Court Facilities

Program Description

The current focus of the County's criminal justice system is to provide adequate court facilities and update aging jail facilities and security systems.

Link to the Comprehensive Plan

The Sheriff and Courts Sections of the Public Facilities Plan within the Fairfax County Comprehensive Plan, includes the following established objectives:

- Meet the State Department of Corrections rated capacity standards for Average Daily Population at the Adult Detention Center (ADC) and provide for sentenced offenders not incarcerated at the ADC.
- Provide facilities for inmates to serve their sentence with opportunities not otherwise available in confinement to include work release, education programs, rehabilitative programs in the community, and weekend community service as alternatives to incarceration.
- Maintain a central location for the main court system for the County to be convenient to all County residents.
- Maintain the efficient and expedient processing and adjudication of cases of the 19th Judicial Circuit Court and General District Court of Fairfax County by providing the necessary facilities to accomplish such actions.

Source: Fairfax County Comprehensive Plan, 2017 Edition; Policy Plan- Public Facilities, Amended through 4-9-2019

Program Initiatives

The Judicial Center is used by over 2,500 people daily and experiences significant wear to the public spaces and building systems. There are 26 courtrooms within the original portion of the Courthouse which needed renovations including improved lighting, ductwork realignment, and technology upgrades to keep the rooms operational. Funding for the first four courtrooms was provided and the modifications are complete. An additional $20.0 million for the remaining 22 courtrooms was approved as part of the fall 2012 bond referendum. However, an amount of $4.0 million was redirected to the Jennings Courthouse Data Center to support critical and immediate requirements at the Courthouse. An amount of $5.0 million was approved by the voters as part of the November 2018 Public Safety Bond Referendum and will replace the redirected $4.0 million and support construction escalation associated with current market conditions. General Fund support of $8.1 million was approved as part of the *FY 2023 Third Quarter Review* to enable construction of the last six courtrooms once the technology integration phase is complete.

After the demolition of the Massey Building, a Master Plan study was completed which evaluated the needs, constraints, and opportunities on the Judicial Complex site. The Master Plan provides a strategic plan and an urban vision for the redevelopment of the Complex. The project is envisioned to be completed in phases to ensure the coordinated long-term implementation of the redevelopment of the 48-acre site. Public facility priorities include future Criminal Justice, Public Safety, and Health and Human Services' programs, as well as the restoration of the Historic Old Courthouse and grounds. County programs currently in nearby leased spaces, are being evaluated for future inclusion in the redevelopment plans, and opportunities for public private partnerships will be assessed.

Funding has been allocated to advance the planning and preliminary design of Building One on the Complex. Building One is proposed as a mixed-use facility and includes public safety, expanded court services programs, court support services currently located at the Burkholder Administrative Center, and the replacement of the Police Evidence Storage Facility. The next phase of work includes demolition of the two 1950's wings and sallyport at the rear of the Historic Courthouse building and restoration of the affected site area and building renewal with upgrades and replacement of outdated critical building systems. Future phases include development of Workforce Housing at the Burkholder Administrative Center site, a new Diversion and Community Re-Entry Center, removal of the employee parking garage, modifications to the public parking garage and additional public facilities.

The Adult Detention Center (ADC), in the same complex, is a three-building compound with beds for 1,343 inmates constructed in 1978, 1988, and 1998. The buildings are interconnected, but many of the building systems, including the security system, were not integrated as a single facility, or updated when the second and third buildings were added. While some upgrades and replacements have been completed in recent years, most of the systems and equipment have served beyond their expected useful lifetime. A major renovation project was approved by the voters as part of the 2018 Public Safety Bond Referendum and is underway.

Current Project Descriptions

1. **Adult Detention Center Renovation – 2018 (Providence District):** $62,510,000 is currently estimated for the renovation and security system replacement at the Adult Detention Center. This facility has three wings (North, East, and West), each constructed at different times. The North Wing is approximately 93,000 square feet and was constructed in 1989. The East Wing is approximately 106,000 square feet and was constructed in 1978 and the West Wing, the largest wing at approximately 310,000 square feet, was constructed in 1995. A mechanical, plumbing, and building systems assessment of each wing was conducted by a contracted engineering firm and the results indicated that most of the major building systems including plumbing, electrical, HVAC, and fire protection systems required replacement and/or upgrades. In addition, it was determined that the Hot Water system for the West Wing was a critical component that needed to be replaced ahead of the rest of the project. This work was completed in the winter of 2022. Some exterior work is also required including weather stripping and roof repairs. Finally, the security systems were last assessed in 2016 with studies concluding that the systems are outdated and no longer meet industry standards. System equipment repairs and maintenance have become nearly impossible as manufacturers no longer support the equipment and replacement parts are not available through standard vendors. The security system upgrades have been designed and are currently in construction with completion scheduled for summer 2025. A General Fund allocation of $10.0 million was provided as part of the *FY 2021 Third Quarter Review* to allow the security portion of the work to be bid for construction. General Obligation Bond funding of $45.0 million supports the capital improvement requirements. Funding of $510,000 was previously approved for study and pre-design work, providing a total of $55,510,000 funded to date with approximately $7 million remaining to be funded. It is anticipated that this additional funding will be required in the future to complete the capital renewal portion of the project. The bond portion of this project was approved by the voters as part of the 2018 Public Safety Bond Referendum.

2. **Courtroom Renovation Equipment/Furniture (Providence District):** This project is supported by the General Fund and provides loose furniture in the courtrooms as renovation work is complete. The 26 courtrooms in the Jennings Judicial Center are scheduled to be renovated over several years. Equipment and furniture requirements include attorney seating, juror seating, judge's chairs, clerk's chairs, court reporter's chairs, deputy's chairs, witness chairs, non-technical podiums, jury deliberation room tables and chairs, and victim/witness room tables and chairs. To date, an amount of $1,589,169 has been approved for equipment and furniture.

3. **Courtroom Renovations - Bond Funded - 2012 (Providence District):** $29,100,000 has been approved to renovate most of the existing courtrooms within the Jennings Judicial Center building. These courtrooms require improved lighting, ductwork realignment, and technology upgrades. Four of the 26 courtrooms were fully funded by the General Fund and the work is complete. The remaining 22 courtrooms were approved for funding in the amount of $20.0 million as part of the 2012 Public Safety Bond Referendum. However, an amount of $4.0 million was redirected to the Jennings Courthouse Data Center to support critical and immediate data center requirements. Of the 22 bond-funded courtrooms, a total of 14 courtrooms are complete and the construction of the next phase of 3 courtrooms began in early 2023. In addition, the renovation/buildout of Courtroom 3J of the Juvenile District Courts has been added to the scope of work which was part of the Courthouse expansion project and was built as shell space only. An amount of $5.0 million was approved by the voters as part of the 2018 Public Safety Bond Referendum and will replace the redirected $4.0 million and support construction escalation associated with current market conditions. General Fund support of $8.1 million was approved as part of the *FY 2023 Third Quarter Review* to enable construction of the last six courtrooms once the technology integration phase is complete.

4. **Historic Courthouse Demo/Reno (Providence District):** $9,500,000 has been approved for the demolition of the two 1950's wings at the rear of the Historic Courthouse building and the associated site work. The rear of the Historic Courthouse will be restored to its pre-1950 appearance when these appendages are removed. The wings and the sallyport are partially vacant with major on-going and costly capital renewal/maintenance needs that limit their occupancy. Additional funding is required in the future for infrastructure replacement and upgrades throughout the entire building. The renewal phase will also include site work to transform the grounds surrounding the Historic Courthouse and Historic Jail into a green space park and improve pedestrian safety in the area. This renewal portion of the project is estimated to require $84 million and is anticipated to be financed with EDA bonds.

5. **Judicial Complex Redevelopment / Building One (Providence District):** $203,450,000 is the total anticipated to support Building One and the Judicial Center Redevelopment project. Building One is proposed to be a 160,000 square foot mixed use facility with a level of underground staff parking and includes the required site infrastructure for phase one of the redevelopment project. Funding in the amount of $2,450,000 has been approved to date, including an amount of $1,500,000 to support the entitlement process for the entire 48-acre Judicial Complex, and $950,000 to begin the preliminary planning for Building One, which will include replacement of the Police Evidence Storage Facility, Circuit Court file storage, expanded court services, and court support services, currently located at the Burkholder Administrative Center. An amount of $18 million previously approved for the Police Evidence Storage Facility is also available and $183 million is anticipated to be financed by EDA bonds.

Project Cost Summaries

Court Facilities

($000's)

	Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total FY 2025 - FY 2029	Total FY 2030 - FY 2034	Total
1	Adult Detention Center Renovation - 2018	B, G	***$25,334***	***$19,429***	***$6,766***	***$4,595***	$3,397	$2,989	$37,176		$62,510
	AD-000002										
2	Courtroom Renovation Equipment/Furniture	G	***$1,589***						$0		$1,589
	2G08-017-000										
3	Courtroom Renovations - Bond Funded - 2012	B, G	***$26,098***	***$2,502***	***$500***				$3,002		$29,100
	CF-000003										
4	Historic Courthouse Demo/Reno	B, G	***$9,500***				$84,000		$84,000		$93,500
	CF-000008										
5	Judicial Complex Redevelopment / Building One	B, G	***$2,450***		$183,000				$183,000		$185,450
	GF-000066										
	Total		***$64,971***	**$21,931**	**$190,266**	**$4,595**	**$87,397**	**$2,989**	**$307,178**	**$0**	**$372,149**

Notes: Numbers in bold italics represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds

B	Bonds
F	Federal
G	General Fund
S	State
U	Undetermined
X	Other