

CURRENT OPTIONS

Five options have been identified for consideration to address the Courts' future needs. View details below. [*Click here to download a comparison matrix.*](#)

OPTION 1: DOWNTOWN/LEVY EXPANSION

Description:

Renovate Levy Opera House, demolish existing structures and construct a new three story General District Court (GD) facility on Levy site to accommodate two court sets for County, one court set for City and one court set for the county's future expansion. Also renovate and modernize existing Albemarle Circuit Court complex for expanded operations and associated court functions.

Key Factors:

- Maintains courts in central, historic downtown location adjacent to other 16th District Court operations
- High cost option – involves premium cost associated with construction due to constrained site, unknown conditions, historic renovations, demolition costs
- Requires construction of expansion space in advance of need; does not allow for phasing
- Limited/uncertain parking conditions and ultimate cost to meet long term needs
- Requires Legislative approval to move County General District Court out of County Seat
- Involves partnership/contribution from City for construction and parking accommodations
- Most convenient for downtown attorneys/judges/Commonwealths Attorneys
- **Total estimated net cost to the County - \$39.7 M**

Financial Information:

Estimated Costs	
<i>General District Courts:</i>	\$30.3 M*
Estimated Costs	
<i>Circuit Court:</i>	<u>\$16.8 M</u>
Estimated Total	\$47.1 M*
Offset	
<i>City Contribution:</i>	(\$ 6.9 M)
Offset	
<i>Sale of Joint County/City properties (Jessup)</i>	<u>(\$.5M)</u>
Total Deductions	(\$7.4M)
Total Net Project Cost to the County – Option 1	<u>\$39.7 M*</u>

**Numbers adjusted from Oct. 18 version of document to reflect more precise cost comparison related to phasing between options 1 and 4.*

OPTION 2: RELOCATE COUNTY & CITY GENERAL DISTRICT COURTS TO COUNTY OFFICE BUILDING MCINTIRE

Description:

Construct three-story addition to the County Office Building McIntire (COB) to accommodate two court sets for County, one court set for City, including associated County/City Clerk operations, holding cells and security; requires partial relocation of government operations and renovation of displaced offices. Also renovate and modernize existing Albemarle Circuit Court complex for expanded operations and associated court functions. City would need to contribute an estimated \$4.5 million towards costs under this option. Requires minimal parking reconfiguration and partial displacement of existing government operations, construction or acquisition of new building to support the displaced local government functions; assumes construction of new facilities through a proposed public/private partnership.

Key Factors:

- Maintains courts in downtown location in the City
- Substantial savings for General District Court component
- Requires Legislative approval to move General District courts out of County Seat; more likely to receive support given involvement/support of both County and City
- Resolves parking constraints and provides some relief to address City downtown parking challenges
- Still relatively convenient for downtown attorneys/judges/Commonwealths Attorneys given co-location of city and county court operations
- No costs associated with land/property acquisition
- Requires partial relocation of displaced local government operations
- Creates economic development opportunity through investment of the construction budget for a new COB at a county site using proposed public/private partnership
- More initial uncertainty in schedule while securing appropriate development partner to maximize investment in new COB
- This option was not supported by the City
- Allows phasing of future Court facilities, if needed, beyond 15 years at the COB
- **Total estimated net cost to the County - \$37.7 M**

Financial Information:

Estimated Costs	
<i>General District Courts:</i>	\$18.0 M
Estimated Costs	
<i>Circuit Court</i>	\$16.8 M
Estimated Costs	
<i>New 35,000 sf COB</i>	<u>\$10.5 M*</u>
Total Estimated Costs	\$45.3M
Offset	
<i>Estimated City Contribution:</i>	(\$4.5 M)
Offset	
<i>Sale of Joint County/City properties (Jessup, Levy & 7th St. Market parking)</i>	<u>(\$3.1M)</u>
Total Deductions	(\$7.6M)
Total Net Projects Cost to the County – Option 2	<u>\$37.7 M</u>

*Creates partnership opportunity for development/redevelopment in County

OPTION 3: RELOCATE COUNTY GENERAL DISTRICT COURTS TO COUNTY OFFICE BUILDING MCINTIRE

Description:

Construct a three-story addition to the County Office Building (COB) on McIntire Road to accommodate two court sets for County and associated County Clerk operations, holding cells and security with minimal disruption to existing operations and no initial relocation of local government staff. Also renovate and modernize existing Albemarle Circuit Court complex for expanded operations and associated court functions.

Key Factors:

- Maintains courts in downtown location in the City
- Substantial savings for the General District component of the project
- All County government and School operations can remain in COB
- Requires Legislative approval to move the General District Courts out of County Seat;
- Resolves parking constraints
- Still relatively convenient for downtown attorneys/judges/Commonwealths Attorneys but not adjacent to other court operations and no co-location of County and City General District Courts
- Allows for future expansion of Courts through relocation of government operations
- Allows phasing of future Court facilities, if needed beyond 15 years, at the COB
- **Total estimated net cost to the County - \$27.0 M**

Financial Information:

Estimated Costs	
General District Courts:	\$12.7 M
Estimated Costs	
Circuit Court:	\$16.8 M
Allowance for parking costs:	<u>\$ 0.6 M</u>
Total Estimated Costs:	\$30.1M
Offset	
Sale of Joint County/City properties	
(Jessup, Levy & 7 th St. Market parking:	(\$3.1M)
Total Net Project Cost to the County – Option 3	<u>\$27.0 M</u>

OPTION 4: RELOCATE COUNTY GENERAL DISTRICT COURTS & CIRCUIT COURTS TO COUNTY OFFICE BUILDING MCINTIRE

Description:

Renovate County Office Building McIntire to accommodate County's General District and Circuit Court operations and construct a three-story addition to COB to accommodate two court sets for County General District Court and one Court set for future expansion, convert the auditorium to two Court sets for the Circuit Court and renovate existing space for associated Clerk operations, Commonwealth Attorney offices, holding cells and security. Requires minimal parking reconfiguration and partial displacement of existing government operations, construction or acquisition of new building to support the displaced local government functions; assumes construction of new facilities through a proposed public/private partnership.

Key Factors:

- Maintains all County Court operations in downtown City location
- Initial phase relocates General District and Circuit Court operations; provides opportunity for future JD&R relocation
- Allows some operations to remain in COB McIntire
- Requires Referendum to relocate Courts and County Seat
- Requires partial relocation of displaced local government operations
- Resolves parking constraints
- Creates economic development opportunity through proposed public/private partnership with relocation of local government operations to a county site
- Requires construction of expansion space in advance of need
- **Total estimated net cost to the County - \$32.8 M**

Financial Information:

Estimated Costs	
At COB:	\$23.9 M*
Estimated Costs	
New 40000 sf COB	<u>\$12.0 M**</u>
Total Estimated Costs	\$35.9 M*
Offset	
Sale of Joint County/City properties	
(Jessup, Levy & 7 th St. Market parking:	(\$3.1M)
Total Net Project Cost to the County – Option 4	<u>\$32.8 M*</u>

**Numbers adjusted from Oct. 18 version of document to reflect more precise cost comparison related to phasing between options 1 and 4.*

***Creates partnership opportunity for development/redevelopment in County*

OPTION 5: RELOCATE COUNTY GENERAL DISTRICT & CIRCUIT COURTS TO COUNTY SITE

Description:

Construct new Courts complex in County assuming construction on county owned property or development partnership opportunity. Assumes a new ~85,000 SF building to accommodate Circuit Court - two Court Sets, General District Court - two Court Sets and all associated operational needs in modern up-to-date facilities. Provides 250 public parking spaces plus 100 Staff/Judge secure spaces.

Key Factors:

- Relocates County Court operations from the City to a County location
- Initial phase relocates General District and Circuit Court operations
- All County government and School operations remain in COB McIntire
- Requires Referendum to relocate Courts and County Seat
- Opportunity for County to sell existing County Courthouse to City for its future court needs
- Resolves parking constraints
- Creates optimal economic development/community revitalization opportunity by investing entire construction budget in the county
- Provides for future expansion of courts and opportunity for modern, state of the art facilities
- Allows phasing of future Court facilities, if needed, beyond 15 years in the new complex
- Advances the County's strategic priorities related to revitalization/redevelopment and urban place making
- More initial uncertainty in schedule while securing appropriate development partner to maximize investment
- **Total estimated net cost to the County - \$30.9M**

Financial Information:

Estimated Construction Costs	
Based on 85,000 sf*:	\$34.0 M
Offset	
Sale of Joint County/City properties	
(Jessup, Levy & 7 th St. Market parking:	(\$3.1M)
Total Net Project Cost to the County	<u>\$30.9 M</u>

** Cost revised from original estimate based on more recent market data and similar scope project in Hanover County.*