

# SCHEMATIC DESIGN

## B. Project Overview

### 1. INTRODUCTION

The 4th Judicial District is the state's largest trial court, handling approximately 800,000 cases annually, while serving only Hennepin County – with Minneapolis as its largest city. District Court's criminal division handles cases at the Hennepin County Government Center (Division-1), Hennepin County Public Safety Facility (Division-1), and three suburban facilities located in Brooklyn Center (Brookdale/Division-2), Minnetonka (Ridgedale/Division-3), and Edina (Southdale/Division-4).

Following a facility alternatives study for the 4th Judicial District by Hennepin County in 2012, alternative operations for Southdale/Division-4 were sought. After considering the redistribution of Division-4 caseload into the other three Divisions, the concept of relocating Division-4 in its entirety to the site of Bloomington Civic Plaza was pursued. A feasibility study in 2014 determined that enough vacant space did not exist within the existing Civic Plaza facility, but that the collocation of both the Bloomington Police Department's existing holding facility and the 4th Judicial District court operations would prove beneficial to many court participants. The concept of a building addition to the southwest of the existing Police Department at the Civic Plaza was deemed feasible.

This report is the culmination of the Schematic Design phase of the facility addition. In this phase, many steps were taken:

- Project objectives were set by a Core Planning Group represented by the city, the county, and the courts,
- The space needs were validated by all users of the facility,
- Conceptual floor plans were developed to meet operational objectives,
- Exterior massing and design concepts were developed to meet objectives,
- The capacity of on-site utility, mechanical and electrical infrastructure was calculated,
- Operational agreements were framed, and
- Construction and project costs were estimated.

Representatives of the City of Bloomington participated in the entire Schematic Design phase as a project major stakeholder.

## SCHEMATIC DESIGN - Project Overview

### 2. PROJECT DESCRIPTION

The proposed facility addition to the existing City of Bloomington Civic Plaza will be a two story structure located to the southwest of the existing facility. This places the addition directly adjacent to the Bloomington Police Department's secure holding facility.

The two story, new addition will house operations for the 4th Judicial District's Division-4 on the second floor with two courtrooms and related chambers spaces, a court administration office space and public service counter, public defender office space, community corrections office space, flexible conference rooms to be used by court participants and public waiting space. A secure holding area operated by the Sheriff's Office Courts Division will house in-custody defendants and be the base of courthouse security for the Sheriff's Office.

The first floor of the new addition will contain the main public entry to the courts facing north towards the Civic Plaza's main public parking area. The north end of the first floor will include the weapon screening checkpoint and its supporting spaces as well as public toilets and vertical circulation to the second level. A major portion of the remainder of the first floor is dedicated to vehicular circulation. A portion of the facility's first floor is dedicated to maintaining the existing ramped access to the Bloomington Police Department's lower level garage. Another major portion is allocated to allowing law enforcement vehicles continued access into the existing police vehicle sallyport. This drive area will not only maintain the Bloomington Police access into their sallyport, but become the access point for Sheriff's Office transport vehicles and other law enforcement agencies to deliver in-custody defendants to court. In addition, the enclosed secure space is a means for Bloomington Police to escort their in-custodies to court. This connection between courts and police holding facilities allows each to serve as a back-up and excess capacity for the other.

# SCHEMATIC DESIGN

## E. Project Summary

### PROJECT BUDGET

The prospective 2017-2021 Capital Improvement Program includes funding for the Southdale Courts Relocation (Project No. 1003286) in the total amount of \$15,700,000.

Based on the findings from the Schematic Design process, the estimated cost to complete the work for the revised project is \$15,700,000. The construction cost averages \$337/GSF and the project cost averages \$436/GSF.

The County will procure construction through a competitive Best-Value procurement process and its contracted service vendors and commodity contracts.

The estimate cost to complete the work is comprised of the following typical capital project categories:

BUDGET CATEGORY	SCHEMATIC DESIGN
1. Construction	\$ 12,140,000
2. Consulting	\$ 1,187,000
3. Equipment	\$ 843,000
4. Furniture	\$ 649,000
5. Contingency / Other	\$ 881,000
<b>TOTAL PROJECT COST</b>	<b>\$ 15,700,000</b>

### PROJECT SCHEDULE

A project of this size and scope will take approximately two years to design, procure, and construct. Due to the complex nature of mixing City ownership, County function, and State Courts occupancy, approvals during the design and procurement phase may extend the project duration.

Some construction phasing will be required to ensure access is maintained for police operations and the immediately adjoining police garages.

Design Development and Construction Documents will be prepared by Wold Architects & Engineers.

Project timeline and milestone dates are outlined below:

Schematic Design Approval	Sep 2016
Design Development	Oct - Dec 2016
Construction Documents	Jan - Apr 2017
Best Value Procurement	Apr - Jul 2017
Construction	Jul 2017 - Aug 2018
Furniture / Equipment Installation	Sep 2018
Occupancy	Oct 2018