



Juvenile & Domestic Relations District Court Update

**City Council Meeting
June 27, 2024**

Leslie Beauregard, City Manager
John Keene, Project Manager
Lyle Hartt, City Engineer

Project Details

Total of 34,330 sq. ft to accomplish the following:

- Addresses all specifications of the Virginia Courthouse Facility Guidelines
- Two courtrooms (1st and 2nd floors)
- Meet needs of the judges and the Court Clerk staff
- Includes areas for City Sheriff, Court Clerk and staff, Court Service Unit, Commonwealth Attorney, Public Defender and other advocacy services
- Design and placement accommodates future expansion of court services
 - Court building will be located on former Heck's Department Store site, front facing Beverley St.

Project Milestones

Schematic Design (to Commonwealth)

- ✓ Submitted by August 16, 2023
- ✓ Approved by October 2

Developmental Design (to Commonwealth)

- ✓ Submitted by November 22
- ✓ Approved by December 13

Final Construction Documents (to Commonwealth)

- ✓ Submitted by January 15, 2024
- ✓ Approved by February 5

Bids for Construction

- ✓ City advertised for bids on March 1
- ✓ Construction bids opened on April 2

Construction

- ✓ Groundbreaking on April 18
- Complete by November 2025

Milestones since April Groundbreaking

May/June/July 2024

- ✓ Hazmat abatement completed on former Heck's building
- ✓ Heck's building demolition complete
- Abatement work in progress on former Big Lots building and remaining structures
- Water line installation from Beverley St.

Week of July 8th

- Start to lay foundation for new court building



Demolition of Remaining Buildings

Original intent was to preserve some of the buildings for future government use

Decision now made to demolish remaining structures

- Buildings are in poorer condition than originally thought
 - If buildings remained, would need significant work and possible costly unknowns
 - Would be old buildings with new expensive roof, not enough money to renovate and will always look like a shopping mall

Demolition of Remaining Buildings

Decision now made to demolish remaining structures

- Makes most sense financially – long and short term
 - Additional \$125K needed for remediation and demolition
 - New roof was estimated at \$813K with no money available to renovate
 - These funds are now available for future use/renovations (minus \$125K for remediation and demolition)
 - 15 year v. 20 year construction bonds reduced fiscal capacity and availability of funds for renovations of the remaining buildings
- Contractor stays mobilized for maximum efficiency and lowest cost

Demolition of Remaining Buildings

When will the remaining buildings come down?

That work is expected to start in mid July

Will the additional work impact the schedule at all?

No it will not; this project remains on schedule and within budget

Determining Use of the Site

- The City has contracted with TRC to provide a **Conceptual Redevelopment Plan** that will include options for use of the site
 - The more **parameters** that can be provided, the better
- Funded with the West End Brownfields Grant - \$20,000
- What data can help determine those **parameters**?
 - West End Revitalization Plan – report in August
 - National Community Survey – report in July
 - Other studies underway (i.e., affordable housing)
 - City department needs – budget process
 - Capital needs – process starts in late summer/early fall
 - Additional input from City Council and the community