

NEW COURTHOUSE

ALTERNATIVE “A”

RELOCATE “DISTRICT COURT” TO THE

“FAMILY & JUVENILE COURT”

BUILDING/FACILITY



ALTERNATIVE “A”

PURPOSE:

The purpose of this alternative being provided to the Board of County Commissioners, is to provide an affordable, logical, and reasonable solution to current needs of the county's existing courthouse issues. While this alternative will not address every need or want of staff presented as issues at the existing courthouse, it does provide an initial long term solution for space and parking problems.

IDENTIFIABLE ISSUES:

While there are several significant issues at the courthouse:

1. Deferred Maintenance.
2. Parking.
3. Design for functional use, growth, and utility.

This alternative will address #2 Parking, and #3 Design for functional use, growth and utility. The issue of deferred maintenance is a management issue that no facility can overcome if failure exist by either an unintentionally act or by design.

#2 Parking:

The parking issue at the courthouse is due to limited space and increase demand because of required personal public visits for services. The existing parking for the entire current courthouse is stated in the “Thurston County Courthouse and Civic Center Space Needs Assessment (dated 12/6/2018)” for the “Public” is **157 spaces**.

Surprisingly, one of the largest single generators of the parking space needs, is the Thurston County District Court. According to the same above stated report, the existing need for "Visitor" parking associated with District Court is **84 spaces**. Current (standard level average) needs is stated as **124 spaces**, for updated department/facility.

(pages 40, 41, and 43 of "*Thurston County Courthouse and Civic Center Space Needs Assessment* (dated 12/6/2018)" are attached to the back of this "Alternative A")

#3 Design for functional use, growth, and utility:

Over the years demands and needs upon the courthouse has changed. The growth in population has served as part of current issues, but social requirements for public safety at entrances to court facilities has presented problems and increased cost for security. The design had never anticipated necessity for security checks for the public safety, and as such created a level of functional obsolescence.

WHY TO CONSIDER ALTERNATIVES TO THE CURRENT PROPOSED:

"New Courthouse and Regional Administrative Building Project"

COST :

The Board of County Commissioners have considered potential options to the current situation and alternatives provided through “**staff driven and directed**” studies including multiple designs at various locations. Cost estimates typically range from \$ 250,000,000.00 to \$ 325,000,000.00.

The board decided to move forward with a ballot measure to **increase** General Fund Property Tax by \$ 0.47 per \$ 1,000.00 of assessed values, above the current rate of \$ 1.22 per \$ 1,000.00 of assessed value, for a total of \$ 1.69 per \$ 1,000.00 of assessed value. The impact to taxpayers amounts to a 38.5% tax increase for general county property tax to “build a new courthouse”.

As will be provided further in this “ALTERNATIVE A” costs are estimated at approximately \$ 4,000,000.00 or less than 1.6% of current plan. What will also be shown is that a significant cost savings to current labor cost can pay for much if not all of the alternative’s cost/price.

CONSIDERATION OF NEEDS TO MOVE DISTRICT COURT

In the consideration of needs to locate the existing District Court to another location, we have reviewed findings as established through the “*COMPREHENSIVE COURTHOUSE FEASIBILITY REPORT*” dated December 6, 2018. As stated previously, two of the identifiable issues are, # 2 Parking and # 3 Design for functional use, growth, and utility. The impact to the entire existing courthouse through moving District Court will allow the existing facility to extend many years into the future, provided that the county catch up on issue of “Deferred Maintenance” of the courthouse.

The projected site to move District Court to is the Family and Juvenile Court Building located at 2801 32nd Avenue SW, Tumwater, WA 98512.

The use of placing District Court within this location/facility provides multiple benefits. These benefits include cost savings of the elimination of a security station at the current courthouse. The Family and Juvenile Court Building, already has a security station at the entry which is capable of handling the additional traffic of the District Court, without additional cost. The design of the existing Family and Juvenile Court Building, could easily have an addition attached to meet the needs of the District Court.

To determine what needs are required for District Court, we use the "*Thurston County Courthouse and Civic Center Space Needs Assessment* (dated 12/6/2018)". In this section related specifically to District Court, it indicates total current square footage of 10,341 in the current courthouse. The assessment states under current "Standard", the amount should be 18,808 square feet of space. Pages from the "*Thurston County Courthouse and Civic Center Space Needs Assessment* (dated 12/6/2018)" have been attached to this document showing an appropriate location and approximate size of footing for two story addition providing the needed space.

It is also obvious that parking is a "need" for District Court. As you review the attached diagrams, you will find the site already has a large amount of existing parking. It should be noted that the property has a large amount of additional space for more parking if additional need is determined. The property is already owned by Thurston County, so no acquisition of additional property will be required.

COST and FUNDING

Any project besides filling the “needs” of the county, must be affordable and have a means to fund to project's cost. The move of District Court to the Family and Juvenile Court Building, and the using of existing security entrance will save on personnel labor expenditure.

Cost Savings:

The elimination of the security station allows cut of two (2) personnel, plus may reduce other staff who monitor general campus areas. Estimated cost savings is \$ 100,000.00 per employee (including benefits). **Likely total employee reduction of 3.0 FTE equals \$ 300,000.00 per year.**

Financing Cost:

Using a project cost estimate of \$ 4,000,000.00 (\$200.00 /square foot plus additional amount for site prep), financed over **25 years at 5.5% interest**, would create **annual payments of approximately \$ 298,197.41.**

PRUDENT ACTION

It is prudent for the Thurston County Board of County Commissioners to consider this alternative as an immediate solution to address the county's courthouse issues. Please review all this information and attached pages. If you could use additional input related to this offered alternative, please feel free to call anytime.

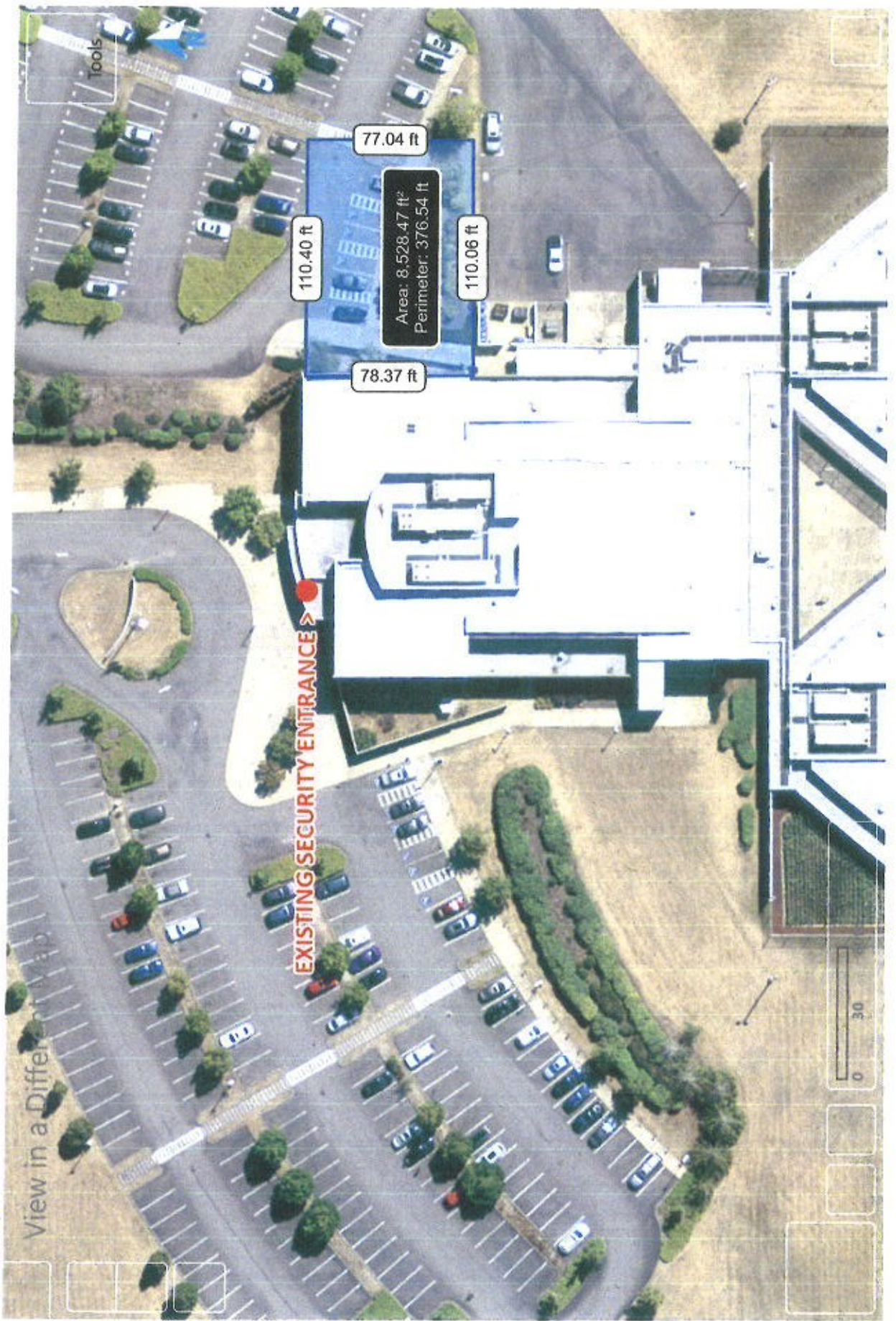
Jon Pettit
9725 Rich Road SE
Olympia WA 98501

360-951-8888



Click on an existing drawing to begin editing it.

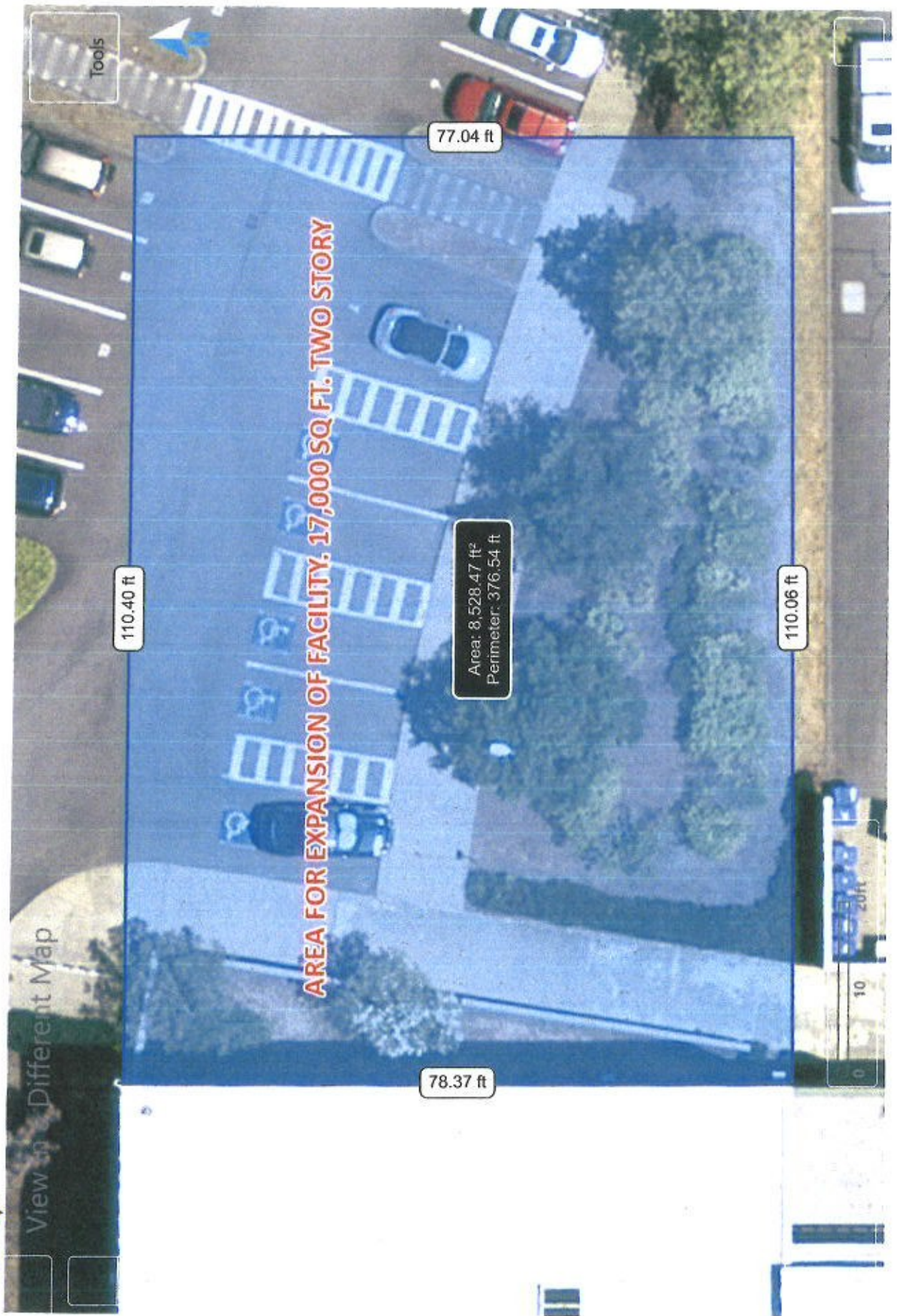
Future District Court Area



Click on the existing drawing to begin editing it.



Future District Court Area





draw a multi-sided shape and find area. Double-click/tap to finish.

Future District Court Area



Thurston County Courthouse and Civic Center Space Assessment

Olympia, Washington

4.0 District Courts

Future Space Summary

Room Name/ Position		Existing			Existing to Standard			Current Need to Standard			2050 Space Protection			Additional Comments
No.		No.	Area (SF)	Total Area	No.	Standard Area	Total Area	No.	Total Area	No.	Total Area	No.	Total Area	
Courtrooms														
4.01	Typical Courtroom	2	1,034	2,068	2	1,800	3,600	4	7,200	6	10,800	6	10,800	50 spectators, 15 p. jurybox + bailiff
4.02	Hearing Courtroom	2	632	1,264	2	1,500	3,000	2	3,000	2	3,000	2	3,000	Commissioner's court, no jury box
4.03	Soundlock Entry Vestibule	0	0	0	0	80	240	5	400	7	560	7	560	
4.04	Attorney Client Conference Rooms	2	99	198	6	100	600	10	1,000	14	1,400	14	1,400	For public use
4.05	Court Waiting	3	200	600	3	240	720	5	1,200	7	1,680	7	1,680	Currently portion of lobby
4.06	Evidence/Storage	0	0	0	0	50	150	5	250	7	350	7	350	
4.07	AV / IT Technology	3	42	126	2	80	160	3	240	4	320	4	320	
4.08	Witness Waiting	0	0	0	1	120	120	2	240	12	240	12	240	
4.09	Settlement Conference Rooms	0	0	0	0	150	0	0	0	0	2	300	Alternate Dispute Resolution	
4.10	Settlement Judge	0	0	0	0	150	0	0	0	0	1	150		
Jury Deliberation Suites														
4.11	Jury Deliberation Room	1	211	211	1	350	350	2	700	4	1,400	4	1,400	Also used for conference room.
4.12	Soundlock Vestibule	0	0	0	0	30	30	2	180	4	320	4	320	
4.13	Juror Toilets	0	0	0	0	50	50	4	200	8	400	8	400	
Court Holding														
4.14	Single Holding Cell	0	175	0	0	70	0	0	0	0	0	0	0	
4.15	Large Holding Cell	0	96	0	0	100	0	0	0	0	0	0	0	
4.16	Court Staging	0	124	0	2	80	160	3	240	4	320	4	320	
4.17	Soundlock Vestibule	0	232	0	0	42	0	0	0	0	0	0	0	
Judicial Offices														
4.18	Presiding Judge's Chambers	1	229	229	1	300	300	1	300	1	300	1	300	
4.19	Judge's Chambers	3	158	474	3	300	900	4	1,200	6	1,800	6	1,800	
4.20	Pro-Tem Judge's Office	1	0	0	1	120	120	1	120	61	120	61	120	
4.21	Law Clerk/Intern	0	0	0	0	120	0	1	120	1	120	1	120	
4.22	Judge's Toilet	1	124	124	0	50	0	0	0	0	0	0	0	Shared with court staff; multi-fixture toilet rooms
4.23	Judicial Assistant	1	128	128	1	80	80	2	160	4	320	4	320	
4.24	Court Administrator	1	153	153	1	180	180	1	180	1	180	1	180	
4.25	Judicial Conference Room	0	0	0	0	300	0	1	300	1	300	1	300	
4.26	Staff Restrooms	0	0	0	2	50	100	2	100	2	100	2	100	
4.27	Copy Room	0	0	0	1	40	40	1	40	1	40	1	40	
4.28	Break Room	0	0	0	0	180	0	1	180	1	180	1	180	

Thurston County Courthouse and Civic Center Space Assessment
Olympia, Washington

4.0 District Courts
Future Space Summary

No.	Room Name/ Position	Existing			Existing to Standard			Current Need to Standard			2050 Space Projection			Additional Comments
		No.	Area (SF)	Total Area	No.	Standard Area	Total Area	No.	Total Area	No.	Total Area	No.	Total Area	
Clerk Functions														
4.29	Administrative Service Manager	1	160	160	1	120	120	1	120	1	120	1	120	
4.30	Financial Supervisor	1	124	124	1	100	100	1	100	1	100	1	100	
4.31	Counter Queuing	1	300	300	1	300	300	1	300	1	300	1	300	Currently portion of lobby
4.32	Account Clerks	2	232	464	2	100	200	2	200	2	200	4	400	includes file storage shelving
4.33	Court Assistant I	5	75	375	5	64	320	5	320	5	320	8	512	
4.34	Court Assistant II	5	68	340	5	64	320	5	320	5	320	9	576	
4.35	Civil Clerk	2	232	464	2	100	200	2	200	2	200	4	400	
4.36	Calendar/ing Coordinator	1	86	86	1	64	64	1	64	1	64	1	64	
4.37	Courtroom Coordinator	1	86	86	1	64	64	1	64	1	64	1	64	
4.38	Judicial Conference Room	0	0	0	0	300	0	1	300	1	300	1	300	
4.39	Supply/Workroom	1	98	98	2	80	160	2	160	2	160	2	160	
4.40	Copy Room	1	32	32	1	40	40	1	40	2	80	2	80	
4.41	File Room	1	256	256	1	200	200	1	200	1	200	1	200	
4.42	Staff Restroom	2	30	60	2	120	240	2	240	4	480	4	480	
4.43	Break Room	1	128	128	1	240	240	1	240	1	240	1	240	
Probation														
4.50	Probation Program Manager	0	0	0	1	140	140	1	140	1	140	1	140	Jail level 2
4.51	Probation Officer	3	110	330	3	120	360	3	360	6	720	6	720	Jail level 2
4.52	Probation Clerk	2	50	100	1	60	60	2	120	3	180	3	180	Jail level 2
4.53	Copy/Print/Supply Area	0	32	32	1	60	60	1	60	1	60	1	60	
Mental Health/Veterans Court														
4.54	Program Manager	1	94	94	1	140	140	1	140	1	140	1	140	
4.55	Care Coordinator	2	73	146	2	120	240	2	240	2	240	2	240	
4.56	Administrator	1	50	50	0	120	0	0	0	0	0	0	0	
4.57	Copy/Print/Supply Area	0	32	32	1	60	60	1	60	1	60	1	60	
SUBTOTAL NET AREA														
		33	9,266	9,266	32	114,463	114,463	56	21,558	57	30,296	57	30,296	
Circulation and Internal Walls														
			0.12	1,075		0.30	4,340		6,467		9,089		9,089	
TOTAL DGSF														
			10,341			18,803			28,025		39,385		39,385	

Thurston County Courthouse and Civic Center Space Needs Assessment

Olympia, Washington

Parking Requirements

Existing Spaces	Lot	Existing Spaces
	Public	
50	Lot A	
84	Lot B	
23	Lot C	
157	Subtotal Public	
	Staff & Jurors	
54	Lot D	
29	Lot E	
16	Lot F	
122	Lot G	
48	Berry Patch Lot	
6	Lot H	
25	Lot I	
23	Lot J	
19	Lot K	
29	Building 4 Lot	
48	Building 5 Lot	
26	Building 6 Lot	
445	Subtotal Staff & Jurors	
602	TOTAL OFF STREET PARKING	
46	On-Street Parking	
648	TOTAL PARKING AVAILABLE	

Proposed		Current Need	2030	2045
Lot				
	<i>Public</i>			
Courthouse		194	230	258
Jurors		107	127	142
Court-Related Agencies		54	60	67
Administrative Offices		65	72	78
Sheriff		18	21	24
	Subtotal Public	438	510	569
	<i>Staff</i>			
Courthouse		108	128	143
Court-Related Agencies		111	137	151
Administrative Offices		195	202	233
Sheriff		65	69	71
	Subtotal Staff	479	535	598
TOTAL OFF STREET PARKING		917	1,045	1,166
On-Street Parking		36	36	36
TOTAL PARKING AVAILABLE		953	1,081	1,202

Secure Parking	
Courthouse	22
Court-Related Agencies	2
Administrative Offices	10
Sheriff	3
Subtotal Secure Parking	37
Sheriff's Covered Parking	12,500 SF
Courthouse Vehicle Sallyport	6 outdoor spaces
Service Parking	as needed
Loading Docks	as needed

Thurston County Courthouse and Civic Center Space Needs Assessment Olympia, Washington

Parking Summary

Staff Parking

No.	Department	Existing Need	Current Need	2050
Courthouse				
1.00	Courthouse Lobby + Public Space	9	12	12
2.00	Superior Court	23	31	41
3.00	Clerk	30	35	44
4.00	District Court	30	32	51
6.00	Sheriff	6	7	8
	Subtotal Courthouse	98	117	156
Court-Related Offices/Agencies				
6.00	Prosecutor	69	76	108
7.00	Office of Assigned Counsel	33	39	61
8.00	Drug Court (outside courthouse)	8	7	7
	Subtotal Court Related	110	122	176
City of Olympia				
21.00	Municipal Court	8	10	13
21.30	City Prosecutor	5	8	9
21.50	Community Court	-	-	-
21.65	Probation Services	2	2	4
21.82	Public Defense Coordinator	2	2	2
22.00	Olympia City Police / Holding	-	12	12
22.75	Building Support	1	2	2
	Subtotal City of Olympia	18	36	42
	Reduction Factor	0.85	0.85	0.85
Total Staff Parking Downtown				
		208	239	333
Total Fabricated Staff Parking Downtown				
		187	215	289

Includes 5 County pool car spaces

Includes 5 County pool car spaces

Thurston County Courthouse and Civic Center Space Needs Assessment Olympia, Washington

Parking Summary

Visitor Parking		Existing Need	Current Need	2050
No.	Department			
Courthouse				
1.00	Courthouse Lobby + Public Space			
	Attorney Work Area	4	4	4
	Law Enforcement Work Area	4	4	4
2.00	Superior Court	0	0	0
	Jury Call	80	96	160
	Spectators - typical courtroom	75	80	150
	Spectators - large courtroom	40	40	40
	Attorneys	12	14	44
	Drug Court	2	2	2
	Law Library/Pro Se Center	15	78	18
	Pretrial	3	4	6
3.00	Clerk	8	10	14
4.00	District Court	0	0	0
	Spectators - typical courtroom	60	90	120
	Attorneys	8	12	16
	District Court Office	12	18	30
	Settlement Conference	0	0	0
	Probation	0	0	0
	Mental Health/Veterans Court	4	4	4
5.00	Sheriff	0	0	0
	Subtotal Courthouse	327	406	821
Court-Related Offices/Agencies				
6.00	Prosecutor	14	15	26
7.00	Office of Assigned Counsel	16	19	30
8.00	Drug Court (outside courthouse)	26	26	26
	Subtotal Court Related	56	60	82
City of Olympia				
21.00	Municipal Court			
	Lobby/Waiting	8	13	13
	Jury Call	40	45	45
	Spectators	33	33	33
	Clerk Visitors	10	10	10
21.30	City Prosecutor	4	4	4
21.50	Community Court			
	Agencies	7	7	10
	Clients	13	13	16
21.65	Probation Services	14	14	14
21.82	Public Defense Coordinator	4	4	5
22.00	Olympia City Police / Holding	6	6	10
22.75	Building Support	1	1	1
	Subtotal City of Olympia	140	150	161
TOTAL VISITOR PARKING DOWNTOWN				
	Total Visitor Parking Downtown	523	616	864
	Total Visitor Parking Downtown	444	524	734

78%