

Courts						
Criteria						
Category	Criteria	Description	# of 1s	# of 2s	# of 3s	Average Tier
Qualitative	Accessibility and Convenience for Users	This category is related to the ability of people to get to the location of the court and the COB by different modes of transportation, and includes the availability of public transportation, ease of parking and getting into the facilities (i.e. ADA compliant) and convenience to other amenities.	3	3	0	1.50
	Enhanced Security	Enhanced Security reflects the ability to improve security through a facility with a floorplan that allows public access through one controlled access point and provides for separate circulation paths and dedicated spaces for judges, jurors, witnesses, criminal defendants and the public.	3	3	0	1.50
	Placemaking Opportunities in Albemarle County	Placemaking opportunities in Albemarle County is a criteria that acknowledges the importance of the creating a focal center/destination to advance the County's strategic vision for redevelopment and attracting economic investment in the county.	4	1	1	1.50
	Facilities Operational Efficiencies	Operational Impacts are considered to be those that relate to operational advantages and disadvantages for the Courts or for County Office Building. These include the ability to employ best practices in space design, functional adjacencies, over all internal space utilization, circulation and technology in either building.	3	2	1	1.67
	Adjacency Impacts	The Adjacency Impacts category encompasses the advantages and disadvantages of having the location of the courts be in close proximity to the location of stakeholders. Adjacency impacts are those that affect not only judges, but also all parties that work with the justice system such as, the County and City Clerks, Commonwealth Attorney's office, Legal Aid and the Public Defender's office, County Sheriff, Court Services, Interpreters, Court Reporters and private attorneys.	2	2	2	2.00
	Preservation of Courthouse as Historic Asset	This reflects the ability to preserve, in some manner, the history of the Courthouses whether through renovation and physical preservation for a continued court use or alternative civic use that celebrates and respects the building's historic importance and symbolic meaning.	1	3	2	2.17
	Co-Location Impacts	The Co-location Impacts category encompasses the advantages and disadvantages of the co-location of the County and City General District Courts in light of the shared jurisdictional authority of the judges.	2	0	4	2.33
	Leadership in Environmental Design (LEED) Principles	This criteria reflects utilizing LEED principles and design framework to create healthy, highly efficient and cost-saving green building(s).	0	4	2	2.33
Risk Management	Implementation Risk	Implementation Risk refers to the possibility of various legal, operational and other unforeseeable aspects of a project that could result in schedule delays and consequently, result in increased costs to the County.	4	1	1	1.50
	Opportunity Cost	Opportunity Cost refers to the degree to which one particular option would limit the County's ability to pursue, fund or implement other initiatives that could help achieve the strategic or other Capital project goals.	4	1	1	1.50
	Construction Risk	Construction Risk deals with site constraints and the potential for unanticipated changes or cost escalation in a project that are beyond the County's control.	3	2	1	1.67
	Risk/Control Allocation	This refers to legal and operational/control-related constraints to transferring responsibilities for certain aspects of project from being a public function to being a private obligation. For example, a legal constraint would concern the requirement that the county hold a fee simple interest in the land and building on and in which the circuit court operates. An example of an operational constraint would be the different manner in which a private entity might run a project, design or construct a building or operate a facility, compared to the manner in which a public entity or a long-term owner would do.	2	4	0	1.67
	Funding Capacity	This refers to the capacity and affordability of funding for the Project.	3	1	2	1.83
	Impact on Bond Ratings	This criteria reflects the potential impact, neutral or negative, on the County's bond ratings.	1	2	3	2.33
	Litigation/Legal Risk	This criteria refers both specifically to the risk of a complaint against the County for pursuing a relocation of the Courts without a public referendum vote, and more generally to other legal risks such as the ability to comply with conflict of interest, open-meeting, enabling laws and processes, etc. that would be required by a particular option.	1	1	4	2.50

County Office Building						
Criteria						
Category	Criteria	Description	# of 1s	# of 2s	# of 3s	Average Tier
Qualitative	Accessibility and Convenience for Users	This category is related to the ability of people to get to the location of the court and the COB by different modes of transportation, and includes the availability of public transportation, ease of parking and getting into the facilities (i.e. ADA compliant) and convenience to other amenities.	4	2		1.33
	Placemaking Opportunities in Albemarle County	Placemaking opportunities in Albemarle County is a criteria that acknowledges the importance of the creating a focal center/destination to advance the County's strategic vision for redevelopment and attracting economic investment in the county.	4	2		1.33
	Facilities Operational Efficiencies	Operational Impacts are considered to be those that relate to operational advantages and disadvantages for the Courts or for County Office Building. These include the ability to employ best practices in space design, functional adjacencies, over all internal space utilization, circulation and technology in either building.	3	3		1.50
	Leadership in Environmental Design (LEED) Principles	This criteria reflects utilizing LEED principles and design framework to create healthy, highly efficient and cost-saving green building(s).	1	5		1.83
	Enhanced Security	Enhanced Security reflects the ability to improve security through a facility with a floorplan that allows public access through one controlled access point and provides for separate circulation paths and dedicated spaces for judges, jurors, witnesses, criminal defendants and the public.	0	6		2.00
Risk Management	Opportunity Cost	Opportunity Cost refers to the degree to which one particular option would limit the County's ability to pursue, fund or implement other initiatives that could help achieve the strategic or other Capital project goals.	6	0	0	1.00
	Implementation Risk	Implementation Risk refers to the possibility of various legal, operational and other unforeseeable aspects of a project that could result in schedule delays and consequently, result in increased costs to the County.	4	0	2	1.67
	Risk/Control Allocation	This refers to legal and operational/control-related constraints to transferring responsibilities for certain aspects of project from being a public function to being a private obligation. For example, a legal constraint would concern the requirement that the county hold a fee simple interest in the land and building on and in which the circuit court operates. An example of an operational constraint would be the different manner in which a private entity might run a project, design or construct a building or operate a facility, compared to the manner in which a public entity or a long-term owner would do.	3	2	1	1.67
	Construction Risk	Construction Risk deals with site constraints and the potential for unanticipated changes or cost escalation in a project that are beyond the County's control.	2	3	1	1.83
	Funding Capacity	This refers to the capacity and affordability of funding for the Project.	2	2	2	2.00
	Impact on Bond Ratings	This criteria reflects the potential impact, neutral or negative, on the County's bond ratings.	1	3	2	2.17
	Litigation/Legal Risk	This criteria refers both specifically to the risk of a complaint against the County for pursuing a relocation of the Courts without a public referendum vote, and more generally to other legal risks such as the ability to comply with conflict of interest, open-meeting, enabling laws and processes, etc. that would be required by a particular option.	0	2	4	2.67