Emerging Themes in Public Buildings:  
Austerity, Sustainability, Public Private Partnerships

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Learning Objectives

1. Key themes defining current public work
2. Application of cost effective sustainability features to achieve high performance building operations
3. Evaluate organizations and operations to maximize public service while minimizing operational cost
4. Impact of P3 on architectural practice, and avoiding pitfalls of uncompensated effort
occupy image… or some other provocative starter that signifies the current situation…

WHAT IF ...

COURT CLOSED
Aging infrastructure images
CLIMATE CHANGE IMAGE

(maybe AL Gore’s Inconvenient truth or some such image...}
images of president’s challenge – universities, other contests, trends, etc. around being green – operationally, not just with capital projects...
stock photo – dollars with belt
The utility of trouble
Pictures of civic buildings with very few staff in them....
Images of technology such as video conferencing or on-line services like registry of deeds –

Maybe an image of a high-ceilinged, busy elegant registry of deeds (Cambridge or Salem?)

And then on-line image of one of the registry web-sites that gets you access to all of that completely on-line....virtually eliminating the need for that civic space....
Bucolic human services campus image, maybe some historic courthouses...
Images – maybe some covers of Governing magazine talking about new trends or new ways of operating, re-engineering of government....
Some image that conveys doing more with less....

Or maybe it is just sustainability images
Images from our higher ed master plans
pic of correctional facility in ma
Human services images of group homes and neighborhoods instead of campuses...
Some sort of justice imagery
Life cycle cost analysis

Annual Energy Costs For Each Option

Additional Capital and 25 Year Operating Costs

Renewable Energy Generation Percentage For Preferred Options
Justice in the Time of Austerity
“State Budget Cuts Clog Criminal Justice System”
Associated Press

“As States Cut Court Budgets, Who Pays the Price?”
NPR

“State Budget Cuts Threaten Public’s Access to Courts”
National Center for State Courts

“Budget Cuts for Courts Risk Rights”
The New York Times
“The State Courts Are the Emergency Room of Society”

Jonathan Lippman
Chief Judge, State of New York
“Courts Embrace for Full Impact of Foreclosure Crisis”
Thomas Reuters

“Bill Collectors Inundate the Courts”

Economic Downturn Fuels Up Tick in Domestic Violence”
New American Media
What Architects and Planners Need to Know
TRADITION

INNOVATION
HEIRARCHY

COLLABORATION

Image to come
Role

Image to come

Function

Image to come
Adjudication

Problem-Solving
Structure of the New York State Courts

- Court of Appeals
- Appellate Divisions of the Supreme Court
  - Appellate Terms of the Supreme Court 1st & 2nd Departments
  - County Courts
    - Supreme Courts
    - County Courts
    - Surrogate's Courts
    - Family Courts
    - Court of Claims
    - District Courts
    - NYC Civil Courts
    - City Courts
    - Town Courts
    - Village Courts
2.3 Million Unrepresented Litigations a Year
Sustainability

• Protestant pain?
• Hefnerian hedonism?
• Goldlocks good?
A sustainable building in a non-sustainable context is a non-sequitur.
Social justice as prerequisite
Systems thinking
Vision Mission Operations
Sustainable Justice

An Emergent System

- emergent systems are ones in which many different elements interact. The pattern of interaction then produces a new element that is greater than the sum of the parts, which then exercises a top-down influence on the constituent elements.

David Brooks, NY Times March 29, 2011
Justice System - elements

Police
Courts
Corrections
Justice System-Sustainability
Environment
Economy
Equity
Justice System-Scale
Community Building
Individual
Status Quo Justice System

Law Enforcement

‘Due Process’ Courts

Warehouse Prisons

SUSTAINABLE JUSTICE

An Evolving System
**Status Quo Justice System**

Polluting and Energy Intensive

Costly and Negative Impacts

Harmful to Clients
Sustainable Justice System

Police Services

Problem Solving Courts

Rehabilitative Corrections
Sustainable Justice System

Low Emission, Carbon Zero Buildings
Economical To Operate And Staff
Healthy For Clients, Staff, And Community
Sustainable Principles

Justice System

Positive Outcomes

Community

Good Neighbor, Economic Catalyst

Building

Net Carbon Zero, Waste Zero, Healthful

User

Environments Cue Positive Behaviors
GWSA – Global Warming Solutions Act act image
Green communities act image
ACEEE #1 scorecard

ARRA image
Graphs showing the accomplishments of the energy investment so far
Images of energy efficiency improvements – the lights, timers, EMS, etc. That are such a large part of the upgrades
Getting to Zero


March 11, 2009
North shore CC Allied Health facility imagery
North shore cc allied health facility imagery
North shore cc allied health facility imagery
DFW imagery
DFW imagery
DFW imagery
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### Cost Analysis

- **Additional Capital Costs**
- **25 Year Operating Costs**
- **Annual Energy Costs**
Lowell tc imagery
Lowell tc imagery
MMHC imagery original building – juxtaposed with new
More MMHC imagery
Images of building maintenance staff – old world in work clothes with hands on attention to steam plants, etc... and young new professionals with computers and ipads and BIM for Facility Maintenance...etc.
BIM image from the cover of autocad – the image in my office...
The New York State Unified Court System

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For Court Interpreter Information
Please Go To Room: 13.6

www.nycourts.gov/courtinterpreter
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A Forest City Ratner Development

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Criminal Courthouse in “premiere corporate/academic” community is “inconsistent with sound economic development policy.”

Courthouse should be sited in area “unable to attract substantial private investment.”

- Opponents of Courthouse Project
Objectives

- Developer Project
- Debt Not on City’s Books
- Project Eligible for State Subsidy

Solutions

- Commercial Condominium
- Financed by Local Development Corporation
- Lease with Option to Purchase
Public Private Partnerships: Why P3?

- Reduce risk
- Manage capital obligations
- Reduce project durations
What is P3?

• Many different formulas
• Integrated Project Delivery teams
  - design build
  - design build finance maintain
  - design build finance maintain operate
• Can be turnkey or lease
How are teams selected?

- Low price
- Best value
- Qualifications only with GMP
- Cost over time outweighs first cost
- Capitalizes energy savings
Ontario Model
British Columbia model
California model
New Hampshire
Connecticut
GSA Design Excellence
Speakers

- Frank J. Greene, FAIA
- Elizabeth Minnis, AIA
- Ron Younkins, Esq.
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