

Tulsa County

Tulsa County Courthouse Space Needs Study BOCC
October 11, 2023





Agenda

- Project Objectives
- Space Program
- Master Plan Scenario
- Next Steps

Process for Making Recommendations

- BOCC issued RFQ for Tulsa County Courthouse Feasibility Study
- Objective: Determine the best course of action for the county to provide a safe, functional courthouse within the county seat to provide a positive work environment for the residents of Tulsa County to utilize, now and for decades into the future.
- Twenty20 and Treanor HL selected as Consulting Team New

Scope of Work

Usage Analysis:

- Analyze current usage and future usage including anticipated population growth needs for all stakeholders including Judges, Jurors, Sheriff's Office, Law Enforcement, Plaintiffs, Defendants, the Public, District Attorney Office, Public Defender Office, Court Service, Court Clerk.
- Analyze best options going forward for decades regarding technology, security, energy efficiency, ADA, special needs and flexible space needs.

Site Analysis:

- The feasibility study will include through analysis of the current site and the surrounding area to determine if it is feasible to renovate the existing building or if a new location or multiple locations would be more suitable.
- Analyze options for purchasing or leasing, and modifying for use, existing buildings.
- Analyze options for the courthouse locations, in downtown Tulsa (inside the inner dispersal loop) as well as outside of downtown Tulsa.

Scope of Work

Cost Analysis:

- The study will include a detailed cost analysis of renovating the existing building and adding additional floors to the Ray Jordan building and the cost of building a new courthouse at a new location, or new locations.

Feasibility Analysis:

- The feasibility study will include a comprehensive analysis of the long-term costs and benefits of renovating the existing building and building a new courthouse. This analysis will take into account the cost of construction, maintenance, and the operation of each option.

Recommendation:

- The results of the usage analysis, site analysis, cost analysis and feasibility analysis, would provide a recommendation for the best course of action for the county to provide a safe, functional courthouse with a positive work environment for the residents of Tulsa County to utilize, now and for decades into the future.

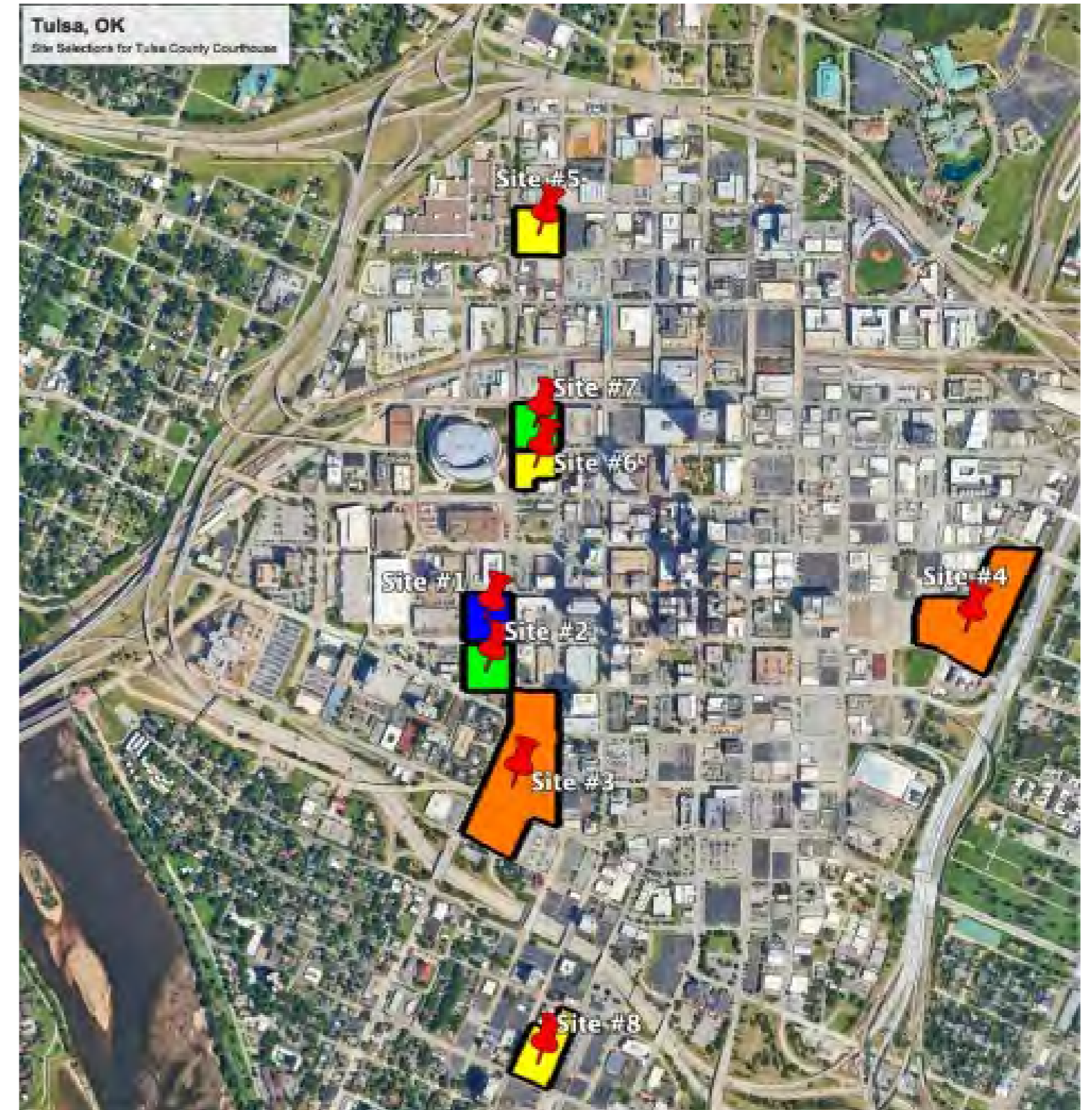
Site Identification Process

Process:

- This report presents key information for the site Identification process of the Tulsa County Courthouse. It includes:
- Two aerial maps depicting development types and proposed site scenarios.
- Individual profiles for each site scenario, clearly marking boundaries and providing limited property details.
- A scoring matrix designed to facilitate comprehensive ranking and selection.

Proposed Sites

Proposed Facilities Scenarios			
No.	Site	Type	Color
1	Tulsa County Courthouse	Current Building	Blue
2	S. Denver and W 6th	New Development	Green
3	S. Denver and W. 7th	Area Redevelopment	Orange
4	S. Kenosha and E. 4th	Area Redevelopment	Orange
5	N. Denver and W. Cameron	Building Adaptive Reuse	Yellow
6	S. Denver and W. 2nd	Building Adaptive Reuse	Yellow
7	S. Denver and W. 1st	New Development	Green
8	S. Boulder and W. 14th	Building Adaptive Reuse	Yellow



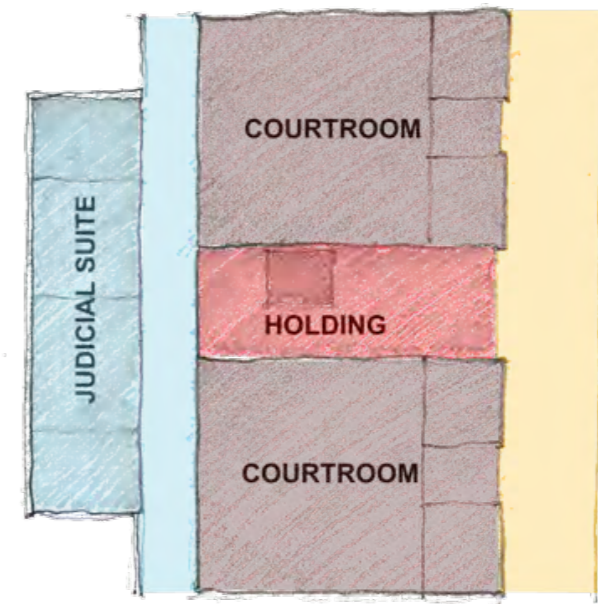
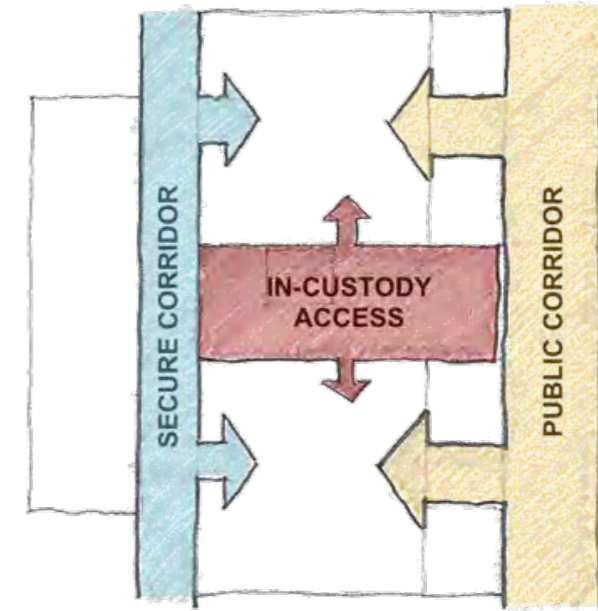
Goal

Tulsa County is seeking a comprehensive study on the usage and optimization of its existing judicial facilities and a space plan based on 20-year projections of need. The goal includes the need for creative approaches to address short- and long-term needs, up to 75 years.

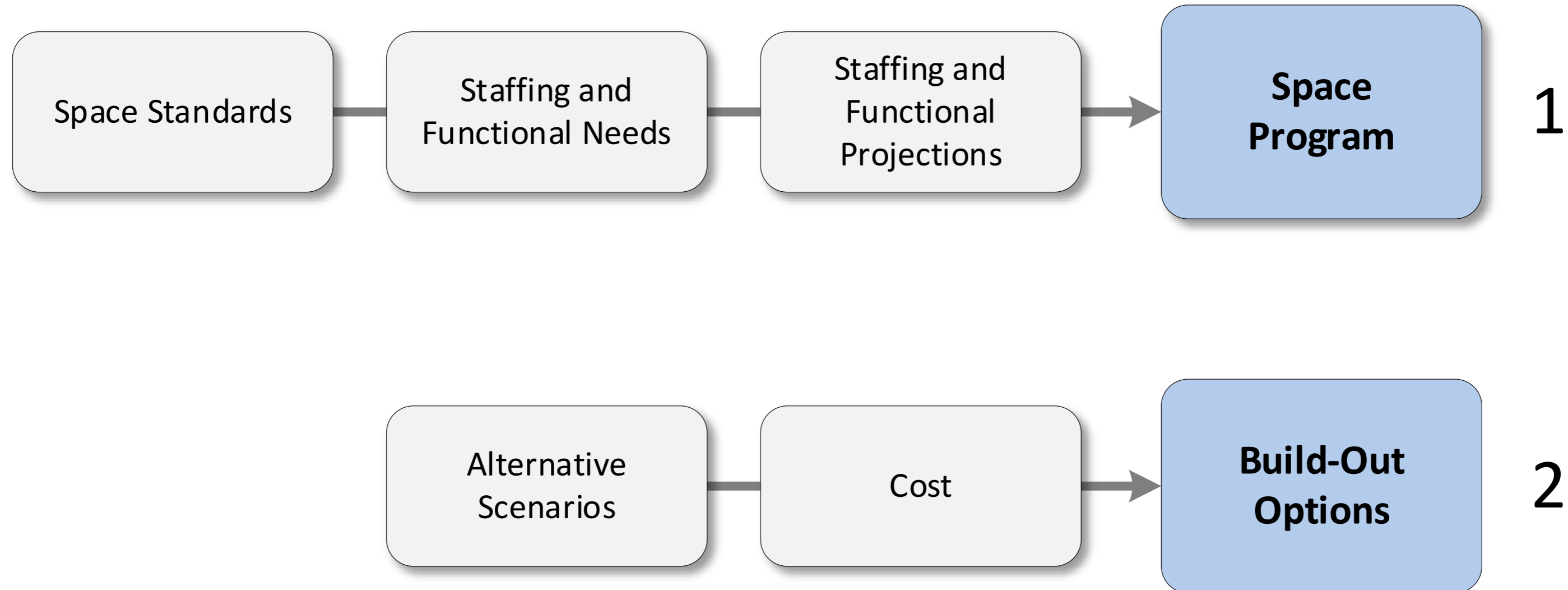


Objectives

- Provide an overview space program.
- Review and assess off-site buildings for use of courthouse functions and related County functions.
- Develop and present concept ideas for short term and long-term build-out.
- Evaluate block and stack diagrams for concept ideas.
- Submit a final report including space program, concept ideas, and diagrams, and courthouse Master Plan



Phase 1 – Space Program



Space Program Functions and Departments

Courthouse Summary		2022 Staffing	2023 - Exist	
Space No.	Type		NSF	DGSF
0.000	Tulsa County Court House			
1.000	Public Lobby	0	2,240	3,136
2.000	Divisions - Courtsets + Chambers	98	89,216	124,902
3.000	Court Administration	4	12,250	17,150
4.000	Clerk's Office	146	17,681	24,753
5.000	District Attorney's Office	120	20,050	28,070
6.000	Public Defender	76	11,880	16,632
7.000	Alternative Courts Program	13	2,510	3,514
8.000	Court Services	27	5,060	7,084
9.000	Law Library	2	2,436	3,410
10.000	Building Support	29	33,621	47,069
11.000	Building Parking	0	12,250	17,150
12.000	Prisoner Holding	0	5,578	7,809
13.000	Municipal Court (estimated)	25	0	0

Tulsa County Courthouse

Tulsa County Court House

Courthouse Summary		2022 Staffing	2023 - Exist		2028 - 5 Yr		2033 - 10 Yr		2043 - 20 Yr		20 Year Delta	Notes
Space No.	Type		NSF	DGSF	NSF	DGSF	NSF	DGSF	NSF	DGSF		
0.000	Tulsa County Court House											
1.000	Public Lobby	0	2,240	3,136	2,240	3,136	2,640	3,696	2,640	3,696	560	18% increase
2.000	Divisions - Courtsets + Chambers	98	89,216	124,902	94,550	132,370	101,000	141,400	106,134	148,588	23,685	Increase of six judges in 20 years
3.000	Court Administration	4	12,250	17,150	12,250	17,150	12,250	17,150	12,250	17,150	0	No increase
4.000	Clerk's Office	146	17,681	24,753	18,465	25,851	19,249	26,949	20,033	28,046	3,293	17% increase
5.000	District Attorney's Office	120	20,050	28,070	21,490	30,086	22,770	31,878	25,338	35,473	7,403	Attorney and staff increase per judge
6.000	Public Defender	76	11,880	16,632	12,544	17,562	13,438	18,813	14,332	20,065	3,433	Attorney and staff increase per judge
7.000	Alternative Courts Program	13	2,510	3,514	4,060	5,684	4,860	6,804	6,260	8,764	5,250	Increase from 1 to 4 courtrooms
8.000	Court Services	27	5,060	7,084	5,500	7,700	5,940	8,316	6,380	8,932	1,848	Alternative Courts and EMP increases
9.000	Law Library	2	2,436	3,410	2,436	3,410	2,436	3,410	2,436	3,410	0	No increase
10.000	Building Support	29	33,621	47,069	33,621	47,069	32,421	45,389	32,421	45,389	-1,680	Decrease due to elimination of archives
11.000	Building Parking	0	12,250	17,150	12,950	18,130	14,000	19,600	15,050	21,070	3,920	Increase based on judges
12.000	Prisoner Holding	0	5,578	7,809	5,578	7,809	5,578	7,809	5,578	7,809	0	No increase
13.000	Municipal Court (estimated)	25	0	0	32,468	45,455	32,468	45,455	32,468	45,455	45,455	Addition of Municipal Court in courthouse
0.000	Total Departmental GSF*	540	214,772	300,681	258,152	361,413	269,050	376,670	281,320	393,848	93,167	
	Building gross multiplier			1.10		1.10		1.10		1.10	1.10	
0.000	Total Building Gross Area BGSF**			330,749		397,554		414,337		433,233	102,484	

Cost Clarification– What's not Included

- Land Purchase
- Off site non-secure parking
- Initial repairs to existing courthouse



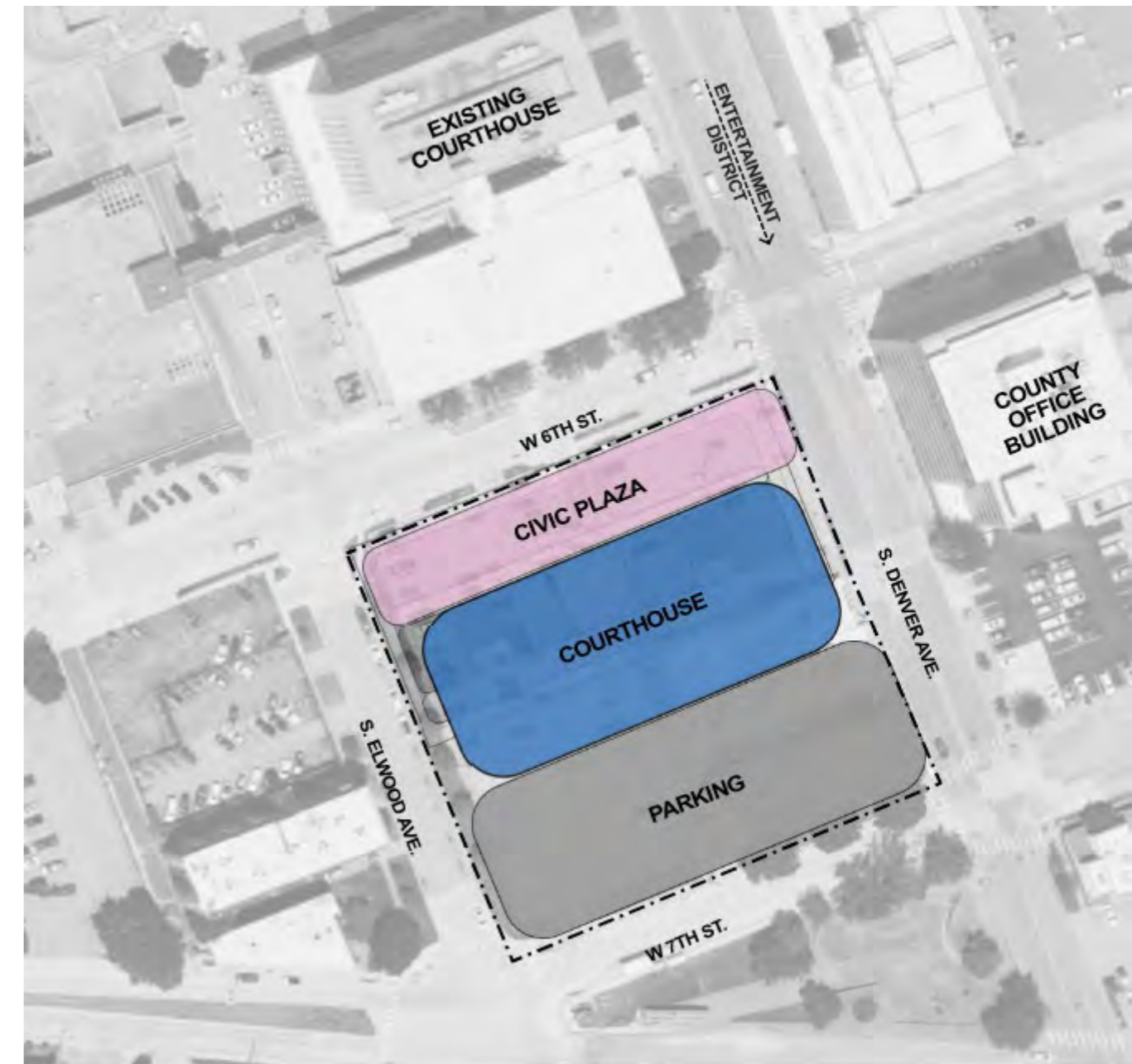
Scenario 1 – Criminal Courts Annex

Site 1 - New Criminal Courthouse

Step	Years	Capital Project	GSF	Type
0	2023	Existing Courthouse	259,149	
1	3-5 Years	Build new criminal courthouse	239,054	
2	4-6 years	Renovate vacated floors existing court	159,758	55% of existing courthouse vacated
3	6-8 Years	Relocate and renovate family and civil	34,420	Portion needed for family and civil
4	6-8 Years	Relocate county offices and municipal court into balance*	64,971	45% of existing courthouse renovated
		Total New Court Facilities	433,233	=1-3: Total 35 New Courtrooms 2043
		Space Program	433,233	
		*Additional space in courthouse		
			GSF	
		2028 GSF Gap (Need for Space)	66,805	
		2033 GSF Gap (Need for Space)	83,588	
		2043 GSF Gap (Need for Space)	102,484	
			100%	

Scenario 1 – Criminal Courts Annex

- New criminal courts annex on site south of existing courthouse
- Land Acquisition for new building and secure parking
- 6 story new building
- Criminal courthouse assumes 14 new jury capable courtrooms, holding, chambers and associated spaces



Scenario 1 – Criminal Courts Annex

- Phase 1 cost range - \$150M - \$186M
 - Criminal Courts Annex
- Phase 2 cost range - \$155M - \$205M
 - Renovate existing courthouse
- Total capital investment
 - \$305M - \$391M

Tulsa County Judicial Study						
Cost Range - Criminal Courthouse 6 stories						
Site 1 Criminal Courthouse New Construction Phase I						
<u>Detail</u>						
		<u>Area</u>	<u>Low</u>	<u>High</u>	<u>Low Cost</u>	<u>High Cost</u>
	Site Demo, Site Improvements and Utilities	85,792	\$15	\$18	\$1,286,880	\$1,544,256
	Construction Cost Lower Level	48,879	\$450	\$525	\$21,995,550	\$25,661,475
	Construction Cost Level 1 thru 6	190,175	\$525	\$600	\$99,841,875	\$114,105,000
	Contingency		4.00%	6.00%	\$4,924,972	\$8,478,644
	Project Soft Cost		0.20	0.25	\$24,624,861	\$35,327,683
TOTAL PROJECT COST					\$152,674,138	\$185,117,058
Existing Courthouse Phase II						
<u>Detail</u>						
		<u>Area</u>	<u>Low</u>	<u>High</u>	<u>Low Cost</u>	<u>High Cost</u>
	Site Improvements	137,080	\$4	\$7	\$548,320	\$959,560
	Tenant Improvements to courthouse (Jordan Building Not Included)	213,694	\$375	\$450	\$80,135,250	\$96,162,300
	Remodel Existing Courtrooms Phase II	21	\$900,000	\$1,100,000	\$18,900,000	\$23,100,000
	Exterior Skin Repair/Replacement	1	\$25,000,000	\$32,000,000	\$25,000,000	\$32,000,000
	Contingency		5.00%	8.00%	\$6,229,179	\$12,177,749
	Project Soft Cost		0.20	0.25	\$24,916,714	\$38,055,465
TOTAL PHASE II PROJECT COST					\$155,729,463	\$202,455,074

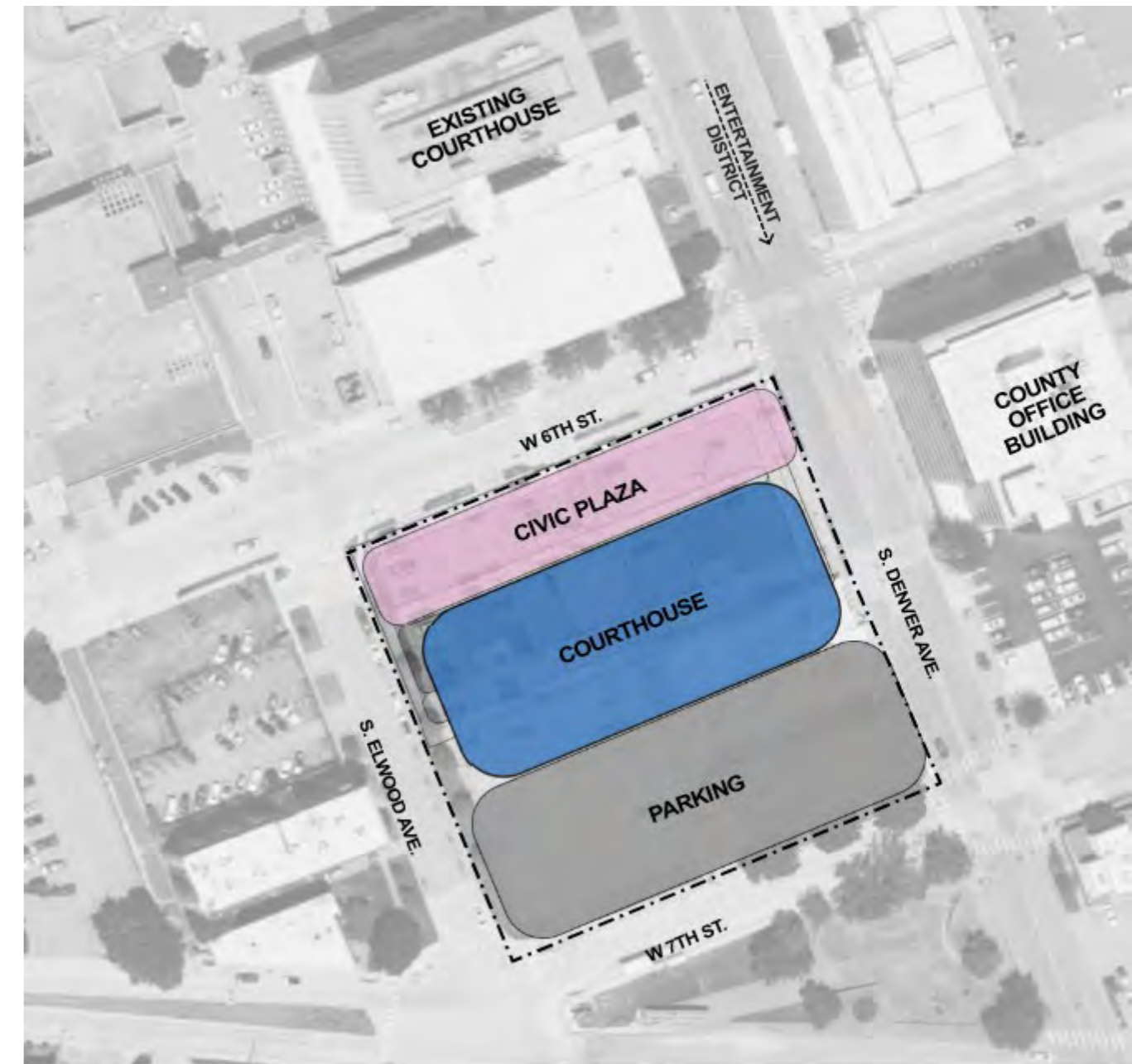
Scenario 2 – Civil Family Courts Annex

Site 2 - New Civil, Family, Probate Courthouse

Step	Years	Capital Project	GSF	Type
0	2023	Existing Courthouse	259,149	
1	3-5 Years	Build new civil, family, probate courthouse	225,339	
2	4-6 years	Renovate vacated floors existing court	134,792	40% of existing courthouse vacated
3	6-8 Years	Relocate and renovate criminal	73,101	Portion needed for family and civil
4	6-8 Years	Shortfall	51,256	
		Total New Court Facilities	433,233	=1-3: Total 35 New Courtrooms 2043
		Space Program	433,233	
			GSF	
		2028 GSF Gap (Need for Space)	66,805	
		2033 GSF Gap (Need for Space)	83,588	
		2043 GSF Gap (Need for Space)	102,484	
			100%	

Scenario 2 – Civil Family Courts Annex

- New civil and family courts annex on site south of existing courthouse
- Land Acquisition for new building and secure parking
- 6 story new building
- Civil and family courthouse assumes 21 new family, probate and civil courtrooms, chambers and associated spaces



Scenario 2 – Civil Family Courts Annex

- Phase 1 cost range - \$114M - \$140M
 - Civil and Family Annex
- Phase 2 cost range - \$135M - \$180M
 - Renovate existing courthouse
- Total capital investment
 - \$249M - \$320M

Tulsa County Judicial Study

Cost Range - Civil and Family Courthouse New Construction 6 stories

Site 2 Civil and Family Courthouse New Construction Phase I						
Detail						
	Area	Low	High	Low Cost	High Cost	
Site Demo, Site Improvements and Utilities	78,732	\$15	\$18	\$1,180,980	\$1,417,176	
Construction Cost Lower Level	48,879	\$450	\$525	\$21,995,550	\$25,661,475	
Construction Cost Level 1 thru 5	131,005	\$525	\$600	\$68,777,625	\$78,603,000	
Contingency		4.00%	6.00%	\$3,678,166	\$6,340,899	
Project Soft Cost		0.20	0.25	\$18,390,831	\$26,420,413	
TOTAL PROJECT COST				\$114,023,152	\$138,442,963	
Existing Courthouse Phase II						
Detail						
	Area	Low	High	Low Cost	High Cost	
Site Improvements	137,080	\$4	\$7	\$548,320	\$959,560	
Tenant Improvements to courthouse (Jordan Building Not Included)	207,894	\$375	\$450	\$77,960,250	\$93,552,300	
Remodel Existing Courtrooms Phase II	14	\$900,000	\$1,100,000	\$12,600,000	\$15,400,000	
Exterior Skin Repair/Replacement	1	\$25,000,000	\$32,000,000	\$25,000,000	\$32,000,000	
Contingency		5.00%	8.00%	\$4,528,013	\$8,716,184	
Project Soft Cost		0.20	0.25	\$18,112,050	\$27,238,075	
TOTAL PHASE II PROJECT COST				\$138,748,633	\$177,866,119	

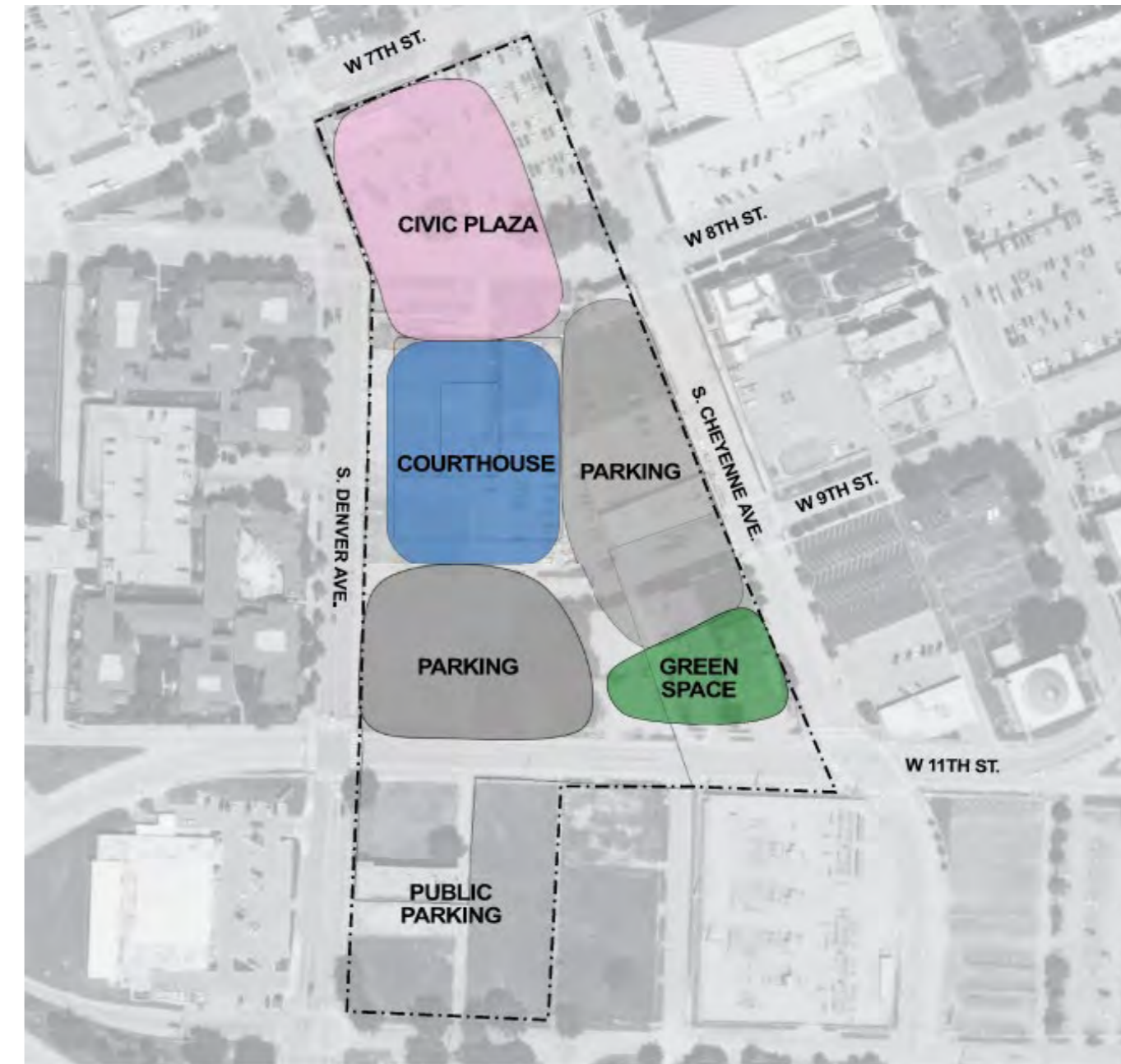
Scenario 3 – New Courthouse – S. Denver

Site 3 S. Denver - New Relocated Courthouse

Step	Years	Capital Project	GSF	Type
0	2023	Existing Courthouse	259,149	
1	3-5 Years	Build new courthouse	387,778	New construction 2043 program
2	3-5 Years	City of Tulsa Municipal Courts	45,455	New construction 2043 program
2	4-5 Years	Relocate courts and agencies		
		Total New Court Facilities	433,233	35 New Courtrooms in 2043
		Space Program	433,233	
			GSF	
		2028 GSF Gap (Need for Space)	66,805	
		2033 GSF Gap (Need for Space)	83,588	
		2043 GSF Gap (Need for Space)	102,484	
			100%	

Scenario 3 – New Courthouse – S. Denver

- New courthouse for Tulsa County
- Land Acquisition for new building and secure parking
- 8 story new building
- New courthouse with 35 courtrooms to accommodate 20-year need
- Site provides for 75 plus year growth



Scenario 3 – New Courthouse – S. Denver

- Total capital investment
 - \$245M - \$300M
- Land Acquisition
- Site Improvements

Tulsa County Judicial Study

Cost Range - New Courthouse 8 stories

Site 3 New Constructed Courthouse						
Detail						
	Area	Low	High	Low Cost	High Cost	
Site Demo, Site Improvements and Utilities	222,860	\$13	\$16	\$2,897,180	\$3,565,760	
Construction Cost Lower Level	68,879	\$450	\$525	\$30,995,550	\$36,161,475	
Construction Cost Level 1 thru 8	314,354	\$525	\$600	\$165,035,850	\$188,612,400	
Contingency		4.00%	6.00%	\$7,957,143	\$13,700,378	
Project Soft Cost		0.20	0.25	\$39,785,716	\$57,084,909	
TOTAL PROJECT COST				\$246,671,439	\$299,124,922	

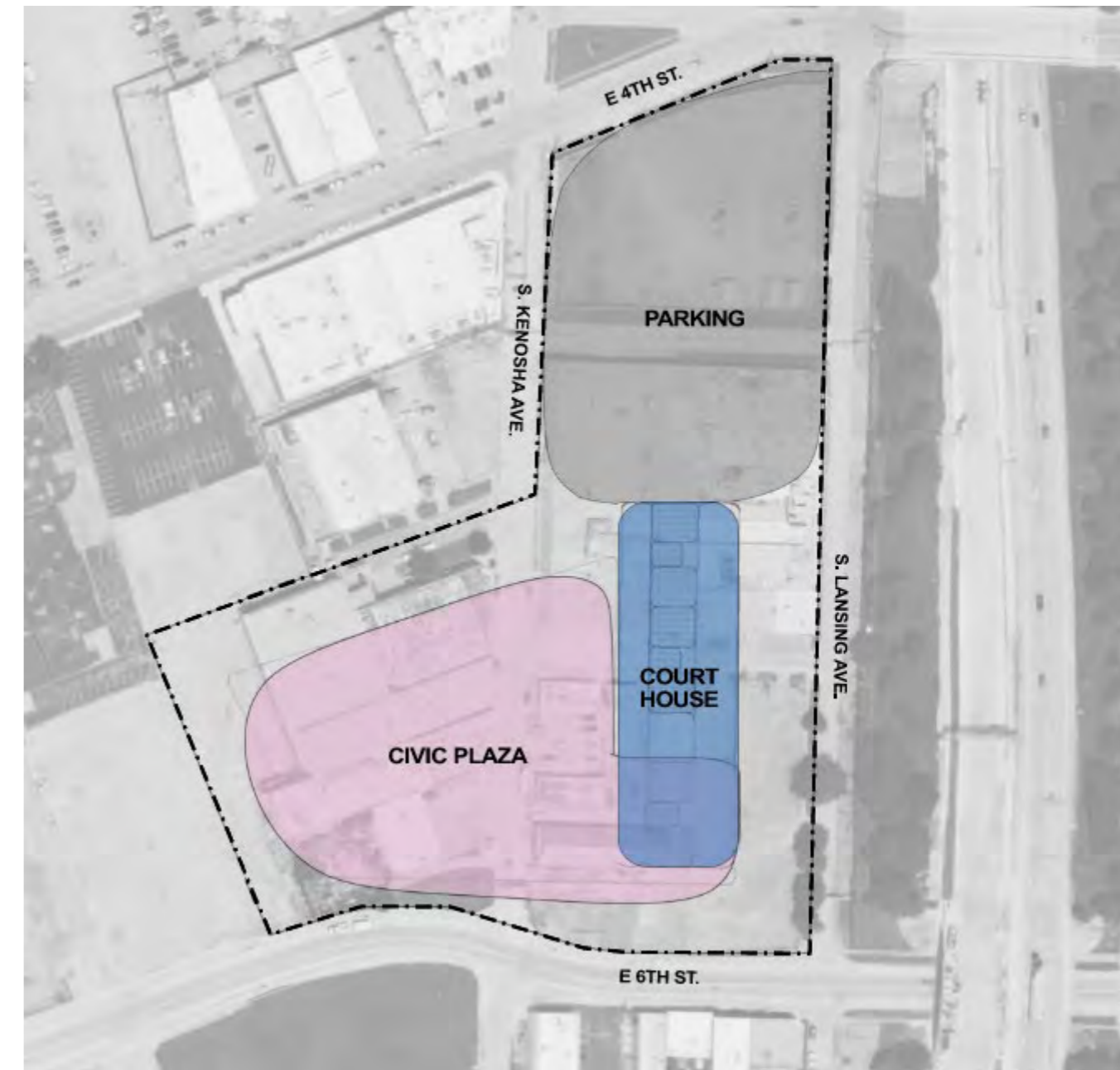
Scenario 4 – New Courthouse – S Kenosha

Site 4 - S. Kenosha - New Relocated Courthouse

Step	Years	Capital Project	GSF	Type
0	2023	Existing Courthouse	259,149	
1	3-5 Years	Build new courthouse	387,778	New construction 2043 program
2	3-5 Years	City of Tulsa Municipal Courts	45,455	New construction 2043 program
2	4-5 Years	Relocate courts and agencies		
		Total New Court Facilities	433,233	35 New Courtrooms in 2043
		Space Program	433,233	
			GSF	
		2028 GSF Gap (Need for Space)	66,805	
		2033 GSF Gap (Need for Space)	83,588	
		2043 GSF Gap (Need for Space)	102,484	
			100%	

Scenario 4 – New Courthouse – S Kenosha

- New courthouse for Tulsa County
- Land Acquisition for new building and secure parking
- 8 story new building
- New courthouse with 35 courtrooms to accommodate 20-year need
- Site provides for 75 plus year growth



Scenario 4 – New Courthouse – S. Kenosha

- Total capital investment
 - \$245M - \$300M
- Land Acquisition
- Site Improvements

Tulsa County Judicial Study

Cost Range - New Courthouse 8 stories

Site 4 New Constructed Courthouse						
Detail						
	Area	Low	High	Low Cost	High Cost	
Site Demo, Site Improvements and Utilities	222,860	\$13	\$16	\$2,897,180	\$3,565,760	
Construction Cost Lower Level	68,879	\$450	\$525	\$30,995,550	\$36,161,475	
Construction Cost Level 1 thru 8	314,354	\$525	\$600	\$165,035,850	\$188,612,400	
Contingency		4.00%	6.00%	\$7,957,143	\$13,700,378	
Project Soft Cost		0.20	0.25	\$39,785,716	\$57,084,909	
TOTAL PROJECT COST				\$246,671,439	\$299,124,922	

Cost Comparison Options

Scenario	Phase 1 - Cost	Total Build Out Cost
1 – Criminal Courthouse Annex	\$150M – \$186M	\$305M - \$391M
2 – Civil and Family Courthouse Annex	\$114M - \$140M	\$249M - \$320M
3 – New Stand-Alone Courthouse	\$245M - \$300M	\$245M - \$300M
4 – New Stand-Alone Courthouse	\$245M - \$300M	\$245M - \$300M

Site Ranking Process

No	Tulsa Courthouse Scenarios 2043	Build	Total Cost	Capital Cost	Operations	Public Access	Visibility	Security	Parking	Economic Impacts	Expansion	Feasibility	Total Score	Avg Score 1 Worst 5 Best
		Complex - 1 Simple - 5	Highest - 1 Lowest - 5	Highest - 1 Lowest - 5	Complex - 1 Simple - 5	Far - 1 Near - 5	Low - 1 High - 5	Low - 1 High - 5	Low - 1 High - 5	Low - 1 High - 5	Low - 1 High - 5			
3	S. Denver and W 7th	5	5	3	5	5	5	5	5	4	5	5	52	6.5
9	S. Denver and W. 6th (Criminal Court)	4	3	5	5	5	5	5	4	3	5	5	49	6.1
10	10) S. Denver and W. 6th (Family and Civil Ct)	4	4	5	5	5	5	4	4	3	5	4	48	6.0
2	2) S. Kenosha and E 4th	5	5	3	5	3	3	5	4	4	5	5	47	5.9
8	8) S. Denver and W. 1st	5	3	3	5	3	3	5	4	4	5	4	44	5.5
7	7) S. Boulder and W. 14th	5	3	3	5	2	3	5	4	4	5	4	43	5.4
6	6) S. Boulder and W. 2nd	5	3	3	5	2	2	5	4	4	5	4	42	5.3
4	4) N. Denver and W. Cameron	3	3	3	5	2	2	5	4	4	5	4	40	5.0
5	5) S. Denver and W. 2nd	3	3	3	5	2	2	5	4	4	5	4	40	5.0
1	1) S. Denver and W. 6th (Existing Courthouse)	1	3	4	1	5	5	1	1	1	1	1	24	3.0

Next Steps

- Final Report
- Funding methods



Questions?