

COL A03		COL A06		COL A07		COL A08		COL A09		CODES
AGY REQUEST FY 2018-19	POS	AG FCO PLAN FY 2019-20	POS	AG FCO PLAN FY 2020-21	POS	AG FCO PLAN FY 2021-22	POS	AG FCO PLAN FY 2022-23	POS	
AMOUNT		AMOUNT		AMOUNT		AMOUNT		AMOUNT		
STATE COURT SYSTEM										22000000
PGM: DIST COURTS OF APPEAL										22100000
COURT OPER/APPELLATE COURT										22100600
STATE COURTS										15
STATE COURT SYSTEM										1501.00.00.00
CAPITAL IMPROVEMENT PLAN										9900000
SPECIAL PURPOSE										990S000
FIXED CAPITAL OUTLAY										080000
2ND DCA CONS - DMS MGD										080073
GENERAL REVENUE FUND										1000 1
-STATE	8,196,359									

AGENCY NARRATIVE:

2018-2019 BUDGET YEAR NARRATIVE: 2ND DCA CONS - DMS MGD IT COMPONENT? NO

SECOND DISTRICT COURT OF APPEAL - NEW COURTHOUSE BUILDING

The Second District Court of Appeal (DCA) requests \$8,196,359 for: 1) the Legislature to select a new consolidated courthouse site; 2) the cost to acquire a site if not already state-owned; 3) the Department of Management Services (DMS) to retain an architect to design a new courthouse on the selected site; and 4) DMS to retain a contractor to estimate the costs of the new courthouse design.

The Florida Legislature, in Specific Appropriation 3142A of the 2016 General Appropriations Act, directed DMS to "contract for a study of the courthouse space and location needs of the Second District Court of Appeal." On December 22, 2016, DMS submitted to the Legislature the "Second District Court of Appeal Space and Location Needs Study."

The Study's Executive Summary includes the following facts and recommendations:

- * Currently the Second DCA is the only appellate court in the state that has operations in two locations, Lakeland and Tampa.
- * The Second DCA has vacated the Lakeland courthouse due to health concerns presented by the 55-year old courthouse's degradation.
- * It is estimated that the Lakeland courthouse needs at least \$6.5 million in repairs, well above the facility's estimated value. Even with such investment, a repaired facility does not meet the Second DCA's operations requirements.
- * The Second DCA now operates in Lakeland in separate leased space. However, space exists for only three judges in the Lakeland leased space. The Lakeland leased space also includes space for only two central staff attorneys, various support staff, and the Clerk's and Marshal's offices, but does not include a courtroom.
- * The Second DCA continues to operate in Tampa in leased space controlled by Stetson University's College of Law. However, the Second DCA currently does not have a courtroom under its control. All oral arguments take place in classroom space controlled by Stetson University or in other locations.
- * All Second DCA judges are provided with limited space in the Tampa leased space. However, some of the offices are less than ideal. By necessity, several of the judges' staff attorneys and the Second DCA's central staff attorneys work in cubicles and shared offices.
- * Consolidation into one location would significantly improve the efficiency of the court by streamlining operations, reducing duplicative costs, and improving productivity.

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AGY REQUEST	AG FCO PLAN	AG FCO PLAN	AG FCO PLAN	AG FCO PLAN	AG FCO PLAN	AG FCO PLAN	AG FCO PLAN	AG FCO PLAN		
FY 2018-19	FY 2019-20	FY 2019-20	FY 2020-21	FY 2020-21	FY 2021-22	FY 2021-22	FY 2022-23	FY 2022-23		
POS	AMOUNT	POS	AMOUNT	POS	AMOUNT	POS	AMOUNT	POS	AMOUNT	
STATE COURT SYSTEM										22000000
PGM: DIST COURTS OF APPEAL										22100000
COURT OPER/APPELLATE COURT										22100600
STATE COURTS										15
STATE COURT SYSTEM										<u>1501.00.00.00</u>
CAPITAL IMPROVEMENT PLAN										9900000
SPECIAL PURPOSE										990S000

- * The best long-term option is to build a new state-owned courthouse.
- * The DMS Study recommends that the parcel selection process for the new courthouse should first explore state-owned land located in the Tampa Bay region. Consideration should also be given to land owned by other governmental jurisdictions.

Based on the foregoing, the Second DCA respectfully requests \$8,196,359 (non-recurring) in Fiscal Year 2018-19 for:

- (1) the Legislature to select a new consolidated courthouse site;
- (2) the cost to acquire a site if not already state-owned;
- (3) DMS to retain an architect to design a new courthouse on the selected site; and
- (4) DMS to retain a contractor to estimate the costs to construct that design on the selected site, so the Second DCA can request those costs in future years.

Of the requested \$8,196,359, \$4,196,359 is estimated for pre-construction services. That amount was derived by applying a 1.44 multiplier upon the actual costs of \$2,914,138 incurred for pre-construction services for the new courthouse currently under construction for the Fourth District Court of Appeal in West Palm Beach. A 1.44 multiplier is being applied because the costs of pre-construction services typically are based on the estimated square footage of the facility to be constructed. The Study estimates the Second DCA's ideal departmental space to be approximately 59,000 square feet which would be 1.44 times larger than the Fourth DCA's departmental space of approximately 41,000 square feet. Thus, applying a 1.44 multiplier upon the actual costs of \$2,914,138 incurred for pre-construction services for the new courthouse currently under construction for the Fourth DCA in West Palm Beach, would amount to \$4,196,359 estimated to be necessary for pre-construction services for a new courthouse for the Second DCA. It should be noted that only limited pre-construction services can be completed until the courthouse site has been selected. The building cannot be designed without full and complete site information.

The remaining \$4,000,000 requested is estimated for the cost to acquire land if the Legislature selects a site which is not state-owned land (i.e., not free land) or land owned by another governmental jurisdiction which may be available at a lower than market rate. In that event, additional funds may be needed to complete the land acquisition. Also, if the Legislature determines that, in addition to building a new consolidated courthouse, the Second DCA should maintain a satellite location, then additional funds would be needed to construct offices or lease space at that satellite location.

In the event that the above estimates for pre-construction services or land acquisition are higher or lower than expected, any remaining appropriated funds would be used to compensate for the other, or would be used towards building construction.

Budget Request Total: \$8,196,359 (non-recurring)
