



PROPOSED 2022 GENERAL OBLIGATION BOND COURTHOUSE EXPANSION



**Rob Burpo, President
First American Financial
Advisors, Inc.
August 24, 2022**

DISTRICT COURT EXPANSION



SECOND GENERAL OBLIGATION BOND QUESTION

"Shall Sandoval County, New Mexico, be authorized to issue its general obligation bonds, in one series or more, in an aggregate principal amount not exceeding \$41,000,000 for the purpose of making additions required by law and other necessary additions to the County Courthouse, which will entail acquiring property, planning, designing, upgrading, constructing, remodeling, furnishing, equipping, and any other activities needed to complete those additions, said bonds to be payable from general (ad valorem) taxes, and to be issued and sold at such time or times and upon such terms and conditions as the Board of County Commissioners may determine and as permitted by law?"



DISTRICT COURT HISTORY

- Current courthouse opened in 2005, when there were just two judges and one Domestic Violence/Domestic Relations Hearing Officer based here.
- Third judge added just 6 months later in 2006 and the existing Domestic Violence/Domestic Relations Hearing Officer
 - Case load was 4,494 cases in FY2006
 - Three court rooms & 1 small hearing room – No jury room
- A fourth judge was added in 2014 and the existing Domestic Violence/Domestic Relations Hearing Officer
 - Case load was 5,787 cases in FY2014
 - Three court rooms & 1 small hearing room – No jury room



DISTRICT COURT HISTORY

- Now there are 5 district judges based in Sandoval County plus the Domestic Violence/Domestic Relations Hearing Officer.
- Case load pre-pandemic was 7,201 in FY2019 and is 5,158 in FY 2022
- 3 trial courtrooms split between the 5 district judges in the current courthouse plus 1 small hearing room – No jury room
- Still no current space for judges mandated from other counties to hear their cases in Sandoval County, leading to delays for Sandoval County cases – No jury room
- Present need for 2.5 more district judges, at least one of which would be based in Sandoval County, according to 2020 judge needs study – probably in 2024 here.
- Since the current courthouse opened in 2005, Sandoval County has grown by 45,658 people, a 43% increase!



DISTRICT COURT EXPANSION – NEEDS STUDY

- Present need for 18.73 more court staff, at least 10 of which are in Sandoval County, according to 2020 staff need study
- Continuing population growth will drive need for judges and staff in the courts.
- From 2020 to 2021 the Census Bureau estimated that Sandoval County's population grew by 2,151 people in just one year.
- Continued business and employee growth by Intel, Akins Manufacturing, Sandoval Regional Medical Center, Rust Medical Center, and others suggests a strong likelihood of continued growth.



DISTRICT COURT EXPANSION – 2022 INFORMATION

Case Category	Open Total	Reopened Total	Reactivated Total	Inactivated Total	Closed Total	Clearance Rate
Civil	1461	211	70	84	2156	128.59%
Criminal	549	720	278	594	972	101.23%
Family	1052	412	1	4	1483	101.50%
Probate or Mental Health	374	13	17	24	244	66.34%

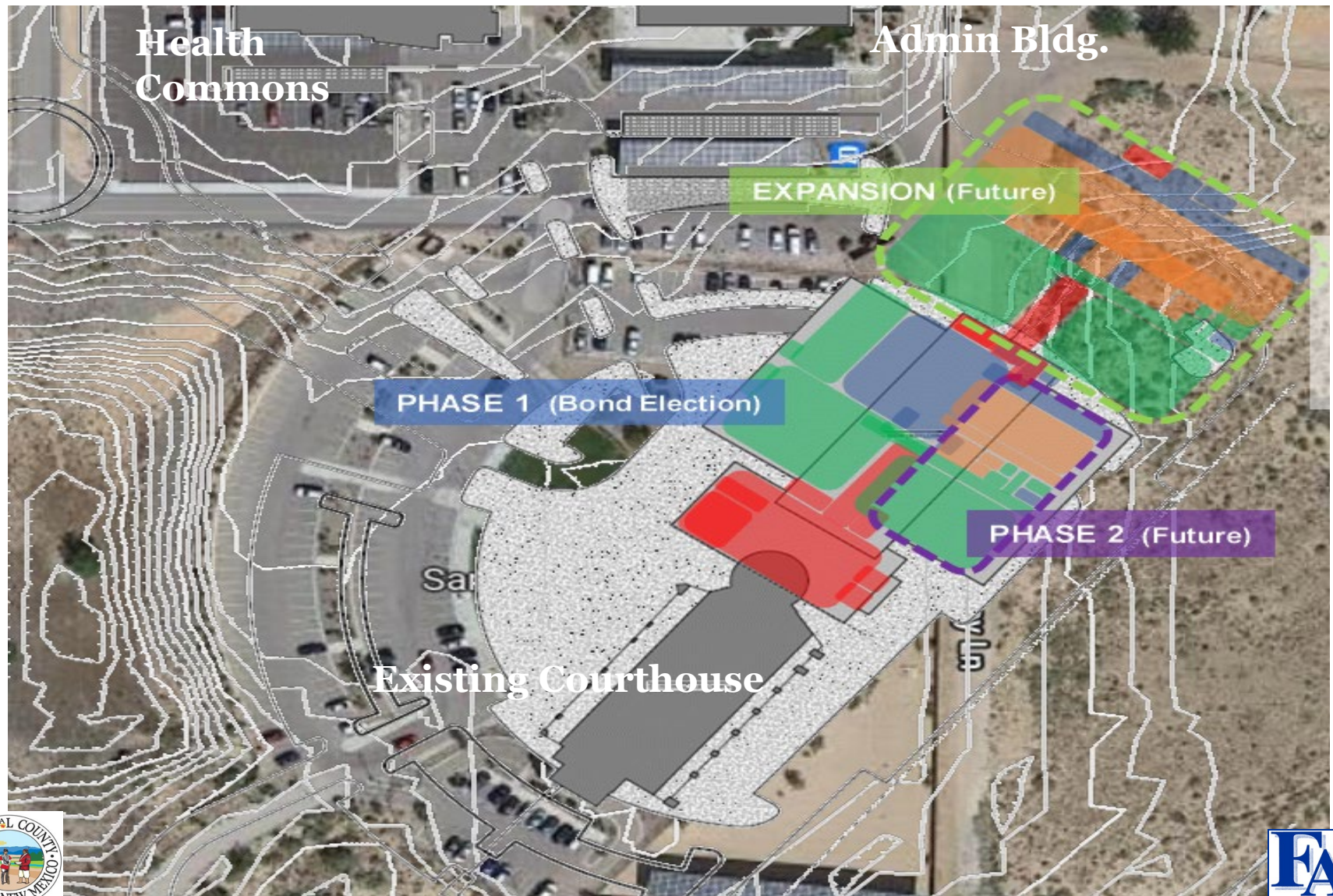


THIS DISTRICT COURT EXPANSION TAKES CARE OF THE NEXT DECADE

- Deals with growth of Rio Rancho and the rest of the County as it continues to grow fast.
- Allows for 2 more judges
- Also allows for growth and relocation of Magistrate Court:
 - It will be relocated into current District Court administrative offices
 - The process will be done without County and its taxpayers incurring any new debt
 - Currently there are two Magistrate Courts judges
 - A third is projected within 2 years
 - The relocation will provide for 3 courtrooms & space to keep parties separated
 - The relocation will provide for much better security for citizens going to Magistrate Court



DISTRICT COURT EXPANSION



DISTRICT COURT EXPANSION PROJECT DETAILS

- **48,000 Square Feet on two stories:**
 - **20,000 SF for upgraded security, entry**
 - **28,000 SF for new courtrooms, clerks, MEPT**
- **5 Current judges and one new one expected soon**
- **1 new jury capable courtroom**
- **3 new hearing courtrooms**
- **Results in 7 total courtrooms**
- **Reconfigured entry way to provide more security and handle Magistrate Court when it is relocated**
- **Provides for one jury room (none now)**
- **Moves all District Court clerks and operations into the new facility = allows for Magistrate Court to be located there later**



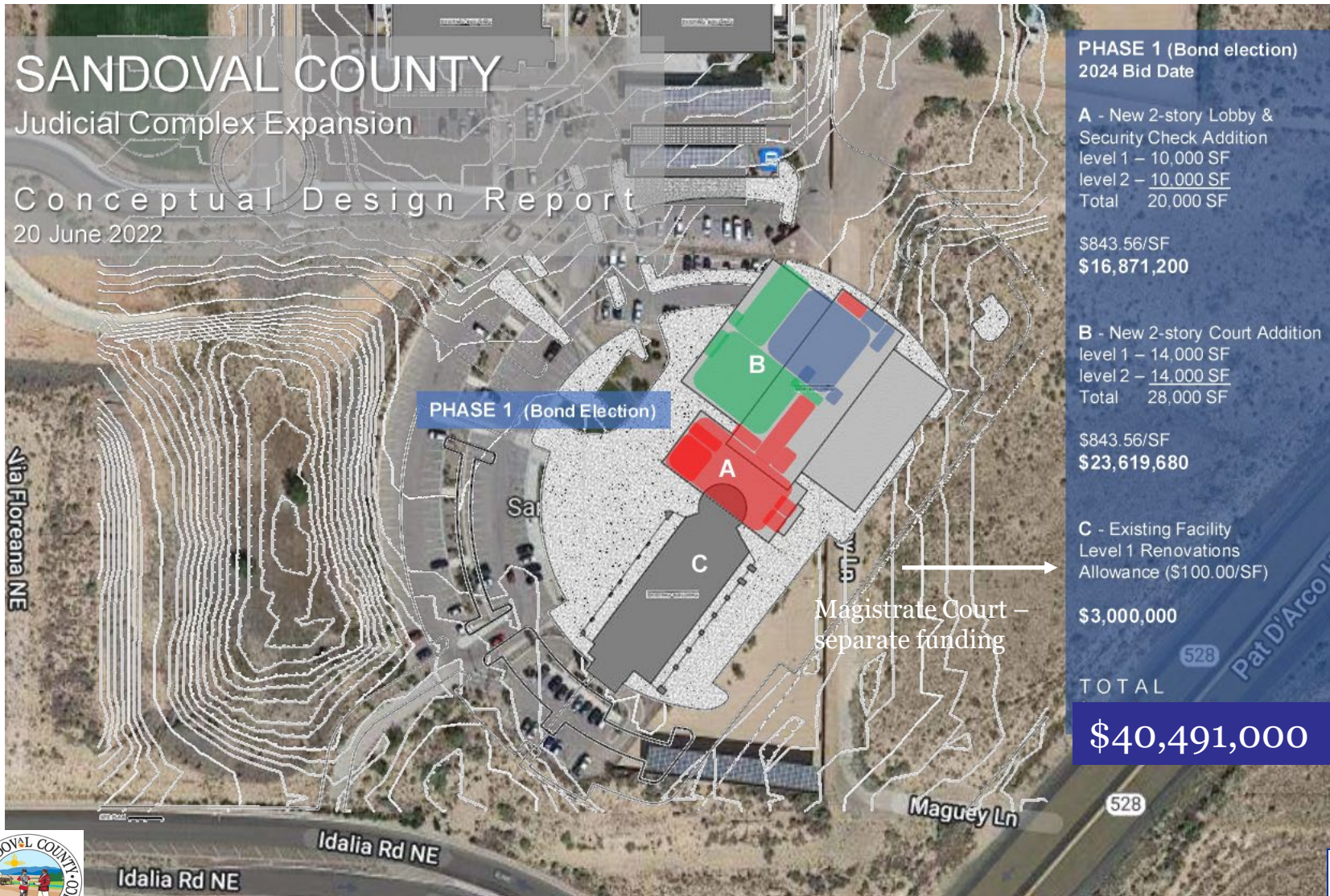
DISTRICT COURT EXPANSION

SANDOVAL COUNTY

Judicial Complex Expansion

Conceptual Design Report

20 June 2022



DISTRICT COURT GROUND FLOOR

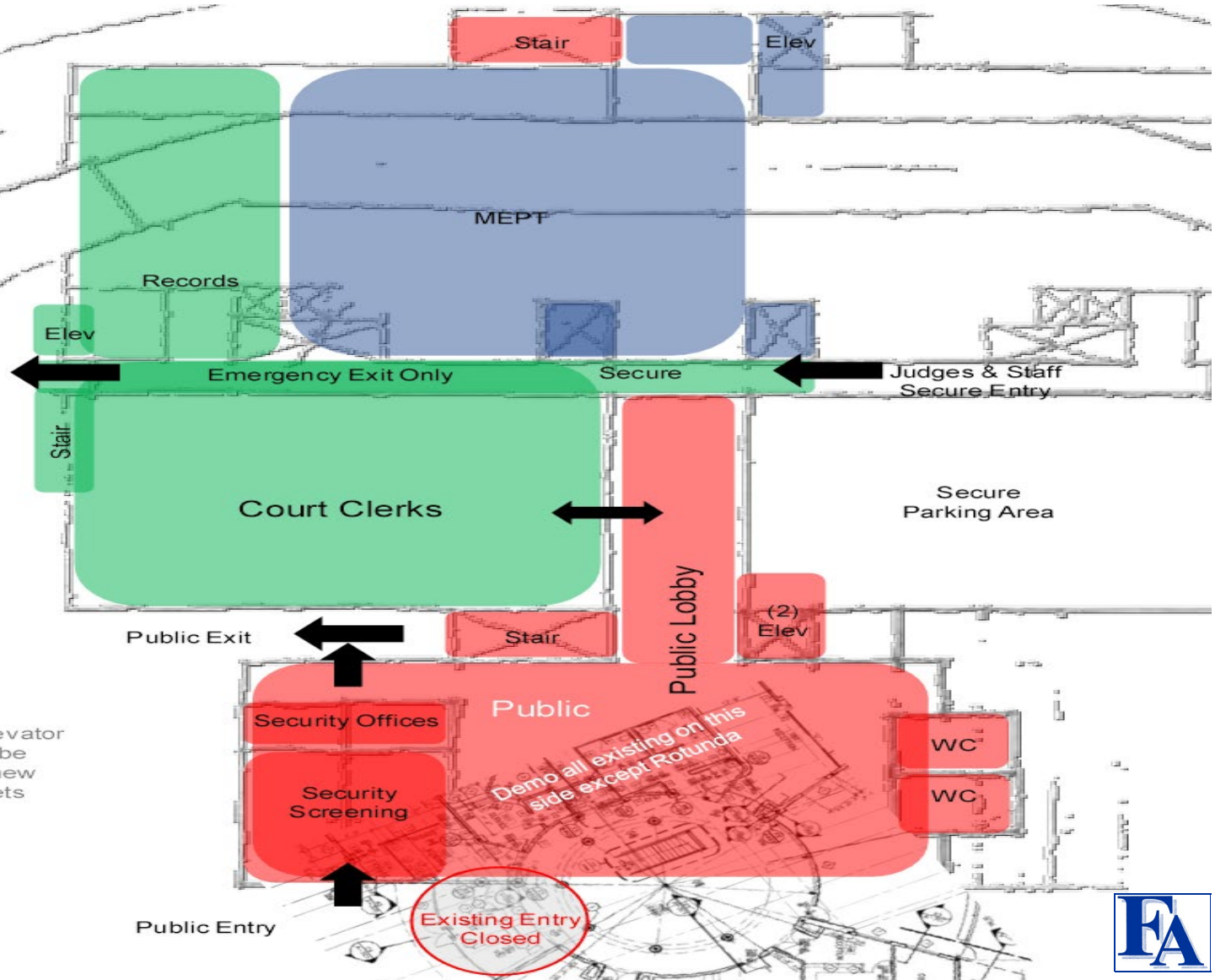
PHASE 1

PHASE 1
(Bond election)
level 1 – 24,000 SF

Non-Detainee

Public
Parking Area

Note:
The existing Public Elevator
and Public Toilets will be
demolished once the new
Public Elevator & Toilets
are complete.



F-ZOLLARS
AKM



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DISTRICT COURT EXPANSION COSTS ESTIMATES

Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Location
GENERAL CONDITIONS					
01005.000	GENERAL CONDITIONS				
	Gen. Cond. Large Job by Month	16.00 mo	96,500.00 /mo	\$ 1,544,000.00	GC'S
	GENERAL CONDITIONS			\$ 1,544,000.00	
SITEWORK					
2100	SITEWORK ALLOWANCE/SF				
	Sitework Allowance/SF of Building	48,000.00 sf	60.00 /sf	\$2,880,000.00	
02220.000	SITEWORK ALLOWANCE/SF SITE DEMOLITION				
	Demo Structures Sub	12,979.00 sf	20.00 /sf	\$259,580.00	Existing Bldg
02225.000	SITE DEMOLITION SELECTIVE DEMOLITION				
	Demo Building Interior	1,005.00 sf	10.00 /sf	\$10,050.00	Existing
	SELECTIVE DEMOLITION				
	SITEWORK			\$ 3,149,630.00	
CONCRETE					
03310.000	CAST IN PLACE CONCRETE				
	SOG Foundation Complete/sf	24,000.00 sf	25.00 /sf	\$600,000.00	
	Slab on Metal Deck sf	24,000.00 sf	8.00 /sf	\$192,000.00	
	CAST IN PLACE CONCRETE				
	CONCRETE			\$ 792,000.00	



DISTRICT COURT EXPANSION COSTS ESTIMATES

METALS 05120.000	STRUCTURAL STEEL				
	Structural Steel Material & Erection by sf	10,240.00 sf	45.00 /sf	\$460,800.00	Solar Shading
	Structural Steel Material & Erection / Ton	156.00 ton	5,925.00 /ton	\$924,300.00	Roof
	Structural Steel Material & Erection / Ton STRUCTURAL STEEL	240.00 ton	5,925.00 /ton	\$1,422,000.00	Floors
	METALS			\$ 2,807,100.00	
WOOD & PLASTICS 06100.000	WOODS & PLASTICS BY SF				
	Woods & Plastcis by sf WOODS & PLASTICS BY SF	48,000.00 sf	2.50 /sf	\$120,000.00	
	WOOD & PLASTICS			\$ 120,000.00	
THERMAL/MOISTURE PROTECTION 07100.000	THERMAL/MOISTURE BY SF				
	Thermal & Moisture by sf THERMAL/MOISTURE BY SF THERMAL/MOISTURE	48,000.00 sf	24.50 /sf	\$1,176,000.00	
	THERMAL/MOISTURE PROTECTION			\$ 1,176,000.00	
DOORS & WINDOWS 08002.000	DOORS & WINDOWS BY SF				
	Door & Windows by sf DOORS & WINDOWS BY SF	48,000.00 sf	30.00 /sf	\$ 1,440,000.00	
	DOORS & WINDOWS			\$ 1,440,000.00	



DISTRICT COURT EXPANSION COSTS ESTIMATES

FINISHES 09010.000	INTERIOR FINISH ALLOWANCE				
	Interior Finish By sf	36,075.00 sf	30.00 /sf	\$1,082,250.00	Public/MEP
	Interior Finish By sf	11,925.00 sf	200.00 /sf	\$2,385,000.00	Courtrooms
	Renovation of Existing Bldg. INTERIOR FINISH ALLOWANCE	29,756.00 sf	20.00 /sf	\$595,120.00	Existing Bldg
	FINISHES			\$ 4,062,370.00	
SPECIALTIES 10100.000	SPECIALTIES OFCI & MISC				
	Specialites by sf SPECIALTIES OFCI & MISC SUN CONTROL	48,000.00 sf	6.00 /sf	\$ 288,000.00	
10705.000					
	Stainless Steel Mesh Sun Screen SUN CONTROL	10,240.00 sf	95.00 /sf	\$ 972,800.00	Solar Shading
	SPECIALTIES			\$ 1,260,800.00	
EQUIPMENT 11002.000	EQUIPMENT BY SF				
	Equipment by sf EQUIPMENT BY SF AUDIO-VISUAL EQUIPMENT	48,000.00 sf	1.00 /sf	\$48,000.00	
11130.000					
	A. V. Equipment per sf AUDIO-VISUAL EQUIPMENT	48,000.00 sf	20.00 /sf	\$960,000.00	
	EQUIPMENT			\$ 1,008,000.00	
FURNISHINGS 12002.000	Furnishings by the sf				
	Furnishins by the sf Furnishings by the sf	48,000.00 sf	2.00 /sf	\$ 96,000.00	
	FURNISHINGS			\$ 96,000.00	



DISTRICT COURT EXPANSION COSTS ESTIMATES

CONVEYING SYSTEMS					
14210.000	ELECTRIC ELEVATORS				
	Electric Elevator - 2 Floors	5.00 ea	120,000.00 /ea	\$ 600,000.00	
	ELECTRIC ELEVATORS				
	CONVEYING SYSTEMS			\$ 600,000.00	
MECHANICAL					
15082.000	MECHANICAL INSULATION				
	Mechanical Insulation by sf	48,000.00 sf	3.50 /sf	\$168,000.00	
15100.000	MECHANICAL INSULATION				
	PLUMBING				
	Plumbing Sub /sf	48,000.00 sf	26.00 /sf	\$1,248,000.00	
15300.000	PLUMBING				
	FIRE PROTECTION				
	Fire Protection by sf	48,000.00 sf	6.50 /sf	\$312,000.00	
15510.000	FIRE PROTECTION				
	HVAC				
	Controls by the sf	48,000.00 sf	5.50 /sf	\$264,000.00	
	HVAC Per sf.	48,000.00 sf	36.00 /sf	\$1,728,000.00	
15950.000	HVAC				
	TEST & BALANCE				
	Test & Balance by the sf	48,000.00 sf	2.15 /sf	\$103,200.00	
	TEST & BALANCE				
	MECHANICAL			\$ 3,823,200.00	
ELECTRICAL					
16010.000	ELECTRICAL				
	Electrical By sf	48,000.00 sf	38.00 /sf	\$1,824,000.00	
	Site Electrical Sub	48,000.00 sf	18.00 /sf	\$864,000.00	
	Generator 1000 KW	1.00 ea	250,000.00/ea	\$250,000.00	
16705.000	FIRE ALARM SYSTEM				
	Fire Alarm System / sf	48,000.00 sf	2.50 /sf	\$120,000.00	
16740.000	FIRE ALARM SYSTEM				
	DATA COMMUNICATION SYSTEM				
	IT/Technology sf	48,000.00 sf	20.00 /sf	\$960,000.00	
	DATA COMMUNICATION SYSTEM				
	ELECTRICAL			\$ 4,018,000.00	



DISTRICT COURT EXPANSION COSTS ESTIMATES

Description	Amount	Totals	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	960,000				20.000 /sf	2.37%
Material	320,000				6.667 /sf	0.79%
Subcontract	24,473,100				509.856 /sf	60.44%
Equipment Other	144,000				3.000 /sf	0.36%
	25,897,100	\$ 25,897,100.00			539.523 /sf	63.96%
Estimating Contingency	<u>3,884,565</u>		15.000 %	T	<u>80.928 /sf</u>	9.59%
	3,884,565	\$ 29,781,665.00			620.451 /sf	9.59%
Markup	<u>1,191,267</u>		4.000 %	T	<u>24.818 /sf</u>	2.94%
	1,191,267	\$ 30,972,932.00			645.269 /sf	2.94%
Builders Risk	<u>121,473</u>		0.300 %	T	<u>2.531 /sf</u>	0.30%
	121,473	\$ 31,094,405.00			647.800 /sf	0.30%
Subcontractor Bonds	<u>367,097</u>		1.500 %	C	<u>7.648 /sf</u>	0.91%
	367,097	\$ 31,461,502.00			655.448 /sf	0.91%
P & P Bond	<u>189,713</u>			B	<u>3.952 /sf</u>	0.47%
	189,713	\$ 31,651,215.00			659.400 /sf	0.47%
Escalation Year 1	<u>2,690,353</u>		8.500 %	T	<u>56.049 /sf</u>	6.64%
	2,690,353	\$ 34,341,568.00			715.449 /sf	6.64%
Escalation Year 2	<u>3,434,157</u>		10.000 %	T	<u>71.545 /sf</u>	8.48%
	3,434,157	\$ 37,775,725.00			786.994 /sf	8.48%
NMGRT	<u>2,715,130</u>		7.188 %	T	<u>56.565 /sf</u>	6.71%
	2,715,130	\$ 40,490,855.00			843.559 /sf	6.71%



IMPACT ON PROPERTY TAXES WITH NEW DISTRICT COURT – WORSE CASE

**IMPACT PER YEAR
\$300,000 HOME**

<u>TAX YEAR</u>	<u>AS IS</u>	<u>COURTHOUSE</u>
2023	\$ 78.00	\$ 96.00
2024	\$ 60.00	\$ 97.00
2025	\$ 58.00	\$ 98.00
2026	\$ 50.00	\$ 98.00
2027	\$ 12.00	\$ 98.00
2028	\$ 11.00	\$ 70.00
2029	\$ 11.00	\$ 72.00
2030	\$ 10.00	\$ 67.00
2031	\$ 7.00	\$ 65.00



IMPACT ON PROPERTY TAXES WITH NEW DISTRICT COURT – WORSE CASE

**IMPACT PER MONTH
\$300,000 HOME**

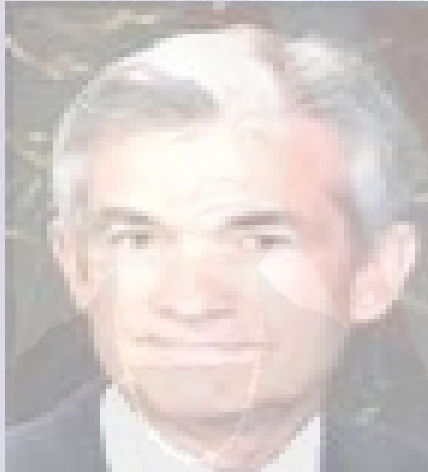
<u>TAX YEAR</u>	<u>AS IS</u>		<u>COURTHOUSE</u>	<u>In 2022 dollars</u>
2023	\$	6.50	\$ 8.00	6 things from the Dollar Store
2024	\$	5.00	\$ 8.08	2.5 gallons of gas
2025	\$	4.83	\$ 8.17	1 8 oz. strip steak
2026	\$	4.17	\$ 8.17	Lota Combo
2027	\$	1.00	\$ 8.17	1 gallon of Blue Bell Ice Cream
2028	\$	0.92	\$ 5.83	6 pack of sodas
2029	\$	0.92	\$ 6.00	half a months subscription to Netflix
2030	\$	0.83	\$ 5.58	1 jar of salsa
2031	\$	0.58	\$ 5.42	2 bags of chips



IMPACT ON PROPERTY TAXES: WHY WORSE CASE?

- **County will not issue bonds until after the 2023 New Mexico Legislative session ends.**
- **County will seek funds from the Legislature to help defray the estimated costs.**
- **County will seek other sources of non-debt funds prior to issuing bonds.**
- **County will seek a design/build process which has historically resulted in lower overall costs of planning and construction.**





**THANK YOU FOR ALLOWING US TO
SERVE SANDOVAL COUNTY SINCE
1999 – IT HAS BEEN AN HONOR**

