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# HIDALGO COUNTY COURTHOUSE REVIEW

EDINBURG, TEXAS | PRESENTATION 03/09/2015

# HOK Scope for Hidalgo County

- A. Review the Schematic Design Package (layouts by floor)
- B. Review the Square footage and uses for the building
- C. Review the Project Costs (Construction and Total)
- D. Meet with Department Heads – are they in agreement with the project direction
- E. Report our Findings and make Recommendations on moving forward



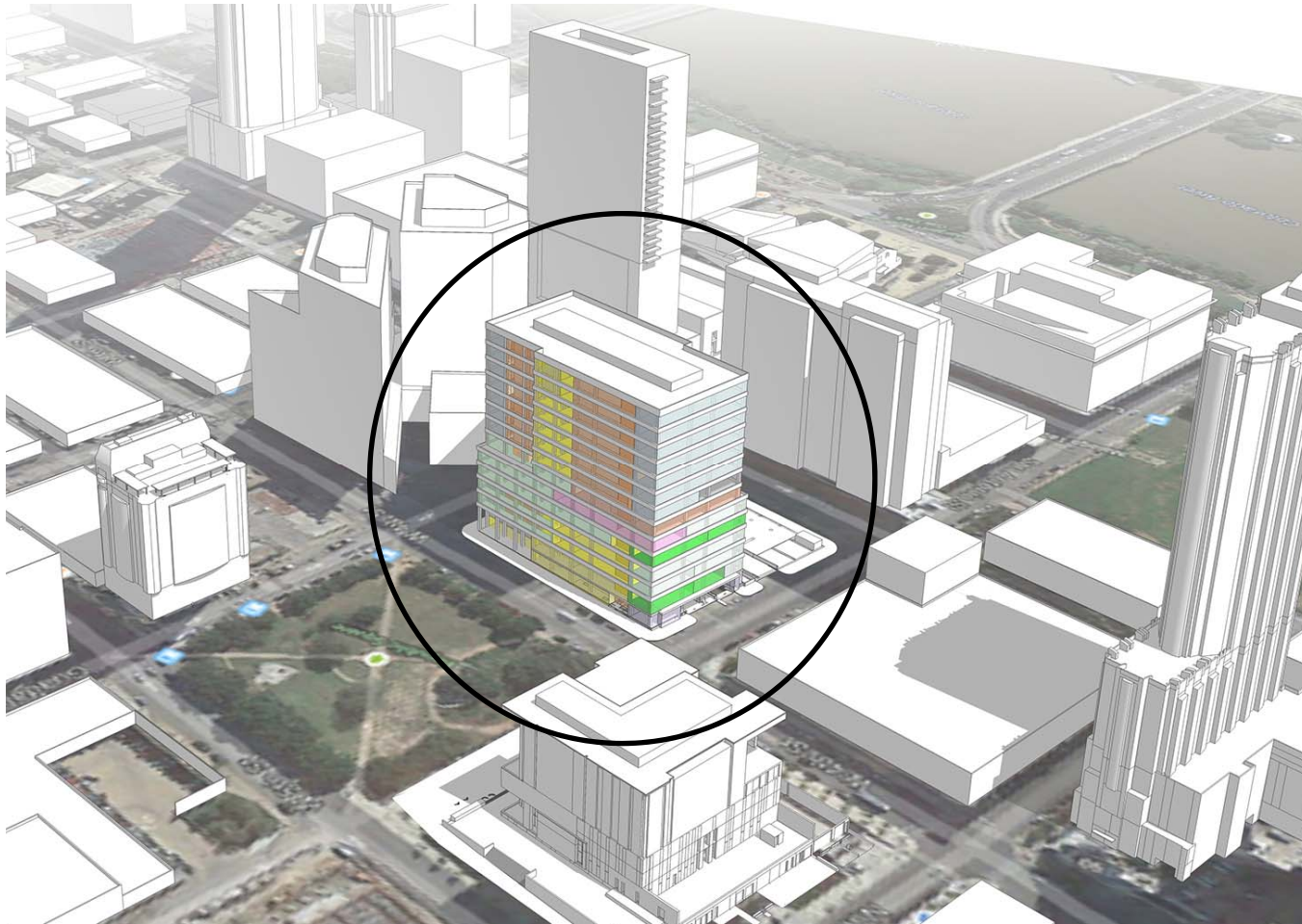
HOK - Similar  
Project  
Experience

# HOK Active Courthouse Projects

- Indianapolis Marion County Jail, LEC & Court, IN
- Will County Courthouse, IL
- Broward County PM for Civil/Family Courts, FL
- Jackson County Courthouse, MO
- King County Juvenile Justice Center, WA
- Forsyth County Justice Center - GA
- Kalamazoo County Gull Rd Court Facility, MI
- Bucks County Justice Center, PA
- Ft. Lauderdale Fed. Court P3 Needs Analysis, FL
- **Potter County Courthouse, TX**
- **Tarrant County Civil Courthouse, TX**
- **Travis County Courthouse, TX**
- **Tarrant County Master Plan, TX**
- **Kaufman County Courthouse M.P., TX**
- **Hidalgo County Courthouse, TX**
- Miami-Dade Children's Courthouse, FL
- Richmond Justice Center, VA
- Santa Rosa Courthouse, FL



# Travis County Civil & Family Courthouse



**14 Stories**  
**Height – 270ft**  
**528,000 sf**  
**TPC - \$298,000,000**

Space Program,  
Court Forecasting and  
Support Space  
Forecasting

Concept Design,

Cost Estimating and Total  
Project Budget  
Development,

Bridging Document  
Development,

IR/CA Architect – Owners  
Rep throughout design  
and construction phases  
of the project



# Tarrant County Civil Courthouse



**6 Stories**  
**Approx. Height –108ft**  
**TPC = \$77,000,000**  
**227,000 sf**

Space Programming

Concept Development

Cost Estimating/Budget  
Development

Schematic Design, Design  
Development,  
Construction Documents

Construction  
Administration

Furniture Package

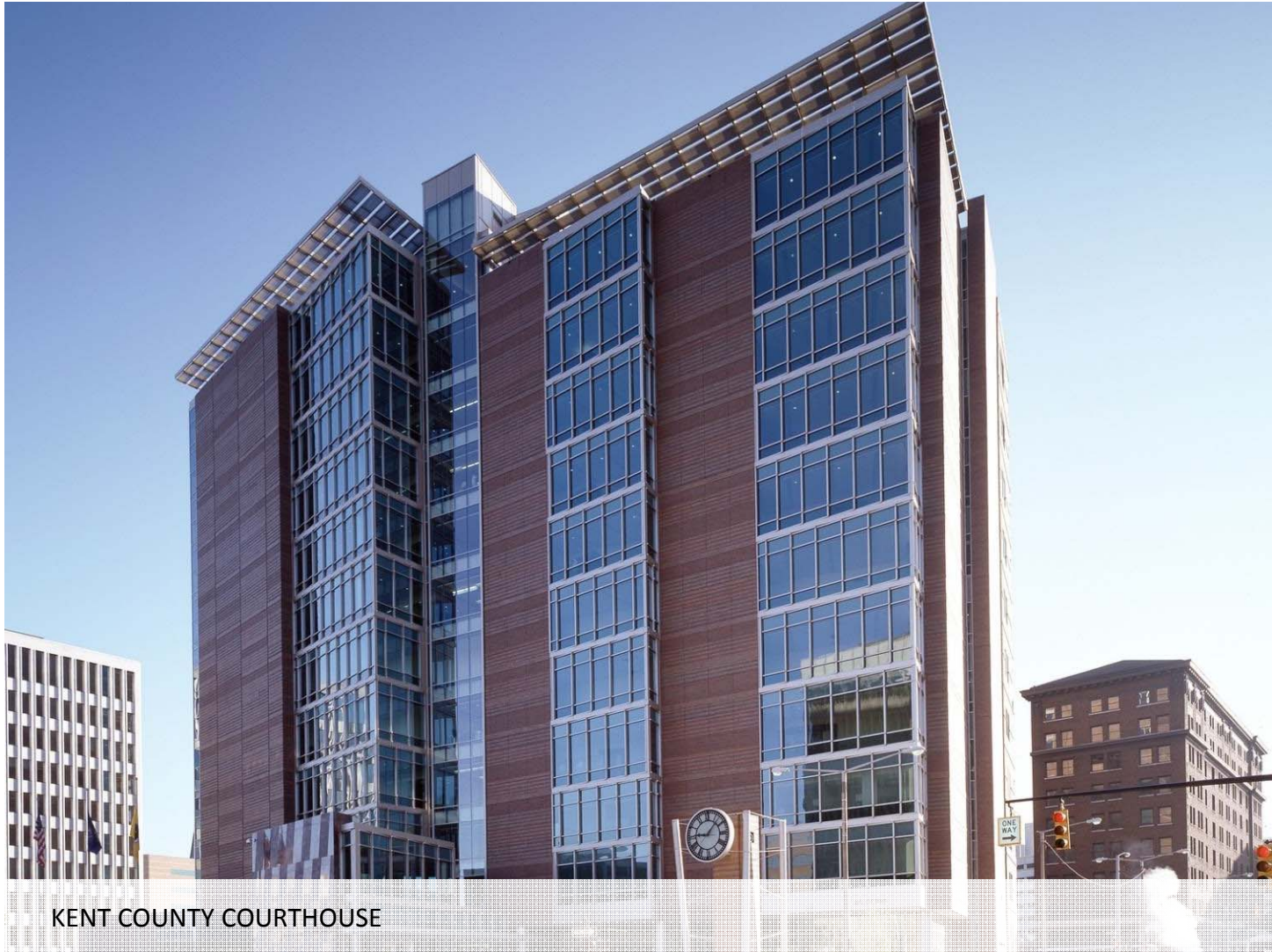




MIAMI DADE CHILDREN'S COURTHOUSE



ALFRED A. ARRAJ US DISTRICT COURTHOUSE ANNEX



KENT COUNTY COURTHOUSE



WAKE COUNTY JUSTICE CENTER



SCOTT M. MATHESON COURTHOUSE



WILKIE D. FERGUSON, JR. US COURTHOUSE



YORK COUNTY JUDICIAL CENTER



PHOENIX MUNICIPAL COURTHOUSE



SAM M. GIBBONS US DISTRICT COURTHOUSE BROWARD COUNTY

# *Improvements*

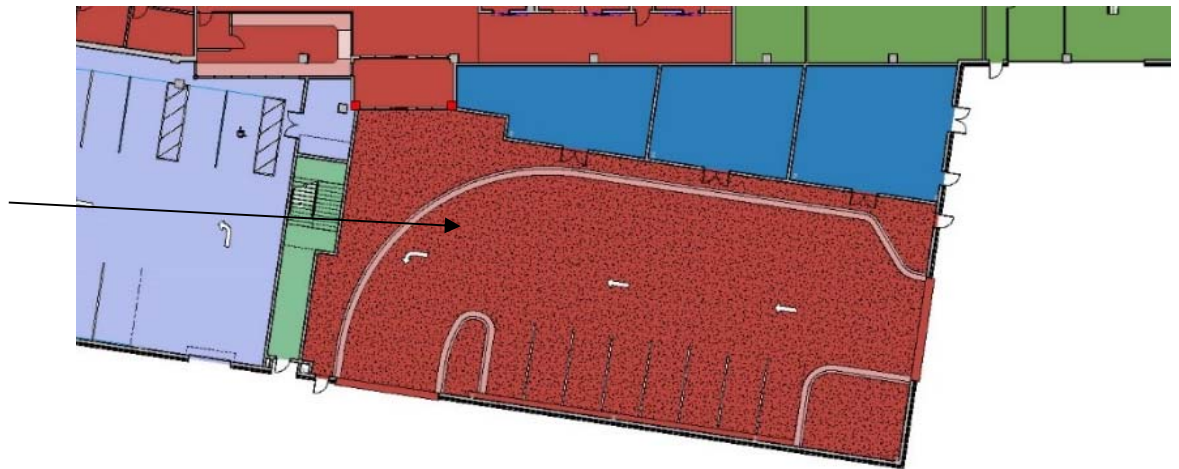
Inmate

Movement and

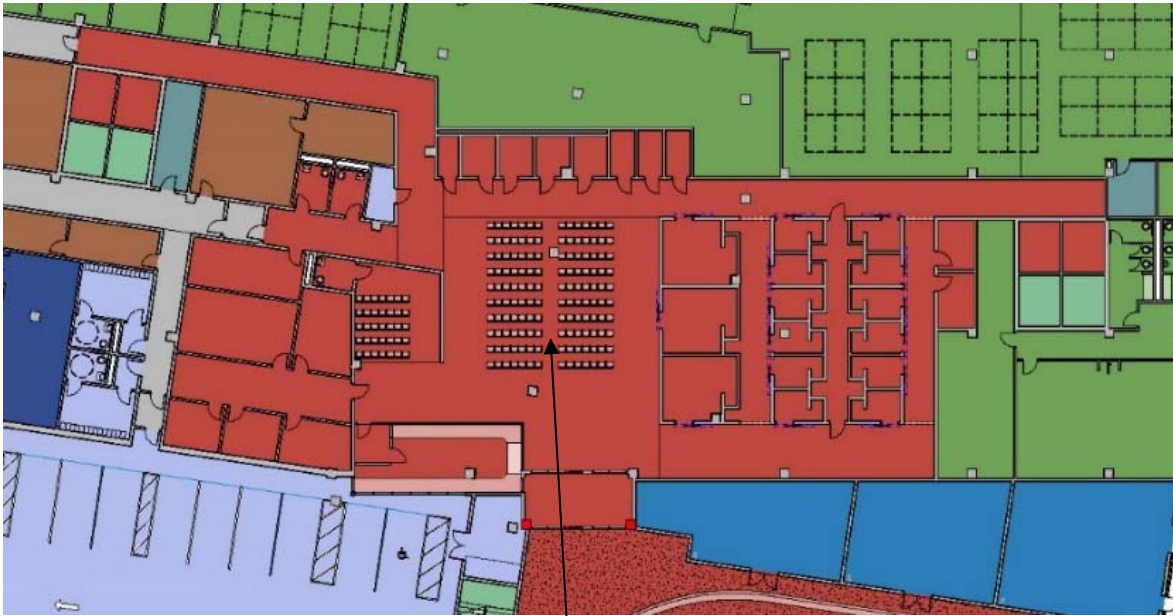
Detention

# Inmate Movement and Vehicle Sallyport

- The space program shows a 1,500 sf vehicle sallyport
- The drawing shows a vehicle sallyport sized at about 8,500 sf.
- It is bigger and more expensive than it needs to be



# Inmate Movement and Holding Area (Level 1)



Central Inmate Holding Area shown in red

- Space for 223 inmates
- **Too Big and Costly**

Each Courtroom has a group holding cell plus a single holding cell.

- Space for 312 inmates

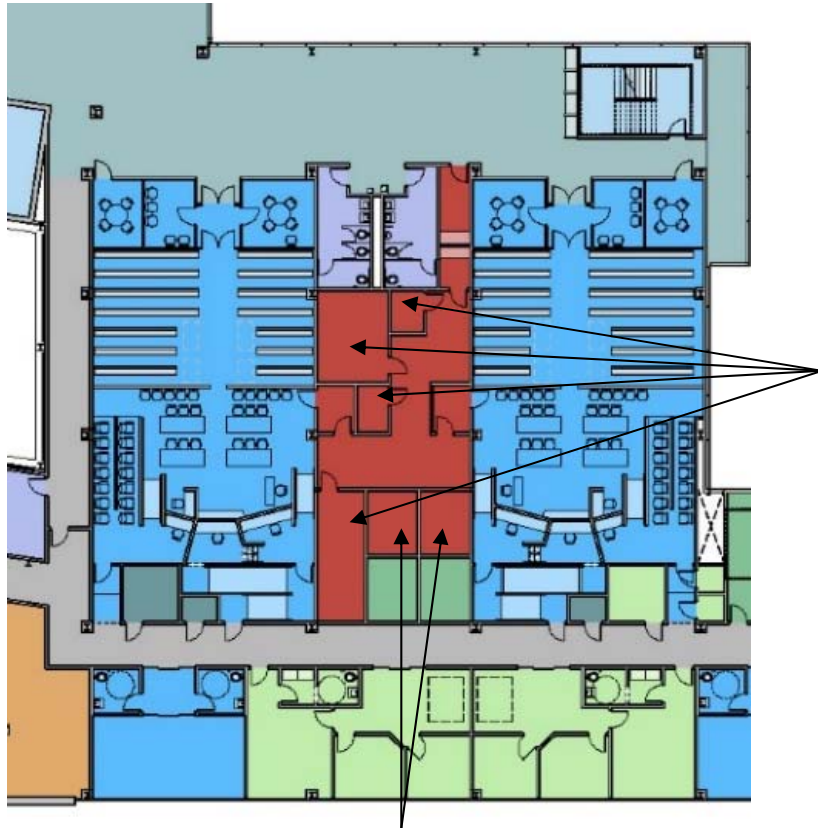
**Total Holding capacity at the courthouse = 535 inmates**

**Approx. 200 inmates come to Court each day**

Managing 175 multi-classified inmates in an open seating area is not common. **This is expensive to build and operate. It is a security risk.**



# Inmate Movement and Detention



Program shows 1 single holding cell per court.

Drawings show a single and a group holding cell for each court

This amount of holding is not needed at every courtroom and not on every floor

## Judges

We will determine which courtrooms need large holding areas

1 Inmate Elevator for each courtroom, twice the number typically seen



# *Improvements*

Courtroom  
Floors

## Current Courtroom Floor

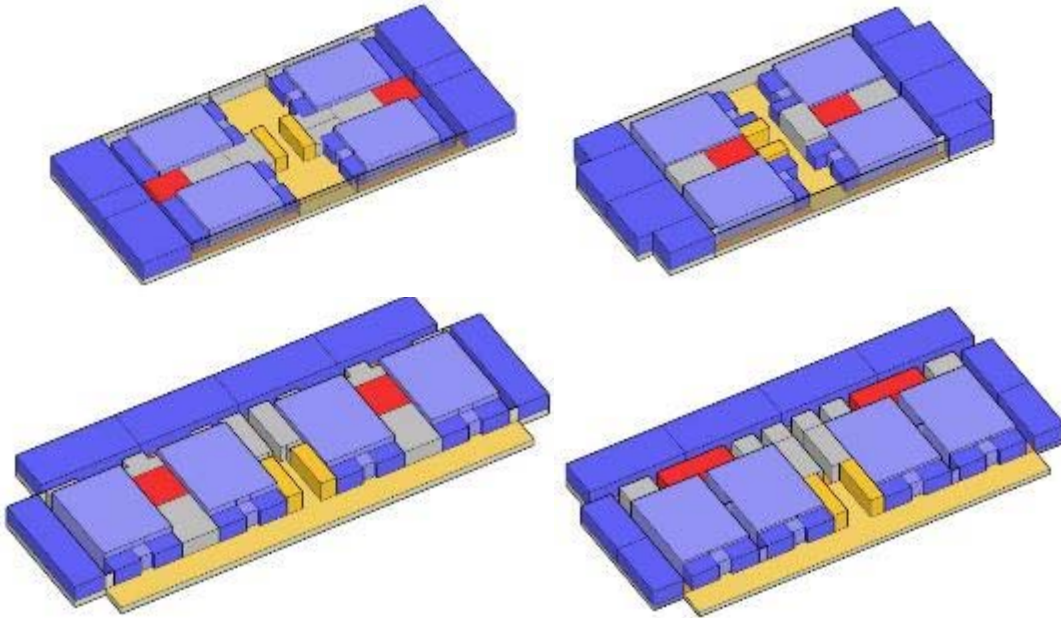


The following spaces  
are excessive in size:

Lobby  
Inmate Holding  
Courtrooms  
Atrium  
Corridors

# Floor Plan Inefficient and Costly

HOK floor plans of 4 courts per floor  
(average approx. 38,000 sf per floor)



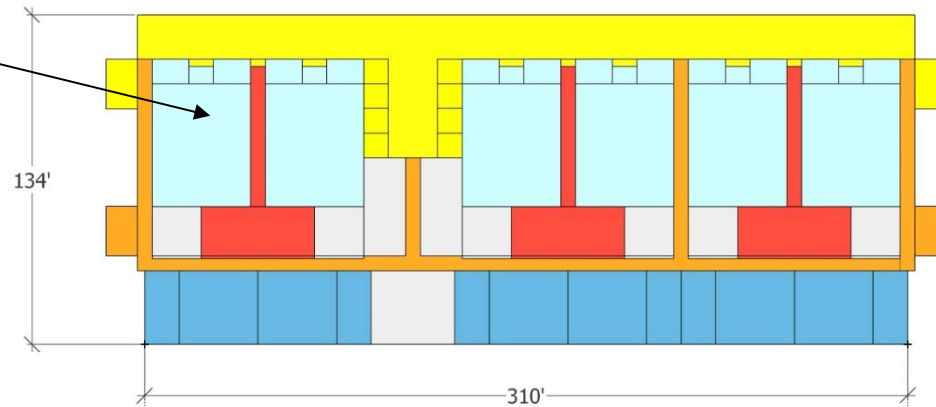
Current Hidalgo County plan  
- 4 courts per floor  
(Approx. 43,400 sf per floor)

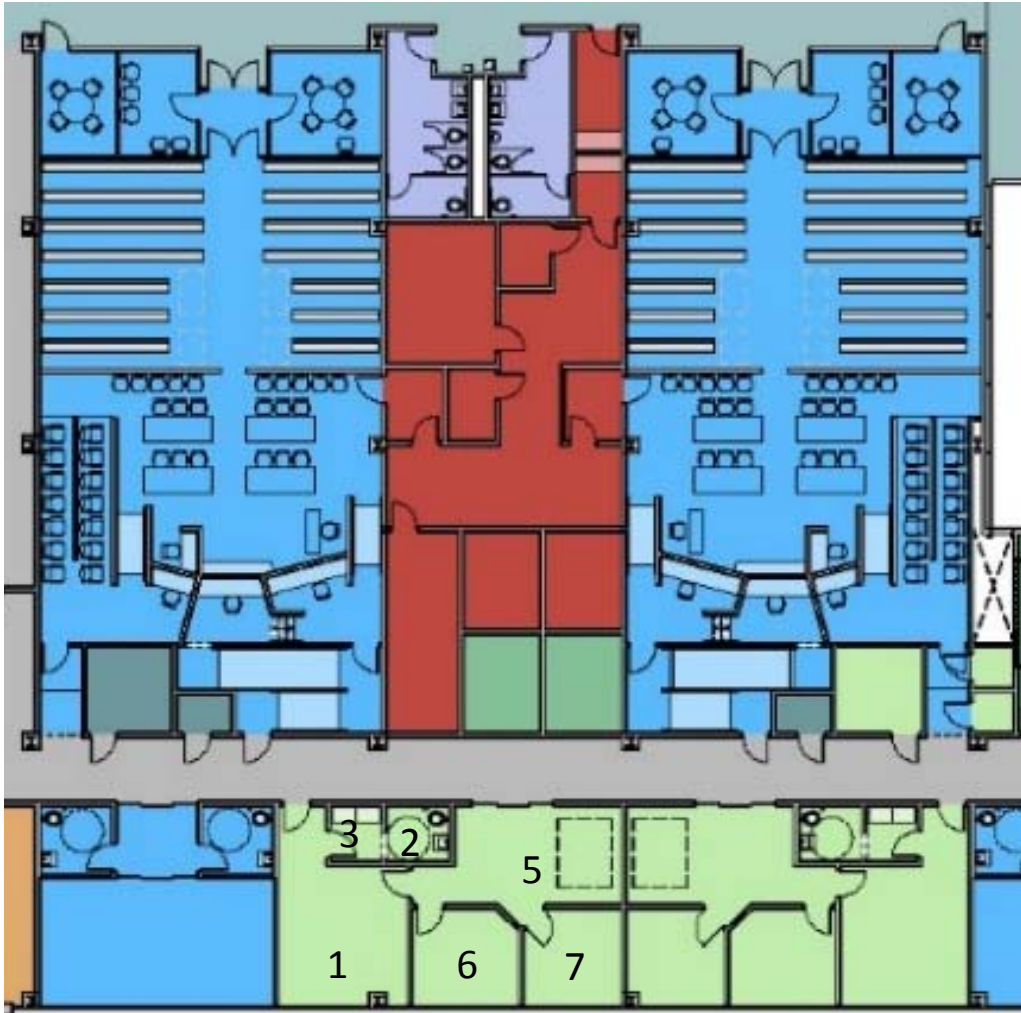
6 Floors x difference of  
5,400 sf per floor = 32,000  
sf, = **\$11,858,400** of savings

# HOK Alternative

HOK - 6 Courts  
per floor in the  
same footprint  
as 4 court per  
floor

2 more courts  
and support  
space in a  
smaller footprint





## Courtroom sizes are too large.

Master Plan shows **1,900 sf**

Drawing shows **2,200 sf**

Revised program shows **2,400 sf**

Currently have Seating for 100 spectators in all courtrooms. The Judges said 80 would be sufficient for most.

## National Standards

**2,400 sf for every courtroom is excessive**

*Improvements*

Courthouse  
Alternative

## HOK Recommends

Alternative that  
saves space,  
construction  
costs, and  
operational  
costs

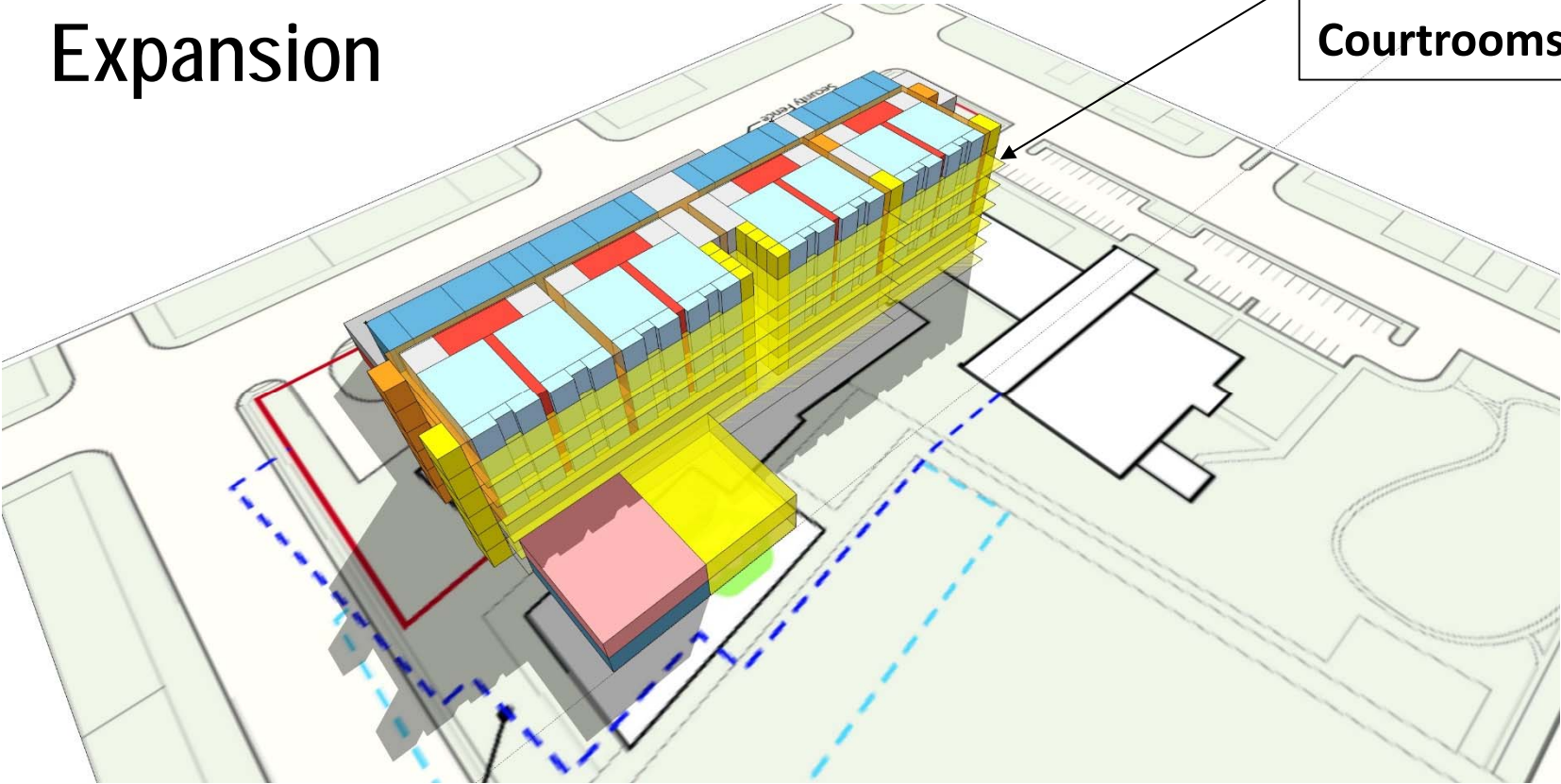
**6 Story Building, 6  
Courts per floor, not 4**

**Smaller footprint than  
current Design**



# Future Expansion

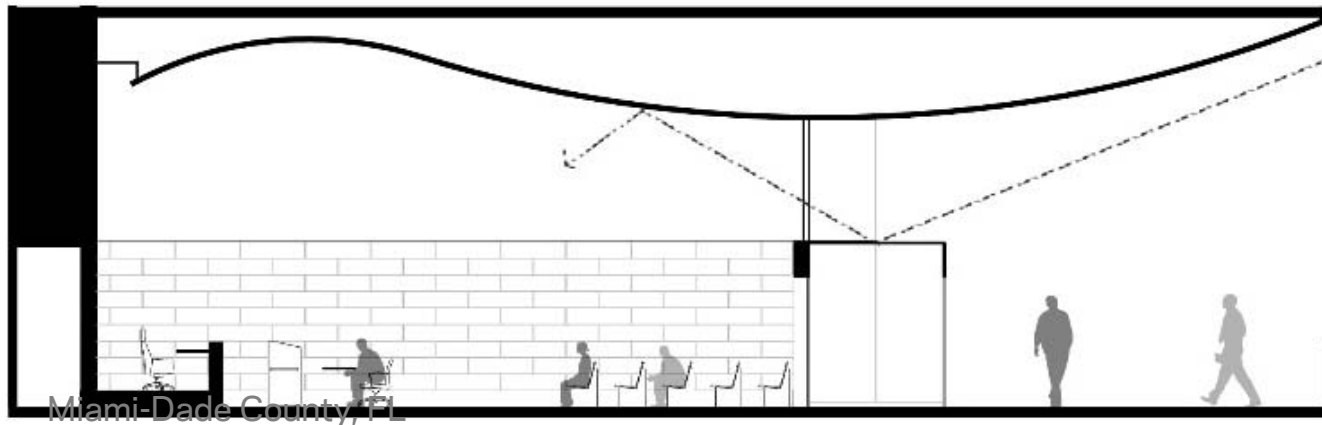
Expansion for additional Courtrooms



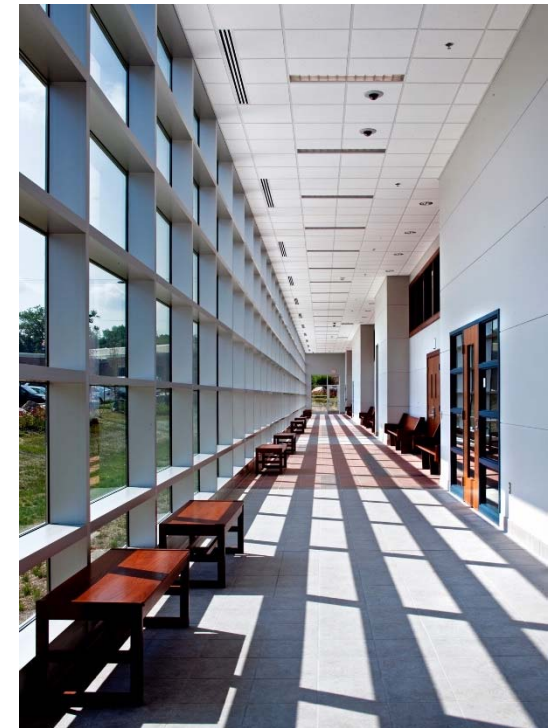
# *Improvements*

Removing Costly  
Atrium

# Daylight in the Courtrooms



# Capturing Natural Daylight



Washtenaw County, MI



# *Improvements*

Vertical Transportation  
& Parking

# Vertical Circulation (Elevators and Escalators)

- If you stayed with current design, there are double the number of inmate and judicial elevators than normally seen:
  - 4 extra elevators, 10 floors, \$30,000 per stop = **\$1,200,000**, plus 4,160 sf @ \$366 = **\$1,522,560**
  - Escalators are costly and less efficient for transportation after 4 floors. Concentrate high volume traffic areas on lower floors, decrease number of escalators. Eliminating 2 floors of escalators = savings of **\$800,000**

**Plus the  
Operating Cost –  
Energy use and  
maintenance  
contracts**



# *Improvements*

Areas not included in  
Design

# Other Stakeholder Accommodations

- Grand Jury Room Location – currently not included in the drawings or space program or cost estimate
- Probation – currently not included in the drawings



*Improvements*

Design Modifications

# Other Stakeholder Accommodations

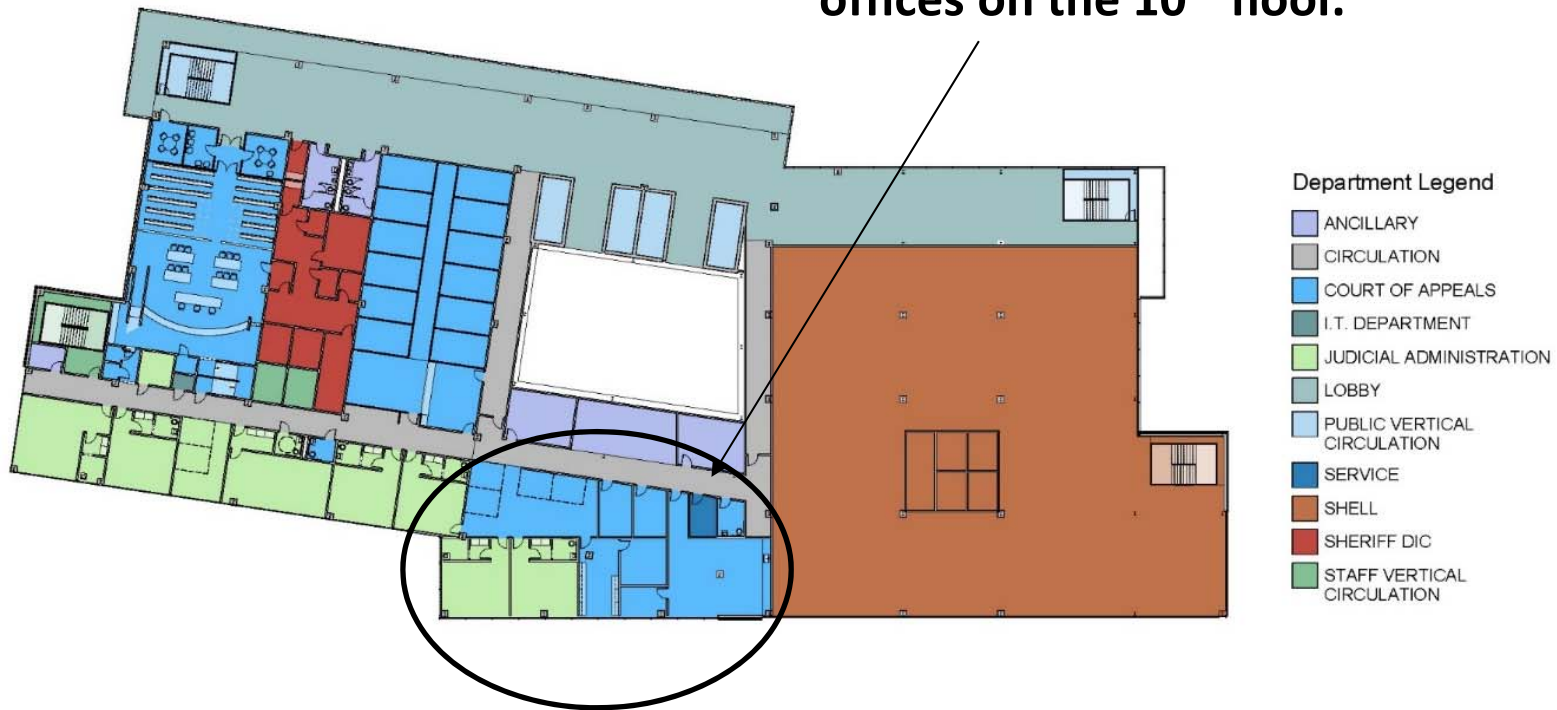
Best Practice: County Clerk is normally on level 1.

County Clerk has the highest level of public interaction, has stated they would like to be on Level 1 in lieu of District Clerk

**Ground Floor**



**ERO replaced  
mechanical space with  
offices on the 10<sup>th</sup> floor.**



*Improvements*

Cost History

## Master Plan Preferred Option – July 2012

- Preferred Option at end of the Master Plan
  - 378,000 New sf, Remed./Renov. Extg. Bldg. for Clerks
  - **Total Project Cost** **\$112,973,000**

## Approved Schematic Design – June 2014

- The current Schematic Design solution includes:
  - 471,000 new sf
  - **Total Project Cost** **\$176,690,250**



# ERO Schematic Design Cost Estimate plus additional Project Costs that are required

Total Project Cost	\$176,690,250
– Site Infrastructure Cost	\$8,500,000
– Existing Courthouse Demolition (TBD)	\$3,000,000
– Off-site Surface Parking	\$4,500,000
– Escalation (Design and Construction Timeline)	\$9,125,000
Total Project Cost	<u>\$201,815,250</u>

\* \$4,500,000 has already incurred due to delay due to high project cost.  
(\$25,000/day for 180 days)



# *Improvements*

HOK Solutions will save  
Hidalgo County \$\$\$

# HOK's Revised Total Project Cost

When the project is redesigned, the result will be more in alignment with the needs of Hidalgo County and the following cost estimate:

Estimated Construction Cost	\$136,130,973
Site Infrastructure Cost	\$8,500,000
Existing Courthouse Demolition	\$3,000,000
Off-site Surface Parking	\$4,500,000
HOK Total Project Cost	\$147,130,973



# Project Comparison

## HOK

Design Time – 11 months  
Construction – 22 months

### Total Project

Start to Finish – 33 months

### Total Project Cost

\$ 147,130,973

## ERO

Design Time – 24 months  
Construction – 36 months

### Total Project

Start to Finish – 60 months

### Total Project Cost

\$ 201,815,250



Final

Recommendations

# HOK's Recommendations

Design changes that will decrease square footage and reduce the cost for the new Courthouse.

1. Change the building design to include 6 courts per floor. This would decrease the height of the building to 6 levels in lieu of 10 levels.
2. Eliminate the costly interior atrium and large enclosed space, utilize more efficient ways to introduce natural light into the interior courtrooms. This would reduce County Maintenance Costs as well.
3. Reduce the number of inmate and judge's elevators, and building escalators
4. Reduce courtroom sizes and determine how many large courtrooms are needed in the facility.
5. Reduce excessive Inmate Holding in the building.
6. Plan for future expansion and eliminate empty space



Next Steps

# Moving Forward

Execute HOK's Recommendations for fixing the Schematic Design

1. New building layout
2. New courtroom sizes
3. New holding areas
4. New overall court floor plan
5. New site plan
6. Plan for future expansion
7. New building elevations
8. New cost estimate
9. Add spaces (Grand Jury and Adult Probation)
10. Get structural and MEP engineering input from consultants



## Moving Forward

- Hire HOK to **lead** the design of your new courthouse
- We have extensive experience in courthouse designs
- 4 Phases of a Project
  1. Schematic Design
  2. Design Development
  3. Construction Documents
  4. Construction
- We will incorporate a revised schematic design into the design development phase. HOK's reduced design time allows for this

Thank you, we would be honored to design your new  
Courthouse.

