

Citizens Oversight Committee (COC)  
Meeting Minutes  
June 22, 2006

Chairman Ron Salem called the meeting to order at 6:05 p.m. There were a few new members attending for the first time, so everyone introduced themselves.

Mayor began remarks:

Thanked attendees and explained the purpose of the COC for the new members – to provide oversight and act as an ambassador to help government keep the citizens aware of what’s going on.

Halfway through the \$2.2 billion, 10-year capital spending plan. Have had hiccups, but good news is that work progresses: new arena and world-class ballpark attracting new opportunities like ACC baseball and NCAA basketball. New, 300,000 square foot downtown main library, which is finest in the southeast and maybe the country.

Courthouse remains the one outstanding capital project for which we have nothing to show except for \$60 million in expenditures and a large piece of vacant property. Alan Mosley will give update on courthouse project; very difficult project to manage. Users are diverse – State Attorney, Public Defender, Sheriff, Judiciary, Clerk of the Court – however, Mayor pays for the building. Finally reached consensus to begin the program again with the criminal courthouse coming first.

Road program continues progress following restructure late last year. Members have seen what we’re experiencing – enormous escalations in costs, particularly materials like asphalt and real estate. Very fortunate JTA remains a committed partner in the restructured program, which has allowed us to preserve the integrity of the voter-approved program while acknowledging the budgetary limitations. It was important to maintain the trust with the voters because chances are we will need another BJP-like program sometime in the future.

17 road projects in construction – Lone Star substantially complete, hopefully forget the scars. Hendricks Avenue moving forward. About 100 miles left to pave; many remaining were on hold for JEA repairs or other projects. Continue to build sidewalks until funds run out.

Noted the loss of Clyde Jennings – amazing community leader, loved Jacksonville. Noted also that he was the second COC member to pass, following Flossie Brunson in 2003.

Introduced new Public Works director, Joey Duncan – came from JEA, ran Northside Generating Station project, will be huge asset to courthouse project. Alan Mosley promoted to Chief Operating Officer – has great initiative, rose quickly through government, wonderful addition to Mayor’s team.

Mayor departed as Alan Mosley began courthouse presentation.

Mosley began remarks on courthouse:

Excited about new courthouse plan. Joey Duncan has experience managing a large capital projects and is a great addition.

Dave Schneider is now the project manager – he oversaw the arena, ballpark, equestrian center and was critical in the restructuring of the road program.

We selected a owner's consultant, Spillis Candela, to guide us through a few things – completing the Old Federal Courthouse for the State Attorney; finding space for the Public Defender, and will serve as an extension of our staff to assist the design/build consultant on the criminal court project.

RFP for the design/build consultant on the street; responses due the end of this month. Anticipate having some national firms partner with local, with JSEB participation. The CSPEC (competitive sealed proposal evaluation committee) will award based on the qualifications of the team.

Phase 1 of the work plan will be the master plan for the entire site, both criminal and civil court facilities.

Budget \$263.5 million; \$60 million already spent on first effort and property. \$13.5 million allocated, or set aside, for the consolidation of the court functions at a later date. Mayor is committed to staying within the budget with a facility we can all be proud of, while focusing on the ultimate goal of having a combined civil/criminal complex as soon as possible.

Timeline calls for bringing the criminal facility online in 2010; civil functions will remain on Bay Street until a new facility can be constructed.

In the interim, we are working to clear out the City Hall Annex to give more space to the State Attorney and others, so their areas in the Bay Street courthouse can be converted to courtrooms and judicial space for 5 new judges coming in 2007. Public Works will move to the Ed Ball building in the fall.

Questions:

*Best guess for total cost of the consolidated court system?*

Close to \$400 million – really a function of how quickly we can get the civil court facility under way.

*What will become of the City Hall Annex and old Courthouse when everything is consolidated?*

Hyatt has right of first refusal on the Annex property. Considering all the private development planned around those sites, anticipate it will all be sold and put back on the tax roll.

*Do we have a model of the new courthouse? When will we know what the new courthouse will look like?*

Ron Salem will be part of a committee that will convene in the fall of next year that will help decide on what the courthouse will look like, with community input.

*Is there truly a possibility that we could do more than just the criminal part of the court project?*

We are going to master plan the entire complex. By ordinance, we have to present a plan to city council before we can negotiate the GNP with the design/build team. It is certainly something we are going to try for.

*Are there firms locally that are capable of doing a project like this?*

There are some, though we anticipate local participation will be in the form of a joint venture.

*Originally BJP called for a budget of \$211 million; now it's up to \$263.5 million. Where is that additional money coming from, and how can we be sure this project will stay within that budget?*

We are required by ordinance to stay within this budget – if we don't meet that figure, City Council will not allow the project to move forward. We are using revenues from the increased parking ticket fee to supplement the BJP dollars, and we anticipate the eventual sale of the Annex and Courthouse properties will generate an additional \$32 million to put toward the consolidation.

*Originally both the State Attorney and Public Defender were going in the Old Federal Courthouse. What happened?*

In the first courthouse study, the square footage in the OFC seemed adequate. Updated studies show the OFC is just enough to suit the State Attorney, considering future expansion needs.

*With the design/build, do we have safeguards to ensure Judge Moran won't get a Taj Mahal?*

Judge Moran is going to be an integral part of this process, and he understands the budget we have to work with and that if we can spend wisely, the quicker he can get his court functions consolidated again.

*When the design/build team is selected, will a local team get preference?*

We have a strong commitment to ensure local businesses get representation on this project, but capacity to handle this large of a project is a concern. That is something they will have to address in their proposals.

*Will any of the previous courthouse competitors be allowed to submit proposals?*

Yes, it will be open to everyone.

*How will the design/build process work?*

The model is to get to a point of about 60-65% design and determine that we're comfortable enough with the plans to move forward with construction.

*Could we institute impact fees to help with this project?*

Impact fees don't sell in Jacksonville. However, in a few years we will free up some bonding capacity that may help us do the second phase and perhaps a whole new BJP-like program.