeline for getting the second General District judge?*

Per Judge Barkley, at the state level, new/additional Judge Full Time Equivalents “FTE’s” have been authorized but not funded. Anecdotally, Albemarle County GDC would likely be the 3rd position filled. Judge Barkley believes a second Circuit Court Judge would be funded first. No real timeline.

- *What is the Criminal Justice Planner position, who is this and what do they do?*

<http://oar-jacc.org/criminal-justice-planning.html>

The Criminal Justice Planner is a function of the Offender Aid and Restoration (OAR) Jefferson Area program. The Criminal Justice Planner provides administrative and research support to the Thomas Jefferson Area Community Criminal Justice Board (CCJB) and the Charlottesville/Albemarle Evidence-Based Decision-Making Policy Team.

Thomas Jefferson Area Community Criminal Justice Board (CCJB):

The Board’s mission is to enable participating localities to work together to develop community-based pretrial court services and post conviction alternatives to incarceration for misdemeanants and certain nonviolent felons. The participating localities include Charlottesville, Albemarle, Fluvanna, Goochland, Greene, Louisa, Madison, Orange and Nelson County. The Planner convenes the Board quarterly to discuss trends in crime and incarceration, and to consider proven alternatives to incarceration that enhance long-term public safety goals

Charlottesville/Albemarle EBDM Policy Team:

Charlottesville and Albemarle County, beginning in 2010, were selected by the National Institute of Corrections as one of seven national pilot sites for the implementation of an evidence-based decision-making framework to coordinate the work of all criminal justice agencies. Membership on the Policy Team includes city and county leaders in law enforcement, prosecution, public defense, pretrial and probation supervision, victim/witness services, the courts, the jail, the chief magistrate, and behavioral health providers. The Planner convenes the EBDM Policy Team on a monthly basis, provides the Policy Team with analysis of local criminal justice data, and coordinates the work of a number of project teams.

- *Incorporation of technology in the courthouse, legislative requirement/limitations?*

Per Moseley Architects, technology will affect courthouse design moving forward and its impact will likely occur on two fronts operationally in how the building is used and physically in how large the building needs to be.

1. Operationally, technology will improve courtroom function with audio and video enhancement, presentation of evidence, and recording of court proceedings. Better courtroom audio systems will provide the court better control of audio levels and will improve intelligibility of speech in the trial area. Presentation of digital evidence in any form, paper-based evidence, and physical three-dimensional evidence will be improved through the use of ceiling mounted digital camera, desktop document cameras (similar to “ELMO” devices <https://www.elmoussa.com/product-category/documentcamera/>), and video monitors placed strategically in the courtroom and trial area. A courtroom technology management system (CTMS) will enable the court complete control in how technology is used and evidence shared in the court proceedings. Examples of

technology use are linked below from the United States Courts and Fairfax County, VA. These are trend setters, but are anticipated to be the destination of all courts sometime in the future.

<http://www.uscourts.gov/statistics-reports/publications/courtroomtechnology-manual>

<https://www.fairfaxcounty.gov/courtroomtechrequest/>

2. Physically the use of digital storage will minimize the growth of paper storage and will enhance access to enable citizens to retrieve and access court records without visiting the courthouse. This transition from paper to digital files will be slow as records are likely first duplicated and existing in both digital and paper form and then only digital in the future and the securing of records and access methods progress to meet the needs of the courts and citizens equally. What we understand are the latest Commonwealth policies on court document retention are linked below. Their enforcement and implementation of these policies are up to the individual judges, clerks, and localities, but we understand the general trend is toward less paper storage.

http://www.lva.virginia.gov/agencies/records/sched_local/GS-12.pdf

<https://law.lis.virginia.gov/vacode/16.1-69.55/>