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# MEMORANDUM

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Date: October 26, 2007

To: Chair and Committee Members  
Pima County Bond Advisory Committee

From: *NLF*  
Nicole Fyffe  
Executive Assistant to the  
County Administrator

Re: **Justice and Law Enforcement Bond Subcommittee Recommendations**

## Background

The Justice and Law Enforcement Bond Subcommittee, made up of Chairman Dan Sullivan and Subcommittee member John Neis, met six times since first meeting on February 15, 2007. The Subcommittee heard presentations on proposed bond projects from Judge Kearney, Presiding Judge, Superior Court, as well as presentations from the Sheriff's Office.

Judge Kearney recognized that the community has pressing needs in areas other than Courts, and noted the importance of undergoing comprehensive planning before requesting a new Superior Court House. Therefore, Judge Kearney reduced the request for a new Superior Court House, to the development of additional courtrooms on the 8<sup>th</sup> Floor of the current building at a cost of \$8 million. Currently there are two Judges that "float" within Superior Court due to insufficient office and courtroom space. By statute, an additional three superior court judges are warranted in Pima County. There is currently no means to accommodate them within the existing building. The renovation of the 8<sup>th</sup> floor is the most critical aspect and will provide an additional six courtrooms for the judicial officers and offices for staff.

Judge Kearney's other request was for a new justice facility on the Northwest side to handle adult and juvenile probation services, and hearing rooms to serve juvenile court needs in the Northwest region, at a cost of \$20.7 million.

The Sheriff's Office had three high priority projects, of which the Subcommittee supported two out of the three. One of these is a Sheriff substation in Drexel Heights to serve the Southwest region, at a cost of \$1.775 million. The building currently serving this area has been in operation since 1963 and is no longer adequate to serve the increased population of this area or handle the significant increase in criminal activity. Currently deputies often need to drive across town to serve this area.

The second is a Juvenile Remand Facility, at a cost of \$28.9 million, which would house the 37 juveniles that are currently located in an area that could serve 96 adults in the County Jail. The facility would include three pods with approximately 50 to 60 beds in each pod. It is estimated that this facility would meet the needs for juvenile remands for the next 10 to 15 years.

The third is for the expansion of the County Jail, at a cost of \$91 million. The Subcommittee decided not to recommend the Jail expansion project, as investments in psychiatric facilities approved by voters at the 2006 election and planned for construction in 2008, should provide some relief in the way of freeing up additional space at the Jail.

The Subcommittee discussed the proposals and worked with staff from the Sheriff's Department, Judge Kearney, and Facilities Management staff to reduce the cost of a couple of the projects. As a result, the Subcommittee was able to pare down requests totaling more than \$700 million to a recommended set of projects totaling \$59.4 million.

### Recommendations

The Justice and Law Enforcement Bond Subcommittee recommends that the Bond Advisory Committee consider including the following projects in a possible 2008 bond election:

- \$8 million for Superior Court 8th Floor Improvements
- \$20.7 million for Northwest Regional Justice Center
- \$28.9 million for Juvenile Remand Facility
- \$1.775 million for new Sheriff substation at Drexel Heights

Descriptions of the four projects are attached, and summaries of the meetings are available on the County bond web site at [www.bonds.pima.gov](http://www.bonds.pima.gov), or upon request.

NF/dr

### Attachments

- c: The Honorable Chairman and Members, Pima County Board of Supervisors  
The Honorable Clarence Dupnik, Sheriff, Pima County Sheriff's Department  
The Honorable Jan Kearney, Presiding Judge, Superior Court  
Dan Sullivan, Chair, Justice and Law Enforcement Bond Subcommittee  
C.H. Huckelberry, County Administrator  
Mike Tuinstra, Director, Facilities Management  
Doug Kooi, Deputy Court Administrator, Justice Court

**Jurisdiction:**

**Date:**

**2008 Bond Election Proposed Projects Template**

**Priority:** A

**Project Name:** Superior Court 8<sup>th</sup> floor Tenant Improvement

**Location:** (Provide a descriptive location as well as information for GIS and graphics for mapping.)  
110 West Congress, 8<sup>th</sup> floor, Tucson, Arizona 85701

**Scope:** Demolition of existing office tenant improvements. Design and build back approximately 29,000 GSF into 6 to 8 courtrooms and/or hearing rooms. The judicial office area should include chambers for 8 judges, Judicial Administrative Assistants and Baliff's office areas; support staff, jury deliberation, conference and secure detention space. The current offices of Adult Probation and Pre-Trial Services that occupy the 8<sup>th</sup> floor would require relocation to office space in another location.

**Benefits:** Tenant improvement would provide space to accommodate a required increase in judicial positions and courtrooms. The increase in courtrooms improves the demands for courtroom space allowing more expedient case processing.

**Costs:** \$8,000,000

**Bond Funding:** \$8,000,000

**Other Funding:** "None identified at this time".

**Fiscal Year Project Start and Finish Date:** (Provide estimated Fiscal Year for project start and finish date.)

**Project Management Jurisdiction:** (Provide the jurisdiction that will manage the project development.)

**Future Operating and Maintenance Costs:** O & M costs for the space should remain constant since the floor area is currently occupied. A decrease in O&M cost may be realized due to more efficient mechanical and electrical components installed as a result of the remodeling.

**Regional Benefits:** The benefit of the courtroom expansion project would have positive impact on all the residents of the County with increased services of the Superior Court in Pima County.

**Supervisor District of Project Location:** District 2; Ramon Valadez

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**Specific County Administrator Contemporary Issue being addressed with expenditure:**

**Department: FACILITIES MANAGEMENT**  
**Date: August 2007**

**2008 Bond Election Proposed Projects Template**

**Priority:** A

**Project Name:** Northwest Regional Justice Center ; PHASED CONSTRUCTION; Building Additions

**Location:** Northwest Metro Tucson Area – Site to be determined (eg. La Cholla/Orange Grove)

**Scope:** 40,000 GSF FINISHED office space for immediate space need; 10,000 GSF SHELL space for program expansion. Future space needs to be met through future bond programs. The facility would accommodate adult and juvenile probation services in the near northwest area of Pima County. In addition to the probation functions there would be hearing room(s) to serve some of the Juvenile Court needs in the northwest region to alleviate travel and court congestion at other facilities. This project would require approximately an 8 acre site, not yet identified.

**Benefits:** The cost to the County of leasing three separate facilities for adult and juvenile probation is in excess of \$450,000 per year. Continued increases in leased space area required and annual cost continue to rise proportionately to case load and population. A shared facility, specifically designed to meet Court required separation of adults and juveniles will benefit from shared department resources as well as building operation & maintenance costs.

**Building in phases saves initial financial outlay. Future additions will be significantly more expensive through continued inflation. Building additions substantially increase the time frame for completion due to time delays of financing, design and construction schedules.**

**Costs:** \$20,700,000 (includes \$1M for land acquisition)

**Bond Funding:** \$20,700,000

**Other Funding:** “None identified at this time”

**Fiscal Year Project Start and Finish Date:** start 2009; completed 2011

**Project Management Jurisdiction:** Facilities Management

**Future Operating and Maintenance Costs:** O&M \$320,000 annually for building operation and maintenance. Staffing costs to be determined

**Regional Benefits:** Provides probation services to the region minimizing congestion at existing facilities, travel time reduction for staff and probationers. Increases in staff efficiencies realized.

**Supervisor District of Project Location:** TBD (Probable District 1 or 3)

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**Specific County Administrator Contemporary Issue being addressed with expenditure:**

**Department: Facilities management**

**Date: August 22, 2007**

**2008 Bond Election Proposed Projects Template**

**Priority:** A

**Project Name:** Pima County REMANDED JUVENILE DETENTION Facility

**Location:** Pima County Adult Detention Center 1270 West Silverlake Drive

**Scope:** Design and construct a new (addition) to the Pima County Adult Detention Center (PCADC), approximately 54,000 GSF. The project shall consist of 3 pods of approximately 50-60 inmate beds each including a self contained outdoor rec area and day room, staff and program space, corridor links to existing facility services. Additional commissary and operations space shall be constructed to replace 30 year old structure that must be removed to provide land area for new addition.

**Benefits:** Remanded juveniles are required by State Statute to be kept sight and sound separate from adult inmate populations. The remanded juvenile population is supervised by Pima County Sheriff's Department Corrections Division in lieu of PC Juvenile Detention staff. The revised development concept locates the addition adjacent to the existing PCADC this eliminating the need for service bridge across the West Branch of the Santa Cruz River. This location reduces the increased staffing of other proposed site locations. Existing services provided at the PCADC are able to supplement the juvenile population.

**Costs:** \$28,900,000

**Bond Funding:** \$28,900,000

**Other Funding:** "None identified at this time".

**Fiscal Year Project Start and Finish Date:** Project start 2009; completion 2013

**Project Management Jurisdiction:** Pima County Facilities Management (Construction); Pima County Sheriff's Department (operations)

**Future Operating and Maintenance Costs:** \$480,000 annually for utilities and maintenance; staffing to be determined

**Regional Benefits:** Facility will serve all of Pima County and possible service for fee to adjacent Counties in SE Arizona.

**Supervisor District of Project Location:** District 5, Supervisor Richard Elias

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**Specific County Administrator Contemporary Issue being addressed with expenditure:**

**Department: Pima County Sheriff's Department**  
**Date: April 19, 2007**

**2008 Bond Election Proposed Project**

**Priority: A**

**Project Name:** Drexel Heights Sheriff's Sub-Station

**Location:** Drexel Heights at the Drexel Heights Community Complex at W. Irvington and San Joaquin Rd.

**Scope:** Construct a Sheriff's Sub-Station approximately 5000 sq. ft. including site development and parking.

**Benefits:** Provide Law Enforcement services to this rapidly growing unincorporated area. The geographical area of this district would be the areas surrounding the Drexel Heights area covering both districts 3 and 5. The substation would also become part of the developing Community Services Complex in this area.

**Costs:** \$1,775,000

**Bond Funding:** \$1,775,000

**Other Funding:** None identified at this time.

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** Pima County Facilities Management / Sheriff's Department

**Future Operating and Maintenance Costs:** \$30,000 per year

**Regional Benefits:** Improved law enforcement services for Pima County.

**Supervisor District of Project Location:** District 5 Supervisor Richard Elias

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**Specific County Administrator Contemporary Issue being addressed with expenditure:**