



## ***Project Analysis***

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The Robert C. Murphy Courts of Appeals Building is not fully ADA compliant. Currently, disabled visitors requiring court services must gain access to the building through the loading dock via a ramp that is not ADA compliant. The Administrative Office of Courts identified this problem and sought the assistance of the Department of General Services (DGS) in fall 2005. At the time, the project entailed the design of a ramp from the main parking lot to the building entrance. The final design was rejected due to the long distance and elevation that the ramp would need to traverse. Coincident to the ADA design efforts, the Judiciary undertook a comprehensive security assessment of courthouses throughout the State. With respect to the Court of Appeals Building, the study concluded that the main lobby and basement entrances to the facility and the parking area required improved security.

Initial attempts to move forward with this project entailed the use of general funds from the Judiciary's operating budget. During summer and fall 2008, the Judiciary indicated that operating efficiencies would be used to fund the project. At the time, the Department of Legislative Services (DLS) expressed concerns that the project was capital in nature, in particular, the construction of a parking deck which comprises \$2.1 million of the total estimated cost of the project and required the submission and Department of Budget and Management (DBM) approval of project program plans as required by §3-602(d)(3) of the State Finance and Procurement Article. DLS was further concerned, under the current fiscal conditions, with the proposed use of general funds rather than general obligation bond funds. These concerns lead the Judiciary to seek inclusion of the project in the Governor's budget after review and approval of program plans by DBM.

According to the Judiciary and DGS, this project will address both the current ADA and security deficiencies. The project will provide a handicapped access point to the main front entrance at the same grade as the entrance. Currently, all handicapped visitors and employees must enter the building via the loading dock ramp. For security purposes, this door is kept locked and can only be opened by a security guard. Should a security guard not be present, a visitor must wait outside for the guard to come down to the loading dock door to admit the visitor. Improvements to the main entrance lobby area will address both ADA and security deficiencies by constructing a separate security screening area and removal of a recessed floor that limits accessibility. The parking deck feature will address security protection afforded to Appellate Judges. The lower level of the parking deck, which is now an open parking lot, will be protected with the deck above as a roof, security fencing, and gated access with a security camera system. In addition, the parking deck will also provide ADA access through the main entrance of the building.

The fiscal 2013 request includes \$340,000 for complete design including construction administration. Design is expected to commence in June 2012 and last at least 8 months. Factoring in the time following design to bid and award a construction contract, the 2012 *Capital Improvement Program* schedules construction funding estimated at \$3.5 million in fiscal 2014. Construction is expected to take 12 months with scheduled completion estimated for June 2014.

***Prior Authorization and Capital Improvement Program***

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**Authorization Uses  
(\$ in Millions)**

<i>Fund Uses</i>	<i>Prior Authorization</i>	<i>2013 Request</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>	<i>2016 Estimate</i>	<i>2017 Estimate</i>
Planning	0.000	0.340	0.000	0.000	0.000	0.000
Construction	0.000	0.000	3.500	0.000	0.000	0.000
<b>Total</b>	<b>\$0.000</b>	<b>0.340</b>	<b>3.500</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>

**Authorization Sources  
(\$ in Millions)**

<i>Fund Sources</i>	<i>Prior Authorization</i>	<i>2013 Request</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>	<i>2016 Estimate</i>	<i>2017 Estimate</i>
GO Bond	\$0.000	\$0.340	\$3.500	\$0.000	\$0.000	\$0.000
<b>Total</b>	<b>\$0.000</b>	<b>\$0.340</b>	<b>\$3.500</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>

## ***GO Bond Recommended Actions***

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1. Approve.

**Capital Project Cost Estimate Worksheet**

**Department:** Board of Public Works – Administrative Office of the Courts  
**Project Number:** DE0201G  
**Project Title:** Court of Appeals Building – Lobby and ADA Improvements  
**Analyst:** Matthew D. Klein

***Structure***

New Construction:	1,080 Sq. Ft. X	\$225.00 Sq. Ft. =	\$243,000
New Construction:	2,400 Sq. Ft. X	\$150.00 Sq. Ft. =	360,000
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Built-in Equipment:			0
Interior Demolition:			100,000
Information Technology:	3,480 GSF X	\$0.00 GSF =	0
Telecommunications:			0
Miscellaneous – Other:			0
Miscellaneous – Other:			0
Miscellaneous – Other:			0
<b>Subtotal</b>			<b>\$703,000</b>
Regional Factor:	100.0%		0
<b>Subtotal</b>			<b>\$703,000</b>
Escalation to Mid-point:	2.92 Yrs. X	3.8% =	11.17% 78,527
<b>Total Cost of Structure (Bid Cost)</b>			<b>\$781,527</b>

***Site Work and Utilities***

Site Improvements:	2,100,000 + regional factor + mid-point escalation	\$2,334,577
Utilities:	35,150 + regional factor + mid-point escalation	39,076
<b>Project Subtotal (Bid Cost)</b>		<b>\$3,155,181</b>

***Fees and Miscellaneous Costs***

Green Building Premium:	0.0%	\$0
Total Construction Contingency:	5.0%	157,759
Inspection Cost:	4.6%	145,138
Miscellaneous: CPM Schedule		24,000
Miscellaneous: Permits		25,000
Miscellaneous:		0
A/E Fee through Construction Phase @	9.1%	314,729
<b>Total Cost of Project</b>		<b>\$3,821,807</b>

<b>Base Cost Per New Square Foot</b>	<b>\$225</b>
<b>Adjusted Cost Per New Square Foot (incl. escalation, contingencies, and Green Bldg.)</b>	<b>\$263</b>
<b>Base Cost Per Renovated Square Foot</b>	<b>\$150</b>
<b>Adjusted Cost Per Renovated Square Foot (incl. escalation, conting., and Green Bldg.)</b>	<b>\$175</b>