

A photograph of several large, fluted classical columns, likely made of marble, in a brightly lit interior space. The columns are arranged in a row, with some in the foreground and others receding into the background. The lighting is warm, coming from the left, creating soft shadows and highlighting the texture of the stone.

Utah State Courts

Court Facility Planning Standing Committee

2021

Annual Report

Committee Intent

Rule 3-409

- To provide for the responsibilities of the Court Facility Planning Committee.
- To provide for the effective planning of court capital facilities.
- To promote the efficient use of new and existing courthouses through application of co-location and multi-use court facility concepts.
- To establish a framework for the conceptual, planning, developmental and implementation phases of court capital facilities.
- To provide for Council review and approval of all proposed court capital facilities.
- To ensure adherence to the design and space guidelines and other requirements of the Utah Judicial System Capital Facilities Master Plan.

Committee Responsibilities

1. Review trends and projections in population, caseload, and other growth indicators to anticipate courthouse construction needs:

Planning Studies Identified by Committee

- St. George Courthouse expansion for Federal Courts – Feasibility study and cost estimate completed in 2020 per Council direction. Waiting for GSA to agree to terms on a 20 year lease.
- Heber City / Wasatch County - Add juvenile courtroom to County facility. Feasibility study still pending. Possible funding through retiring bonds in FY23
- Davis County Consolidated Courthouse (Layton , Farmington & Bountiful replacement) - New future courthouse with 16 courtrooms. No action planned in FY22. Possible funding through retired bonds in FY26
- Cedar City / Iron County - Courthouse expansion of 3 courtrooms. No action planned in FY22

Active Capital Development Projects

- Manti Sixth Judicial District Courthouse– New District and Juvenile courthouse with 2 courtrooms. Property purchased and demolition of existing structures completed in February 2020. IGG did not approve funding for FY22. Exploring ARPA funding option.

2. Review the evaluations of courthouses required by this rule and recommend the prioritized placement of courthouse construction projects within the Master Plan:

The Committee annually evaluates and prioritizes all court sites and court facilities for the Facility Master Plan. The information is used to evaluate each facility for capital development, capital improvement, facility maintenance and remodel projects. The Master Plan priority list was last updated by the Standing Committee on 3/26/21

3. Review recommendations from the facility coordinator on construction projects and the Master Plan:

As part of the budget process the facility coordinators (Trial Court Executives) are required to submit a list of projects in their districts for funding consideration to the Committee. These requests are reviewed, evaluated and prioritized for the annual Capital Improvement Project funding by the Legislature. 30 projects were approved in FY21 for a total of \$5.4M. Most have been completed.

4. Make recommendations to the Council regarding the reordering of Master Plan priorities and amendments to design and space guidelines:

The Master Plan is reviewed as events, conditions or opportunities develop. The Committee evaluates the prioritization of the Master Plan annually and presents recommendations and changes to the Judicial Council as needed. The Standing Committee does not recommend reordering of any priorities at this time.

The Design and Space Guidelines are updated at the end of each Capital Development project to reflect the lessons learned at the completion of each new courthouse project. The guidelines were updated by VCBO Architects in 2020.

5. Compare construction requests with the Design and Space Guidelines of the Master Plan to ensure the current and anticipated needs of the court are met:

All construction renovation requests are reviewed for compliance to the Design and Space Guidelines. The guidelines are also updated as needed to ensure they meet the current needs for court renovations in the future.

6. Develop timetable for construction requests so that the Committee presents its recommendations to the Council in advance of the Annual Planning Workshop:

The Master Plan prioritizes all court facilities requests. This prioritization is used to select the order of Capital Development and Capital Improvement requests based on the needs of the courts and is included in the annual report of the Standing Committee.

7. Make recommendations to the Council for the approval, modification or disapproval of construction requests:

All Capital Development Project Requests are evaluated for need and compliance with the Master Plan and Design Guide Lines before presentation to the Council for approval. The Council can modify or change the list before any action is taken by the Standing Committee.

8. Develop procedures for the delegation of committee responsibilities to the facility coordinator:

The Committee has delegated the responsibility of defining and requesting improvement projects to the facility coordinators (Trial Court Executives) and their DFCM Facilities counterparts in each district. The procedures for evaluating and developing these requests have been incorporated into the annual budget request process. Once a project is funded, the facility coordinators are an integral part of all construction meetings through the completion of the project.

Facility Master Plan 2021

FY21 State Court Facility Replacement Ranking *

	Facility #	District	County	Facility Type	Unit Name	Owned / Contract	Courtrooms	Square Feet	Security	Condition	Adequacy	Total score	Court FSC Priority Ranking
1	2602	1	Box Elder	Courthouse	Brigham City	Owned	3	35,000	9	9	9	27	
2	2603	1	Cache	Courthouse	Logan	Owned	6	73,644	9	9	10	28	
3	2604	1	Rich	Courthouse	Randolph	Contract	1	2,415	3	5	10	18	
4	2607	2	Davis	Courthouse	Bountiful	Leased	2	24,804	8	8	9	25	3
5	2608	2	Davis	Courthouse	Farmington	Owned	10	131,699	6	8	9	23	3
6	2610	2	Davis	Courthouse	Layton	Owned	2	20,025	7	6	9	22	3
7	2611	2	Morgan	Courthouse	Morgan	Leased	1	2,727	2	4	7	13	
8	2612	2	Weber	Courthouse	Ogden Dist	Owned	11	91,000	8	8	9	25	
9	2614	2	Weber	Courthouse	Ogden JV	Owned	3	87,000	9	10	10	29	
10	2618	3	Salt Lake	Courthouse	Matheson	Owned	37	417,000	9	8	10	27	
11	2619	3	Salt Lake	Courthouse	West Jordan	Owned	10	117,439	9	8	10	27	
12	2621	3	Summit	Courthouse	Park City (Silver Summit)	Leased	2	15,100	8	8	10	26	
13	2622	3	Tooele	Courthouse	Tooele	Owned	2	58,968	9	9	10	28	
14	2625	4	Utah	Courthouse	Nephi	Leased	1	3,080	9	9	10	28	
15	2627	4	Millard	Courthouse	Fillmore	Contract	1	8,598	4	7	9	20	
16	2628	4	Utah	Courthouse	American Fork	Leased	3	27,588	8	8	8	24	
17	2631	4	Utah	Courthouse	Provo Dist	Owned	16	229,163	10	10	10	30	
18	2634	4	Utah	Courthouse	Salem	Contract	-	104	N/A	N/A	N/A	N/A	
19	2635	4	Utah	Courthouse	Spanish Fork	Leased	2	31,779	9	9	9	27	
20	2637	4	Wasatch	Courthouse	Heber City	Leased	1	10,043	8	7	5	20	2
21	2640	5	Beaver	Courthouse	Beaver	Leased	1	7,088	3	8	9	20	
22	2641	5	Iron	Courthouse	Cedar City	Owned	3	17,037	7	7	7	21	4
23	2643	5	Iron	Courthouse	Parowan	Leased	1	3,077	N/A	N/A	N/A	-	
24	2644	5	Washington	Courthouse	St George	Owned	8	95,550	9	10	10	29	
25	2647	6	Garfield	Courthouse	Panguitch	Contract	1	2,481	6	9	9	24	
26	2648	6	Piute	Courthouse	Junction	Contract	1	4,120	6	8	9	23	
27	2649	6	Kane	Courthouse	Kanab	Leased	1	3,846	5	8	9	22	
28	2651	6	Sanpete	Courthouse	Manti	Leased	2	7,301	2	2	5	9	1
29	2653	6	Sevier	Courthouse	Richfield	Owned	2	19,839	9	9	9	27	
30	2654	6	Wayne	Courthouse	Alta	Contract	1	2,600	2	2	9	13	
31	2657	7	Carbon	Courthouse	Price	Leased	3	18,279	10	10	10	30	
32	2658	7	Emery	Courthouse	Castle Dale	Leased	2	8,800	6	8	9	23	
33	2659	7	Grand	Courthouse	Mojab	Leased	1	11,936	5	7	9	21	
34	2661	7	San Juan	Courthouse	Monticello	Leased	1	3,206	4	7	7	18	5
35	2665	8	Daguerre	Courthouse	Manila	Contract	1	3,137	2	4	8	14	
36	2666	8	Duchesne	Courthouse	Duchesne	Leased	2	7,013	9	9	9	27	
37	2667	8	Duchesne	Courthouse	Roosevelt	Leased	1	4,786	4	5	7	16	
38	2668	8	Uintah	Courthouse	Vernal	Owned	3	33,331	8	9	9	26	
Total								1,533,248					
Leased Facilities													
Contract sites													

* Courthouse Locations Only

Facility Master Plan Priorities 2021

FY21 State Court Facility Replacement Ranking

	Facility #	District	County	Facility Type	Unit Name	Leased / Owned / Contract	Courtrooms	Square Feet	Security	Condition	Adequacy	Total score	Court FSC Priority Ranking
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Leased Facilities													

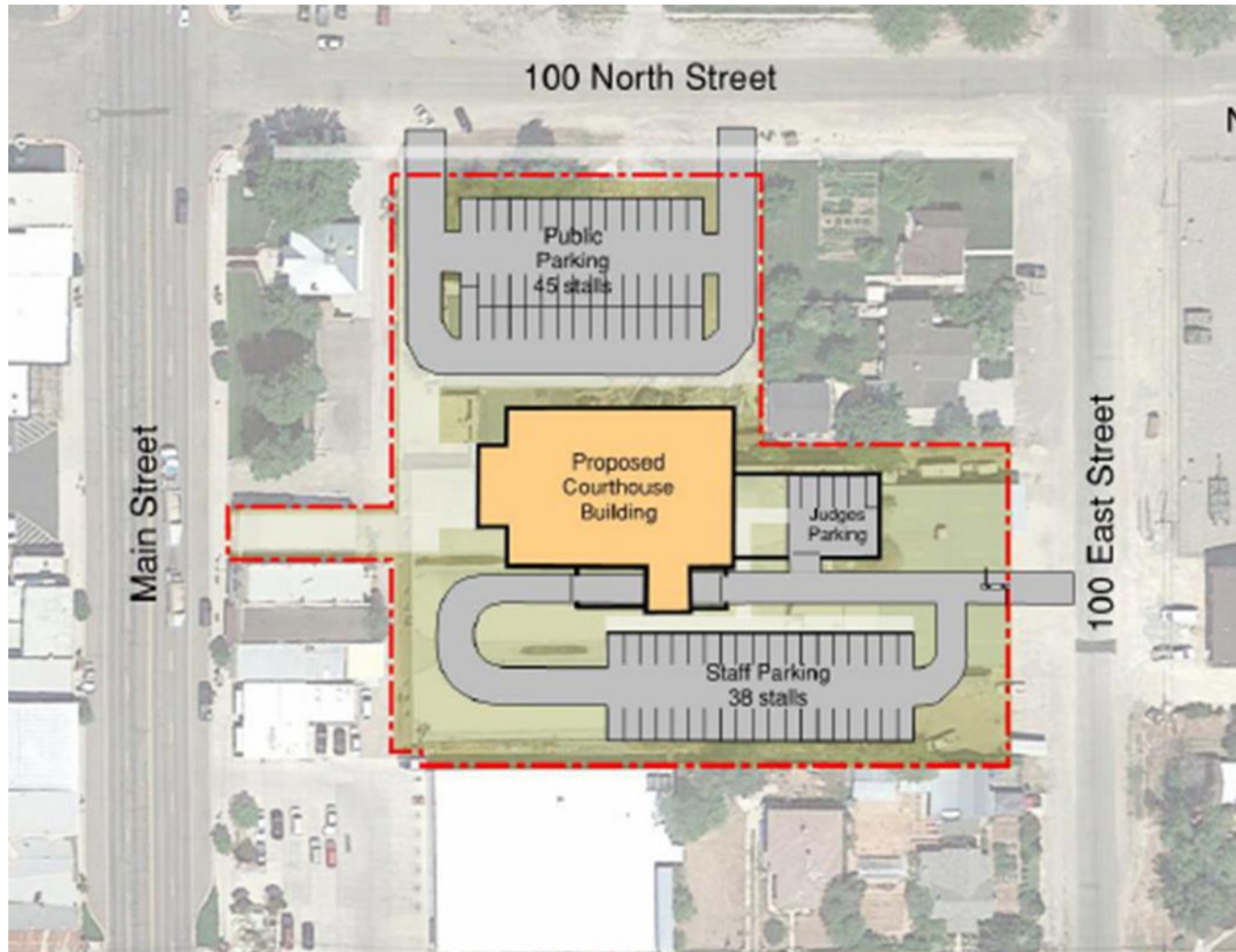
Utah State Courts
5-Year Capital Development Plan
For State Courthouse Replacement or Expansion
(Updated April 2021)

- Project #1 Sanpete County, Manti Courthouse
New courthouse to replace the existing County leased Court spaces
Current CBE: \$15.8M
- Project #2 Washington County, St. George Courthouse
Expansion of existing courthouse for up to four new courtrooms if the Federal Court agrees to a 20-year lease that covers entire cost of project.
Current CBE: \$26M or \$1.8M annually on a 20-year bond
- Project #3 Wasatch County, Heber City Courthouse
Proposed expansion of County owned facility to add a new juvenile courtroom
Estimated cost: TBD
- Project #4 Davis County Courthouse
Proposed new courthouse with up to 16 courtrooms to consolidate the existing Farmington, Layton and Bountiful courthouses into one facility.
Estimated cost: TBD
- Project #5 Iron County, Cedar City Courthouse
Proposed expansion of the existing courthouse to add 3 courtrooms.
Estimated cost: TBD

Capital Development Projects



Preliminary Site Plan



Building Massing & Space Adjacencies



Exterior Facade



Presence

Courthouse facilities are typically iconic civic buildings that anchor a community and provide a reference to the rule of law that moderates our society. A strong presence is required for the building to architecturally convey this stature within the community it serves. This presence is achieved through an appropriate setback from the street edge, an effective public plaza at the building entry and the use of durable materials that convey the lifespan expected for the building.

FY22 Capital Development Request

FY19 Purchased Property Cost \$ 335,103

FY20 Abatement / Demolition \$ 1,070,655

**Total Funding Requested
for FY22**

\$15.8M - \$ 20.4M

Requested Annual O&M* \$ 90,388

** New annual amount is reduced to 56% and will be supplemented by
reallocated rent (\$71,898) from existing leases.*

St. George Courthouse Expansion

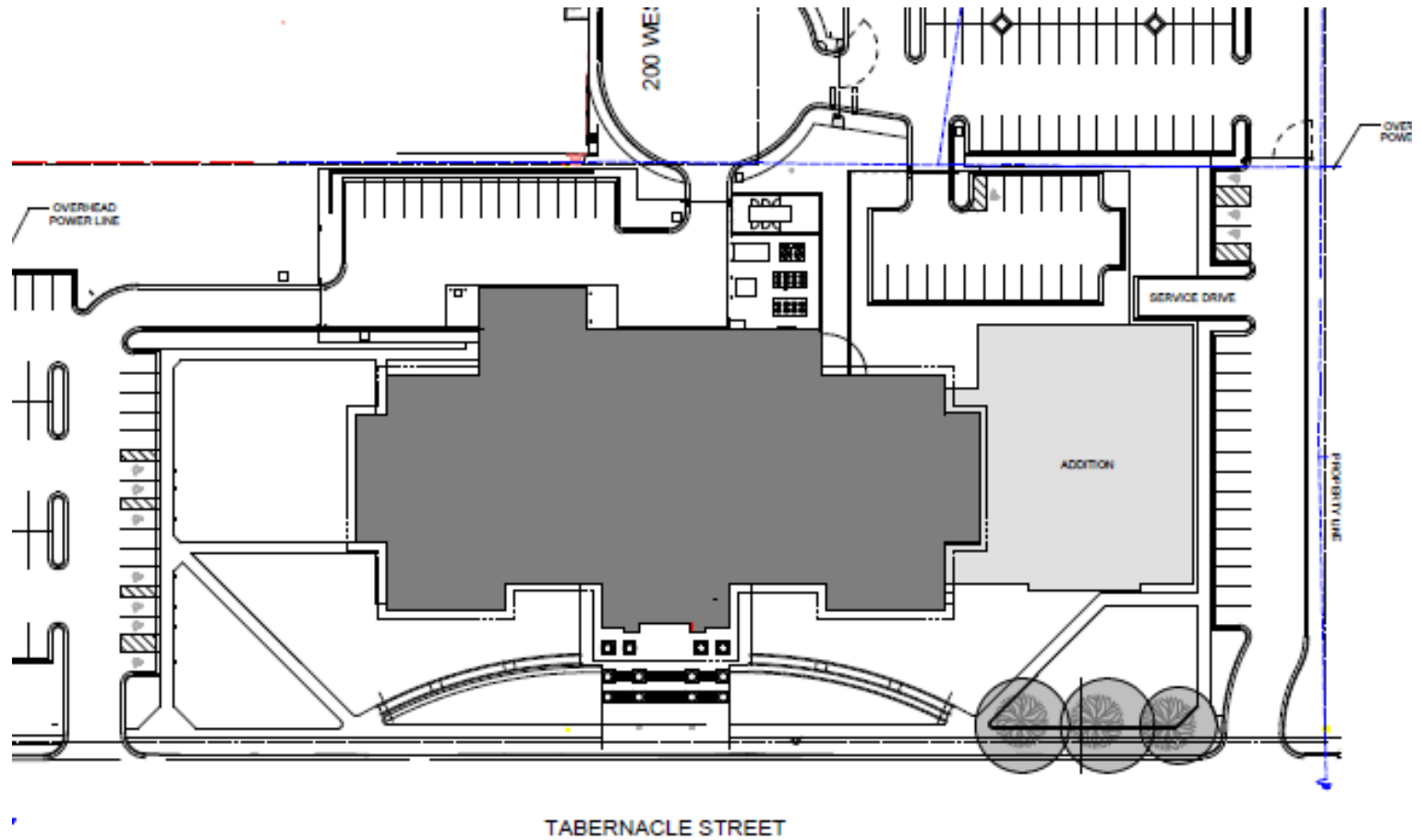


ST. GEORGE FIFTH DISTRICT COURTHOUSE
FEDERAL COURTS EXPANSION STUDY

June 25, 2020



Site Plan



FLOOR AREA = 13,786 SF
 PROGRAMMED SPACE = 4,893 SF
 CIRCULATION SPACE = 3,723 SF

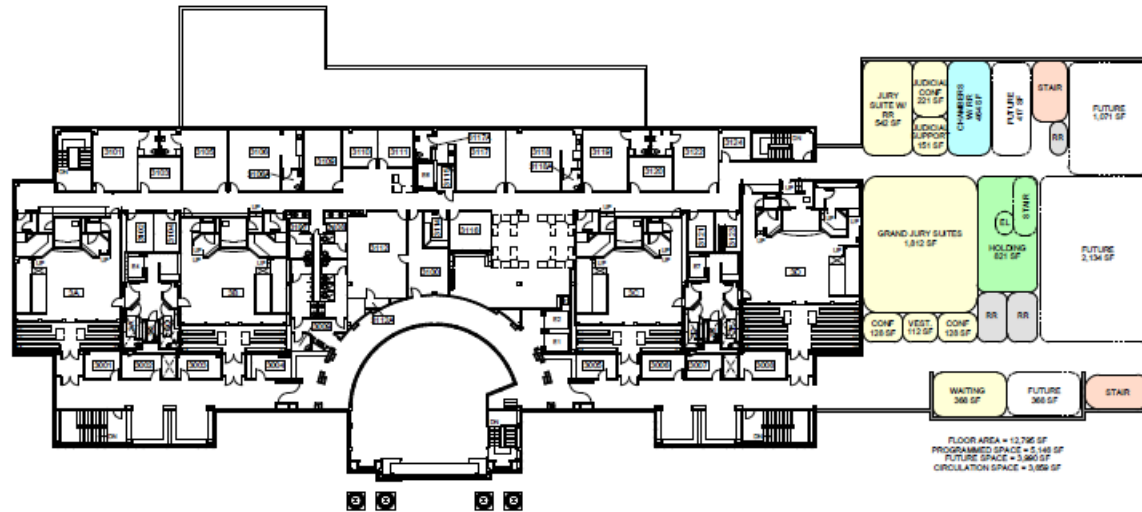
1 OPTION 1 EAST LEVEL 2
 1/8" = 1'-0"

FLOOR AREA = 13,736 SF
 PROGRAMMED SPACE = 6,123 SF
 FUTURE SPACE = 3,057 SF
 CIRCULATION SPACE = 4,556 SF
 1 SF = 1'0"

16

3 Story Floor Plan Study

3rd



St. George Courthouse Expansion Offer Details

Design Scope

- Proposed three story addition with 25,584 SF (ABOA) useable lease space with 31,980 SF (25,584 SF x .25 load factor) of rentable space.
- The new courthouse addition would be 95% occupied by the Federal Courts and include Two new courtrooms plus all other spaces / amenities requested in the RFP.
- Design for this secured building addition would meet Utah Judicial Facility Design Standards 2020 for courthouse planning and construction.

Full Service Lease Terms

- Base Rent = \$57.59 PSF annually or
31,980 rentable SF x \$57.59 PSF = \$1,841,728.20 annually
- Operation and Maintenance costs (O&M) = \$5.39 PSF annually or
31,980 SF x \$5.39 PSF = \$172,372.20 annually
- Security Services = \$1.20 PSF annually or
31,980 SF x \$1.20 PSF = \$38,376 annually

**Total cost for full service lease = \$64.18 PSF annually or
31,980 rentable SF x \$64.18 PSF = \$2,052,476.40 annually**

Proposed Lease Term – 15 years with one (5) year option

Capital Improvement Projects

- Current list of Court requested projects = 101. Annually added to by DFCM, Court Facilities and TCEs.
- Top 30 prioritized projects approved by Legislature for FY21. Total funding of \$5.4M with 80% of projects complete YTD.
- Notable Projects from FY21 – Security access and camera upgrades to 4 courthouses, Matheson carpet replacement, Statewide courtroom AV upgrades (\$350K) and HVAC upgrades to 6 facilities.
- Top 23 prioritized projects approved by Legislature for FY22. Total funding of \$5.2M.