



*Justice Complex Planning and Development
Update*

December 16, 2025

Phase 1 – Final Presentation

Project Update

Agenda

- Phase 1 – Overview
- Schedule Review
- Phase 2 – Next Steps

Phase 1 Purpose

Why Phase 1 Was Conducted

- Establish a clear, data-supported understanding of long-term justice facility needs
- Evaluate potential County sites for suitability
- Provide Commissioners Court with information to guide future planning
- No commitments or detailed design decisions; purely a planning and validation phase

What Phase 1 Included (Scope Overview)

Key Tasks Completed

- Existing facility and operational assessments
- Justice system population and workload forecasting
- High-level benchmark space needs modeling
- Screening and evaluation of multiple potential sites
- Order-of-magnitude cost and schedule modeling
- Development of Phase 2 roadmap

Existing Conditions & Operational Review

What We Examined

- Courts, law enforcement, detention, and administrative services
- Facility capacity vs. current and future demand
- Operational workflows and limitations
- Growth impacts and long-term stressors

Outcome: A validated understanding of the County's long-term needs

Population and Workload Forecasting

What We Modeled

- County demographic and population growth trends
- Historic justice system workloads
- Drivers of future demand

Outcome: A long-term projection allowing right-sizing of future facilities

Space Needs Development

What We Developed

- Program-wide space requirements for judicial, detention, and sheriff functions
- Scenarios tested for scalability and long-term flexibility

Outcome: A conceptual program sized to support long-term County operations

Site Review Process

Number of Sites Reviewed : 37

- Comprehensive screening using objective, criteria-based evaluation
- Considered access, infrastructure, site capacity, adjacency, operational fit, and long-term readiness
- Applied pass/fail filters and scoring to ensure fully transparent evaluation

Outcome: A data driven defensible process aligned with County priorities and facility type

What Makes a Site Viable

- Ability to support long-term justice system functions
- Adequate acreage and development capacity
- Access for public, staff, and emergency operations
- Infrastructure availability and expandability
- Limited constraints affecting constructability
- Operational adjacency to complementary functions

Outcome: Understanding of what is required for future County success

Site Evaluation Results

From Long List to Short List

- All candidate sites were evaluated against the same criteria
- Sites that did not meet critical needs were removed
- Remaining sites provide viable long-term development potential
- These sites will advance into more detailed evaluations in Phase 2

Outcome: A short list of sites for the County to pursue

Implementation Path Considerations

What the County Should Consider Moving Forward

- Logical sequencing of courts, sheriff, and detention components
- Delivery method options (CMAR, Design-Build, etc.)
- Estimated timing of future phases
- Opportunities to phase development for budget and operational flexibility

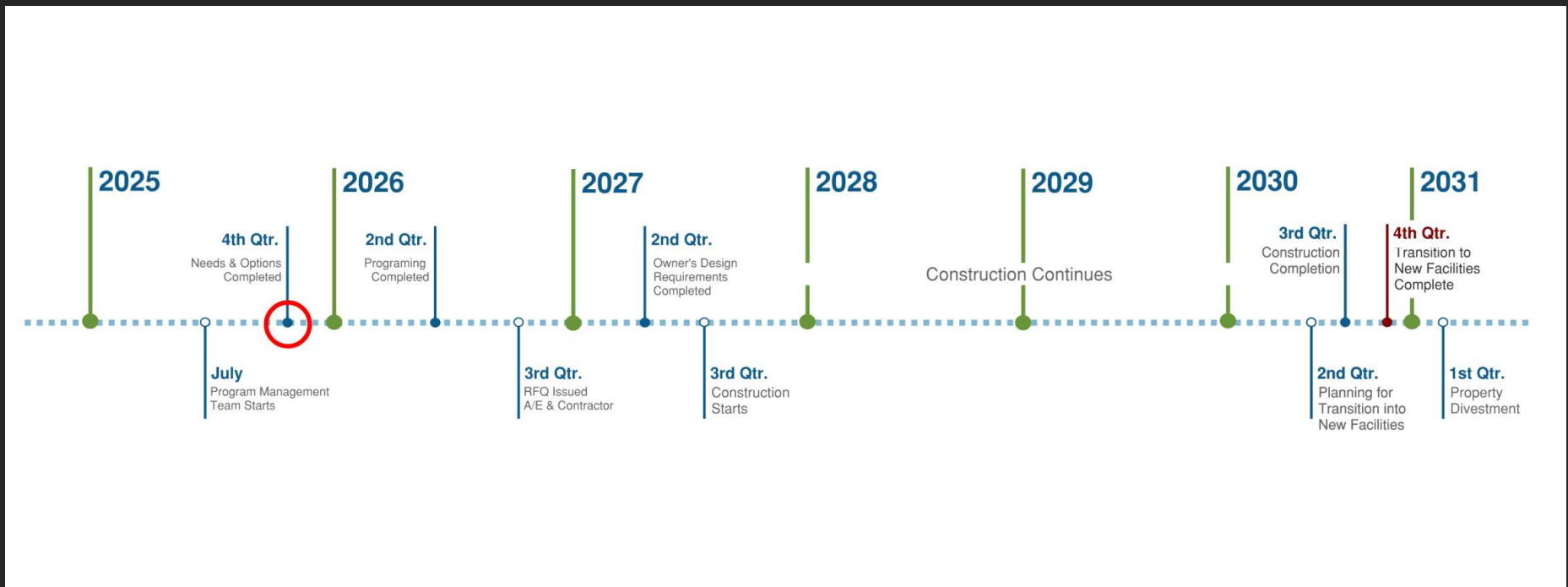
Outcome: Assisted in the planning of the long- and short-term County development process

Phase 1 Outcomes

What Phase 1 Delivered

- Clear understanding of the County's long-term justice system needs
- Transparent evaluation of multiple site options
- A conceptual facility program tailored to future demand
- High-level cost and schedule perspective
- Recommended next steps to proceed into Phase 2

Tentative Project Schedule



Recommended Next Steps (Phase 2)

If Authorized by Commissioners Court

- Begin detailed programming and space planning
- Conduct master planning for shortlisted sites
- Advance civil, utility, and traffic studies
- Develop refined cost models and early risk identification
- Prepare for future procurement and funding pathways

Closing Remarks

The County now has:

- A solid planning foundation
- Clear, objective information
- Viable site options
- A roadmap for responsible next steps

Phase 1 ensures future decisions are informed, transparent, and aligned with the County's long-term vision.

Q & A