

Windsor Courthouse Renovation & State's Attorney Office Space

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Commissioner

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Windsor District Court Renovation

Project Status: Contract is in process for a construction manager; construction documents are estimated to be completed in early 2024 with estimated substantial completion in Fall 2025 / Winter 2026. Seeking swing spaces for building occupants.

Project Scope: Upgrade entire mechanical system, electrical and plumbing to include new Direct Digital Controls, new fire alarm, building envelope upgrade, security enhancements, interior renovations to better Judiciary's program, site improvements, and riverbank stabilization.

Prior Funding: \$1,800,000
FY24 Appropriation: \$2,000,000

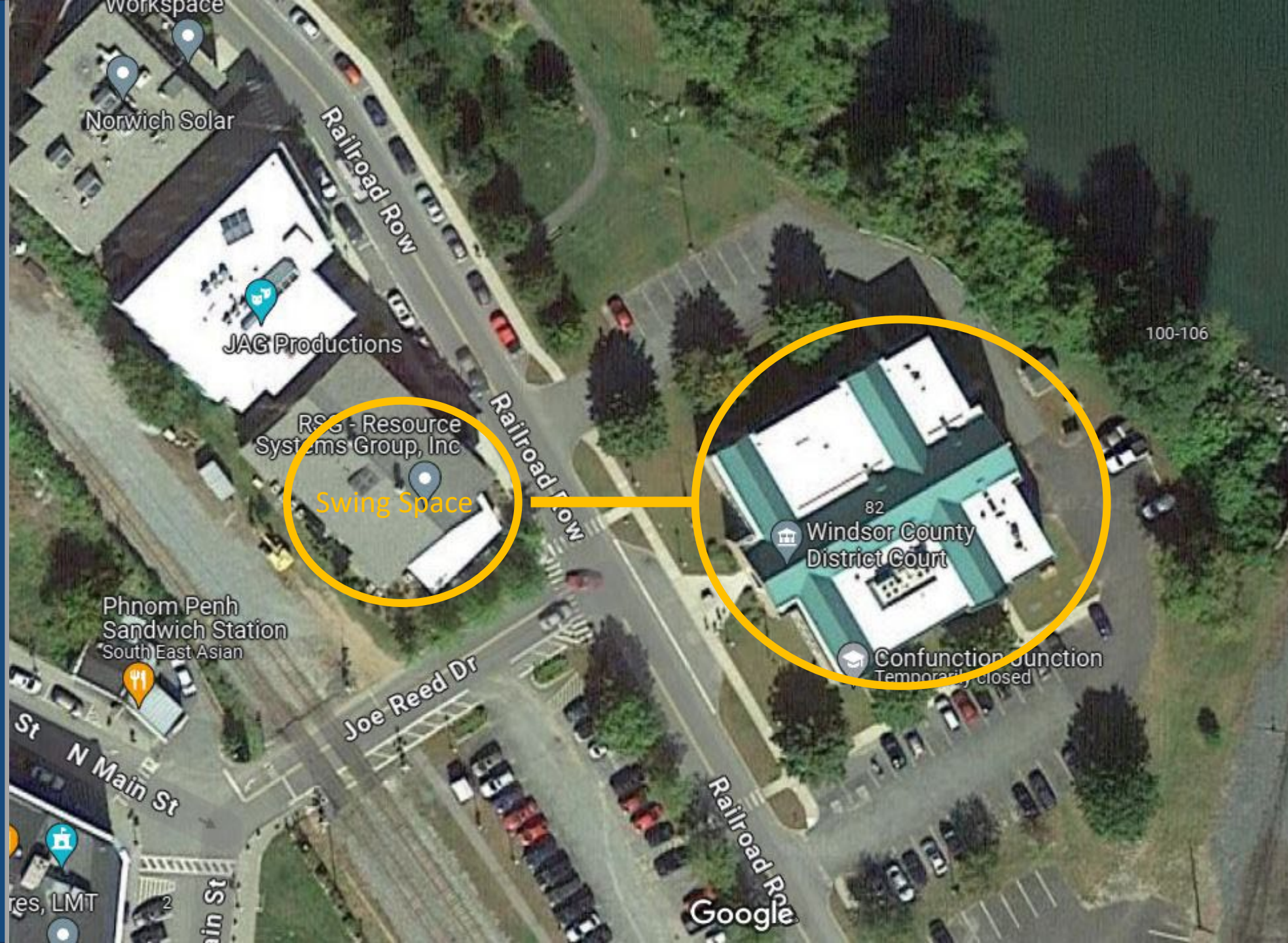
Funding Encumbered: \$657,582
Funding Expended: \$168,5989

FY25 Request: \$4,000,000



Windsor District Court Renovation Project

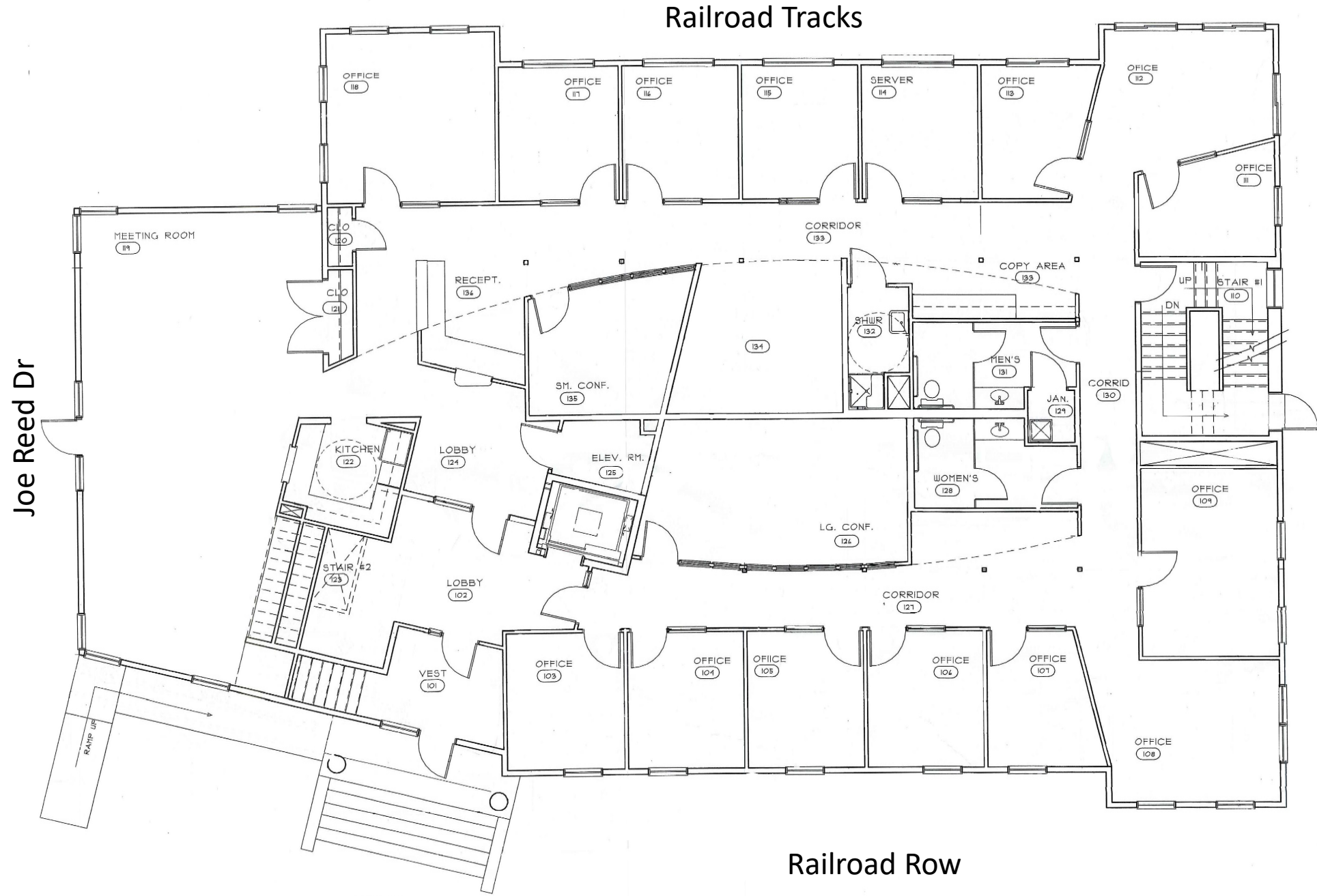
Judiciary Swing
Space:
55 Railroad Row,
White River
Junction



Windsor District Court Renovation Project

Judiciary Swing
Space:
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- Built in 2004/2005
- 5,223 Square Feet
- LEED Accreditation
- Energy Efficient
- 13 Private Offices
- 2 Conference Rooms
- Utilize Existing State Parking Lot



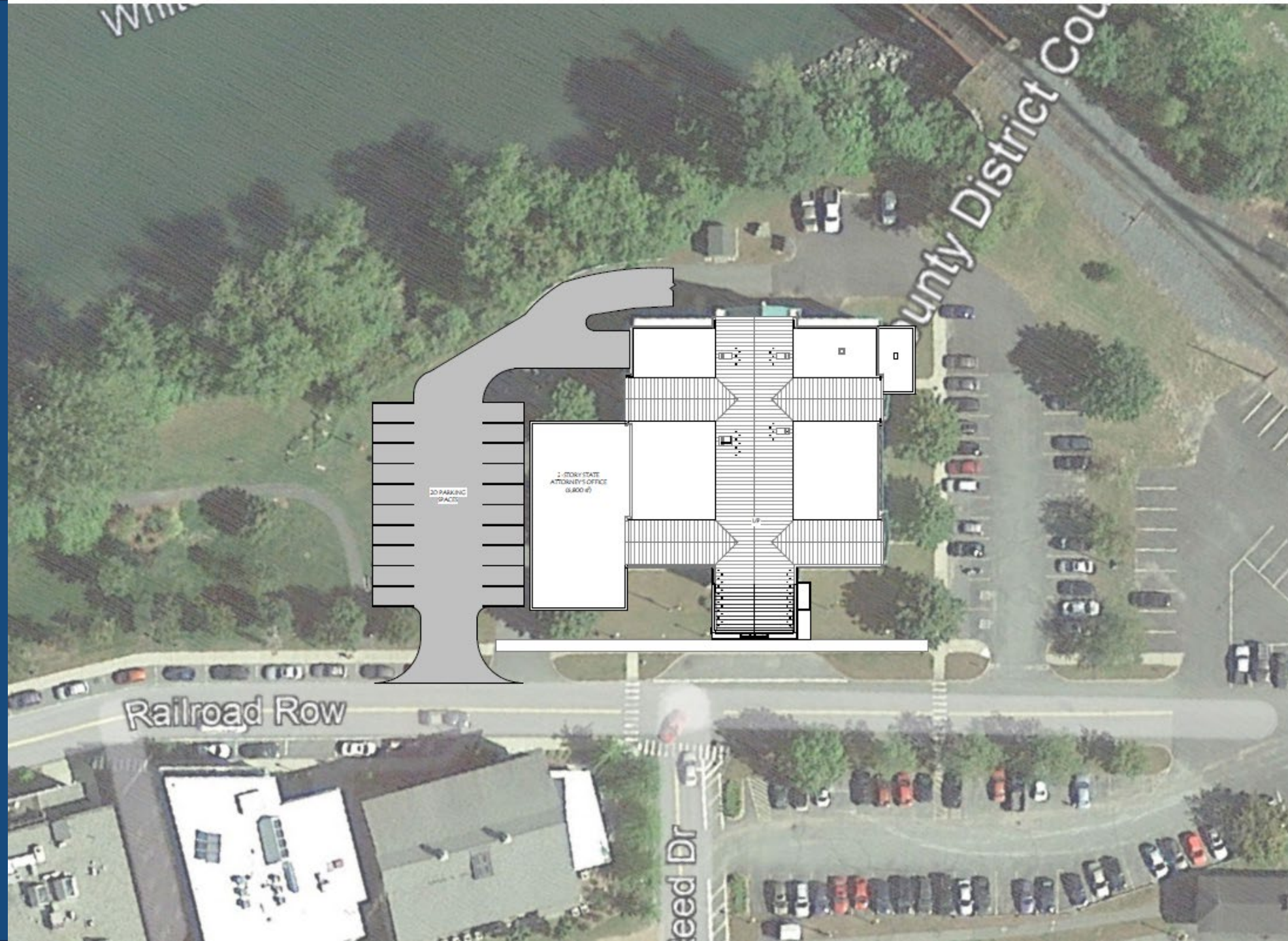
Windsor District Court Renovation Project

Judiciary Swing
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Proposed Addition to the Windsor Courthouse

- Two-story addition
- 6,800 SF
- Current estimated cost: \$6.5M



Impact of Proposed Addition

- Project timeline will be extended approximately 24 months.
- State's Attorney and Judiciary must have separate parts of the building.
- Courtrooms on the north side of the building will lose all natural light.
- Staff parking is not suited to accommodate additional building tenants.
- The proposed parking lot encroaches on the Veteran's park.
- Zoning and permitting.

State's Attorney Current Space

Gates-Briggs Building

Current Square Footage:
3,118

Current Lease Cost:

- \$19.35/SF
- \$60,337.68/year
- Will escalate annually on 09/01/2024 to \$19.69/SF

Lease Expiration Date:
08/31/2025

Known Issues:

- Water intrusion
- 130-year-old building
- Deferred maintenance
- Security concerns due to layout



Proposed Leased Space for State's Attorney

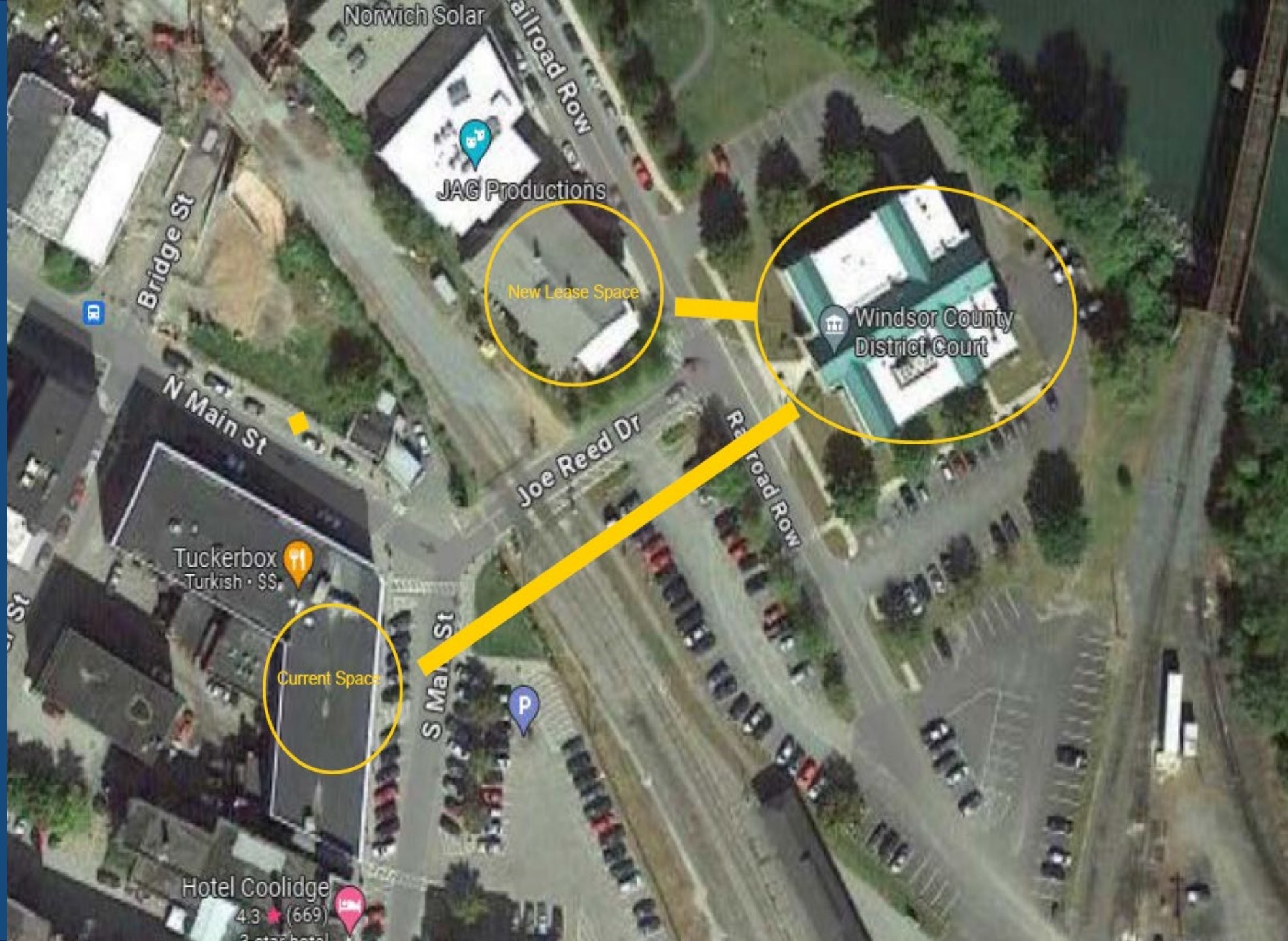
55 Railroad Row
White River Junction

- Directly across from the Windsor Courthouse.
- Clean, well-kept space
- Starting cost is approximately \$22.25/SF or \$137,103.75/year, year 1.



Proposed Leased Space for State's Attorney

55 Railroad Row
White River Junction



Cost Comparison

Yearly Cost (2024)

- Current: \$61,393
- Proposed Lease Space: \$137,103
- FFS Courthouse After Renovation: \$154,700

Current Space			SAS Potential Move into New Leased Space							
	Current	Sep-24								
SF	3,118	3,118								
\$/SF	\$ 19.35	\$ 19.69								
Monthly Cost	\$ 5,028.14	\$ 5,116.13								
Yearly Cost	\$ 60,337.68	\$ 61,393.56								
New Potential Leased Space- 55 Railroad Row										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
SF	5,223	5,223	5,223	5,223	5,223	5,223	5,223	5,223	5,223	5,223
\$/SF	\$ 22.25	\$ 22.81	\$ 23.38	\$ 23.96	\$ 24.56	\$ 25.17	\$ 25.80	\$ 26.45	\$ 27.11	\$ 27.79
Additional Expenses	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00
Total \$/SF (Approx.)	\$ 26.25	\$ 26.81	\$ 27.38	\$ 27.96	\$ 28.56	\$ 29.17	\$ 29.80	\$ 30.45	\$ 31.11	\$ 31.79
Monthly Cost	\$ 11,425.31	\$ 11,669.05	\$ 11,917.15	\$ 12,169.59	\$ 12,430.74	\$ 12,696.24	\$ 12,970.45	\$ 13,253.36	\$ 13,540.63	\$ 13,836.60
Yearly Cost	\$ 137,103.75	\$ 140,028.63	\$ 143,005.74	\$ 146,035.08	\$ 149,168.88	\$ 152,354.91	\$ 155,645.40	\$ 159,040.35	\$ 162,487.53	\$ 166,039.17
FFS Cost To Move into Courthouse After Renovation Costs										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
SF	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800
\$/SF (FFS)	\$ 22.75	\$ 23.09	\$ 23.44	\$ 23.79	\$ 24.15	\$ 24.51	\$ 24.88	\$ 25.25	\$ 25.63	\$ 26.01
Monthly Cost	\$ 12,891.67	\$ 13,084.33	\$ 13,282.67	\$ 13,481.00	\$ 13,685.00	\$ 13,889.00	\$ 14,098.67	\$ 14,308.33	\$ 14,523.67	\$ 14,739.00
Yearly Cost	\$ 154,700.00	\$ 157,012.00	\$ 159,392.00	\$ 161,772.00	\$ 164,220.00	\$ 166,668.00	\$ 169,184.00	\$ 171,700.00	\$ 174,284.00	\$ 176,868.00
Cost Difference	\$ 17,596.25	\$ 16,983.37	\$ 16,386.26	\$ 15,736.92	\$ 15,051.12	\$ 14,313.09	\$ 13,538.60	\$ 12,659.65	\$ 11,796.47	\$ 10,828.83