

# 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. It is anticipated that additional escalation funding will be required in the future to complete all courtroom renovations.

A new Public Safety Headquarters (PSHQ) to replace the Massey Building opened to staff in Fall 2017. All personnel have been relocated and the Massey Building and Massey Annex have been demolished. A Master Plan study was completed in 2020 which evaluated the needs, constraints, and opportunities on the Judicial Complex site following the demolition of the Massey Building. 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 & Human Services' programs, as well as the restoration of the Historic Old Courthouse and grounds. County programs currently in nearby leased spaces, such as the Health Department and Office for Children, 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 Old Courthouse wings and sallyport at the rear of the building and restoration of the affected site area, and Old Courthouse 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, and 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.

### Current Project Descriptions

1. **Adult Detention Center Renovation – 2018 (Providence District):** \$62,000,000 is currently estimated for the renovation and security system replacement at the Adult Detention Center in addition to \$510,000 which was previously approved for study and pre-design work. 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, some exterior work is required including weather stripping and roof repairs. 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. Proposed improvements would integrate and upgrade mechanical and electronic security systems to enable Sheriff Deputies to be more proactive and avoid security issues. In order to minimize disruption to the inmates, the implementation of the security system will be conducted as part of the overall renovation project. General Fund support of approximately \$17.0 million will be required for the security system software, cameras, and equipment. A portion of this funding, in the amount of \$10.0 million, was approved as part of the *FY 2021 Third Quarter Review*, based on balances remaining in the Massey Demolition project. The remaining \$7.0 million will be required at a future budget cycle. The General Obligation Bond funding of \$45.0 million will support the capital improvement requirements. The bond portion of this project was approved by the voters as part of the 2018 Public Safety Bond Referendum.

- 2. Courtroom Renovations - Bond Funded - 2012 (Providence District):** \$21,000,000 to renovate most of the existing courtrooms within 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 will start in early 2022. 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. It is anticipated that additional escalation funding will be required in the future to complete the remaining courtroom renovations.
- 3. 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.

# Project Cost Summaries

## Court Facilities

(\$000's)

Project Number	Project Title	Source of Funds	Budgeted or Expended Through FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Total FY 2023 - FY 2027	Total FY 2028 - FY 2032	Total
1	Adult Detention Center Renovation - 2018 AD-000002	G, B	<b>\$12,510</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$9,000</b>	<b>\$9,000</b>	<b>\$15,000</b>	\$43,000	\$7,000	\$62,510
2	Courtroom Renovations - Bond Funded - 2012 CF-000003	B	<b>\$14,590</b>	<b>\$3,500</b>	<b>\$2,910</b>				\$6,410		\$21,000
3	Courtroom Renovation Equipment/Furniture 2G08-017-000	G	<b>\$1,589</b>						\$0		\$1,589
<b>Total</b>			<b>\$28,689</b>	<b>\$8,500</b>	<b>\$7,910</b>	<b>\$9,000</b>	<b>\$9,000</b>	<b>\$15,000</b>	<b>\$49,410</b>	<b>\$7,000</b>	<b>\$85,099</b>

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
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined