

**2009-329**  
**ATTACHMENT A.**

**13106**

**Superior Court Targeted**

**Juvenile and Family Law**

**Facilities Master Plan**

## **Superior Court Targeted Juvenile and Family Law Facilities Master Plan**

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### **Preface**

The enclosed Superior Court Targeted Facility Master Plan was prepared at the direction of Superior Court Targeted Facility Master Plan Steering Committee. Staff from the Facilities Management Division of the Department of Executive Services and from Superior Court worked together to complete the Facilities Master Plan and the consultant prepared the Superior Court Building Program. Every effort was made to develop the Facilities Master Plan in a data-neutral manner. The same level of information has been provided for all the scenarios under consideration.

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Consideration of a replacement for the existing Youth Service Center at the Alder Site or expanded facilities with functions now housed at the King County Courthouse is not intended to modify or enhance the constitutional minimum level of court services that must be funded by King County in the future.

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## Introduction

This Superior Court Targeted Facilities Master Plan (FMP) is the culmination of nearly two years of work compiling, studying, and reviewing the space needs for King County Superior Court's juvenile and family law functions. The FMP provides detailed information on seven potential scenarios for redeveloping King County's Youth Services Center, located at 12<sup>th</sup> and Alder in Seattle's Central District. These Alder scenarios represent a range of possibilities for future court facilities on the site, from replacement of the current YSC building to the complete co-location of all family law and juvenile courts for north King County.

This FMP is the capital project planning document for implementing the Superior Court Targeted Operational Master Plan (OMP) completed in 2006. The OMP focused on approaches to integrating juvenile and family law case types countywide including a series of recommendations and strategies for future integration. A major OMP recommendation is the physical integration of juvenile and family case law types through co-location in a King County courthouse or courthouses.

The OMP and FMP processes are delineated under the King County Code (KCC). An OMP is the comprehensive plan for present and future organizational operations. Per KCC requirements, operational master plans "shall include the analysis of alternatives and their life cycle costs to accomplish defined goals and objectives, performance measures, projected workload, needed resources, implementation schedules and general cost estimates," along with changed conditions. The Superior Court Targeted OMP for Children and Family Justice was approved by the King County Executive and the County Council in 2006.

Following approval of the OMP, work began on the FMP. This FMP addresses the range of possibilities at the Alder site to implement the OMP goals. The KCC defines project program plans, commonly called Facility Master Plans, to describe the development concept and scope of work for facilities at a particular site. Where needed, a "site master plan" should also be developed, detailing the particular capital improvements necessary at a particular site to meet the program elements at the site. The Facilities Master Plan satisfies these code requirements, allowing the county to move forward with funding a major capital project for a new Alder courthouse facility. The diagram below graphically shows the inter-relationships between an OMP, a project program plan, and a Capital Improvement Project (CIP).

**Chapter One: Background**

One of King County Superior Court's primary duties is the resolution of legal disputes involving children and families. The proceedings resulting from these disputes can be complex and demanding, with a high priority placed on keeping families whole while acting in the best interests of the children involved. In addition, families may be involved in multiple case proceedings simultaneously, such as child dependency, dissolution, and juvenile offender or truancy actions.<sup>1</sup> Each case type has multiple applicable statutes and distinct procedures and a single family may find itself involved in proceedings for extended periods of time. Moreover, the corresponding services provided to the families, as mandated by the legal system, can often be difficult to access, remotely located, and have lengthy waiting lists.

In 1993, King County Superior Court joined with the King County Bar Association to address a growing recognition that families involved in the justice system would be better served if children and family justice services were integrated into one system. The compartmentalized nature of the legal system serving families limits the court's access to information regarding a family's involvement in other cases. This compartmentalization increases the potential for conflicting, inconsistent, or duplicative court orders, and contributes to a lack of coordination and information exchange among service providers working with the same family.

These problems are exacerbated by the physical separation in the distribution of matters involving children and families. These matters are split between the Juvenile Court at the Youth Services Center (YSC) at 12<sup>th</sup> and Alder in Seattle's Central District, the King County Courthouse (KCCH) in downtown Seattle, and the Maleng Regional Justice Center (MRJC) in downtown Kent. As shown in Table 1 below, none of Superior Court's three facilities accommodates all juvenile and family court matters. Although infrequent, juvenile offender matters can be handled at the King County Courthouse.

**Table 1 Juvenile and Family Court Case Types**

Case Type	KCCH	MRJC	YSC
Dissolution of Marriage	Yes	Yes	No
Paternity	Yes	Yes	No
Juvenile Dependency - child abuse and neglect	Yes (partial)	Yes	Yes
Becca - Truancy, At Risk Youth, Children in need of services	No	Yes	Yes
Juvenile Offender	No	No	Yes
Domestic Violence Protection	Yes	Yes	No

In addition to the procedural complexity of juvenile and family law cases, issues exist with the court facilities used to resolve these matters. All three facilities suffer, to varying extents, from problems of design and accessibility. The King County Courthouse is a 48 courtroom facility, first opened in 1916 and expanded in 1932. All civil, criminal, family law and some juvenile dependency matters for north King County are handled at the KCCH. The courthouse is typical of justice facilities constructed during this period. The design of

<sup>1</sup> Empirical studies indicate that approximately 41 percent of families are involved in multiple juvenile and family law cases over a five year period (H. Ted Rubin and Victor Eugene Flango, *Court Coordination of Family Cases*. Williamsburg, Va.: National Center for State Courts, 1992; Nancy Thoennes, *Integrated Approaches to Manage Multi-Case Families in the Justice System*. Denver, Co.: Center for Policy Research, 2007).

the KCCH poses significant security challenges – an important detail, considering that cases involving children and families statistically pose the greatest threat for violence among all case types.

Presently, the courthouse lacks separate circulation routes for in-custody individuals and the general public. It does not currently contain separate spaces for high conflict cases or meet the safety needs of family law program staff. Waiting areas have been added in hallways resulting in overcrowding, particularly in the area surrounding the high-volume family law commissioner courtrooms.

Constructed in 1972, the Youth Services Center handles all of King County's juvenile offender cases, primarily because the facility is co-located with the county's only youth detention facility. In addition, all north county Becca cases<sup>2</sup> and the majority of Northend dependency matters are heard at the facility. The co-location of the county's juvenile offender and Northend dependency cases has enabled juvenile court to recently begin a pilot "one-judge, one-family" approach for families involved in both case types, as part of the National Council of Juvenile and Family Court Judges' model court program. This pilot involves one juvenile court judge hearing both dependency and offender matters, coordinating the juvenile court calendar to ensure both case types are heard in a timely manner.

At the time of opening, the juvenile courthouse contained four courtrooms. Over the past 36 years, space inside the YSC has been continually reconfigured, so that today the facility includes seven courtrooms. This has resulted in an acute space shortage. Similar to the KCCH, the facility lacks both adequate public waiting areas and an appropriate number of attorney-client interview rooms. Families must discuss sensitive matters in often crowded public waiting areas and hallways. Courtrooms in the facility are too small, having been designed for closed hearings which are now required by law to be open to the public. The YSC also requires replacement of major operating systems including HVAC, plumbing, and electrical. Replacement of these systems alone would cost in excess of \$20 million.

Juvenile and family court judges are frequently required to order services for the parties who come before them. This includes chemical dependency and mental health assessment and treatment, anger management or family functioning therapy, and supervised visitation. Neither the KCCH nor the YSC currently provide space for onsite screening, assessment, and enrollment into services. The absence of these onsite support services reduces parties' compliance with court orders and may delay case resolution. KCCH and the YSC currently lack the space to provide public childcare, a service that might prevent children from being exposed to potentially high-conflict and inappropriate courtroom scenes.

Recently access to family law facilitators has improved for unrepresented (pro se) clients who are prolific in family law matters. In February 2009 Superior Court dismantled an unused courtroom in the KCCH to provide a dedicated space for a Family Law Information Center where these litigants can go for assistance.

<sup>2</sup> Becca filings began in 1995 in response to the murder of a 13-year-old runaway named Rebecca Hedman (Becca). Becca filings include truancy, at-risk youth (ARY) and children in need of services (CHINS).

**Recommendation 6: Establish within the Court Facility Screening, Assessment and Linkages to Community-Based Social and Treatment Services.** This recommendation would provide an integrated process for screening, assessment, and enrollment into social and treatment services on the site of the court facility so that clients can be engaged and linked to social and treatment services before they leave the court facility.

**Recommendation 7: Provide a Safe and Secure Environment for Litigants, Public, Court and Court-related Staff.** Given that court cases are often highly volatile, it is imperative that the environment for litigants, witnesses, family members, attorneys, staff and judicial officers is safe and secure. Under this recommendation, the Seattle Police Department, Sheriff's Office, Facilities Management Division, the U.S. Marshals Office, and the court would identify and implement methods for assuring a safe and secure environment. The Facility Master Plan process would also incorporate security and safety measures into the design of any new buildings.

**Recommendation 8: Improve Facility Accessibility.** Accessing the court facility itself can present additional difficulties to some litigants and court users. Simply getting to the facilities poses a great challenge for many of the litigants, staff and community service partners. This recommendation seeks to improve access to court facilities through exploring public transportation options, improvements to parking needs, technology solutions, alternative operating hours, and a community-based reception center for law enforcement.

**Recommendation 9: Assure Cultural Competency.** Culture has a major influence on effectiveness of the justice system to deliver services. King County is growing increasingly diversified. While cultural competency is a component of every recommendation within this OMP, this recommendation encompasses building the knowledge and skills of all individuals and systems to work effectively with families from many different cultures. It specifically calls for involving clients, community leaders, and service providers from the minority community to improve cultural competency.

**Recommendation 10: Optimize Technology.** The complexity of court processes and related services mandates development of technology systems which can match that complexity and result in useful information for both the justice system and the public. The current juvenile and family justice system relies upon 21 stand alone applications and five major technology systems. The specific needs of the justice system and the public need to be clearly identified, and corresponding technology solutions matched with those needs.

**Recommendation 11: Provide Facilities that Meet the Needs Identified.** [The] OMP outlines new potential directions that include providing a full array of services on-site, enhanced case management approaches, improved information and assistance to litigants, and other recommendations that in total may require additional space and a different facility or facilities. Since many of the OMP recommendations require that significant facility needs be addressed, the next step is to examine facility implications by completing a Facility Master Plan (FMP). In particular, the FMP should include an examination of three facility options based on the preferred packages selected by the Cabinet Oversight Group as listed in Table 2 below.

Table 2 OMP – Facility Options

Facility Options	
A	One full service facility
B	One initial full service facility, with a second full service facility to follow
C	Two full service facilities

The OMP also conducted a workload forecast for juvenile and family law caseloads through 2020, based on projected population increases and filing rates per 100,000 population. The OMP projected a total of an eleven percent increase in workload and judicial need from 2005 to 2020.

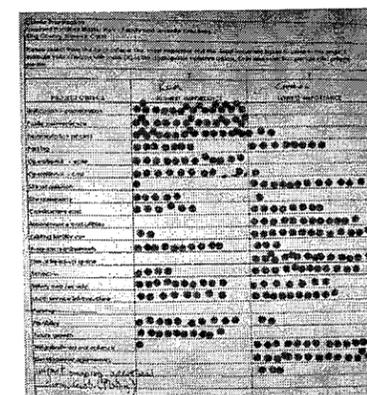
**OMP Recommendations – Facility Needs**

One of the 11 recommendations specifically identifies facility needs: Recommendation 11. Recommendation 11 calls for one or two “full service” facilities to be provided in King County. Recommendations 2, 5, 6, 7, and 8 identify needs that involve components of facilities: better access and assistance with case matters as reflected in the Family Law Information Center located at the Maleng Regional Justice Center, spaces for screening and case-related services, appropriate security for the facility or facilities and improved facility accessibility.

In developing Recommendation 11, the OMP Cabinet Oversight Group considered a matrix of operational “packages” that considered locations for service delivery and case management types. The Cabinet Oversight Group preferred packages that attempted to unify or coordinate cases rather than treating them as discrete case types, and considered centralized or regional facilities providing “full service” across children and family cases.

**The Facilities Master Plan – Phase 1**

Following the October 23, 2006 approval of the 2007 Annual Budget, Superior Court and Facilities Management Division staff began work on the Superior Court Targeted Facilities Master Plan (FMP). A project Steering Committee<sup>3</sup> and a Work Group<sup>4</sup> were created to guide the work and to evaluate the potential options as they were developed. A project consultant, Jay Farbstein, was contracted to assist in defining the preferred facility approaches and to develop a conceptual building program for the selected approaches. Two workshops were held to refine the options and to establish review criteria. A report containing the complete operational and space needs was developed, categorizing each function of the new courthouse(s). Each functional group was interviewed twice in order to catalog their operations and discern the potential impacts of relocation to a “full service” facility or facilities. These interviews were used for the identification of space needs.



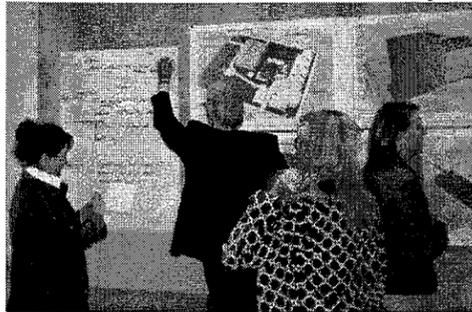
<sup>3</sup> The Steering Committee members are listed in Attachment 1

<sup>4</sup> The Work Group members are listed in Attachment 1

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Senior project participants also went on a fact-finding tour, visiting similar facilities in nearby western states where jurisdictions had fully integrated or were moving towards integration of their children and family law matters.

The combined Steering Committee and Work Group considered a draft list of 14 facility options using a set of evaluation criteria prepared by the consultant team. The evaluation criteria was edited and ranked. The options were then edited for variation and ranked. Initially, seven options resulted from this effort.



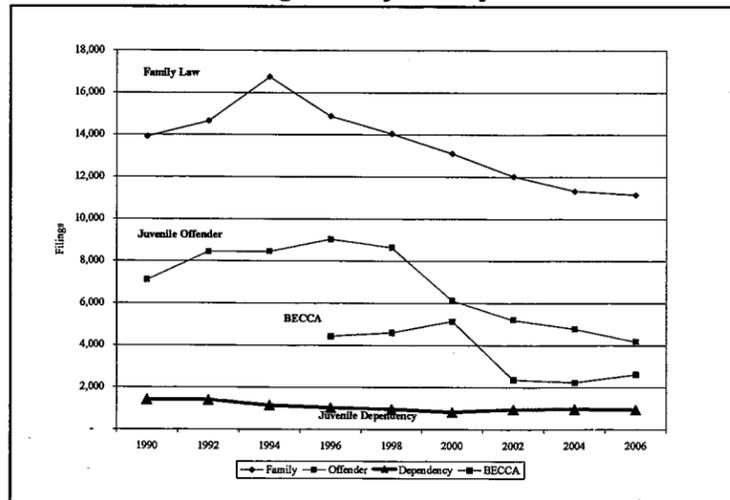
The seven options included four variations on a centralized model and two variations on the dual full-service decentralized model. The last option consisted of a baseline option, projecting growth at existing facilities. Other than the baseline, the options recommended for further study by the group required "full service" at either one or two sites.

**NCSC Case Filings Forecast**

Following the selection of the seven options, data from a caseload forecast study by the National Center for State Courts (NCSC) became available. This study documented the workload from 1990 through 2006 and developed a forecast for case filings and judicial positions for juvenile and family court functions at various intervals up to 2032.

In developing case filings estimates, the NCSC noted with the exception of a one percent increase in 2006 that children and family court filings have declined since 1998. Filing trends show the decade-long decline in case filings has slowed in the northern area of the county and that in the southern area case filings have begun to grow somewhat. At the same time the filings have decreased, the county population has increased by about 0.83 percent or more per year. Table 3 below portrays the filings from 1990 through 2006 by the following case types: family law, juvenile offender, Becca (including truancy, at-risk youth, and children in need of services) and juvenile dependency.

**Table 3 Historical King County Family and Juvenile Filings**



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Family Law filings primarily include dissolutions with and without children (70%); domestic violence<sup>5</sup> protection orders (18%) and paternity determinations (11%). With a couple of exceptions, there has been a steady decline in dissolution filings since 1990.

King County Superior Court operates and manages several programs, including those affecting truant, at-risk, and runaway youth, as part of its obligation to provide court services under the Becca Bill. Under the truancy component of Becca, school districts are required to file a petition in juvenile court when students accumulate seven unexcused absences in one month or ten unexcused absences in a year. If the court upholds the petition, and the trancies continue, the student can be held in contempt of court and ordered to serve up to seven days in juvenile detention. After a four year peak ending in 2000, combined Becca filings have declined with the exception of an uptick in 2006.

While juvenile dependency filings have remained fairly steady, juvenile offender filings moderately increased from 1990 through 1996. They have since declined annually.

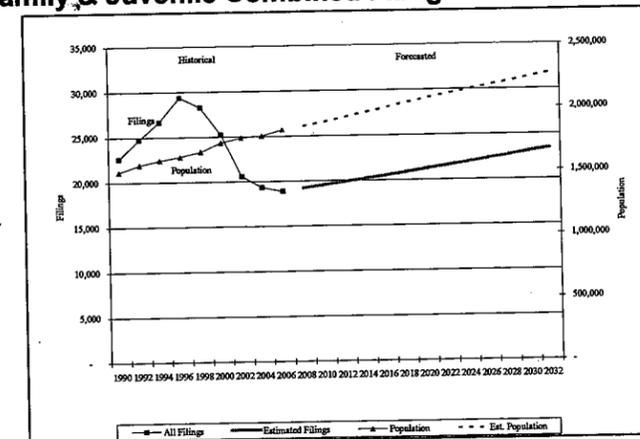
To develop the forecast for case filings, the NCSC reviewed several forecasting methods and considered general population growth the most reliable. Case filings were then forecasted using a 0.83 percent rate of growth for King County's population. The 0.83 percent growth rate was applied to filings for each case type. The forecasted filings by case type are shown in Table 4 below:

**Table 4 Historical Case Type Filings**

	2006	2022	2032
Family	11,151	12,732	13,834
Offender	4,178	4,767	5,177
Dependency	945	1,080	1,174
Becca	2,617	3,000	3,268

Table 5 below graphically portrays the results. Historical and forecasted filings for each case type and population are provided.

**Table 5 Family & Juvenile Combined Filings – Historical & Forecasted**



<sup>5</sup> Family law domestic violence filings are requests for civil protection orders, independent of potentially related criminal filings.

NCSC Judicial Workload

Judicial workload is driven by a number of factors and cannot be estimated using filing statistics in isolation. Case complexity (measured by the number of proceedings required per case), the presence of significant numbers of self-represented (pro se) clients, new legislative requirements, and increased funding for therapeutic courts all contribute to overall judicial workload.

The NCSC investigated whether the complexity of cases handled by the court had increased over time. Annual data was collected on the number of proceedings and active cases from 1998 to 2006. The consultant team discovered a steady increase in the number of proceedings per case between 1998 and 2006, reflected in Table 6 below. For example, there were 16 percent more proceedings per case in 2006 than in 1998. This data suggests that, on average, the cases proceeding to trial in 2006 are more complex, and require more hearings per case to resolve than in previous years.

**Table 6 King County Juvenile and Family Law Proceedings and Cases, 1998 -2006**

Year	Case Count	Proceedings	Ratio
1998	32,428	58,528	1.81
1999	31,120	57,058	1.83
2000	30,732	60,975	1.98
2001	28,940	55,198	1.91
2002	27,989	53,967	1.93
2003	27,220	53,491	1.97
2004	26,533	51,955	1.96
2005	24,757	49,926	2.02
2006	24,986	52,329	2.10

Unrepresented (pro se) clients are very common in family law cases. Superior Court studies have consistently shown that in 75 percent of family law cases, one or both parties proceed without legal representation. The ability or inability of these litigants to navigate the court system can affect the length of the process, the workload of the judges, and other system components. Many case processes are not intuitive and can pose obstacles for pro se litigants. Often, additional time is required for judicial officers to explain the case schedule and what is expected of pro se clients at each date, a role otherwise assumed by private attorneys. To facilitate the timely progression of a case, judges often find themselves assisting pro se clients to complete state mandated forms, which are lengthy and complex. In many cases, pro se clients are from non-English speaking backgrounds which also increases the time required to handle their cases. While the percentage of Superior Court's pro se clients has remained relatively static over time, the presence of such a high volume of unrepresented parties inevitably contributes to the day-to-day workload of family law judges and commissioners.

An increase in judicial workload in the juvenile and family law arena has been driven by recent legislative changes. For example, as a result of a federal audit of the implementation of the Adoption and Safe Families Act (1997), the length of dependency

hearings increased from approximately ten minutes to up to one hour in order for judicial officers to complete a mandatory check list. Furthermore, Washington State Senate Bill 5470 (adopted in 2007) requires the court to verify the case history of parties in a dissolution with children prior to the finalization of a parenting plan. This step must be taken in order to identify whether there are any relevant issues pertaining to the parenting suitability of the parties. The legislative requirement to perform this background check has significantly increased the time required to handle dissolution cases involving children.

In addition to the factors outlined above, the recent introduction of the 0.1 percent sales tax to support individuals with mental illness and drug dependency issues (MIDD) in King County has enabled juvenile court to plan for the expansion of its therapeutic court programs. The juvenile drug court and family treatment court programs currently require one full day of judicial time each per week. The court estimates that the new funding will allow these programs to double their current intake of juveniles and families resulting in two full days of judicial time being required for each program.

NCSC Positions Forecast

Superior Court maintains that the juvenile and family law workload has increased. This view is supported by an increase in the number of proceedings per case, the presence of high numbers of pro se litigants, the increased legislative burden that has been placed on judicial officers in recent years and the introduction of new funding sources to support the expansion of therapeutic courts. For these reasons, the NCSC developed four "forecast" scenarios to be used as the basis to project judicial positions. The annual growth rate of proceedings per case (.0188%) was applied as a short-term factor to represent the added workload associated with the increasing complexity of cases in Scenarios Two through Four. The "forecast" scenarios are described in Table 7 below.

**Table 7 Judicial Position Growth Projections for North & South (Net Increase)**

Forecast Scenarios		2022	2032
#1	Population Growth Only: Case filings will begin to grow with 0.83% population growth, and there would be a ratio projection of judicial positions.	4.0	6.8
#2	Population Growth with Complexity for 2009 only: Judicial positions should be projected with population plus a 0.0188% increased workload through 2009.	5.8	8.8
#3	Population Growth with Complexity through 2010 only: Judicial positions should be projected with population and 0.0188% increased workload through 2010.	6.5	9.5
#4	Population Growth with Complexity through 2011 only: Judicial positions projected with population and 0.0188% increased workload through 2011.	7.1	10.2

The Superior Court (SC) initially chose to base its judicial projections on Scenario 4, per the advice received from judicial officers and court administrators during the site visits to juvenile and family courts in neighboring states. Representatives of all the courthouses visited strongly recommended providing room for maximum growth to avoid outgrowing the facility in the near future. King County staff translated these projections into a 15.5 percent increase in judicial positions from 2006 to 2012; 9 percent growth from 2012 to 2022 and an additional 9 percent in growth from 2022 to 2032. From this data, agencies were asked to create refined staffing needs for the baseline, centralized and decentralized

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facility options through 2032. For the most part, growth in staff was linked to judicial growth. The expanded staffing data set informed the space projections, staffing levels and costs.

The initial volume of the FMP was completed in January 2008. The FMP considered five options:

1. A centralized full-service facility;
2. Two decentralized full-service facilities built by 2012;
3. A baseline option, retaining current facilities but accommodating growth;
4. Two phased decentralized full-service facilities: one built in 2012, the other 2022, with service at the Maleng Regional Justice Center until 2022; and
5. Two phased decentralized full-service facilities: one built in 2012 handling all county needs through 2022, with the other built for south county in 2022.

The initial FMP phase assumed that once an option was selected, "much greater detail concerning requirements will be developed and the option may be greatly refined, including a detailed phasing plan." The consultants prepared blocking drawings showing how each potential option might fit on the potential sites (See Consultant Report Volume 1). A second evaluation workshop reviewed the options in greater detail (albeit without life-cycle costs which had not been completed), selecting the five options ultimately considered in Phase 1. The consultants also prepared initial construction and life cycle cost estimates for each of the options (See Consultant Report Volume 2). The costs are detailed in Table 8 below.

**Table 8 FMP Phase 1 Option Costs (Millions \$)**

		2032 Capital Costs
Option 1	Centralized: One Full-Service Facility.	\$340 - \$464
Option 2	Decentralized: Two Full-Service Facilities by 2012.	\$425 - \$486
Option 3	Baseline: Retain Current Operating Structure and Accommodate Growth within Existing Facilities <sup>6</sup> .	\$117
Option 4	Phased Decentralized Plus: One Full-Service Facility in 2012; Second Full-Service Facility in 2022; Retention of Partial Service at the RJC until 2022.	\$450
Option 5	Phased Decentralized: One Full-Service Facility in 2012; Second Full-Service Facility in 2022.	\$514

Ultimately, Superior Court preferred options four and five of the initial FMP Phase 1 because of their consistency with the OMP recommendations.

**Facilities Master Plan – Phase 2**

Based on cost data completed in December 2007, the options ranged from \$117 to \$514 million in capital costs. While these costs were preliminary and designed to meet workload needs to 2032, it became apparent that the costs were too high to proceed. All options were simply too expensive, particularly in light of King County's debt capacity.

<sup>6</sup> It is important to recognize that the Baseline option does not meet the key objectives adopted for this study of achieving unification or improved service to the public.

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Another option needed to be identified which would reduce costs and still meet the OMP objectives.

Competing for the county's debt capacity is a multitude of other priority capital projects that are in the facility planning stages. The following is a brief listing of other priority capital projects:

- expanded secure bed capacity needs,
- capital improvements identified in the District Court operational and facilities master plan,
- the King County Sheriff's Office move of the Criminal Investigations Division,
- the King County Sheriff's Office new evidence storage and AFIS facility,
- relocation of the Work Education Release (WER) program in the KCCH,
- a new location for records storage,
- replacement of animal shelter facilities, and,
- a reserve for unanticipated projects.

Recognizing the extreme cost of the range of options, the King County Executive directed FMD and OMB staff to revisit the project planning and to develop alternatives, focusing on efficient delivery of services to children and families at a reduced cost. FMP staff took the following approach to develop more affordable options:

1. Maximize use of existing sites and facilities: All options at sites other than Alder require construction of a new juvenile detention facility. Jail detention facilities are extremely expensive. Replacing the current beds at Alder at another site would be in the range of \$100 million, depending on configuration and location.

In addition, locations on non-Alder sites included assumptions regarding land costs for a new site or included the value for development on existing high-value county-owned sites, such as Goat Hill. Cost estimates for the sites other than Alder were high. The structure and major building systems of the existing detention center at Alder are in good condition. The site itself has critical advantages over other potential facility locations because it is already county-owned. Neighborhood groups are familiar with the facility and engaged in community redevelopment.

2. Reduce the number of new courtrooms constructed: Options consolidating all juvenile and family law courtrooms into new facilities contemplated the large scale construction of two new facilities. For example, Superior Court's initial preferred option contemplated construction of 40 new courtrooms by 2032 (23 in the north and 17 in the south).
3. Review workload forecast and associated FTEs: As noted above, the forecast produced by the NCSC contained four scenarios. The initial facility options were based on the highest forecast scenario. While the complexity of Superior Court's workload has increased over the past 10 years, the Court decided to revisit the judicial forecast and consider choosing a lower growth factor. A lower growth forecast would result in fewer courtrooms and associated judges, attorneys, and staff.

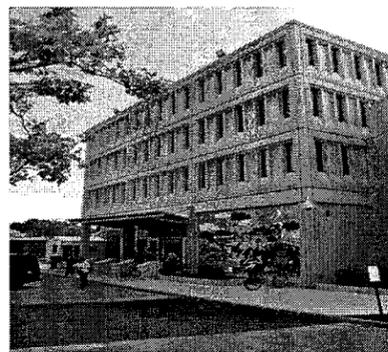
4. Phase construction and shortened planning horizon: The original options were based on a time horizon of 2032. Lower costs would result from stepping back to 2022 for the first phase of construction. Phasing also was worth considering because of the uncertainty of the workload forecast. If filings do not increase at the expected rate, the next phase of construction could be delayed further.
5. Review of spaces: The initial facility options represented the first round of space estimates. A careful review of these spaces and application of the county's space standards could result in reducing the size of the options.
6. Consider alternative service delivery methods and operational models: Superior Court provided a potential operational model leading to scenarios four and five (described below) that consolidate dependency cases at either the KCCH (Scenario 4) or at the Alder site (Scenario 5).

Since February 2008, work has focused on Superior Court's recommended decentralized approach with a north and south facility. The Northend facility would be constructed in near term at the Alder site, along with an expansion of family court needs at the Maleng Regional Justice Center in south King County. A decision on construction of a new Southend facility (including juvenile detention) is thereby deferred. This approach maintains flexibility to respond to long term needs while maximizing use of existing sites to reduce capital costs.

*The Alder Site: King County's Youth Services Center*

King County's YSC is located at 12<sup>th</sup> and Alder in Seattle's Squire Park neighborhood, near the Central District on the east side of First Hill. The Alder site was first developed in the 1950s, with the construction of the first Alder Youth Detention Facility. The facility was completed and operational by 1952 and consisted of a portion of what is now the Alder Wing and the location of the current modern detention center on the southern edge of the Alder site. The current facility consists of three buildings: the Alder Tower, the Alder Wing, and the Spruce youth detention facility. The Alder Tower was constructed in 1972. The Alder Wing, constructed in 1952, was substantially renovated in 1972. The Spruce youth detention facility was constructed in 1991.

The YSC occupies just less than 9 acres, approximating 5 city blocks. Courtrooms, administrative offices and youth detention facilities are housed in three conjoined buildings on the campus. The remaining space is occupied by surface level parking and undeveloped land that includes a significant art piece.



The Alder Tower (left) houses:

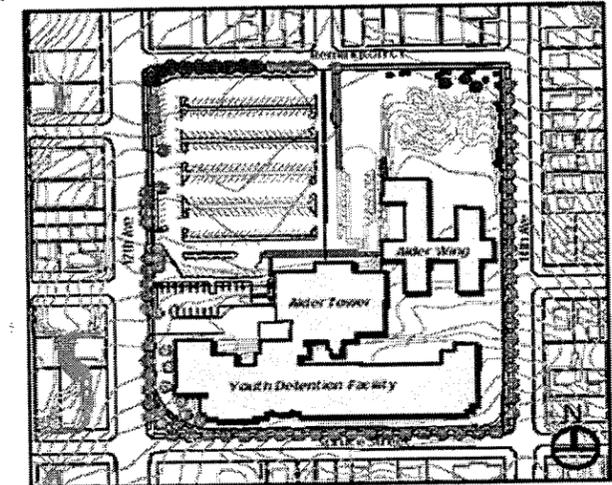
- Superior Court courtrooms,
- Judges' chambers,
- Juvenile Probation offices,
- Prosecuting Attorney offices,
- Attorney General offices,
- Public Defense facilities,
- Juvenile Detention Administration, and
- Various support and meeting spaces.

The Spruce youth detention facility, located south of the Alder Tower, was constructed between 1989 and 1991. When the facility opened in 1992, it was designed to house 160 overnight detainees.

The Youth Detention Facility houses:

- youth in short term custody,
- detention facility support services,
- detention recreation and gym,
- the detention health clinic, and
- the Seattle Detention School.

A site map of the YSC area, featuring the relationship of all three buildings, is at right



The Alder Tower and Wing have immediate needs throughout major buildings systems. The electrical, plumbing, and heating, ventilation and air conditioning (HVAC) systems serving these buildings are past the end of their useful life. Replacement of these systems alone would cost roughly \$20 million.

In December 2006, major flooding hit the YSC as a result of the Hanukah Eve Storm. The flood permeated the entry of the Alder Tower and portions of the Alder Wing and the Youth Detention Facility, essentially throughout the lower floors of all three buildings. Significant flooding occurred near the entry to the Youth Detention Facility, the YSC Health Clinic and the Detention School. Flood remediation work began immediately, with staff isolating affected areas and starting replacement of ruined flooring and baseboard. Following evaluation by the building insurer, King County began a follow-up mold remediation program. Mold prevention remediation began in spring 2008 and is ongoing. The total flood remediation project cost will likely be over \$2.0 million, with most expenditures covered by insurance and Federal Emergency Management Agency.

*The Arai-Jackson Study*

Beginning in late 2003, Facilities Management Division staff conducted a site planning effort at the Alder YSC site. The effort focused on locating affordable housing on the northern portion of the site. Although it was decided that the northern portion of the site was not a good location for replacement of workforce housing lost in the neighborhood (partially due to Harborview expansion), the site planning effort continued. The City of Seattle's long-standing community development plan envisioned development of the 12<sup>th</sup> Avenue corridor as pedestrian mixed-use. Arai Jackson Ellison Murakami, LLP were hired as project consultants to conduct the feasibility analysis for a site master plan (Arai Jackson report).

The Arai Jackson report, completed in phases in late 2005 and early 2006, focused on the potential development of affordable housing during a booming property market. The report documents the extensive outreach conducted with Superior Court judges and staff and Facilities Management staff and the surrounding community, regarding the future development of the site. A series of potential development options were identified for the site, ranging from a maximum development of 555,000 square feet on the 8.58 acre site, to a minimum development of 137,770 square feet for a five story courts building west of the existing Alder Tower.

During the past several years, the county has worked with the Squire Park Community and surrounding neighborhood groups to evaluate development prospects for the Alder Campus. Arai Jackson facilitated a series of community meetings, workshops, interviews and design charrettes hosted by the county team, beginning in 2002 and extending through 2005. Simultaneous with the timing of the Arai Jackson study, the 2006/2007 Space Plan placed the Alder Tower and Wing on the facilities watch list, as a building upon which further major maintenance was being deferred because the facility was in need of replacement. Buildings on the "watch list" are limited to life/safety major maintenance work. The neighborhood and stakeholder outreach occurring during the Arai Jackson study have informed the community that the Alder facility will be replaced at the site.

With a 2005 budget proviso directing the development of a Superior Court Targeted Operational Master Plan, the Arai Jackson site planning effort, already underway, was suspended. Implementation of the site recommendations contained in the Arai Jackson report was put on hold. The work was incorporated into the Operational and Facility Master Planning efforts.

**Alder Scenario Development**

Initially six scenarios were evaluated for the Alder site. The six scenarios have site requirements ranging from the smallest footprint at the Alder site to a similar footprint envisioned in the original Phase 1, Option 4. Some scenarios locate some portions of the family law courts in the KCCH. All scenarios provide for private development on-site. A seventh scenario, Scenario 5.5, was added during the Executive review. The scenarios are described in Table 9 below.

**Table 9 Superior Court FMP Scenarios**

Scenario 1	designed to replicate the current operations at Alder with the new facility code compliant thereby using a minimum amount of gross square feet (GSF). Space for growth is not provided. Family law facilities for north King County continue to be located at the KCCH. Dependency, Becca and family law facilities for south King County continue to be located at the MRJC. Growth would be accommodated at another facility.
Scenario 2	designed to provide for countywide juvenile offender cases, most Northend dependency and all Northend Becca cases, growth and all agency services, i.e., probation, PAO, and outside services through 2032. Family law facilities for north King County continue to be located at the KCCH. Dependency, Becca and family law facilities for south King County continue to be located at the MRJC. Northend dependency cases will continue to be brokered from Alder to KCCH as required.
Scenario 3	designed to a specific gross square feet up to 140,000 GSF thereby providing space for a potential public/private partnership. Facility needs that are not accommodated at the Alder site are located downtown, at the MRJC, and a Southend site 2032. This alternative is similar to an alternative advanced in the 2005 Arai Jackson study.
Scenario 4	designed to provide for countywide juvenile offender cases and Northend Becca cases, growth and all agency services, i.e., probation, PAO, and outside services through 2032. Juvenile dependency cases and support staff are relocated to the King County Courthouse with all of family law remaining in the King County Courthouse through 2032. Dependency, Becca and family law facilities for south King County continue to be located at the MRJC.
Scenario 5	designed to provide for countywide juvenile offender cases and all Northend dependency and Becca cases, growth and all agency services, i.e., probation, PAO, and outside services through 2032. An additional courtroom is included for a reassigned judge to hear dependency cases at Alder in order to prevent the brokering of those cases to KCCH. Family law facilities for north King County continue to be located downtown. Dependency, Becca and family law facilities for south King County continue to be located at the MRJC.
Scenario 5.5	designed to co-locate all juvenile offender cases county wide, Northend Becca cases and all Northend juvenile dependency cases with Northend family law cases focusing on families with children. Dependency, Becca and family law facilities for south King County continue to be located at the MRJC.
Scenario 6	designed to accommodate countywide juvenile offender workload, Northend dependency, Becca and family law cases (including those not involving children), and enhanced services at the Alder site as was planned in Phase 1: Option 4 through 2032 with space requirements and costs reduced. All family law facilities for north King County will be relocated from KCCH to Alder. Dependency, Becca and family law facilities for south King County continue to be located at the MRJC.

Scenario 3, the Arai Jackson study alternative, was dropped when scenario cost estimates and space layouts were produced in July 2008. It was found that Scenarios 2 and 4 provided similar choices with their footprints.

#### **Alder Scenario Cost Development**

The SC FMP staff team led by Facilities Management staff with representatives from Office of Management and Budget (OMB) and Superior Court (SC) met to undertake a comprehensive review of all planning components and major assumptions used during the prior phase. Two workshops were held with judges, judicial staff and management personnel assigned to the new facility. Functions were further defined and space requirements were reduced consistent with King County office space standards.

As a result of the comprehensive review of all planning components and major assumptions the following changes were made:

#### *Judicial Position Review*

Superior Court judges and staff revisited the rate of growth assumptions for judicial positions and support staff. The initial projection of judicial needs was based upon one scenario in the National Center for State Courts (NCSC) report. In examining the NCSC forecasts, Superior Court determined that the most conservative rate of growth in case filings, tied to population growth, could be used. This decision was based on the success of the Court's juvenile justice reform efforts, which have resulted in a decrease in juvenile offender filings in recent years, as well as planned changes to family court operations (such as the introduction of an early dispute resolution case manager) that may reduce the number of cases proceeding to trial in the future. As a result the total number of judicial full time equivalent positions forecast for family and juvenile court needs in 2022 dropped from 23 to 21 at Alder. Based on these forecasts, an additional two full time judges would be needed by 2032 Alder.

Superior Court staff also identified a potential transfer in workload for the new facility. Currently, certain family law cases are brokered to civil judges in KCCH when the workload exceeds the capacity of the family law judges. Dedicated courtrooms for this family law workload are not provided at the KCCH. The workload equivalent of these cases is 1.5 judges. Instead of requiring re-assignment of two civil law judges to the Alder site for this workload, Superior Court proposed handling these cases among the cadre of juvenile and family court judges at the site. This approach reduced the number of full time equivalent judges needed at the site to 19, while freeing additional judicial resources for civil law cases at the KCCH. These 19 full time equivalent positions include judges, commissioners and pro-tem judges for all Northend family and juvenile law matters forecast for 2022. This is the basis for Scenario 6, described above.

#### *Staff Projections*

During Phase 1, staff projected non judicial positions primarily based the "most conservative" NCSC Scenario 4 growth estimates which translated into an approximate 50 percent increase from 2006 to 2022. By using NCSC's Scenario 1, judicial position

growth projections would amount to an increase of roughly 28 percent for the 16 year period between 2006 and 2022.

The FTE estimates developed during Phases 1 and 2 are used solely to identify potential space requirements needed by 2022. They are not intended to represent positions likely to be approved during any single budget year.

#### *List of Spaces Review: County Space Standards*

The backbone of any Facility Master Plan is the list of space requirements for the staff and functions to be housed in a new facility. The development of the list is painstaking. From a list of functions, services and support activities, a staffing list is developed. For each item a space estimate is developed called "net area" representing the amount of space needed to perform that service, function or support activity within the interior walls of a room or area. "Net area" does not include interior circulation and common areas. Once determined the "net area" is grown by a factor representing common areas and general circulation. This space requirement is called the "departmental space." Lastly, an additional factor is added to estimate the gross building area to include all areas extending to the outer surface of the exterior walls and windows. (See Attachment 2: List of Spaces.)

As noted above, significant staff outreach occurred during the development of the list of spaces. Staff of every section supported making the necessary compromises to reduce the overall facility space needs and costs. The current county adopted King County space standards were used to develop the list of spaces. These standards assume the use of modular systems furniture. Staff then modified the list based on the functional needs of each position. This approach reduced the planned space allocation for many workers in the family and juvenile law related functions – especially those workers currently at the KCCH. (See Attachment 3 for the comparison of 2008 space standards with the FMP space list)

#### *List of Spaces Review: Courtroom downsizing and sharing*

With the direction provided by Superior Court judges, the courtroom sizes were adjusted to reflect the reduced lack of gallery space needed in most juvenile and family law matters. In meeting with the judges' representatives<sup>7</sup>, the bench agreed that the majority of the courtrooms could be sized at 900 sq. ft. – a much smaller gallery than the current configuration of galleries at the KCCH (averaging roughly 1,600 sq. ft.) and galleries at the MRJC, (averaging between nearly 1,100 and 2,200 sq. ft.) Family law and juvenile offender courtrooms were sized at 900 sq. ft. First appearance and dependency courtrooms were sized at 1,200 sq. ft., and other high-volume courtrooms at 1,800 sq. ft.

All of these refined courtroom sizes constituted a major space reduction. During the prior phase the courtroom assumptions were drawn from the California Courts' Space Standards and were much larger: 1,200 sq. ft. for juvenile offender courtrooms, 1,400 sq. ft. for unified family courts, 1,600 sq. ft. for juvenile arraignment courtrooms, and 1,800 sq. ft. and 2,400 sq. ft. for commissioner courts. In addition to reducing the size needs for courtroom types, the new model allows for greater interchangeability between different types of cases and hearings through greater uniformity in courtroom size.

<sup>7</sup> The FMP project team is particularly appreciative of Judges Trickey, Clark, McCarthy, Doerty, and Hilyer, who personally dedicated their time to participate in the discussions regarding courtroom sizing and judicial chambers.

Judicial chambers are also not attached to a courtroom. The Superior Court bench decided that judicial chambers could be located separately from the individual courtrooms. Courtrooms are not to be assigned to a judicial position. Additional chambers are included in the list of spaces for pro-tem and visiting judges.

*List of Spaces Review: Conference Room Sharing*

Conference room spaces are shared. The current conference room spaces were reviewed both in the YSC and at the Jefferson Building, where some juvenile court services personnel are assigned. Staff compared the current conference room sizes with the general guidance on conference room allocation in the 2006-2007 Space Plan. Specific conference room needs were developed and projected across all building tenants. As a result, proposed conference rooms provide more space than in the current building and account for growth in need through 2032. The conference room approach also requires all functions on the same floor to share conference room spaces. A large meeting space for outside groups is also included.

*List of Space Review: Phased Construction for 2032 Needs*

During Phase 1 of the FMP, as part of the effort to reduce the building size and cost, staff reduced the projected courtroom need from 2032 to 2022 for all of the FMP scenarios. After developing the initial space list for each of the scenarios, staff returned to planning for 2032 by determining the amount of additional space needed for each of the scenarios. Approaching the problem this way created additional flexibility for each of the scenarios – 2032 needs can either be incorporated in the build-out of the facility when approved, or constructed as an addition to the facility in 2022. By separating out the 2022 to 2032 growth needs, the estimated cost of waiting to construct this additional space can be considered among the overall choices on the appropriate facility scenario.

*Building Program Development*

A major aspect of the FMP is the Building Program. The Building Program is a high-level design document that will be used by the project design team to inform them of the general assumptions and the overall facility design choices. The Program explains the basic needs of the different functions housed in the facility, and the interrelationships between functions. It contains relationship diagrams that lay out the adjacencies and flow patterns between offices, conference rooms, interview rooms, courts, and adjoining spaces, as well as identifying those functions that must be located near one another for efficient operations. Overall design considerations such as public access to services, security, and in-custody routing, are included in the Program.

As part of the Building Program development process, staff conducted a series of intensive interviews with all of the building stakeholders: departments and services that are currently in the building, as well as those that are planned to be added in a new facility. The interviews were informative, highlighting the operational needs and challenges presented by a new facility. Building on the previous space needs discussions, the interviews tied together functional groups' concepts into a written document. In this way, the Building Program is the initial expression of the facility design needed to make the Superior Court OMP goals possible. The Building Program is provided in Appendix A.

*List of Spaces Review: Fine Tuning*

The interviews for developing the Building Program also had another purpose. Following the interviews, staff reviewed the assumptions in the list of spaces for errors, omissions, and consistency with the operational needs and interrelationships described in the interviews. Major improvements were made to the list as a result: significant additional space was added for juvenile detention and adult inmate holding. Expanded space for technology needs in local networks and digital telephony were included. Myriad other changes, most very minor adjustments, were made, especially in variations identified among the different project scenarios. The resulting space list is well-detailed, complete, and individually fine-tuned for each of the project scenarios.

*Cost Estimate Review and Development of Estimated Project Costs*

The capital cost estimates were completed by Jay Farbstein & Associates, Inc. and Meng Analysis. Staff engaged in a comprehensive review of the cost assumptions for the facility scenarios. A detailed explanation of the cost estimation methodology is included in the Chapter Three: Cost Estimate Methodologies and Assumptions. Chapter Four: Project Financing explains how the revised costs were used to create forecasts of the financing needed to fund the project. Finally, the life-cycle cost analysis was performed for each scenario, including the additional space needed for 2032. This analysis is detailed in Chapter Six: Life Cycle Cost Analysis.

*Request for Qualifications*

Finally, staff started the process of selecting a development team for a new Alder facility as well as for the potential development of the rest of the site as a public/private partnership. A Request for Qualifications (RFQ) from proposed developers was sent out in the Fall 2008. A total of seven interested responses were received. The RFQ submittals were supplemented with interviews in March 2009. Following the development team interviews, qualified participants may be invited to submit concepts as part of a Request for Proposals (RFP) process.

As a critical stakeholder, a Superior Court representative served on the RFQ Evaluation Committee. A Squire Park resident representing the community surrounding the Alder facility also participated in the interviews. The RFP process will begin once a facility scenario has been selected for further analysis by the Metropolitan King County Council. Assuming the scenario has been selected by early May, the RFP process could result in a selected project development team by August.

**Chapter Two: Scenario Descriptions**

Staff developed seven scenarios representing various ways of organizing and housing juvenile offender, dependency, Becca, and family law court matters and related operations at the Alder site and the KCCH. All scenarios continue the current operations for juvenile dependency, Becca and family law at the Maleng Regional Justice Center (MRJC), providing for growth through 2032. All scenarios continue the current operations for countywide juvenile offender and Northend Becca matters at the Alder site.

The scenarios are distinguished by how Northend growth for juvenile dependency and family law are handled and where Northend juvenile dependency and family law matters are heard. Most of the scenarios have two phases. The first phase, common to all scenarios, consists of the main facility, with construction completed either in 2013 or 2015 (depending on the number of courtrooms constructed). The main facility addresses the courtrooms needed at the site for the case growth forecast through 2022. The second phase for Scenarios 2 through 6, addresses the additional courtrooms needed to satisfy growth from 2022 through 2032, by building an addition to the facility in 2022.

The seven scenarios for the Alder and the KCCH sites are:

1. Replace the Youth Services Center – the Alder Wing and Tower, without growth,
2. Replace the Youth Services Center with growth under a continuation of current operations,
3. Replace the Youth Services Center with a facility consistent with the recommendation of the 2005 Arai/Jackson Report,<sup>8</sup>
4. Replace the Youth Services Center with a facility sized to handle only countywide juvenile offender cases and Northend Becca cases; co-locate all Northend dependency cases with Northend family law cases in the KCCH,
5. Replace the Youth Services Center with a facility sized to handle all juvenile offender cases countywide and all Northend Becca and juvenile dependency cases,
- 5.5. Replace the Youth Services Center with a facility large enough to co-locate all juvenile offender cases countywide, Northend Becca cases and Northend juvenile dependency cases with Northend family law cases involving families with children, and
6. Replace the Youth Services Center with a facility large enough to co-locate all juvenile offender cases countywide, Northend Becca cases and all Northend juvenile dependency cases with all Northend cases for family law.

As shown in Table 10 below, juvenile offender cases countywide continue to be heard at the Alder site, since King County’s sole youth detention facility is located at the site. All

<sup>8</sup> Scenario 3 was eliminated in Phase 2 of the FMP planning as the facility and site requirements were very similar to Scenario 4.

Northend Becca cases continue to be heard at the Alder site. Under Scenarios 1, 2, and 3 most Northend juvenile dependency cases continue to be heard at the Alder site with some brokered to the KCCH. Under Scenarios 5, 5.5 and 6, all dependency cases are heard at the Alder site. Scenario 4 transfers juvenile dependency cases from Alder to the KCCH. With the exception of Scenario 1, the “status quo scenario”, all scenarios provide for growth through 2032. Table 10 below summarizes the scenarios by case type location.

**Table 10 Scenario Summary by Case Type**

Scenario	Countywide		Northend	
	Juvenile Offender	Becca	Juvenile Dependency	Family Law
1	Alder	Alder	Alder/w some KCCH	KCCH
2	Alder	Alder	Alder/w some KCCH	KCCH
3	Alder	Alder	Alder/w some KCCH	KCCH
4	Alder	Alder	KCCH	KCCH
5	Alder	Alder	Alder	KCCH
5.5	Alder	Alder	Alder	Alder/ KCCH
6	Alder	Alder	Alder	Alder

Again, with the exception of Scenario 1, all scenarios link families and juveniles in need with on-site and off-site services. Funded with the Mental Illness & Drug Dependency (MIDD) funds, new on site services at the Alder site will include a Juvenile Treatment Services Drug Court Treatment Liaison and a Community Outreach Liaison. There will also be a Juvenile Treatment Services Family Treatment Court treatment liaison, a psychologist and a psychiatric nurse. These five position titles are approximate and may change with implementation. Schedulers will link families with off site services. The services are many and include court ordered requirements for drug and alcohol assessments, compliance with drug and alcohol treatment, and anger management assessments. Schedulers for families involved in juvenile matters total 2.5 FTEs and are provided at Alder in all but Scenario 1. Schedulers for families involved in family law matters total 1 at the KCCH and 1 at the MRJC for Scenarios 2 through 5. For Scenarios 5.5 and 6, the scheduler for family law matters is transferred to the Alder site with the single scheduler at the MRJC unchanged.

Scenarios 2-5 provide a FLIC at the KCCH. Scenario 5.5 provides for a FLIC at both the KCCH and the Alder site and Scenario 6 provides a FLIC at the Alder site. Table 11 below summarizes the scenarios by services available and whether or not space for growth has been provided.

Table 11 Scenario Summary by Services Available & Space for Growth

Scenario	Growth	Linking Families with Services		Family Law Information Center
		On- and off-site services for juvenile cases at Alder	Off-site services for family law cases	
1	No	No	No	KCCH
2	Yes	Yes	Yes at KCCH	KCCH
3	Yes	Yes	Yes at KCCH	KCCH
4	Yes	Yes	Yes at KCCH	KCCH
5	Yes	Yes	Yes at KCCH	KCCH
5.5	Yes	Yes	Yes at Alder	Alder, KCCH
6	Yes	Yes	Yes at Alder	Alder

Because this Facility Master Plan is targeted, only positions and spaces for family and juvenile law matters are discussed. These courtrooms represent a slice of the total King County courtrooms. Currently, there are 76 courtrooms across three locations: the KCCH, Youth Services Center and the MRJC. Table 12 below details the facilities by courtroom type<sup>9</sup>.

Table 12 KCCH, YSC, and MRJC Courtroom Inventory

	KCCH	YSC	MRJC	Total
Criminal	17		9	26
Drug Court - no judge assigned	1			1
Plea Court - no judge assigned	1			1
Civil	12		4	16
Civil Ex Parte Commissioners	3		1	4
FL Commissioners	3		2	5
Unified Family Court	4		3	7
Vacant <sup>10</sup>	1			1
Juvenile Offender		4		4
Juvenile Dependency		1		
Juvenile Dependency Commissioner		1	1	2
Becca Commissioner		1	1	3
District Court	5		1	6
	<b>47</b>	<b>7</b>	<b>22</b>	<b>76</b>

Each scenario is described in greater detail in the following section. Please note that the cost estimates are extremely rough. These cost estimates were developed by the FMP consultant and by an architectural and engineering firm specializing in construction cost estimating. Given the unusual market conditions across the nation, these cost estimates provide a helpful tool in comparing and evaluating the scenarios but they should not be considered final.

<sup>9</sup> Not all District Court courtrooms are reported as they are located at other sites. District Court has 6 courtrooms in City of Seattle facilities, 2 in Kent, 4 in Burien, 3 in Bellevue, 2 in Issaquah, 4 in Redmond, and 3 in Shoreline.

<sup>10</sup> Recently remodeled into a Family Law Information Center

Scenario 1. Replace the Youth Services Center.

This scenario continues Superior Court's current organization and housing for juvenile and family law matters but does not provide for growth at the Alder site, the MRJC or the KCCH. This scenario simply replaces the Alder Wing and Tower at the Youth Services Center with a code compliant facility housing current functions. The Spruce Detention Facility at the site does not undergo any change. Scenario 1 continues the use of leased off-site space for juvenile administration and services.

The sole purpose of this scenario is to determine the amount of space required and the capital cost to provide a code compliant replacement of the existing facility. It was found that the facility would be roughly 27 percent greater in size with construction costs approximately \$75 million in 2009 dollars – \$87 million escalated to the mid-point of construction.

As shown in Table 13 below, the total Superior Court courtroom inventory among the three main King County courthouse sites would remain the same, with 76 courtrooms in 2013 although growth in workload is increasing.

Table 13 Scenario 1 – Phasing

On line by 2013 for growth through 2022	
Alder:	4 juvenile offender courtrooms
The existing 7 courtrooms would be replaced with 7 courtrooms	1 dependency judge courtroom 2 juvenile commissioner courtrooms (Becca and Dependency)

The key facts listed in Table 14 below are intended to provide basic information for the scenario. The number of courtrooms and the total capital cost are provided as well as the amount of square feet added. All dollars are expressed in current 2009 dollars.

Table 14 Scenario 1 - Key Facts

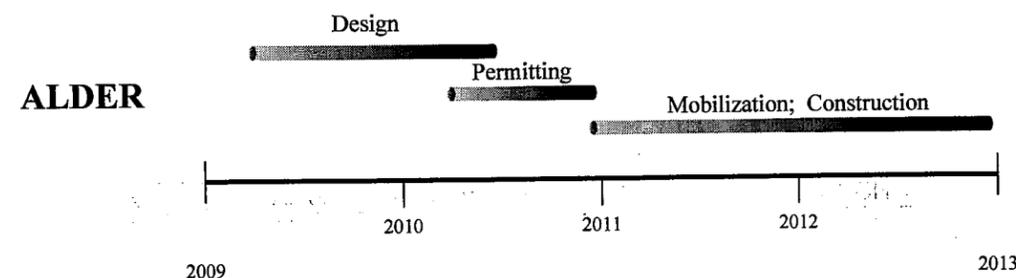
		Alder
On line date:		2013
# of new courtrooms:		7
Square Feet	Added	123,730
	Off-site leased	6,170
Costs	New construction	\$75.3m

Two parking approaches have been identified. Using the City of Seattle parking requirement of one car per 1,000 gross square feet, 120 parking stalls would be required. Using the California court planning model of 35 stalls for each courtroom, 257 parking stalls would be required. The cost estimates assume a 3 ½ floor parking garage with 1 ½ floors underground. The range of costs is from \$5.2 million to \$11.3 million in 2009 dollars. It is assumed that the garage will be self supporting and could be owned and managed by a private developer. There are currently 287 parking stalls on the Alder site.

**Superior Court Targeted Juvenile and Family Law Facilities Master Plan**

**Project Schedule:**

The schedule assumes design, permitting, and construction are fully funded with construction funding following the public vote. The delayed funding of construction delays the construction completion date by about six months. The schedule assumes a General Contractor/Construction Manager (GC/CM) project delivery method with a pre-design consultant selected in July 2009. It assumes that the new facility will be constructed prior to the demolition of the Alder Tower in order to keep court operations underway at the site. The GC/CM delivery method may or may not be ultimately selected. It was used to develop conservative scheduling assumptions.



Project capital costs are based on a detailed list of spaces and consultant developed capital costs. All costs are rough, preliminary estimates that may vary greatly from the final capital costs. Factors affecting the final costs include: 1) economy, 2) construction delivery method, and 3) the size and configuration. To provide rough costs to be used as a tool in comparing and contrasting the relative costs of the scenarios, FMD staff used the advice of consultants expert in the development of construction costs. We recognize that other government projects have recently experienced lower construction bids than were estimated and that recently completed non court house projects have experienced lower per square foot costs.

Capital costs for the new facility and for two approaches for the parking garage are detailed below in Table 15. The costs are reported in 2009 dollars and in dollars escalated to the mid-point of construction. The mid-point of construction for Scenario 1 is 2012. The methods and assumptions used for the cost estimating are further explained in Chapter Three: Cost Estimate Methodologies and Assumptions.

**Table 15 Scenario 1 - Project Costs (Millions)**

Scenario	Total Alder Cost	
	2009 \$	Escalated
<b>S1 Replace Alder Without Growth</b>		
Building	\$75.0	\$87.4
Parking low range	\$5.2	\$6.1
Parking high range	\$11.3	\$13.1

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**Advantages:**

- ✓ Replaces an existing facility which has physical system and security failures with a new facility,
- ✓ Requires the smallest capital investment for facilities, and
- ✓ Maximizes the potential for private/public partnership at the Alder site.

**Disadvantages:**

- ✓ Does not provide for co-location of the juvenile and family court systems to enable the Superior Court to implement the goals of the SC OMP to enhance the current Unified Family Court program,
- ✓ Continues the use of leased space for juvenile administration and services, and
- ✓ Does not provide for growth.

**Scenario 2. Replace the Youth Services Center with Growth.**

This scenario continues Superior Court's current operational organization and facility location for juvenile and family law matters. This scenario provides for necessary growth through 2032 for these matters at the Alder site, the MRJC and the KCCH. The locations where Superior Court juvenile and family law matters are now heard remain unchanged into the future. Juvenile offender matters countywide, Northend Becca, most Northend juvenile dependency matters, and specialized treatment court matters continue to be heard at the Alder site. Some juvenile dependency cases continue to be brokered from Alder to the KCCH. Southend juvenile dependency, Becca, and family law matters continue at the MRJC. Northend family law matters continue to be heard at the KCCH.

The scenario replaces the Alder Wing and Tower at the Youth Services Center. It consolidates the juvenile administration and services now in leased space at the new Alder facility. It provides on-site services for juvenile offenders funded by the Mental Illness & Drug Dependency (MIDD) initiative. It provides the necessary linkages with off-site services for families involved in the Northend juvenile court system. It provides the necessary linkages with off-site services for families involved in family law matters at the KCCH.

Scenario 2 adds courtrooms and related space to both the MRJC and the KCCH. The MRJC is expanded to accommodate the additional courtrooms. To provide enough courtroom space at the KCCH within the existing facility, current tenants are moved to leased space in 2013. Finally, it provides for an improved Family Law Information Center at KCCH.

As shown in Table 16 below, the total Superior Court courtroom inventory among the three sites is increased by 6 in 2015 from 76 to 82 courtrooms. There is a 2 courtroom net

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increase at each courthouse site. An additional 4 courtrooms are added in 2022: 2 at the MRJC, 1 at Alder, and 1 at the KCCH.

**Table 16 Scenario 2 – Phasing**

	On line by 2013 for growth through 2022	On line by 2022 for growth through 2032
Alder: The current 7 courtrooms replaced with 9 courtrooms by 2013, an additional courtroom would be constructed in 2022	4 juvenile offender courtrooms	1 juvenile offender courtroom for growth
	1 juvenile offender courtroom for growth	
	1 dependency judge courtroom	
	1 dependency judge courtroom for growth	
	2 juvenile commissioner courtrooms (Becca and Dependency)	
KCCH: 2 courtrooms constructed by 2013 and an additional courtroom constructed in 2022. <sup>11</sup>	1 family law judge courtroom for growth	1 family law courtroom for growth
	1 family law commissioner courtroom for growth	
MRJC: 2 courtrooms constructed by 2015 and 2 in 2022:	1 family law judge courtroom for growth	1 family law courtroom for growth
	1 family law commissioner courtroom for growth	1 juvenile dependency courtroom for growth

As shown in Table 17 below the key facts listed are intended to provide basic information for the scenario. The number of courtrooms and the total capital cost are provided as well as the amount of square feet added. All dollars are expressed in current 2009 dollars.

**Table 17 Scenario 2 - Key Facts**

		KCCH		Alder		MRJC	
On line date:		2013	2022	2013	2022	2013	2022
# of new courtrooms:		2	1	9	1	2	2
Square Feet	Added			154,120	8,180	10,580	4,260
	Remodeled	5,667	1,950				
	Change in off-site leased	8,000		(6,170)			
	Unassigned KCCH	2,333	382				
Costs	New construction			\$91.4m	\$4.9m	6.5	2.5
	Remodeling	\$1.8m	\$0.5 m				

Two parking approaches have been identified. Using the City of Seattle parking requirement of one car per 1,000 gross square feet, 150 parking stalls would be required. Using the California court planning model of 35 stalls for each courtroom, 329 parking stalls would be required. The cost estimates assume a 3 ½ floor parking garage with 1 ½ floors underground. The range of costs is from \$7.0 million to \$16.3 million in 2009 dollars. It is assumed that the garage will be self supporting and could be owned and managed by a private developer. There are currently 287 parking stalls on the Alder site. Additional parking requirements for the MRJC facility have not yet been determined.

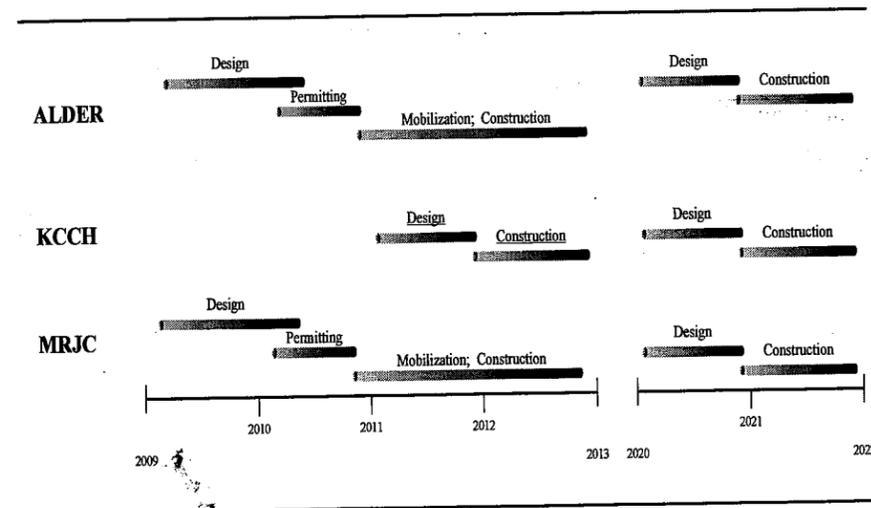
<sup>11</sup> This would be accomplished by leasing private space and remodeling existing areas of the KCCH.

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**Project Schedule:**

The schedule assumes design and permitting are fully funded with construction funding following the public vote. The delayed funding of construction delays the construction completion date by about six months. The schedule assumes a General Contractor/Construction Manager (GC/CM) project delivery method with a pre-design consultant selected in July 2009. It assumes that the new facility will be constructed prior to the demolition of the Alder Tower in order to keep court operations underway. The GC/CM delivery method may or may not be ultimately selected. It was used to develop conservative scheduling assumptions.

Scenarios 2 through 5 would follow the same project schedule. The schedule assumes that design, permitting, and construction for up to 10 courtrooms can be completed by 2013. Any scenario with more than 10 courtrooms will require additional time for permitting, mobilization and construction.



Project capital costs are based on a detailed list of spaces and consultant developed capital costs. All costs are rough, preliminary estimates that may vary greatly from the final capital costs. Factors affecting the final costs include: 1) economy, 2) construction delivery method, and 3) the size and configuration. To provide rough costs to be used as a tool in comparing and contrasting the relative costs of the scenarios, FMD staff used the advice of consultants expert in the development of construction costs. We recognize that other government projects have recently experienced lower construction bids than were estimated and that recently completed non court house projects have experienced lower per square foot costs.

Capital costs for the new facility and for two approaches for the parking garage are detailed below in Table 18. The costs are reported in 2009 dollars and in dollars escalated to the mid-point of construction. The mid-point of construction for Scenario 2 is 2012. The methods and assumptions used for the cost estimating are further explained in Chapter Three: Cost Estimate Methodologies and Assumptions.

Table 18 Scenario 2 - Project Costs (Millions)

Scenario	Total Alder Cost - All Phases		2009 \$		Escalated	
	2009 \$	Escalated	First Phase	Second Phase	First Phase	Second Phase
<b>S2 Replace Alder With Growth</b>						
Building	\$96.2	\$114.0	\$91.3	\$4.9	\$106.0	\$8.1
Parking - Low range	\$7.0	\$8.3	\$6.6	\$0.4	\$7.6	\$0.7
Parking - High range	\$16.3	\$19.8	\$14.4	\$1.9	\$16.7	\$3.1

**Advantages:**

- ✓ Replaces aging facilities with an expanded facility, meeting the service needs of the juvenile offender matters countywide and Northend juvenile dependency and Becca matters at the Alder site,
- ✓ Provides for growth through 2032 for the Alder, the KCCH, and the MRJC,
- ✓ Addresses some of the SC OMP recommendations by providing on-site services and linkages with off-site services for families involved in the juvenile court system at the Alder site,
- ✓ Provides private/public partnership opportunities and the potential sale of unused property,
- ✓ Eliminates the need for 6,170 square feet in off site leased space for juvenile law matters, and
- ✓ Requires the smallest capital investment for facilities meeting growth and space needs through 2032.

**Disadvantages:**

- ✓ Does not provide for co-location of the juvenile and family court systems to enable the Superior Court to implement the goals of the SC OMP and enhance the current Unified Family Court program,
- ✓ Requires either relocating county employees from the KCCH into leased space, or reducing existing assigned space within the KCCH, in order to provide for additional courtrooms and related space,
- ✓ Eliminates the need for 6,170 sq. ft. in leased space at Alder but may trigger 8,000 sq. ft. in leased space for tenants currently housed in the KCCH,
- ✓ Does not provide for childcare at the Alder site, and
- ✓ Continues the current practice of brokering Northend dependency cases to the KCCH for workload purposes.

**A Scenario 3 description is not included here as it was dropped from consideration because the estimated size and cost closely mirrored Scenario 4.**

**Scenario 4. Replace the Youth Services Center for Countywide Juvenile Offender and Northend Becca Matters; Co-locate Northend Dependency Matters with Family Law Matters in the King County Courthouse.**

This scenario provides for a change in Superior Court's current juvenile and family law operations. Countywide juvenile offender and Northend Becca matters remain at the Alder site with growth through 2032. Northend juvenile dependency matters are relocated from the Alder site to the KCCH and co-located with family law matters. Superior Court operations at the KCCH mirror the existing operations at the MRJC, where juvenile dependency matters have always been co-located with family law matters.

As in Scenario 2, this scenario replaces the Alder Wing and Tower at the Youth Services Center with a facility somewhat smaller in size to the one proposed by the 2005 Arai/Jackson report. It provides on-site services for juvenile offenders funded by the Mental Illness & Drug Dependency (MIDD) fund. It provides the necessary linkages to off-site services for families involved in juvenile offender and Northend Becca matters at the Alder site. An on-site scheduler is provided at the KCCH to link families involved in family law matters.

Scenario 4 adds courtrooms and related space to both the MRJC and the KCCH. The MRJC is expanded to accommodate the additional courtrooms. Both juvenile dependency courtrooms are transferred from the Alder site to the KCCH. To provide enough space at the KCCH, current KCCH tenants are moved to leased space in 2013.

As shown in the Table 19 below, the total Superior Court courtroom inventory among the three sites is increased by 6 in 2013 from 76 to 82 courtrooms with a 4 courtroom increase occurring at the KCCH and a 2 courtroom increase at the MRJC. The Alder site would remain at 7 courtrooms. An additional 4 courtrooms are added in 2022: 2 at the MRJC, 1 at Alder, and 1 at the KCCH.

Table 19 Scenario 4 - Phasing

	On line by 2013 for growth through 2022	On line by 2022 for growth through 2032
Alder: the current 7 courtrooms replaced with 7 courtrooms by 2013, an additional courtroom constructed in 2022	4 juvenile offender courtrooms	1 juvenile offender courtroom for growth
	1 juvenile offender courtroom for growth	
	2 juvenile commissioner courtrooms (Becca and / Treatment Ct.)	
KCCH: 4 courtrooms constructed by 2013 and an additional 2 courtroom constructed in 2022	1 family law judge courtroom for growth	1 family law courtroom for growth
	1 family law commissioner courtroom for growth	
	1 dependency judge courtroom	
	1 dependency judge courtroom for growth	
MRJC: 2 courtrooms constructed by 2015, and 2 in 2022	1 family law judge courtroom for growth	1 family law judge courtroom for growth
	1 family law commissioner courtroom for growth	1 juvenile dependency courtroom for growth

The key facts listed in Table 20 below are intended to provide basic information for the scenario. The number of courtrooms and the total capital cost are provided as well as the amount of square feet added. All dollars are expressed in current 2009 dollars.

Table 20 Scenario 4 - Key Facts

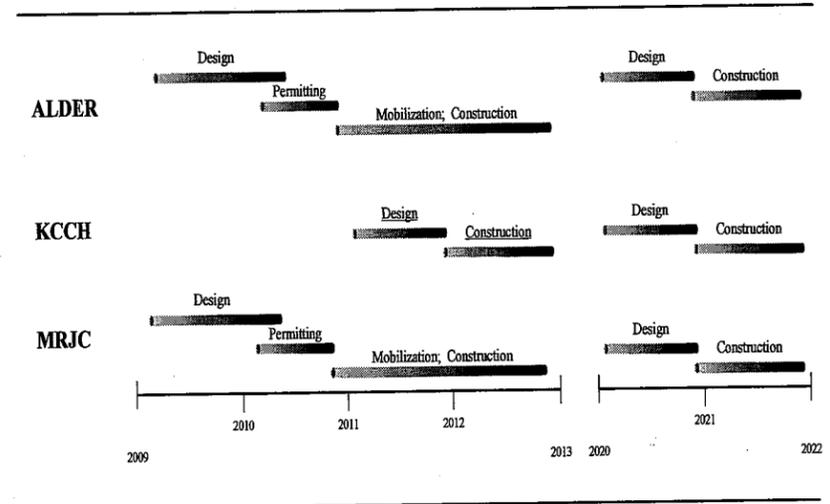
		KCCH		Alder		MRJC	
On line date:		2013	2022	2013	2022	2013	2022
# of new courtrooms:		4	1	7	1	2	2
Square Feet	Added			136,620	8,180	10,580	4,260
	Remodeled	16,431	1,950				
	Change in off-site leased	8,000		(6,170)			
	Unassigned KCCH	2,894					
Costs	New construction			\$82.1m	\$4.9m	\$6.5	\$2.5
	Remodeling	\$4.4m	\$0.5 m				

Two parking approaches have been identified. Using the City of Seattle parking requirement of one car per 1,000 gross square feet, 150 parking stalls would be required. Using the California court planning model of 35 stalls for each courtroom, 298 parking stalls would be required. The cost estimates assume a 3 1/2 floor parking garage with 1 1/2 floors underground. The range of costs is from \$6.6 million to \$13.1 million in 2009 dollars. It is assumed that the garage will be self supporting and could be owned and managed by a private developer. There are currently 287 parking stalls on the Alder site. Parking requirements for the MRJC have not been identified.

**Project Schedule:**

The schedule assumes design and permitting are fully funded with construction funding following the public vote. The delayed funding of construction delays the construction completion date by about six months. The schedule assumes a General Contractor/Construction Manager (GC/CM) project delivery method with a pre-design consultant selected in July 2009. It assumes that the new facility will be constructed prior to the demolition of the Alder Tower in order to keep court operations underway. The GC/CM delivery method may or may not be ultimately selected. It was used to develop conservative scheduling assumptions.

Scenarios 2 through 5 would follow the same project schedule. The schedule assumes that design, permitting, and construction for up to 10 courtrooms can be completed by 2013. Any scenario with more than 10 courtrooms will require additional time for permitting, mobilization and construction.



Project capital costs are based on a detailed list of spaces and consultant developed capital costs. All costs are rough, preliminary estimates that may vary greatly from the final capital costs. Factors affecting the final costs include: 1) economy, 2) construction delivery method, and 3) the size and configuration. To provide rough costs to be used as a tool in comparing and contrasting the relative costs of the scenarios, FMD staff used the advice of consultants expert in the development of construction costs. We recognize that other government projects have recently experienced lower construction bids than were estimated and that recently completed non court house projects have experienced lower per square foot costs.

Capital costs for the new facility and for two approaches for the parking garage are detailed below in Table 21. The costs are reported in 2009 dollars and in dollars escalated to the mid-point of construction. The mid-point of construction for Scenario 4 is 2012. The methods and assumptions used for the cost estimating are further explained in Chapter Three: Cost Estimate Methodologies and Assumptions.

Table 21 Scenario 4 - Project Costs (Millions)

Scenario	Total Alder Cost – All Phases		2009 \$		Escalated	
	2009 \$	Escalated	First Phase	Second Phase	First Phase	Second Phase
<b>S4 Juvenile Offender/Becca at Alder</b>						
Building	\$87.0	\$103.4	\$82.1	\$4.9	\$95.3	\$8.1
Parking Low	\$6.6	\$7.8	\$6.1	\$0.4	\$7.1	\$0.7
Parking High	\$13.1	\$16.2	\$11.3	\$1.9	\$13.1	\$3.1

**Advantages:**

- ✓ Replaces aging facilities with an expanded facility meeting the service needs for countywide juvenile offender matters and Northend Becca matters at the Alder site through 2032,
- ✓ Provides for growth in juvenile dependency and family law at the MRJC and the KCCH through 2032,
- ✓ Eliminates the need for 6,170 sq. ft. in leased space for juvenile law matters,

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- ✓ Addresses some of the SC OMP recommendations by providing on-site services and linkages with off-site services for families involved in the juvenile court system at the Alder site,
- ✓ Addresses some of the SC OMP recommendations by co-locating juvenile dependency and family law matters, mirroring the current operations at the MRJC,
- ✓ Eliminates the need to broker dependency cases between Alder and the KCCH, and
- ✓ Provides for private/public partnership opportunities and the potential sale of unused property.

**Disadvantages:**

- ✓ Requires 16,431 useable sq. ft. of reprogrammed and remodeled space in the KCCH in 2013;
  - Relocates Dependency CASA from rented space,
  - Relocates State's Children Administration from the Alder site,
  - Relocates the family law area and family court services,
  - Relocates a juvenile dependency judge, a juvenile dependency commissioner and related space from the Alder site, and
  - Requires 2 additional family law courtrooms and related staff at the KCCH: one for a family law commissioner and one for a unified family court judge.
- ✓ Requires relocating county employees into leased space, along with reducing existing assigned space within the KCCH. For example, DAJD could be relocated to 8,000 sq. ft of leased space in 2013. In 2012, the King County Law Library could be reduced from 12,408 sq. ft to 5,544 sq. ft and in 2022 could be reduced by an additional 1,950 sq. ft; and
- ✓ Does not provide for childcare at the Alder facility.

**Scenario 5. Replace the Youth Services Center with Growth Unifying Northend Dependency.**

This scenario modifies Superior Court's current organization and housing for juvenile and family law matters. Dependency cases will no longer be brokered to the KCCH. This scenario provides for necessary growth through 2032 at the Alder site, the MRJC and the KCCH. Juvenile offender matters countywide, Northend Becca and all Northend juvenile dependency matters and specialized treatment court matters are heard at the Alder site. Southend juvenile dependency, Becca and family law matters continue at the MRJC. Northend family law matters continue to be heard at the KCCH.

Scenario 5 is exactly like Scenario 2 with one exception. This scenario has one additional judicial chamber, courtroom and related staff at Alder to handle juvenile dependency cases now being brokered to the KCCH. One additional judge will be transferred from the KCCH to Alder.

As shown in Table 22 the total Superior Court courtroom inventory among the three sites is increased by 6 in 2013 (from 76 to 82 courtrooms) with a net 3 courtroom increase at

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Alder, a 1 courtroom increase at the KCCH, and a 2 courtroom increase at the MRJC. An additional 4 courtrooms are added in 2022: 2 at the MRJC, 1 at Alder, and 1 at the KCCH.

**Table 22 Scenario 5 - Phasing**

	On line by 2013 for growth through 2022	On line by 2022 for growth through 2032
Alder: the current 7 courtrooms replaced with 10 courtrooms by 2013, an additional courtroom constructed in 2022	4 juvenile offender courtrooms	1 juvenile offender courtroom for growth
	1 juvenile offender courtroom for growth	
	1 dependency judge courtroom	
	1 dependency judge courtroom for cases previously brokered to KCCH	
	1 dependency judge courtroom for growth	
	2 juvenile commissioner courtrooms (Becca, Dependency)	
KCCH: 1 courtroom constructed by 2013 and an additional courtroom constructed in 2022. <sup>12</sup>	1 family law judge courtroom for growth (use the courtroom vacated by reassignment of a juvenile dependency judge)	1 family law courtroom for growth
	1 family law commissioner courtroom for growth	
MRJC: 2 courtrooms constructed by 2015 and 2 in 2022	1 family law judge courtroom for growth	1 family law courtroom for growth
	1 family law commissioner courtroom for growth	1 juvenile dependency courtroom for growth

The key facts listed in Table 23 below are intended to provide basic information for the scenario. The number of courtrooms and the total capital cost are provided as well as the amount of square feet added. All dollars are expressed in current 2009 dollars.

**Table 23 Scenario 5 - Key Facts**

		KCCH		Alder		MRJC	
On line date:		2013	2022	2013	2022	2013	2022
# of new courtrooms:		2	1	10	1	2	2
Square Feet	Added			166,140	8,180	10,580	4,260
	Remodeled	6,980	1,950				
	Change in off-site leased	8,000		(6,170)			
	Unassigned KCCH	2,894	944				
Costs	New construction			\$98.2m	\$4.9m	\$6.5	\$2.5
	Remodeling	\$1.8m	\$0.5 m				

Two parking approaches have been identified. Using the City of Seattle parking requirement of one car per 1,000 gross square feet, 180 parking stalls would be required. Using the California court planning model of 35 stalls for each courtroom, 406 parking

<sup>12</sup> This would be accomplished by leasing private space and remodeling existing areas of the KCCH.

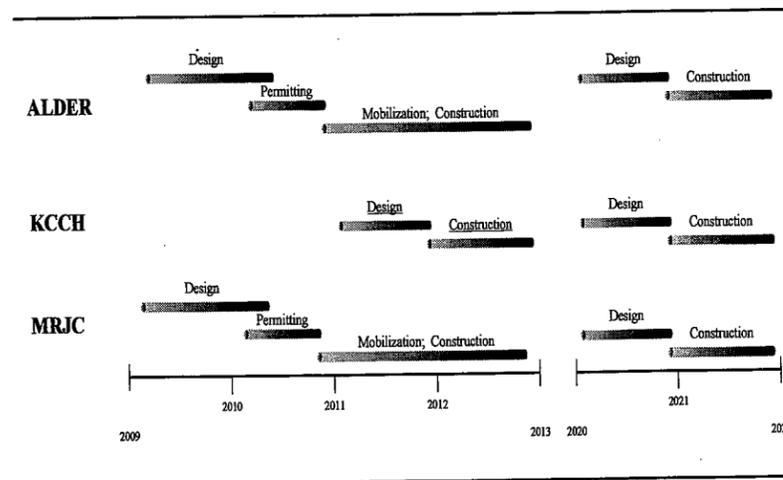
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stalls would be required. The cost estimates assume a 3 1/2 floor parking garage with 1 1/2 floors underground. The range of costs is from \$7.9 million to \$17.9 million in 2009 dollars. It is assumed that the garage will be self supporting and could be owned and managed by a private developer. There are currently 287 parking stalls on the Alder site. Additional parking requirements for the MRJC facility have not yet been determined.

**Project Schedule:**

The schedule assumes design and permitting are fully funded with construction funding following the public vote. The delayed funding of construction delays the construction completion date by about six months. The schedule assumes a General Contractor/ Construction Manager (GC/CM) project delivery method with a pre-design consultant selected in July 2009. It assumes that the new facility will be constructed prior to the demolition of the Alder Tower in order to keep court operations underway. The GC/CM delivery method may or may not be ultimately selected. It was used to develop conservative scheduling assumptions.

Scenarios 2 through 5 would follow the same project schedule. The schedule assumes that design, permitting, and construction for up to 10 courtrooms can be completed by 2013. Any scenario with more than 10 courtrooms will require additional time for permitting, mobilization and construction.



Project capital costs are based on a detailed list of spaces and consultant developed capital costs. All costs are rough, preliminary estimates that may vary greatly from the final capital costs. Factors affecting the final costs include: 1) economy, 2) construction delivery method, and 3) the size and configuration. To provide rough costs to be used as a tool in comparing and contrasting the relative costs of the scenarios, FMD staff used the advice of consultants expert in the development of construction costs. We recognize that other government projects have recently experienced lower construction bids than were estimated and that recently completed non court house projects have experienced lower per square foot costs.

Capital costs for the new facility and for two approaches for the parking garage are detailed below in Table 24. The costs are reported in 2009 dollars and in dollars escalated to the mid-point of construction. The mid-point of construction for Scenario 5 is

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2012. The methods and assumptions used for the cost estimating are further explained in Chapter Three: Cost Estimate Methodologies and Assumptions.

**Table 24 Scenario 5 - Project Costs (Millions)**

Scenario	Total Alder Cost – All Phases		2009 \$		Escalated	
	2009 \$	Escalated	First Phase	Second Phase	First Phase	Second Phase
<b>S5 Replace the Youth Services Center with Growth Unifying Northend Dependency</b>						
Building	\$103.0	\$122.1	\$98.2	\$4.9	\$113.9	\$8.1
Parking Low	\$7.9	\$9.3	\$7.4	\$0.4	\$8.6	\$0.7
Parking High	\$17.9	\$21.7	\$16.0	\$1.9	\$18.6	\$3.1

**Advantages:**

- ✓ Ends the current practice of brokering Northend dependency cases to the KCCH for workload purposes,
- ✓ Replaces aging facilities with an expanded facility meeting the service need for juvenile offender matters countywide and Northend juvenile dependency and Becca matters at the Alder site through 2032,
- ✓ Provides for growth through 2032 for Alder and the MRJC,
- ✓ Addresses some of the SC OMP recommendations by providing services to juvenile families and linking families involved in the juvenile court system with off-site services, and
- ✓ Provides private/public partnership opportunities and the potential sale of unused property.

**Disadvantages:**

- ✓ Does not provide for co-location of the juvenile and family court systems to enable the Superior Court to implement the goals of the Targeted OMP,
- ✓ Requires either relocating county employees from the KCCH into leased space, or reducing existing assigned space with the KCCH, in order to provide for additional courtrooms and related space,
- ✓ Eliminates the need for 6,170 sq. ft. in leased space at Alder but triggers 8,000 sq ft in leased space for tenants currently housed in the KCCH in 2013, and
- ✓ Does not provide for childcare at the Alder site.

**Scenario 5.5. Replace the Youth Services Center with a facility large enough to co-locate all juvenile offender cases county wide, Northend Becca cases and all Northend juvenile dependency cases with Northend family law cases focusing on families with children.**

This scenario changes Superior Court's current operations regarding juvenile and family law matters. As with all scenarios juvenile offender matters remain at the Alder site through 2032. As with Scenario 5, all Northend Becca and juvenile dependency matters remain at the Alder site through 2032.

Currently Northend family law matters are heard by the Unified Family Court (UFC) judges at the KCCH. During peak workloads periods judges assigned to civil matters may hear family law matters as their schedule permits. Whenever possible, family law matters dealing with children are heard by the UFC judges. Scenario 5.5 moves the UFC judges from the KCCH up to Alder along with 1 family law commissioner. An additional position either a family law judge or commissioner is planned through 2022. The work currently performed by the civil judges, primarily dissolutions without children, remains downtown. The commissioners remaining at the KCCH will continue to hear domestic violence protection orders, child support modifications, and paternity determinations. All non-dependency Washington State actions brought by the King County Prosecuting Attorney's Office remain at the KCCH. It is recognized that this approach is new, does not have the same level of definition as the other scenarios, and requires changes in Superior Court's current operations.

This scenario's guiding principle is to create an environment at Alder where families involved in child custody and parenting issues can have easy access to the services they need. Similarly, hearings not addressing child custody or parenting skills remain downtown, including dissolutions without children, in custody matters, and matters focused on financial arrangements. For matters heard at the KCCH, services either on site at Alder or off site can still be accessed.

Scenario 5.5 replaces the Alder Wing and Tower at the Youth Services Center with a new facility. As in Scenario 5 this scenario provides on-site services for juvenile offenders funded by the Mental Illness & Drug Dependency (MIDD) fund and provides the necessary linkages for families involved in juvenile offender matters with offsite services. As in Scenario 6, this scenario links families involved with family law matters heard at Alder with off-site services.

With the transfer of the UFC judges and 1 family law commissioners from the KCCH to Alder, 5 KCCH courtrooms and chambers are vacated. As with all scenarios this scenario adds courtrooms and related space to the MRJC. The MRJC is expanded to accommodate the additional courtrooms.

As shown in Table 25 the total Superior Court courtroom inventory among the three sites is increased by 5 in 2015 from 76 to 81 courtrooms with 8 additional courtrooms constructed at Alder, 5 courtrooms vacated at the KCCH, and a 2 courtroom increase at the MRJC. An additional 4 courtrooms would be added in 2022: 2 at the MRJC, and 2 at Alder.

Table 25 Scenario 5.5 - Phasing

	On line by 2015 for growth through 2022	On line by 2022 for growth through 2032
Alder: The current 7 courtrooms replaced with 15 courtrooms by 2015, 2 additional courtroom constructed in 2022	4 juvenile offender courtrooms	1 juvenile offender courtroom for growth
	1 juvenile offender courtroom for growth	1 family law courtroom for growth
	1 dependency judge courtroom	
	1 dependency judge courtroom to handle previously brokered cases.	
	2 juvenile commissioner courtrooms (Becca and Dependency).	
	4 family law courtrooms for existing UFC judges	
	1 family law commissioner courtrooms for existing commissioners	
1 family law judge or commissioner for growth		
KCCH: 4 UFC courtrooms and chambers would be vacated, 1 family law commissioner		
MRJC: 2 courtrooms constructed by 2015 and an additional courtroom constructed in 2022	1 family law judge courtroom for growth	1 family law courtroom for growth
	1 family law commissioner courtroom for growth	1 juvenile dependency courtroom for growth

The key facts listed in Table 26 below are intended to provide basic information for the scenario. The number of courtrooms and the total capital cost are provided as well as the amount of square feet added. All dollars are expressed in current 2009 dollars.

Table 26 Scenario 5.5 - Key Facts

		KCCH		Alder		MRJC	
		2013	2022	2013	2022	2013	2022
On line date:							
# of new courtrooms:		(5)		15	2	2	2
Square Feet	Added			229,820	13,260	10,580	4,260
	Remodeled	19,091					
	Change in off-site leased			(6,170)			
	Unassigned KCCH	17,655					
Costs	New construction			\$132.0m	\$7.8m	\$6.5	\$2.5
	Remodeling	\$2.8m					
Annual Revenue	\$24 per sq.ft.	\$0.4					

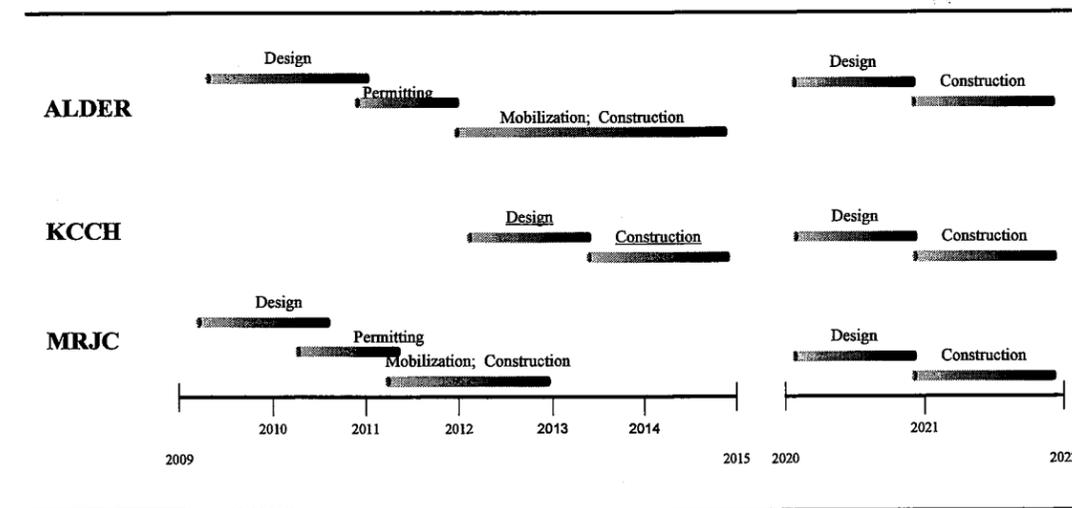
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Two parking approaches have been identified. Using the City of Seattle parking requirement of one car per 1,000 gross square feet, 240 parking stalls would be required. Using the California court planning model of 35 stalls for each courtroom, 632 parking stalls would be required. The cost estimates assume a 3 1/2 floor parking garage with 1 1/2 floors underground. The range of costs is from \$10 million to \$27.8 million in 2009 dollars. It is assumed that the garage will be self supporting and could be owned and managed by a private developer. There are currently 287 parking stalls on the Alder site. Additional parking requirements for the MRJC facility have not yet been determined.

**Project Schedule:**

The schedule assumes design and permitting are fully funded with construction funding following the public vote. The delayed funding of construction delays the construction completion date by about six months. The schedule assumes a General Contractor/ Construction Manager (GC/CM) project delivery method with a pre-design consultant selected in July 2009. It assumes that the new facility will be constructed prior to the demolition of the Alder Tower in order to keep court operations underway. The GC/CM delivery method may or may not be ultimately selected. It was used to develop conservative scheduling assumptions.

This schedule calls for design to begin in 2009 and construction to conclude in 2015. The second phase would be completed in 2022.



Project capital costs are based on a detailed list of spaces and consultant developed capital costs. All costs are rough, preliminary estimates that may vary greatly from the final capital costs. Factors affecting the final costs include: 1) economy, 2) construction delivery method, and 3) the size and configuration. To provide rough costs to be used as a tool in comparing and contrasting the relative costs of the scenarios, FMD staff used the advice of consultants expert in the development of construction costs. We recognize that other government projects have recently experienced lower construction bids than were estimated and that recently completed non court house projects have experienced lower per square foot costs.

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Capital costs for the new facility and for two approaches for the parking garage are detailed below in Table 27. The costs are reported in 2009 dollars and in dollars escalated to the mid-point of construction. The mid-point of construction for Scenario 5.5 is 2013. The methods and assumptions used for the cost estimating are further explained in Chapter Three: Cost Estimate Methodologies and Assumptions.

**Table 27 Scenario 5.5 - Project Costs (Millions)**

Scenario	Total Alder Cost - All Phases		2009 \$		Escalated	
	2009 \$	Escalated	First Phase	Second Phase	First Phase	Second Phase
<b>S5.5 Replace the Youth Services Center with a Facility for Juvenile and Family Law Matters for Families with Children</b>						
Building	\$140.0	\$171.5	\$132.3	\$7.8	\$158.7	\$13.1
Parking Low	\$10.5	\$12.8	\$10.0	\$0.4	\$12.0	\$0.7
Parking High	\$27.9	\$35.2	\$24.1	\$3.7	\$29.0	\$6.0

**Advantages:**

- ✓ Partially addresses the SC OMP recommendations: by co-locating juvenile and most family law matters for families with children in a single facility,
- ✓ Eliminates the need for leased off-site space for the Alder facility,
- ✓ Replaces aging facilities with an expanded facility meeting the service needs of the juvenile offender cases countywide and the Northend juvenile dependency, Becca and family law cases,
- ✓ Addresses the SC OMP recommendations by providing onsite services to juveniles and families and linking families involved in the juvenile court system and families with children involved in the family court system to offsite services,
- ✓ Peak family law workload previously performed by civil judges at the KCCH continues to be performed at the KCCH,
- ✓ Keeps the PAO's Family Support division downtown maximizing recently remodeled space,
- ✓ Avoids the transfer of up to 800 in custody inmates from the KCCF to the Alder site,
- ✓ Eliminates the need to replicate four existing courtrooms at the KCCH at the Alder site,
- ✓ Provides a potential for 18,000 of useable sq. ft. for reprogramming and remodeled space in the KCCH;
  - Vacates 6,689 usable sq.ft.: when most of Family Court Services relocates to the Alder facility,
  - Vacates 4 unified family courtrooms and related space totaling approximately 9,995 usable sq.ft.,
  - Vacates 1 family law commissioner courtrooms and related space, totaling approximately 2,100 usable sq. ft..

**Disadvantages:**

- ✓ Does not co-locate all Northend juvenile and family law matters and thus does not address fully the facility objectives of the SC OMP,

**Superior Court Targeted Juvenile and Family Law Facilities Master Plan**

- ✓ Requires breaking up Family Court Operations into two locations; KCCH and Alder requiring the duplication of services and staff at each site,
- ✓ Requires the staffing of two Family Law Information Centers: KCCH and Alder with the potential for duplicating services and staff at each site,
- ✓ Potentially requires more not yet identified operational changes for Superior Court Family Law division,
- ✓ Provides less space for public/private partnerships than Scenarios 1 through 5, and
- ✓ Potentially requires continued brokering of dependency cases downtown to address peak workloads.

**Scenario 6. Replace the Youth Services Center with a Facility for Countywide Juvenile Offender and Northend Juvenile and Family Law Matters.**

This scenario changes Superior Court's current operations regarding juvenile and family law matters. This scenario is distinguished from all other scenarios as it provides for all juvenile and family law matters to be heard at the Alder site through 2032.

Currently, with rare exceptions, family law matters are heard by the Unified Family Court (UFC) judges and in the Northend, by multiple civil judges at the KCCH as their schedule permits. This scenario transfers the UFC judges located at the KCCH to the Alder facility. All family law work currently performed by non-UFC judges at the KCCH, including dissolutions without children, is transferred to Alder. Two pro tem judges are included in the Alder facility to accommodate peaks in juvenile and family law workload. Under this scenario, all family law commissioners will be transferred from the KCCH to the Alder facility.

As a result of the relocation of family law commissioners from the KCCH to Alder, based on 2008 DAJD records, the estimated number of adult inmates transported from the King County Correctional Facility (KCCF) to Alder will increase from approximately 160 to about 960 per year. The number of adult inmates transferred would be reduced if Superior Court approved video appearances.

Scenario 6 replaces the Alder Wing and Tower at the Youth Services Center with a new facility. As in Scenario 5, this scenario provides on-site services for juvenile offenders funded by the Mental Illness & Drug Dependency (MIDD) fund. The scenario also provides the necessary linkages for families involved in juvenile offender matters with off-site services. Under this scenario, families involved in Northend family law matters can be linked with off-site services.

**Superior Court Targeted Juvenile and Family Law Facilities Master Plan**

With the transfer of the UFC judges and family law commissioners from the KCCH to Alder, 7 courtrooms and chambers are vacated in the KCCH. An additional courtroom and chambers is vacated by the reassignment of a judge to Alder to hear the dependency matters currently brokered to the KCCH. Space in the King County Courthouse currently occupied by Family Court Operations and the Family Support Division of the Prosecuting Attorney's Office is also vacated. As with all scenarios, this scenario adds courtrooms and related space to the MRJC. The MRJC is expanded to accommodate the additional courtrooms.

As shown in Table 28 below, the total Superior Court courtroom inventory among the three sites is increased by 6 in 2015, from 76 to 82 courtrooms, with 19 courtrooms constructed at Alder, 8 courtrooms vacated at the KCCH and a 2 courtroom increase at the MRJC. An additional 4 courtrooms would be added in 2022: 2 at the MRJC, and 2 at Alder.

**Table 28 Scenario 6 – Phasing**

	On line by 2018 for growth through 2022	On line by 2022 for growth through 2032
Alder: The current 7 courtrooms replaced with 19 courtrooms by 2018, 2 additional courtrooms constructed in 2022	4 juvenile offender courtrooms	1 juvenile offender courtroom for growth
	1 juvenile offender courtroom for growth	1 family law courtroom for growth
	1 dependency judge courtroom	
	1 dependency judge courtroom for growth and previously brokered cases	
	2 juvenile commissioner courtrooms (Becca and Dependency)	
	4 family law courtrooms for existing UFC judges	
	3 family law commissioner courtrooms	
	2 family law courtrooms to be used by pro-tem judges	
	1 family law commissioner courtroom for growth	
KCCH: 4 UFC courtrooms and chambers vacated, 3 family law commissioner courtrooms vacated, an additional courtroom is vacated as a result of the reassignment of a judge to hear dependency matters at Alder		
MRJC: 2 courtrooms constructed by 2015 and 2 in 2022	1 family law judge courtroom for growth	1 family law courtroom for growth
	1 family law commissioner courtroom for growth	1 juvenile dependency courtroom for growth

The key facts listed in Table 29 below are intended to provide basic information for the scenario. The number of courtrooms and the total capital cost are provided as well as the amount of square feet added. All dollars are expressed in current 2009 dollars.

Table 29 Scenario 6 - Key Facts

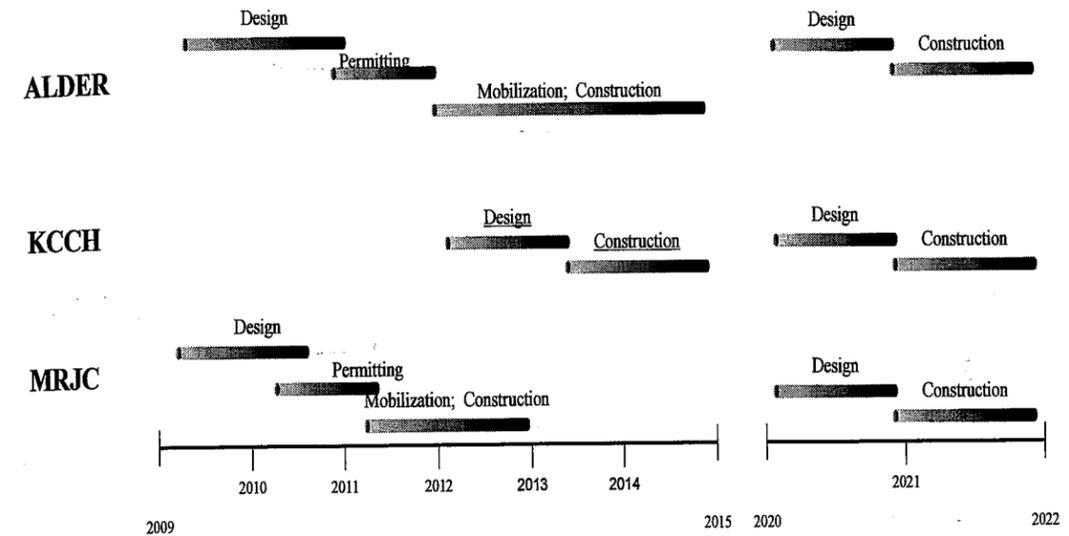
		KCCH		Alder		MRJC	
On line date:		2013	2022	2013	2022	2013	2022
# of new courtrooms:		(8)		19	2	2	2
Square Feet	Added			266,730	13,690	10,580	4,260
	Remodeled	39,674					
	Change in off-site leased			(6,170)			
	Unassigned KCCH	39,674					
Costs	New construction			\$152.4m	\$8.1m	\$6.5	\$2.5
	Remodeling	\$6.4m					
Annual Revenue	\$24 per sq.ft.	\$1.0m					

Two parking approaches have been identified. Using the City of Seattle parking requirement of one car per 1,000 gross square feet, 180 parking stalls would be required. Using the California court planning model of 35 stalls for each courtroom, 406 parking stalls would be required. The cost estimates assume a 3 1/2 floor parking garage with 1 1/2 floors underground. The range of costs is from \$12.2 million to \$34.1 million in 2009 dollars. It is assumed that the garage will be self supporting and could be owned and managed by a private developer. There are currently 287 parking stalls on the Alder site. Additional parking requirements for the MRJC facility have not yet been determined.

**Project Schedule:**

The schedule assumes design and permitting are fully funded with construction funding following the public vote. The delayed funding of construction delays the construction completion date by about six months. The schedule assumes a General Contractor/ Construction Manager (GC/CM) project delivery method with a pre-design consultant selected in July 2009. It assumes that the new facility will be constructed prior to the demolition of the Alder Tower in order to keep court operations underway. The GC/CM delivery method may or may not be ultimately selected. It was used to develop conservative scheduling assumptions.

This schedule calls for design to begin in 2009 and construction to conclude in 2015. The second phase would be completed in 2022.



Project capital costs are based on a detailed list of spaces and consultant developed capital costs. All costs are rough, preliminary estimates that may vary greatly from the final capital costs. Factors affecting the final costs include: 1) economy, 2) construction delivery method, and 3) the size and configuration. To provide rough costs to be used as a tool in comparing and contrasting the relative costs of the scenarios, FMD staff used the advice of consultants expert in the development of construction costs. We recognize that other government projects have recently experienced lower construction bids than were estimated and that recently completed non court house projects have experienced lower per square foot costs.

Capital costs for the new facility and for two approaches for the parking garage are detailed below in Table 30. The costs are reported in 2009 dollars and in dollars escalated to the mid-point of construction. The mid-point of construction for Scenario 6 is 2013. The methods and assumptions used for the cost estimating are further explained in Chapter Three: Cost Estimate Methodologies and Assumptions.

Table 30 Scenario 6 - Project Costs (Millions)

Scenario	Total Alder Cost – All Phases		2009 \$		Escalated	
	2009 \$	Escalated	First Phase	Second Phase	First Phase	Second Phase
<b>S6 Replace the Youth Services Center with a Facility for Juvenile and Family Law Matters</b>						
Building	\$160.4	\$196.3	\$152.3	\$8.1	\$182.8	\$13.5
Parking Low	\$12.3	\$14.9	\$11.8	\$0.4	\$14.1	\$0.8
Parking High	\$34.1	\$42.7	\$30.4	\$3.7	\$36.5	\$6.2

**Advantages:**

- ✓ Meets the facility objectives of the SC OMP by co-locating all juvenile offender, Northend juvenile dependency and family court matters in a single facility,
- ✓ Replaces aging facilities with an expanded facility meeting the service needs of the juvenile offender cases countywide and the Northend juvenile dependency, Becca, and family law cases,
- ✓ Co-locates all Northend juvenile and family law judicial officers and staff in a single location eliminating the need to duplicate staff and services,
- ✓ Eliminates the need for leased off-site space,
- ✓ Replaces aging facilities with an expanded facility addressing the SC OMP recommendations by providing on-site services to juveniles and families and opportunities to link families involved in juvenile and family court systems to off-site services,
- ✓ Provides the same on-site services offered at Alder under Scenario 2,
- ✓ Eliminates the need to "broker" juvenile dependency cases to the KCCH,
- ✓ Provides a potential for 39,674 useable sq. ft for reprogramming and remodeled space in the KCCH;
  - Vacates 16,573 usable sq. ft. when the PAO Family Support division relocates to the Alder facility,
  - Vacates 6,689 usable sq. ft. when the Family Court Services and FLIC relocates to the Alder facility,
  - Vacates 4 unified family courtrooms and related space totaling approximately 9,995 usable sq. ft.,
  - Vacates 1 civil courtroom now used to hear brokered juvenile dependency cases, and
  - Vacates 3 family law commissioner courtrooms and related space approximately 6,417 usable sq. ft.
- ✓ Reprograms 1.5 FTE judicial workload which is currently family law workload at the KCCH, and
- ✓ Reprograms 0.8 FTE judicial workload which is currently juvenile dependency workload at the KCCH.

**Disadvantages:**

- ✓ Provides the least amount of space for private/ public partnerships and the potential sale of unused property at the Alder site.
- ✓ Most expensive near term capital cost – provides the equivalent of 2 courtrooms already in existence in the KCCH.

*Scenario Comparison*

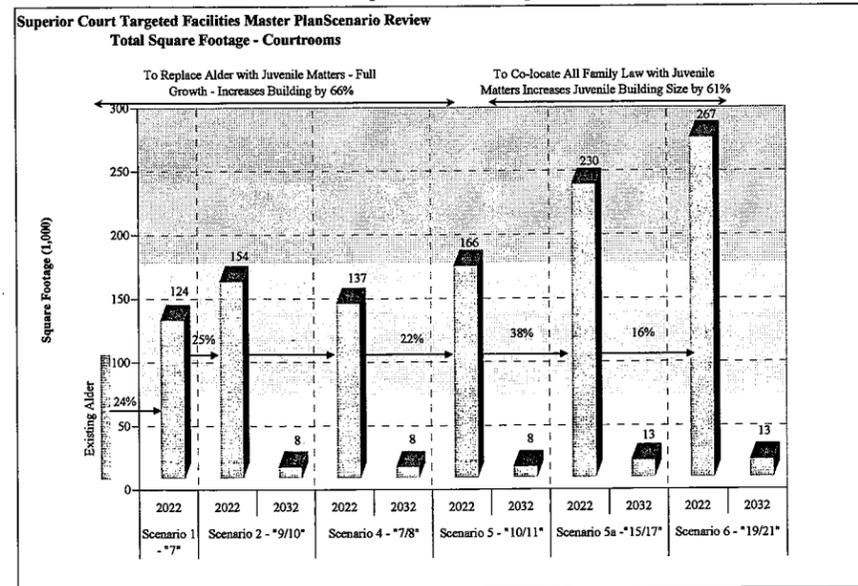
As shown in Table 31 below the six scenarios vary by the number of Alder courtrooms (7-21) and the total escalated capital cost (\$87.4 million to \$196.3 million)

**Table 31 Six Scenarios: # of Alder Courtrooms & Escalated Capital Cost**

	Alder Courtrooms		Escalated Capital Cost (Millions)	
	2022	2032	2022	2032
1. Replace the Youth Services Center – the Alder Wing and Tower, without growth.	7	0	\$87.4	0
2. Replace the Youth Services Center with growth under a continuation of current operations.	9	1	\$106.0	\$8.1
4. Replace the Youth Services Center with a facility sized to handle only countywide juvenile offender cases and northend Becca cases; co-locate all northend dependency cases with northend family law cases in the KCCH	7	1	\$95.3	\$8.1
5. Replace the Youth Services Center with a facility sized to handle all juvenile offender cases countywide and all northend Becca and juvenile dependency cases	10	1	\$113.9	\$8.1
5.5 Replace the Youth Services Center with a facility large enough to co-locate all juvenile offender cases countywide, northend Becca cases; all northend juvenile dependency cases and family law cases dealing with families.	15	2	\$158.4	\$13.1
6. Replace the Youth Services Center with a facility large enough to co-locate all juvenile offender cases countywide, northend Becca cases and all northend juvenile dependency cases with all northend cases for family law	19	2	\$182.8	\$13.5

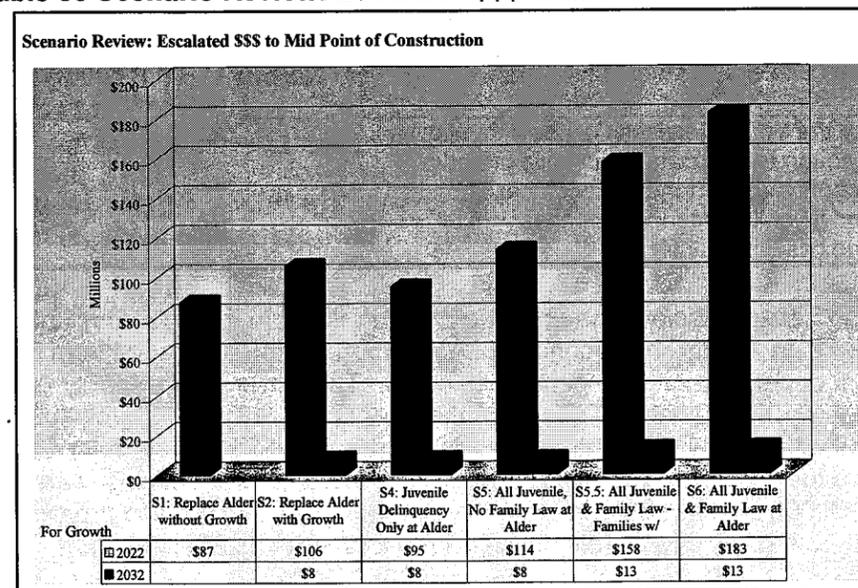
As shown in Table 32 below, the scenarios range in square footage from 124,000 sq. ft. to 267,000 sq. ft. in 2022. The second construction phase for 2032 adds from 8,000 to 13,000 sq ft depending on the scenario selected. The current Alder facility is approximately 100,000 sq. ft. To replace the existing facility without growth but in accordance with county office space standards, requires 124,000 sq. ft. or about 24% more space than currently exists. To replace the existing facility with growth and flexibility requires 166,000 sq. ft - a 66% increase in current space. To replace the existing facility with growth and co-location of all family law matters requires 267,000 sq. ft.

Table 32 Total Square Footage - Courtrooms



As shown in Table 33 below, for the first phase of construction scenario capital construction costs in dollars escalated to the mid point of construction range from \$87 million to replace what we currently have without growth to \$114 million for growth and flexibility to \$183 million to replace with growth and co-locate all family law matters. The second phase of construction adds from \$8 million to \$13 million. The costs do not include the cost of the garage.

Table 33 Scenario Review: Escalated \$\$\$ to Mid Point of Construction



Chapter Three: Cost Estimate Methodologies and Assumptions

The project cost estimate for each scenario combines cost data from similar projects and facilities, functional space estimates and consultant expertise. Throughout the facility planning the cost estimates have been refined. This section reviews the methodologies used to develop the cost estimates: the benchmarks, source materials, and pricing estimates used for determining construction costs, as well as the assumptions regarding the facility programming, quality, project schedule, and materials cost factors. This section discusses the initial project assumptions and data and describes how the assumptions and numbers changed over time. In addition to project capital cost estimates, this section covers the methodologies used to estimate 1) the value of land for private development, 2) facility operating and maintenance costs, and 3) major maintenance and repair costs.

Project Capital Cost Estimates

For this planning phase, the primary purpose of the construction estimates is to compare orders of magnitude among the alternatives. In addition to construction estimates, estimates have been developed for soft costs for construction, future inflation, market factors, site valuations, lease valuations, materials costs, and site and design contingencies. Capital cost estimates were developed for both phases of the facility planning process. The result is a detailed, methodically benchmarked estimate for each scenario.

Staff aimed to refine and benchmark the costs appropriate to each stage of the project. The cost estimate for the selected scenario will continue to be refined during subsequent project phases.

Phase 1 Cost Estimation Process:

As explained in the project history, the initial phase of the FMP assumed a large facility in a variety of urban and/or suburban sites. Based on these parameters, an anticipated construction cost per square foot was created for five basic space types:

- **Courts** – finishes assumed at a level similar to the RJC.
- **Offices** – finishes at Class A quality.
- **Detention** – completely new facility or expansion of existing bed count.
- **Parking** – 350 square feet per stall with double-loaded aisles - costs provided for garage above grade, garage below grade, and surface parking.
- **Renovation** – use of existing building; based on minimal retrofit (not a total remodel).

The initial cost per square foot estimate for each space type was provided by Meng Analysis, the cost estimating subconsultant for Jay Farbstein and Associates. The costs were based on a review of published construction cost indexes: R.S. Means and Lee Saylor. Meng also compared these costs to similar types of projects. A preliminary comparative analysis to similar out-of-state projects was done, adjusting the project costs using R.S. Means' city construction cost indexes, to ensure the cost values were comparable to those the Seattle region. Meng developed a range in project costs for each

space type. The 2007 estimated base costs per square foot are listed in Table 34 below. Meng's analysis considered the differences in structure, codes, and general site requirements for a range of facility types. The general assumption was that it would cost more, on a per square foot basis, to build a high-rise building on a downtown site than a suburban campus site where there is "more room to operate" during construction.

**Table 34 2007 Building Space Types - Costs per Square Foot**

Type of Building Space	Low/Mid-Rise	Mid-Rise	High Rise
Courthouse	\$411	\$405	\$454
Offices	\$288	\$284	\$318
Detention	\$436	\$429	\$490
Remodel (light to medium scope)		\$130	
Parking structure:			
Above grade	\$82	\$86	\$90
Below grade		\$94	\$100
Surface parking	\$12	\$11	

The per square foot cost included the base construction cost, along with general conditions, overhead, fee, and profit for the general contractor. The base construction costs included a 20% design contingency factor per county estimating guidelines. The total construction cost for each option was presented as the amount a contractor would be expected to bid on a project.

The per-square-foot costs did not include sales tax or inflation. At the time of the cost estimate, Meng assumed the total project escalation for a 30 month project at 16%.<sup>13</sup>

Furnishings, fixtures and equipment (FF&E) were estimated at \$6,000 per employee work station. Finally, a 40% add-on for soft costs was included for architecture and engineering costs, construction management consultant costs, bidding costs, permit negotiations, legal fees, county administration, and other incidental costs. Both the FF&E costs and the 40% soft costs were supplied by King County Facility Management Division (FMD) staff.

*Project Soft Costs*

Project soft costs are costs for those items necessary to complete a building project, but that are not included in the base construction cost (a general contractor's bid price to construct the project). Based on FMD experience, these costs typically average 40% of the base construction cost. The component cost breakdown is reported in Table 35 below.

**Table 35 Project Soft Cost Components**

Project Soft Cost Component	%
• Design	7.8%
• Tax (on base construction cost)	9.0%
• Permits	1.5%
• Administrative Overhead (Includes FMD and SC staff, accounting, legal work and printing costs)	4.9%

<sup>13</sup> Note that the escalation column featured in Table 4.1 of the Volume I report, entitled Capital Costs of Options, listed the escalation at 15%, and later changed due to rounding.

Project Soft Cost Component	%
• Construction Management	2.8%
• Pre-Construction Services (GC/CM)	0.7%
• Special Inspections (Construction)	0.8%
• Building Commissioning	0.6%
• Construction Contingency (including sales tax)	10.9%
• 1% for Art	1.0%
Total	40.0%

*Site Acquisition Costs*

Finally, although Phase 1 considered various sites for the new courts facility, the construction cost estimates as shown in Table 36 below did not include costs for site value and/or acquisition. Rather, the consultants provided a "preliminary check" on potential site costs between the Alder site, downtown core sites, and suburban sites. For example, the smallest suburban site, an eight acre site slightly smaller than the current Alder YSC site, was estimated at the low range of \$50 per square foot for a total cost of \$65.3 million. As the estimated construction costs were not comprehensive, they did not detail the total capital costs for each option.

**Table 36 Phase 1 Capital Costs for 5 Options**

	Capital Costs in 2007 \$\$	Thru 2032
Option 1	Centralized: One Full-Service Facility.	\$340 - \$464
Option 2	Decentralized: Two Full-Service Facilities by 2012.	\$425 - \$486
Option 3	Baseline: Retain Current Operating Structure and Accommodate Growth within Existing Facilities.*	\$117
Option 4	Phased Decentralized Plus: One Full-Service Facility in 2012; Second Full-Service Facility in 2022; Retention of Partial Service at the RJC until 2022.	\$450
Option 5	Phased Decentralized: One Full-Service Facility in 2012; Second Full-Service Facility in 2022.	\$514

*Phase 1 Construction Cost Estimates Challenges*

Capital costs for the options ranged from \$117 million to \$514 million. The \$117 million figure represented a "baseline" option that expanded some court spaces at the YSC and the KCCH. However, a detailed analysis of the initial cost estimates revealed that crucial pieces had been omitted. Parking estimates were undersized in comparison to the current parking at the Alder YSC facility. Vacated space in the KCCH and the RJC was given a value offset of \$20 per square foot without taking remodeling costs into consideration or identifying potential departments to be relocated.

The baseline estimate also assumed that the current Alder tower could be remodeled for office space. But the remodel figure developed by the project consultant did not account for significant needs in the Alder Tower and Alder Wing: a comprehensive major maintenance overhaul of both buildings, county code requirements for LEED standards in major projects, and other code and operational improvements. Similarly, the remodel

assumption failed to consider that the Alder Tower and Alder Wing were listed in the 2006-2007 Space Plan as needing complete replacement.

As a result, the \$130 per square foot figure used for the remodel estimate assuming a "light to medium remodel", was likely too low. LEED programming requirements, new and changed operational needs (identified during space planning and building programming), and particular needs for the Alder YSC site would likely add considerably to this shortfall. Refinement of the cost estimation methodology for the next project phase was a major priority for the consultants and the project team.

*Phase 2 Cost Estimating Process*

Following the initial phase, staff re-examined the five options, creating five new scenarios for a new facility at the Alder YSC and an upgrade to the MRJC. Focusing on the Alder and the MRJC sites helped to refine the cost estimates, as the variability in facility types was reduced. As the scenarios were developed and sized, the cost estimates relied on the same (or similar) cost per square foot figures developed during Phase 1, with updates for inflation 2007 to 2008. These costs were used through the summer and early fall 2008.

As the space list for each scenario was completed, functional space needs changed. Staff re-examined space need assumptions and the overall cost methodologies and assumptions. Major modifications to the Phase 1 costing approach included:

- Parking needs assumptions: parking needs were determined as a range, using the City of Seattle code requirement of one space per 1,000 square feet of development as the low end of the range<sup>14</sup> to 35 spaces per courtroom as the high end of the range.<sup>15</sup>
- Facility assumptions: the new facility would be five floors, and align with the detention facility on the southern portion of the site. Construction would be steel frame, with brick, glass and/or concrete exterior. A tunnel would connect the new facility with the current basement access to the detention facility.
- Parking garage assumptions: the parking garage was assumed to be concrete construction, with roughly half above-ground and half-below ground. The parking garage was assumed to be detached from the courthouse facility for courthouse security and to allow for possible co-use of the garage by residential and/or commercial development on the north portion of the site.
- Facility and parking breakout assumptions: as parking will be a separate building from the court facility, likely co-located with other development on the site, the cost estimates for the parking and courthouse facilities are separated into individual projects. Ideally, the costs for a parking structure accommodating the court facility needs will be offset by private development investment and/or parking fees at the site. This approach will be refined as the project moves forward, once a scenario and the development team is identified.

<sup>14</sup> The City has since modified this requirement; however, it remains as the low range of the parking costs.

<sup>15</sup> The high end of the range is from the State of California Administrative Office of the Courts planning standard. Washington State does not have a uniform parking standard for County or Municipal Courts facilities.

- Operational assumptions: the current Alder Tower would need to remain operational during the construction of the new court facility. The facility could be constructed in stages so long as the first stage resulted in a new building for operations currently in the Alder Tower. Operations in the Alder Wing could be impacted during the project duration.
- Fixed cost assumptions: the Alder site was reviewed in detail for on- and off-site needs, along with other fixed-cost systems needs. The placeholder figure for these site improvements was increased to a total of just over \$2.8 million. FF&E cost was also re-examined. FF&E was raised to \$10,000 per workstation, accommodating potential additional costs in furniture for conference rooms and shared spaces.

FF&E typically includes all chairs, desks, partitions, tables, fixtures and equipment for the occupants to use all portions of the facility. This includes staff workstations, private offices for managers, supervisors, and elected officials, conference rooms, courtroom (spectator seating, attorney tables, chairs for judges and clerks), and building fixtures such as trash compactors, window coverings, signage, information kiosks, file storage units – the entire range of items necessary for a fully functioning facility. Table 37 below provides the components for the furnishing, fixtures and equipment cost.

**Table 37 FF& E Component Costs per Employee**

Component	Cost/ Employee
• Staff furniture/workstations	\$5,500 <sup>16</sup>
• Conference room furniture/equipment	\$1,200
• Courtroom furniture	\$1,900
• Building fixtures	\$1,400
Total/Employee	\$10,000

Initially, FF&E was assumed to be \$6,000 per workstation in the Phase 1 facility costs. This assumption reflects per worker costs for staff workspaces. However, this figure did not include shared space needs: conference room furniture, and building fixtures. Based on experience, the cost component for the typical employee averages \$10,000.

*Benchmarking Building Costs for Spaces Types*

In addition to the above assumptions, the overall cost methodology for each of the building space types was thoroughly refined. Staff directed the consultant to provide assurances that the estimated facility costs were benchmarked to other courthouse projects. Meng performed a comparative analysis of a comprehensive range of courthouse projects. Seventeen recent courthouse projects were examined. Roughly half of the projects had lump-sum cost information, the other half had detailed cost estimates. The courthouse information is reported in Table 38 below. The Meng Analysis report is included in Attachment III

<sup>16</sup> Note that this figure is slightly reduced from the \$6,000 assumed in Phase 1. The reduction accounts for the overlap with other furniture and equipment needs included in the Phase 2 estimate.

Table 38 Comparison of Courts Facility Projects

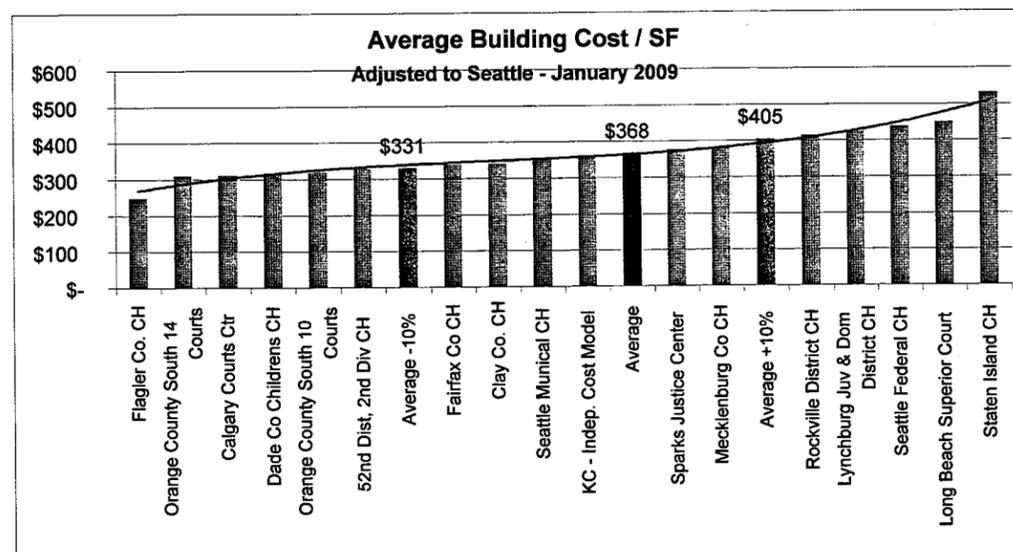
Facility	ST	Status	Year	COST		Floors	Parking
				(Millions)	SF		
52nd Dist, 2nd Div CH	MI	Built	O-04	\$15.9	67,762	\$234	2+1b g 85+30 secure
Calgary Courts Ctr	AL	Built	A-07	\$314.0	1,012,000	\$310	24
Clay Co. CH	FL	Built	J-05	\$161.7	615,000	\$263	10 Garage
Dade Co Childrens CH	FL	DD	A-08	\$133.2	375,000	\$355	14 min
Fairfax Co CH	VA	Built	D-08	\$94.5	312,000	\$303	
Flagler Co. CH	FL	Built	A-07	\$25.5	137,800	\$185	4 451 surf
Long Beach CH	CA	DD	A-07	\$171.3	306,480	\$559	
Lynchburg Juv & Dom District CH	VA		N-09	\$12.0	35,000	\$343	3.5 7 secure
Mecklenburg Co CH	NC	Built	N-07	\$121.0	440,000	\$275	
Orange County 10 CH	CA	DD	D-03	\$48.4	133,000	\$364	
Orange County 14 CH	CA	DD	D-03	\$58.5	175,210	\$334	
Rockville District CH	MD		N-10	\$59.9	167,072	\$359	6.5
Seattle Federal CH	WA	Built	A-01	\$161.7	615,000	\$263	
Seattle Muncial CH	WA	Built	J-05	\$69.2	306,153	\$226	13.5
Sparks Justice Center	NV	DD	A-08	\$21.5	45,650	\$471	
Staten Island CH	NY	DD	J-08	\$137.0	183,049	\$749	

Each of the courthouse projects above were adjusted to Seattle costs by using the R.S. Means city cost index. Notably, the cost per square foot of the recent Seattle Municipal Courthouse project is close to the estimated building cost for the Alder YSC project

*Benchmarking Costs for Comparable Courthouse Projects*

The project consultants compared the average building costs per square foot for the range of courthouse projects reviewed. Table 39 below shows the average building costs excluding site and soft costs.

Table 39 Average Building Costs – Adjusted for Seattle



For projects with detailed material costs, Meng Analysis compared each construction materials specification with comparable city index costs, and then averaged the revised materials cost to a total per square foot cost for the project, escalating the project cost to January 2009 dollars and prevailing wages. Thus, each of the major materials specifications in the detailed projects are benchmarked for a comparable Seattle cost – not just an average cost for a typical courthouse project. The results are refined estimates as to the potential costs for each scenario.

From the benchmarking analysis, new values for the costs of the courthouse building space types, specific to the Alder facility were developed. They are displayed in Table 37 below. While a range of costs per square foot is presented, the average cost per square foot was used to develop the scenario cost estimates.

Table 40 2008 Building Space Types - Costs per Square Foot

Type of Building Space	Cost per Square Foot		
	-10%	Average	+10%
Shell and Core Only	\$187	\$208	\$229
with Courthouse TI <sup>17</sup> s	\$374	\$415	\$456
with Office TIs	\$273	\$303	\$333
with School TIs	\$285	\$317	\$349
Parking Garage	\$86	\$96	\$106

When applied to the square footage for these space types for each scenario, the average cost per square foot ranged from \$350 to \$360. These averages are consistent with the average costs displayed in Table 36.

*Cost Escalation*

Cost escalation was also re-examined by the consultants and the staff team. The average escalation in construction costs in the Seattle area between June of 2001 and January of 2009 was calculated at roughly five percent with general inflation averaging 3.75 percent.

To escalate construction costs for the first phase of construction, the costs were adjusted by five percent annually through the mid-point of construction. For the second phase of construction in 2021 and 2022, construction costs were first inflated by five percent through 2012 and then by 3.75 percent to 2022.

*Construction Cost Variability*

The construction-cost benchmarking completed to date considers projects completed over the last 5 years. Such benchmarking is a standard approach to analyzing proposed construction estimates. However, a review of very recent construction costs could result in a different set of average costs given the current economic climate. Construction prices appear to be dropping as a result of changes in construction material prices and contractor margins. Labor rates may remain steady or continue to rise more slowly than in the past. These conditions may be offset by government stimulus efforts accelerating public infrastructure resulting in increasing cement, asphalt and steel prices. These changing conditions make it extremely important to revisit the assumed construction

<sup>17</sup> Tenant improvements.

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timing and the construction cost estimates immediately prior to establishing the funding request in a proposed public vote for a proposed property tax adjustment.

**Parking**

Meng Analysis' estimate for parking used a blended figure that assumed some above ground and some underground parking on the site – a roughly 3½ story structure with 1½ levels underground and two above.<sup>18</sup> Meng then compared its estimate for parking garage construction costs to six regional parking garages:

- Everett Station, Phase 2 (\$12,320,000; \$81/SF)
- Providence Regional Medical Center – Everett, WA (\$30,000,000; \$87/SF)
- Inter-modal Transit Facility, Phase 1 – University Place, WA (\$6,225,000; \$68/SF)
- Sound Transit Lakewood Station – Lakewood, WA (\$32,900,000; \$128/SF)
- West Campus Garage Expansion UW – Seattle, WA (\$9,840,000; \$95/SF)
- Issaquah Transit Center – 815 stalls (\$29,482,000; \$36,174/Stall = \$106/SF using the 340SF/Stall allowance)

Per the above, the parking estimated cost of \$96 per square foot, with a ten percent plus/minus range of \$86 to \$106 comports with other recent parking garage projects in the Puget Sound region.

**Value of Land for Private Development On-Site**

To determine the potential amount of land available for private development on the Alder site, staff first determined the footprint required for each scenario through 2032. The total square footage for each facility was divided by the five floors assumed for the facility. This footprint was added to the existing detention facility footprint. A 20 percent buffer for the facilities was added to account for site access and setbacks. The result represents the King County footprint for each scenario. Depending on the scenario, the total space needed by King County for the existing detention facility and the new courthouse ranges from 146,000 square feet for a 7 courtroom facility to about 190,000 square feet for a 19 courtroom facility. The results for each scenario are shown in Table 41 below.

**Table 41 Calculation of King County Square Footage Requirements**

Scenario	Detention Facility	Square Footage for New Facility	Footprint for 5 story building	Detention facility & New Facility	20% buffer	Total KC Footprint
1	88,000	123,200	24,640	112,640	33,792	146,432
2	88,000	161,750	32,350	120,350	36,105	156,455
4	88,000	144,250	28,850	116,850	35,055	151,905
5	88,000	173,770	34,754	122,754	36,826	159,580
5.5	88,000	243,080	48,616	136,616	40,985	177,601
6	88,000	279,890	55,978	143,978	43,193	187,171

<sup>18</sup> Note that assumptions for parking costs are not included in the project costs, since the parking component of the project is determined during the next phase; Meng's approach was to provide a per square foot cost that was reasonable for both above-ground and underground approaches to site parking.

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With the King County footprint determined, staff next identified the footprint for a parking garage, the existing open space, and the amount of space required for internal circulation on the site. To determine the parking garage footprint, the high range of parking stalls was divided into the 3 levels assumed for the parking facility. Internal site circulation was calculated at five percent. Taking the site's total square footage of 396,845, the amount of site available for potential private development was determined for each scenario.

As any parking garage on the site could eventually be placed below ground, the square footage for private development is expressed in a range, with the low range assuming a parking facility partially above ground and the high range assuming a parking facility below ground with opportunities for development above the garage. As shown in Table 42 below, the square footage available for private development ranges from a low of 60,000 square feet for Scenario 6 to 153,428 square feet for Scenario 1 should the garage be built above ground.

**Table 42 Calculation of Potential Square Foot Available for Private Development**

Scenario	Total KC Space	Parking Garage	Potential Sale to Private Developer square footage potential		Open Space "Spirit of Our Youth"	5% for internal circulation	Total Square Footage at Alder Site
			Low	High (Garage Underground)			
1	146,432	25,843	153,428	179,271	51,300	19,842	396,845
2	156,455	37,286	131,962	169,248	51,300	19,842	396,845
4	151,905	30,086	143,712	173,798	51,300	19,842	396,845
5	159,580	40,886	125,237	166,123	51,300	19,842	396,845
5.5	177,601	63,771	84,331	148,102	51,300	19,842	396,845
6	187,171	78,171	60,360	138,531	51,300	19,842	396,845

Based on a December 19, 2007 valuation of the site performed by Greenleaf Valuation Group, Inc., the property is valued at \$45 million if vacant, with an "as is" value of \$42 million. Using the latter figure, staff developed a range of values for potential development for each scenario. As shown in Table 43 below, the potential for property sale ranges from a low of \$6.4 million for Scenario 6 to a high of \$16.2 million for Scenario 1.

**Table 43 Potential Land Values For Private Development**

Scenario	Private Development: Potential Property Sale Millions \$	
	Low Range Garage above ground	High Range Garage below ground
1	\$16.2	\$19.0
2	\$14.0	\$17.9
4	\$15.2	\$18.4
5	\$13.3	\$17.6
5.5	\$8.9	\$15.7
6	\$6.4	\$14.7

The low range estimate for the sale of property for private development was used for the life cycle cost estimate.

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Given the early stage of the project and that the current economic climate is unsettled; there is a high degree of uncertainty regarding the above valuations. Further analysis on the current property value should be conducted as part of the pre-development phase.

**Estimated facility operating and maintenance costs**

A specific facility operating and maintenance cost estimate for each scenario could not be developed during this phase, as only the general functional needs for the facility have been identified. As a surrogate for future operating requirements, FMD's facility maintenance cost model was used. The Facilities Management Division maintains a cost model which allocates the direct, indirect and overhead costs of each building maintained by the Division. The model divides these costs into two major categories: 1) County, Department and Division Overhead, and 2) Direct Building Costs.

County, Department and Division Overhead costs are made up of building services overhead, the FMD Director's Office, FMD Capital Planning, and related charges from other support agencies: Finance, the Prosecuting Attorney's Office, etc. These costs are allocated based on the total square footage of the facilities maintained by FMD. As a result, all facilities have the same per-square-foot overhead costs. As these costs are dependent on the total square footage of all facilities, they are included in the analysis.

Direct Building Costs are costs specific to each facility. They are divided into four categories: building direct non-labor costs, building direct labor costs, pooled and supervisory labor, and FMD security. Building direct non-labor cost components are supplies, services, fuel, electricity, water, waste, and other utilities, if applicable. Building direct labor costs are the personnel costs for staff likely to be assigned to maintain the facility. Pooled and supervisory labor is an estimate of the additional maintenance needed from the maintenance pool, as well as an allocation of supervisory staff costs. Lastly, FMD security costs are the estimated costs for assigned FMD security and screeners. Note these security costs do not include the costs for King County Sheriff's Office Deputy Sheriff's officers. For the 2009 model the cost per square foot for building direct costs for specific facilities was allocated as shown in Table 44 below.

**Table 44 Facility O&M Costs:  
Building Direct Costs – Costs per square foot**

	Non Labor	Labor	Pooled and Super Labor	Security Org 2897	Total O&M charge
Administration Bldg	\$ 3.61	\$ 3.37	\$ 3.93	\$ 1.34	\$ 13.61
King County Courthouse	\$3.71	\$1.94	\$3.93	\$2.88	\$13.82
Maleng Justice Ctr. <sup>19</sup>	\$ 4.45	\$ 3.08	\$ 3.93	\$ 1.65	\$ 14.47
Youth Services Facility	\$ 4.05	\$ 5.34	\$ 3.93	\$ 2.18	\$ 16.87

Combining the Overhead allocation square foot costs with the building direct costs results in the annual square foot costs for the following facilities.

<sup>19</sup> The Maleng Regional Justice Center and the Youth Services Center the costs for detention areas, courtrooms, and offices are not identified separately.

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	Annual per Sq.Ft. Charges
Administration Building	\$13.61
King County Courthouse	\$13.82
Maleng Regional Justice Center	\$14.47
Youth Services Center	\$16.87

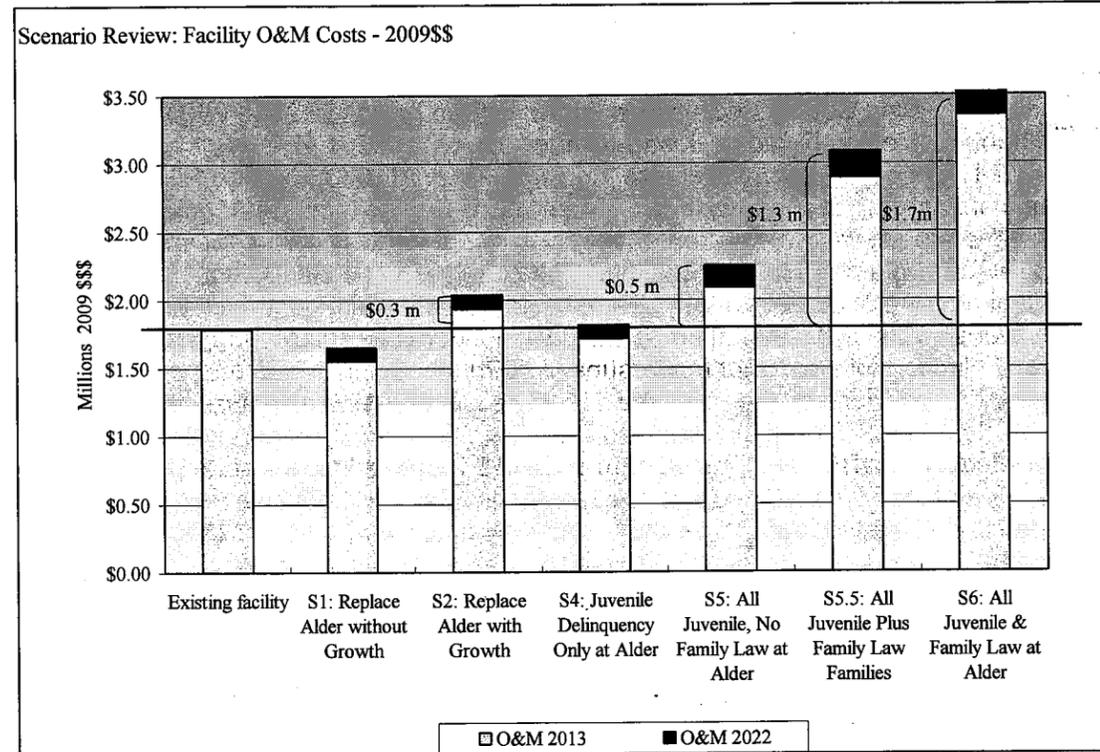
Choosing a representative square footage facility operating and maintenance cost was difficult in part because the YSC and the MRJC charges are a blended rate combining the requirements for the courthouse and the 24 hour detention facility. While the current Youth Services Center is more comparable to the size ranges for the proposed new facility for each scenario, staff selected the King County Courthouse cost per square foot. The amount was then adjusted with the security costs of \$2.88 replaced with the security costs for the MRJC of \$1.65 per square foot. The MRJC security costs will likely mirror the new facility costs. This adjusted figure of \$12.59 was used in estimating future operating and maintenance costs, as well as for the life cycle cost analysis. Table 45 provides the estimated facility operations and maintenance annual costs for each scenario.

**Table 45 Review of Facility Operations & Maintenance Annual Costs**

	\$ per sq ft	Estimate 2009\$\$ for Facility Operations & Maintenance Annual Costs Millions		Annual Difference in from 2009 costs
		First Phase	Second Phase	
Existing facility	\$16.87	\$1.79		
S1: Replace Alder without Growth	\$12.59	\$1.55	\$1.65	-\$0.13
S2: Replace Alder with Growth	\$12.59	\$1.93	\$2.04	\$0.25
S4: Juvenile Delinquency Only at Alder	\$12.59	\$1.71	\$1.82	\$0.03
S5: All Juvenile, No Family Law at Alder	\$12.59	\$2.08	\$2.25	\$0.47
S5.5: All Juvenile Plus Family Law Services At Alder	\$12.59	\$2.89	\$3.09	\$1.30
S6: All Juvenile & Family Law at Alder	\$12.59	\$3.35	\$3.52	\$1.74

As Table 46 below indicates to replace the existing facility without growth would save the county approximately \$130,000 per year in 2009 dollars. To replace the facility with growth and flexibility will cost the county approximately \$500,000 more per year from \$1.79 million currently to \$2.25 million per year. To replace the facility with growth and to co-locate all family law matters will cost about \$1.7 million more from \$1.79 million currently to about \$3.53 million per year. It is important to note that these estimates are preliminary and are considered placeholders. Further refinement could result in a cost per square foot that decreases as facility size increases

Table 46 Scenario Review: Facility O&M Costs – 2009 \$\$



**MMRF Assumptions**

A Major Maintenance Reserve Fund per square foot cost was also included in the future operating cost estimate. The MMRF estimate is based on the financial model for the long term maintenance of the MRJC facility. King County has established a practice of estimating the cost of periodic building system replacement and repairs over the life of a building. These are the estimated costs of maintaining the building in good repair over the total expected life of the building. To implement this policy, the age and condition of each major building system is assessed. There is a calculation of the estimated required expenditures over time (both for amount and timing of expenditures) based on the expected life of the building system and the cost to repair or replace them. An annual charge is computed to represent the amount that needs to be paid for each year sufficient to finance those repairs. The accumulated building charges are pooled into a Major Maintenance Reserve Fund (MMRF) and this fund provides a funding source for financing all future building system repairs for all buildings within the Fund. For this analysis, the MRJC courts building systems model is used, assuming new construction. A \$2.48 per square foot cost is used to represent the amount in current dollars that would need to be collected each year to ensure that sufficient funds are available over the 60 year building life to maintain the building systems in good condition. For the Alder facility the current MMRF cost is \$8.17 per sq. ft.

The estimated MMRF impact for each scenario is shown in Table 47 below. An estimated annual major maintenance replacement cost for the current Alder facility is provided.

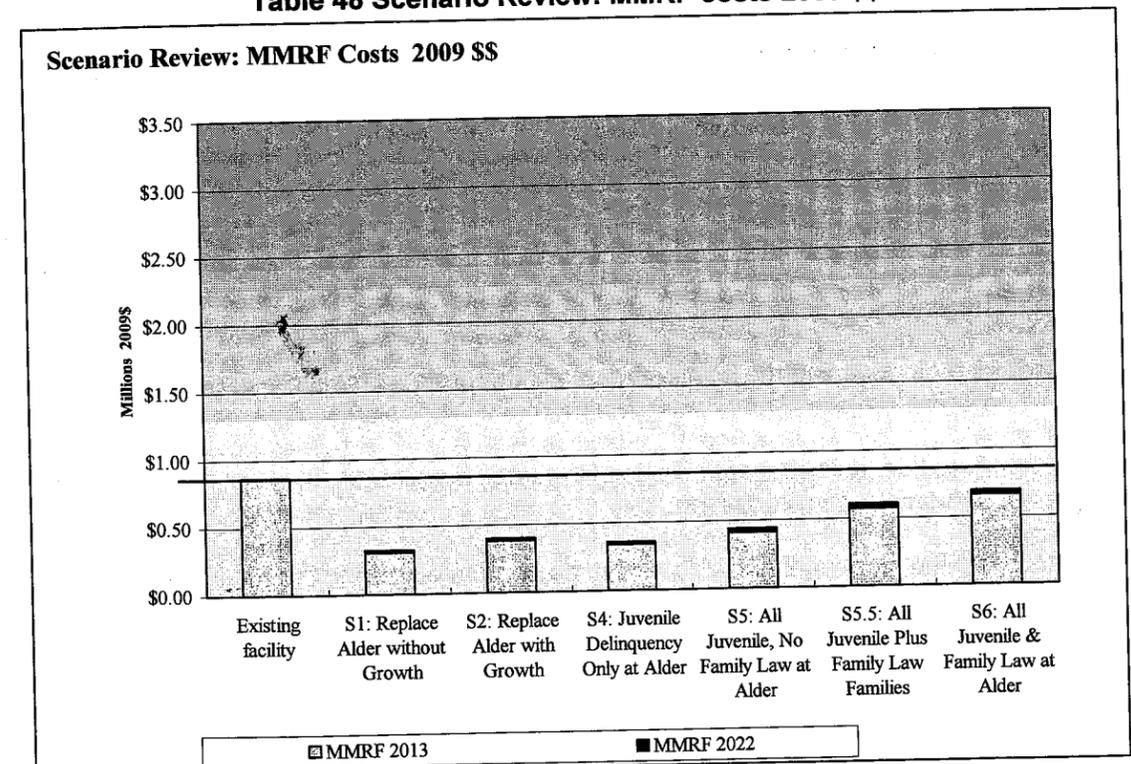
Using the MRJC major maintenance reserve fund cost for the new facility results in significantly lower annual costs.

Table 47 Review of MMRF Annual Costs

	\$ per sq ft	Estimate \$\$ for MMRF Annual Costs	
		First Phase	Second Phase
Existing facility	\$8.17	\$865,064	
S1: Replace Alder without Growth	\$2.48	\$305,536	\$325,822
S2: Replace Alder with Growth	\$2.48	\$380,854	\$401,140
S4: Juvenile Delinquency Only at Alder	\$2.48	\$337,454	\$357,740
S5: All Juvenile, No Family Law at Alder	\$2.48	\$410,663	\$443,548
S5.5: All Juvenile Plus Family Law Services At Alder	\$2.48	\$569,954	\$608,518
S6: All Juvenile & Family Law at Alder	\$2.48	\$660,176	\$694,127

As shown in Table 48 the current facility has an MMRF annual cost estimate of \$865,000. The MMRF cost for all scenarios range from \$300,000 for the smallest facility to \$700,000 for the largest facility, significantly lower than the current \$865,000 annual cost estimate.

Table 48 Scenario Review: MMRF costs 2009 \$\$



**Construction Phasing and Zoning**

As part of the scenario cost and financing analysis, preliminary design and construction phasing schedules for each scenario were developed. For those scenarios having up to

10 courtrooms for the first phase, design begins in 2009 and concludes in 2013 with the mid-point of construction in 2012. For those scenarios having up to 19 courtrooms for the first phase, design begins in 2009 and concludes in 2015 with the mid-point of construction in 2013. The schedules portrayed in Table 44 below are based on the following assumptions:

- Design/permitting are fully funded and proceed independently of the timing regarding financing and the public vote. It is assumed that construction funding is delayed until a property tax adjustment is approved by the voters. This assumption delays the on line dates by about six months.
- The County Council selects a final alternative in the second quarter, 2009
- The project uses a general contractor/construction management (GC/CM) project delivery method.

Table 49 Scenario Design and Construction Phase

Scenario	# of Courts		2009	2010	2011	2012	2013	2014	2015	2021	2022
	Phase 1	Phase 2									
1	7	0	Design	Design; Permitting	Const	Const	Closeout/Online				
2	9	1	Design	Design; Permitting	Const	Const	Closeout/Online			Design	Const/Online
4	7	1	Design	Design; Permitting	Const	Const	Closeout/Online			Design	Const/Online
5	10	1	Design	Design; Permitting	Const	Const	Closeout/Online			Design	Const/Online
5.5	15	2	Design	Schematic Design; Bond	Const Drawing; Permit	Mobil /Const	Const (Tower Phasing)	Const	Closeout/Online	Design	Const/Online
6	19	2	Design	Schematic Design; Bond	Const Drawing; Permit	Mobil / Const	Const (Tower Phasing)	Const	Closeout/Online	Design	Const/Online

Zoning Challenges

A major factor influencing the cost estimates is the project timeline – especially the permitting of the project. The current zoning of the Alder site is split between Neighborhood Commercial along 12<sup>th</sup> Avenue, with a 65-foot height maximum, and L-3 multi-family residential in the remainder of the site. As a result, the new Alder facility will likely not conform to current zoning.

While a detailed legal analysis will need to be conducted during the next phase, the initial project schedules assume that the permitting process for a new Alder courthouse will probably include the need to rezone the site. A type-four quasi-judicial review by the City of Seattle Department of Planning and Development may need to occur. The application for the project Master Use Permit (MUP) will likely need to be reviewed by the City Council before approval, consistent with Seattle Municipal Code requirements for public facilities or similar projects in multi-family zones. A potential option would be to address the project through a Major Institution Overlay district, as used by nearby Seattle University.

Regardless of the approach, the project phasing assumptions all assume that the entire facility build out in 2032 is included in negotiations for the conditional uses included within the MUP. In simple terms, this means that the detailed negotiations on the project

permitting will need to occur early in the project. The project calendars assume that discussions with the City of Seattle begin as soon as possible.

## Chapter Four: Project Financing

This section provides a primer on the options available to the county to finance major capital projects. Debt and lease supported financing is explained. The county's required General Fund debt limitations are noted. A brief overview of Washington State's property tax structure is provided including a discussion of the limits on tax levies. The section concludes with an analysis of the various property tax levy rates for each scenario for the first phase of construction which addresses 2022 caseload needs.

A regular lid lift can be used to raise additional property tax revenue. Lid lifts expand the regular levy authority of a jurisdiction and are subject to many restrictions, including growth, duration, aggregate amounts, and voter approval. For a standard 9 year lid lift, the required levy rate per \$1,000 in assessed value (AV) in 2011 for the various scenarios ranges from \$0.032 to \$0.066.

Excess levies are authorized by the state constitution and do not impact regular levy limitations. For a 20 year excess levy, the levy rate per \$1,000 AV for the various scenarios ranges from \$0.018 to \$0.038. For a 30 year excess levy, the levy rate per \$1,000 AV ranges from \$0.015 and \$0.031.

These levy rates translate in specific annual tax payments for homeowners. Homeowners with a home assessed at \$400,000 in 2011 would pay ranging \$12.67 to \$26.51 annually for a 9 year lid lift, depending on the scenario selected. For a 20 year excess levy, that same homeowner would pay ranging from \$7.22 to \$15.12 depending on the scenario. For a 30 year levy a homeowner would pay ranging from \$5.86 to \$12.26.

### Project Financing Options

#### *Debt Supported Financing*

**Limited Tax General Obligation Bond (LTGO Bond)** – This bond, also known as a councilmanic bond because it is approved by the County Council and does not require voter approval, is a bond secured by the full faith, credit and taxing power of the county. These bonds are secured by a pledge of the county's property tax authority. In the event of default, the holders of general obligation bonds have the right to compel a tax levy or legislative appropriation. The total amount of councilmanic debt outstanding at any given time is limited by the state constitution to a percentage of assessed value in the county. By policy, the county also limits the percentage of General Fund revenue that will be used to pay debt service on councilmanic debt to five percent.

Interim borrowing options are available in advance of bond issuance triggering the debt repayment schedule. Capital project financing occasionally employs the use of interim financing typically to coordinate the beginning of the debt repayment period with the beginning of benefit received when the project is completed. Interim borrowing can also be used for the purpose of postponing debt payments to remain within debt repayment limits during the interim borrowing period, and in cases where there is some uncertainty as to the final project costs to be financed with long term debt. Interim borrowing can be in the form of bond anticipation notes or interfund borrowing among county agencies. A bond anticipation note (BAN) is issued by the county and redeemed from the proceeds of

the long-term bond proceeds issued at project completion. A BAN is usually the preferred option for an interim period over one year in duration.

**Unlimited Tax General Obligation Bond** - This bond is similar to the LTGO bond except that the borrowing authority is voter approved rather than County Council approved.

#### *Lease Supported Financing*

**63-20 Financing** – This financing option named for the authorizing federal tax policy, allows a county facility to be financed by a 501.c3 eligible non-profit organization. With this financing option a county makes lease payments to the non-profit organization. The lease agreement provides for county ownership of the facility at the end of the lease payment period which coincides with the non-profit's bond repayment period. Lease payments are approved in the county's annual budget. One of the primary benefits of the 63-20 financing option is the reduction of construction cost escalation risk. The King Street Center, Goat Hill Parking Garage, Chinook Building and Pat Steel Building are King County facilities that have been financed using the 63-20 method.

**Certificate of Participation (COP)** – This financing instrument is similar in concept to the 63-20 financing option except that in a COP the county issues certificates and makes payments to the lessor of the facility who reimburses the certificate holder. The lessor typically assigns the lease and lease payments to a trustee, who then distributes the lease payments to the certificate holders. The Issaquah District Court was financed using a certificate of participation because the selected site was neither owned by the county nor available for sale to the county. When the repayment period ends with the retiring of the certificates the ownership of the facility is transferred to the county.

### Debt Limits

#### *State Limit*

Under the provisions of Article VIII of the State Constitution, counties have a debt limit equal to one and one half percent of county-wide assessed value. This limit applies to bonds approved by the County Council for general county purposes and metropolitan functions. Though King County is well below the limit specified in the RCW, the non-voter approved general purpose county debt approved by the County Council is subject to a more restrictive county policy limit.

#### *County Limited Tax General Obligation Bond Policy*

According to county policy, the debt payments associated with general purpose bonds authorized by the County Council, where debt service is paid by the General Fund, cannot exceed five percent of adjusted General Fund revenue. According to the revenue forecasts adopted with the 2009 budget, approximately \$100 million of debt capacity will be available after financing the Accountable Business Transformation (ABT) project, the elections facility purchase, the data center relocation project, the Passage Point housing project and the Jail Integrated Security and Jail Health Projects. Though the projected costs of the Alder Project are in excess of the available debt capacity amount under this policy, there are several other projects under consideration for use of this debt capacity. The project list includes the Maleng Regional Justice Center jail expansion, jail piping

replacement, Sheriff's evidence facility, replacement systems for the Assessor's Property Based System and the Sheriff's IRIS/TESS Systems, as well as other miscellaneous facility and technology projects.

**Brief Overview of Washington Property Tax Structure**

Local jurisdictions in Washington State have the authority to levy property taxes. The amount of taxes to be levied each year is determined by the local authority and restricted by a variety of state-imposed constitutional and statutory limitations.

Generally, the annual growth of regular property taxes authorized for collection cannot exceed one percent plus a component due to the value of new construction. The one percent limit is called the limit factor. There are methods to exceed this growth limitation, but each requires voter approval. Voters can approve temporary or permanent increases to the authorized levy. An increase can be dedicated to certain purposes, but it does not necessarily need to be restricted for certain purposes in all cases.

In addition to annual growth restrictions, the legislature has also established restrictions on the total millage rate that can be assessed. Counties are generally limited to \$1.80 per \$1,000 of assessed value (AV). For 2009, the regular millage rate assessed by King County is \$0.95. Aggregate rate limits covering multiple jurisdictions are also established and discussed below.

*Discussion of Levy Options*

The two methods for increasing the allowable levy are lid lifts and excess levies. Excess levies do not count against regular levy limitations under state law. Lid lifts are subject to limitations imposed by the legislature.

**Excess Levies**

Excess levies are authorized by the state constitution and do not impact regular levy limitations. There are two types of excess levies. One form is a single-year excess levy related to impairment of contracts. The second form is a multiple-year levy dedicated to repayment of general obligation (GO) bonds issued for capital purposes. This second form is pertinent here.

An excess levy can be submitted to voters at any election but requires a sixty percent majority for approval. Voter participation must equal or exceed a number equal to forty percent of the voters in the previous general election. The county may not submit excess levy propositions to the voters more than twice in a calendar year.

Revenue from this levy is restricted to payment of principal and interest on the specific GO bonds authorized by the voters. As such, the duration of the levy equates to the lifetime of the bonds. These types of levies cannot be used for replacement of equipment. For an excess levy, the amount required to pay principal and interest is levied each year and there is no defined growth limit. The voter-approved Harborview improvement program is the most recent example of this type of levy.

**Lid Lifts**

A regular lid lift can also be used to raise additional property tax revenue. Lid lifts expand the regular levy authority of a jurisdiction and are subject to many restrictions, including growth, duration, aggregate amounts, and voter approval.

Two general categories of lid lifts are available to the county, a standard lid lift or a multi-year lid lift. Both options require a simple majority approval with no minimum voter turnout requirements. The increase in the county's regular levy authority can be either temporary or permanent.

The primary difference between a standard lid lift and a multi-year lid lift is the growth rate. A standard lid lift uses a limit factor of one percent, whereas a multi-year lid lift using an "alternate limit factor" can use any specified rate.

A lid lift utilizing an alternate limit factor may not exceed six years in duration and must be submitted to voters in a primary or general election. The proposition must contain the specific limited purpose for which revenues may be used. The authorizing statute also requires that the new revenues not replace or supplant existing funds for the same purpose.

For the standard lid lift, if one of the stated uses of the revenue is to repay bonds, then the levy cannot exceed nine years.

Table 50 provides a comparison of various lid lifts and excess levy regarding limit factors, duration, voter approval requirements, election timing and allowable uses.

**Table 50 Comparison of Standard Lid Lift; Multi-year Lid Lift, Excess Levy**

	Standard Lid Lift	Multi-year Lid Lift	Excess Levy
<b>Max Limit Factor</b>	1%	Any	NA
<b>Max duration without bond repayment</b>	Permanent	6 years	1 year (to avoid impairment of contract)
<b>Max duration with bond repayment</b>	9 years	6 years	Term of related bonds
<b>Impacts jurisdiction's regular levy limits</b>	Yes	Yes	No
<b>Upon expiration, increases county's regular levy authority</b>	Must be specified in ballot	Must be specified in ballot	No
<b>Voter approval requirements</b>	Simple majority, no turnout requirements	Simple majority, no turnout requirements	60%; minimum of 40% turnout in most recent previous general election
<b>Election timing</b>	Any	Primary or general	Any; not more than 2 elections with excess levy propositions per year
<b>Revenue use limitations</b>	None – need not be specified, but can be specified	Limited use must be stated on ballot	Repayment of bonds only

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*Limits on Property Tax Levies*

King County cannot levy more than \$1.80 per \$1,000 AV of regular property taxes. In 2008, King County's regular property tax millage was \$1.04. King County's millage in 2009 is \$0.95, leaving \$0.85 in capacity. This capacity can only be accessed with voter approval.

In addition to the county's \$1.80 limit on regular property taxes, the state legislature has also limited the cumulative millage rate for all local districts to \$5.90. This limitation excludes the state levy, excess levies, and a few other specific levies and jurisdictions (EMS, Ferry District, and Port). Within King County, there are over 500 taxing districts, i.e. state, counties, cities, fire districts, representing different combinations of local jurisdiction.

In the event that the \$5.90 rate limit is reached in a levy district, levy prorationing occurs. This is a process established by the legislature in which levies of local jurisdictions are reduced until the \$5.90 cap is restored. King County is considered a senior taxing district and would not be impacted by prorationing. Special districts, however, could be impacted. As prescribed by state law, parks and recreation districts would be the first jurisdictions impacted, followed by the ferry district. See RCW 84.52.010(2).

In 2008, the maximum cumulative rate subject to the \$5.90 cap in King County was \$5.40, leaving \$0.50 of overall capacity. As primary revenue sources remain constricted, local taxing districts may look to raise their regular authorized property tax levies to offset the impact of growing costs thus reducing the remaining capacity.

Excess levies fall outside of the rate limitations discussed here and would not impact the ability of other jurisdictions or King County to use existing levy capacity for other purposes.

Under current law, it appears that neither lid lifts nor excess levies would lend themselves to the 63-20 financing method. LTGO bonding would likely be required. Part of the county's legislative agenda for 2009 is to expand the ability of local jurisdictions ability to pledge lid lifts for longer-duration projects such as this, which could allow for 63-20 financing. Staff is continuing to explore options available for the 63-20 financing method.

**Scenario Analysis – Property tax levy rates**

An analysis of the potential impact on property tax levy rates has been completed for each scenario for the first phase addressing growth needs through 2022. A multi-year lid lift is primarily useful for projects tied to operating costs or when fewer dollars are required at the beginning of a project than at the end of a project. The initial levy rate can be smaller since it grows more quickly over time. Growth of the levy can be tied to inflation to better reflect operating cost growth over a few years. This has the effect of collecting more dollars in later years than in the first few years of the lid lift. In a scenario where a lid lift is dedicated to equal bond redemption payments over several years, a multi-year lid lift may not be appropriate. This is because the revenue needed is equally spread over a period of years, so a growth rate larger than one percent is not needed. Additionally, the levy is limited to six years. For these reasons, a multi-year lid lift may not be recommended for this project.

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While excess levies are more difficult to get approved by voters, requiring a 60 percent affirmative vote, they also do not pose a risk of threatening junior taxing districts regular levy capacity.

Table 51 summarizes various project options and resulting property tax levies and rates. These estimates assume that a ballot proposition is placed before voters in 2010 and the levy is first collected in 2011. These examples are simplified to portray the relative differences in costs between the various scenarios. These estimates assume only one bond issuance with level payments over the period of time specified. These estimates will differ from estimates based on a more complex cash flow analysis. These estimates also exclude costs related to parking or any revenue related to the sale of portions of land currently held by the county.

**Table 51 Comparison of Scenarios and Resulting Levy Rates (\$ millions)**

	Replace Alder w/o growth	Replace Alder w/growth	Juvenile delinquency only at Alder	All Juvenile, No Family Law at Alder	All Juvenile & Family Law with Children at Alder	All Juvenile & Family Law at Alder
Scenario:	1	2	4	5	5.5	6
# of Courtrooms	7	9	7	10	15	19
Total (excluding parking costs):	\$87.4	\$106.0	\$95.3	\$113.9	\$158.4	\$182.8

**Annual payments by duration (\$ millions)**

*Standard Lid Lift*

9 Years	\$12.4	\$15.1	\$13.5	\$16.2	\$22.5	\$26.0
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*Excess Levy*

20 Years	\$7.1	\$8.6	\$7.7	\$9.2	\$12.8	\$14.8
30 Years	\$5.7	\$7.0	\$6.3	\$7.5	\$10.4	\$12.0

**Required levy rate in 2011**

*Standard Lid Lift*

9 Years	\$0.032	\$0.038	\$0.035	\$0.041	\$0.057	\$0.066
---------	---------	---------	---------	---------	---------	---------

*Excess Levy*

20 Years	\$0.018	\$0.022	\$0.020	\$0.024	\$0.033	\$0.038
30 Years	\$0.015	\$0.018	\$0.016	\$0.019	\$0.027	\$0.031

**Impact on \$400,000 home in 2011**

*Standard Lid Lift*

9 Years	\$12.67	\$15.36	\$13.81	\$16.52	\$22.96	\$26.51
---------	---------	---------	---------	---------	---------	---------

*Excess Levy*

20 Years	\$7.22	\$8.76	\$7.88	\$9.42	\$13.10	\$15.12
30 Years	\$5.86	\$7.10	\$6.39	\$7.64	\$10.62	\$12.26

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The estimates for levy rates required in 2011 range from 1.4 cents to 7 cents, with an estimated annual impact to the owner of a \$400,000 home of between \$6 and \$28. If a lid lift option is pursued, it is not anticipated that prorationing would be required as a result of this project alone. However, a substantial lid lift would reduce the capacity available to other taxing districts, especially in the near term. Other tax increases that occur prior to implementation might also narrow the available capacity.

Excess levies allow for a tax rate half of that required for a lid lift as repayments would be spread over twenty to thirty years. Additionally, regular levy capacity is preserved for all taxing districts.

### *Election Timing*

A ballot measure must be submitted to the Elections Office 52 days prior to the election date for special elections and 84 days prior to a primary or general election. For a primary election the ballot measure is required in late May. For a general election the ballot measure is usually required in mid August. In 2009, August 11<sup>th</sup> is the due date. Additional time prior to the due date is required for review by the King County Executive and County Council.

The 2008 general election elicited very large voter turnout in King County, with 83.9 percent of registered voters participating. Assuming no change in the number of registered voters, this translates into a required 34 percent turnout for 2009 excess levies.

The most recent post-presidential general election achieved 53.9 percent voter turnout in November 2005 compared with 38 percent turnout in the 2001 general election. Special elections and primary elections typically experience even lower turnout. Achieving the required turnout is unlikely to occur in 2009 at any election except for potentially the November general election, unless a significant countywide issue was to be placed before voters at another earlier election. An excess levy proposition would likely have a lower turnout threshold in 2010 or 2011 compared with 2009, and could potentially go before voters at a special or the primary election.

Upcoming levy expirations (and possible renewals) include:

<u>Expiration</u>	<u>Description</u>
2009	Seattle Low Income Housing Levy
2010	Seattle School District Capital Levy
2011	Automated Fingerprint Identification System Levy
2011	Veterans and Human Services Levy
2011	Seattle Families and Education Levy
2012	Seattle Fire and Emergency Response Levy
2013	King County Parks Operating and Capital Levies
2013	Emergency Medical Services Levy

### *Assumptions*

The assumptions used in this analysis were current as of preparation of this report, but will change over time. All levy and rate estimates should be updated prior to drafting any ballot language for a lid lift or an excess levy. Rapidly fluctuating interest rates, credit

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market conditions and property market conditions may also impact financing costs and levy rate estimates. This analysis assumed an interest rate of five percent and financing costs of one percent.

Additionally, the State Legislature is currently considering a number of bills that might impact how lid lifts and excess levies could be applied to a project such as this one. Proposals include limiting growth of assessed valuation and expanding the ability of local jurisdictions to pledge lid lifts to debt repayment for a period of longer than nine years. It is unclear at this point which legislation will move forward, but these developments could alter the findings of this analysis.

## Chapter Five: Alternative Capital Project Delivery Methods; Criteria and Selection Process

As noted in the November 2008 memorandum by the County Auditor to the County Council, the availability of alternative capital project delivery methods provides valuable flexibility. The purpose of this section is to provide a primer on alternative capital project delivery methods, to describe the criteria Facility Management Division staff uses to recommend the capital project delivery method, and finally, to describe the timing and process for the selection of the capital project delivery method for the selected scenario.

### Alternative Capital Project Delivery Methods

The rules governing the construction of capital projects by or for the benefit of public agencies in the State of Washington are established by statute. Prior to 1991, public agencies in this state were required to use the traditional Design-Bid-Build public works contracting method. Beginning in 1991, the legislature authorized additional alternative project delivery methods, including General Contractor/Construction Manager (GC/CM) and Design-Build methods, which were expanded to include all public agencies in 2007. The rules for use of these alternative methods are codified in RCW 39.10. In addition, King County utilizes the Municipal Leasing Act (RCW 35.42) in conjunction with tax-exempt financing to construct capital projects, using a Lease-Leaseback contracting method, where the project is to be built on property King County intends to acquire or already owns.

Chapter 39.10 RCW specifies a process that must be followed in order for agencies to use the GC/CM and Design-Build methods. In general, Chapter 39.10 RCW requires that a public body must be approved by the Project Review Committee of the state Capital Projects Advisory Review Board for permission to use the Design-Build or GC/CM methods.

Chapter 39.10 also specifies the types of projects that are eligible for approval for use of the Design-Build and GC/CM methods. For Design-Build, the types of projects listed include projects that cost over \$10 million and where the design and construction activities, technologies and schedule are highly specialized, or the project design is repetitive in nature, or for parking garages, pre-engineered or prefabricated buildings, regardless of cost. GC/CM may be used when implementation of the project involves complex scheduling, phasing or coordination; when construction involves an occupied facility which must continue to operate during construction; when the involvement of the general contractor/construction manager during the design phase is critical to the success of the project; when the project involves a complex or technical work environment; or when the project requires specialized work on a building of historical significance.

#### *Design-Bid-Build*

In a design-bid-build project, the public agency follows a sequential process that involves procuring an architect/engineering (A/E) firm to design the project through a competitive request for proposal/qualifications process and once the design specifications are completed by the A/E firm, soliciting competitive bids for the construction of the project, selecting the construction contractor based on the responsive bid with the lowest price.

#### Advantages:

- Familiarity,
- The separate design phase offers the public agency significant input into the project design,
- There is a defined project scope,
- Responsibilities are relatively clear, and
- The competitive bidding process is transparent.

#### Disadvantages:

- The sequence can be time-consuming, because each step must be completed before the project can move to the next step,
- Contractor selection is primarily based on price, though legislation was enacted in 2007 that established minimum contractor qualifications criteria,
- Project price is not established until completion of bidding,
- Bids may be artificially low, which results in change orders and delay claims,
- Bids may be artificially high because the contractor increases contingencies to minimize its risk as the contractor was not involved in the project's design,
- The two-step process may create an adversarial relationship among the designer, contractor and public agency,
- Virtually all construction risk is borne by the public agency,
- There is little flexibility for change, and
- Since the contractor was not involved in the design, frequent disputes arise between the designers and the contractor, which generally result in increased costs to the public agency, as well as delay.

### General Contractor/ Construction Management

The GC/CM method attempts to address some of the main disadvantages of Design-Bid-Build by involving the contractor in the design phase and providing an increased measure of flexibility in the procurement of the contractor and the process for establishment of the project's price. Under the GC/CM method, the public agency contracts with an A/E firm for design, as is the case under the traditional method. During the design process, the owner also retains the services of a GC/CM through a preconstruction services contract. The GC/CM also acts as the general contractor for the project, and the early procurement during the design phase allows for the GC/CM to provide value engineering, scheduling and constructability reviews, and cost estimating services as the project is being designed. The GC/CM is selected based on best value, including qualifications, experience, approach, and fees, but not based on a bid for constructing the project. After the design has sufficiently progressed, the owner negotiates a Maximum Allowable Construction Cost (MACC) and Total Contract Cost (TCC) with the GC/CM. Subcontracts are competitively bid.

State statutes define when public bodies may utilize the GC/CM delivery method for public works projects. According to RCW 39.10.340 projects where one or more of the following criteria are met are suitable for GC/CM:

- (1) Implementation of the project involves complex scheduling, phasing, or coordination,

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- (2) The project involves construction at an occupied facility which must continue to operate during construction,
- (3) The involvement of the general contractor/construction manager during the design stage is critical to the success of the project,
- (4) The project encompasses a complex or technical work environment, or
- (5) The project requires specialized work on a building that has historic significance.

### Advantages:

- Selection of GC/CM is based on qualifications, as well as cost,
- There is a single point of responsibility for construction,
- Early involvement of contractor in design should reduce disputes and aid in efficiency of construction, and
- Completion may be accelerated as there is the possibility of a reduced overall schedule.

### Disadvantages:

- The process is complicated,
- The relationships during design are not as clear and have the potential to produce an adversarial dynamic,
- There is generally a premium to be paid for the additional services of the GC/CM, which can be substantial,
- The project price is not established until late in the process, and
- The reliability of the project price is difficult to evaluate, in part because the subcontracts must be competitively bid, although 2007 legislation partly addresses this issue by allowing the parties to bid major bid packages before reaching agreement on the MACC. RCW 39.10.370(2).

### Design-Build

Under the Design-Build method, the public agency selects a single firm (usually a team led by either a contractor or design firm) both to design and construct the project. In advance of the procurement process, the public agency defines a project scope and determines the project budget. The public agency then negotiates a fixed-price contract. The firm designs the project, based on project requirements identified by the owner.

State statutes define when public bodies may utilize the design-building delivery method for public works projects. According to RCW 39.10.300 projects where one or more of the following criteria are met are suitable for Design-Build:

- (1) For public works projects in which the total project cost is over ten million dollars and where:
- (2) The design and construction activities, technologies, or schedule to be used are highly specialized and a design-build approach is critical in developing the construction methodology or implementing the proposed technology, or
- (3) The project design is repetitive in nature and is an incidental part of the installation or construction, or

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- (4) Regular interaction with and feedback from facilities users and operators during design is not critical to an effective facility design.
- (5) Subject to the process in RCW 39.10.270 or 39.10.280, public bodies may use the design-build procedure for parking garages, regardless of cost.
- (6) The design-build procedure also may be used for the construction or erection of pre-engineered metal buildings or prefabricated modular buildings, regardless of cost and is not subject to approval by the committee.
- (7) Except for utility projects, the design-build procedure may not be used to procure operations and maintenance services for a period longer than three years.

### Advantages:

- Project requirements are established by the public agency,
- There is early certainty about cost and schedule,
- Integration of design and construction reduces construction risk,
- Design and construction to a specified budget has the potential to reduce overall costs, and
- Completion may be accelerated, because construction can commence before design is complete.

### Disadvantages:

- Agency has little control over design,
- Development of project specifications in advance of procurement requires a significant expenditure of time and money by the public agency, before it knows if it actually can build the project for the available budget,
- The required expenditure of time and resources by the proposers may limit competition and potentially increase overall project cost, and
- Statutory requirements and restrictions may limit the availability of this method for projects that are neither repetitive, like parking garages nor highly specialized with a limited number of contractors experienced in the particular type of project, like wastewater treatment facilities.

### Lease-Based Delivery Methods

In a lease-leaseback transaction, pursuant to the Municipal Leasing Act, R.C.W. Chapter 35.42, a public agency may lease a site it owns to a private developer to build a building to the public agency's specifications, which the developer will lease back to the public agency upon completion of the construction. Chapter 35.42 requires the public agency to select the developer through a competitive process, upon terms most favorable to the public agency. Such a project is not a "public work" as defined in RCW 39.04.010(4), but prevailing wages must be paid during construction of the building, no rental payments may be made by the public tenant until construction is complete, and no part of the cost of construction of the building shall ever become an obligation of the lessee. The rent payments by the public agency must "not exceed prevailing rates for comparable space."

In a "lease-to-own" transaction, a developer may contract with a public agency to deliver a project, built to the public agency's specifications, at a fixed cost on property owned or controlled by the developer. The public agency may negotiate the terms of such an acquisition without a traditional public bidding process. The Municipal Leasing Act requires the public agency to select a developer through a competitive process, "pursuant to a call for bids upon terms most favorable to the county, as opposed to the traditional

public bidding process that awards a contract to the lowest responsible bidder. This gives the public agency some flexibility in the RFP process and in negotiating terms of the lease. As in a lease-leaseback transaction, prevailing wages must be paid during construction of the building. No rental payments may be made by the public tenant until construction is complete, and no part of the cost of construction of the building shall ever become an obligation of the lessee.

In practice, King County combines one or the other of the lease-based delivery methods with tax-exempt financing, using Certificates of Participation or, more frequently, through the issuance of private, tax-exempt debt by a non-profit corporation, which acts as the lessor and owner and executes a development agreement with the developer for a fixed price. At the end of the lease, title to the building or the building and the land, as appropriate, is conveyed, without restriction, to the County.

**Advantages:**

- Procurement of Developer and non-profit simplified and not tied to project cost, which is negotiated after all necessary parties are on-board,
- Construction is not subject to public works restrictions, except prevailing wages,
- Structure encourages construction cost savings,
- Construction risk is transferred to the developer,
- Completion can be expedited, because construction can commence before design is complete, and
- Necessary resources for project development are provided by private partners, reducing the need for the public agency to allocate resources to the project, but retaining review function.

**Disadvantages:**

- Depending on the financing method to some extent, costs associated with the tax-exempt financing in leased-based delivery methods are higher, because of bond issuance costs, fees and somewhat higher interest rates, than where the County directly issues debt to pay for the project,
- Like Design-Build, the County has less control over design and construction, and
- The process lacks the transparency associated with traditional public works delivery methods.

**Capital Project Delivery Method Selection Process**

Facilities Management Division has extensive successful experience using alternative project delivery methods. The division goal is to select a method that is most cost-effective given the project circumstances. The criteria used include:

- Project risk,
- Project complexity,
- Project economics, and,
- Construction type (new construction vs. renovation).

Once the final scenario is selected by the King County Council, the Facilities Management Division will complete their assessment of the preferred project delivery method.

**Chapter Six: Life Cycle Cost Analysis**

Life cycle cost analysis is an economic tool used to calculate the total costs of a facility alternative over its useful life. Instead of looking at just the cost to design and construct a facility, life cycle cost analysis looks at the total cost which includes the costs to operate and maintain the facility including costs to repair and replace important building systems estimated over its estimated life. For facilities, the analysis looks at all quantifiable capital and operating costs of facility alternatives over their estimated useful lives and compares all costs on a same- year dollar bases. Critical to the analysis is the timing of when those costs occur to allow for discounting costs that occur in the future to a present day value or a common date. The purpose of this section is to describe the analysis methodology and to present the analysis results.

**Life Cycle Cost Analysis (LCCA) Methodology**

There are three components to a life cycle cost analysis. The first component is estimating the initial and future costs. The second component is time – both the timing of when the costs will be incurred and the time frame for the analysis. The third component is the calculation of the present value of all initial and future costs. Each component is described below.

*Initial Costs*

The costs are divided into two categories; the initial costs and the future costs. The initial costs are all costs incurred prior to the occupation of the new facility. The future costs are those incurred after occupation of the facility.

The initial costs are the capital costs for design, permitting and construction, the capital financing costs and the offsetting revenues. The capital costs for each scenario were developed by the project consultant. The cost estimating methodology is described in Chapter Three: Cost Estimate Methodologies and Assumptions. The capital cost for each scenario is detailed in Chapter Two: Scenario Descriptions.

A capital financing plan was developed for each scenario based on a design and construction phasing schedule as described in Chapter Three. The schedule assumes a general contractor/construction manager (GC/CM) project delivery method. For scenarios constructing up to 10 courtrooms as in Scenarios 1-5, design starts in 2009 with construction concluding in 2013. For scenarios constructing more than 10 courtrooms as in Scenarios 5.5 & 6, design starts in 2009 with construction concluding in 2015.

The capital financing plans assume that following voter approval of an excess levy in 2010, the county will issue general obligation bonds starting in 2011. Long term financing was assumed at five percent interest rate for a 20 year period with a one percent financing transaction cost. It assumed that interim financing will be provided with short-term tax exempt rate of three percent. Each scenario financing plan was then converted into a series of repayment costs over a twenty year period. In addition to a capital financing plan, potential offsetting revenues have been identified for each scenario. These revenues fall into two categories: 1) the sale or long term lease of land available at the site, and 2) the rent of space vacated at the King County Courthouse as a result of the

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relocation of judicial positions and related staff to the Alder site. Both revenue assumptions are described in Chapter Three.

### Future Costs

The future costs, incurred after occupation of the facility, include facility operating and maintenance costs, security and equipment costs, major maintenance replacement costs and residual value. These costs are detailed in Chapter Three. The life cycle cost model uses an estimated \$15.07 per square foot for future costs. Future costs for each scenario vary by the size of the planned facility.

- \$10.94 per sq. ft. facility operating and maintenance (O&M) costs,
- \$ 1.65 per sq. ft. security and equipment costs, and
- \$ 2.48 per sq. ft. major maintenance costs.

Lease costs and rental revenues have been included in the analysis. Some scenarios require off-site leased space as the KCCH does not have sufficient space for growth in family law courtrooms. Some scenarios vacate significant space in the KCCH as replacement courtrooms are built at the Alder site.

Residual Value, a potential future expense, is the net worth of a building at the end of the analysis time frame. Since the LCCA analysis includes a period of 60 years with a significantly depreciated asset coupled with the affect of discount rate, residual value even if computed would be negligible. Consequently, a zero residual value has been used.

### Time

The second component of a life cycle cost analysis is time. The study time frame covers the design and construction period as described in the paragraphs above and the intended life of the facility. For this analysis, the intended life of the facility has been set at 60 years. The base year is 2011 with the period of analysis extending to 2070.

### Calculation of Present Value

The third and last component of the life cycle cost analysis the calculation of the present value of all initial and future expenses. Present value is defined as the time-equivalent value of present or future cash flows as of the beginning of the base year. Future expenses are "discounted" based on a discount rate. For this analysis the real discount rate is used. This rate excludes the rate of inflation and is defined as the rate of interest reflecting the county's (i.e., county taxpayer's) time value of money. Basically, a given amount of money available today has a higher value than the same amount available at a later day. Money available today could be invested or spent in an alternative use by taxpayers. The discount rate is intended to reflect this value. As costs are incurred at varying times, it is important that they be converted to their value at a common point in time. For this analysis the base year is assumed to be 2011 and the discount rate applied to the cash flows is seven percent, King County's established OMB standard rate.

Once all pertinent costs have been identified and discounted to their present value, the costs are summed to generate the total life cycle cost.

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### Life Cycle Cost Analysis Results

A LCCA was completed for each of the six scenarios as well as on a Baseline scenario. The Baseline scenario continues the current facility operations over the project life. A total Net Present Value (NPV) for the entire analysis was determined. The NPV was then further defined as on NPV for capital costs and the NPV for non-capital costs. The annual equivalent NPV costs for the entire analysis as well as the capital and non-capital costs are presented. The annual equivalent represents the stream of payments, expressed in current dollars that have the same value as a lump sum payment. The summary of the results are reported in Table 52 below.

Table 52 Life Cycle Cost Analysis – Alder Scenarios

	Alder Courtrooms - 2032	NPV	Capital	Non-capital	Annual Equivalent		
					NPV	Capital	Non-capital
Scenario 1	7	\$90.3	\$45.8	\$44.6	\$6.6	\$3.4	\$3.3
Scenario 2	10	\$107.5	\$60.7	\$46.8	\$7.9	\$4.5	\$3.4
Scenario 4	8	\$96.8	\$53.0	\$43.8	\$7.1	\$3.9	\$3.2
Scenario 5	11	\$114.2	\$66.3	\$47.9	\$8.4	\$4.9	\$3.5
Scenario 5.5	17	\$141.2	\$85.3	\$55.9	\$10.4	\$6.3	\$4.1
Scenario 6	21	\$159.4	\$100.7	\$58.7	\$11.7	\$7.4	\$4.3
Baseline	7	\$50.3		\$50.3	\$3.7	\$0.0	\$3.7

Generally, the preferred alternative should be the alternative with the lowest annual equivalent cost that can provide the required benefit. As shown in Table 47 all scenarios have an annual equivalent cost greater than the Baseline with Scenario 1 having the lowest annual equivalent cost. Four scenarios, Scenarios 1 through 5, have a lower capital NPV as they use existing courtrooms in the KCCH. These same scenarios have a lower non capital NPV than the Baseline. Even though these scenarios incur off-site leasing costs, lower non capital costs are in large part due to the estimated lower operating and maintenance costs for the new facilities. Both Scenario 5.5 and 6 non-capital costs have been offset by rental revenues received for vacated space in the KCCH. It is assumed that 18,000 sq. ft. will be vacated in Scenario 5.5 and 40,000 sq. ft will be vacated in Scenario 6.

To complete the LCCA, a sensitivity analysis was performed. A sensitivity analysis is a technique used to identify which input values have the greatest impact on the economic evaluation. The analysis simply changes the value of one input up or down, holding all others constant, and then recalculates the net present value.

As shown in Table 48 below, the first sensitivity analysis retains for county use all available land at the Alder site. The value of the land sale ranges from \$6.4 million for Scenario 6 to \$16 million for Scenario 1. This change increases the NPV for all scenarios. For Scenarios 1 through 5 the increase is from eight to 12 percent. For Scenarios 5.5 and 6, the increase was from three to four percent. The scenario ranking by NPV remains unchanged. However, scenarios 1 through 5 became more expensive relative to Scenarios 5.5 and 6 as the loss of offsetting revenues had a greater impact on their total cost.

The second sensitivity analysis lowers the real discount rate from seven percent to two percent (the approximate cost of tax exempt long-term borrowing). Higher discount rates reduce the NPV of future costs and therefore favor scenarios with lower initial costs and higher future costs. Lowering the discount rate to two percent makes future costs more equal to initial costs and thus favors scenarios with high initial costs and lower future costs. As detailed in Table 53, lowering the discount rate to two percent increases the NPV for all scenarios by more than 90 percent. The scenario ranking by NPV remains unchanged.

A fourth sensitivity analysis lowers the KCCH rental value to \$0 to mirror the potential that rental of the KCCH may not be possible with portions of the facility left vacant.

**Table 53 Life Cycle Cost Analysis – Alder Scenarios – Sensitivity Analysis**

NPV (Millions\$)	LCCA Analysis	Sensitivity Analysis I Defer Land Value	Sensitivity Analysis II Low Discount rate	Sensitivity Analysis III Low construction Inflation	Sensitivity Analysis IV w/o \$24 in rental values
<b>Assumptions</b>					
-Construction inflation near term	15.76%	15.76%	15.76%	0.00%	15.76%
-General inflation	3.00%	3.00%	3%	3%	3%
-Real discount rate	7.00%	7.00%	2%	7%	7%
Scenario 1	\$90.3	\$101.3	\$172.3	\$83.1	\$86.2
Scenario 2	\$107.5	\$116.9	\$206.6	\$98.0	\$105.5
Scenario 4	\$96.8	\$107.0	\$187.0	\$88.4	\$94.3
Scenario 5	\$114.2	\$123.1	\$218.7	\$103.7	\$112.7
Scenario 5.5	\$141.2	\$147.1	\$279.5	\$127.7	\$144.4
Scenario 6	\$159.4	\$163.7	\$308.6	\$143.5	\$167.4
Baseline	\$50.3	\$50.3	\$120.9	\$50.3	\$46.2

*Interpretation of the LCCA and some limitations*

The results from the LCCA for the six scenarios provide valuable information that should be considered in concert with other quantitative and qualitative measures. Further, there are cautions in interpretation of the relative size of each scenario and possible assumption that the lowest LCC (Life Cycle Cost) is necessarily better.

Although the six scenarios have been packaged in a manner attempting to provide equivalent capabilities relative to current and forecasted activity levels, each scenario has unique qualitative factors that should be considered in concert with quantitative factors such as LCCA. Each scenario addresses the Operational Master Plan (OMP) objectives differently. For example, the scenarios with the smallest life cycle cost estimates continue the current Superior Court operations and housing of juvenile law matters separately from family law matters. The scenario with the highest life cycle cost estimate, requiring the largest new facility, completely addresses the facility objectives of the OMP.

*Quality of Estimates*

While there has been a diligent effort to capture the significant cost (and any offsetting revenue) considerations for all scenarios and to estimate appropriate values for those projected costs, it is important to note that there are limitations in the level of completeness and accuracy.

## Chapter Seven: Project Flexibility

Five of the six scenarios plan for 25 years of judicial and related staff growth through 2032. As noted in Chapter One, growth in case filings, judicial workload and judicial resources was not easily predicted.

In developing case filings estimates, the NCSC noted that children and family court filings have declined since 1998 with the exception of a one percent increase in 2006. Filing trends reveal that the decade-long decline in case filings has slowed in the Northend and that in the Southend case filings have begun to grow somewhat. At the same time that filings have decreased, the county population has increased by about 0.83 percent or more per year.

In developing the forecast for case filings, it was assumed that the numbers of filings and hearings in family law matters are influenced by societal changes. NCSC noted that population trends were interesting, but did not follow or seem to create corresponding trends in case filings. In addition, there was no way to assess how the county's ethnicity trends may be affecting the Superior Court children and family court workload. Age and income trends did not suggest that either trend may increase or decrease workload. The NCSC report authors were unable to tie judicial resources to any data reflecting these factors. Simply put, they could not identify statistically significant relationships between demographic trends and trends in case filings.

Data supports an increasing case complexity through an increase in the number of proceedings per case, the presence of high numbers of pro se litigants, an increased legislative burden that has been placed on judicial officers in recent years and the introduction of new funding sources to support the expansion of therapeutic courts.

Another factor contributing to the uncertainty surrounding workload forecasts is the implementation of programs with case reduction as a specific goal. The Mental Illness Drug Dependency (MIDD) program strategies, for instance, are intended to reduce the number of contacts with the criminal justice system by mentally ill and chemically dependent individuals, including juveniles. As MIDD strategies are implemented, a measure of success would be a reduction in new case filings against current offenders.

To develop judicial position need, the NCSC increased current case filings by population growth. They then tied the number of judges needed to address those case filings using the average number of cases heard by judges and commissioners in 2006. As a result, judicial caseloads in prior years, future efficiency, or inefficiency was not addressed – another challenge for accurate projections of growth in judicial positions.

### Facility Flexibility – Alternative Approaches

To help address the uncertainty in the case filings and judicial position forecasts, new facility phasing provides for judicial position forecast for four periods: current, 2012, 2022 and 2032. From these numbers, staff created flexibilities in addressing the growth forecasted between 2022 and 2032 for each of the Alder scenarios. First, each Alder scenario is programmed with the courtroom space needed through 2022 as a first phase.

Additional courtroom needs from 2022 to 2032 are then programmed as a later phase – a building addition constructed in 2022. These phases are reflected in the list of spaces for the various Alder scenarios and their construction costs.

The ability to respond to growth is an important design criteria for any new facility. As court space needs for facility opening day are not the same as the space needs at the end of the planning horizon in 2022 or in 2032, opportunities exist for addressing the uncertainties in the growth forecast. The range of strategies outlined below could address the potential concerns regarding the long term accuracy of the growth forecasts. The potential strategies are as follows:

- A. "Shelling" (i.e. no tenant improvements, unoccupied) future courtrooms and related spaces in each construction phase until such time as the need for additional courtrooms is confirmed;
- B. Programming future courtroom space in each construction phase as office space until the need for additional courtrooms is confirmed;
- C. Eliminating the second construction phase in 2022 by initially building a facility sized for 2032 requirements in the first construction phase, then programming the unneeded courtroom space as office space until the need for additional courtrooms is confirmed;
- D. Eliminating the second construction phase in 2022 by constructing the first phase flexibly: 1) building a facility sized for 2022 requirements, 2) constructing all courtrooms needed through 2032, 3) programming the unneeded courtroom space as office space until the need for additional courtrooms is confirmed, and 4) later moving out non-critical office space uses and replacing that space with courtrooms; and
- E. Recognizing the improved courtroom utilization and flexibility inherent in the de-coupling of courtrooms and judges.

Each of these strategies is discussed below, with very preliminary cost impacts indicated.

- A. "Shelling" (i.e. no tenant improvements, unoccupied) future courtrooms and related spaces in each construction phase until such time as the need for additional courtrooms is confirmed.

"Shelling" courtrooms delays tenant improvement costs by leaving space unoccupied. This practice was included in the design and construction for the MRJC. Determining the number of "future" courtrooms that could be shelled and for what length of time is very difficult in part because of the forecasting approach used and the linking of space needs to judicial positions. The judicial position forecast assumes that new judicial positions are approved simultaneous with workload indicators.

While the Administrative Office of the Courts in conjunction with the Superior Court Judges' Association has estimated the Superior Court judicial needs at 58 judges for some time, the county has only recently approved the addition of a 53<sup>rd</sup> judge. Any increase in judicial positions must be recommended by the Protocol Committee, comprised of representatives from the Superior Court, the King County Council, the Executive, the Department of Judicial Administration, and the County Bar Association. As a result, the timing of the need for future courtrooms for new judicial positions is uncertain but ultimately the number of courtrooms forecasted will be needed. Second, judicial position forecasts are in fractions of positions. In all scenarios except Scenario 6, the

fractions are rolled up to determine space needs. For example, in Scenario 2, a total of 8.2 judges and/or commissioners are forecast as needed by 2022 – but a total of 9 courtrooms are constructed. In Scenario 6, the fractions are rolled down given the opportunity to absorb the work with the available judicial officers.

The number of Alder courtrooms that could be shelled when the facility opens either in 2013 or 2015 is between 2 and 4 depending on the scenario. The number of shelled courtrooms reflects the difference in the forecast need by judicial position between opening day and 2022.<sup>20</sup> The number of courtrooms added after 2022 to satisfy the growth forecast for 2032 ranges from 1 to 2. The number of MRJC courtrooms that could be shelled when the facility opens for the first phase is one. An additional courtroom is added after 2022 to satisfy growth through 2032.

Table 54 indicates the number of courtrooms that could be shelled on opening day, and the number of courtrooms that are planned for construction in 2022 as part of the phase two additions in the scenarios:

**Table 54 Time Table of Shelled/Added Courtrooms**

Scenarios	Juvenile offender (JO) courtrooms	Alder shelled courtrooms: initial phase through 2022	Alder added courtrooms: 2 <sup>nd</sup> phase for 2032	MRJC shelled courtrooms: initial phase through 2022	MRJC added courtrooms: 2 <sup>nd</sup> phase for 2032
Scenarios 2,4,5	JO courtrooms	2	1	1	2
Scenario 5.5	JO courtrooms	2	1	1	2
	UFC courtrooms	1	1		
Scenario 6	JO courtroom	1	1	1	2
	UFC courtrooms	2	1		
	FL commissioner courtroom	1	-		

Shelling a courtroom saves approximately \$1 million<sup>21</sup> in 2009 dollars and about \$1.2 million in dollars escalated to the mid-point of construction. However, these savings are only temporary. These costs will be incurred later when the courtrooms are needed and the tenant improvements are completed. Table 55 below provides the total savings in the first phase facility construction costs for both the Alder and MRJC facilities.

**Table 55 Shelling – First Phase Facility Construction Costs**

Millions \$	Total shelled Courtrooms First Phase	Total savings \$2009	Total savings escalated
Scenarios 2,4,5	3	\$3.5	\$4.1
Scenario 5.5	4	\$4.4	\$5.3
Scenario 6	5	\$5.9	\$7.1

<sup>20</sup> Note this does not mean that these courtrooms are unneeded until 2022, per the current growth projection, rather that they are not needed immediately. Tenant improvements for the courtroom could be added when needed between opening day and 2022; 2022 was used as a uniform date to allow cost comparison between all of the options.

<sup>21</sup> The numbers result from subtracting the per-square-foot shell and core costs from the courtroom cost for the gross space calculation for these courtroom spaces, estimated at \$207 per square foot. Project consultant Jay Farbstein then applied the FF&E and IT savings and the 40% project costs to arrive at a figure for each of the Alder scenarios.

A potential complicating factor was the amount of dedicated space in the MRJC. While the courtroom size is the same, the related staff space at the MRJC is different; additional toilets, space for social workers, prosecutors, clerks and the like were added to the space list for the MRJC expansion. Because the amount of courtroom space available is the same, staff isolated the space provided for one UFC courtroom and applied that figure to each of the scenarios above. The figure is the total 'savings' for shelling the MRJC and Alder courtrooms.

- B. Programming future courtroom space in each construction phase as office space until the need for additional courtrooms is confirmed.

The project costs for each Alder scenarios include complete construction for all courtroom and related spaces. While shelling these spaces saves money, it leaves the spaces unoccupied. An alternative is to build out these spaces as offices, for temporary use until the space is needed for courtrooms. Using the unneeded courtroom space as office space saves approximately \$600,000<sup>22</sup> per courtroom in 2009 dollars and \$700,000 in dollars escalated to the mid-point of construction. The potential savings for each scenario is reported in Table 56 below.

**Table 56 Office Space - First Phase Facility Construction Costs**

Millions \$	Total courtrooms as offices 2022	Total savings \$2009	Total savings escalated
Scenarios 2,4,5	3	\$1.9	\$2.2
Scenario 5.5	4	\$2.4	\$2.8
Scenario 6	5	\$3.2	\$3.8

Again, it is important to note that the 'savings' is temporary, only representing the difference between the cost of finishing the space as a courtroom versus as offices. Refinishing the office space as courtrooms may be more expensive than the savings above, since the installation of the courtroom improvements may require removal or modification of the office finishes. The additional cost would be offset by the benefit of using the unneeded space as offices until courtroom need is confirmed.

The total amount of space temporarily available for offices is less than the amount of space that could be shelled as shelled space includes space needed for public access, hallways, and lobby areas. Table 57 below represents the amount of departmental office space available to 2022, assuming shelled courtrooms are finished as offices.

**Table 57 Office Space - First Phase Department Space Available**

Sq. Ft.	Alder 2022 space	MRJC 2022 space	Total 2022 space
Scenarios 2,4,5	5,500	2,980	8,480
Scenario 5.5	7,590	2,980	10,570
Scenario 6	11,130	2,980	14,110

It is unclear as to which county functions or potential renters could use the resulting office space.

<sup>22</sup> Subtracting the average per-square-foot cost for office space (\$303) from the cost for courtroom space (\$415) results in a cost difference of \$112. This represents the cost to improve these spaces at construction to offices, but not as courtrooms.

C. Eliminating the second construction phase in 2022 by initially building a facility sized for 2032 requirements in the first construction phase, programming the unneeded courtroom space as office space until the need for additional courtrooms is confirmed;

Accelerating the construction of the courtrooms needed for growth through 2032 by completing the construction in 2013 or 2015 during the first construction phase might provide additional benefits: needs through 2032 are mobilized, designed and constructed at one time, avoiding the operational challenges of later construction work on-site. The added costs for the first phase are shown in Table 58 below.

**Table 58 Office Space – Accelerating 2<sup>nd</sup> Phase Construction Cost Impact Alder & MRJC**

Millions \$	Added costs 2009\$	Escalated costs
Scenarios 2,4,5	\$ 9.9	\$11.4
Scenario 5.5	\$13.0	\$15.4
Scenario 6	\$13.1	\$15.6

Assuming the additional courtrooms and support spaces planned for the second phase of each scenario were constructed immediately as shown above, the amount of temporary office space available would increase as shown in Table 59.

**Table 59 Office Space – Accelerating 2<sup>nd</sup> Phase Total Office Space Impact Alder & MRJC**

	Total Alder 2032 space	Total MRJC 2032 space	Total 2032 space	Total 2022 + 2032 space
Scenarios 2,4,5	5,720	5,960	11,680	20,160
Scenario 5.5	9,280	5,960	15,240	25,810
Scenario 6	9,280	5,960	15,240	29,350

Again, the space available is calculated as departmental area. The office space would be reduced as each courtroom is introduced.

The rental value for vacated office space in the KCCH has been estimated at \$24 per square foot. Applying this value to the departmental space as the rental space available shows the overall annual value in 2009 for both the 2022 shelled spaces and the additional 2032 courtrooms is reported in Table 60.

**Table 60 Office Space – Accelerating 2<sup>nd</sup> Phase – Potential Rental Space/Revenues**

	Total 2022 space:	Value at \$24 per sq. foot	Total 2032 space	Value at \$24 per sq. foot	Total 2022-2032 space	Value at \$24 per sq. foot
Scenarios 2,4,5	8,480	\$203,520	11,680	\$280,320	20,160	\$483,840
Scenario 5.5	10,570	\$253,680	15,240	\$365,760	25,810	\$619,440
Scenario 6	14,110	\$338,640	15,240	\$365,760	29,350	\$704,400

These values are reflected annually, and do not include additional costs for operations and maintenance, major maintenance reserve, taxes, proportional costs of shared spaces, or other costs.

The information above shows that there are interim options that may help address the uncertainty regarding growth. Space planned for future courtrooms can be shelled or used as office space until the need arises. There is a significant amount of space available for either King County use or a lease to other entities. Potential groups could include private attorney offices (likely members of the defense bar), service providers and privately-funded outreach groups. The test is in balancing these semi-permanent uses with the future need to reprogram the space for its long-term purpose as a courtroom. To determine if this amount of vacant office space could be used by existing county needs or by potential renters requires additional study.

D. Eliminating the second construction phase in 2022 by constructing the first phase flexibly: 1) building a facility sized for 2022 requirements, 2) constructing all courtrooms needed through 2032, 3) programming the unneeded courtroom space as office space until the need for additional courtrooms is confirmed, and 4) later moving out non-critical office space uses and replacing that space with courtrooms

To reduce the total capital cost for both phases, it may be possible to construct the first phase flexibly with a planned move out of non-critical uses should additional courtrooms be needed. For example, the planned size of the Alder School is large enough to address out year needs. Constructing the School flexibly, with an eye toward eventually reprogramming the space as courtrooms when needed, would allow time and flexibility for the School District to find a replacement location on- or off-site. Similarly, the law library and some Prosecutor spaces such as the Family Support Unit might have both sufficient space and flexibility in functionality to allow them to move nearby.

E. Recognizing the improved courtroom utilization and flexibility inherent in the de-coupling of courtrooms and chambers

During the planning phase the judges agreed to separate the chambers from courtrooms, de-linking the assignment of a courtroom to a particular judge for the duration of a rotation. This approach allowed for greater collegiality among the judges in chambers areas.

## Chapter Eight: Law and Safety Justice Integrated Planning

Capital programming involves prioritizing capital projects based on operational needs, the existing portfolio of capital assets and other resources and alternatives available to address unmet capital needs. These steps ensure that capital resources are invested for the greatest benefit over the long term.

Facility Management Division staff working with the Criminal Justice FMP Integration Advisory Committee is progressing through a work plan designed to integrate the capital facility needs for the Law and Safety Justice agencies. The work will conclude with the following documents:

- A summary and assessment of the county's and local jurisdictions' criminal justice system planning, identification of policy driven facility impact targets, a summary of the future demand for CJ services, and the status of the county's financial environment as it impacts criminal justice planning.
- A summary and assessment of the criminal justice system facility planning to include listing identified CJ facility needs, placeholders for facility needs not yet identified, and building programs and cost estimates consistent with the degree to which facilities have been planned.
- A multi-year criminal justice capital program and funding proposal, to include sequencing criminal justice facility projects consistent with the objectives of the criminal system and with recognition of the county's constrained debt capacity and operating budget resources.

As part of the effort, the mission, goals and objectives of the agencies have been assembled using annual business plans, operational master plans and available Facility Master Plans. A summary of facility planning done to date is being drafted. Staff has combined facility needs detailed in various documents and recent responses to space need inquiries.

This Chapter lists the preliminary space needs for the Law and Safety Justice agencies. It is estimated that this initial list of facility needs range in capital costs from \$80 to \$120 million.

### *District Court*

#### Initial Facility Needs:

- Relocation of District Court at Surrey Downs to another location,
- Provision of five additional courtrooms through 2011 of which three will be reprogrammed at existing locations at Shoreline, Redmond and Burien,
- Complete the financial feasibility of continuing the Issaquah District Court facility or relocating the Court to another facility,
- Consolidation of courtrooms, facilities and probation services in the Kent area moving the Aukeen courtrooms to the MRJC, and
- Consolidation of administrative functions and relocating employees from the Yesler Building to the KCCH.

### *Prosecuting Attorney's Office*

#### Initial Facility Needs:

- Consolidation of leased space at the MRJC and expansion of existing MRJC space assignment to address increases in agency workload,
- Provision of additional office space at the Redmond District Court, and
- Provision of additional storage space at the KCCH.

### *Department of Community and Human Services: Public Defense*

#### Initial Facility Needs:

- Provision of office space at King County Courthouse for indigency screening interviewers,
- Elimination of leased space in downtown City of Seattle and relocation of staff to the King County Courthouse, and
- May need expanded space at Juvenile Court for additional interviewer capacity, depending on the outcome of ongoing truancy litigation.

### *Sheriff's Office*

#### Initial Facility Needs:

1. Relocation of the Criminal Investigation Division (CID) from the MRJC to the downtown Seattle core complex of King County buildings. This will make room for more court related services,
2. Relocation of the Property Management Unit, currently housed in the Barclay-Dean Building of the Georgetown area in Seattle to a larger facility,
3. A new facility is needed for the Special Operations Headquarters<sup>2</sup>; assess the current location's capability to accommodate other county plans for that site,<sup>3</sup>
4. Provision of additional hangar space at the KCIA large enough to house the entire KCSO Air Support Unit helicopter fleet,
5. Consolidation of AFIS section evidence processing units in order to improve productivity while adhering to appropriate processing procedures, and
6. Provision of training space for the Advanced Training Unit at the Washington State Criminal Justice Training Center (a.k.a. the Academy) due to loss of classroom space at this facility in 2006.

### *Department of Adult Detention*

#### Initial facility Needs:

- In 2017, projected county-responsible inmates will begin to exceed existing secure detention capacity, based on the existing forecast done by Jack O'Connell.
- By 2024, projected county-responsible inmate populations will exceed existing secure detention capacity by approximately 300.

- Community Center for Alternative Programs (CCAP) is expected to reach maximum capacity in 2011-2012. Expansion of CCAP requires not only staffing, but also adequate classroom space and security to monitor and manage more diverse population mix. Given that King County has secure custody facility along with courts and other criminal justice services at the MRJC in Kent, it is logical to consider geographic expansion in South King County.
- Work and Education Release (WER) is projected to reach maximum capacity in 2012-2013. This is the most difficult alternative to expand because it requires custodial housing space which takes significant time and resources. WER housing unit in the County Courthouse does not provide a feasible location for accommodating program growth and could possibly be replaced by a more suitable and economical location. Consideration should be given to providing Electronic Home Detention (EHD) for a satellite or regional location that may also provide an improved client/participant conditions for enrollees who do not live in central Seattle.
- Based on current average daily workload, Community Work Program (CWP) is not likely to reach maximum capacity for some time. Though, it is experiencing a space crisis with no assigned, central equipment storage and staging space that essentially precludes any program expansion. The Yesler Building location is not suitable for the CWP equipment storage and staging.
- Helping Hands Program (HHP) is very close to capacity. It may be possible to place additional defendants sentenced to community service hours with a non-profit agency using existing resources.

## **Chapter Nine Next Steps**

Review and adoption of this Facility Master Plan by the County Council completes the FMP process. Council's selection of a facility scenario for further analysis sets the size and scope of the new Youth Services Center facility. The next steps toward development of the Alder site include the development of a site master plan, the completion of an environmental review and the selection of the project delivery method.

The Request for Qualifications (RFQ) process to seek developer interest in a private/public partnership at the site, started last fall. The qualifications of seven development teams interested in the Alder YSC site were reviewed. Four groups were approved for participation in a Request for Proposals (RFP) process for the Alder site. Once the facility scenario has been determined and the county is ready move forward with the project, these four teams may be invited to participate in an RFP process, providing specific concepts for the Alder Site Master Plan. The winning proposal from this process may then be invited to master plan the entire Alder site.

### *Alder Site Master Plan*

The initial effort in the development new Youth Services Center facility will be the creation on of an Alder Site Master Plan. This master plan will contain a number of significant elements necessary to prepare the Alder Site for the new courthouse facility. The master planning process allows King County to engage the City of Seattle, the surrounding Squire Park neighborhood, and other nearby stakeholders (such as Seattle University and Swedish Medical Center) in discussions to address the site's specific needs, the county's goals, and craft positive benefits for the community. The result allows King County to seek any required rezoning for the site and identifies the portion of the site available for private development.

### *Private Development on the Alder Site and Alternative Project Delivery*

Following the master planning process, King County will be poised to negotiate agreements for either the private development portion of the Alder site, the public (courthouse) construction on the site, or both. The form of the agreement will depend on two factors: the overall circumstances regarding the market for the private portion of the site, and the alternative public works approach in delivering construction of the county portion of the site.

As explained in the Alternative Delivery Methods chapter, the selection of the project delivery approach guides the development of the final project schedule, cost, and project financing for the new Youth Service Center facility. In comparison with the traditional design-bid-build approach, alternative contracting methods compress the project schedule by overlapping portions of design and construction, either through contractor input and consultation on project design (GC/CM) or through a development team responsible for both design and construction (63-20 or COPs).

## **Superior Court Targeted Juvenile and Family Law Facilities Master Plan**

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### *Delivery Method Considerations and Project Requirements*

The GC/CM approach requires an architectural/engineering design team be selected and contracted prior to selection of the development/construction team. The 63-20 process contracts with a non-profit organization for the development of the project. The non-profit then hires a development team for the design and construction of the project. Because of these fundamental differences, the ultimate selection of a delivery method for the project will have to occur after the selection of the Alder scenario and the Alder Site Master Plan process. The particular timing will depend upon the quickness of the council's selection of an Alder facility scenario allowing the completion of the RFP process for site master planning, and the extent of design and permitting work in the master planning process.

### *Pre-Development / Pre-Design Report*

Based on the guidance of the Council Auditor, a Pre-Design Report may be prepared (following the Alder Site Master Plan) for the new Youth Service Center facility that includes the following:

- A project management plan providing the project justification, scope, schedule, and estimated budget,
- The project team, including assigned roles and responsibilities,
- The proposed project delivery and financing approach,
- A project communication plan, scheduling periodic project updates to the County Council to enable informed decision making, and
- Performance measures reporting the project status, in conjunction with overall capital projects management.

The Pre-Design Report may also include the details of additional analyses on specific aspects of the selected Alder scenario. These analyses include:

- Advantages/disadvantages of project delivery methods,
- Implementation planning for the Alder scenario, and
- A risk analysis and management plan.

It is assumed here that the Pre-Design Report work can begin in conjunction with the Alder site master planning process, with the later elements of the Report completed as the project delivery method and project team are selected. Ongoing discussions with the Council Auditor will help to determine the specific components and timing of the Report.

## **Attachment 1 Superior Court FMP Steering Committee; Project Work Group**

### **Steering Committee:**

- ✓ Michael J. Trickey, Judge, Superior Court (Co-Chair)
- ✓ Kathy Brown, Director, Executive Services, Facilities Management (Co-Chair)
- ✓ Bruce Hilyer, Presiding Judge, Superior Court
- ✓ Patricia H. Clark, Judge, Superior Court
- ✓ Bob Cowan, Director, Office of Management and Budget
- ✓ Jim Doerty, Judge, Superior Court
- ✓ Bonnie Glenn, Deputy Chief of Staff, Prosecuting Attorney's Office
- ✓ David Hocraffer, Public Defender, Office of the Public Defender
- ✓ Reed Holtgeerts, (former) Director, Department of Adult and Juvenile Detention
- ✓ Kathy Van Olst, Director, Department of Adult and Juvenile Detention
- ✓ Kathy Lambert, King County Councilmember, District 3, KC Council
- ✓ Leesa Manion, Chief of Staff, Prosecuting Attorney's Office
- ✓ Paul Sherfey, Chief Administrative Officer, Superior Court
- ✓ Jackie Buchanan, Regional Administrator, WA Department of Social and Health Services
- ✓ Molly Mee, Program Manager, DSHS, Children's Administration
- ✓ Mike Heinisch, Executive Director, Kent Youth and Family Services
- ✓ Mark Hillman, Attorney, King County Bar Association, Family Law Division
- ✓ Lyman Legters, Director, Casey Family Programs
- ✓ Noella Rawlings, Senior Assistant Attorney General, WA Attorney General's Office
- ✓ Kathleen Royer, Attorney, King County Bar Association, Family Law Division

### **Project Work Group:**

- ✓ Harry J. McCarthy, Judge, Superior Court (Co-Chair)
- ✓ Michael Spearman, Judge, Superior Court (former Co-Chair)
- ✓ Jennifer Albright, Project/Program Manager, Department of Adult and Juvenile Detention
- ✓ Jim Burt, Supervisor, Executive Services, Facilities Management
- ✓ Cliff Curry, Senior Policy Analyst, King County Council
- ✓ Rita Dermody, Librarian, King County Law Library
- ✓ Teddi Edington, Program Analyst, Juvenile Court Services
- ✓ Erin Ehlert, Assistant Chief Criminal Deputy, Prosecuting Attorney's Office
- ✓ Russ Goedde, Assistant Director, DCHS - Office of the Public Defender
- ✓ Marcus Hochstetler, Library Director, King County Law Library
- ✓ Pam Jones, Juvenile Division Director, Adult and Juvenile Detention
- ✓ Bruce Knutson, Director, Juvenile Court Services
- ✓ Pat Lemus, Assistant to Division Manager, Community and Human Services

- ✓ Leslie Miles, Government Relations Manager, Executive Services, Facilities Management
- ✓ Barb Miner, Director and Superior Court Clerk, Judicial Administration
- ✓ Jorene Moore, Director, Family Court Operations
- ✓ Kathleen O'Brien, Chief Deputy, Family Support Division, Prosecuting Attorney's Office
- ✓ Leonid Ponomarchuk, Family Law Commissioner, Superior Court
- ✓ David Reynolds, Program Analyst, Superior Court
- ✓ Toni Rezab, Chief of Administration, Department of Adult and Juvenile Detention
- ✓ Bob Thompson, Project/Program Manager III, Executive Services, Facilities Management
- ✓ Eric B. Watness, Ex Parte Commissioner, Superior Court
- ✓ Paul Wood, Manager, Juvenile, Judicial Administration
- ✓ Dana Boales, Community Program Supervisor, Casey Family Programs
- ✓ Diane Boyd, Vice President, Community Based Services, Ruth Dykeman Children's Center
- ✓ Sally de Laive, Government Liaison, WA DSHS, Division of Child Support
- ✓ Alan S. Funk, Attorney, King County Bar Association
- ✓ Jana Heyd, Attorney, Society for Counsel Representing Accused Persons
- ✓ David G. Kontos, Attorney, King County Bar Association
- ✓ Tracy Lapps, Supervising Attorney, The Defender Association
- ✓ David La Raus, Assistant Attorney General, Attorney General's Office
- ✓ Ellen Nolan, Chief of Policy, WA DSHS, Division of Child Support
- ✓ Stella L. Pitts, Attorney, King County Bar Association
- ✓ Noella Rawlings, Senior Assistant Attorney General, Attorney General's Office
- ✓ Leslie J. Savina, Attorney, Northwest Justice Project
- ✓ Nancy Taft, Deputy Regional Administrator, WA DSHS
- ✓ Rob Wyman, Attorney, The Defender Association
- ✓ Bill Zosel, Community Representative, 12th Ave. Neighborhood Plan Stewardship

Space Component	S1: Replace Alder without Growth			S2: Replace Alder with Growth			S3: Juvenile Delinquency Only at Alder			S5: All Juvenile, No Family Law at Alder			S5S: All Juvenile Plus Partial Family Law Services at Alder			S6: All Juvenile & Family Law at Alder			Comments	
	Units	Net Area	Add for 2032	Units	Net Area	Add for 2032	Units	Net Area	Add for 2032	Units	Net Area	Add for 2032	Units	Net Area	Add for 2032	Units	Net Area	Add for 2032		
Number of Courtrooms:	7			9			7			10			15			19				
ENTRANCE AND PUBLIC FACILITIES																				
General Lobby	1200	600		720	0		600	0		720	0		960	0		1,200	0		(+ waiting at crms)	
Information Desk	200	100		120	0		100	0		120	0		160	0		200	0		3 stations	
Information Kiosks	16	32		48	0		32	0		48	0		64	0		64	0		Self service	
Food Service - Coffee Cart	150	150		150	0		0	0		0	0		0	0		0	0			
Food Service - Cafe w/Seating	1000	0		0	0		500	0		600	0		1,000	0		1,000	0			
Private Attorney Convenience Room	400	200		240	0		200	0		240	0		400	0		400	0		15 SF per seat	
Staff Toilets (male & female)	120	960		1,200	2		1,200	2		1,200	2		2,400	2		2,400	2		Lounges, carrels, pay copier, coffee	
Public Toilets (male & female)	180	720		1,080	2		1,080	2		1,080	2		1,440	2		1,800	2		2 ea. per floor at restr. corridor	
Net Area Subtotal		2,762		3,558			3,712			4,008			6,424			7,064			1 ea. per floor	
Departmental Area (add 30%)		3,590		4,630			4,830			5,210			8,350			9,180				
Gross Area (-70)		5,130		6,610			6,500			7,640			11,930			13,110				
Child Care																				
Child Care Office	100	0		0	0		100	0		100	0		100	0		100	0			Supervised visitation is at Family Ct. Operations. In Sc. 5.5, meeting needs for all hearing types would
Child Care Check-in Lobby	120	0		0	0		72	0		72	0		96	0		120	0			add 4280 net square feet.
Child Care Kitchenette	80	0		0	0		48	0		48	0		64	0		80	0			Access to outdoor area desirable
Child Care Storage	80	0		0	0		48	0		48	0		64	0		80	0			
Child Care - Play Area	800	0		0	0		400	0		400	0		640	0		800	0			
Child Care Toilets	50	0		0	0		100	0		100	0		100	0		100	0			
Net Area Subtotal		0		0	0		768	0		768	0		1,064	0		1,280	0			
Departmental Area (add 30%)		0		0	0		1,000	0		1,000	0		1,380	0		1,660	0			
Gross Area (-70)		0		0	0		1,430	0		1,430	0		1,970	0		2,370	0			
Public Security																				
Fire-Checkpoint Queue Area	500	300		400	0		300	0		400	0		600	0		750	0			40 at 12.5 of each
Fire Access Control Panel (FACP)	100	100		100	0		100	0		100	0		100	0		100	0			Fire panel, just inside entry
Magnetometer	30	60		60	0		60	0		60	0		90	0		90	0			
Parcel Scanner (Xray)	75	150		150	0		150	0		150	0		225	0		225	0			
Rxvi Lane	80	80		80	0		80	0		80	0		80	0		80	0			
Post-Checkpoint Area	350	210		280	0		210	0		280	0		420	0		525	0			
Security Post at Screening	45	45		45	0		45	0		45	0		45	0		45	0			
Interview Room	100	100		100	0		100	0		100	0		100	0		100	0			
Judicial Officers' Entrance w/Screening	150	150		150	0		150	0		150	0		150	0		150	0			from secure parking to private cars
Net Area Subtotal		1,195		1,365			1,195			1,365			1,810			2,065				
Departmental Area (add 30%)		1,550		1,770			1,550			1,770			2,350			2,680				
Gross Area (-70)		2,210		2,530			2,210			2,530			3,360			3,800				

LIST OF SPACES	Unit Area Std	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth 2022 Add for 2032				S4: Juvenile Delinquency Only at Alder 2022 Add for 2032				S5: All Juvenile, No Family Law at Alder 2022 Add for 2032				S5.5: All Juvenile Plus Partial Family Law Services At Alder 2022 Add for 2032				S6: All Juvenile & Family Law at Alder 2022 Add for 2032				Comments
		No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area					
<b>FAMILY LAW FUNCTIONS</b>																								
<b>Family Court Operations</b>																								
Administration																								
Director	180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	near FL Comm. Courtrooms, grd. fl.			
Manager of Administrative Services	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	conf. rm. adjacent			
Lead/Floater	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Court & Program Support																								
Public Counter	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Admin Supervisor	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	For FL Commissioners			
Court Coordinators (UFC & Depend.	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2 positions - staffed by ct. coord.			
Customer Spec II (with counter)	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Unified Family Court																								
Manager (supervisor)	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	public and courtroom access			
Case Managers	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	recpt. for interviews w/soec. wkr.			
Civil Case Specialists	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	needs separation from clients			
Case Screeners	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	needs separation from clients			
Family Court Services																								
Manager	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	added for Se.5.5; not needed for			
Assistant Manager	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Mediators (Social Workers)	140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	superv. 6 staff & sees some clients			
Paralegal	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	superv. 6 staff & sees some clients			
Program Coordinators	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	meet 2-5 clients in office			
																						needs separation from clients		
																						4 lateral files; much time on phone		
<b>Family Court Operations - Continued</b>																								
<b>Family Court Operations - Shared Space</b>																								
Reception/Waiting (for 6-8)	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Observation Room - Client Side	180	1	180	1	180	0	0	1	180	0	0	1	180	0	0	1	180	0	0	1	180	0	with one staff	
Observation Room - Staff Side	64	1	64	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	could attach to conference room	
Copy/Fax/Supplies	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	shared with Juv. Family Treatment		
Mail Area	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
File Storage	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Coffee Counter/Break Area	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Net Area Subtotal			244		244				244				244				20			1	20		high density filing	
Departmental Area (add 30%)			320		320				320				320				3,900			140	3,400			
Gross Area (+.70)			460		460				460				460				5,070			180	4,420			
																	7,240			260	6,310			

LIST OF SPACES	Unit Area Std	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth 2022 Add for 2032				S4: Juvenile Delinquency Only at Alder 2022 Add for 2032				S5: All Juvenile, No Family Law at Alder 2022 Add for 2032				S5.5: All Juvenile Plus Partial Family Law Services At Alder 2022 Add for 2032				S6: All Juvenile & Family Law at Alder 2022 Add for 2032				Comments
		No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area					
<b>Family Law Courtrooms (and related spaces)</b>																								
Courtrooms																								
UFC Judge Courtrooms (trials)	900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	high volume, ground floor		
Commissioners Courtrooms (general)	1200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	high volume, ground floor		
Commissioners Courtrooms (support)	1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1 per courtroom		
Sound Lock/Vestibule	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1 per courtroom		
Courtroom Electronic Equipment	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1 per courtroom		
Courtroom Exhibit Storage	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1 per 2 crtms - 4 cells/2 interv. rm.		
Courtroom Holding/Interview - Standard	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	added holding - group cell for 8-10		
Courtroom Holding/Interview - add at FS	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300		
Courtroom Public Waiting (20)	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	400		
Judges/Commissioners Chambers	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	with restroom	
Judges Support (Clerk/Bailiff)	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	workspace for 2	
Commissioners FL Coordinators	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2 counter stations, file sorting, 4 file cabs + shelving; access to restricted circulation	
Pro Tem/Visiting Judges/Commiss. Cha	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2 provided (1 FL, 1 Juv) - increases utilization of courtrooms	
Pro Tem/Visiting Support (Bailiff/Recep	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1 per courtroom	
Attorney/Client Meeting Room Larger	140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1 per courtroom	
Attorney/Client Meeting Room Smaller	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Net Area Subtotal																	16,480			2,655	27,600		2,655	
Departmental Area (add 25%)																	20,600			3,320	34,500		3,320	
Gross Area (+.70)																	29,430			4,740	49,290		4,740	
<b>Dependency: CASA (Court Appointed Special Agents)</b>																								
Waiting Area	15	0	0	8	120	0	0	0	0	0	0	0	0	0	0	0	8	120	0	0	8	120	0	
Public counter w/work station	80	0	0	2	160	0	0	0	0	0	0	0	0	0	0	0	2	160	0	0	2	160	0	
Interview Room	120	0	0	1	120	0	0	0	0	0	0	0	0	0	0	0	1	120	0	0	1	120	0	for volunteers
Program Manager	120	0	0	1	120	0	0	0	0	0	0	0	0	0	0	0	1	120	0	0	1	120	0	
Asst. Program Managers (Social Wkr.)	64	0	0	7	448	1	64	0	0	0	0	0	0	0	0	0	7	448	1	64	7	448	1	64
Attorney (incl. GAL - guardian ad litem)	80	0	0	3	240	0	0	0	0	0	0	0	0	0	0	0	3	240	0	0	3	240	0	0
File Storage	100	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	1	100	0	0	1	100	0	0
Copy/Storage	64	0	0	1	64	0	0	0	0	0	0	0	0	0	0	0	1	64	0	0	1	64	0	0
Volunteer Work Area	160	0	0	1	160	0	0	0	0	0	0	0	0	0	0	0	1	160	0	0	1	160	0	0
Net Area Subtotal					1,532		64		0		64		0				1,532			64	1,532		64	
Departmental Area (add 30%)					1,990		8																	

LIST OF SPACES	Unit Area Std.	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth 2022				S4: Juvenile Delinquency Only at Alder 2022				S5: All Juvenile, No Family Law at Alder 2022				S5.5: All Juvenile Plus Partial Family Law Services At Alder 2022				S6: All Juvenile & Family Law at Alder 2022				Comments
		No. of Units	Net Area	No. of Units	Net Area	Add for 2032 No. of Units	Add for 2032 Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area			
																						2022	Add for 2032	
<b>FLIC: Family Law Information Center (Practice)</b>																								
Queueing Area	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Public counter w/ work sta. (Intake Spec)	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Forms Storage (Staff)	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Public Work Area	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Computer Terminals/Carrels	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Supervisor	140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Volunteer Attorney Office	140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Facilitator's Offices	140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Forms/Pamphlet Display	140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Photocopy/Fax/Printer	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Net Area Subtotal	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Departmental Area (add 30%)																								
Gross Area (+.70)																								
<b>JUVENILE COURT/JUVENILE COURT SERVICE</b>																								
<b>Juvenile Court Services/Administration</b>																								
Administration																								
Juvenile Court Services Director	180	1	180	1	180	0	0	1	180	0	0	1	180	0	0	1	180	0	0	1	180	0		
Probation Div. Manager	120	1	120	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0		
Juvenile Services Div. Manager	120	1	120	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0		
Juvenile Treatment Svc. Div Mgr.	120	1	120	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0		
Project/Program Manager III	64	1	64	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0		
Project/Program Manager II	64	1	64	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0		
Confidential Secretary	80	1	80	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0		
Reform Initiatives, Analysts, Evaluators																								
JJOMP Coordinator (OMB)	120	1	120	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0		
PPM III	64	1	64	3	192	0	0	3	192	0	0	3	192	0	0	3	192	0	0	3	192	0		
PPM II	64	2	128	3	192	0	0	3	192	0	0	3	192	0	0	3	192	0	0	3	192	0		
Administration - Shared Space																								
Reception/Waiting	80	1	80	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0		
Copy/Fax/Supplies	100	1	100	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0		
Files (active only)	250	1	250	1	250	0	0	1	250	0	0	1	250	0	0	1	250	0	0	1	250	0		
Mail Area	60	1	60	1	60	0	0	1	60	0	0	1	60	0	0	1	60	0	0	1	60	0		
Coffee Counter/Break Area	20	1	20	1	20	0	0	1	20	0	0	1	20	0	0	1	20	0	0	1	20	0		
Net Area Subtotal			1,570		1,762			1	1,762			1	1,762			1	1,762			1	1,762			
Departmental Area (add 30%)			2,040		2,290			1	2,290			1	2,290			1	2,290			1	2,290			
Gross Area (+.70)			2,910		3,270			1	3,270			1	3,270			1	3,270			1	3,270			

Jay Furber Associates, Inc. with Meng Analysis

King County Superior Court - Targeted Facilities Master Plan - Detailed Facility Program

FINAL/REVISED: March 23, 2009

LIST OF SPACES	Unit Area Std.	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth 2022				S4: Juvenile Delinquency Only at Alder 2022				S5: All Juvenile, No Family Law at Alder 2022				S5.5: All Juvenile Plus Partial Family Law Services At Alder 2022				S6: All Juvenile & Family Law at Alder 2022				Comments
		No. of Units	Net Area	No. of Units	Net Area	Add for 2032 No. of Units	Add for 2032 Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area			
																						2022	Add for 2032	
<b>Juvenile Offender Courts</b>																								
Standard JO Courtroom	900	2	1,800	4	3,600	1	900	4	3,600	1	900	4	3,600	1	900	3	2,700	1	900	3	2,700	1	900	
Juvenile First Appearance Courtroom	1200	2	2,400	2	2,400	0	0	2	2,400	0	0	2	2,400	0	0	2	2,400	0	0	2	2,400	0	0	
Sound Lock/Vestibule	80	4	320	6	480	1	80	6	480	1	80	6	480	1	80	5	400	1	80	5	400	1	80	
Courtroom Electronic Equipment	50	4	200	6	300	1	50	6	300	1	50	6	300	1	50	5	250	1	50	5	250	1	50	
Courtroom Exhibit Storage	25	4	100	6	150	1	25	6	150	1	25	6	150	1	25	5	125	1	25	5	125	1	25	
Court Program Specialist	120	4	480	6	720	1	120	6	720	1	120	6	720	1	120	5	600	1	120	5	600	1	120	
Courtroom Holding/Interview	500	2	1,000	3	1,500	1	500	3	1,500	1	500	3	1,500	1	500	3	1,500	1	500	3	1,500	1	500	
Courtroom Public Waiting (20)	300	4	1,200	6	1,800	1	300	6	1,800	1	300	6	1,800	1	300	5	1,500	1	300	5	1,500	1	300	
Judges/Commissioners Chambers	400	4	1,600	6	2,400	1	400	6	2,400	1	400	6	2,400	1	400	5	2,000	1	400	5	2,000	1	400	
Judges/Comm. Support (Bailiff/Clerk/Re)	160	4	640	6	960	1	160	6	960	1	160	6	960	1	160	5	800	1	160	5	800	1	160	
Presiding Judge Facilities	200	1	200	1	200	0	0	1	200	0	0	1	200	0	0	1	200	0	0	1	200	0	0	
Pro Tem/Visiting Judges/Commiss. Cha	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	400	0	0	1	400	0	0	
Pro Tem/Visiting Support (Bailiff/Recep	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	150	0	0	1	150	0	0	
Attorney/Client Meeting Room Larger	140	4	560	6	840	1	140	6	840	1	140	6	840	1	140	5	700	1	140	5	700	1	140	
Attorney/Client Meeting Room Smaller	100	4	400	6	600	1	100	6	600	1	100	6	600	1	100	5	500	1	100	5	500	1	100	
Net Area Subtotal			10,600		15,950		2,775		15,950		2,775		15,950		2,775		14,225		2,775		14,225		2,775	
Departmental Area (add 25%)			13,250		19,940		3,470		19,940		3,470		19,940		3,470		17,780		3,470		17,780		3,470	
Gross Area (+.70)			18,930		28,490		4,960		28,490		4,960		28,490		4,960		25,400		4,960		25,400		4,960	
<b>Juvenile Dependency Courts</b>																								
Courtrooms	1200	2	2,400	2	2,400	0	0	0	0	0	0	3	3,600	0	0	3	3,600	0	0	3	3,600	0	0	
Sound Lock/Vestibule	80	2	160	2	160	0	0	0	0	0	0	3	240	0	0	3	240	0	0	3	240	0	0	
Courtroom Electronic Equipment	50	2	100	2	100	0	0	0	0	0	0	3	150	0	0	3	150	0	0	3	150	0	0	
Courtroom Exhibit Storage	25	2	50	2	50	0	0	0	0	0	0	3	75	0	0	3	75	0	0	3	75	0	0	
Court Program Specialist	120	2	240	2	240	0	0	0	0	0	0	3	360	0	0	3	360	0	0	3	360	0	0	
Courtroom Holding/Interview	500	1	500	1	500	0	0	0	0	0	0	2	1,000	0	0	2	1,000	0	0	2	1,000	0	0	
Courtroom Public Waiting (20)	300	2	600	2	600	0	0	0	0	0</														

Space Component	Unit Area Std	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth 2022				S4: Juvenile Delinquency Only at Alder 2022				S5: All Juvenile, No Family Law at Alder 2022				S5.5: All Juvenile Plus Partial Family Law Services At Alder 2022				S6: All Juvenile & Family Law at Alder 2022				Comments	
		No. of Units	Net Area	No. of Units	Net Area	Add for 2032	No. of Units	Net Area	No. of Units	Net Area	Add for 2032	No. of Units	Net Area	Add for 2032	No. of Units	Net Area	Add for 2032	No. of Units	Net Area	Add for 2032	No. of Units	Net Area	Add for 2032		
<b>Records and Treatment Courts</b>																									
Courtroom (Commissioner)	1800	1	1,800	1	1,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sound Lock/Vestibule	80	1	80	1	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Courtroom Electronic Equipment	50	1	50	1	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Courtroom Exhibit Storage	25	1	25	1	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Court Program Specialist	120	1	120	1	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Courtroom Holding/Interview	500	1	500	1	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Courtroom Public Waiting (30)	450	1	450	1	450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Judges/Commissioners Chambers	400	1	400	1	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Judges/Comm. Support (Bailiff/Recept)	150	1	150	1	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Attorney/Client Meeting Room Larger	140	1	140	1	140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Attorney/Client Meeting Room Smaller	100	1	100	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net Area Subtotal			3,740		3,815																				
Departmental Area (add 25%)			4,680		4,770																				
Gross Area (+.70)			6,690		6,810																				
<b>Intake Unit</b>																									
Reception/Waiting	15	30	450	30	450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
JPC	64	10	640	11	704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
JPC Supervisor	100	1	100	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adm. Specialist	48	3	144	3	144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Diagnostic/Sex Offender Unit</b>																									
Reception/Waiting (10)	15	6	90	6	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
JPC	64	1	64	1	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
JPC Supervisor	100	1	100	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Treatment Evaluator	100	1	100	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City Unit	100	1	100	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
JPC	64	8	512	9	576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
JPC Supervisor	100	1	100	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adm. Specialist	48	1	48	1	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Community Prog/Restitution Monitor	64	5	320	8	512	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Youth Program Specialist	100	1	100	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
JPC Supervisor	64	1	64	1	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Restitution Monitor	100	1	100	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adm. Specialist	64	1	64	1	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Area Subtotal			6,740		7,862																				
Departmental Area (add 30%)			8,760		10,220																				
Gross Area (+.70)			12,510		14,600																				

Jay Furber Associates, Inc. with Meng Analysis

Space Component	Unit Area Std	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth 2022				S4: Juvenile Delinquency Only at Alder 2022				S5: All Juvenile, No Family Law at Alder 2022				S5.5: All Juvenile Plus Partial Family Law Services At Alder 2022				S6: All Juvenile & Family Law at Alder 2022				Comments	
		No. of Units	Net Area	No. of Units	Net Area	Add for 2032	No. of Units	Net Area	No. of Units	Net Area	Add for 2032	No. of Units	Net Area	Add for 2032	No. of Units	Net Area	Add for 2032	No. of Units	Net Area	Add for 2032	No. of Units	Net Area	Add for 2032		
<b>Records Unit</b>																									
Adm. Specialist	48	5	240	5	240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Supervisor	80	1	80	1	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Courier Workstation	48	1	48	1	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Archiving Workspace	80	1	80	1	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
File Storage - Diagnostics	130	1	130	1.3	169	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
File Storage - Main	370	1	370	1.3	481	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Copy/Fax/Supplies	120	1	120	1	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Probation Units - Shared Space</b>																									
Reception/Waiting	150	1	150	1	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interview Room - Verify Number	120	13	1,560	16	1,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
JPC "Hot" Workstations for Field Sta	36	5	180	10	360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Copy/Fax/Supplies	150	1	150	1	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mail Area	40	1	40	1	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coffee Counter/Break Area	200	1	200	1	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Area Subtotal			6,740		7,862																				
Departmental Area (add 30%)			8,760		10,220																				
Gross Area (+.70)			12,510		14,600																				

LIST OF SPACES Space/Component	Unit Area Std.	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth				S4: Juvenile Delinquency Only at Alder				S5: All Juvenile, No Family Law at Alder				S5.5: All Juvenile Plus Partial Family Law Services At Alder				S6: All Juvenile & Family Law at Alder				Comments
		2022		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		
		No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	
<b>Juvenile Treatment Services</b>																								
<b>Drug Court/Treatment Court/CDDA</b>																								
JPC	64	3	192	4	256	0	0	4	256	0	0	4	256	0	0	4	256	0	0	4	256	0	0	
Drug/Treatment Court Manager	100	1	100	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	
CDDA Case Manager	64	1	64	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	
Adm. Specialist	48	2	96	2	96	0	0	2	96	0	0	2	96	0	0	2	96	0	0	2	96	0	0	Advocacy teams are in the field
Community Outreach Liaison	64	1	64	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	
Treatment Liaison	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	
<b>Family Treatment Court</b>																								
Supervisor/Program Manager	100	1	100	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	adjacent to public waiting
Court Program Specialist	64	1	64	2	128	0	0	2	128	0	0	2	128	0	0	2	128	0	0	2	128	0	0	
Treatment Liaison (contracted)	64	1	64	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	
Adm. Specialist	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	
File Storage	60	1	60	1	60	0	0	1	60	0	0	1	60	0	0	1	60	0	0	1	60	0	0	
<b>CJIAA Programs &amp; Low Level Supervision</b>																								
JPC	64	2	128	2	128	0	0	2	128	0	0	2	128	0	0	2	128	0	0	2	128	0	0	
JPC Supervisor	100	1	100	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	adjacent to public waiting
Adm. Specialist	64	2	128	2	128	0	0	2	128	0	0	2	128	0	0	2	128	0	0	2	128	0	0	
CSO	64	3	192	3	192	0	0	3	192	0	0	3	192	0	0	3	192	0	0	3	192	0	0	Community Juvenile Accountability Act
FFT Program Staff	64	2	128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Intern Desks	36	3	108	5	180	0	0	5	180	0	0	5	180	0	0	5	180	0	0	5	180	0	0	
<b>Treatment Units - Shared Space</b>																								
Reception/Waiting	250	1	250	1	250	0	0	1	250	0	0	1	250	0	0	1	250	0	0	1	250	0	0	
UA Sample Room	80	1	80	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	
Interview Room	120	2	240	2	240	0	0	2	240	0	0	2	240	0	0	2	240	0	0	2	240	0	0	Books and information display
Copy/Fax/Supplies	80	1	80	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	Toilet, sink, cabinet, counter; also used by Probation
Mail Area	40	1	40	1	40	0	0	1	40	0	0	1	40	0	0	1	40	0	0	1	40	0	0	1 per 3 JPCs
Coffee Counter/Break Area	80	1	80	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	
Net Area Subtotal			2,358		2,542				2,542				2,542				2,542				2,542			
Departmental Area (add 30%)			3,070		3,300				3,300				3,300				3,300				3,300			
Gross Area (+.70)			4,390		4,710				4,710				4,710				4,710				4,710			

Jay Farbstein Associates, Inc. with Meng Analysis

King County Superior Court - Targeted Facilities Master Plan - Detailed Facility Program

LIST OF SPACES Space/Component	Unit Area Std.	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth				S4: Juvenile Delinquency Only at Alder				S5: All Juvenile, No Family Law at Alder				S5.5: All Juvenile Plus Partial Family Law Services At Alder				S6: All Juvenile & Family Law at Alder				Comments
		2022		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		
		No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	
<b>Juvenile Court Services/Juvenile Services Division</b>																								
<b>Partnership for Youth Justice</b>																								
Area Program Manager	100	0	0	2	200	0	0	2	200	0	0	2	200	0	0	2	200	0	0	2	200	0	0	Near Probation
Financial Screener	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	adjacent to public waiting
Adm. Specialist	48	0	0	2	96	0	0	2	96	0	0	2	96	0	0	2	96	0	0	2	96	0	0	
<b>At-Risk Youth (Becca) Program</b>																								
ARY Program Manager	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	Near BECCA courtroom if can
ARY Case Manager	64	4	256	4	256	0	0	4	256	0	0	4	256	0	0	4	256	0	0	4	256	0	0	
Truancy Program Assistant	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	
Truancy Facilitator	48	1	48	1	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	
<b>Education/Medicaid Services Advocate</b>																								
Educ./Medicaid Services Advocate	64	1	64	2	128	0	0	2	128	0	0	2	128	0	0	2	128	0	0	2	128	0	0	Near Juv. Prob. Services
Adm. Specialist	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	adjacent to public waiting
<b>Court Operations</b>																								
Court Operations Manager	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	
Case Setting Coordinator	150	1	150	1	150	0	0	1	150	0	0	1	150	0	0	1	150	0	0	1	150	0	0	meets w/ 6-7 half day
Information Specialist	64	2	128	2	128	0	0	2	128	0	0	2	128	0	0	2	128	0	0	2	128	0	0	receptionist at counter
<b>Juvenile Services - Shared Space</b>																								
Reception/Waiting	120	0.6	72	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	
Copy/Fax/Supplies	80	1	80	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	
Mail Area	40	0.6	24	1	40	0	0	1	40	0	0	1	40	0	0	1	40	0	0	1	40	0	0	
Coffee Counter	20	1	20	1	20	0	0	1	20	0	0	1	20	0	0	1	20	0	0	1	20	0	0	
Net Area Subtotal			842		1,646				1,646				1,646				1,646				1,646			
Departmental Area (add 30%)			1,090		2,140				2,140				2,140				2,140				2,140			
Gross Area (+.70)			1,560		3,060				3,060				3,060				3,060				3,060			



LIST OF SPACES	Unit Area Std.	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth				S4: Juvenile Delinquency Only at Alder				S5: All Juvenile, No Family Law at Alder				S5.5: All Juvenile Plus Partial Family Law Services At Alder				S6: All Juvenile & Family Law at Alder				Comments	
		2022		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032			
		No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area		
<b>Department of Judicial Administration (City)</b>																									
<b>Records Services</b>																									
Counter Waiting Area (5 people/wind	50	2	100	2	100	0	0	2	100	0	0	2	100	0	0	5	250	0	0	7	350	0	0	1 is a cashier station	
Public Counter w/Clerk Workstation	80	2	160	2	160	0	0	2	160	0	0	2	160	0	0	5	400	0	0	7	560	0	0		
Workstations w/o Public Counter	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	2	96	0	0	2	96	0	0		
Public terminals	48	3	144	3	144	0	0	3	144	0	0	3	144	0	0	4	192	0	0	4	192	0	0		
Public copier	36	1	36	1	36	0	0	1	36	0	0	1	36	0	0	1	36	0	0	1	36	0	0		
Restricted Viewing Room	120	1	120	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0		
Will-Call/Pick-up	120	1	120	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0		
Forms Storage	120	0.5	60	0.5	60	0	0	0.5	60	0	0	0.5	60	0	0	1	120	0	0	1	120	0	0	for files (mostly electr.)	
Copier	80	1	80	1	80	0	0	1	80	0	0	1	80	0	0	0.7	84	0	0	1	120	0	0	mostly generated on printer	
<b>Court Services</b>																									
Counter Waiting Area (5 people/wind	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50		
Public Counter w/Clerk Workstation	80	1	80	1	80	1	80	1	80	1	80	1	80	1	80	1	80	1	80	1	80	1	80		
Courtroom Clerk Workspace	48	4	192	5	240	1	48	4	192	1	48	5	240	1	48	8	384	2	96	10	480	2	96	Reception/information outside courtroom; shared 1 for 2	
Exhibits Clerk	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	100	0	0	0		
Exhibit Storage	300	0.6	180	0.6	180	0	0	0.6	180	0	0	0.6	180	0	0	0	0	0	0	1	80	0	0	0	
Secure Storage/Safe	100	0.6	60	0.6	60	0	0	0.6	60	0	0	0.6	60	0	0	0.8	240	0	0	1	300	0	0	0	
Restricted Viewing Room	100	1	100	1	100	0	0	1	100	0	0	1	100	0	0	0.8	80	0	0	1	100	0	0	0	
<b>Domestic Violence Program</b>																									
Counter Waiting Area (10 people/wind	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	100	0	0	0	locked; for exhibits; pass through
Public Counter w/Clerk Workstation	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	100	0	0	1	100	0	0	0	
<b>Step-Up Program</b>																									
Staff Office	120	2	240	2	240	0	0	2	240	0	0	2	240	0	0	2	240	0	0	2	240	0	0	0	Next to Cashiering w/divider
<b>DJA Shared Spaces</b>																									
Copy/Supplies	100	1	100	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	0	See clients; near DJA entry
Mail Area	60	0.6	36	0.6	36	0	0	0.6	36	0	0	0.6	36	0	0	0.8	48	0	0	1	60	0	0	0	distributed
Case Files	660	0.25	165	0.25	165	0	0	0.25	165	0	0	0.25	165	0	0	0.8	528	0	0	0.6	396	0	0	0	includes duplication & microfiche
Technology Staff	80	0	0	0	80	0	0	1	80	0	0	1	80	0	0	2	160	0	0	2	160	0	0	0	
Technology Workbench & Storage	200	0.5	100	0.5	100	0	0	0.5	100	0	0	0.5	100	0	0	0.8	160	0	0	0.6	120	0	0	0	
Coffee Counter	20	1	20	1	20	0	0	1	20	0	0	1	20	0	0	1	20	0	0	1	20	0	0	0	
Net Area Subtotal			3,396		3,782		178		3,782		178		3,782		178		5,801		226		6,561		226		
Departmental Area (add 30%)			4,410		4,920		230		4,850		230		4,920		230		7,540		290		8,530		290		
Gross Area (+/-70)			6,300		7,030		330		6,930		330		7,030		330		10,770		410		12,190		410		

LIST OF SPACES	Unit Area Std.	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth				S4: Juvenile Delinquency Only at Alder				S5: All Juvenile, No Family Law at Alder				S5.5: All Juvenile Plus Partial Family Law Services At Alder				S6: All Juvenile & Family Law at Alder				Comments	
		2022		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032			
		No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area		
<b>Lay Library</b>																									
Reception/Waiting	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	200	0	0	1	200	0	0	0	Queue in Section 6
Circulation Desk (including public app	336	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	336	0	0	1	336	0	0	0	includes reference shelving
Public Work Area - tables	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	144	0	0	3	144	0	0	0	
Public Work Area - carrels	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	180	0	0	5	180	0	0	0	
Small Group Study Room	128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	128	0	0	1	128	0	0	0	
Large Group Study Room	240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	240	0	0	1	240	0	0	0	
Public Access Computers	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	72	0	0	3	72	0	0	0	
Public Access Photocopier	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	48	0	0	1	48	0	0	0	
Book Stacks	1200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1,200	0	0	1	1,200	0	0	0	15000 vols@5/ft; 7 hi = 430 lf units
Staff Work Area	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	96	0	0	1	96	0	0	0	
Staff Office	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	120	0	0	1	120	0	0	0	
Storage Room	144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	144	0	0	1	144	0	0	0	
Coffee Counter	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	20	0	0	1	20	0	0	0	
Net Area Subtotal			0		0		0		0		0		0		0		2,928		0		2,928		0		
Departmental Area (add 30%)			0		0		0		0		0		0		0		3,810		0		3,810		0		
Gross Area (+/-70)			0		0		0		0		0		0		0		5,440		0		5,440		0		

LIST OF SPACES	Unit Area Std.	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth				S4: Juvenile Delinquency Only at Alder				S5: All Juvenile, No Family Law at Alder				S5.5: All Juvenile Plus Partial Family Law Services At Alder				S6: All Juvenile & Family Law at Alder				Comments	
		2022		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032			
		No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area		
<b>Juvenile Offender Unit</b>																									
Reception/Waiting	15	12	180	12	180	0	0	12	180	0	0	12	180	0	0	12	180	0	0	12	180	0	0	0	Witnesses, police officers, etc.
Interview Room	120	2	240	2	240	0	0	2	240	0	0	2	240	0	0	2	240	0	0	2	240	0	0	0	
File Storage	350	1	350	1	350	0	0	1	350	0	0	1	350	0	0	1	350								

Space/Component	Unit Area Std.	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth				S4: Juvenile Delinquency Only at Alder				S5: All Juvenile, No Family Law at Alder				S5.5: All Juvenile Plus Partial Family Law Services At Alder				S6: All Juvenile & Family Law at Alder				Comments
		2022		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032						
		No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area					
<b>Prosecuting Attorney's Office - Continued</b>																								
Family Support Unit																								
Chief Deputy	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Fiscal Operations Coordinator	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Supervisor	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Administrative Assistant	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Computer Guy	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Computer Equipment Storage	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Reception/Waiting	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Receptionist w/ Counter	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Interview Room	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Settlement Conference Room (for 4-6)	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Genetic Testing Room	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Genetic Testing Coordinator	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Clerical Support Staff	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
File Storage (Centralized)	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
DPA	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Paralegal	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Legal Assistant	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Intern	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Intake Officer	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Copy/Fax/Supplies	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Computer/Server Room	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Law Library/References	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
FS Workroom (perch space for 4)	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Coffee Counter/Break Room (for 12)	180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Net Area Subtotal			4,742		4,890		148		4,890		148		4,890		148		4,890		148		10,898			
Departmental Area (add 30%)			6,160		6,360		190		6,360		190		6,360		190		6,360		190		14,170			
Gross Area (+.70)			8,800		9,090		270		9,090		270		9,090		270		9,090		270		20,240			
<b>Public Defender's Workspace</b>																								
Public Waiting	15	5	75																					
Interviewer Office	120	1	120	5	75	0	0	5	75	0	0	5	75	0	0	5	75	0	0	5	75	0		
Coordinator Office	100	0	100	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0		
Copier/Printer/Supplies (OPD)	60	1	60	1	60	0	0	1	60	0	0	1	60	0	0	1	60	0	0	1	60	0		
Contract Atty. Office (w/2 desks)	120	1	120	5	600	0	0	5	600	0	0	5	600	0	0	5	600	0	0	5	600	0		
Interview Room (all shared)	120	2	240	3	360	0	0	3	360	0	0	3	360	0	0	3	360	0	0	3	360	0		
Copier/Printer/Supplies (shared)	60	1	60	1	60	0	0	1	60	0	0	1	60	0	0	1	60	0	0	1	60	0		
Coffee Counter	20	1	20	1	20	0	0	1	20	0	0	1	20	0	0	1	20	0	0	1	20	0		
Net Area Subtotal			695		1,395		0		1,395		0		1,395		0		1,395		0		1,395			
Departmental Area (add 30%)			900		1,810		0		1,810		0		1,810		0		1,810		0		1,810			
Gross Area (+.70)			1,290		2,590		0		2,590		0		2,590		0		2,590		0		2,590			

Space/Component	Unit Area Std.	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth				S4: Juvenile Delinquency Only at Alder				S5: All Juvenile, No Family Law at Alder				S5.5: All Juvenile Plus Partial Family Law Services At Alder				S6: All Juvenile & Family Law at Alder				Comments
		2022		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032						
		No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area					
<b>Mental Health &amp; Social Services</b>																								
Staff																								
Chemical Dependency Professionals	64	2	128	2	128	0	0	2	128	0	0	2	128	0	0	2	128	0	0	2	128	0		
MH Liaisons	64	2	128	2	128	0	0	2	128	0	0	2	128	0	0	2	128	0	0	2	128	0		
Psychologist	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0		
Psychiatric Office	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0		
Admin./Clerical	48	1	48	1	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	1	48	0		
Schedulers	120	0	0	3	360	0	0	4	480	0	0	4	480	0	0	4	480	0	0	4	480	0		
Support Spaces																								
Reception & Waiting - General	150	0.5	75	0.6	90	0	0	0.5	75	0	0	0.6	90	0	0	0.6	90	0	0	0.6	90	0		
Quiet Waiting for MH Patients	120	1	120	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0		
Interview Room	100	1	100	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0		
Interview Room - Families	140	0	0	1	140	0	0	1	140	0	0	1	140	0	0	1	140	0	0	1	140	0		
Copy & Supplies	100	0.5	50	0.6	60	0	0	0.5	50	0	0	0.6	60	0	0	0.6	60	0	0	0.6	60	0		
Coffee Counter	20	1	20	1	20	0	0	1	20	0	0	1	20	0	0	1	20	0	0	1	20	0		
Net Area Subtotal			669		1,434		0		1,529		0		1,554		0		1,554		0		1,554			
Departmental Area (add 30%)			870		1,860		0		1,990		0		2,020		0		2,020		0		2,020			
Gross Area (+.70)			1,240		2,660		0		2,840		0		2,890		0		2,890		0		2,890			
<b>Children's Administration &amp; Attorney General</b>																								
Waiting/Public Counter w/Staff Behind	180	1	180	1	180	0	0	0	0	0	0	1	180	0	0	1	180	0	0	1	180	0		
AG Workroom & Carrels	250	1	250	1	250	0	0	0	0	0	0	1	250	0	0	1	250	0	0	1	250	0		
CA Social Workers/Child Advocates	64	3	192	3	192	0	0	0	0	0	0	3	192	0	0	3	192	0	0	3	192	0		
CA Social Worker Supervisor	100	1	100	1	100	0	0	0	0	0	0	1	100	0	0	1	100	0	0	1	100	0		
CA Workroom (carrels + tables)	200	1	200	1	200	0	0	0	0	0	0	1	200	0	0	1	200	0	0	1	200	0		
CA Office Assistants	48	1	48	1	48	0	0	0	0	0	0	1	48	0	0	1	48	0	0	1	48	0		
Coffee Counter	20	1	20	1	20	0	0	0	0	0	0	1	20	0	0	1	20	0	0	1	20	0		
CA Mail Slots	40	1	40	1	40	0	0																	

LIST OF SPACES	Unit Area Std	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth				S4: Juvenile Delinquency Only at Alder				S5: All Juvenile, No Family Law at Alder				S5.5: All Juvenile Plus Partial Family Law Services At Alder				S6: All Juvenile & Family Law at Alder				Comments
		2022		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032						
		No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area					
<b>SECURITY</b>																								
<b>Security Operations</b>																								
SO Sergeant's Office (2-3 desks)	100	0	0	0	0	0	0	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	
FMD Sergeant's Office (1 desks)	80	1	80	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	
Line Staff "Hot" Workstations	36	2	72	2	72	0	0	2	72	0	0	2	72	0	0	2	72	0	0	2	72	0	0	
Badging Station	64	1	64	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	
Evidence & Equipment Storage	64	1	64	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	
Temporary Holding Cell (detained/remand)	80	1	80	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	
Security Staff Locker/Change (M)	120	0.6	72	0.6	72	0	0	0.6	72	0	0	0.6	72	0	0	0.8	96	0	0	1	120	0	0	
Security Staff Locker/Change (F)	80	0.6	48	0.6	48	0	0	0.6	48	0	0	0.6	48	0	0	0.8	96	0	0	1	80	0	0	
Staff Toilet/Shower (M)	120	0.6	72	0.6	72	0	0	0.6	72	0	0	0.6	72	0	0	0.8	96	0	0	1	120	0	0	
Staff Toilet/Shower (F)	80	0.6	48	0.6	48	0	0	0.6	48	0	0	0.6	48	0	0	0.8	96	0	0	1	80	0	0	
Coffee Counter	20	1	20	1	20	0	0	1	20	0	0	1	20	0	0	1	20	0	0	1	20	0	0	
Net Area Subtotal			620		620				720				720				800				880			
Departmental Area (add 30%)			810		810				940				940				1,040				1,140			
Gross Area (+/-70)			1,160		1,160				1,340				1,340				1,490				1,630			
<b>In-Custody Holdings - Central</b>																								
<b>Juvenile Holding Area</b>																								
Pedestrian Security Vestibule	100	1	100	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	
Search & Staging Area	150	1	150	1	150	0	0	1	150	0	0	1	150	0	0	1	150	0	0	1	150	0	0	
Staff Work/Waiting Area	120	1	120	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	
Single Holding Cell	60	20	1,200	20	1,200	0	0	20	1,200	0	0	20	1,200	0	0	20	1,200	0	0	20	1,200	0	0	
Control Station	120	1	120	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	
Safety Equipment Storage	50	1	50	1	50	0	0	1	50	0	0	1	50	0	0	1	50	0	0	1	50	0	0	
Attorney Interview Booth	80	2	160	2	160	0	0	2	160	0	0	2	160	0	0	5	400	0	0	5	400	0	0	
Attorney Waiting/Reception	120	1	120	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	
Staff Toilet/Shower	80	2	160	2	160	0	0	2	160	0	0	2	160	0	0	2	160	0	0	2	160	0	0	

LIST OF SPACES	Unit Area Std	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth				S4: Juvenile Delinquency Only at Alder				S5: All Juvenile, No Family Law at Alder				S5.5: All Juvenile Plus Partial Family Law Services At Alder				S6: All Juvenile & Family Law at Alder				Comments
		2022		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032						
		No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area					
<b>In-Custody Holdings - Central - Continued</b>																								
<b>Adult Holding Area</b>																								
Pedestrian Security Vestibule	80	1	80	1	80	0	0	0	0	0	0	1	80	0	0	1	80	0	0	1	80	0	0	
Search & Staging Area	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	120	0	0	
Processing Area	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	80	0	0	
Single Holding Cell (1)	60	2	120	2	120	0	0	2	120	0	0	2	120	0	0	2	120	0	0	6	360	0	0	
Group Holding Cell - Male (4)	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	200	0	0	
Group Holding Cell - Female (4)	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	100	0	0	
Control Station	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	120	0	0	
Safety Equipment Storage	50	1	50	1	50	0	0	1	50	0	0	1	50	0	0	1	50	0	0	1	50	0	0	
Kitchenette	50	1	50	1	50	0	0	1	50	0	0	1	50	0	0	1	50	0	0	1	50	0	0	
Attorney Interview Booth	80	1	80	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	
Attorney Waiting/Reception	80	1	80	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	
Staff Break Area	150	0.4	60	0.4	60	0	0	0	60	0	0	0.4	60	0	0	0.4	60	0	0	1	150	0	0	
Staff Toilet/Shower	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	160	0	0	
Net Area Subtotal			2,700		2,700				2,180				2,700				2,940				4,050			
Departmental Area (add 40%)			3,780		3,780				3,050				3,780				4,120				5,670			
Gross Area (+/-70)			5,400		5,400				4,360				5,400				5,890				8,100			
<b>SUPPORT FUNCTIONS</b>																								
<b>Staff Support</b>																								
Conference/Training Center	2000	0	0	0.6	1,200	0	0	0.5	1,000	0	0	0.6	1,200	0	0	1	2,000	0	0	1	2,000	0	0	
Conference/Training Storage	120	0	0	1	120	0	0	0.6	72	0	0	1	120	0	0	2	240	0	0	2	240	0	0	
Conference/Training Kitchenette	120	0	0	1	120	0	0	0.6	72	0	0	1	120	0	0	1	120	0	0	1	120	0	0	
Conference/Training Toilets	80	0	0	2	160	0	0	2	160	0	0	2	160	0	0	2	160	0	0	2	160	0	0	
Computer Training Room	450	0	0	0.6	270	0	0	0.5	225	0	0	0.6	270	0	0	1	450	0	0	1	450	0	0	
Larger Shared Conference (15-18)	360	1	360	1	360	0	0	1	360	0	0	1	360	0	0	1	360	0	0	1	360	0	0	
Medium Shared Conference (8-12)	240	2	480	2	480	0	0	2	480	0	0	6	1,440	0	0	6	1,440	0	0	6	1,440	0	0	
Smaller Shared Conference (4-6)	120	6	720	6	720	0	0	6	720	0	0	10	1,200	0	0	10	1,200	0	0	10	1,200	0	0	
Staff Break Room (1 per floor)	400	2	800	2	800	0	0	2	800	0	0	2	800	0	0	4	1,600	0	0	4	1,600	0	0	
Judge's Conference/Break Room	1250	0	0	0.5	625	0	0	0	0	0	0	0.6	750	0	0	1	1,250	0	0	1	1,250	0	0	
Quiet/Lactation Room	120	1	120	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	1	120	0	0	
Wellness/Exercise Room	500	0.5	250	0.6	300	0	0	0.5	250	0	0	0.6	300	0	0	1	500	0	0	1	500	0	0	
Staff Lockers & Showers (M&F)	200	2	400	2	400	0	0	2	400	0	0	2	400	0	0	4	800	0	0	4	800	0	0	
Net Area Subtotal			3,130		5,675				4,659				7,240				10							

LIST OF SPACES Space Component	Unit Area Std	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth				S4: Juvenile Delinquency Only at Alder				S5: All Juvenile, No Family Law at Alder				S5.5: All Juvenile Plus Partial Family Law Services At Alder				S6: All Juvenile & Family Law at Alder				Comments		
		2022		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032				
		No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area			
<b>Reception &amp; Waiting</b>	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
HR/Payroll	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Clerical Support	64	1	64	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0			
Mail Room	250	1	250	1	250	0	0	1	250	0	0	1	250	0	0	1	250	0	0	1	250	0	0			
Archival File Storage	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Copy/Fax	100	1	100	1	100	1	100	1	100	1	100	1	100	1	100	1	100	1	100	1	100	1	100	Near loading dock		
Net Area Subtotal			414		414		100		414		100		414		100		994		100		1,290		130			
Departmental Area (add 30%)			540		540		130		540		130		540		130		1,290		130		1,640		190			
Gross Area (+.70)			770		770		190		770		190		770		190		1,840		190		1,840		190			
<b>Information Technology/MIS</b>																										
LAN Administrator	80	2	160	2	160	0	0	2	160	0	0	2	160	0	0	2	160	0	0	2	160	0	0	2	160	in 1 room
Help Desk Staff	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	0	0	1	64	
Server Room	200	0.6	120	0.6	120	0	0	0.6	120	0	0	0.6	120	0	0	0.6	120	0	0	0.6	120	0	0	0.6	120	
Computer Equipment Staging & Storage	200	0.6	120	0.6	120	0	0	0.6	120	0	0	0.6	120	0	0	0.6	120	0	0	0.6	120	0	0	0.6	120	locked, raised floor, AC, UPS
MDF - Main Distribution Frame	300	1	300	1	300	0	0	1	300	0	0	1	300	0	0	1	300	0	0	1	300	0	0	1	300	w/bench, power, network
MPOE (Main Point of Entry)	100	1	100	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	1	100	0	0	1	100	OIRM space; includes telecom
Other Floor LAN Rooms	100	2	200	2	200	1	100	2	200	1	100	2	200	1	100	4	400	1	100	4	400	1	100	4	400	MDF - intermediate distrib. frame
Net Area Subtotal			1,000		1,064		100		1,064		100		1,064		100		1,424		100		1,424		100			
Departmental Area (add 30%)			1,300		1,380		130		1,380		130		1,380		130		1,850		130		1,850		130			
Gross Area (+.70)			1,860		1,970		190		1,970		190		1,970		190		2,640		190		2,640		190			
<b>Interpreter Services</b>																										
Office Manager/Lead (in shared office)	80	0	0	0	0	0	0	2	160	0	0	2	160	0	0	2	160	0	0	2	160	0	0	2	160	requires very convenient access to
Staff Workstation	48	0	0	0	0	1	48	2	96	1	48	2	96	1	48	2	96	1	48	2	96	1	48	2	96	attorney-client interview room
Public Counter/Waiting	80	1	80	1	80	0.5	40	2	160	0.5	40	2	160	0.5	40	2	160	0.5	40	2	160	0.5	40	2	160	
Desk/Carrel	36	1	36	1	36	0	0	1	36	0	0	1	36	0	0	1	36	0	0	1	36	0	0	1	36	Shared use
Computers	36	1	36	1	36	0	0	1	36	0	0	1	36	0	0	1	36	0	0	1	36	0	0	1	36	Shared use
File Storage	36	1	36	1	36	0	0	1	36	0	0	1	36	0	0	1	36	0	0	1	36	0	0	1	36	Shared use
Tables & Chairs	150	0.5	75	0.5	75	0	0	0.5	75	0	0	0.5	75	0	0	0.5	75	0	0	0.5	75	0	0	0.5	75	Shared use
Lounge Seating	150	0.5	75	0.5	75	0	0	0.5	75	0	0	0.5	75	0	0	0.5	75	0	0	0.5	75	0	0	0.5	75	Shared use
Lockers	40	1	40	1	40	0	0	1	40	0	0	1	40	0	0	1	40	0	0	1	40	0	0	1	40	Shared use
Coffee Counter	20	1	20	1	20	0	0	1	20	0	0	1	20	0	0	1	20	0	0	1	20	0	0	1	20	
Net Area Subtotal			398		398		88		734		88		734		88		884		88		884		88			
Departmental Area (add 30%)			520		520		110		950		110		950		110		1,150		110		1,150		110			
Gross Area (+.70)			740		740		160		1,360		160		1,360		160		1,640		160		1,640		160			

LIST OF SPACES Space Component	Unit Area Std	S1: Replace Alder without Growth 2022		S2: Replace Alder with Growth				S4: Juvenile Delinquency Only at Alder				S5: All Juvenile, No Family Law at Alder				S5.5: All Juvenile Plus Partial Family Law Services At Alder				S6: All Juvenile & Family Law at Alder				Comments		
		2022		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032		2022		Add for 2032				
		No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area	No. of Units	Net Area			
<b>Facilities &amp; Building Support</b>																										
Facilities Manager	80	1	80	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	1	80	0	0	1	80	[not in staff projections]
Office Assistant	48	1	48	1	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	1	48	0	0	1	48	locks, HVAC, security, etc.
Clean Shop Area	400	0.5	200	0.6	240	0	0	0.5	200	0	0	0.6	240	0	0	0.5	200	0	0	0.6	240	0	0	0.5	200	carp., plumb., weld, etc.
Dirty Shop Area	600	0.5	300	0.6	360	0	0	0.5	300	0	0	0.6	360	0	0	0.5	300	0	0	0.6	360	0	0	0.5	300	
Maintenance Storage	500	0.5	250	0.6	300	0	0	0.5	250	0	0	0.6	300	0	0	0.5	250	0	0	0.6	300	0	0	0.5	250	
Service Entry/Loading Dock	200	1	200	1	200	0	0	1	200	0	0	1	200	0	0	1	200	0	0	1	200	0	0	1	200	
Receiving Area	150	1	150	1	150	0	0	1	150	0	0	1	150	0	0	1	150	0	0	1	150	0	0	1	150	next to loading dock
Supply Clerk	80	0	0	1	80	0	0	0	0	0	0	1	80	0	0	1	80	0	0	1	80	0	0	1	80	
Mail Screening/Xray	200	0	0	1	200	0	0	0	0	0	0	1	200	0	0	1	200	0	0	1	200	0	0	1	200	
General Storage	2000	0.5	1,000	0.6	1,200	0.075	150	0.5	1,000	0.075	150	0.6	1,200	0.075	150	0.6	1,200	0.075	150	0.6	1,200	0.075	150	0.6	1,200	
Trash/Compactor	500	0.5	250	0.6	300	0	0	0.5	250	0	0	0.6	300	0	0	0.5	250	0	0	0.6	300	0	0	0.5	250	
Recycling Sorter/Containers	250	0.5	125	0.6	150	0	0	0.5	125	0	0	0.6	150	0	0	0.5	125	0	0	0.6	150	0	0	0.5	125	
Maint./Custodial Staff Break Area	200	1	200	1	200	0	0	1	200	0	0	1	200	0	0	1	200	0	0	1	200	0	0	1	200	
Maint./Custodial Staff Toilet/Lockers	150	0.5	75	0.6	90	0	0	0.5	75	0	0	0.6	90	0	0	0.5	75	0	0	0.6	90	0	0	0.5	75	Central
Custodial Supplies and Storage	200	1	200	1	200	0	0	1	200	0	0	1	200	0	0	1	200	0	0	1	200	0	0	1	200	1/floor, w/floor sink
Custodial Closets	60	2	120	2	120	1	60	2	120	1	60	2	120	1	60	4	240	1	60	4	240	1	60	4	240	
Net Area Subtotal			3,198		3,918		210		3,198		210		3,918		210		5,948		210		5,948		210			
Departmental Area (add 30%)			4,160		5,090																					



### Attachment 3 Superior Court Targeted FMP Space Assumptions

In developing the list of spaces for each scenario, office space was assigned consistent with the county's office space standards, where applicable. These standards following the following guidelines:

- Office space should be designed and arranged according to function. The space required for each position depends on the functions performed rather than solely on rank in the organizational hierarchy.
- Separate allowances should be made for functions which require visual or acoustical privacy or special equipment needs.
- Open plan layouts are standard. Large, open work areas shall be furnished with systems furniture which consists of integrated workstations with shared, pre-fabricated walls. Components are adjustable for ergonomic purposes, interchangeable and ultimately provide for the most efficient use of space.
- Private offices will be furnished with modular furniture which provides for more efficient use of space and more flexibility and ease of reconfiguration.

The office space standards in the 2008 Space Plan reflect the programming used for the county's newest office space, the Chinook Building. As explained in the 2008 Space Plan, the standards are consistent with modern work environments and differ from previous space standards used by King County.<sup>24</sup>

Table 57 2008 Space Plan Space Standards below contains the space standards in the 2008 Space Plan; the asterisks represent positions that are provided hard-walled offices, and the double-asterisks are those positions that the Executive or their designee can authorize for hard-walled offices. The low end of the square footage range assumes the use of systems or modular furniture.

**Table 57 2008 Space Plan Space Standards**

Category Personnel Space	Low Square Feet	High Square Feet
<b>Elected Officials</b>		
Executive*	250	400
Councilmember*	250	400
Assessor*	250	400
Prosecuting Attorney*	250	400
Sheriff**	250	400
Presiding Judge*	250	400
Superior Court Judge*	200	225

<sup>24</sup> The most recent Council-adopted standards are from the 1993 Space Plan. King County Policies and Procedures, RPM 9-1 (A-EP), from 1987 is the only policy directive on provision of private offices.

Category Personnel Space	Low Square Feet	High Square Feet
District Court Judge*	200	225
<b>Appointed Officials &amp; Executive Appointees</b>		
Department Director*	200	275
Division Manager and Deputy Department Director*	150	200
Section Manager and Deputy Division Manager*	90	180
<b>Council Appointees</b>		
Ombudsman*	150	225
Board of Appeals Chair*	150	225
Hearing & Zoning Chair*	150	225
Other Appointees**	120	165
<b>County Staff Administrative</b>		
Executive Designated**	95	165
Manager	70	100
Administrative Assistant	70	100
Assistant Manager	70	100
Supervisor	70	100
Supervising Attorney*	95	150
<b>Professional Positions</b>		
Executive Designated**	95	165
Planner	55	85
Architect	55	85
Engineer	55	85
Specialist	55	80
Accountant/Fiscal	55	85
Technician	55	80
Attorney*	95	130
Field Staff	55	64
<b>Clerical</b>		
Office Technician	45	64
<b>Secretarial</b>		
Confidential Secretary	55	75
Secretary	55	64
<b>Temporary</b>		
Extra Help	45	64
Intern	45	64
Work Study	45	64

Based on a series of interviews with management personnel for each of the future tenant groups in the new building, a list of spaces was created with each position assigned a square footage. Through the staff interview process, it became apparent that some positions were not adequately addressed in the 2008 Space Plan, either because of the sensitive nature of the work performed or because the position required significant and regular contact with clients and families requiring both acoustical and visual privacy. In developing the FMP list of spaces, four categories of spaces exist:

- spaces for specific positions contained in the 2008 Space List,
- spaces for positions not specifically included in the 2008 Space List but with a reasonable parallel on the List,

- spaces not included in the 2008 Space List, i.e. courtrooms – the county does not have a uniform set of standards applicable to courtroom needs and types, and
- spaces provided for staff support, i.e. copier/supply alcoves. These types of smaller support spaces are not addressed here. They were programmed by considering the current space used and in future needs in response to functional interviews; the specific space allocations were provided by the FMP consultant, Jay Farbstein, utilizing his professional experience.

The purpose of this analysis is to describe where the Superior Court Targeted FMP list of spaces deviated from the 2008 Space Plan standards

#### Challenges in Developing the Space List

A primary challenge in comparing the 2008 Space Plan standards with the FMP spaces comes from the differing meaning of similar titles and/or functions across different agencies and functional groups. For example, in the 2008 Space Plan, an "Administrative Assistant" is managerial position, potentially responsible for personnel-related decisions. A "Specialist" is a professional position. But in many Superior Court departments, the title "Administrative Specialist" is used; and in others, an "Administrative Assistant" can be a primarily technical or clerical position. Thus, when staff prepared the FMP space list for these positions, the relevant standard for comparison in the 2008 Space List was "Office Technical" or "Technician" – not "Administrative Assistant".

Preparing the FMP space list from the 2008 Space Plan standards followed a two-step process. First, each position was assigned an appropriate category of personnel space from the 2008 Space Plan categories. Then, staff reviewed the specific functions of each position, deviating from the space standards where functionality required doing so. The result is a FMP space list that comports with the goals of the 2008 Space Plan standards, but reflects the operational needs of each specific position in the courthouse.

It should be noted that the 2008 Space Plan provides square foot ranges in space planning standards. In developing the FMP space list, staff could not apply a range, since the space programming is used for cost estimates for the building construction. Staff reviewed the range and chose a general number that reflected an appropriate design consideration for each of the personnel categories. For example, 64 square feet was assigned for the typical "Specialist"-type position, because 64 square feet represents an eight foot by eight foot module in a furniture system. Note that for some positions, deviations from this typical standard within the space range were included when programming needs indicated.

#### Comparisons between the Space List and the 2008 Space Plan Standards

The table below contains the Superior Court Targeted FMP space list (excluding category four which represents space for staff support functions, i.e. copies, alcoves). The table provides a comparison of the 2008 Space Plan and the FMP position listing. In developing the FMP, staff applied specific sizes to the space allocations, rather than the range featured in the 2008 Space Plan based on functional requirements obtained during interviews. Where individual positions deviated from the 2008 Space Plan range, they are broken out and designated with an "E". The "E" stands for "exception", referencing when

one was provided for functional needs reasons or relevant a space standard did not exist. An explanation for these positions follows the table.

**Table 58 Superior Court FMP Office Space Allocation; Comparison with 2008 Space Standards**

Superior Court FMP Position List		2008 Space Plan – Personnel Category	2008 Space Plan Low – High Range Square Foot.	Superior Court FMP Square Foot Allocation (where exceptional)
<b>Superior Court Judge Positions</b>				
E	Judicial/Commissioner Chambers	Superior Court Judge	200 to 225	400
<b>Division Manager Positions</b>				
	DAJD Juvenile Division Director	Division Manager	150 to 200	
	Family Court Operations Director	Division Manager	150 to 200	
	Juvenile Court Services Director	Division Manager	150 to 200	
<b>Manager Positions</b>				
	Court Operations Manager	Section Manager	90 to 180	
	Dependency CASA Program Mgr.	Section Manager	90 to 180	
	Dept. of Judicial Admin. Manager	Section Manager	90 to 180	
	Family Court Mgr. of Admin. Svcs.	Section Manager	90 to 180	
	Family Court Services Manager	Section Manager	90 to 180	
	JJOMP Coordinator (OMB)	Section Manager	90 to 180	
	Juvenile Services Division Manager	Section Manager	90 to 180	
	Juvenile Treatment Svcs. Div. Mgr.	Section Manager	90 to 180	
	PAO Unit Chair	Section Manager	90 to 180	
	Probation Division Manager	Section Manager	90 to 180	
<b>Manager Positions</b>				
	Area Program Manager	Manager	70 to 100	
	Drug/Treatment Court Manager	Manager	70 to 100	
	Facilities Manager	Manager	70 to 100	
	Office Manager/Lead	Manager	70 to 100	
<b>Administrative Assistant Positions</b>				
	Fiscal Operations Coordinator	Administrative Assistant	70 to 100	
<b>Assistant Manager Positions</b>				
	Assistant Director	Assistant Manager	70 to 100	
	Assistant Manager	Assistant Manager	70 to 100	
<b>Supervisor Positions</b>				
	CA Social Worker Supervisor	Supervisor	70 to 100	
	FMD Sergeant's Office	Supervisor	70 to 100	
	Supervisor – JPC	Supervisor	70 to 100	
	Staff Supervisor – PAO	Supervisor	70 to 100	

Superior Court FMP Position List		2008 Space Plan – Personnel Category	2008 Space Plan Low – High Range Square Foot.	Superior Court FMP Square Foot Allocation (where exceptional)
E	Supervisor – FLIC	Supervisor	70 to 100	140
	Supervisor – Records	Supervisor	70 to 100	
	Supervisor – VAU	Supervisor	70 to 100	
	Supervisor Workstation – DJA	Supervisor	70 to 100	
	Supervisors	Supervisor	70 to 100	
<b>Supervising Attorney Positions</b>				
	Chief Deputy – Family Support	Supervising Attorney	95 to 150	
	Supervising DPA	Supervising Attorney	95 to 150	
<b>Planner</b>				
	PPM II	Planner	55 to 85	
	PPM III	Planner	55 to 85	
	Project/Program Manager II	Planner	55 to 85	
	Project/Program Manager III	Planner	55 to 85	
<b>Specialist Positions</b>				
	ARY Case Manager	Specialist	55 to 80	
	ARY Program Manager	Specialist	55 to 80	
	Asst. Program Manager	Specialist	55 to 80	
	CA Social Workers/Advocates	Specialist	55 to 80	
	CDDA Case Manager	Specialist	55 to 80	
	Chem. Dep. Professionals (MIDD)	Specialist	55 to 80	
	Community Outreach Liaison	Specialist	55 to 80	
	Community Supervision Officers	Specialist	55 to 80	
	Customer Specialist II Family Court Operations	Specialist	55 to 80	
	Educ./Medicaid Svcs. Advocate	Specialist	55 to 80	
	Exhibits Clerk	Specialist	55 to 80	
	Expediter – ASD	Specialist	55 to 80	
	Family Law CASA Admin. Supr.	Specialist	55 to 80	
	FFT Program Staff – CJAA	Specialist	55 to 80	
	Information Specialist	Specialist	55 to 80	
	Intake Officer	Specialist	55 to 80	
	JPC (Juvenile Probation Counselor)	Specialist	55 to 80	
	MH Liaisons	Specialist	55 to 80	
	Paralegal	Specialist	55 to 80	
	Paralegal – Juvenile Offender	Specialist	55 to 80	
	Program Coordinator	Specialist	55 to 80	
	Restitution Monitor	Specialist	55 to 80	

Superior Court FMP Position List	2008 Space Plan – Personnel Category	2008 Space Plan Low – High Range Square Foot.	Superior Court FMP Square Foot Allocation (where exceptional)
Scheduler	Specialist	55 to 80	
Supply Clerk	Specialist	55 to 80	
Training Coordinator	Specialist	55 to 80	
Treatment Liaison	Specialist	55 to 80	
Victim Advocate	Specialist	55 to 80	
Volunteer Coordinator	Specialist	55 to 80	
Youth Program Specialist	Specialist	55 to 80	
<b>Technician Positions</b>			
Computer Person	Technician	55 to 80	
Genetic Testing Coordinator	Technician	55 to 80	
LAN Administrator	Technician	55 to 80	
Technology Staff	Technician	55 to 80	
<b>Attorney Positions</b>			
Contract Attys. Office (w/2 desks)	Attorney	95 to 130	
Deputy Prosecuting Attorney	Attorney	95 to 130	
<b>Office Technician Positions</b>			
(non-Administrative) Assistants	Office Technician	45 to 64	
Administrative Assistant Family Support	Office Technician	45 to 64	
Administrative Specialist	Office Technician	45 to 64	
Administrative Specialist – CJAA	Office Technician	45 to 64	
Administrative Supervisor – Family Ct. Ops. Court Pgm. Support	Office Technician	45 to 64	
Case Managers	Office Technician	45 to 64	
Civil Case Specialists	Office Technician	45 to 64	
Clerical Support	Office Technician	45 to 64	
Clerical Support – Records Admin.	Office Technician	45 to 64	
Court Coordinators (UFC, Depend.)	Office Technician	45 to 64	
Intern – Juvenile Offender	Office Technician	45 to 64	
Manager (supervisor) – UFC	Office Technician	45 to 64	
Staff Workstation	Office Technician	45 to 64	
Truancy Facilitator	Office Technician	45 to 64	
Truancy Program Assistant	Office Technician	45 to 64	
<b>Confidential Secretary Positions</b>			
Confidential Secretary	Confidential Secretary	55 to 75	
E Confidential Secretary – Juvenile Court Administration	Confidential Secretary	55 to 75	80

Superior Court FMP Position List	2008 Space Plan – Personnel Category	2008 Space Plan Low – High Range Square Foot.	Superior Court FMP Square Foot Allocation (where exceptional)
<b>Positions w/out Comparable 2008 Space Plan Standards</b>			
E Case Screeners	Std Not Available		100
E Coordinator Office – OPD	Std Not Available		100
E Financial Screener	Std Not Available		100
E Treatment Evaluator	Std Not Available		100
E Court Program Specialist	Std Not Available		120
E Interviewer Office – OPD	Std Not Available		120
E Placement Specialist	Std Not Available		120
E Psychiatric Office	Std Not Available		120
E Psychologist	Std Not Available		120
E Facilitator's Offices – FLIC	Std Not Available		140
E Mediators (Social Workers)	Std Not Available		140
E Case Setting Coordinator	Std Not Available		150
E Dependency Coordinator	Std Not Available		150
E Bailiffs – Becca and Pro-Tem	Std Not Available		150
E Bailiffs – Juvenile and UFC	Std Not Available		160
E Family Law Coordinators	Std Not Available		160
E Courtroom: Juvenile Offender	Std Not Available		900
E Courtroom: Unified Family Court	Std Not Available		900
E Courtroom: Commissioner (Becca)	Std Not Available		1200
E Courtroom: Juvenile Offender (Treatment Court)	Std Not Available		1200
E Courtroom: Juvenile Offender(1 <sup>st</sup> Appearance)	Std Not Available		1200
E Courtroom: Commissioner	Std Not Available		1800

The positions designated with an "E" are explained below.

- Judicial Chambers: the current space standard for Superior Court judicial chambers is 200 to 225 square feet; however, this figure is for the office itself, and not the related reception and support space. Based on a review of draft layouts, it was determined that additional space was required in order to provide adequate space for conferencing; the restroom area, individual libraries, file storage and private entry areas. When coupled with Bailiffs (addressed below), the total allocation per judge "suite" is consistent with judicial chambers at the MRJC.
- FLIC supervisors, like FLIC Facilitators, were provided 140 sq. feet. FLIC staff conduct Family Law interviews and mediations with multiple people in their office constantly throughout the day. The programming standard reflects these frequent meetings requiring confidentiality, security, visual, and acoustical privacy.

- Confidential Secretary – Juvenile Court Administration: this position was provided slightly greater space than the standard range (80 sq. feet) to allow for waiting within the secure area for the Administration personnel section.

2008 Space Plan office space standards were not available for the following positions:

- Case Screeners, Coordinator Office – OPD; Financial Screener; and Treatment Evaluator: these positions interact with the public, including juvenile offenders, and have confidential files, but may not be located within a separately accessed confidential/secure area. They were provided 100 sq. feet to allow for designers to program an office, if needed.
- Court Program Specialist; Interviewer Office – OPD; Placement Specialist; Psychiatric Office; and Psychologist: these positions have sensitive interviews with clients, and may include attorneys, parents, or others. They were provided 120 square feet to allow for sufficient space to meet with small groups in their interview setting. The programming standard reflects these frequent meetings, requiring confidentiality, security, visual, and acoustical privacy.
- Facilitators' Offices – FLIC, Mediators (Social Workers), Dependency Coordinator, Case Setting Coordinator: these positions involve constant meeting and mediation with larger groups, often including multiple parents, attorneys, social workers, and others. 140 sq. feet allows for the constant mediation services provided in these positions. The programming standard reflects their frequent meetings requiring ongoing confidentiality, security, visual, and acoustical privacy. The latter two coordinator positions are provided additional space for filing needs given the high-volume of hard-copy case records that they handle.
- Bailiffs: there is no standard for Bailiffs spaces (relative to Judges' chambers) in the 2008 Space Plan. For the FMP space list, Bailiffs were provided 160 sq. feet of space for trial judges, and slightly less, 150 sq. feet, for Becca and Pro-Tem commissioners and judges.
  - These spaces should be considered in conjunction with the large size provided for judicial chambers, so that the areas can be combined into a reception office and chambers for each judge.
  - The space assigned allows for design flexibility in chambers design, while providing enough space for law books, desks for a Bailiff and a Clerk, a bathroom area, and reception area.
  - The additional 10 square feet assigned trial judges allows for a small space for storage of files and exhibits.
- Courtrooms: there is no standard for Courtrooms in the 2008 Space Plan. Staff reviewed needs the Superior Court judges' developing a range of courtroom sizes relative to their function, but that would allow for flexibility in the facility.
  - Trial courtrooms are sized at 900 sq. feet
  - Juvenile Offender first appearance, treatment court and dependency courtrooms are sized at 1200 sq. feet
  - High-volume commissioner courtrooms are sized at 1800 sq. feet.

## BASIS FOR CONSTRUCTION COST ESTIMATES

### Introduction: Methodology and Assumptions

An anticipated cost per square foot cost of construction has been developed for each main type of space and other improvement:

- **Building Shell** – steel framed superstructure with single floor below grade and four floors above grade. Exterior consisting of brick, glass, concrete, and metal panels.
- **Courts** – RJC level finishes.
- **Offices** – Class A.
- **School** – approximately 750 SF classrooms for 20 students with technology infrastructure typical to public schools.
- **Parking** – allow 350 SF/stall with double-loaded aisles. Assume 1½ floors below grade and 2 floors above grade, all concrete construction with approximately 40,000 SF floor plates. Note that low and high range projections are provided for the number of cars that will be accommodated in each scenario.
- **Tunnel** – assume 250 LF long x 8 FT wide interior space with 12” thick walls and lid (10 feet total width). Assume summer installation without excessive dewatering requirements. Security control stations are not part of tunnel costs.
- **On-site Improvements** – see description below.
- **Off-site Improvements** – see description below.

Costs are based on a review of similar types of projects across the country and the use of published cost sources (such as R.S. Means, Saylor, etc). The following projects were reviewed in developing the base costs. A table with additional information follows. Copies of all cost information for analyzed projects are included in Attachment B.

#### Courthouses with Lump Sum Costs

1) Long Beach Courthouse, Long Beach, CA	306,480 SF
2) Calgary Courts Center, ALB	1,012,000 SF
3) Fairfax County Courthouse, VA	312,000 SF
4) Mecklenburg County Courthouse, NC	440,000 SF
5) Lynchburg Juv. & Dom. Courthouse, VA	35,000 SF
6) 52 <sup>nd</sup> District – 2 <sup>nd</sup> Division Courthouse, MI	67,762 SF
7) Rockville District Courthouse, MD	167,072 SF
8) King County, WA - Alder Court Indep. Est.	260,000 SF

#### Courthouses with Detailed Cost Estimates

1) Staten Island Courthouse, NY	183,049 SF
2) Seattle Federal Courthouse, WA	615,000 SF
3) Sparks Justice Center, NV	48,595 SF
4) Seattle Municipal Courthouse, WA	302,598 SF
5) Orange County - 14 Ct. Courthouse, CA	175,210 SF
6) Orange County – 10 Ct. Courthouse, CA	133,000 SF
7) Dade County Childrens Courthouse, FL	375,000 SF
8) Flagler County Courthouse, FL	137,800 SF
9) Clay County Courthouse, FL	93,142 SF

Table 3.1 – Courthouse Cost Details

Facility	ST	Stat-us	Year	Cost (\$000)	SF	\$/SF	Firs.	Parking	Comments
Long Beach CH	CA	DD	Apr-07	\$171,276	306480	\$559			
Calgary Courts Ctr	ALB	built	Aug-07	\$313,968	1012000	\$310	24		73 CRs, 95 Chambers, holding, LEED
Fairfax Co CH	VA	built	Dec-08	\$94,457	312000	\$303			3 Dist CRs, 8 Juv/Fam, 1 Circuit, 3 Shelled
Mecklenburg Co CH	NC	built	Nov-07	\$120,995	440000	\$275			39 CRs
Lynchburg Juv & Dom District CH	VA	Feb-08	Nov-09	\$11,998	35000	\$343	3.5	7 secure	2 CRs, LEED GOLD, good finishes
52nd Dist, 2nd Div CH	MI	built	Oct-04	\$15,887	67762	\$234	2+1 bg	85+30 secure	4 CRs, No LEED, good finishes
Rockville District CH	MD	10/08	Nov-10	\$59,939	167072	\$359	6.5		9 CRs, No LEED, high finish (limestone & CW)
King County YSC HSW	WA	SD	Nov-08	\$110,000	260000	\$423	4		9 CRs, LEED, high finish (limestone & CW)
Staten Island CH	NY	DD	Jun-08	\$137,016	183,049	\$748			
Seattle Federal CH	WA	built	Aug-01	\$161,729	615,000	\$263			
Sparks Justice Center	NV	DD	Apr-08	\$21,500	45650	\$471			
Seattle Municipal CH	WA	built	2005	\$69,192	306153	\$226	13.5		
Dade Co Childrens CH	FL	DD	Apr-08	\$133,249	375000	\$355	14	min	18 CRs. LEED Silver
Orange County 14 CH	CA	DD	Dec-03	\$58,485	175210	\$334			14 CRs
Orange County 10 CH	CA	DD	Dec-03	\$48,377	133000	\$364			10 CRs
Flagler Co. CH	FL	built	Aug-07	\$25,476	137800	\$185	4	451 surf	4 CRs, 6 Chambers, 4 Shelled CRs, No LEED
Clay Co. CH	FL	built	Jan-05	\$161,729	615,000	\$263	10	Garage	

Parking Garages

- 1) Everett Station, Phase 2 (\$12,320,000; \$81/SF)
- 2) Providence Regional Medical Center Everett (\$30,000,000; \$87/SF)
- 3) Inter-modal Transit Facility, Phase 1 – University Place, WA (\$6,225,000; \$68/SF)
- 4) Sound Transit Lakewood Station – Lakewood, WA (\$32,900,000; \$128/SF)
- 5) West Campus Garage Expansion UW – Seattle, WA (\$9,840,000; \$95/SF)
- 6) Issaquah Transit Center – 815 stalls (29,482,000; \$36,174/Stall = \$106/SF using the 340SF/Stall allowance)

All out of state projects have been adjusted to reflect local Seattle costs utilizing Means city index cost data. Each cost line is adjusted twice; the first adjustment is a comparison between the courthouse geographic location relative to a scale of 100, the second adjustment modifies the number to reflect Seattle cost relative to the scale of 100. An example would be Clay County CH in Florida using a Curtainwall exterior: the Clay County index for Construction Specifications Institute (CSI) Division 8 Curtainwall is 88.8 whereas for Seattle is 102.7 vs. the national average of 100. This equates to this component needing a multiplier of 116% for the same work in Seattle (102.7/88.8 = 1.16). After the City index adjustment, previously completed projects (and design-phase estimates) have been escalated to reflect January 2009 dollars. Prevailing wages are presumed for all projects.

**Cost Escalation**

Seattle area cost escalation’s moving average has run between 4% and 8% per year over the last five years. However, since September 2008 there has been little or no overall escalation in labor as a result of less new work coming onto the bid market. In addition, materials pricing has shown sizable drops in unit costs. Furthermore, the 20 year average escalation based on Engineering News-Record findings is 3.1% per year. Based on the current economy and the substantial increase in competition for public work, we expect escalation for 2009 through 2011 to be no more than 5%. This is also based on current trade agreements of up to 6% increases through the next 18 months combined with significant drops in the commodities market. Looking forward starting in 2012, we recommend using an escalation factor of 3.75% for this project.

The following tables present past and projected escalation rates.

**Prior Year Annual Escalation Rates**

June 2001 to June 2002	4%
June 2002 to June 2003	4%
June 2003 to June 2004	12%
June 2004 to June 2005	9%
June 2005 to June 2006	9%
June 2006 to June 2007	7%
June 2007 to June 2008	6%
June 2008 to Jan 2009	2%

**Projected Future Annual Escalation Rates**

Jan 2009 to Jan 2012	5%
Jan 2012 to Jan 2024	3.75%

Anticipated scheduling for the initial phase of this project assumes it would be bid during the first quarter of 2012 and have a 24 month construction duration. Thus, the mid-point of construction would be the first quarter of 2013 and escalation would be calculated for 36 months.

Using these assumptions, the total escalation factors to midpoint of construction, compounded annually for work bid in early 2012 is 20% (smaller-scale scenarios could start a year earlier and would have an escalation rate of 16%). Escalation for a project bid in early 2016 is 39%, and for one bid in 2021 is 67%.

**Sample Cost Analysis**

The following Table 3.2a illustrates the cost analysis of the Clay County Courthouse with an original estimate in CSI format. The table shows the translation of the March 1, 2006 estimate from Florida to Seattle costs plus the escalation adjustment. This same approach was used for all projects with detailed estimates, while a weighted average approach was applied to projects with lump sum costs. CSI categories have been grouped into the Unifomat System. The Unifomat Roll-up costs for Clay County Courthouse are shown in Table 3.2b. All projects were converted to Unifomat for further analysis in developing both average costs and individual systems costs.

Table 3.2a – Clay County Courthouse Cost Analysis

Clay County Courthouse		3/1/2006	Estimate Date			
Escalation Adjustment (EA) to:		93142 SF	1/1/2009	1.17		
Uniformat	CSI Division Cost	Base Cost	City Cost Index			BC x CI x EA
			Florida	Seattle	(CI) Sea/FL	
H10	1000	1383208	98.2	103.5	1.05	1,705,698
A10	2000	67874	95.6	109.8	1.15	91,208
A10	0310: Concrete Forming		66	98.7	1.50	0
A10	0320: Concrete Reinforcing		73.5	106.2	1.44	0
A10	0330: C.I.P. Concrete		82.3	106.3	1.29	0
A10	3000	1371970	78.4	100.2	1.28	2,051,550
B10	3000 Exterior Skin - Concrete	3630630	78.4	100.2	1.28	5,428,996
A10	3000 Upper Floor Slabs		78.4	100.2	1.28	0
B10	4000	862983	70.5	113.5	1.61	1,625,529
C10	4000 Interior CMU Walls					
B10	5000 Stairs	28974	90	102.2	1.14	2,008,131
E10	6000	108820	90	102.2	1.14	38,495
E10	6000 Millwork	1233566	76.8	95.1	1.24	157,657
B20	7000		76.8	95.1	1.24	1,787,177
	7000 Waterproofing	109291	85.7	100.5	1.17	0
	7001 Fireproofing	107588	85.7	100.5	1.17	149,953
	7002 Roofing	375873	85.7	100.5	1.17	147,617
	7003 Thermal Insulation					515,718
	7004 Exterior Skin - Metal					
	7005 Exterior Skin complete					
C10	8000		88.8	102.7	1.16	0
C10	8000 Door / Hardware	344876	88.8	102.7	1.16	466,666
C10	8001 Detention Doors		88.8	102.7	1.16	0
B20	8002 Roll up garage Dr		88.8	102.7	1.16	0
B20	8003 Storefrt / Curtainwall	410027	88.8	102.7	1.16	554,825
	8004 Interior Glazing					
C10	9000		82.3	104.6	1.27	0
	9001 Studs / Drywall	2226210	82.3	104.6	1.27	3,310,426
	9002 Studs / Drywall Exterior		82.3	104.6	1.27	0
	9000 Tile / Stone	422972	82.3	104.6	1.27	628,969
C20	9000 Paint	193561	82.3	104.6	1.27	287,830
	0920: Plaster/Gypsum		75.3	100.6	1.34	0
	0950,0980: Ceiling/ACT		75.9	101.1	1.33	0
	0960: Flooring		101.6	115.5	1.14	0
	0970,0990: Wall Fin./Paint		77.2	96.3	1.25	0
	10000	120257	96	100.3	1.04	147,003
E10	11000	153977	96	100.3	1.04	188,222
	12000	23181	96	100.3	1.04	28,337
F10	13000	0	96	100.3	1.04	0
D10	14000	378230	96	100.3	1.04	462,351
D20	15000	2291830	79.4	102.8	1.29	3,471,689
	15000 Plumbing	494286				
	15000 Fire Protection	231544				
	15000 HVAC	1566000				
D50	16000	2600743	84.2	104	1.24	3,758,413
D50	16001 Security / Comm / Data					
	17000					
	<b>WEIGHTED AVERAGE - Used for</b>	<b>LS Estimates</b>	<b>83.6</b>	<b>103.6</b>	<b>1.24</b>	<b>0</b>
	<b>SUBTOTAL - BUILDING ONLY</b>	<b>22249935</b>				<b>\$29,012,461</b>
	<b>Subtotal \$ SF</b>	<b>\$239</b>				<b>\$311</b>
	<b>PARKING</b>					
G21	Surface Parking					
G22	Garage Parking	2362920			1.24	3,428,124
Table continues on next page						

Table 3.2a – Clay County Courthouse Cost Analysis, Continued

Uniformat	CSI Division Cost	Base Cost	City Cost Index			BC x CI x EA
			Florida	Seattle	(CI) Sea/FL	
G10	Site	2184659			1.24	3,169,503
G20	2000 Site Prep					
G30	2000 Site Improvements					
G40	2000 Site Utilities	629882			1.24	913,833
	2000 Public Utilities (LF)					
	2000 Streetscape					
H40	LEED					
H50	FF&E					
H10	PRECONSTRUCTION SERVICES	153662			1.24	222,933
H10	CONTRACTOR MARKUPS	997131			1.24	1,446,638
	%					
H20	DESIGN CONTINGENCY	250000				
	%	1.00%				
H30	CONSTRUCTION CONTINGENCY	726331			1.24	1,053,761
	%	3.00%				
<b>TOTAL PROJECT</b>						<b>\$39,247,564</b>
<b>\$/SF</b>						<b>\$421</b>

Table 3.2b – Clay County Courthouse Uniformat Cost Roll-up

SYSTEM COST ROLL-UP		
System Costs		\$
A10	Substructure	2,142,758
B10	Superstructure	9,101,151
B20	Exterior Closure - Walls / Roof	1,368,112
C10	Interior Construction	3,777,092
C20	Interior Finishes	916,799
D10	Conveying Systems	462,351
D20	Mechanical	3,471,689
D50	Electrical	3,758,413
E10	Equipment / Furnishings	2,308,396
F10	Special Systems / Equip	-
<b>Building Total</b>		<b>27,306,762</b>
Unit Costs		
A10	Substructure	23.01
B10	Superstructure	97.71
B20	Exterior Closure - Walls / Roof	14.69
C10	Interior Construction	40.55
C20	Interior Finishes	9.84
D10	Conveying Systems	4.96
D20	Mechanical	37.27
D50	Electrical	40.35
E10	Equipment / Furnishings	24.78
F10	Special Systems / Equip	-
<b>Building Total</b>		<b>293.17</b>
Table continues on next page		

**Table 3.2b – Clay County Courthouse Uniformat Cost Roll-up, Continued**

SYSTEM COST ROLL-UP		
<b>Site Costs</b>		
G10	Site Preparation	3,169,503
G21	Surface Parking	-
G22	Garage Parking	3,428,124
G23	Service Tunnels	-
G20	Site Improvements	-
G30	Site Utilities	-
<b>Site Total</b>		<b>6,597,628</b>
<b>Off-Site Costs</b>		
G41	Offsite Utilities	913,833
G21	Offsite Improvements	-
<b>Off-Site Total</b>		<b>913,833</b>
<b>Markups</b>		
H10	Contractor Markups	3,375,269
H20	Design Contingency	-
H30	Construction Contingency	1,053,761
H40	LEED	-
H50	FF&E (NIC)	-
<b>Total Project Cost</b>		<b>39,247,252</b>
<b>Total \$/SF – with all costs</b>		<b>\$421</b>
<b>Total Building Cost/SF</b> (Including Markups & Contingencies, but excluding site & off-site costs)		<b>\$341</b>

**Base Cost Per Square Foot – Building – Average Method**

For each of the sampled buildings, an anticipated cost per square foot has been determined based on location and escalation adjustments. The **base construction cost** is the amount a contractor would be expected to bid on a project in January 2009 Seattle dollars. The cost per square foot includes the hard cost of the work (building only), along with the general contractor’s Markups: general conditions, overhead, fee, and profit.

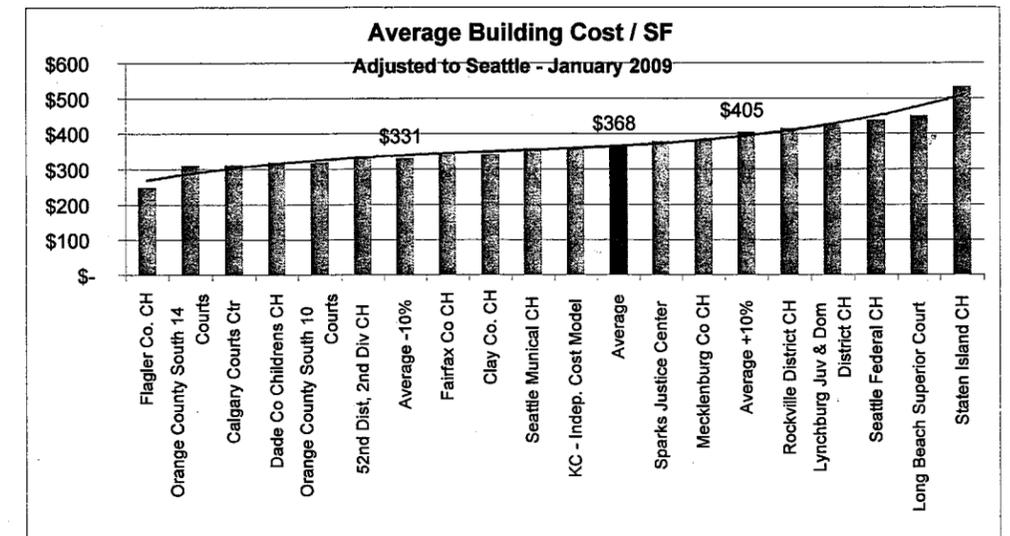
Detailed cost estimate projects used in the cost model were analyzed with site work excluded from the total cost. Lump sum cost projects used in the cost modeling are assumed to be the building only, excluding site development (utilities, hard- and soft-scape, tunnel structures), parking (surface and garage structures), and off-site improvements.

Markup Analysis: It was calculated from the detailed estimates that the actual cost of the work represents 80% of the total dollars for projects included in the model, and the markups represent 20%. This translates to a 25% markup on the actual cost of the work (formula:  $\$100/.8 = \$125$ ). It does not include escalation or sales tax. Markups are included in the Average Building Cost Graph 3.3 below.

All sample projects were sorted and graphed from low to high. An average cost per square foot was determined to be \$368, highlighted in dark green. Highlighted in light green are the average cost -10% value of \$331 per square

foot, and the average cost +10% value of \$405/SF. A polynomial trend line to the 3<sup>rd</sup> order was added.

**Graph 3.3 Base Construction Cost Per Square Foot – Averaging Analysis (Building Only, No Site Costs, No Soft Costs)**



**Base Cost Per Square Foot – Building – System Method**

Table 3.4, below, examines a systems cost approach to develop total costs for different areas of construction. Each Uniformat system from the detailed estimate sample projects was examined. The results show system averages with the high and low numbers excluded.

**Unit Cost Table 3.4 Base Construction Cost per Square Foot – Systems Analysis Approach**  
(Building Only, No Site Costs, No Soft Costs)

PROJECT	A10 - Substructure	B10 - Superstructure	B20 - Exterior Closure - Walls / Roof	C10 - Interior Construction	C20 - Interior Finishes	D10 - Conveying Systems	D20 - Mechanical	D50 - Electrical	E10 - Equipment / Furnishings	F10 - Special Systems / Equip	BUILDING TOTAL	BUILDING TOTAL W/ 25% MARKUPS
Flagler Co. CH	-	33.87	24.20	10.05	39.69	4.46	39.46	50.79	16.22	-	218.74	273.42
Dade Co Children's CH	8.59	47.81	54.45	75.06	-	17.02	45.41	-	6.73	-	255.07	318.84
Orange County South 14 Courts	16.99	36.60	33.22	49.71	-	9.62	57.05	53.99	21.02	-	278.20	347.75
Orange County South 10 Courts	16.88	36.82	45.29	49.30	-	8.25	57.21	54.02	20.02	-	287.80	359.75
Clay Co. CH	23.01	97.71	14.69	40.55	9.84	4.96	37.27	40.35	24.78	-	293.17	366.47
Seattle Municipal CH	12.23	46.03	47.67	37.39	23.62	13.89	55.64	53.83	11.74	-	302.04	377.56
Sparks Justice Center	21.19	46.93	50.55	38.36	17.48	3.60	57.55	62.92	10.59	-	309.18	386.47
Staten Island CH	18.51	58.77	50.29	14.44	36.54	8.65	91.23	49.11	20.36	-	347.91	434.89
Seattle Federal CH	60.64	64.61	50.79	10.31	38.18	16.48	53.73	46.06	29.92	4.12	374.82	468.53
Average (-Low and High #'s)	18.14	48.22	43.14	34.29	28.95	9.47	52.29	51.30	17.82	4.12	296.33	370.41
Percentage of Total	6%	16%	14%	11%	9%	3%	17%	17%	6%	1%	100%	

The resulting averages were then adjusted for each system's percentage of the total marked up average number of \$370 for detailed estimate projects. (Note that \$368 was the average for all 17 sample projects, very close to the system approach average).

Percentage of Total	6%	16%	14%	11%	9%	3%	17%	17%	6%	1%	100%	\$370
Adjust % to Average Building Total	17.46	46.43	41.54	33.02	27.88	9.12	50.35	49.40	17.16	3.96	296.32	370.40

The resulting system averages were then adjusted for differing costs based on specific content required for each program type, such as added HVAC redundancy and sound reduction in the courtrooms build-out. These numbers are then totaled to provide **final marked up totals** for construction of five specific building types.

Prorated Costs for Each Building Type	A10	B10	B20	C10	C20	D10	D20	D50	E10	F10	Total w/o Markup	Total w/ Markup
Core & Shell	\$17.46	\$46.43	\$41.54	\$4.02	\$1.88	\$4.12	\$29.85	\$20.00	\$1.00	\$0.46	\$166.77	\$208.46
All TI Combined	\$0.00	\$0.00	\$0.00	\$29.00	\$26.00	\$5.00	\$20.50	\$29.40	\$16.16	\$3.50	\$129.56	\$161.95
Court Area Premium	\$0.00	\$0.00	\$4.00	\$33.00	\$32.00	\$10.00	\$23.00	\$34.40	\$25.00	\$3.50	\$164.90	\$206.13
Offices	\$0.00	\$0.00	\$0.00	\$28.00	\$16.00	\$0.00	\$16.00	\$14.00	\$1.00	\$1.00	\$76.00	\$95.00
School	\$0.00	\$0.00	\$0.00	\$26.00	\$15.00	\$0.00	\$18.00	\$15.00	\$10.00	\$3.00	\$87.00	\$108.75

The resulting cost per square foot to be applied to the projected size of each program area for each design option or scenario are shown in the table below. Additional project scope is broken down by major areas relative to site, offsite, connections to existing, other systems not included with normal building delivery, FF&E, tunnel connections, and separate parking garage project.

**Table 3.5 Base Construction Cost Summary**  
(Without Soft Costs)

Type of Space	Cost/SF -10%	Average Cost/SF	Cost/SF +10%
(Shell & Core Only)	\$187	\$208	\$229
Shell & Core + Courthouse TIs	\$374	\$415	\$456
Shell & Core + Office TIs	\$273	\$303	\$333
Shell & Core + School TIs	\$285	\$317	\$349
Tunnel (2500 SF)	\$787,000	\$875,000	\$962,000
LEED Gold Premium	4.5%	5%	5.5%
Allowance for On-Site, Off-Site & Utility Costs	\$4,478,000	\$4,976,000	\$5,474,000
Work Stations (each)		\$10,000	
Other Systems	\$1,609,000	\$1,788,000	\$1,967,000
Parking Garage	\$86	\$96	\$106

The systems analysis cost approach results in varying average project costs depending on the composition and mix of the types of spaces. As the percentage of offices becomes greater, the overall average cost will come down. Applying the systems model to Scenario 5.5a results in the following:

Courts	106,910 SF @ \$415	\$44,368,000
Offices	111,250 SF @ \$303	\$33,709,000
School	11,660 SF @ \$317	\$3,696,000
<b>Project Average</b>	<b>229,820 SF @ \$356</b>	<b>\$81,773,000</b>

The computed overall project average cost of \$356/SF reflects the fact that the King County project includes far more than the typical mix of office space to support its program. Given this, the analysis provides confirmation of the results of using two different methodologies.

**On- and Off-Site Improvement Costs**

On-site costs include all hard-scape and soft-scape improvements, all site utilities, storm detention, and demolition. Costs shown below are in January 2009 dollars (and will be escalated in the estimate, using the assumption that all work will occur during the first phase).

**On-Site Improvements**

- **Site Demolition** – removal of all existing parking lot paving, concrete walks, existing Alder Tower and Alder Wing buildings. Allowance of \$630,000 includes HAZMAT.
- **Hard-scape** – new roads (approximately 850 LF with sidewalks @ \$280/LF; plaza between buildings approx 7,000 SF @ \$75, west entry feature 500 SF @ \$100/SF, service entrance 8,000 SF @ \$15/SF; total allowance of \$933,000.
- **Soft-scape** – planting and irrigation allowance of \$80,000.
- **Storm Detention** – depending on design footprint of impervious surface, assume storm detention could vary between 110,000 to 150,000 gallons; allowance of \$290,000.
- **Site Utilities** – water, sanitary sewer, site power infrastructure allowances totaling \$260,000.
- **Park Improvements** – improve park features, south border drainage, lighting, plantings; allowance of \$125,000.
- **Project Phasing** - allow premium for shift work, temporary measures, work restrictions, fencing, life safety, etc.; total of \$200,000.
- **Contingency** on items above @ 20%: \$504,000.

Total on-site improvement allowances: \$3,022,000

**Off-Site Improvements**

It is also likely that a number of off-site improvements will be needed. While these have yet to be determined, they may consist of such features as curbs, gutters and sidewalks; crosswalks; street lighting; paving; landscaping and the like. An allowance of \$1,954,000 is included in the construction cost summary to cover these items.

**Other Systems**

A further allowance is provided for other building systems. These consist of data systems infrastructure, access controls to the building (key cards, etc.), video recording in the courtrooms, and tie-in of the building systems with the detention wing and central county security systems. The following allowances are provided:

- Data systems infrastructure within the building; allow \$280,000 (approximately \$3/SF x 75,000 SF plus \$6,000/courtroom).
- Access control systems allowance of \$90,000.
- CCTV recording allowance of \$18,000 per courtroom: \$270,000.
- Extension of new fiber optic cable to site; allowance of \$500,000.
- Connections to existing detention facility, along with miscellaneous interfaces at potential building connections; allowance of \$350,000.
- Contingency on items above @ 20%: \$298,000.

Total other systems: \$1,788,000

**Utility Connection Fees**

**Utility Connection Fees:** There are likely to be several fees for public utility connections; generally this work is performed by the utility and charged to the user. Allowance of \$250,000 is provided.

**Workstation Furniture, Fixtures & Equipment**

An allowance is provided for moveable (as opposed to built-in) furnishings, fixtures and equipment (FF&E) and data system build-out (for phones and servers). This is currently estimated by the County at approximately \$10,000 per workstation in January 2009 dollars.

**Project Soft Costs**

In addition to the contractor's bid price, other "project" soft costs need to be taken into account. These are typically all items not directly connected to constructing the building and include, among others, architecture and engineering fees, county administrative overheads, construction management costs, bidding costs (advertising and printing of plans), permits, fixtures and furnishings, data system plug ins such as computer equipment, commissioning, sales tax, a project contingency, and the like. These costs are budgeted (per County recommendation) at 40% of the base construction cost (30% for parking).

**Estimated Cost of Scenarios**

Table 3.6 applies the base costs and other factors to each of the scenarios. Each scenario has a low and a high cost – and the difference is accounted for solely by the amount of parking provided (the low range follows a city parking standard, while the high range follows the California court's planning guideline). Refer also to Attachment 1 Space List, which provides detail on the space allocations and cost estimates for each scenario.

All scenarios are assumed to start construction in 2012 except for 5.5.b.2, which would start in 2017.

(table appears on following page)

Table 3.6 Capital Costs of Options

Scenario		Total Project Cost
<b>S1</b>	<b>Replace Alder w/o Growth</b>	
	- Building	\$87,000,000
	- Parking Low	\$6,080,256
	- Parking High	\$13,094,266
<b>S2</b>	<b>Replace Alder With Growth</b>	
	- Building	\$105,590,000
	- Parking Low	\$7,600,320
	- Parking High	\$16,742,419
<b>S4</b>	<b>Juvenile Delinquency Only at Alder</b>	
	- Building	\$94,894,000
	- Parking Low	\$7,093,632
	- Parking High	\$13,094,266
<b>S5</b>	<b>All Juvenile, No Family Law at Alder</b>	
	- Building	\$113,561,000
	- Parking Low	\$8,613,696
	- Parking High	\$18,566,496
<b>S5.5a</b>	<b>All Juvenile &amp; Screened Family Law at Alder</b>	
	- Building	\$158,359,000
	- Parking Low	\$12,055,680
	- Parking High	\$28,978,560
<b>S5.5b1</b>	<b>All Juv. &amp; Scr. FL at Alder: Juvenile</b>	
	- Building	\$113,917,000
	- Parking Low	\$8,613,696
	- Parking High	\$17,068,147
<b>S5.5b2</b>	<b>All Juv. &amp; Scr. FL at Alder: Family</b>	
	- Building	\$47,738,000
	- Parking Low	\$3,642,912
	- Parking High	\$13,895,107
<b>S6</b>	<b>All Juvenile &amp; F. Law at Alder</b>	
	- Building	\$182,466,000
	- Parking Low	\$14,152,320
	- Parking High	\$36,526,464

## Attachment 5 Glossary

**AFIS:** Automated Fingerprint Identification System.

**Alder Courthouse:** King County's Youth Services Center site, located at 12<sup>th</sup> and Alder on First Hill in Seattle. There are three buildings on the site: the Alder Tower, housing the majority of court functions, the Alder Wing, housing related services, and the Spruce Detention Center, the county's juvenile detention facility. "Alder Courthouse" can also refer to the Alder Tower building.

**Alder Site:** see Alder Courthouse

**Alder Tower:** the main court operations building at the Youth Services Center site.

**Alder Wing:** an adjoining building at the Youth Services Center site, housing the Alder School and records functions. It is partially vacant due to its original design as a women's detention facility.

**Arai Jackson Report:** a report prepared by Arai Jackson Ellison Murakami, LLP that provided an analysis for potential workforce housing at the Alder site.

**At Risk Youth:** a parental petition to Juvenile Court requesting the court order the juvenile to remain at home.

**Baseline:** in the FMP context, the "baseline" refers to facility planning that does not include the co-location of Juvenile and Family Law case types. During FMP Phase 1, the baseline option maintained the current court operations but included forecast growth. During FMP Phase 2, the baseline option replaced the Alder facility without growth.

**Becca:** Truancy, At Risk Youth, and Children in Need of Services cases in Superior Court. See Truancy, At Risk Youth, or Children in Need of Services. "Becca" refers to Rebecca Hedman, a 13 year-old murdered after running away from home. Generally speaking, the Becca law allows the Juvenile Court to detain juveniles (in the juvenile detention facility) for civil contempt if they fail to follow the court's orders in these case types.

**Blocking Drawing:** a drawing depicting the mass of a building on a particular site or location. The building or buildings are represented as "blocks", without significant design features. Also called a "massing drawing" or "massing diagram."

**Bond Measure:** a vote of the people on whether to approve issuing bonds – a loan to the county – for a specific purpose or project. The bonds are the county's commitment to repay the loan proceeds with interest.

**Broker / Brokering:** a process of transferring cases between Superior Court departments and courthouses.

**Building Program:** a high-level design document used by a project design team to inform them of the general needs for facility design.

**Cabinet Oversight Group:** the OMP Cabinet Oversight Group

**Capital Costs:** costs for construction of facilities or property enhancements.

**Capital Improvement Project (CIP):** A facility or property enhancement or improvement that increases overall value of the building or site.

**Capital Project:** see Capital Improvement Project

**Certificates of Participation:** a project delivery method involving a specific approach to financing construction of the project.

**Children in Need of Services:** a petition to Juvenile Court to place a juvenile out of home due to inter-familial conflict.

**CHINS:** Children in Need of Services

**CIP:** Capital Improvement Project

**Construction Cost Escalation:** the increase in construction costs assumed to result from market inflation.

**Dependency:** a case brought by the State to determine the fitness of a juvenile's parents or guardians to maintain custody.

**Design-Bid-Build:** a project delivery method. Probably the most 'traditional' method, this method consists of an owner contracting for a building design, then using that design to solicit bids from general contractors. The lowest qualifying bid wins the construction contract.

**Dissolution:** a case brought by one of the parties in a marriage to dissolve the marriage. Commonly referred to as a divorce.

**Domestic Violence Protection Order:** a civil no-contact order sought by a petitioner ex-parte to prevent contact with an individual alleged as physically or verbally abusive. Violation of the no-contact order is a criminal offense.

**DV:** Domestic Violence

**Ex-Parte:** a matter presented to a judge without the other parties present in court.

**Family Law:** the range of Superior Court case types addressing family-related issues: Dissolutions, Paternity, Modification, and other case types. May include Adoption, Dependency and Domestic Violence Protection Order petitions, depending on context.

**Facility Master Plan:** Also referred to as a Project Program Plan, a Facility (or Facilities) Master Plan, or FMP, is the capital project planning document for implementing

Operational Master Plans (OMPs) under the King County Code (KCC), describing the development concept and scope of work for facilities at a particular site.

**Family Law Information Center:** a walk-in center geared towards pro se persons to assist them in navigating family law case needs: filing divorces, modification of parenting plans, and the like.

**FF&E:** Furnishings, Fixtures and Equipment

**FLIC:** Family Law Information Center

**FMD:** the Facilities Management Division of the King County Department of Executive Services.

**FMP:** Facility Master Plan

**FTE:** full-time equivalent job position.

**Full-Service:** in the context of the FMP, "full-service" refers to a facility that co-locates all Juvenile and Family Law case types in one facility.

**Furnishings, Fixtures and Equipment:** the furniture and equipment needed for office functionality: desks, chairs, computers, telephony, and the like.

**GC:** General Contractor

**GC/CM:** General Contractor / Construction Manager

**General Contractor:** a construction firm responsible for management of all construction aspects of a particular project. Some portions of project construction are performed by the general contractor's employees, while other portions are performed by sub-contractors hired by the General Contractor.

**General Contractor / Construction Manager:** a project delivery method. This method consists of an owner contracting for a building design, then hiring a general contractor to participate in the design development to maintain cost control and to help ensure the constructability of the final design. The general contractor then solicits bids from subcontractors for construction of the project.

**GSF:** gross square feet

**Hanukkah Eve Storm:** a powerful storm that occurred in the Pacific Northwest, December 14<sup>th</sup> and 15<sup>th</sup> 2006, so named by the National Weather Service.

**Hearing:** a court proceeding involving a judge or commissioner, where testimony may be heard as part of the court record. Unless ex-parte, hearings generally involve all parties to a case.

**HVAC:** Heating, Venting, and Air Conditioning

**Judicial Workload:** the amount of work that a judge must perform as part of their typical assignment. Determining or forecasting judicial workload is complicated by qualitative factors between different cases.

**Juvenile Court:** the portion of the Superior Court dedicated to adjudicating Juvenile Offender and related cases. In north King County, Juvenile Court includes Dependency and Becca cases.

**Juvenile Offender:** cases filed by the State alleging an illegal juvenile offense, i.e. a misdemeanor or felonious act, by a juvenile – generally a minor under the age of 18. A juvenile offender can also mean a juvenile found to have committed such an act in a court fact-finding or through entry of a plea. Juvenile Offender courts are Superior Court courts that adjudicate juvenile offenses.

**KCC:** King County Code

**KCCH:** King County Courthouse

**King County Courthouse:** the main King County Courthouse located in downtown Seattle between 3<sup>rd</sup> and 4<sup>th</sup> Avenues, James Street, and Yesler Way.

**LEED:** Leadership in Energy and Environmental Design, LEED is a series of standards of the U.S. Green Building Council for the development of environmentally efficient buildings.

**Levy-Backed Bonds:** Loans providing money in exchange for commitments to pay back the loan with interest at a later date; the loan principal and interest are paid back over time by a property tax ("levy") on King County residents.

**Litigant:** a party to a court case.

**LCC or LCCA:** Life-Cycle Cost Analysis

**Life Cycle Cost Analysis:** a method of calculating the total cost of a capital project over the lifetime of the project. Often expressed in terms of Net Present Value.

**Major Maintenance:** costs associated with rehabilitation and replacement of major building systems and equipment.

**Master Use Permit (MUP):** a permit issued by the City of Seattle's Department of Planning and Development for the approving the overall use of the facility and site.

**Maleng Regional Justice Center (MRJC):** King County's regional courthouse located in downtown Kent. Also referred to as the Regional Justice Center.

**MIDD:** mental illness/drug dependency programs. King County has a 0.1 percent sales tax dedicated to funding a series of strategies to addressing mental illness and drug dependency in the county.

**MMRF:** Major Maintenance Reserve Fund

**MRJC:** Maleng Regional Justice Center

**NCSC:** National Center for State Courts. Authors of a study forecasting the future growth in juvenile and family law cases used in Superior Court FMP planning.

**Net Present Value (NPV):** the value, expressed in today's dollars, of the total cost of a project or action that involves cash flows over a longer time period.

**NPV:** Net Present Value

**Offender:** see Juvenile Offender. Offender matters relate to juveniles; adult "offenses" are crimes.

**OMB:** King County Office and Management and Budget

**OMP:** Operational Master Plan

**OMP Cabinet Oversight Group:** a group consisting of representatives from the Superior Court, OMB, other county criminal justice agencies and public stakeholders that managed the Superior Court Targeted OMP process.

**Operational Master Plan (OMP):** a comprehensive plan for present and future organizational operations. King County Code includes specific requirements for operational planning in OMPs.

**PAO:** the King County Prosecuting Attorney's Office

**Paternity:** a Superior Court case filed to determine the father of a child.

**Pre-Development:** the project phase after approval of a development concept and scope for a facility, but prior to construction of the facility. Depending on the project delivery method, pre-development can include pre-design and/or design of the facility. Pre-development often refers to the other steps necessary before project construction: permitting negotiations, public outreach, financing, scheduling, and other needs.

**Pro Se:** a person appearing in court without an attorney for representation.

**Proceeding:** a court hearing or court appearance requiring the attendance of one or more parties to a court matter.

**Project Delivery Method:** the type of contract agreement used to construct a capital project. There are many project delivery methods, with differing benefits and burdens to the parties involved.

**Protection Order:** see Domestic Violence Protection Order

**Regional Justice Center:** Maleng Regional Justice Center

**Request for Proposals (RFP):** a procurement process soliciting detailed proposals for delivery of a service or project based on the contract specifications. In this instance, it is the process that selects the design and development teams for a new Alder facility. Participants in an RFP can be pre-screened through an RFQ process.

**Request for Qualifications (RFQ):** a procurement process soliciting responses from firms to qualify them for participation in a Request for Proposals process.

**RFP:** Request for Proposals

**RFQ:** Request for Qualifications

**RJC:** Maleng Regional Justice Center

**SC FMP:** Superior Court Targeted Facilities Master Plan: the Facilities Master Plan for capital project planning of a new Youth Service Center courthouse for children and family justice needs.

**SC FMP Steering Committee:** a group consisting of representatives from Superior Court, FMD, OMB, other county criminal justice agencies and public stakeholders that managed the Superior Court Targeted FMP process.

**SC FMP Work Group:** a group consisting of staff representatives from Superior Court, FMD, OMB, other county criminal justice agencies and public stakeholders. The work group provided the operational data, input, and review of the information developed for the SC FMP.

**Site Master Plan:** a plan detailing the particular capital improvements necessary at a particular site to meet the program elements at the site. The program elements are generally included within the Facilities Master Plan for the facilities planned for the site. Site Master Plans can occur before or after Facilities Master Plans.

**Soft Costs:** costs for design, negotiating, permitting and planning of a capital improvement project.

**Space Plan:** a bi-annual report prepared by the county's Facilities Management Division that addressed the county's space needs, space planning and overall building status for county general service agencies.

**Spruce Youth Detention Facility:** King County's juvenile detention facility, located on the southern end of the Alder Site.

**Squire Park:** the community surrounding the Alder site east of 12<sup>th</sup> Avenue. The Square Park community has been very involved in the site planning process.

**Steering Committee:** the SC FMP Steering Committee

**Superior Court Targeted OMP:** the Superior Court Targeted Operational Master Plan. The operational master planning effort organizing Superior Court's operations regarding Juvenile and Family Courts. The Superior Court Targeted OMP is the guidance document for the SC FMP.

**Therapeutic Court:** a court approach that seeks to address the underlying causes leading to offenses and other case types through court orders requiring participation in therapeutic services: anger management, drug treatment, etc. See "Treatment Court".

**Treatment Court:** a court specifically focused on effectively guiding and ensuring compliance with a chemical-dependence or mental health treatment program.

**Truancy:** cases filed by the State alleging a juvenile has not attended school as required by the compulsory attendance "Becca" law.

**UFC:** Unified Family Court

**Unified Family Court:** a specialized court group in the Superior Court that is dedicated to adjudicating family law matters involving children.

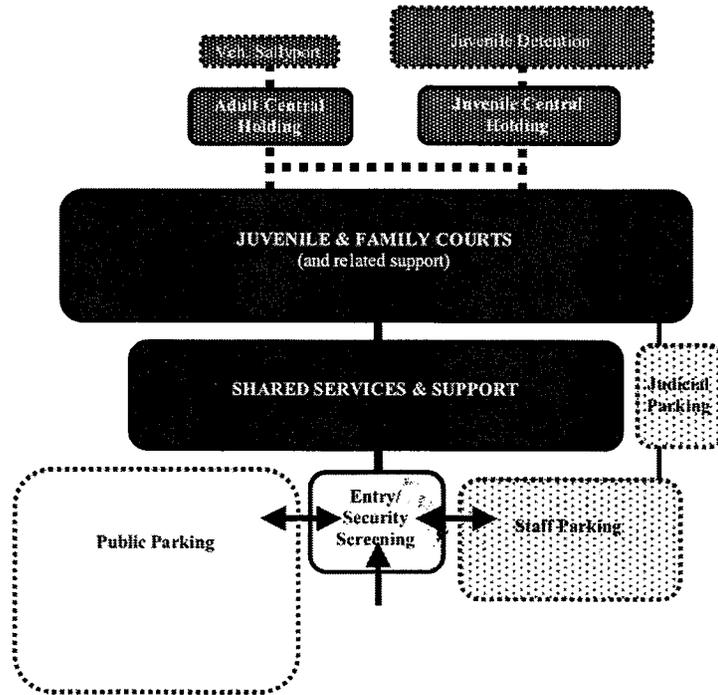
**Watch List:** a list in the bi-annual Space Plan for buildings that have reached the end of their useful life and are in need of replacement. Buildings on the watch list are limited to life/safety major maintenance work.

**Work Group:** the SC FMP Work Group

**Youth Services Center:** King County's Youth Services Center site, located at 12<sup>th</sup> and Alder on First Hill in Seattle. There are three buildings on the site: the Alder Tower, housing the majority of court functions, the Alder Wing, housing related services, and the Spruce Detention Center, the county's juvenile detention facility. Also referred to as "Alder" or "Alder Site."

**YSC:** Youth Services Center

**63-20:** a project delivery method involving a specific approach to financing construction of the project. A governmental owner contracts with a non-profit, leasing the project property to the non-profit. The non-profit contracts with a project developer to develop the facility according to the owner's specifications. The non-profit issues tax-exempt bonds, backed by the owner, for the cost of the project construction. The owner signs a lease with the non-profit developer and the lease pays for the project construction and financing costs. The owner takes full fee-simple ownership at the end of the lease period. The "63-20" refers to the section of the Federal tax code that allows the bonds to be tax-exempt.



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## King County Superior Court

# Targeted Facilities Master Plan for Unified Juvenile & Family Courts

## DETAILED FACILITY PROGRAM

Final/Revised: March 23, 2009

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## INTRODUCTION & SUMMARY

### OVERVIEW & CONTEXT

#### **Purpose of This Project and the Program Report**

This program is part of a targeted facilities master plan for the family law and juvenile functions of the King County Superior Court. As such, it is an intermediate step between the Operational Master Plan for these functions and a specific plan for building facilities. Its primary purpose is to document the requirements for accommodating these functions so a design team can proceed once it is selected.

The program describes a unified juvenile and family courthouse with a wide range of supporting services located on the county's Alder Street site (the present location of the juvenile courts and detention center). Operationally, the primary driver for the project is to better serve members of families who are involved with multiple, overlapping case types by allowing judicial officers and service providers to coordinate actions and decisions.

In delineating this project, a very wide range of alternative scenarios was evaluated, all of which respond to the service needs of North County residents and all of which utilize various portions of the Alder Street site. The scenarios are described in more detail in a companion report: "Targeted Facilities Master Plan for Unified Juvenile & Family Courts; Phase 1B, Alder Site Scenarios" (the latest version is identified as: Final: December 28, 2008).

At the time of publication of this program, the King County Executive's recommended number of courtrooms (15) differed from the Superior Court's preferred number (19) (the former is reflected in Scenario 5.5, the latter in Scenario 6 in the referenced report). This document generally describes the number of courtrooms contained in the Executive's recommendation - though the space list at the end of this chapter shows the space needed by for both options. However, the types of courtrooms and services, and their functional operational, and facility/design requirements are the same for both the Executive and Superior Court recommendations; that is, the text and diagrams apply equally to both of them.

In addition, this project must be viewed in the context of the entire King County Superior Court system and its facilities. Depending on the selected scenario, as certain (or all) family law functions are moved out of the King County Courthouse, space would either become available for other functions - or more would be needed (this could range from two to four courtrooms). And, since this project only serves north county needs, the MRJC will have to be adapted in order to serve expanding caseloads for family law and juvenile dependency and family law in the south county (likely requiring two added courtrooms for these functions).

#### **Planning and Programming Methods**

This program was developed with a great deal of input from representatives of the various agencies and stakeholders that will occupy and use the facilities. A total of three rounds of interviews were held with each identified group to give them the opportunity to describe their functions and operations and to explain their space and facility needs. In addition, the consultant team toured and observed operations at existing facilities. Finally, a group of project participants

visited other similar facilities in Nevada and California and Washington to learn about how other jurisdictions had addressed issues around integration of operations and design of facilities.

**Organization of The Program Report**

This report is organized into four main sections:

- **Introduction and Summary** – this chapter – which provides an overview of the report.
- **Overall Requirements** is divided into two chapters: one describes those features that apply to the building or complex as a whole (other than courtrooms) and the other describes requirements that apply to all courtrooms.
- **Functional Area Requirements** describes those requirements that apply to the many specialized functions within the project.
- An **attachment** consists of a detailed list of all spaces within the project.

**Projections and Planning Horizon**

This report attempts to describe the needs for operations 15 and 25 years into the future. Recognizing that this is a challenging task and depends on many unpredictable variables, the King County Superior Court commissioned the National Center for State Courts (NCSC) to conduct a projection exercise aimed at developing a range of scenarios for delineating future caseloads and numbers of judicial officers in the juvenile and family law areas. This program report relies on the NCSC projections, together with the best thoughts of staff and key stakeholders about their implications for other aspects of staffing and operations.

**Space Planning Standards**

King County’s recent experience planning the Chinook Building was applied to equivalent spaces in the courts, such as workstations, offices, and conference rooms. These standards, generated in part by the motivation to achieve LEED™ certification, reflect current trends in office planning which include such features as maximum access to natural light, placement of enclosed offices and conference rooms toward the building’s interior, and a high level of utilization of open office workstations. In exploring which office work areas would be open and which enclosed, the user departments were asked to justify the need for enclosure in terms of requirements for privacy, confidentiality, protection of sensitive documents, and the like. That said, a higher proportion of fully enclosed work areas is provided due to the needs of attorneys, social workers, probation officers and others whose work justifies it.

For court-specific spaces, King County does not have standards, nor are there nationally promulgated guidelines. In the absence of such guidance, the “California Trial Court Facilities Standards” (CA Administrative Office of the Courts, 2006) were referred to (and followed if they seemed appropriate). In addition, illustrative courtroom layouts were developed to confirm required square footage and approximate seating capacity.

**Functions Included**

Functions are grouped into several headings, which reflect the spatial organization of the facilities, at least to some extent.

**Entry & Public Facilities**

Entry and Public Support  
Entry Security  
Public Child Care

**Family Law Functions**

Family Court Operations  
Family Law Courtrooms  
Family Law Information Center  
Dependency CASA (Court Appointed Special Advocate)

**Juvenile Court Services**

Juvenile Court Services/Administration  
Juvenile Offender Courts  
Juvenile Dependency Courts  
Becca and Treatment Courts  
Juvenile Probation Services  
Juvenile Treatment Services  
Juvenile Court Services/Juvenile Services Division  
Juvenile Detention – ASD  
Juvenile Detention

**Other Agencies**

Department of Judicial Administration (Clerk)  
Law Library  
Prosecuting Attorney's Office  
Public Defender  
Health, Mental Health & Social Services  
Children’s Administration & Attorney General  
Family Law CASA (Court Appointed Special Advocate)

**Security**

Security Operations  
In-Custody Holding - Central

**Support Functions**

Staff Support Spaces  
Satellite Administration/Records/Archive  
Information Technology/MIS  
Interpreter Services  
Facilities & Building Support

**FUNCTIONAL & OPERATIONAL REQUIREMENTS**

The following sections outline the principal operational and design requirements that apply to the facilities as a whole.

**Operational Requirements**

**Operational Objectives**

Operational objectives were articulated in the Operational Master Plan (OMP) and in interviews for this phase of the project. From the former source, those that have a clear impact on the Facilities Master Plan are quoted or summarized below.

OMP Guiding Principles

- “The justice system should be convenient ...”
- “Holistically address families with multiple court cases ...”
- Be “culturally competent” in terms of language and culture.

OMP Objectives/Recommendations

- “Coordinate court and service responses to families involved in multiple court cases” including better coordination and communication among agencies.
- “Improve litigant information and assistance.”
- Provide “screening, assessment and linkages to community-based social and treatment services.”
- “Provide a safe and secure environment ...”
- “Improve facility accessibility” in terms of transportation, parking and technology.
- “Optimize technology.”
- “Provide facilities that meet the needs identified.”

Other Objectives

- Further integration and better coordination of family and juvenile court operations. This key objective should be supported by the organization of the building, location of functions and support facilities, circulation paths, and the like. One participant described this objective as greater “rubbing of shoulders” by representatives of what are now relatively separate and isolated functions.
- Greater operational efficiency.
- Better service to the public – more convenience, less wasted time, less confusion.

**Design Requirements**

**Design Objectives**

- An image that balances a sense of being welcoming, inclusive and user-friendly on the one hand, while being dignified and formal on the other. Terms used to describe the desired image are as follow: expressing fairness, service-oriented, community-oriented.
- The building should convey the power and importance of justice in and to the community and that justice is accessible to all in the community (through understandable processes, services and signage).
- A high level of safety and security for visitors and employees must be achieved both by the building perimeter and within the courthouse.
- Building design, construction and operation should be environmentally friendly, using best practices for stewardship of natural resources – to include certification at LEED gold level.
- Ease of way finding is essential for the public (including persons with hearing and visual impairments and persons for whom English is not their first language).
- Facilities must be fully accessible, meeting ADA requirements.
- Flexible facility design should enable adaptation to changes in operations and functions.
- Integration into the building of best practices in technology, including provision of conduits or cable pathways which allow for future upgrades.
- Incorporate public art into the design of the facility exterior and interior to convey the “children and family justice center’s” message as well as

- contributing to the improvement of the quality of life for people in the surrounding community and who visit and work in the facility.
- Since access to justice may be, in part, affected by the public’s access to the courthouse, adequate parking, supported by public transportation, is essential.
- Include in the facility a gathering place to be made available to the community at large.

**Site Development and Community-Related Objectives**

- Improve the aesthetic appearance of the entire property.
- Provide retail space along 12th Avenue as part of a mixed-use development.
- Locate lower-scale housing along the east side of the property.
- Further develop open spaces which are accessible to the public. Provide access through the campus.
- Preserve art work in the park.
- Underground parking is preferred.
- Encourage the development of added public transport routes and options.

**Building Organization and Layout**

- Integration is one of the two key concepts informing the building's organization. It is essential that courtrooms be as flexible as possible, so that they can serve many different types of calendars. Services and courtrooms must be easily accessible to visitors and, equally important, mixing and communication must be fostered and encouraged among the various departments' and agencies' staff.
- The second key organizing concept is to provide complete separation of principal circulation systems – for the public, judicial officers (and staff), and in-custody inmates.
  - Separate, secure access for in-custody juveniles (principally to the juvenile courts) and for adults (principally to the family courts) – but with the possibility of getting juveniles to family courts and adults to juvenile courts without coming into sight or sound contact with each other (can be sequentially through cleared corridors).
  - Separate, secure access for judicial officers from a secured parking area.

**Space Requirements**

Space was estimated by listing every space anticipated to be in the facilities; as operational concepts evolve and as functions are examined more closely, space allocations can be expected to shift up or down. The complete space list is in Attachment 1, while the space required for each main option is shown in the table below:

Summary of Space Requirements – Executive’s Recommended Project (15 Courtrooms)

SUMMARY	S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
	2022		Add for 2032	
	Dept. Area	Gross Area	Dept. Area	Gross Area
<b>ENTRY AND PUBLIC FACILITIES</b>				
Entry and Public/Staff Support	8,350	11,930	780	1,110
Public Child Care	1,380	1,970	-	0
Entry Security Screening	2,350	3,360	-	0
<b>FAMILY LAW FUNCTIONS</b>				
Family Court Operations	5,070	7,240	180	260
Family Law Courtrooms (and related spaces)	20,600	29,430	3,320	4,740
Dependency CASA (Court Appointed Special Advocate)	1,990	2,840	80	110
FLIC - Family Law Information Center (Pro Se)	2,040	2,910	-	0
<b>JUVENILE COURT/JUVENILE COURT SERVICES</b>				
Juvenile Court Services/Administration	2,290	3,270	-	0
Juvenile Offender Courts	17,780	25,400	3,470	4,960
Juvenile Dependency Courts	11,370	16,240	-	0
Becca and Treatment Courts	4,770	6,810	-	0
Family Law CASA (Court Appointed Special Advocate)	800	1,140	-	0
Juvenile Probation Services Units	10,220	14,600	330	470
Juvenile Treatment Services	3,300	4,710	-	0
Juvenile Court Services/Juvenile Services Division	2,140	3,060	-	0
Adult & Juvenile Detention - Juvenile Division	5,170	7,390	-	0
Alder School (ASD)	8,160	11,660	-	0
<b>OTHER AGENCY SPACE</b>				
Department of Judicial Administration (Clerk)	7,540	10,770	290	410
Law Library	3,810	5,440	-	0
Prosecuting Attorney's Office	6,360	9,090	190	270
Public Defender Workspace	1,810	2,590	-	0
Health, Mental Health & Social Services	2,020	2,890	-	0
Childrens Administration & Attorney General	1,440	2,060	-	0
<b>SECURITY</b>				
Security Operations	1,040	1,490	-	0
In-Custody Holding - Central	4,120	5,890	-	0
<b>SUPPORT FUNCTIONS</b>				
Staff Support	13,310	19,010	-	0
Satellite Administration/Records/Archive	1,290	1,840	130	190
Information Technology/MIS	1,850	2,640	130	190
Interpreter Services	1,150	1,640	110	160
Facilities & Building Support	7,730	11,040	270	390
<b>TOTALS</b>	<b>161,250</b>	<b>230,360</b>	<b>9,280</b>	<b>13,260</b>

Note that Family Court Operations has slightly more space in Scenario 5.5 than Scenario 6, because screeners are included in the former but not in the latter (where all family court functions are co-located).

Summary of Space Requirements – Superior Court’s Preferred Project (19 Courtrooms)

SUMMARY	S6: All Juvenile & Family Law at Alder			
	2022		Add for 2032	
	Dept. Area	Gross Area	Dept. Area	Gross Area
<b>ENTRY AND PUBLIC FACILITIES</b>				
Entry and Public/Staff Support	9,180	13,110	780	1,110
Public Child Care	1,660	2,370	-	0
Entry Security Screening	2,680	3,830	-	0
<b>FAMILY LAW FUNCTIONS</b>				
Family Court Operations	4,420	6,310	180	260
Family Law Courtrooms (and related spaces)	34,500	49,290	3,320	4,740
Dependency CASA (Court Appointed Special Advocate)	1,990	2,840	80	110
FLIC - Family Law Information Center (Pro Se)	2,370	3,390	-	0
<b>JUVENILE COURT/JUVENILE COURT SERVICES</b>				
Juvenile Court Services/Administration	2,290	3,270	-	0
Juvenile Offender Courts	17,780	25,400	3,470	4,960
Juvenile Dependency Courts	11,370	16,240	-	0
Becca and Treatment Courts	4,770	6,810	-	0
Family Law CASA (Court Appointed Special Advocate)	800	1,140	-	0
Juvenile Probation Services Units	10,220	14,600	330	470
Juvenile Treatment Services	3,300	4,710	-	0
Juvenile Court Services/Juvenile Services Division	2,140	3,060	-	0
Adult & Juvenile Detention - Juvenile Division	5,170	7,390	-	0
Alder School (ASD)	8,160	11,660	-	0
<b>OTHER AGENCY SPACE</b>				
Department of Judicial Administration (Clerk)	8,530	12,190	290	410
Law Library	3,810	5,440	-	0
Prosecuting Attorney's Office	14,170	20,240	490	700
Public Defender Workspace	1,810	2,590	-	0
Health, Mental Health & Social Services	2,020	2,890	-	0
Childrens Administration & Attorney General	1,440	2,060	-	0
<b>SECURITY</b>				
Security Operations	1,140	1,630	-	0
In-Custody Holding - Central	5,670	8,100	-	0
<b>SUPPORT FUNCTIONS</b>				
Staff Support	13,310	19,010	-	0
Satellite Administration/Records/Archive	1,290	1,840	130	190
Information Technology/MIS	1,850	2,640	130	190
Interpreter Services	1,150	1,640	110	160
Facilities & Building Support	7,730	11,040	270	390
<b>TOTALS</b>	<b>186,720</b>	<b>266,740</b>	<b>9,580</b>	<b>13,690</b>

## OVERALL REQUIREMENTS – GENERAL

This chapter describes the requirements that apply to the juvenile and family courts building as a whole. The next chapter describes requirements common to courtrooms and chambers. Note that operational requirements and objectives are summarized in the Introduction and Summary chapter, and are not repeated here.

## DESIGN REQUIREMENTS

### Space Requirements

Refer to Attachment 1 for a complete list of all spaces expected to be included in the project. They are based on King County space planning standards, best practices in court and related facilities design, and discussions with user representatives about the functions that need to be accommodated. As described in the paragraphs below, area is estimated in three ways: net, departmental, and gross.

#### Methods of Describing and Estimating Space

Space planning standards are discussed in Chapter 1. Space requirements for new construction and major remodeling projects are classified based upon the proposed ASTM E06.25 Standard Practice for Categorizing Building Floor Area Measurements. The space for each work station or activity area is expressed as its **net** assignable area. This represents the clear floor space needed for the occupants, their furnishings, and their activities, excluding interior walls, building columns, building projections, exterior walls, and secondary circulation. Net assignable areas for individual workstations were based upon space planning guidelines whenever possible and appropriate.

**Departmental** usable area includes the sum of all floor areas assigned to an organizational unit including interior walls, building columns, projections, and circulation within the unit's assigned space. Departmental usable area has been estimated by adding 20% to 40% to the department's total net assignable area. The lower end of the range (20%) is a typical allowance for areas composed mostly of larger spaces, such as courtrooms, through which people may circulate, while the middle of the range (30%) is appropriate for areas composed of smaller spaces, such as offices. Detention areas, which require added, separate circulation systems, use 40%.

**Gross** building area measures the total area of the building for all floors to the outside face of exterior walls, including primary circulation corridors, vertical circulation, mechanical and equipment rooms, public toilets, and associated structural elements. To convert to gross from departmental areas, a 70% efficiency factor was used. The sum of departmental usable area was divided by the decimal expression of the efficiency factor (i.e., gross building area = total departmental usable space ÷ 0.70).

### Security Operations and Systems

#### Security Objectives & Procedures

- Safety and security are over-arching goals, impacting every aspect of court operations. Building design must support court and security personnel's ability to maintain order during normal and emergent situations.
- In addition to the material presented in this report, the County's Security Task Force is preparing recommendations for incorporation into this project prior to or during design.

- Family and juvenile legal processes can induce a high level of anxiety with the risk of confrontational, abusive, assaultive and violent behavior. The facility needs to be as calming as possible. The environment should present a pleasant, quiet, space. It should be easy to find your way around, which will also reduce anxiety.
- All people entering the building will be screened, including judges.
- Law enforcement personnel (including undercover officers) and the public who visit the facility will secure their weapons in gun lockers prior to entering. A gun locker storage area should be provided as every building entrance and at each transition between a public-accessed area and a secured, custody area (where weapons are not allowed).
- All mail is screened (x-rayed) including parcels.

#### Locking Systems and Door Controls

- Key-card access should be used to control all doors.
  - The system should enable individuals to be assigned access to specific areas and to cancel individual access privileges. Proximity readers are preferred over systems that require swiping through a slot. The access control system and all security electronics shall be compatible with and connected to the existing King County enterprise-wide security electronics system.
  - All card-reader-controlled doors shall be equipped with door position indicators to determine door status together with a request-to-exit device on the egress side of the door (though it was noted that some of the latter devices have been disabled at the MRJC due to their lack of use and alarms being triggered – this requires further discussion during design).
  - Building security (KCSO and FMD) staff will provide a list of approved equipment and will provide technical support to connect to the enterprise security electronics system.
- Consideration is being given to having central security (located off-site and operated by FMD or KCSO) control access at entries and elevators.
- Sufficient control of exits is required to preclude someone from entering the building as someone else exits.

#### Security Communications

- The primary public entrance and the secure parking entrances shall be equipped with security intercoms. An annunciator system will be installed at the entry to provide real-time alerts for court security staff.

#### Alarms

- Duress alarms should be located at the following places and should report to central security and entry security screening:
  - security screening lines and public information counter
  - chambers (two locations: desk and one other to be identified)
  - courtroom: bench, court reporter's station, clerk's station, bailiff's station
  - DJA and public reception counters, and the Family Law Information Center counter
  - Family and Juvenile court directors, social workers, and facilitators
  - child care facilities
  - meeting and interview rooms.
- All security systems will be monitored at the central county monitoring station in the King County Courthouse. Main on-site security panels will be

located at Security Operations. A secondary alarm panel should be located at security screening, out of the way of public circulation.

**Surveillance Systems**

- CCTV cameras should be placed at the following locations:
  - coverage of each duress alarm location (verify whether this will be required in the judges’ chambers).
  - each building entry and all doors leading to the building exterior
  - secondary search areas
  - courtrooms
  - primary public corridors
  - secure holding areas – as determined by DAJD
  - child care facilities
  - elevators
  - site areas including parking (public, judges’ and staff) and pathways connecting parking to the building(s).
- All video feeds from CCTV cameras should be recorded on digital video recorders (DVRs) at all times (24/7). The DVRs should be capable of archiving the recorded video for at least 30 days.

**Other Security Requirements**

- Screening of in-coming mail and packages will take place adjacent to the loading dock.
- There is a need to secure exhibits safe from unauthorized access, flooding, and other hazards. There is also a need to store exhibits in the courtroom during the day while trials are in progress.
- Secured air intakes should be located (preferably at roof level) so that they are not accessible to the introduction of noxious substances. Roof access doors shall be locked and access controlled by security personnel.
- Parking lots and structures should have limited points of entry for better control and other features which enhance security including lighting, surveillance cameras, and alarm buttons.

**Fire Safety**

- The FACP (fire department command) fire alarm control panel is typically located just inside the building entrance, but should be separated from security screening so first responders and evacuating users are not in one another’s way. The room needs to be large enough for a tactical group to gather (about 100 square feet is provided on the *List of Spaces* in the Security Screening section). The paging system is typically located at the FACP.

Note that other security requirements are listed in the chapters on Entry Security (3.1.2), Security Operations (3.5.1) and Central Holding (3.5.2) – with special concerns or requirements listed in the chapters on various functional areas.

**Ambient Environment Requirements**

- **Light & view.** Consistent with an energy efficient and environmentally friendly building, there is a strong preference for controlled natural lighting (and view out) wherever feasible for both energy savings and quality of environment. All artificial lights should use energy efficient lamps. Emergency lighting must be provided per code.
- **Air quality & comfort.** Spaces in the courthouse should be comfortable and air should smell fresh. Particular attention should be paid to providing

separate exhaust systems with negative pressure from areas where odors may be present so that they do not penetrate to adjacent spaces. These include food service, restrooms, and custody holding areas.

- **Acoustics.** There are several important acoustic criteria for the courthouse. Public areas should be relatively quiet. In courtrooms (and also training and conference spaces), it is essential for all participants to be able to hear each other – through room acoustics and audio-visual systems. It is also very important to control potential noise from mechanical systems and the infiltration of noise from surrounding public corridors. Offices and interview rooms require acoustic privacy from surrounding spaces. The tables below recommend background sound levels in various types of spaces and noise reduction requirements between types of spaces.

**Recommended Maximum NC Levels for Continuous Background Noise Within Rooms**

NC Level (dBA)	Room Type
NC-30	Courtrooms Conference Rooms Meeting Rooms Training Spaces
NC-35	Judicial Chambers Enclosed Offices Jury Deliberation Clerks Offices
NC-40	Reception Lobbies Workroom Open Offices Corridors
NC-50	Warehouses/Storage Parking Garages Fire Stairs

Source: California Trial Court Facilities Standards, 2006; p. 18-3  
Noise Criteria (NC) Single-number rating based on a set of spectral curves used to describe the “noisiness” of environments for a variety of uses. NC is typically used to rate the relative loudness of ventilation systems.

Sound Isolation Requirements

STC of Partition (dB)	Space Type
65	Courtroom to holding cell Electrical transformer to NC 30 space or less Elevator shaft to NC 30 space or less Hydraulic elevator equip. to NC 30 space or less
50-55	Courtroom to courtroom Judicial chambers to adjoining areas Judicial conference rooms to adjoining areas Jury deliberation to adjoining areas Family law mediator to adjoining Toilet room to adjoining spaces
40	General office space to general office space Orientation to adjoining areas Telecom AV rooms to adjoining areas
45	Office equipment to adjoining areas Workroom to adjoining areas Children's waiting room to adjoining areas Computer room to adjoining areas Conference, meeting, and training spaces to adjoining spaces

Source: California Trial Court Facilities Standards, 2006; p. 18-5, Sound Transmission Class (STC). NIC is a field-measured noise reduction from a building design element. STC is a sound insulation performance, as measured in a controlled laboratory.

Building Systems

General

- County requirements for building systems are documented in the Facilities Management building standards, which are incorporated into this program by reference.
- For all building elements, it is required that standardized materials, systems and parts be utilized to minimize the number and types needed. Examples include lamps, light fixtures, plumbing fixtures, door hardware and the like.

Power

- Ample convenience outlets should be provided throughout the facility (including in waiting areas where the public or attorneys may want to plug in laptops). Standby generation shall be provided sufficient to power critical security and life safety systems and at least minimal lighting and ventilation for short-term operations and orderly shutdown of systems.

Communications

- The facilities will be provided with a comprehensive communication system that may integrate voice and data.
- A public address function is required, either as part of the phone or independently (see Information Technology, below). This serves two functions: building-wide (or specific area) announcements, and emergency or

- security announcements. Access for the latter function should be located with fire monitoring and response systems.
- At each remotely operated door or gate (those which can be unlocked from central security), there will be a push-button activated intercom to central security.
- Public pay phones are required in the lobby.
- Provide backup telephone lines for emergency use when the network goes down. Typically, one analog phone is provided to each conference room and selected common areas, as well as security and control rooms.

HVAC

- All regularly occupied areas will be heated and air conditioned.
- The HVAC system will be provided with building automation controls that report to and are operated from a remote central location. This system will also handle other controls including lighting.

Plumbing

- Low-water using fixtures are required.
- Specific requirements are listed in the areas that have plumbing.
- In custody areas, attention must be paid to detailing plumbing so it does not back up from fixtures or if it does that it is prevented from flooding adjacent areas. In order to further reduce the possibility of flooding, do not locate courtrooms, offices or computer rooms below custody areas.

Fire and Life Safety

- Fire detection, alarm, suppression (sprinklers) and smoke evacuation requirements will be determined by code and the local fire marshal.

Information Technology

- Information technology systems in the building should reflect best practices when the building opens and be able to accept evolving technologies over its life. Adequate vertical and horizontal cable pathways are essential.
- In particular, building technology infrastructure must be able to support full courtroom automation (to include, for example, real time reporting, advanced, computer-based audio-visual presentations, as well as video conferencing and procedures), when and if they are implemented. Consider a mini-raised floor system in the well of each courtroom.
- Building-wide Wi-Fi service is required.

Materials & Finishes

- **General.** Materials should be easy to maintain: durable, easy to clean, and easy to repair when damaged. It is recognized that there is a degree of tension between the more user-friendly materials desired by the court and those that are more hard and easy to maintain. In holding cells, materials of an appropriate security level must be used (see Chapter 3.5.2).
- **Floors.** In high traffic areas, terrazzo or tile is preferred. Offices, assembly and training rooms should be carpeted. Carpet tiles are preferred where carpet is used.
- **Walls.** In high public use areas, durable and easily cleaned and maintained surfaces, at least up to 8 feet above the floor. In corridors where clerks may move carts, protective rails and corner treatments should be installed. In courtrooms, materials should be chosen for symbolic value (e.g., paneling) and acoustic performance (absorptive or reflective as appropriate).

- **Ceilings.** Selected for appropriate acoustic performance. Courtrooms and public lobbies should have ceiling heights consistent with the size of the room (generally at least 12' in courtrooms).
- **Public Art.** This project will incorporate public art through the "One Percent for Art" program. Artists should be involved and works planned from an early stage of design so that the works are integrated into the building.

**Accessibility Requirements**

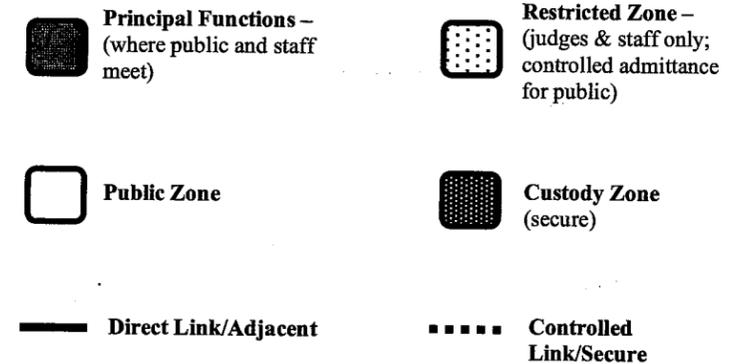
The facility must be fully compliant with requirements of the Americans With Disabilities Act and related building code sections. Generally, this will require accessible facilities and paths of travel to all parts of the building for staff, the public and in-custody individuals. Specific requirements are not summarized in the program to avoid possible misinterpretation.

**Location and Relationship Requirements**

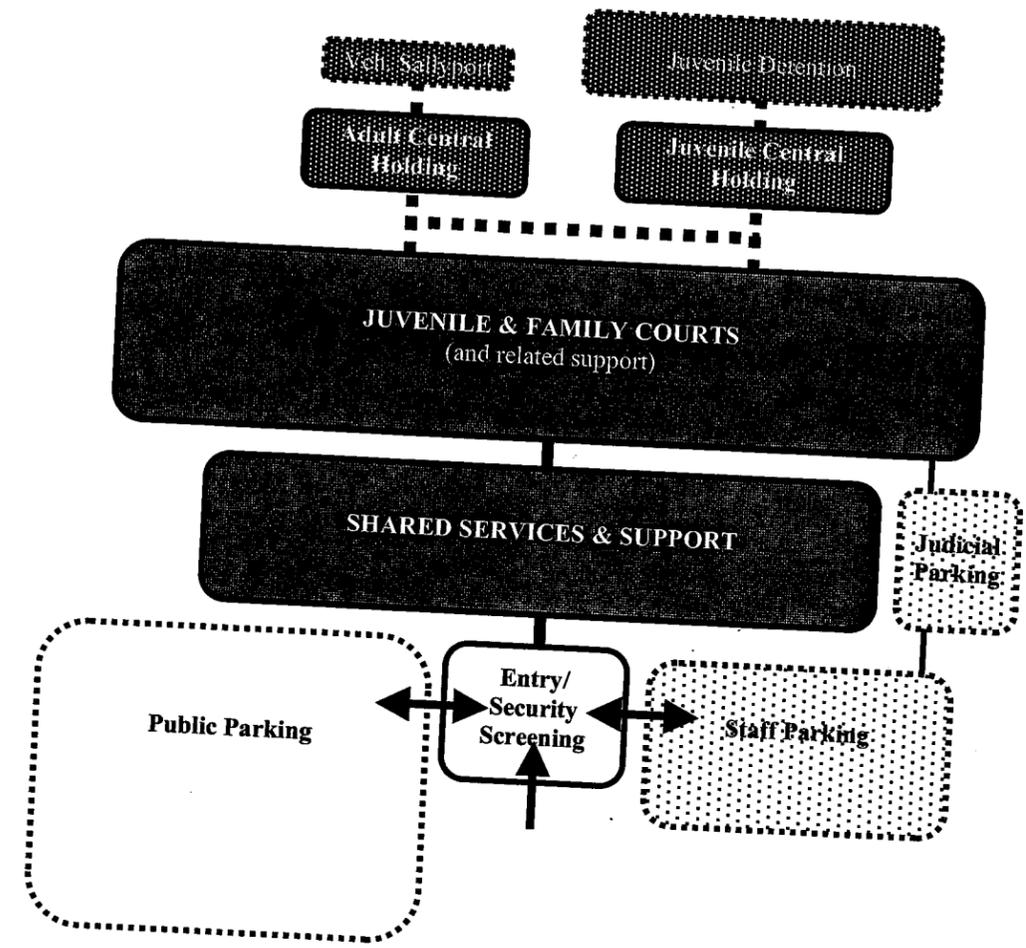
Relationships are described and illustrated below.

- Integration is the key concept informing the building's organization. It is essential that courtrooms be as flexible as possible, so that they can serve many different types of calendars. Services and courtrooms must be easily accessible to visitors and, equally important, mixing and communication must be fostered and encouraged among the various departments' and agencies' staff. Common waiting, support, meeting, and break areas can all contribute to this objective. Note that the "shared services and support" functions in the diagram are among the principal locations where this mixing would take place. Another diagram, in Chapter 3.1.1 on Entry and Public Support, illustrates how these services might be arrayed - immediately accessible upon entering the facility.
- Complete separation of principal circulation systems – for the public, judicial officers (and staff), and in-custody inmates.
- Separate access for judicial officers from separate, secured parking directly into the restricted circulation corridor (and from there directly to chambers and courtrooms). This will require an additional screening line, which would likely be operated only in the morning and early afternoon (during lunch). At other times, judicial officers would either gain access using a key-card or would be required to use the public entry screening area (perhaps with a dedicated staff lane).
- Separate, secure access for in-custody juveniles (principally for the juvenile court calendars) and for adults (principally for the family court calendars) - but with the possibility of getting juveniles to family courts and adults to juvenile courts without coming into sight or sound contact with each other (though they can be moved sequentially through cleared corridors). Given the imperative to mix (rather than group separately) the juvenile and family courtrooms, these access requirements and limitations may become challenging. One suggestion is to dedicate one or two in-custody vertical circulation cores principally to juveniles and a third one principally to adults - and to manage the occasional cross-overs through separate, sequential movement.
- It is desirable to provide an alternative, discrete entrance separate from the public for parties who have been threatened. Security personnel will escort individuals using this route. It may, under usual circumstances, serve other users such as the judges.
- The highest volume functions, which need the greatest accessibility from the lobby, are:
  - Juvenile support functions (people coming into court)
  - Clerk service counters
  - Family Law Information Center (self help)
  - Public-accessed training rooms (e.g., for parenting classes).

- All dedicated staff spaces, including restrooms, exercise facilities, and conference rooms should be accessed via restricted, staff-only circulation. Some of these spaces, such as conference rooms, may also have controlled access from public circulation to allow them to be used for trainings and other public meetings.
- Refer to the relationship diagram, on the following page.
- **Diagram Content and Graphic Conventions.** Diagrams show important relationships among areas; they do not in any way suggest that the floor plans developed during design will have the spaces in the positions shown in the diagrams. Generally, there are many floor plan arrangements which can satisfy a given set of relationships. Graphically, a coding system is used in most of the diagrams in this report using the following conventions: most principal functions (where the public and staff meet) are dark gray, public-access areas and circulation white, restricted staff areas and circulation are light gray texture, and secure/detention areas and circulation are dark gray texture. Direct links (immediate access or very close proximity) are shown as a solid line. Controlled or secure links are shown as dashed lines.



Overall Site and Component Relationship Diagram



**Fixed Furnishings and Equipment**

Requirements for fixed furniture and equipment are listed in the functional area sections of this report.

**Site Requirements**

**Site Design Considerations**

- The site should be readily identifiable as being the courts and it should be clear where to go as one enters, either as a pedestrian or driver.
- There should be a clear progression for the public from entering the site, to a parking space, to the main courthouse entrance. For those being dropped off or arriving by public transportation, the location of the main entrance should be immediately apparent.
- Sheriff's, DAJD, and other agencies' cars, vans, and buses need convenient, separated access to the vehicular sallyport.
- Buildings should be protected from vehicular threats. This can be achieved using one or more of the following strategies: keeping them some distance from the building; preventing their approach to the building with barriers

- (bollards, changes of elevation, planters, etc.); or protecting openings and structure.
- It is desirable to provide for future expansion of courts and ancillary agency offices on site, if feasible.
- Landscaping should feature low maintenance, drought-tolerant plant materials; lawns are not desired. Consider permeable surfaces in order to limit run-off.
- Development of the site must take into consideration the findings and recommendations of prior studies prepared for the county (the so-called Arai-Jackson reports). It is likely that the site development will incorporate non-county facilities, perhaps a mixed-use project that could incorporate commercial, retail and perhaps housing. Such development should not detract from the primary dedication of the site to courts and related uses.

**Outdoor Use Areas**

- Design of exterior spaces should take into account outdoor uses and activities, such as waiting, eating and smoking. An area accommodating smokers outside of the building should be considered, by law at least 25 feet from the entry doors. Other areas for staff and public use will be best if they are controlled and accessed after security screening (such as decks or courtyards).
- Site design must take into consideration security features such as visibility, lighting, eliminating hiding places, and possible location of duress alarms.
- The site should present a sense of safety (e.g., safe from attack by an opposing gang member or the other party in a domestic violence case). In particular, public parking and paths into the facility need to take safety and security into consideration.

**Parking Provisions**

- Judges' parking should be physically separate and screened from view. It should have direct access to a separate, dedicated entrance. The area should be fenced with access through a gate that is controlled by a card reader connected to the County's central security system. There should be no signs identifying the area as judges' parking and spaces should not be assigned.
- It is also desirable that court staff parking be physically separate and marked as such, though they will use the main entrance.
- Parking requirements were estimated using two models (see that section of the space list in Attachment 1). One model applies City of Seattle standards for the area. The second model applies mid-range planning standards used by the California Administrative Office of the Courts.
- Since site development is likely to include non-county facilities, consideration will be given to options that include joint-use, joint or privately owned parking facilities.
- Whether publicly or privately owned, parking structures must be designed to ensure user safety and security.

**Terminology**

Various terms are used to indicate the importance or priority of requirements. Generally, we avoid the word "shall" and use "must" to indicate mandatory requirements. "Should", "will" and "is" or "are" are used to describe features that are expected of the new facilities. Less strong terms such as "it is desirable that" are used for items which should be included if they can be afforded and do not conflict with other requirements. We have attempted to avoid listing mutually exclusive or impractical requirements. If any requirements are found to

be mutually exclusive or overly difficult or impossible to achieve, the design team should notify the program manager and request clarification or direction.

While a variety of terms are used which are specific to the juvenile and family courts, one term concerning office space requires definition. When offices or workstations are not dedicated to a particular individual, but are used by different people at different times, they are referred to as “hot” spaces or desks.

## OVERALL REQUIREMENTS – COURTROOMS & CHAMBERS

### OPERATIONAL REQUIREMENTS

- Mission, Goals, & Objectives**
- Courtrooms are the focal point of the judicial process, providing a formal setting for conducting the business of the court.
- Services Offered**
- The main types of proceedings are as follow:
    - Juvenile Delinquency/Offender
    - Juvenile Dependency
    - Becca, Truancy, At Risk Youth, and CHINS (children in need of services)
    - Family Law
  - Each of these types has its own chapter where special requirements are described. General requirements for all courtrooms and related spaces are described in this chapter.
- Users: Staff & Public**
- Judicial officers include judges and commissioners. Judges have bailiffs, while commissioners do not (rather, they share a pool of court coordinators). However, the chambers (and immediately related spaces) should be physically similar for all judicial officers in order to support future flexibility. Note that two extra sets of chambers are provided in the building to increase the potential utilization of courtrooms. They are not associated with any particular type of case or size of courtroom.
  - Depending on the cases heard, each type of courtroom has a different constellation of participants.
  - Since there are typically somewhat more judicial officers than courtrooms (including visiting and pro-tem judges), the facility provides chambers at a ratio slightly above one per courtroom.
  - Most courtrooms have a bailiff/courtroom coordinator and a court clerk who is responsible for maintaining case files. For the juvenile courts, this position is called a “court information specialist”. They check people in, direct participants about where to go, and serve other support functions outside of court. Coordinator’s space is generally attached to each courtroom except that the family law coordinators’ office is in a common area that supports the commissioners’ courtrooms.
  - Court reporters are not involved in most proceedings – except for some family law dissolution trials. All others are electronically recorded (audio and/or video). However, space and power should be available in the courtroom when and if needed.
- Activities**
- Court participants should be able to check in electronically on arrival at the building.
  - Chambers: typical office activities, plus conferences with attorneys and parties.
  - Bailiffs function as support staff for the judges and perform reception and clerical functions.
  - The court coordinator/bailiff provides reception for the courts.
  - Attorneys need to be able to meet with litigants before court convenes (they attempt to get agreements in advance; then take to trial only the ones that

have not been resolved). Proper and sufficient space for these conferences should be provided near the courtrooms.

**Safety & Security Issues**

- Safety and security are primary concerns and objectives in the courtroom and related areas.
- Though participants will have been screened for weapons upon entering the courthouse, proceedings in these courtrooms can be very emotional and stressful, and outbursts, escape attempts, and even attacks are possible.
- If windows in judges chambers (or other staff or court areas) place judges in view from publicly-accessed areas, security glazing would be required.

**FACILITY/DESIGN REQUIREMENTS**

**Design Objectives**

- The image of the courtrooms should be dignified and formal while still accessible and not intimidating. The juvenile courtrooms can be somewhat smaller in scale than the family courtrooms.
- Courtroom design must provide an excellent acoustic and visual environment for the tasks performed. It is essential that participants be able to see and hear witnesses, judicial officers, attorneys and court reporters.
- To the extent feasible, courtrooms should be fungible (that is, flexible and interchangeable). However, the range of proceedings suggests that courtrooms be of a range of sizes (see below), with varying numbers of spectator seats and differing arrangements in the well.
- All courtrooms must have direct, secure access for in-custody inmates.
- It may be desirable that one or more courtrooms be sized and configured to allow the possibility of adding a jury box in the future for the exceptional circumstance that a case type requiring a jury might need to be heard in this courthouse. The decision concerning the provision of facilities to support juries will be made in the next phase.

**Space Provision & Courtroom Size**

At the request of the King County Superior Court, the consultants have illustrated possible layouts for typical courtrooms of various sizes. The plans are very preliminary and were prepared without a full listing of all the types of participants who may need to be accommodated in the well.

The plans are of three sizes:

- A – small – 900 square feet
- B – medium – 1,200 square feet
- C – larger – 1,800 square feet.

It was felt that these sizes would provide an adequate introduction to the range of what can be accommodated in terms of numbers of spectators and participants in the well.

All the plans have certain **common features** – and all features can (and likely will) be changed after review and when more information is available:

- They assume a **raised staff corridor** “behind” the courtroom, used by judges and court staff. Raising this corridor 6” makes it easier to raise the bench and other participants without the need for excessive ramping in the courtroom. In the various versions, the judge is from 12” to 17” above the well. (All courtrooms are shown as fully ADA accessible.)

- They assume there will be a **secure holding** area on one side of the courtroom, from which in-custody participants can enter the courtroom.
- All plans show a **pair of interview rooms** and a “**sound lock**” vestibule at the public end of the courtroom. This is not part of the indicated area of the courtroom.
- Spectator and auxiliary seating is shown on benches for efficiency. One spectator can be accommodated on each 18” of bench. If separate seats are used, there would be some reduction in capacity.
- **None** of the plans indicates accommodations for a court security officer, court reporter or jury. However, the medium and larger plans could accommodate the former two elements and the larger plan could be adapted to have a jury box, offering greater flexibility for future alternative uses. Exhibit storage is not indicated on the plans but would be provided in a closet or cabinet accessed from within the courtroom or the immediately adjacent restricted corridor. Neither is a bailiff workstation shown, but it can be accommodated in each layout.

The main **variations** among the courtrooms are:

- The number of **spectator** seats (each plan indicates how many are provided). “HC” indicates space for a wheelchair and such spaces are provided in the spectator area and in the well.
  - A has about 14 spectator seats.
  - B1 has about 64 spectator seats.
  - B2 has about 38 spectator seats.
  - C1 has about 134 spectator seats.
  - C2 has about 108 spectator seats.
- The type of **table(s)** shown in the well. For the medium and larger courtrooms, two arrangements are shown of counsel/participant tables:
  - A pair of tables in a more traditional arrangement.
  - A U-shaped table that can accommodate a large number of participants.
- Note: these plans are hypothetical and do not describe the layouts likely to be developed in the design phase. They may not meet all applicable codes or operational requirements of the courts.
- The suggested size for each type of courtroom as indicated in the Space List in Attachment 1 is as follows:
 

UFC Judge Courtrooms (trials)	900
Juvenile Offender Courtroom	900
FL Commissioners Courtrooms (general)	1,200
Juvenile First Appearance Courtroom	1,200
Juvenile Dependency Courtrooms	1,200
Becca/Treatment Courtroom	1,800
FL Commissioners Courtrooms (support)	1,800

These sizes have been tested with preliminary layouts showing possible bench arrangements and numbers of spectator seats that can be accommodated at each size. The plans are shown at the end of this chapter.

(Note that courtroom allocations for Scenarios 1 through 5.5 assume a 900 foot juvenile offender trial court that may need to be increased to 1200 feet for use in dependency trials (though all other support space requirements remain the same. This matter should be examined during the pre-development phase.)

**Security Systems**

- Secure access for prisoners is required at all courtrooms including family law, juvenile offender, and dependency. Juveniles and adults need to be kept

- separate (for both sight and sound) but can use the same corridors sequentially if they have been cleared in advance.
- It should be possible to temporarily lock courtroom exits using a switch at the bench, should an in-custody party attempt to flee. (The specific means and time of locking will be subject to fire marshal approval.)
- A locking cabinet or closet should be provided in the courtroom for evidence; there is also a central exhibit room managed by the Clerk.
- Ballistic-resistant glazing should be considered for windows in the chambers if they are in line of sight or fire from public-access areas.
- Silent duress alarms should be located at the following places and should report to central security:
  - chambers (two locations: desk and one other to be identified)
  - courtroom: bench, clerk station, bailiff's station.
- CCTV cameras should be placed at the following locations:
  - coverage in each courtroom will enable an overall assessment of conditions and the location of each duress alarm button
  - in each chambers (enabled or not depending upon preference).
- Judges benches should be shielded by bullet-resistant material (such as Kevlar or equivalent). There should be an escape door in close proximity to the judges bench equipped, if code allows, with a means to secure the door from the corridor side (to thwart a possible pursuit).
- In some courtrooms (e.g., if domestic violence calendars are heard in this facility), consideration should be given to physically separating the spectator area from the well with a glazed security barrier.

**Ambient Environment Requirements**

- **Light & view. Natural light** in courtrooms is highly desirable, though if provided, it must be free of glare. To the extent possible, all courtrooms should have windows or skylights. When facilities were toured, the Contra Costa County Family Court was widely admired by participants; its courtrooms were provided with north facing clerestory windows above and behind the judges bench. However, this is only feasible for courtrooms located on the top floor; on other floors, other solutions will be required. **Artificial lighting** should facilitate all visual tasks, both at work surfaces and supporting excellent visual acuity for seeing faces of witnesses and other parties.
- **Air quality & comfort.** In the courtroom, sufficient fresh air is required so that all participants stay alert during potentially long proceedings. Air circulation should not be apparent.
- **Acoustics.** Outstanding acoustic performance is required in the courtrooms. It is essential for all participants to be able to hear each other (and for audio recordings of proceedings to be clear); this will be accomplished through a combination of room acoustics and sound amplification systems. For all trials, the judge must be able to hear the witnesses and counsel; the entire courtroom must be able to hear the judge (except during sidebars). Provide sound amplification as needed, including recording capability for all parties (judge, witness, counsel, etc.). It is also very important to control potential noise from mechanical systems and the infiltration of noise from surrounding public corridors. Refer to the section in Chapter 2.1 for further requirements.

**Materials & Finishes**

- **Floors.** Consider a mini-raised floor in the well of each courtroom to facilitate routing and replacing of cables.
- **Walls.**
  - In courtrooms, materials should be chosen for symbolic value (e.g., paneling) and acoustic performance (absorptive or reflective as appropriate).

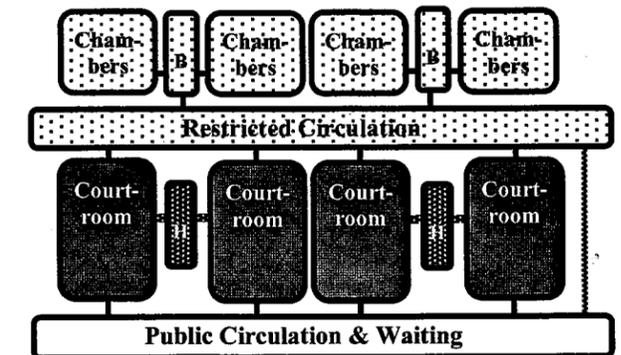
- Corridors, clerk's office, and courtrooms should be protected by cart rails and corner guards.
- **Ceilings.** Selected for appropriate acoustic performance. Courtrooms should have ceiling heights consistent with the size of the room (generally at least 12').

**Adjacencies and Spatial Relationships**

**Courtrooms**

- As indicated in Chapter 2.1, integration is the key concept informing the building's organization. It is essential that courtrooms be as flexible as possible, so that they can serve many different types of calendars. Services and courtrooms must be easily accessible to visitors and, equally important, mixing and communication must be fostered and encouraged among the various departments' and agencies' staff. Common waiting, support, meeting, and break areas can all contribute to this objective.
- Courtrooms are served by three completely separate circulation systems – for the public, judicial officers (and staff), and in-custody inmates.
- Within the secure, in-custody circulation system, separate, secure access is required for in-custody juveniles and adults. Juveniles principally need access to courtrooms conducting juvenile proceedings while adults principally need access to courtrooms conducting family court proceedings. However, it must be possible to bring juveniles to courtrooms hearing family court matters and, similarly, it must be possible to bring adults to courtrooms hearing juvenile matters – **without coming into sight or sound contact with each other** (though they can be moved sequentially through cleared corridors). Given the imperative to mix (rather than group separately) the juvenile and family courtrooms, these access requirements and limitations may become challenging. One suggestion is to dedicate one or two in-custody vertical circulation cores principally to juveniles and a third one principally to adults – and to manage the occasional cross-overs through separate, sequential movement.
- Higher volume courts should be on the lower floors. These are the courtrooms sized for juvenile dependency and the family law commissioner matters. This provides for better management of the larger calendars as well as better access to and egress from the building.
- The first appearance courtroom for juvenile offender cases should be located directly adjacent to the central juvenile holding area to minimize the need for movement and to eliminate the possible duplication of large volume holding areas. See *Chapter 3.5.2 In-Custody Holding – Central* for further information.
- Copiers should be provided near the courtrooms.
- Corridors, clerk's office, and courtrooms must be wide enough to accommodate clerks' carts.
- See the vertical stacking diagram, below. Note that the number of courtrooms shown is not meant to be definitive and it is likely that more would be required in most or all options. The dark patterned area with an "H" between pairs of courtrooms indicates secure holding.

**Diagram of Separate Circulation Systems**



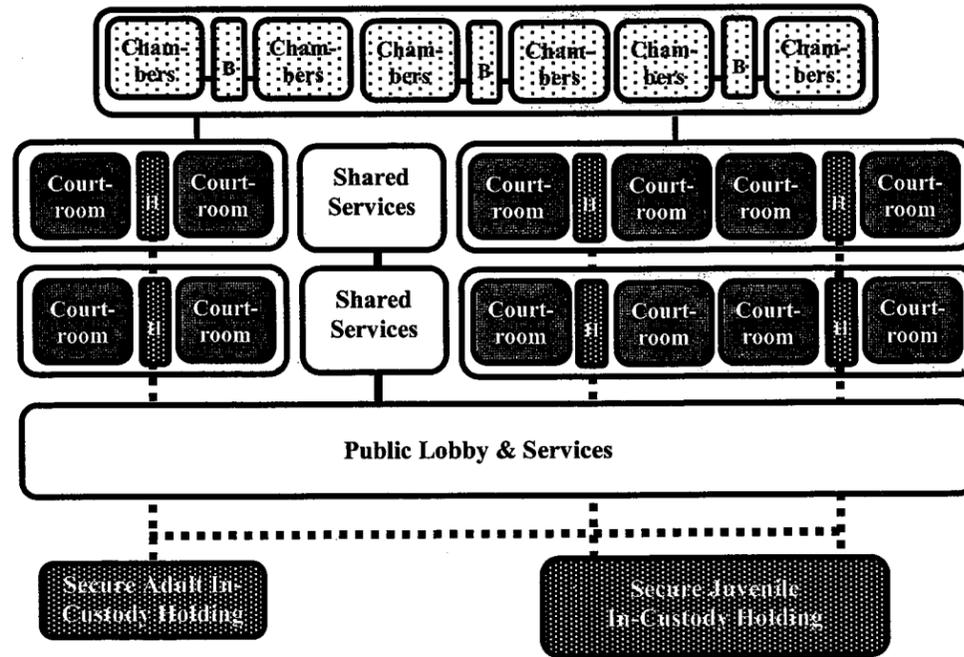
	<b>Principal Functions –</b> (where public and staff meet)		<b>Restricted Zone –</b> (judges & staff only; controlled admittance for public)
	<b>Public Zone</b>		<b>Custody Zone</b> (secure)
	<b>Direct Link/Adjacent</b>		<b>Controlled Link/Secure</b>

**Diagram of Vertical Stacking Relationships**  
(note: shows relationships, not number of spaces)

**Judicial Chambers –**  
Grouped together on one or more “collegial” floors

**Unassigned Courtrooms –**  
Lower volume above,  
Higher volume below

**Custody –**  
**Lower Level Access**  
by Tunnel from Juvenile  
Detention and Sallyport  
for Adults



**Chambers**

- Judicial chambers should be accessed from a restricted corridor behind the courtrooms (not directly from the courtroom).
- Grouping all chambers on a “collegial” floor was discussed and should be revisited as the project progresses. (Note that the diagram above illustrates collegial chambers.)
- Judicial support staff (including bailiffs) should be located in an anteroom to the chambers – which should be fully enclosed and have space for two workstations. Access to the chambers should be through this anteroom.

**Other Positions**

- The court information specialists should be located in the shared services area with a high level of public access.

**Fixed Furnishings and Equipment**

- Judges benches are a minimum of two steps above the floor of the well; three may be more desirable (this requires further study during design).
- The ergonomics of the well and the bench are critical; a detailed study of the relationships will be carried out during the design phase. Most important is the ability of the judicial officer to see and hear all participants. The type of location of the judge’s computer screen is also important; consider recessing it into the countertop to remove it as an impediment to view.
- A dedicated witness stand is included in each courtroom; however, in some situations, it may be used by the bailiff as a workstation and the witnesses may testify from tables.

- The courtroom clerk’s station is adjacent to judge at the lower bench with a means to comfortably pass paper back and forth; one clerk station is required per courtroom with a PC and audio-visual control panel as well as space for forms and files (few); exhibits (in a locked cabinet or nearby closet); stamps, etc. The workstation requires at least 5 to 6 linear feet of countertop and several drawers.
- Some courtrooms require tables for counsel (or parties); these may either be moveable or fixed, subject to further investigation during design. Counsel tables should be coordinated in style and materials with the other fixtures.
- A rail separates the well from the spectator seating area.
- Spectator seating may be on benches (which maximizes flexibility and perhaps capacity) or theater-style.
- Courtroom configuration should enable the addition of forms display racks accessible from both the spectator area and the well.
- The court information specialist’s workstation should be somewhat enclosed by a high counter that is deep enough to prevent physical contact by the public.
- Space and a workstation should be provided in the courtroom for security officers, especially in courtrooms that may accommodate calendars for juvenile offender matters, domestic violence, and first appearances.

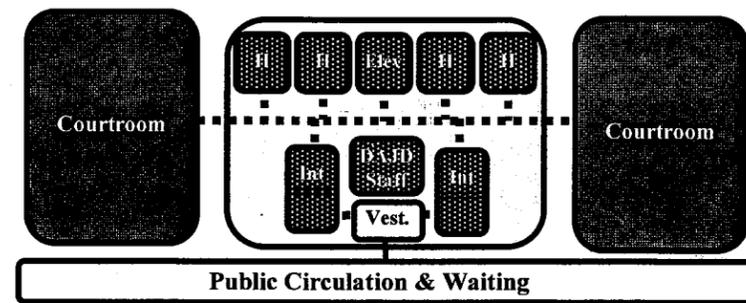
**Other Design Requirements**

- Building technology infrastructure must be able to support full courtroom automation as well as video conferencing and video procedures, when and if they are implemented. Each courtroom must have provisions for parties appearing electronically (by phone or video). All courtrooms should be wired or have conduits in place to allow this. Each courtroom will have an adjacent electronic equipment room.
- The entire courtroom should be able to view materials electronically in real time as orders are being drafted. (Currently, this appears on a screen in front of the bench, but should be at each station.)
- Sufficient attorney-client conference rooms are needed near the courtrooms. The appropriate number varies by type of courtroom. Each should be provided with power and data outlets. (Note that two per courtroom are provided on the space list in Attachment 1.)
- Consideration was given to making provisions in this courthouse for occasional jury trials, but the frequency or likelihood of such trials was considered to be extremely low. During the design phase, a decision should be made about whether courtroom design should make it possible to move in a temporary jury box. Provisions would also need to be discussed for jury waiting and deliberation (it is assumed that jury call/assembly would take place elsewhere). For deliberation, some conference rooms would need to be provided with access from the private circulation corridor and each would need to have at least one restroom. (Note that such rooms are not now provided on the space list.)
- The courtroom clerk is responsible for running the audio and video in the courtroom, including amplification, projection, and recording. Controls should also be available to the bench, security officer, and bailiff.
- Microphones must be placed at each position from which a participant might be speaking (bench, witness stand, counsel tables, podium, etc.).
- Video conferencing and appearances should be capable of being supported in all courtrooms (that is, the infrastructure of power and cabling should be provided; equipment would be furnished separately).
- The courtroom clerk controls the use of a locked exhibit storage closet in each courtroom. The closet must be able to hold a variety of items, including a cart with exhibits.

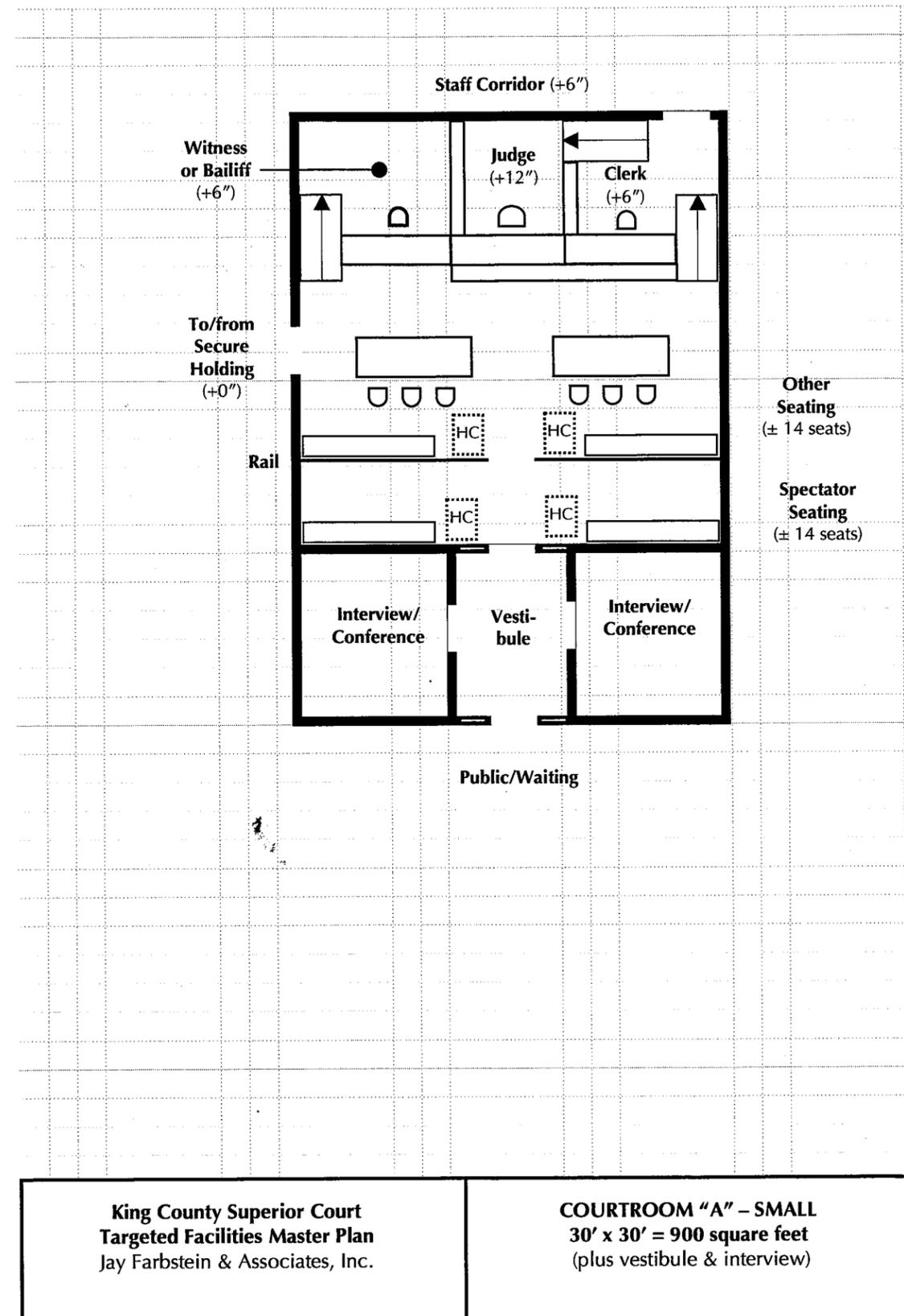
**Courtroom Area  
In-Custody Holding**

- Each pair of courtrooms will share a suite of holding rooms.
- They will be accessed from central holding by a separate and secure circulation system with an elevator.
- Each suite will consist of holding rooms (each with toilet, lavatory and drinking fountain), a staff post (desk), one or two non-contact interview rooms (with locked paper pass slot) which can be accessed by a lawyer from the public circulation area, and sound lock vestibules connecting to each courtroom. Consideration should be given to sizing at least the ones in the juvenile courts to accommodate multiple interviews. See the relationship diagram, below.
- The holding suites are stacked over the central holding area so that each secure elevator can serve a pair of courtrooms on each floor.
- Refer to *Chapter 3.5.2 In-Custody Holding – Central* for further information on general design requirements that apply these areas.

Diagram of Courtroom Area Holding Relationships

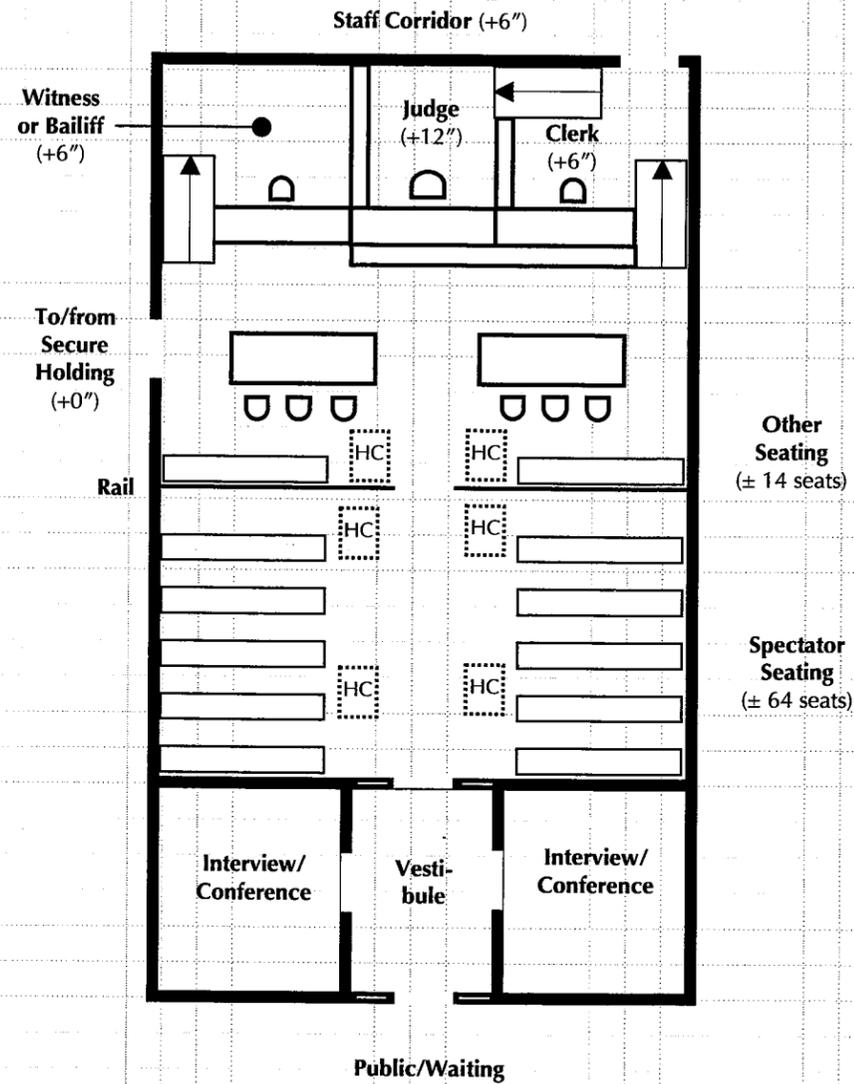


- |   |   |
|---|---|
| <b>Principal Functions –</b><br>(where public and staff meet) | <b>Restricted Zone –</b><br>(judges & staff only; controlled admittance for public) |
| <b>Public Zone</b>  | <b>Custody Zone</b><br>(secure)   |
| <b>Direct Link/Adjacent</b>                                   | <b>Controlled Link/Secure</b>   |



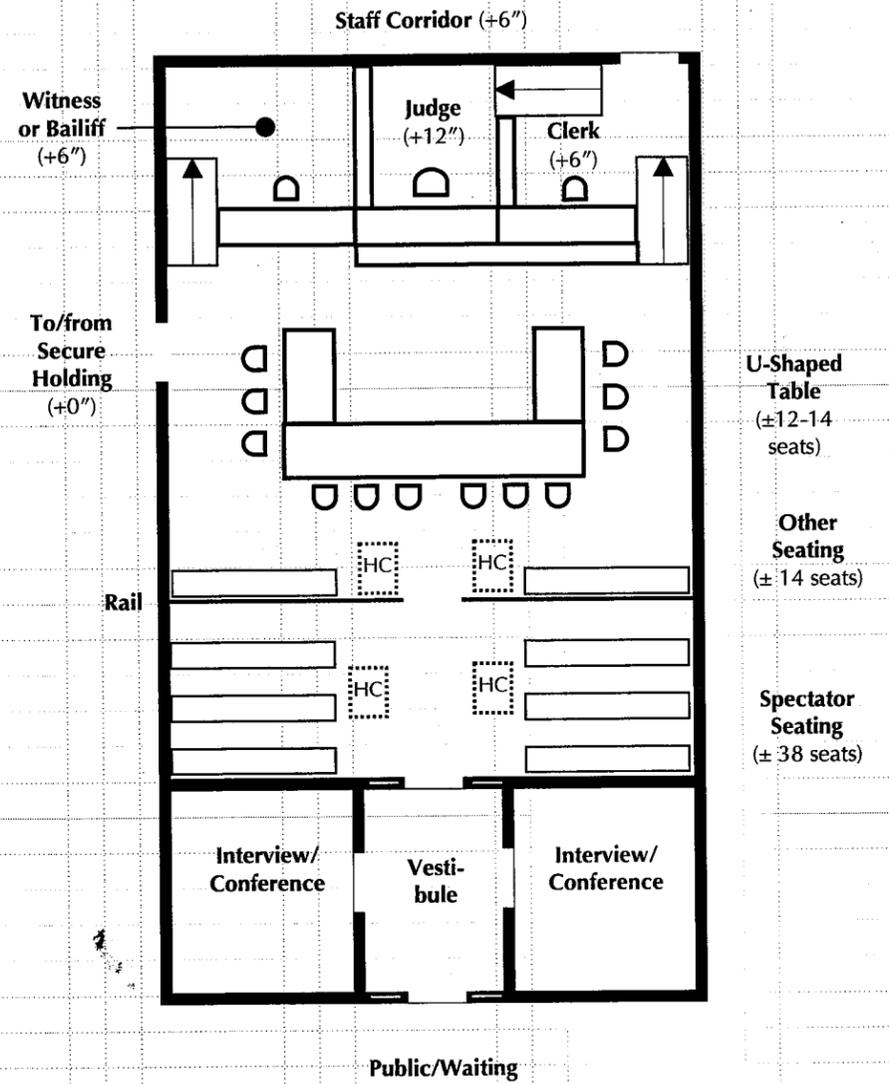
King County Superior Court  
Targeted Facilities Master Plan  
Jay Farbstein & Associates, Inc.

**COURTROOM "A" – SMALL**  
30' x 30' = 900 square feet  
(plus vestibule & interview)



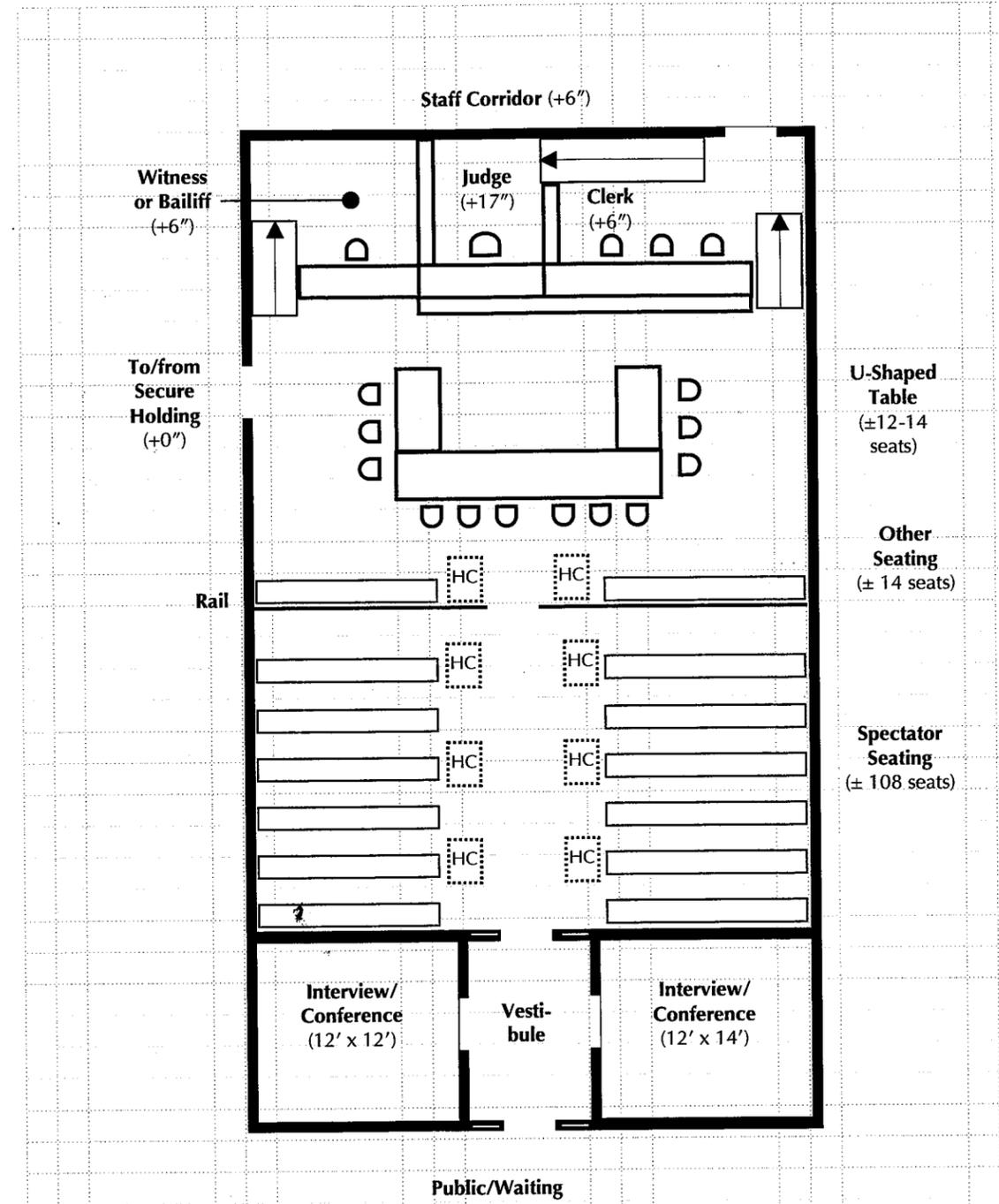
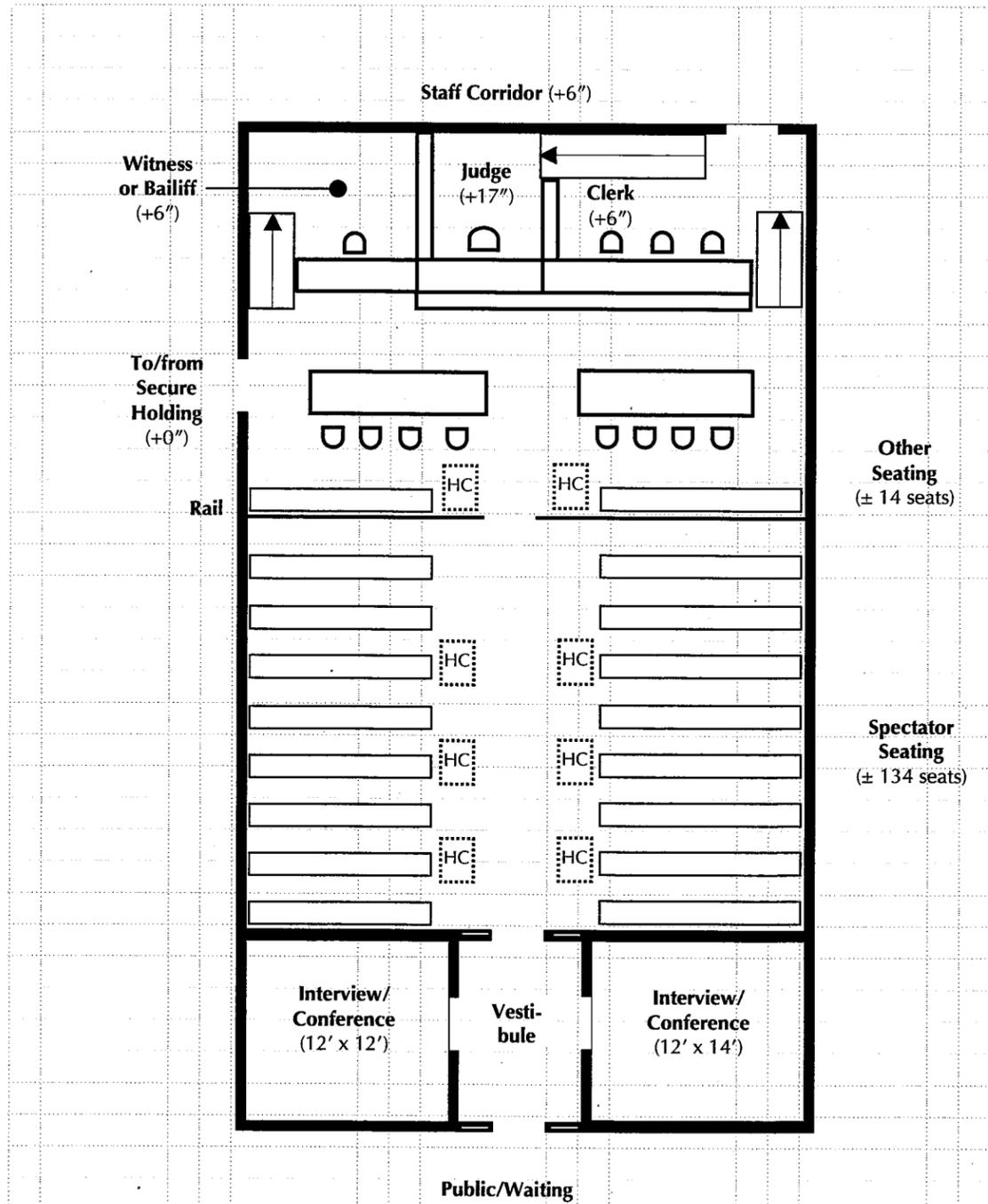
King County Superior Court  
Targeted Facilities Master Plan  
Jay Farbstein & Associates, Inc.

**COURTROOM "B-1" – MEDIUM**  
30' x 40' = 1,200 square feet  
Two Counsel Tables  
(plus vestibule & interview)



King County Superior Court  
Targeted Facilities Master Plan  
Jay Farbstein & Associates, Inc.

**COURTROOM "B-2" – MEDIUM**  
30' x 40' = 1,200 square feet  
U-Shaped Table  
(plus vestibule & interview)



King County Superior Court Targeted Facilities Master Plan Jay Farbstein & Associates, Inc.

**COURTROOM "C1" – LARGE**  
 36' x 50' = 1,800 square feet  
 Two Counsel Tables  
 (plus vestibule & interview)

King County Superior Court Targeted Facilities Master Plan Jay Farbstein & Associates, Inc.

**COURTROOM "C2" – LARGE**  
 36' x 50' = 1,800 square feet  
 U-Shaped Table  
 (plus vestibule & interview)

**ENTRY & PUBLIC SUPPORT**

This section covers the following functions:

- Building lobby and central information/reception desk
- Food service
- Other public amenities

The next section (3.1.2), which is closely related, covers entry security screening.

**OPERATIONAL REQUIREMENTS**

**Goals, Objectives & Services**

- Making services as accessible as possible is a primary goal. To the extent that they can be seen from the entry lobby, this would be very desirable.
- Cultural competence is an important objective. The facility should provide multi-lingual signage and immediate assistance from a translator (possibly reached by phone from the central information desk).
- Limited food services should be available to visitors and staff. A cafe is planned for inclusion in the facility. Other food service options are available in the area, and more may be provided as part of a mixed-use development on the site.

**Users: Staff & Public**

- The central information desk would be staffed with specialists cross-trained in the various services housed in the facility. These should be dedicated staff to minimize distractions to security and other personnel. This desk will likely require 2 to 3 people at busy times.
- The need to impress visitors with the authority represented by the courthouse must be balanced with providing families a sense of welcome.

**Activities**

- The central information desk staff would answer general questions and direct people where they need to go. (Scheduling appointments would occur in the nearby shared services area, as illustrated in the diagram later in this chapter).
- Data access terminals would be available to look up names and resources and check people in.

**Safety & Security Issues**

- Security screening is adjacent to the central information desk and provides immediate response capability.

**FACILITY/DESIGN REQUIREMENTS**

**Design Objectives**

- An important overall objective for the facility is to make it welcoming, accessible, and easy to use for all visitors. This is greatly affected by the process of entering the building, and having appropriate visual cues, signage, graphics, and wayfinding assistance immediately available.
- Graphics, signage, technology, and circulation paths should enable the public to locate their destinations without asking courthouse staff for assistance.
- Technology should also be utilized, with electronic information screens displaying court calendars and computer kiosks available for visitors to look up information (note that because all proceedings are open, names for all calendars can be displayed).
- It would be most desirable for the highest volume public destinations to be visible from the entry (however, the facility should not look like a shopping

mall). It is also desirable that visitors move through this space, rather than congregating in large groups.

- Color can be used to both designate areas and contribute to image.
- Waiting areas should be comfortable, pleasant and light. They should be finished with durable materials. They should not be overly child-oriented (though the Child Care area should be).

**Security Systems**

- In addition to direct visual surveillance by staff and security officers, the public lobby would be observed by CCTV cameras.

**Ambient Environment Requirements**

- **Light & view.** Public areas should be provided with natural light.
- **Air quality & comfort.** No special requirements – see Chapter 2.1 Overall Requirements – General.
- **Acoustics.** No special requirements – see Chapter 2.1 Overall Requirements – General.

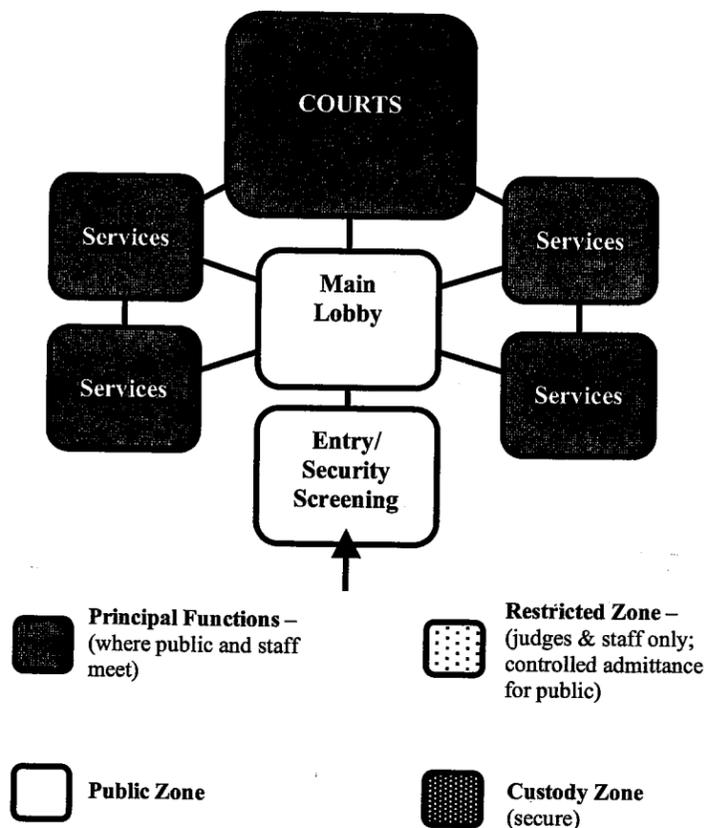
**Materials & Finishes**

- **Floors.** No special requirements – see Chapter 2.1 Overall Requirements – General.
- **Walls.** No special requirements – see Chapter 2.1 Overall Requirements – General.
- **Ceilings.** No special requirements – see Chapter 2.1 Overall Requirements – General.

**Adjacencies and Spatial Relationships**

- The information desk should be directly in the path of travel and line of sight of visitors emerging from security screening.
- Electronic displays should be in the same line of sight – perhaps readable from the screening line itself. Brochures can also be provided alongside the queue for people to read in line.
- Information kiosks should also be on the way into the facility.
- Food service facilities should be accessible from the main lobby.
- An attorney convenience room should be located in a central area, easily accessible to all courtrooms.
- There should be a “zone of services” directly accessible from the entry lobby. Consider providing visibility to a second level of services from the entry – possibly with large identifying graphics (text and image) and an open public stairway. High priority for location in the service zone are:
  - Family Law Information Center (FLIC)
  - Mental Health
  - Children’s Administration
  - Public Child Care
  - Mediators
  - Child support.
- Public Child Care can be in second ring for a greater level of security.
- It is highly desirable to avoid requiring the public to move back and forth among locations to complete their business and this arrangement would help to alleviate this problem.
- The “shared services and support” diagram, below, illustrates how these services might be arrayed – immediately accessible upon entering the facility.
- It is highly desirable that conference and training rooms be accessible to the community after normal business hours – and that the rest of the building be capable of being locked off.
- Public toilets should be convenient to the lobby.
- Refer also to the diagram in *Chapter 3.3.2 Entry Security Screening* which provides an overview of the entry area.

Entry Area Shared Services – Relationships Diagram



**Fixed Furnishings and Equipment**

- Reception counter/information desk. The desk should be open without barrier to the public.
- Digital court calendar displays should be located before and after screening (and at the elevator lobby on each floor as well as next to the door to each courtroom).
- Information kiosks.
- Vending machines.
- Seating may be fixed (to be decided during design phase).

**Other Design Requirements**

- The attorney convenience room should have work surfaces, power plug-in points for laptops (with Wi-Fi service), and a pay-for-use copier. A mix of carrels and tables is desirable.
- Waiting areas are provided at each courtroom and should be sized to accommodate the numbers waiting (high volume courtrooms need more space).
  - Seating should be comfortable but very durable. It should be grouped so that opposing parties can separate themselves but related individuals can communicate.
  - The environmental conditions of the waiting area – such as acoustics, lighting and daylighting – should be carefully considered to reduce stress and set the tone for appropriate behavior.

**ENTRY SECURITY**

**OPERATIONAL REQUIREMENTS**

**Mission, Goals, & Objectives**

- The purpose of security screening is to prevent all unauthorized weapons and chemical, biological, and explosive threats to safety from entering the building.
- Security screening is the responsibility of the Court Protection Unit of the Sheriff's Office which provides both armed deputies who oversee the operation and screeners who carryout most of the duties.

**Operational Requirements**

- All people and materials entering the building will be screened – including judges.
- Law enforcement personnel (including undercover officers) visiting the facility will secure their weapons in lockers prior to entry (or lock them in their vehicles).
- Secure storage of confiscated items.
- Judges will occasionally use entry security screening, when their separate entry is not staffed.
- Provide an alternative, discrete entrance separate from the public for parties who have been threatened. Security personnel will escort individuals using this route.
- People who pose a threat at the security line will be taken to a security office and temporarily restrained and supervised pending transport to an off-site detention facility for booking.
- Multiple lines will be provided to handle peaks; one or more can be closed during off-peak times.
- It would be ideal to have no waiting lines at security screening. If there are lines, they should at least be under cover and protected from weather.
- Time-certain calendaring (or scheduling of cases at, say, at early and mid-morning or at 15 minute increments) can control the flow of people at security screening, reduce lines, and decrease numbers in waiting areas.
- The absence of jury trials will reduce the peak loading at security screening compared to other courthouses.

**FACILITY/DESIGN REQUIREMENTS**

**Design Objectives**

- To balance the image of welcome with a clear message of the seriousness with which security is taken.
- To provide excellent visibility of all screening areas from the security office and control room.
- To prevent entering individuals from bypassing screening (e.g., by using the exit lane).
- Provide two screening lines at the building's main entrance and one at a separate entrance for judges and staff. Plan the building's main security screening area to expand for an additional screening line if there is a future building expansion.

**Security Systems**

- There will be a magnetometer and parcel x-ray for each screening line.
- A duress alarm should be located at each screening line.
- CCTV cameras monitor the screening lines.

- Provide gun lockers at the security office near the public entrance for law enforcement officers to secure their weapons before entering the building.
- The on-site fire alarm panel is located near security screening, out of way of public circulation but with easy access to entering fire department personnel.

**Ambient Environment Requirements**

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** No special requirements.

**Materials & Finishes**

- **Floors.** No special requirements.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

**Adjacencies and Spatial Relationships**

- Security screening takes place immediately upon entering the building.
- The security office and space for secondary searches and temporary detention should be just inside of screening.
- Security screening for judges must be separate and remote from general screening, as the public should not see judges coming and going. The judges' entry would have set times to be staffed for screening. Outside those times, judges would have to wait for a screener to arrive or go through general screening.
- A separate exit lane should be planned.
- Screening staff should have good visual surveillance over the entire screening area.
- If possible, training and conference rooms should be capable of being accessed by the public after hours without passing through screening or entering the lobby (or gaining access to the balance of the building) so that they can serve community groups beyond the hours that the courthouse is open.
- The fire access control panel (FACP) should be immediately accessed from the security screening area for first emergency responders.
- Refer to the relationship diagram on the following page.

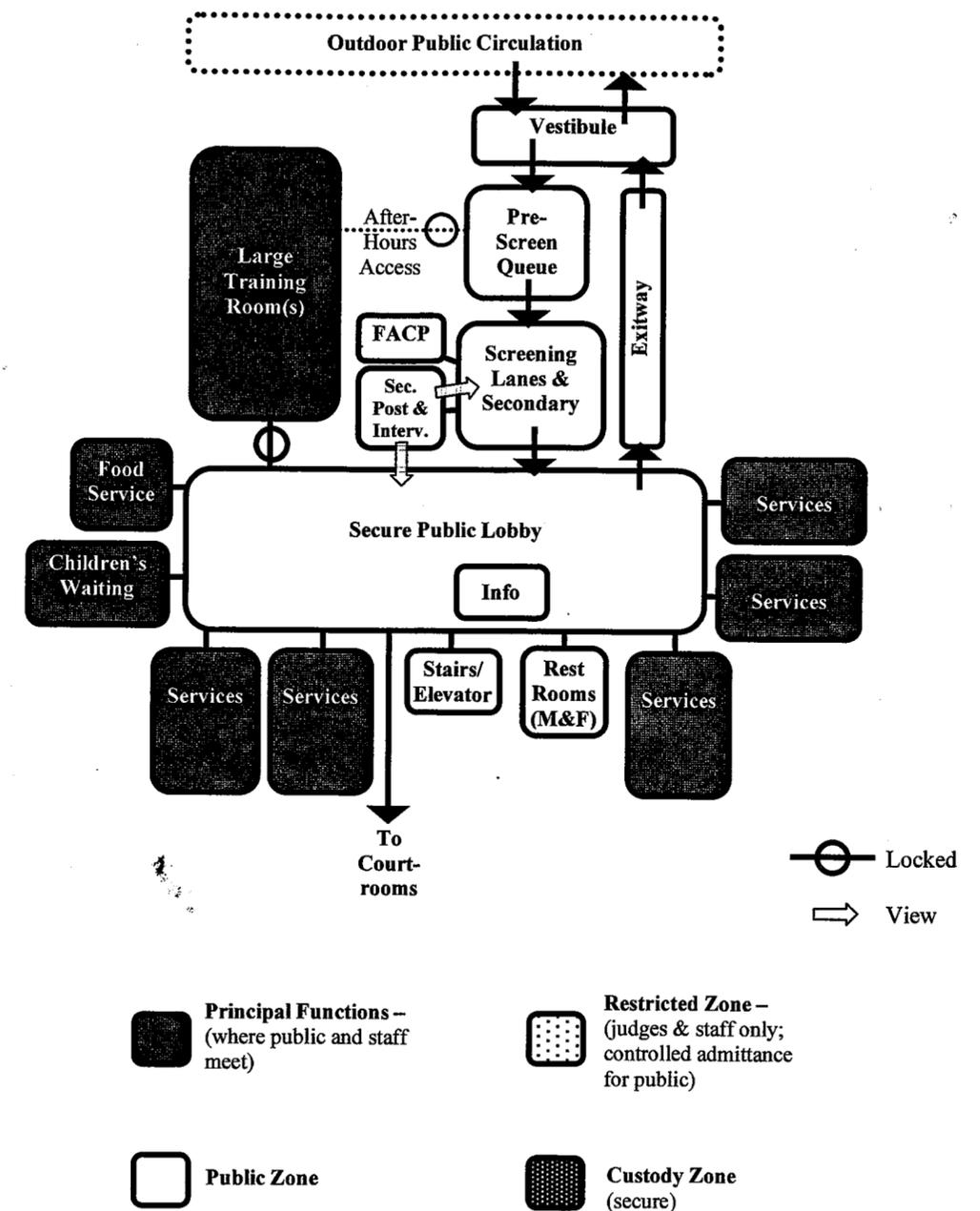
**Fixed Furnishings and Equipment**

- At the main entrance, magnetometer portals and parcel x-ray(s) will be provided (for numbers, refer to the Space List).

**Other Design Requirements**

- Provide a place to securely store confiscated items for return or disposal.
- Provide a one-way barrier system at exit lanes to ensure people do not bypass security screening.
- When individuals are arrested at court (based on an outstanding warrant or a remand to custody), space is needed to hold them for booking and transfer to jail. This will either be dedicated space for the Court Security Unit, or DAJD cells will be used by agreement. If dedicated cells are provided, two would be needed with a capacity of one to two detainees each. They would be wet cells (having toilets) and be supervised by a deputy who would remain in the area while they were occupied.

**Entry, Security Screening & Lobby Relationships Diagram**



## PUBLIC CHILD CARE

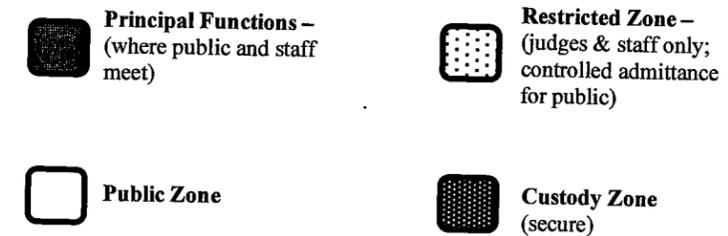
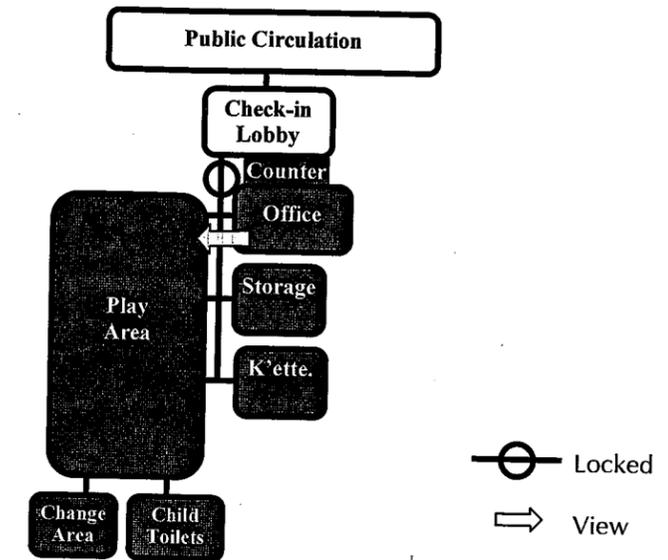
### OPERATIONAL REQUIREMENTS

- Mission, Goals, & Objectives**
- To provide safe and supportive child care for public visitors to the building so that they can conduct their business efficiently while confident that their children are being well cared for.
- Services, Users & Activities**
- At the RJC, the Children's Home Society (under contract) provides staffing while the Courts provide the facilities. This or a similar model may be used at the new facility.
  - Anticipated capacity is up to 12 children, based on licensing – with 8 to 10 in attendance on average. It is not likely that a large facility would be provided, even if demand justified it, due to the limits on available staffing.
  - Toddlers and older children, but not infants, are accepted.
  - Issues regarding the need and source of funding for food preparation and child changing are to be resolved in the next phase.
- Safety & Security Issues**
- It is essential to guarantee the safety and security of children and staff in the facility.
  - Parents who are dropping off or picking up children will not be allowed into the children's play area, but will interact with staff at the check-in counter.

### FACILITY/DESIGN REQUIREMENTS

- Design Objectives**
- The image and character of the area should be child-appropriate with bright colors, posters, children's art and the like.
  - The design should have safety as a top priority in the selection and detailing of finishes and furnishings.
- Security Systems**
- There should be a barrier (such as a gate) to the public (and parents) between the check-in counter and the balance of the facility.
  - A duress alarm will be provided on the staff side of the check-in counter.
  - CCTV monitoring of the entire area will also be provided.
- Ambient Environment Requirements**
- Light & view.** Access to natural light and view are highly desirable (if the view is to a courtyard, it would have to be secure).
  - Air quality & comfort.** No special requirements.
  - Acoustics.** No special requirements.
- Other Design Requirements**
- Floors.** In the play areas: durable, resistant to spills, easy to clean, comfortable to play on, non-abrasive, cushioning for falls.
  - Walls.** Easy to clean; some with surfaces suitable for securing items with adhesive tape.
  - Ceilings.** No special requirements.
- Adjacencies and Spatial Relationships**
- It is desirable that public child care be easily accessible from the entry, after security screening, but remote enough to promote safety.
  - Child care should also be convenient to Family Court Services.
  - Refer to the relationship diagram on the following page.

Child Care Area Relationships Diagram



### Fixed Furnishings and Equipment

- Storage cabinets in the play areas, office, and kitchenette.
- Child-scale bathroom fixtures.

### Other Design Requirements

- None.

## FAMILY COURT OPERATIONS

### OPERATIONAL REQUIREMENTS

#### Mission, Goals, & Objectives

- The purpose of Family Court Operations is to promote effective judicial management of family law cases, including:
  - dissolution of marriage and legal separations
  - domestic violence protection
  - child custody and visitation
  - establishing paternity or parental relationship
  - child support
  - adoption.
- Family Court Operations supports a “Unified Family Court” (UFC) model. The goal of UFC is to combine and coordinate all court actions and hearings involving the same family and to have those matters handled by one UFC judge to facilitate prompt resolution of these cases. This is a “one judge-one family” approach.
- Family Court Operations manages the provision of information and assistance to self-represented litigants through the Family Law Facilitator program (see section 3.2.3 Family Law Information Center).
- Family Court Operations manages the community volunteers who act as Court Appointed Special Advocates (CASAs) for the best interests of children who are involved in dependency cases (see section 3.2.4 Dependency CASA).
- The objectives of Family Court Operations are to:
  - effect the dissolution of a marriage while keeping whole the people involved.
  - ensure a process simple enough to meet the needs of parties, especially self-represented litigants;
  - maximize expediency for Superior Court and the families served;
  - provide an accessible and convenient forum; and
  - facilitate future contacts between the parties in a way that promotes the continued welfare of children in the family.
- Note that requirements for the judges and courtrooms involved in family law are described in section 3.2.2 Family Law Courtrooms.

#### Operations & Activities

- Family Court Operations provides support for UFC judges, family law commissioners, and dependency judges and commissioners.
- **Administration:** provides management, supervision, coordination, analysis and training for Family Court Operations. Administrative support functions involve processing adoption records as well as program screening and coordination.
- **Court and Program Support:** provides support for UFC judges, family law commissioners, and dependency judges and commissioners. Commissioners rotate through calendars and are assisted by court coordinators and other support staff who interface with the public including checking in parties for court (and thus need a public counter). This group needs to be close to the courtrooms where family law matters are heard and need access to the chambers via restricted staff circulation.
- **Unified Family Court:** provides case management for select cases and administrative support for all UFC judges, including trial management. Staff does not see clients in their offices; they are caseworkers who gather information for files (and they keep many files in their offices).
- **Family Court Services:** social workers provide mandated mediations, evaluations, domestic violence (DV) assessments, CPS reports, adoption

services, and other family court services for parents. The social workers see adults and families with children in their offices (in domestic violence circumstances, parents are interviewed separately). This group also administers a court-mandated parent seminar program.

- Family court coordinators serve the commissioners; they are equivalent to a judge’s bailiff. They also check in parties who are appearing in court and receive filings and papers.

#### Safety & Security Issues

- Family Court Services deals with parents who have the greatest difficulties in dealing with the court system, both because of their circumstance and because they may also have mental health and substance abuse problems. Because of this, there is a high level of risk of injury or even death to partners and children related to domestic violence issues and, for this unit, security is the top priority (both for social workers and those who visit the office).

### FACILITY/DESIGN REQUIREMENTS

#### Design Objectives

- Family Court Operations would like to display appropriate and meaningful art works.
- Office space should be flexible for future adjustments to respond to changes in program funding.

#### Security Systems

- Duress alarms at reception counter(s) and at social worker offices.
- Glazed barrier at reception counter.

#### Ambient Environment Requirements

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** Confidentiality between social worker offices (and to the access corridor).

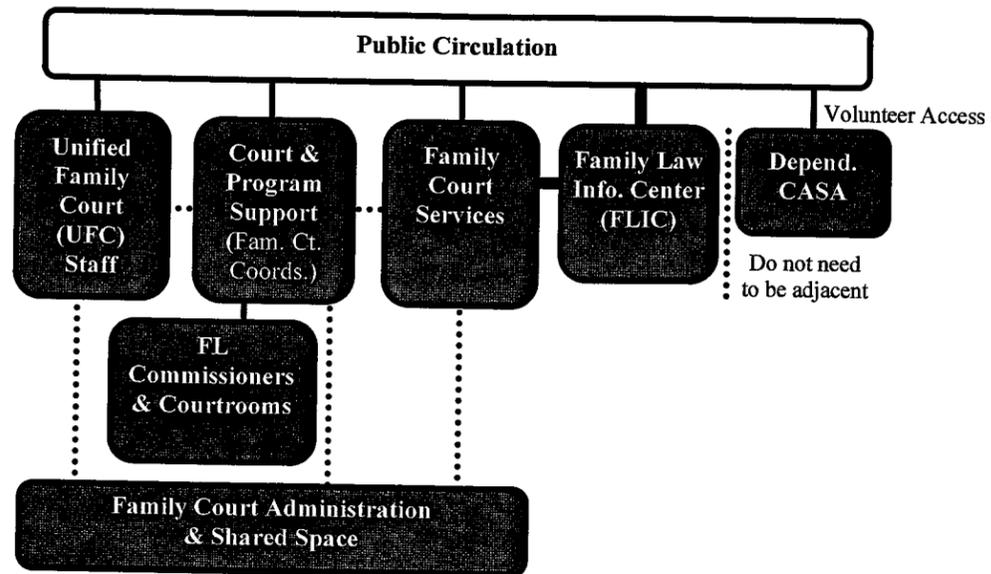
#### Materials & Finishes

- **Floors.** No special requirements.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

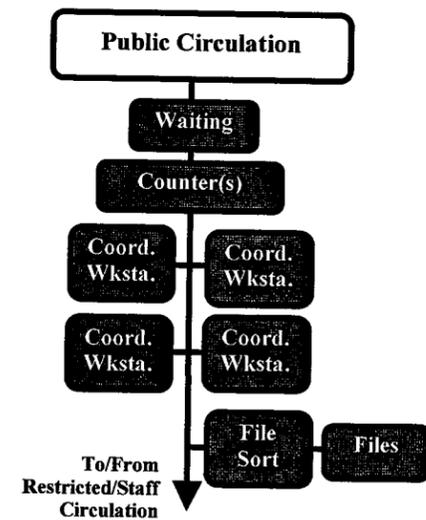
#### Adjacencies and Spatial Relationships

- Group all these office functions together – on a floor or in a wing near commissioner’s courtrooms with a separate staff corridor.
- Consider locating this area near or next to the public child waiting area as many families who use the area would bring children – and social workers in Family Court Services would have easy access to the children for interviews.
- Coordinators should be near the courtrooms and interface with the public. Social workers interface with lots of people; need public access and convenient access to courts.
- Refer to the relationship diagrams below.

Family Court Operations – Overall Relationships

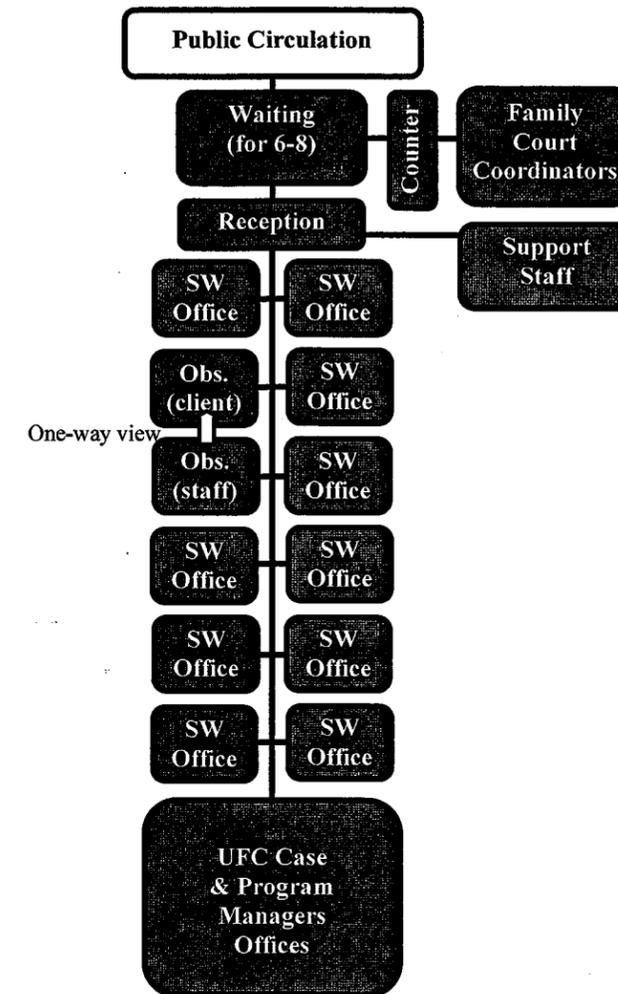


Family Court Coordinator Relationships



- Principal Functions – (where public and staff meet)
- Restricted Zone – (judges & staff only; controlled admittance for public)
- Public Zone
- Custody Zone (secure)

Family Court Services Relationships



Fixed Furnishings and Equipment

- A drop box for papers is required at the family court coordinators check-in counter.

Other Design Requirements

General

- There should be two separate waiting and reception areas: one for Dependency CASA and the second for all other Family Court Operations units. Provide support for one or more large monitor(s) in the general waiting area on which special videos can be played for parents to watch.

Family Court Services

- Individual office space is needed. It should have visibility to the corridor for social workers who conduct interviews and mediations (note: staff liked a plan with the social worker seated closest to the door and clients toward the interior). The child and parent visitation/observation room should provide space for a play area and seating for 2 to 5 people, with one-way glass and

sound monitoring from an adjacent room that could function as a conference room when observations are not being conducted.

## FAMILY LAW COURTROOMS

Refer to Chapter 2.2 Overall Requirements – Courtrooms and Chambers for general requirements for all courtrooms. The information in this chapter supplements Chapter 2.2 with requirements specific to family law courtrooms.

### OPERATIONAL REQUIREMENTS

#### Services Offered

- The number of judges and courtrooms, and their allocation among locations, is based on the National Center for State Courts projection study. The projected numbers are shown on the space list in Attachment 1. At the time of publication, the King County Executive's recommended number of courtrooms differed from the Superior Court's preferred number of courtrooms. This document describes the number of courtrooms contained in the King County Executive's recommendation. Courtroom operational and facility design requirements are the same for both the King County Executive and Superior Court.
- Family law commissioners hear pre-trial matters for family law actions, DVPO calendars, PAO support calendars and trials for support matters.
- **Family law judge courtrooms.** Trials and other matters are heard by the UFC judges, each of whom has a bailiff. Family law hearings are conducted either with pro se litigants or the private bar. A mini-trial courtroom is best, since much work occurs for settlement before the hearing occurs.
- **Commissioner courtrooms** should be larger than they are now; they have large calendars but not trials and may hear 50 to 100 cases per day. They also have a large number of litigants with families; prosecutors (5 or 6 and staff) plus defense (with 2 or 3 and staff).
- **Commissioner motion courtrooms** – such as divorce; 5 to 8 of these sessions are currently held per day. Do not now have time-specific calendaring; all show up either in the morning or afternoon.
- **Domestic violence courtrooms** need special safety precautions, including separate entry/exit for the petitioners and respondents. There are typically about fifteen each of petitioners and respondents and they should be seated separately. The commissioner needs to see people's behavior as part of the hearing. These courts should be planned for a total of 50 spectators. They need to have an adjacent holding facility as they bring in a group of in-custodies for contempt. They may also want separate waiting areas outside the courtroom. Private space is needed for an advocate to work with the petitioner adjacent to the courtroom (this is provided in attorney-client conference rooms). DV advocates are now based in the courtroom because part of their job is to write orders, but it would be better to have them adjacent, in a separate space, on the way in or out of the courtroom. Convenient access to the DV clerk's windows is also needed.
- **Child support courtrooms** need provisions for respondents who are taken into custody (direct access to adjacent secure holding with capacity for at least 10 prisoners). These courtrooms should be larger than the others, with more seating. The support calendar can entail up to 100 spectators. The majority of these resolve with agreed orders negotiated before the hearing. Would be better to have negotiations occur out of earshot of the court – in interview rooms that could be used for other purposes on non-support days (there should be as many as five attorney-client conference rooms for each courtroom). These courtrooms are supported by more than one clerk (however, the added clerk(s) can be nearby but outside the courtroom).

**Users: Staff & Public**

- Family law commissioner courtrooms see a much higher volume of participants and require additional related waiting space and more attorney-client conference rooms. (Note that two attorney-client conference rooms are allocated per courtroom on the space list in Attachment 1. It may be desirable to shift some additional ones to the vicinity of these courtrooms. This reorganization of space requirements will be considered in the next phase.)
- For child support cases, those who have been arrested on warrants are in custody and escorted by an officer. They are now moved from detention in substantial groups (but with secure holding cells at the courts, they could be moved individually or in smaller groups and brought into the courtroom when their case is ready to proceed).

**Safety & Security Issues**

- Family law matters can be highly charged emotionally and can trigger behaviors that are difficult to manage, dangerous, and/or threatening to other participants, staff and judicial officers.
- There can be intimidation and other uncomfortable confrontations outside these courtrooms; separation is needed between defendants, victims, and their respective families.
- Similarly for domestic violence proceedings, plaintiffs and respondents need to have separate waiting and courtroom seating areas, for comfort and safety. For courtroom arrangements, see the section on Fixed Furnishings and Equipment, below.

**FACILITY/DESIGN REQUIREMENTS**

**Design Objectives**

- Family law courtrooms particularly require formality and scale to impress decorum.
- An elevated bench (“the higher the better”) reinforces the authority of the commissioner who may be taking away a party’s children or car. Consider a standard bench height of 18” above the floor of the well for these courtrooms.

**Courtroom Types**

- The numbers and types of family law courtrooms recommended through 2022 by the King County Executive at the time of publication are:
  - 4 - UFC Judge Courtrooms (trials – 900 square feet – Type “A”)
  - 1- Commissioners Courtrooms (general; 1,200 square feet – Type “B-1”)
  - 1- Commissioners Courtrooms (support or other large calendars; 1,800 square feet – Type “C-1”)

Refer to Chapter 2.2 for diagrammatic plans and other information about these courtrooms.

The King County Executive further recommends one additional courtroom by 2032. The Superior Court prefers ten family law courtrooms through 2022 and three additional by 2032.

- One of the larger courtrooms would likely be used for the domestic violence calendar, in order to facilitate separate between parties. See related comments below under Fixed Furnishings and Equipment.

**Security Systems**

- No special requirements.

**Ambient Environment Requirements**

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** No special requirements.

**Materials & Finishes**

- **Floors.** No special requirements.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

**Adjacencies and Spatial Relationships**

- Family law coordinators are grouped together, have a public counter window and file staging and storage space. They need access both to the public and to the commissioners and their courtrooms. Refer to the relationship diagram in *Chapter 3.2.1 on Family Court Operations*.

**Fixed Furnishings and Equipment**

- At domestic violence (DV) courtroom(s), petitioners and respondents need to be separated. One possibility is division of the spectator seating by a glass barrier (security staff needs to be able to gain immediate access to both sides). It should be noted that the court recently prepared a plan for remodeling a DV courtroom at the King County Courthouse that incorporates some of these features, including a barrier that is 3.5 to 4 feet tall. Reference is made to this plan, though it does not provide a “model” solution, since it was inserted into an existing space that had columns and other limitations. This issue will be further explored during the design phase.

**Other Design Requirements**

- None.

**FAMILY LAW INFORMATION CENTER (FLIC)**

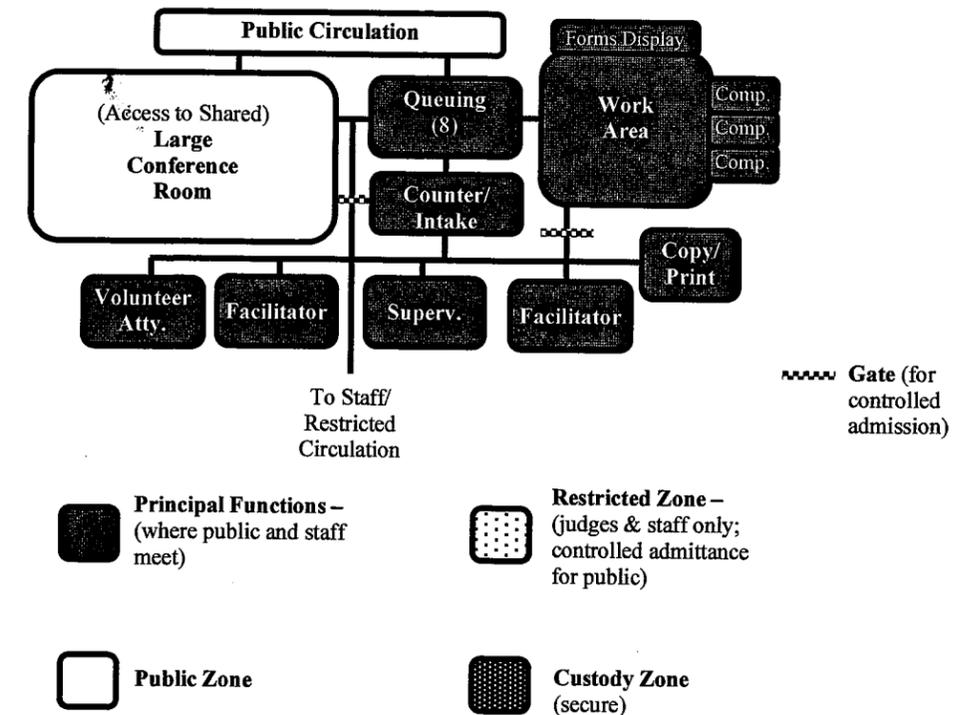
**OPERATIONAL REQUIREMENTS**

- Mission, Goals, & Objectives**
- To provide access to information and assistance to self-represented litigants.
- Operations/Activities & Staffing**
- The Family Law Information Center (FLIC) is a self-service center designed to assist unrepresented (*pro se*) clients. Family law processes are complex and can be very difficult to navigate for those clients without an attorney. The FLIC provides assistance to these clients at any stage of their court action.
  - Currently, the FLIC is staffed by one Intake Specialist and two Family Law Facilitators. The Intake Specialist acts as a receptionist and triages clients, identifying those who do, and those who do not, need to see a facilitator.
  - The Family Law Facilitators provide the following services to *pro se* litigants:
    - Information on how to start certain family law actions
    - Information on what legal forms are needed and where to get them (the FLIC currently sells forms for 50 cents and copies at 15 cents per page)
    - Written instructions are provided for more than 100 family law actions
    - Review of paperwork for completeness
    - Information on court rules, procedures and case schedules
    - Information on court and other community resources
    - Referrals to attorneys for low-income clients
    - Assistance calculating child support (using a support calculator)
    - Case file review for several judge and commissioner calendars
    - Review of final documents for all *pro se* dissolutions (this is a fee-based service).
  - Facilitators meet with clients on a walk-in basis for an average of 15 to 20 minutes. They may schedule hour-long appointments for clients who do not speak English, or use English as a second language, and require an interpreter.
  - Facilitators cannot advise litigants about the type of legal action needed or how to fill out forms, as that constitutes legal advice). Since the provision of legal advice is precluded, a single facilitator can assist both parties to an action.
  - In 2006, the Seattle and Kent FLICs served a combined total of over 11,000 people.
- Safety & Security Issues**
- Family law cases are often highly charged, emotional matters. There is always the possibility that a litigant may become violent. Some FLIC clients also suffer from mental health and substance abuse problems. For these reasons, security is the top priority, both for facilitators and those who visit the office.
  - The FLIC collects small amounts of money from the sale of forms, which increases the need for security.

**FACILITY/DESIGN REQUIREMENTS**

- Design Objectives**
- Excellent signage, efficient layout, good control between public and staff areas.
- Security Systems**
- Secure window at counter, gate to admit visitors back to offices.
- Ambient Environment Requirements**
- Light & view.** No special requirements.
  - Air quality & comfort.** No special requirements.
  - Acoustics.** Offices require sound separation standard to provide privacy.
- Materials & Finishes**
- Floors.** No special requirements.
  - Walls.** No special requirements.
  - Ceilings.** No special requirements.
- Adjacencies and Spatial Relationships**
- An appropriate location and excellent signage must make the FLIC easy to find and to get to from the main entrance and from the family law courtrooms and family law court services.
  - Requires access to a shared conference or training room and to a break room for staff.
  - The FLIC receives cash that is transferred to the Department of Judicial Administration for accounting. Need access to staff/restricted circulation. This is also useful in case of an incident as it provides a secondary exit.
  - It is desirable that the FLIC be convenient to the public child care area.
  - FLIC serves a different clientele than the Law Library but can benefit from the Law Library's resources. A convenient relationship is desirable but low priority.
  - Refer to the relationship diagram below.

**FLIC Area Relationships Diagram**



**Fixed Furnishings and Equipment**

- Built-in reception counter; display and forms storage may be built-in or moveable.

**Other Design Requirements**

- Individual offices are required for the facilitator staff and supervisor, large enough for meetings with clients. The wall adjacent to circulation should be glazed for safety.
- Space for materials, computers, and form sales.
- Movable furnishings include: display racks for informational pamphlets (could be built-in), tables, chairs, and carrels in the work area.
- A take-a-number system has been requested. However, the FLIC has more clients than it could accommodate with an appointment system.

**DEPENDENCY CASA  
(COURT APPOINTED  
SPECIAL ADVOCATE)**

**OPERATIONAL  
REQUIREMENTS**

**Mission, Goals, & Objectives**

Court Appointed Special Advocates (CASA) trains community volunteers who act as advocates for the best interests of children who are the subject of Family or Juvenile Court proceedings. The courts have been served by two separate programs. **Dependency CASA** is the Superior Court-managed volunteer program for Juvenile Dependency cases. The Juvenile Court system mandates by law that children have their own legal representation, providing families with free legal counsel if needed. Dependency CASA will have staff housed on-site to provide these services.

Family Law CASA of King County, covered separately in Section 3.4.7, is a community-based non-profit that provides volunteer special advocates for Family Law cases.

**Services Offered**

- The service model consists of paid staff who recruit, train, and organize volunteers who, in turn, provide direct services to clients. The volunteers receive varying level of support from the paid staff, depending on the needs of the case.
- Each CASA volunteer serves as a guardian *ad litem*, supporting the child through the court process from start to effective completion. This can take many years in dependency cases.

**Users: Staff & Public**

- The projected number of staff is shown in the space list in Attachment 1.
- There is a pool of a few hundred volunteers, but groups of up to 30 to 40 can be on-site at a given time for orientation and training. Individual volunteers are on-site with their clients on a daily basis.

**Activities**

The following operational description is quoted or paraphrased from the OMP Implementation Plan, Recommendation 11:

- Staff recruits, vets, trains, briefs, and supports volunteers.
- Volunteers generally conduct their work and meetings in the field. They appear at settlement conferences and in court on behalf of the child, sometimes with an attorney.
- Volunteers may need to make photocopies, work on a laptop computer, or make telephone calls while waiting for court appearances.
- CASA staff make copies of case files for volunteers. There is potential for the files to be electronic in the foreseeable future.
- CASA staff provide final editing of reports received from volunteers before filing them with the Clerk.

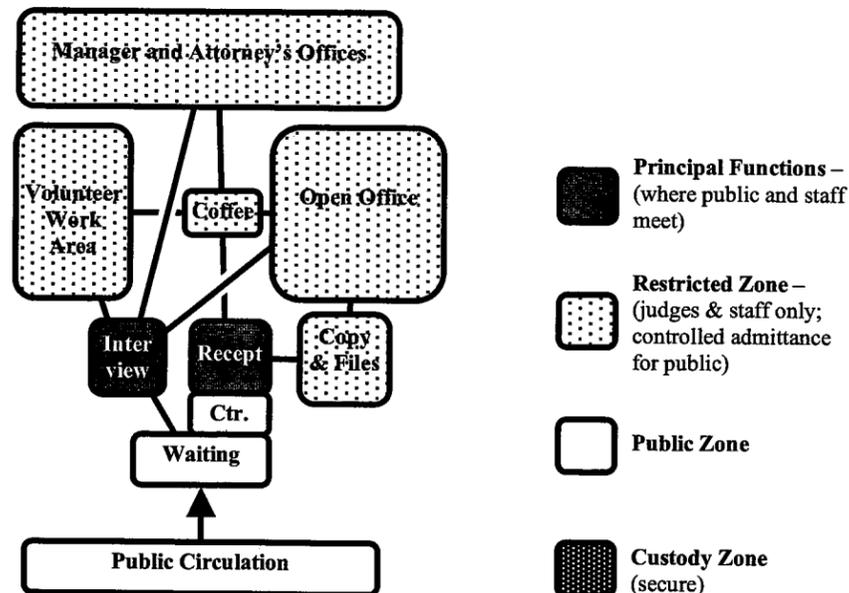
**Safety & Security Issues**

- CASA often works with dysfunctional people. Staff and volunteers benefit from the security provided in the court setting.
- CASA volunteers are often cast in an adversarial role with one or both parents in a case, and need the ability to wait where they will not be confronted.
- It provides a better perception of impartiality for volunteers to be based outside of staff offices.

**FACILITY/DESIGN REQUIREMENTS**

- Design Objectives**
  - No special requirements.
- Security Systems**
  - Need to be able to secure each CASA’s assigned area.
- Ambient Environment Requirements**
  - **Light & view.** No special requirements.
  - **Air quality & comfort.** No special requirements.
  - **Acoustics.** Attorney’s offices and interview rooms require an STC<sup>1</sup> of 50 or higher to maintain confidentiality. Care must be taken in detailing the finish, electrical, and mechanical systems to avoid flanking paths for sound.
- Materials & Finishes**
  - **Floors.** No special requirements.
  - **Walls.** No special requirements.
  - **Ceilings.** No special requirements.
- Adjacencies and Spatial Relationships**
  - The space list includes waiting areas for volunteers within the CASA office and additional waiting space for Dependency CASA in the vicinity of the dependency courtrooms.
  - Since volunteers wait in the CASA offices, Family Law CASA should be convenient to family law courtrooms assigned to paternity and contested custody cases.
  - Access is needed to common areas, break rooms and conference/training rooms.
  - Access to space for training and parenting seminars is needed for 30 to 40 at a time. This does not need to be dedicated but does need to be flexible (some activities use tables; others do not).
  - Refer to the relationship diagram below.

**Dependency CASA Relationships Diagram**



<sup>1</sup> Defined in footnotes to table on Page 2.1-5.

**Fixed Furnishings and Equipment**

- No special requirements.

**Other Design Requirements**

- Waiting areas for volunteers should be furnished for 6 to 8 occupants with comfortable chairs, a table for four, and a couple of carrels.
- Access is needed to JIS.

**JUVENILE COURT SERVICES - Administration**

**OPERATIONAL REQUIREMENTS**

**Operations, Activities & Staffing**

- This chapter covers the Administration section of Juvenile Court Services; it's other functions are covered in Chapter 3.3.8 while other divisions of the Juvenile Court (treatment services, probation and detention) have their own chapters.
- The Administration Division provides administrative and support functions for the balance of the department. It also houses the Reform Initiatives, including a variety of planning and evaluation functions.
- The following operational descriptions are quoted or paraphrased from the OMP Implementation Plan, Recommendation 11. The projected number of staff is shown in the space list in Attachment 1.
  - **Administration:** provides management, supervision, coordination, analysis and training for Juvenile Court Services.
  - **Reform Initiatives** (including JJOMP): staff from the OMB are co-located with Juvenile Court Administration to provide coordination and analytical support for the Juvenile Justice Operational Master Plan (JJOMP) and other cross-system, multi-agency juvenile justice reform efforts. JJOMP (Juvenile Justice Operational Master Plan) staff works on the reform programs, grants, planning, training and evaluation.
- It would be desirable for the department to be using imaging and direct data entry technology to get out of the paper file business (currently, the department is very paper-based). At the minimum, provide the cable or conduit needed to accept new technologies. File space should be planned to eventually be converted to office space for staff expansion.
- Staffing numbers and size of spaces are based in part on the projections for juvenile caseloads from NCSC.
- The court is considering time-specific calendaring (it is already staggered some on delinquency) though it is not time-certain; this is also being considered for dependency; now the case goes forward when all the parties are present. Time-specific calendaring would reduce peak loads at security screening and reduce waiting time for parties.

**Safety & Security Issues**

- See Chapter 2.1 on Overall Requirements.

**FACILITY/DESIGN REQUIREMENTS**

**Design Objectives**

- No special requirements.

**Security Systems**

- No special requirements.

**Ambient Environment Requirements**

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** No special requirements.

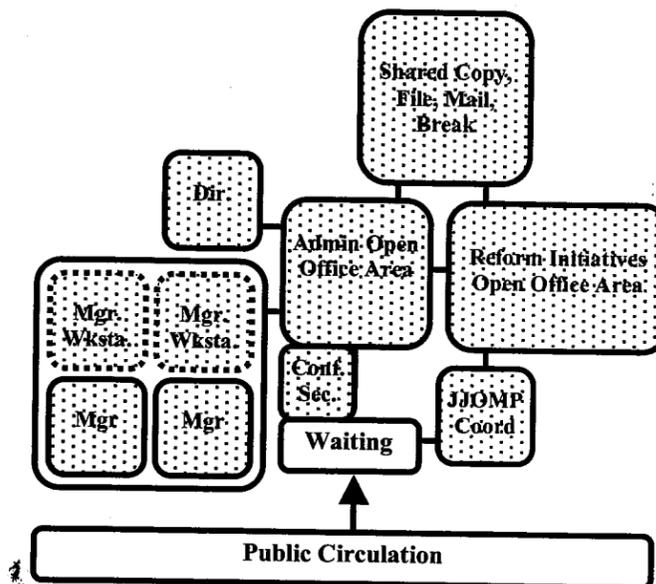
**Materials & Finishes**

- **Floors.** No special requirements.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

**Adjacencies and Spatial Relationships**

- Locate convenient to juvenile courtrooms.
- It is not essential for Juvenile Court Services to be located with its Juvenile Services Division.
- The director should be close to senior management and staff.
- Analysts workstations should be accessible to the director.
- The confidential secretary should be next to reception/waiting.
- The JJOMP Coordinator requires good public access and convenient access to the juvenile courtrooms.
- Administration and the Reform Initiatives share support spaces (reception, copy, mail, break).
- Refer to the relationship diagram below.

**Juvenile Court Services Administration Relationships Diagram**



**Principal Functions –** (where public and staff meet)

**Restricted Zone –** (judges & staff only; controlled admittance for public)

**Public Zone**

**Custody Zone** (secure)

**Fixed Furnishings and Equipment**

- No special requirements.

**Other Design Requirements**

- Provide cabling capacity or conduit for future growth in IT.
- Private fax/printer for the Confidential Secretary.

## JUVENILE OFFENDER COURTROOMS

Refer to Chapter 2.2 Overall Requirements – Courtrooms and Chambers for general requirements for all courtrooms. The information in this chapter supplements Chapter 2.2 with requirements specific to juvenile offender courtrooms.

### OPERATIONAL REQUIREMENTS

#### Services Offered

- The number of judges and courtrooms, and their allocation among locations, is based on the National Center for State Courts projection study. The projected numbers are shown on the space list in Attachment I and below. At the time of publication, the King County Executive’s recommended number of courtrooms differed from the Superior Court’s preferred number of courtrooms. This document describes the number of courtrooms contained in the King County Executive’s recommendation. Courtroom operational and facility design requirements are the same for both the King County Executive and Superior Court.
- One of the courtrooms will conduct first appearances. It will have a higher volume of users – currently about 15 per day. This courtroom is also be used for trying cases). With the juveniles and parents, a total of 50 spectator seats would be needed. Decline (fitness) hearings generate a lot of participants and could also use this courtroom.

### FACILITY/DESIGN REQUIREMENTS

#### Design Objectives

- Although scaled down and more intimate, juvenile court should preserve basic elements of formality. The image should be comfortable and non-threatening, but still formal and dignified.

#### Courtroom Types

- Juvenile offender proceedings have the following numbers and types of courtrooms (refer to Chapter 2.2 for diagrammatic plans of the courtrooms and other information about them):
  - 3 - Standard juvenile offender courtrooms (900 square feet – Type “A”)
  - 2- Larger juvenile courtroom (1,200 square feet – Type “B-1”) for first appearances and other high-capacity functions.

#### Security Concerns & Systems

- There can be a lot of intimidation and uncomfortable confrontations outside the courtroom. In waiting areas, separation is needed between defendants, victims, and their respective families.

#### Ambient Environment Requirements

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** No special requirements.

#### Materials & Finishes

- **Floors.** No special requirements.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

#### Adjacencies and Spatial Relationships

- These courtrooms require direct, separate, secure access to in-custody juvenile holding, which, in turn, needs similar access from juvenile detention.

- The first appearance courtroom should be adjacent to the central juvenile holding area to facilitate a high volume of movement in and out and to eliminate what would otherwise be a requirement for a large number of holding cells next to it.
- Juvenile court administration and all other juvenile services need to be nearby.

### Fixed Furnishings and Equipment

- Each of these courtrooms needs a witness box.

### Other Design Requirements

- The court information specialist serves as receptionist for the juvenile offender courts. This position should be located at the floor elevator lobby if all offender courts are on the same floor. The position has a high level of public access and should be somewhat enclosed by a high counter that is deep enough to prevent physical contact by the public.

**JUVENILE DEPENDENCY COURTROOMS**

Refer to Chapter 2.2 Overall Requirements – Courtrooms and Chambers for general requirements for all courtrooms. The information in this chapter supplements Chapter 2.2 with requirements specific to juvenile dependency courtrooms.

**OPERATIONAL REQUIREMENTS**

**Services Offered**

- The number of judges and courtrooms, and their allocation among locations, is based on the National Center for State Courts projection study. The projected numbers are shown on the space list in Attachment 1. At the time of publication, the King County Executive’s recommended number of courtrooms differed from the Superior Court’s preferred number of courtrooms. This document describes the number of courtrooms contained in the King County Executive’s recommendation. Courtroom operational and facility design requirements are the same for both the King County Executive and Superior Court.
- Juvenile dependency matters include cases of abuse and neglect, parental custody, and foster parenting.
- Dependency court actions include family treatment court where substance user issues are addressed in context.

**FACILITY/DESIGN REQUIREMENTS**

**Design Objectives**

- Although scaled down and more intimate, juvenile court should preserve basic elements of formality. The image should be comfortable and non-threatening, but still formal and dignified.

**Courtroom Types**

- Juvenile dependency proceedings have the following numbers and types of courtrooms (refer to Chapter 2.2 for diagrammatic plans of the courtrooms and other information about them):  
 3- Juvenile Dependency Courtrooms (1200 square feet – Type “B-2”).

**Security Systems**

- No special requirements.

**Ambient Environment Requirements**

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** No special requirements.

**Materials & Finishes**

- **Floors.** No special requirements.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

**Adjacencies and Spatial Relationships**

- Dependency courtrooms should be easily accessible to the AG, Children’s Administration, CASA, and other services.
- In addition to access to interview/conference rooms, dependency courtrooms should have convenient access to some larger conference rooms for settlement conferences involving the multiple agencies often involved in dependency.

**Fixed Furnishings and Equipment**

- Dependency courtrooms need to accommodate more parties at tables (three tables at 6’ wide); thus, they require a deep and wide well which should be

able to be reconfigured for different trials. The U-shaped configuration shown in the illustration for courtroom Type B-2 would be appropriate for dependency courts.

- Juvenile dependency courtrooms all need witness boxes.
- The rail should be moveable as should the tables within the well.
- Dependency matters are open hearings; therefore, they need substantial spectator seating.

**Other Design Requirements**

- At these courtrooms, there is a very substantial need for adjacent waiting space for social workers to meet with clients. If possible, they should have more than two attorney-client interview rooms per courtroom.
- Court Coordinators are assigned offices outside the courtroom, but sit at the lower bench in courtrooms. They should have easy access to the commissioners’ offices via staff circulation and accessibility to the public.
- “U” table in well works for Dependency.

**BECCA/TREATMENT COURTROOM**

Refer to Chapter 2.2 Overall Requirements – Courtrooms and Chambers for general requirements for all courtrooms. The information in this chapter supplements Chapter 2.2 with requirements specific to the Becca/treatment courtroom.

**OPERATIONAL REQUIREMENTS**

**Services Offered/ Users/Activities**

- The number of judges and courtrooms, and their allocation among locations, is based on the National Center for State Courts projection study. The projected numbers are shown on the space list in Attachment 1 and listed below.
- Currently, Becca matters are heard at both the Juvenile Court and the RJC. One commissioner covers both locations. In addition, access to a large training room or conference area to conduct truancy workshops and/or settlement conferences is needed. One courtroom serves as a multi-purpose courtroom for ARY/CHINS, Truancy, Family Treatment Court, and Juvenile Drug Court which do not need dedicated full-time courtrooms.
- Some of these functions involve larger numbers of participants both in and outside the courtroom. A larger public waiting area is required adjacent to this courtroom.

**FACILITY/DESIGN REQUIREMENTS**

**Design Objectives**

- The image of juvenile court should be comfortable and non-threatening, but still formal and dignified.

**Courtroom Types**

Becca and treatment court proceedings have the following numbers and types of courtrooms (refer to Chapter 2.2 for diagrammatic plans of the courtrooms and other information about them):

- 1- Becca/Treatment Courtroom (1,800 square feet – Type “C-1”)

**Security Systems**

- No special requirements.

**Ambient Environment Requirements**

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** No special requirements.

**Materials & Finishes**

- **Floors.** No special requirements.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

**Adjacencies and Spatial Relationships**

- This courtroom should be located near the other high-volume juvenile courts and convenient to services.

**Fixed Furnishings and Equipment**

- This courtroom can be similar to the other large juvenile courtrooms, with up to 134 spectator seats (as illustrated for courtroom C-1).
- The well should be flexible for reconfiguration for various types of proceedings, with a moveable rail.

**Other Design Requirements**

- None.

**JUVENILE PROBATION SERVICES**

**OPERATIONAL REQUIREMENTS**

**Overview**

- Juvenile Probation Services provides a wide range of services to children who are candidates for detention, in the court system, or under supervision in the field.

**Operations & Staffing**

The following operational descriptions are quoted or paraphrased from the OMP Implementation Plan, Recommendation 11. The projected number of staff is shown in the space list in Attachment 1.

- **Screening Unit:** operates 24/7, responding to police requests to place juveniles in detention. Screeners interview all youth presented to detention, administer the Detention Risk Assessment Instrument (DRAI), generate reports, facilitate releases, and respond to information requests from the public, and internal and external stakeholders. Police call the screening unit that approves (or rejects) an intake based on criteria established by the bench (which are available on-line). If accepted, the juvenile is held for next day’s court hearing (or a probable cause hearing by telephone over weekend); the first hearing determines continued detention or not. The Screening Unit is located in the juvenile detention facility.
- **Intake Unit:** staff conduct initial interviews, hold diversion hearings, monitor new youth in detention, prepare files for transfer to supervision, and conduct the Short Risk-Needs Assessment. Additionally, they handle all general inquiries for assistance. The Administrative Specialist provides clerical support for the Warrant Reduction Project and makes reminder calls.
- **Diagnostic Unit:** manages youth charged with an offense for which they can be committed to a state institution or where the court has ordered such commitment and the youth and paperwork are being prepared for transfer.
- **Sex Offender Unit:** handles pre-adjudication and supervision of youth sex offenders throughout the county. The unit also has a treatment evaluator to help with evaluations.
- **City Unit:** provides court-ordered probation services to youth who live within the City of Seattle.
- **Community Programs:** coordinates with other county agencies to provide community services and work-related activities to court-involved youth. Staff is mostly in the field and consists of education-employment specialists. Strives to get the community more involved (businesses, work as volunteers, summer jobs, continue in school, get skills for occupations, track restitution).
- **The Restitution Monitor:** monitors cases that have completed all court-ordered obligations except restitution.
- **Records Unit:** maintains the social service files for court-involved youth.
- **Supervision Units:** provide community supervision from three satellite offices located in Bellevue (Northeast Unit), Renton (South I), and Kent (South II). These units will remain in satellite locations but JPS will have some “hot desk”<sup>1</sup> workspace on-site for visiting staff.

**Activities**

- The facilities should have a user-friendly process for check-in. Participants should come in, be greeted by a receptionist to guide them (or check in at a kiosk, like Renton Municipal court, which would tell them where to go). Or, participants might have an appointment recorded on the computer system.

<sup>1</sup> Defined on Page 2.1-11

They would then proceed to a waiting area near one of the courts or to the appropriate office. This would help set a tone that is not chaotic or rushed. Since one may have to go to several locations, the building needs to be easily “navigable.”

- All participants (not just offenders) should have immediate access to assessments, information, case planning, and referrals within the building, thereby providing more seamless transitions to community services. Effective enrollment in services is also promoted by reducing the need for unnecessary return trips and the associated potential for clients to forget, become lost, or distracted. Immediate access to an intake officer, when appropriate, supports these goals.

**Safety & Security Issues**

- Refer to Chapter 2.1 for overall security requirements.

**FACILITY/DESIGN REQUIREMENTS**

**Design Objectives**

- No special requirements.

**Security Systems**

- The Washington Crime Information Center (WACIC) Coordinator requires secure space to store warrant files.

**Ambient Environment Requirements**

- Light & view.** No special requirements.
- Air quality & comfort.** No special requirements.
- Acoustics.** No special requirements.

**Materials & Finishes**

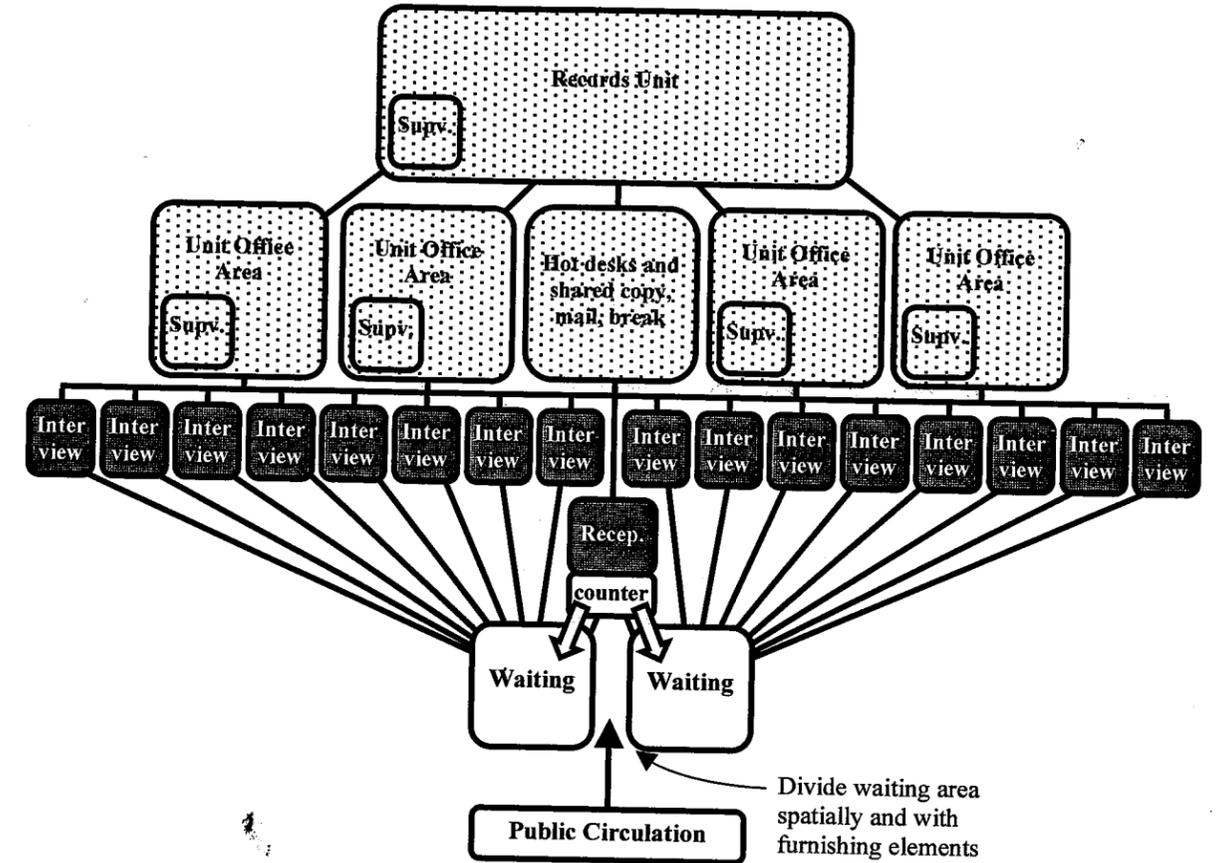
- Floors.** No special requirements.
- Walls.** No special requirements.
- Ceilings.** No special requirements.

**Adjacencies and Spatial Relationships**

- It is desirable, but not essential to locate Juvenile Probation Services on the same floor as juvenile offender courtrooms.
- All units of Juvenile Probation Services should be located on the same floor.
- The Partnership for Youth Justice and Education/Medicaid Services Advocate units of Juvenile Treatment Services should be located close to Juvenile Probation Services.
- Diagnostic and sex offender units are located together, as one supervisor covers both.
- The intake unit and pre-diagnostic units would benefit from proximity to the mental health, and chemical diagnostic units of community-based providers (CBOs). Clients would go to Probation first, then CBOs.
- The screening unit must be within the secure perimeter of juvenile detention with access to interview rooms. Provide partial height partitions for staff privacy. The WACIC coordinator does not need to be housed within detention.
- The waiting area must be divided through their spatial configuration and/or the use of furnishing elements. Reception staff must have visual contact throughout the waiting areas.
- All units have access to shared copy, mail, and break facilities in the JPS assigned area.
- The offices are zoned with interview rooms between visitor waiting and staff office areas to limit the penetration of visitors into staff office areas.
- JPCs have workstations in an open office setting located for convenient access to interview rooms on a scheduled basis.

- Provide convenient access to conference and training rooms shared with other divisions.
- Refer to the relationship diagram.

**Juvenile Probation Services Relationships Diagram**



⇒ View

**Principal Functions –** (where public and staff meet)

**Restricted Zone –** (judges & staff only; controlled admittance for public)

**Public Zone**

**Custody Zone** (secure)

**Fixed Furnishings and Equipment**

- Reception counter.

**Other Design Requirements**

- Supervisors and the treatment evaluator are assigned to private offices. All other staff are provided individual workstations in an open office setting.

## JUVENILE TREATMENT SERVICES

### OPERATIONAL REQUIREMENTS

- Mission, Goals, & Objectives**
- The overall mission of this division is to provide services that reduce child abuse and neglect, runaway, truant, and delinquent behavior.
  - For the Community Juvenile Accountability Act (CJAA) programs, the mission (from the legislature) is to decrease recidivism.

**Operations, Activities & Staffing**

The following operational description is quoted or paraphrased from the OMP Implementation Plan, Recommendation 11. The projected number of staff is shown in the space list in Attachment 1.

- The entire program is founded on evidence-based practices – interventions that work.
- Drug Court/Treatment Court/CDDA:** these specialized programs provide intake and supervision to youth who have drug and/or mental health problems. Staff also facilitate referrals to community service providers under contract to serve court-involved youth. This function is subject to possible considerable expansion in funding and operations.
- Family Treatment Court:** is a non-adversarial model which provides frequent court appearances and monitoring, advocacy teams, and wrap-around coordination for chemically dependent parents involved in the child dependency system.
- Community Juvenile Accountability Act (CJAA) Programs and Low Level Supervision:** provides therapy to youth and their families and are the funnel for referrals to proven treatment programs provided by community agencies. Staff in this unit also monitor youth placed on low level supervision and place and supervise student interns.

**Services & Activities**

**Drug, Treatment, and Family Treatment Courts**

- All these programs are non-adversarial and resource-intensive. Each has an assigned judge and requires frequent court appearances (weekly at first, then less often). The family is given a plan for the week. There are stages and graduation (space for graduation is important); depending on outcomes and needs, the child may be re-unified with their family.
- For all these programs, there is universal screening and assessment using a standard form.
- Wrap-around services are provided by advocacy teams (located in the community except the coordinator). There is also a contracted mentor.
- The treatment liaison role is essential for maintaining day-to-day connection with clients.
- Drug court has a current capacity of 36, doubling to 72 cases by next year.
- Family treatment court had 45 cases in May 2007, moving to 90.
- The treatment court for mental health and dual diagnosis cases, through the Robert Wood Johnson Foundation, was not operating at the time this report was first drafted; the needs it met were being served in other ways. The hope is to take ten of each type integrated with Mental Health Court services in the future.
- Juvenile Probation Counselor (JPC) caseloads were at 25 at the time of writing. Counselors are well trained in therapies, but the work is demanding.

### Training and Development

- Typically, staff training occurs in groups of 5 to 20 for topics such as cultural competency. Occasionally, the group size would be up to 80.

### Detention Reform

- Juvenile Treatment Services (JTS) staff participate in this program that spans a number of agencies. Detention Reform has many high profile sponsors including the Annie E. Casey and MacArthur Foundations.

### CJAA

- The division uses a risk assessment tool that is validated to predict repeat offender behavior and to determine which services are needed; then they are referred to the programs. These services target the kids who need the most help (moderate and high risk). There is little offered for low risk kids, since only 3% are likely to re-offend.
- The total size of the candidate pool is about 1,200 to 1,300 moderate and high risk kids per year, all of whom get assessment, a program plan and some services. However, these programs are limited and can fully serve only about half the total pool.
- CJAA services are thought to be effective and at the leading edge. There has been a very dramatic drop in juvenile crime and in detention (which, at the time of first writing of this report, had closed 5 of its housing units, with 11 still open). There has also been a reduction in the numbers sent to JRA; King County is keeping more of them local and providing services.
- ART (aggression replacement training) – focuses on anger reduction, skill building, and moral reasoning. It takes place in a classroom with a trainer and co-trainer working with 6 to 12 kids, 3 days per week, for 10 weeks (for a total of 30 hours for each kid). Eight offerings take place at Alder and around the county. This program will remain in-house.
- FFT (functional family therapeutic model) – is a 12-week program. Each therapist has about 10 to 15 clients at once (and the kids are often in other programs, too, both in-house and contracted). This is a phased program; it is not psychological but operates by formulating goals for working together, offering engagement motivation, and then moving toward behavior change. It functions as part of an overall case plan addressing school problems, drug and alcohol abuse, family issues, and employment. The whole family takes part and it is offered in the home. The parents have to agree to participate; they may be ordered to, but the division prefers it to be voluntary. Typically, if the clients get through three sessions are they are likely to complete the program. Services are provided by contracted community agencies. Other features include quality assurance and adherence to a statewide model. Measured outcomes include reduced recidivism.
- MST (multi-systemic therapy) is a more complicated model and very intensive. Each therapist has only 5 clients at a time and this would be the kid's only activity. It typically lasts 6 months and is done with the family. It is contracted out.
- All programs have intense quality assurance. The first two are from the state; the last one is from a consultant.
- There are now 5 or 6 intern slots from social work programs.

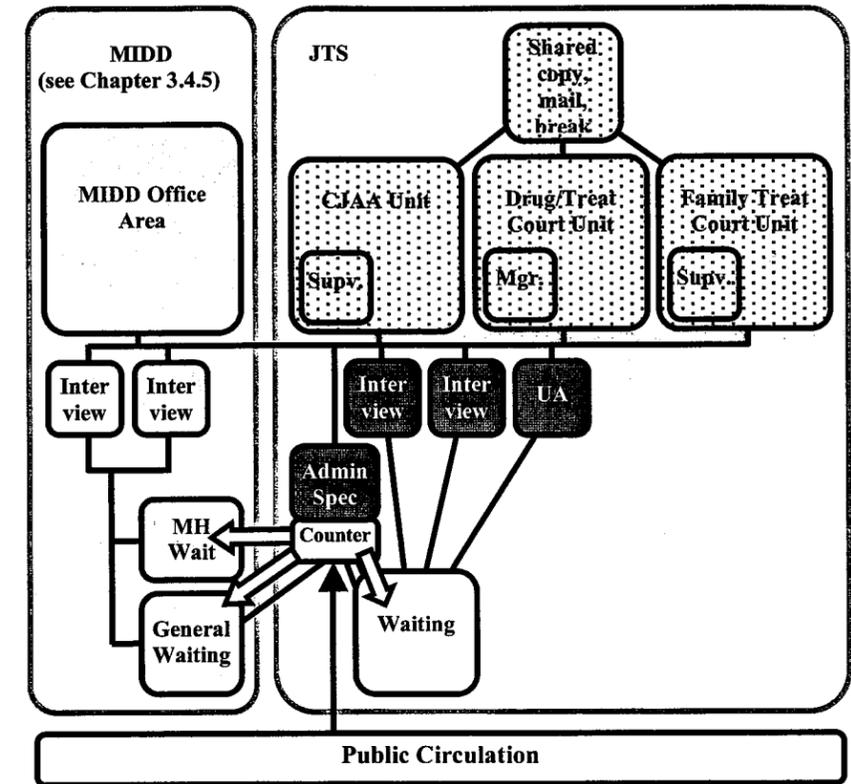
### Safety & Security Issues

- See Overall Requirements in Chapter 2.1.

**FACILITY/DESIGN REQUIREMENTS**

- Design Objectives**
  - No special requirements.
- Security Systems**
  - Family Treatment Court: provide a locked room for confidential drug & alcohol records .
- Ambient Environment Requirements**
  - **Light & view.** No special requirements.
  - **Air quality & comfort.** No special requirements.
  - **Acoustics.** Confidentiality is important in interview rooms.
- Materials & Finishes**
  - **Floors.** No special requirements.
  - **Walls.** No special requirements.
  - **Ceilings.** No special requirements.
- Adjacencies and Spatial Relationships**
  - If Juvenile Offender and Dependency courts are located in different areas, it is higher priority to locate JTS close to the Offender and BECCA courtrooms than to Dependency.
  - Assume roughly equal numbers of visitors coming straight to JTS from the entrance and from court.
  - MIDD (Mental Illness & Drug Dependency – which is listed under Health, Mental Health and Social Services in Chapter 3.4.5) serves Juvenile Offender Court, but its relationship with Juvenile Treatment Services appears a bit stronger. It is highly desirable to locate MIDD adjacent to JTS for efficiency of space use and convenience of clients.
  - While a number of agencies take specimens for drug testing, to the Urinalysis (UA) Sample Room, JTS has the highest volume. Thus, the room should be located with JTS, placed like interview rooms discretely off the waiting area to maintain the confidentiality of the juveniles providing the sample. The location should also make the UA Sample Room accessible to other agencies.
  - Provide JTS with convenient access to the building’s shared conference and training rooms.
  - Staff office areas should not be accessible to the public.
  - Cluster office space for each unit to support work in teams.
  - Drug Court/Treatment Court/CDDA Drug/Treatment Court Manager’s office should be convenient to public waiting area.
  - Community Juvenile Accountability Act (CJAA) Program: the individual office for the JPC supervisor should be convenient to the public waiting area.
  - All units require access to JTS’s shared copy, mail, and break areas.
  - Refer to the relationship diagram on the following page.

**Juvenile Probation Services Relationships Diagram**



⇒ View

- Principal Functions –** (where public and staff meet)
- Restricted Zone –** (judges & staff only; controlled admittance for public)
- Public Zone**
- Custody Zone** (secure)

**Fixed Furnishings and Equipment**

- No special requirements.

**Other Design Requirements**

- Interior improvements of office areas should provide a high level of flexibility to deal with program changes over time.
- JTS needs on-site access to supervised visitation space with an observation room about 2.5 days a week, mostly in the afternoons. It is acceptable to share the facility provided with Family Court Operations. The setting should be as normal as possible.

**JUVENILE COURT SERVICES: JUVENILE SERVICES**

**OPERATIONAL REQUIREMENTS**

**Scope, Mission, Goals, & Objectives**

- This section covers all of the Juvenile Court Services division other than Administration and the reform initiatives (which are in Chapter 3.3.1); other divisions and functions (treatment services, probation, CASA, and detention) have their own chapters.
- “The King County Juvenile Court has exclusive jurisdiction over those juveniles within King County who violate the criminal laws of the State of Washington, or who have petitions filed against them due to chronic truancy or at-risk behavior, or who need protection and advocacy as a result of abuse, neglect or abandonment.

**Operations & Staffing**

The following operational descriptions are quoted or paraphrased from the OMP Implementation Plan, Recommendation 11. The projected number of staff is shown in the space list in Attachment 1.

- **Partnership for Youth Justice (PYJ):** This is Superior Court’s diversion program. Youth eligible for diversion meet with a Community Accountability Board, consisting of specially trained volunteers from the area in which they live. Twenty-four community boards, consisting of approximately 270 volunteers, operate under the supervision and support of court staff. In addition to staff on-site there are others in the community plus contract staff and volunteers.
- **At-Risk Youth (Becca) Programs:** The Becca programs intervene with youth who engage in dangerous behaviors that place them at risk of future involvement in the juvenile justice system, dropping out of school, or out-of-home placement. The court is mandated by statute to provide a formal process for three types of civil matters: At-Risk Youth Petitions, Child in Need of Services Petitions, and Truancy Petitions.
- **Education/Medicaid Services Advocate:** serves as a point person on educational issues, assisting JPCs and youth to either re-enter school or find an alternative acceptable to the court and on issues involving Medicaid (including tracking and reporting).
- **Court Operations (Court Coordinators):** Juvenile Court is mandated to hear all criminal cases filed by the Prosecutors Office for youth under 18. Judges assigned to juvenile matters are supported by court operations staff. Duties include case setting, customer service, and supervision.

**Activities**

- **PYJ –Diversion program:** first-time misdemeanants must be referred to a program; there are 24 community accountability boards (CABs) each with an advisor and scheduling secretary and monitor. A diversion agreement is entered into, and the youth must complete what is specified; if they do, then they don’t go back to court. Drug and alcohol services are available, if needed. Area managers process cases; administrative specialists support them. There is also training (quarterly with 3 meetings a quarter) in groups of 7 to 45. In addition, school districts and other groups are brought together for occasional large meetings.
- **BECCA** has three parts: truancy, at risk, and CHINS (children in need of services). Truancy processed 2,511 cases filed by school districts in 2008. At Risk Youth (ARY) serves about 400 families per year and takes place at court; it involves meetings with attorneys, client and case managers. CHINS are placed out of home; the case managers work with families to try to

- achieve reconciliation; (they also have family reconciliation manager from DCFS); there were about 70 cases in 2006.
- **Court Operations –** Supports offender, dependency and BECCA judges and commissioners. Provides bailiffs for judges and a court coordinator in every courtroom who facilitates the process, calls cases and writes court orders. There is also a case setting coordinator who manages cases and out-of-court events, keeping the flow going and coordinating the prosecutor, defender, and probation. All meet in person, then the coordinator sets the calendar for criminal courtrooms. Currently, court coordinators are in court in the morning. In the afternoon, courts are staffed by bailiffs for trials.
- There is also a DSHS court liaison which helps run the afternoon calendar; sometimes many social workers are present and other times very few.
- Consideration may be given to time-specific calendaring (it is already staggered somewhat for delinquency cases) though it is not time-certain; it may also be considered for dependency. Now a case goes forward when all the parties are there. This would have an impact on security screening and waiting room size.

**Safety & Security Issues**

- See Chapter 2.1 on Overall Requirements.

**FACILITY/DESIGN REQUIREMENTS**

**Design Objectives**

- No special requirements.

**Security Systems**

- No special requirements.

**Ambient Environment Requirements**

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** Interview rooms require an STC<sup>1</sup> of 50 or higher to maintain confidentiality. Care must be taken in detailing the finish, electrical, and mechanical systems to avoid flanking paths for sound.

**Materials & Finishes**

- **Floors.** No special requirements.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

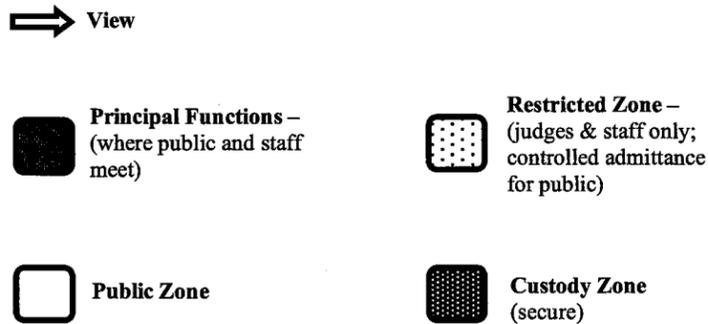
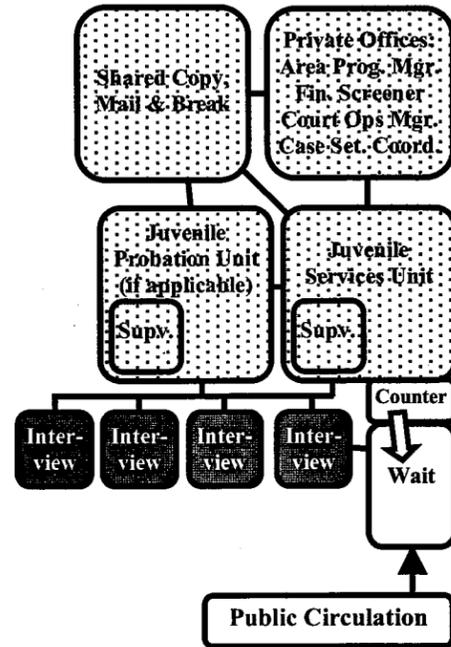
**Adjacencies and Spatial Relationships**

- It is preferable to locate these units close to the courtrooms and agencies they work with rather than to attempt to locate them as a group. Each unit’s preferred location is as follows:
  - **Partnership for Youth Justice:** Locate in the vicinity of Juvenile Probation Services. Provide public access for a low volume of visitors. The financial screener should have convenient access to the Juvenile Probation Services Intake Unit.
  - **At-Risk Youth Program:** It is most desirable to be near the Becca courtroom but it is not mission-critical. Provide public access with nearby or adjacent interview space.
  - **Education/Medicaid Services Advocate:** Locate in the vicinity of Juvenile Probation Services if possible, but not essential. Provide public access for a low volume of contacts.
  - **Court Operations:** needs very convenient access to the courtrooms (and court staff circulation routes) as well as to the public for a low volume of visitors.

<sup>1</sup> Defined in footnotes to table on Page 2.1-5.

- Shared reception, mail, copy, and coffee counter should be located to best serve units that will not have access to similar resources with the above locations.
- Provide all units with convenient access to conference and training rooms shared with other agencies.
- Juvenile Services Division units are configured similar to Juvenile Probation units (two are preferred to be located with Juvenile Probation units). Refer to the relationship diagram below.

Typical Juvenile Services Unit Relationships Diagram



**Fixed Furnishings and Equipment**

- Reception counter.

**Other Design Requirements**

- Private offices for the following classifications:
  - PYJ Area Program Manager
  - PYJ Financial Screener
  - Court Operations Manager
  - CO Case Setting Coordinator
 All other staff will be assigned individual workstations in an open office setting.

**DAJD – Alternatives to Secure Detention (ASD)**

**OPERATIONAL REQUIREMENTS**

**Overview of Operations**

- In addition to secure detention (described in Chapter 3.3.10), DAJD provides **alternatives to secure detention (ASD)**. “ASD programs are based on the philosophy of matching the level of restriction to a youth's level of risk to self and public safety. Referrals to ASD programs are made through a detention screening process, probation officers, and the courts. The ASD program is comprised of Electronic Monitoring, Work Crew, and a Day Reporting and Weekend Reporting Center. Group home beds are also available as placement options” (from the King County web site).
- Children enter ASD in a variety of ways.
  - The child may be remanded from court and the court would order an assessment – and, currently, he or she would come directly with the parents from court (since this ASD function is located just outside detention).
  - If the child is in detention, staff go into detention to meet with him or her and may come back out to work out a plan with the parents.
  - If the child is out of custody, staff would meet with the child and parents together; sometimes it becomes clear that the child cannot be sent home and needs to be remanded; in this case, the court authorizes placement to the ASD program and then staff makes the determination to place the child in custody. A placement specialist makes this determination.
  - Or, a placement specialist could place the child on electronic monitoring (EM); including putting the monitor on and then tracking the child in the community. EM restricts movement, tracking them when they are in the home and when they leave; staff then checks on them to see if they are in school or wherever they are supposed to be; periodically the children come in for a hearing and visit with staff.
- There are **work crews** as part of community service; staff take the kids to the work site and bring them back; they also bring tools. (Note: there is a second work program for adults operated by Community Programs via Superior Court.)
- **Alder School**. In addition to the program in secure detention, there is also the Alder Academy for kids on probation and in ASD. It also functions as a day reporting center for drug court, group care placement, and other programs. The Alder school has four rooms for 20 to 30 kids. Classrooms are specialized by subject; one has computers, two classrooms are for reading and math and another is the resource room. Each has one teacher and one aide. In terms of whether the school should stay with the other functions, it is a good fit and desirable with some synergies but not essential.
- ASD offers **group care** (contracted) in the north end. Staff transports the kids from there to the Alder school.

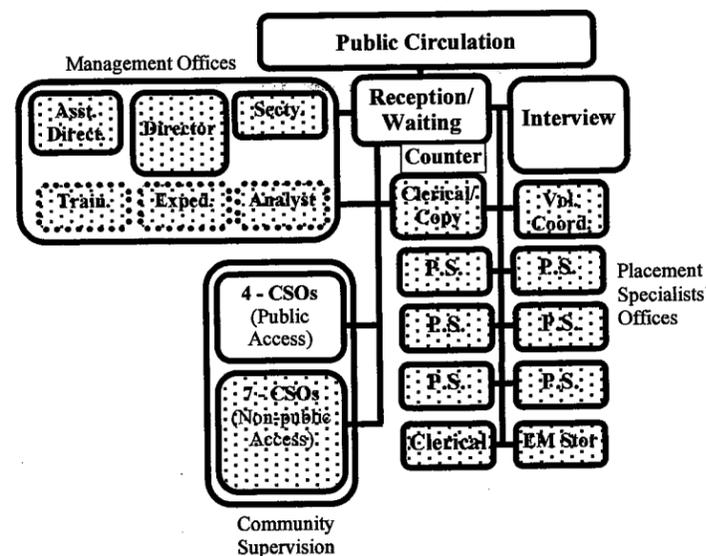
**FACILITY/DESIGN REQUIREMENTS**

**Overview of Functions Included in This Project**

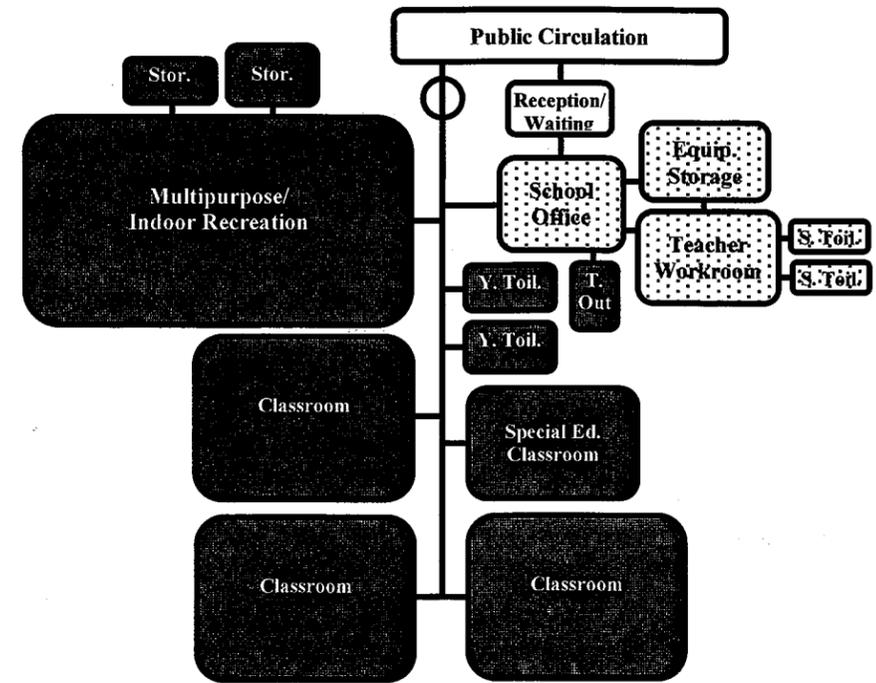
- This project will provide facilities for the following ASD and juvenile division functions:
  - Management
  - Community supervision

- Placement
  - The Alder School
- Design Objectives**
- To provide replacement space for functions displaced from existing facilities that will be demolished to make way for the new courts project.
- Security Systems**
- Screening for weapons at the entrance to the Alder School is desirable.
  - The Alder School requires a secure perimeter to prevent the unauthorized departure of minors each day.
  - Keyed doors to offices (not required for the reception area).
- Ambient Environment Requirements**
- **Light & view.** Classrooms and offices require excellent artificial lighting and access to natural light.
  - **Air quality & comfort.** No special requirements.
  - **Acoustics.** The multipurpose room should have sound absorbing materials on its ceiling and the upper portions of its walls. Classrooms also require acoustic treatment.
- Materials & Finishes**
- **Floors.** The multipurpose room floor must function well for dining, sports, and other group activities.
  - **Walls.** At the multipurpose room, walls must be durable to resist scuffing when hit with balls. Safety padding is required on posts and behind backstops.
  - **Ceilings.** See section on acoustics, above.
- Adjacencies and Spatial Relationships**
- ASD services have dual links: to the Detention Center, serving youth on their way out, and to the community, serving youth who are not in custody.
  - It is desirable that all ASD services be clustered together for efficiencies of staffing and space use.
  - However, the ASD school would likely be separate from the court and office functions. It is also desirable that the school have a secured outdoor recreation area.
  - Refer to the relationship diagrams below.

**ASD Office Area Relationships Diagram**



**ASD School Relationships Diagram**



- Principal Functions –** (where public and staff meet)
- Restricted Zone –** (judges & staff only; controlled admittance for public)
- Public Zone**
- Custody Zone** (secure)

- Fixed Furnishings and Equipment**
- The multipurpose room will have at least two basketball backstops.
  - Built-in counters and cabinets (locked) in classrooms.
- Other Design Requirements**
- None.

**JUVENILE DETENTION****OPERATIONAL REQUIREMENTS****Overview of Operations**

- Juvenile detention is included in this program because a limited amount of its space will need to be replaced when the Alder Tower is demolished (see Required Replacement Space, below).
- The detention center is a full-service, 24/7 secure residential facility. It will remain operational, including court transfer, while the new project is under construction.
- Juvenile detention is a division of the Department of Adult and Juvenile Detention (DAJD).

**FACILITY/DESIGN REQUIREMENTS****Design Objectives**

- Safety and security are paramount considerations for all aspects of operations and design of the detention center and must not be compromised during construction.

**Required Replacement Space**

- Conference room for 50 with adjacent equipment storage room.
- Staff toilets; single occupancy with shower for males and females.
- Storage for records, time sheets, log books, and the like.
- These spaces are listed under Juvenile Detention in Attachment 1.

**Security Systems**

- Coordinate security systems for the newly constructed areas with the existing detention center systems and new court building systems.

**Ambient Environment Requirements**

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** No special requirements.

**Materials & Finishes**

- **Floors.** No special requirements.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

**Adjacencies and Spatial Relationships**

- Detention requires a new, secure connection to the new courts building, arriving directly at the courts central juvenile holding area.
- The added facilities described in this section must be convenient to the detention facility.

**Fixed Furnishings and Equipment**

- At conference room: cabling and power for projection and use of audio/visual equipment.
- Storage shelving in storage room.

**Other Design Requirements**

- None.

**DEPARTMENT OF JUDICIAL ADMINISTRATION****OPERATIONAL REQUIREMENTS****Mission, Goals, & Objectives**

- The Department of Judicial Administration provides clerk services for the courts, consisting principally of records management, financial services, and justice system programs.
- Primary goals relate to public service and access as well as consistency and accuracy of work.
- Most responsibilities are mandated by RCW or state and local court rules or “flow naturally” from their “functions as record creator, keeper and access provider”.
- The department also manages programs that encourage coordination among agencies, such as Law, Safety and Justice Domestic Violence program, the Step Up program, and Adult Drug Diversion Court.
- While DJA is an executive department, its director (also known as the Superior Court Clerk) is an appointed employee of the courts.

**Services Offered**

- The four divisions operating on-site include:
  - **Court Services:** in-court record keeping and exhibit management.
  - **Caseflow and Data Administration:** data entry for court cases; manage case schedules, audit cases; records management.
  - **Finance and Information Services:** all customer service functions, public records access, and financial management, including recording judgments, collecting fees and performing audits.
  - **Juvenile:** case management for the Juvenile Court.
- Assist petitioners in obtaining adult domestic violence protection orders.
- The Step Up program provides services to youth who assault their parents.
- Provide access to the court record, certified copies, and various letters.

**Users: Staff & Public**

- DJA clerks provide the main customer interface for the courts.
- Private researchers come to the clerk’s office to access public records.
- The projected number of staff serving this site is shown in the space list in Attachment 1.

**Activities**

- The department currently serves approximately 150 juvenile and family law customers per day in person or by phone and handles over 5,000 filings per day.
- All filings and papers come to the clerks; many from courtrooms but more over the counter. Potentially, they can accept documents anywhere.
- With document imaging, everything is scanned (docket, index, etc.) and made available on-line through JIS. The department still maintains some paper files.
- They move the workload around among clerks. For example, clerks who aren’t cashiering do case processing. They pick up and drop off files and documents, using bins to sort them by work flow; hand off to imaging which uses high speed desktop scanners.
- Step Up staff meet with juveniles to assess their eligibility to participate in the program.
- New cases come to a cashier for fee payment and are assigned a case number, judge, and schedule (electronically).

- Automation of records (Electronic Court Records (ECR) program) includes scanning of records, electronic filing (in 2007, this was under development), and providing access to appropriate users.
- Technology staff provide installation and maintenance of hardware and software.
- Most juvenile services are free and therefore there is a relatively low volume of cashiering activity. There is a high volume of cashiering for family court.
- Don't close at the lunch hour, so coverage of the counter positions is provided.
- The public requests general information, certified copies, case numbers, etc.
- The public views files and listens to recorded hearings using mostly electronic media. They use terminals in carrels or listen to an audio file from a server (staff copies it onto a PC). The public may also look at an exhibit; this requires a viewing room that is locked with the viewers inside and a turnstile to pass them the exhibit.
- Finance clerks provide "back office" functions to the cashiers; they handle disbursements pursuant to court orders for child support, return of bail, restitution money; mail out checks.

**Safety & Security**

- A security report recommended some physical separation between the public and the clerks.
- Security is also needed for money and sensitive documents.
- There is a need to secure exhibits and keep them safe from unauthorized access, flooding, etc. There is a need to store exhibits in the courtroom during the day while trials are in progress (locked rooms and cabinets).
- Safety is a major issue in the DV area, which needs its own window(s) and waiting area.

**FACILITY/DESIGN REQUIREMENTS**

**Design Objectives**

- No special requirements.

**Security Systems**

- Cash handling has walk-in vault.

**Ambient Environment Requirements**

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** Domestic violence customers come with sensitive issues. Some spatial and physical separation is required to provide a higher degree of privacy where domestic violence customers meet with clerks.

**Materials & Finishes**

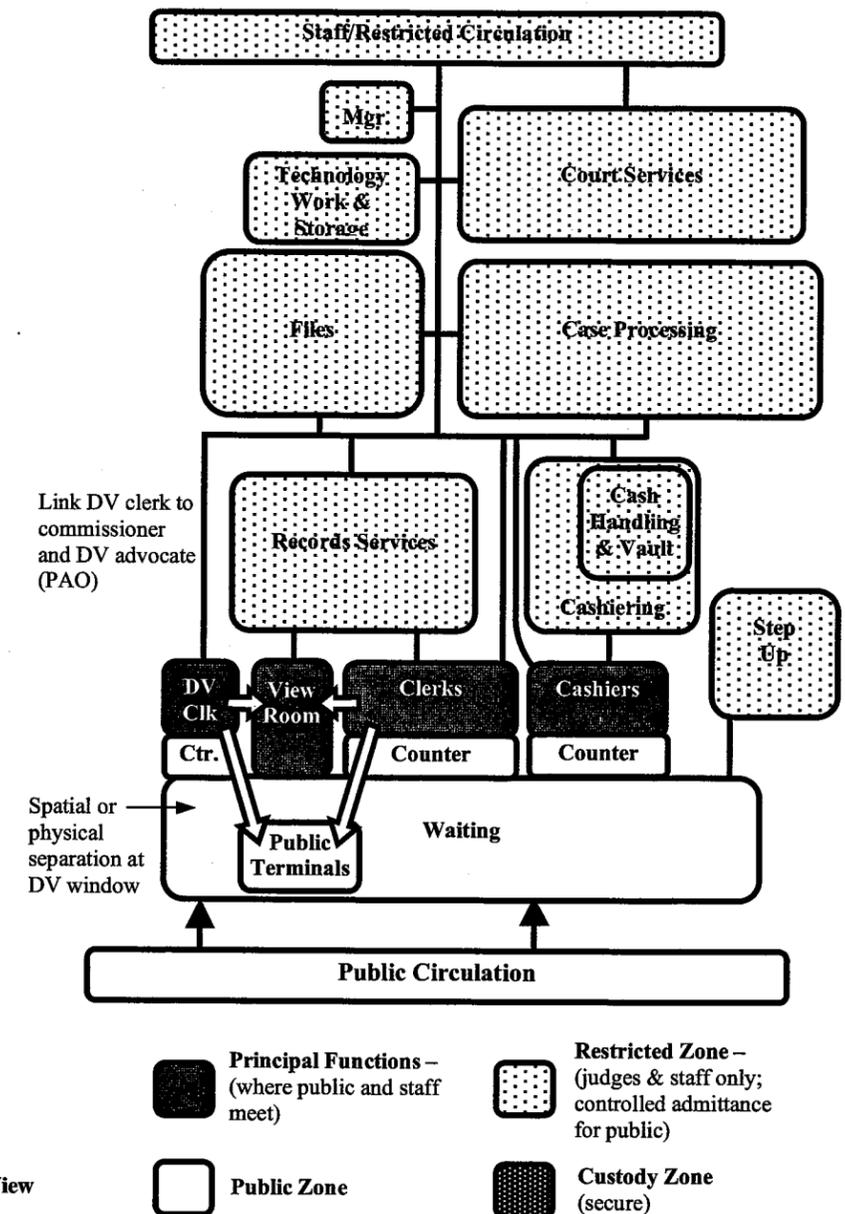
- **Floors.** Internal circulation needs to accommodate clerks' carts.
- **Walls.** Walls along circulation routes for file carts should have cart rails or similar protection.
- **Ceilings.** No special requirements.

**Adjacencies and Spatial Relationships**

- DJA and its service counters should be very accessible to the public. A location immediately after security screening is desirable.
- All staff should be located on a single floor to enable redeployment for coverage and back-up.
- DJA should be in close proximity to the Family Law commissioners, as they have many clients in common.
- Staff needs immediate access to staff/restricted circulation routes to courtrooms and other agencies.

- The general customer service counter should be located near the DV counter (but with separate waiting) to enable back-up among clerks.
- Public terminals used for searching records should be accessed from counter waiting areas with visual control from counter clerks.
- Provide access to the cashiering area from a public area for armored car crews picking up cash.
- Clerk counters and workstations need very convenient access to copiers and other support.
- The finance area is related to the cashiers; it should be behind them and out of public view, but glazed and visible to other staff.
- Refer to the relationship diagram below.

**Department of Judicial Administration Relationships Diagram**



**Fixed Furnishings and Equipment**

Service counter windows are full work stations, as clerks and cashiers do other work when not serving customers. DJA prefers direct face-to-face contact with the public due to the nature of their interactions, so security glass is not required provided the counter configuration provides staff some protection from being grabbed. It is preferred that staff stand because there is a lot of back and forth from the counter (an ADA counter position can be seated height for the clerk). It is desirable to be able to close a window and obscure public view of the position when not in service. Workstations must have storage for shared forms. Cashiers will share a set of stamps, a copier, case schedules, and forms.

**Other Design Requirements**

- Exhibit storage room configuration and furnishings must be designed to store a rifle and hold drugs (drug storage requires special security and ventilation).
- Public file viewing areas should be configured to provide a degree of privacy to private researchers searching public records while being highly visible to and controlled by clerk staff.
- High-density storage should be avoided for hard copy records due to the ongoing volume of files accessed.
- Document destruction staging could require less storage space if there were more frequent pickups.

**LAW LIBRARY****OPERATIONAL REQUIREMENTS****Mission, Goals, & Objectives**

The mission statement as adopted by the King County Law Library Board of Trustees states: "The King County Law Library serves the legal and law related information needs of the county, including the judges, county officials, members of the Bar, and other county residents. The Library cooperates with the community to enhance knowledge of the law and to facilitate access to the justice system. The Library will be conducted as statutorily directed in a fair, honest, and courteous manner while avoiding debt and extravagance. The Library's goal shall be to exceed user expectations by reason of superior performance and dedication by the Library's employees."

**Services Offered**

- Legal resources are available for anyone who wishes to examine or check out books.
- Government officials and legal aid organizations use the library at no charge.
- Use of the law library is free to all residents. Those who wish to check out materials must pay a seasonal or annual fee.
- Print, Internet (including Westlaw and Lexis), and word processing resources are available. The Law Library also provides training in the use of these resources.
- Printouts and copies are available at 15 cents per page, which is economical for *pro se* parties.
- Law librarians are not attorneys, so they focus on locating legal resources and pointing out the proper forms for a given situation; they do not give legal advice.

**Users: Staff & Public**

- The projected number of staff is shown in the space list in Attachment 1.
- *Pro ses* make up 60% of the traffic and need the most staff assistance.
- Solo or small law firms are the second most frequent users and second most in need of staff assistance; these lawyers, who typically can't afford on-line services, check out 75% of books.
- Larger law firms use the library when they need historical or superceded statutes.
- The Law Library is viewed as "neutral territory" by attorneys.
- Legal aid associations.
- Judges and their staff are routinely assisted by librarians.

**Activities**

- The Law Library hosts neighborhood legal aid clinics (typically organized by legal aid associations such as the Housing Justice Project, which provides assistance with evictions, etc.).
- Photocopying.
- Many attorneys treat the Law Library as their office away from the office, using associated conference rooms to meet with clients and other attorneys. This allows attorneys to remain within the secure perimeter of the courthouse while remaining productive between court appearances.

**Safety & Security Issues**

- Many people who use the library come from the family law area; they may arrive with emotional issues and "unload" them in the library. Staff attempts to be welcoming and non-confrontational while trying to help, but the customers may want more than they can offer and may be contentious.

- The most serious incidents are generally verbally loud customers. About 3 or 4 times a year the library has to call security and have them escorted out. They usually go quietly.
- Being located inside the secure perimeter weeds out some who would use the library as a respite. Some of these people put off customers from law firms.

**FACILITY/DESIGN REQUIREMENTS**

**Design Objectives**

- Ceiling height and fire sprinklers clear of stand-alone shelving.

**Security Systems**

- There should be a single entrance and exit with from the Law Library through a book detection system. Access to secondary emergency exits (if any) should be alarmed or provided with a book detection system.

**Ambient Environment Requirements**

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** Finishes and HVAC should support an environment with low ambient sound levels.

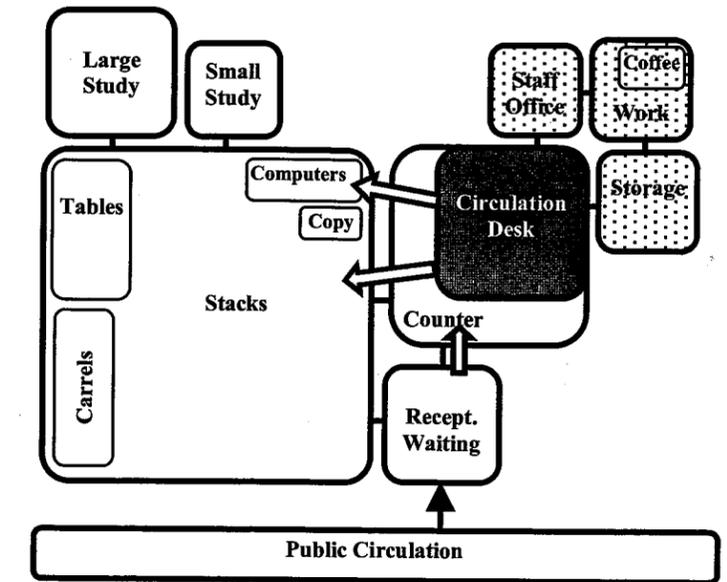
**Materials & Finishes**

- **Floors.** No special requirements.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

**Adjacencies and Spatial Relationships**

- The Law Library’s location should be:
  - near the clerk’s office
  - near the FLIC to make the library’s information resources convenient to their clients (however, the library and FLIC should not be co-located or combined)
  - easily identified and accessible from primary circulation close to the building’s main entrance (or the elevator lobby if located on an upper floor)
  - clearly separate from the entrance security screening line to avoid any association that could intimidate some public patrons
  - access to a staff toilet, so a lone librarian is not far from the library for long (this could be provided with public toilets or a single staff toilet room in the library or close proximity to toilets outside the library itself)
  - a multipurpose/training room could be a shared resource convenient to the Law Library.
- Law Library operations normally coincide with typical building hours. It is desirable to maintain access to the Law Library if partial building operations, such as night court, are implemented.
- Access to a conference room associated with the Law Library is desirable.
- A public view of the circulation desk from the approach to the Law Library is desirable.
- Locate public-use computers close to and visible from the circulation desk to alert librarians to patrons who need assistance and to protect equipment.
- Staff work area should be adjacent to the circulation desk and staff office.
- Reference collection shelving should be behind the circulation desk.
- Refer to the relationship diagram below.

**Law Library Relationships Diagram**



	<b>Principal Functions –</b> (where public and staff meet)		<b>Restricted Zone –</b> (judges & staff only; controlled admittance for public)
	<b>Public Zone</b>		<b>Custody Zone</b> (secure)
	<b>View</b>		

**Fixed Furnishings and Equipment**

- Counter at circulation desk, part standing and part seated. The seated section of counter meets ADA requirements as well as the preferences of some patrons.
- Work surface in staff work area with base cabinets, sink, and 15-inch deep upper cabinets.
- Shelving for 15,000 volumes in the stack area.

**Other Design Requirements**

- 150 psf floor loading capacity in the stack area.
- Ten smaller tables for two.
- Ten or more 30” x 48” carrels.
- Casual seating for three.
- A minimum of six public computers with network access.
- Space, power, and network access for two multifunction copiers within view of the circulation desk.
- Space and power for refrigerator and microwave in the staff work area. Space for a small table and a couple of chairs.

**PROSECUTING ATTORNEY’S OFFICE**

**OPERATIONAL REQUIREMENTS**

**Mission, Goals, & Objectives**

- The Prosecuting Attorney’s Office (PAO) represents the state in prosecuting cases related to juvenile offenders and child support (criminal domestic violence cases are handled by other divisions and in other locations).
- To expedite calendars and move cases within time-frames that save money.
- Title IV-D of the Social Security Act, 45 CFR, Parts 1-499 and state law govern these functions.
- The Family Support Division establishes paternity and child and medical support orders; modifies and enforces child support and medical support orders; and represents the state’s interests in family law cases where the child(ren) are or have been recipients of public assistance (TANF); reviews all TANF dissolution child support orders; and handles various other Title IV-D related matters and appeals. [At the time of publication the King County Executive’s recommendations do not provide for the PAO Family Support Division to be located at the site while the Superior Court’s preferred alternative does.]

**Services and Activities**

- **For all functions:** typical legal work; research; filing and preparation of cases; preparation of orders; interviewing victims and witnesses or parties; court appearances.
- **For Family Support:** the PAO staff gets a referral from DCS and does an interview (also for paternity, modifications, and contempt as well as judicial enforcement for failure to pay). They appear in dissolutions if state funds are involved. They have a lot of interaction with their clients. For the paternity initial interview, many drop in; for contempt, fewer drop in (they are represented by the public defender). Overall, there are many visitors.

**Users: Staff & Public**

- The projected number of staff is shown in the space list in Attachment 1.
  - Juvenile Offender Unit: supervising deputy prosecuting attorney (DPA), attorneys, paralegals, legal assistants, legal interns, victim advocates, clerical staff.
  - Family Support Unit: chief deputy, fiscal operations coordinator, supervisors, attorneys, paralegals, administrative assistant, computer technician, legal assistants, genetic testing coordinators, intake officers, receptionists, intern.
- **Public:**
  - Juvenile Offender Unit: crime victims.
  - Family Support Unit: groups of 4 to 6 for settlement conferences.
- State DCS does not have staff present in the courthouse, but supplies computers in offices and some courtrooms.

**Safety & Security Issues**

- **For Family Support:** There are significant security concerns.
  - A secure boundary is needed between waiting and staff areas, with the ability to move visitors quickly from reception to a secure refuge area.
  - There are strict federal and state computer confidentiality and data-share laws and regulations, including those from the IRS. DCS computers and data are password secure and must also be physically secure from the rest of the PAO office and other county or state offices.
  - The child support work area requires a physical boundary around it to protect DCS computers and attendant databases.

- Additionally, paternity cases are confidential as a matter of law and all files must be secured.

**FACILITY/DESIGN REQUIREMENTS**

**Design Objectives**

- This is a law office, and should present an image consistent with that function.

**Security Systems**

- The Family Support Unit server room must be secured, or the server located in a locked rack in a shared server room.

**Ambient Environment Requirements**

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** Attorney’s and advocates offices and interview rooms require an STC of 50 or higher to maintain confidentiality. Care must be taken in detailing the finish, electrical, and mechanical systems to avoid flanking paths for sound.

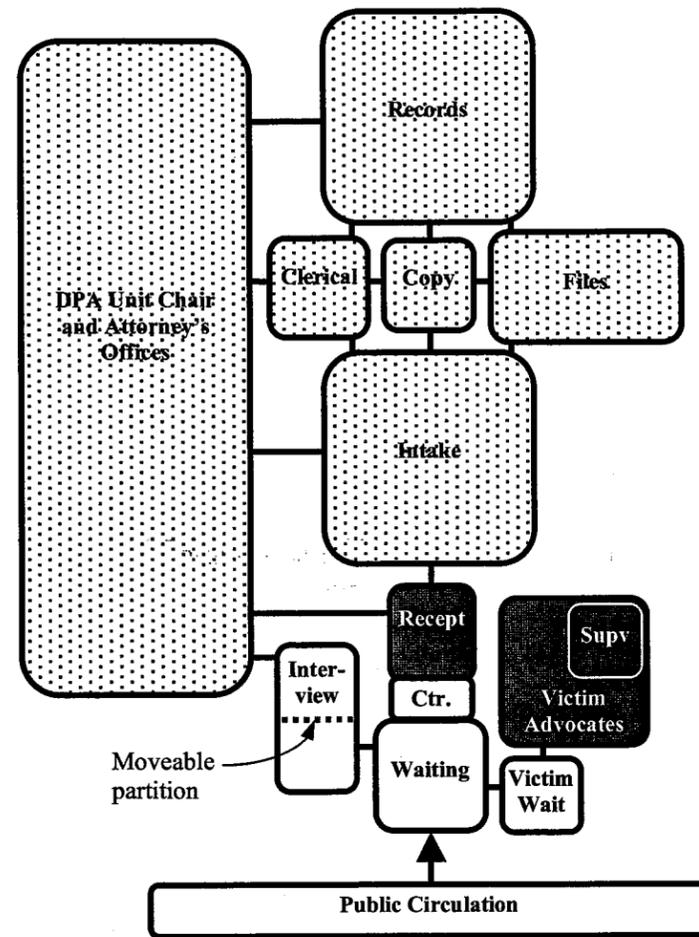
**Materials & Finishes**

- **Floors.** Files are moved by cart between the PAO and courtrooms. Floor finishes along the most common route for file carts should be smooth and durable.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

**Adjacencies and Spatial Relationships**

- Victims and parents visit, so the PAO needs public access, but the low volume does not warrant a highly visible location.
- Family Support should be adjacent to, but separate from, the balance of the PAO.
- It is important for the PAO to be separated from courtroom waiting areas where offenders are milling around.
- Criminal deputy prosecutors assigned to the juvenile offender caseload can be together in one area, but it will be better to separate Child Support in its own area (which will also help for reimbursement of occupancy costs).
- A separate waiting area for victims (required by law) with access to victims advocates’ offices.
- Provide Family Support with a separate reception and waiting area for eight with limited access to the staff work area.
- Refer to the relationship diagram on the following page for the Juvenile Offender Unit.

Prosecuting Attorney’s Juvenile Offender Unit Relationships Diagram



-  **Principal Functions –**  
(where public and staff meet)
-  **Restricted Zone –**  
(judges & staff only; controlled admittance for public)
-  **Public Zone**
-  **Custody Zone**  
(secure)

**Fixed Furnishings and Equipment**

- Reception counter at reception/waiting.
- Movable partition between interview rooms.

**Other Design Requirements**

- Deputy prosecuting attorneys, advocates, and clerical supervisors should have private offices. Paralegals and clerical staff are assigned workstations in an open office setting.

- For Family Support:
  - Settlement conference and interview rooms furnished with a desk or credenza for state-provided computer and printer (or networked to a shared printer nearby).
  - Sink in genetic testing room.
  - High density file storage (files are voluminous hard copies of charging documents that are unlikely to be replaced with electronic files).

**PUBLIC DEFENDER OFFICE**

**OPERATIONAL REQUIREMENTS**

**Mission, Goals, & Objectives**

- The mission of the Office of the Public Defender (OPD) is to provide legal services through effective assistance of counsel to indigent persons that is statutorily and constitutionally based, within the framework of an efficient and fiscally-responsible independent non-profit agency.

**Services Offered**

- Provide defense counsel for indigent parties in dependency and juvenile offender cases (80% to 90% of all such cases involve an indigent party).
- Services are contracted with four private, non-profit law firms.
- The Assigned Counsel Panel consists of OPD-credentialed attorneys who are assigned when there is a legal conflict of interest in a case with all four contracted agencies.

**Users: Staff & Public**

- Defense attorneys are based in their own off-site facilities with a limited number appearing for court at a given time.

**Activities**

- Confidential consultations with clients and their families.
- Court appearances.
- Productive use of time between court appearances, such as consultation with colleagues, telephone calls, reading, writing.

**Safety & Security Issues**

- Waiting areas serving courtrooms should enable separation between client groups.

**FACILITY/DESIGN REQUIREMENTS**

**Design Objectives**

- Consultations with clients and colleagues require confidentiality.
- Each contract law firm will be required to furnish and configure their assigned space.

**Security Systems**

- Each contract law firm must be able to secure its assigned space from the other contractors and the public.
- One of the shared interview rooms will be configured as non-contact (with the interviewer and interviewee on separate sides of security glazing).

**Ambient Environment Requirements**

- Light & view.** No special requirements.
- Air quality & comfort.** No special requirements.
- Acoustics.** The interview rooms, and the partitions between contract offices, require sufficient sound separation to maintain confidentiality.

**Materials & Finishes**

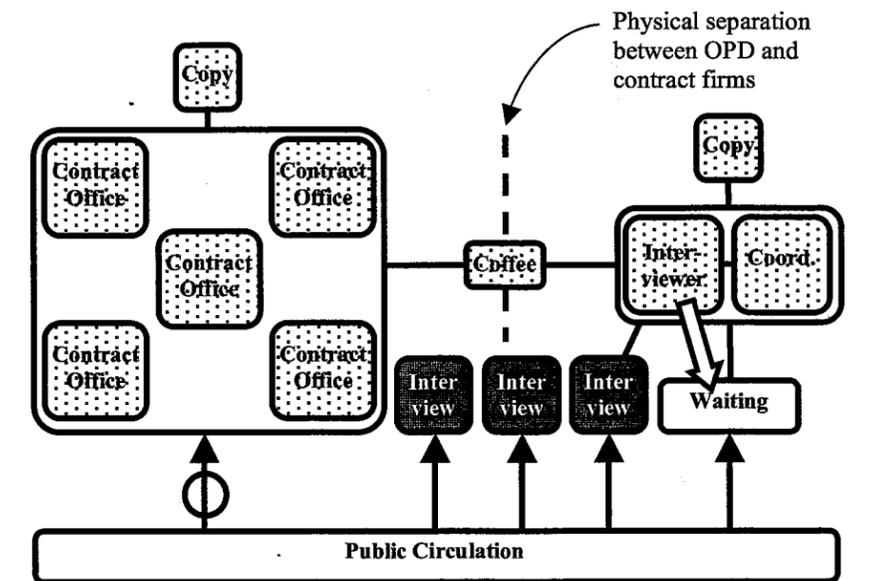
- Floors.** No special requirements.
- Walls.** No special requirements.
- Ceilings.** No special requirements.

**Adjacencies and Spatial Relationships**

- This area should be located for convenient access to detention interview rooms; prosecutor’s office; and juvenile, dependency, and contempt courtrooms.

- OPD should be accessible to DJA clerks.
- Public access is required to the interview rooms shared by OPD and the contract law firms.
- The OPD interviewer should have a view of the public entry to its waiting area.
- OPD and the contract law firms can be adjacent, but should be physically separate from one another.
- The contract law firms can share a single copy/storage room.
- Refer to the relationship diagram below.

**Public Defender Office Relationships Diagram**



⇒ View	Principal Functions – (where public and staff meet)	Restricted Zone – (judges & staff only; controlled admittance for public)
Locked Access	Public Zone	Custody Zone (secure)

**Fixed Furnishings and Equipment**

- Coffee counter attached to the work room should have a four foot counter with sink, base cabinet, and GFI outlets for small appliances.
- Provide a minimum of eight mail boxes inside the entrance to the contract law firms’ offices. Boxes should be large enough for file folders.
- Provide at least four lockers for hourly basis attorneys inside the entrance to the contract law firms’ offices.

**Other Design Requirements**

- No special requirements.

**HEALTH,  
MENTAL HEALTH, &  
SOCIAL SERVICES**

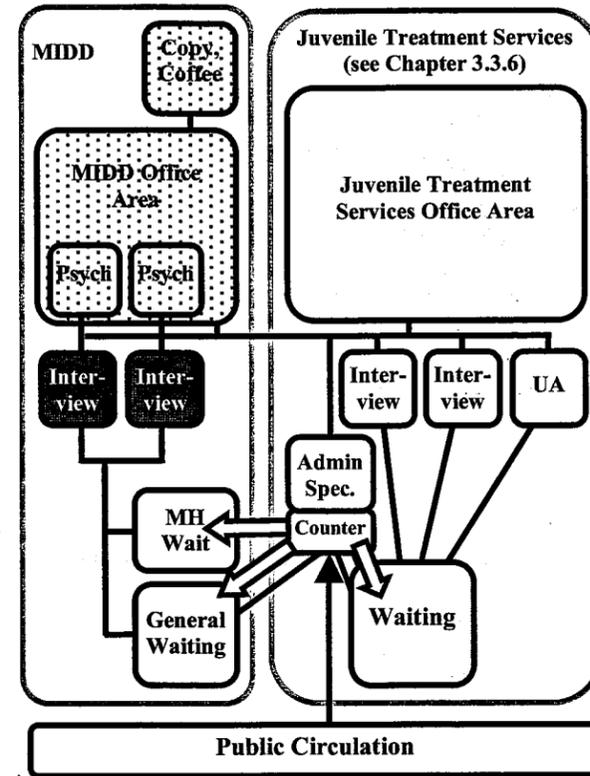
**OPERATIONAL  
REQUIREMENTS**

- Mission, Goals, & Objectives**
- Service agencies will remain based in the community, with “gateway” representatives based in the courts to make first contact and schedule appointments, providing guidance that helps assure clients will actually make it to their appointments. Additionally, some initial assessment of juvenile offenders will be conducted in association with referral and scheduling.
- Services Offered**
- Functions as a resource where kids and families can get information about providers, services, emergency assistance, etc.
  - Makes referrals to off-site services including:
    - mental health
    - paternity testing (where there is no state interest)
    - supervised visitation (note: there is ongoing discussion of whether or not to include this service on site for dependency and/or domestic violence cases – on the space list, an observation room is provided in Family Court Operations).
  - The collection of urinalysis (UA) samples is observed by staff (or provider) on-site, then processed off-site by a contractor. The state is responsible for dependency and juvenile UA. Divorce-related UA is paid for by the party. UA should be immediate upon judge’s order (on the space list, this room is provided in Juvenile Treatment Services).
- Users: Staff & Public**
- The projected number of staff is shown in the space list in Attachment 1.
  - Juvenile Court staff includes chemical dependency professionals, mental health liaisons, one psychologist and one psychiatric nurse.
  - Family Court staff includes a number of schedulers.
  - The public:
    - a steady stream of visitors, depending upon the calendar. Assume waiting for 10, including some children with their parents
    - people with mental health issues and members of their family or attendants
    - juvenile offenders with their parents meeting with clinicians.
- Activities**
- Juvenile:
    - receive people and review court orders
    - individual or family meeting with specialist or clinician for initial assessment and referral.
  - Family:
    - receive people and review court orders
    - schedule appointments with appropriate service provider via telephone and/or Internet.
- Safety & Security Issues**
- People with certain mental health problems will function best when allowed to wait and meet in a quiet, low-stress environment with minimal distractions.
  - Phones and/or duress alarm buttons are needed at the reception counter and in therapy or group rooms where staff and/or outside providers are meeting with youth so that they can call for help if needed.

**FACILITY/DESIGN  
REQUIREMENTS**

- Design Objectives**
- The waiting area for mental health cases should provide a particularly quiet, low-stress environment.
- Security Systems**
- No special requirements.
- Ambient Environment Requirements**
- **Light & view.** No special requirements.
  - **Air quality & comfort.** No special requirements.
  - **Acoustics.** Psychiatrist and psychologist offices and interview rooms must provide a level of confidentiality required by law for mental health services.
- Materials & Finishes**
- **Floors.** No special requirements.
  - **Walls.** No special requirements.
  - **Ceilings.** No special requirements.
- Adjacencies and Spatial Relationships**
- Therapeutic offices should have a highly visible location near and along the logical path out of the courtrooms they serve.
  - Juvenile:
    - adjacent area for people waiting for an assessment meeting with a clinician
    - the clinicians serving the juvenile court should be located convenient to the path to juvenile detention
    - convenient access to dedicated and/or shared interview and meeting rooms.
  - It is highly desirable to locate MIDD adjacent to Juvenile Treatment Services. It is also desirable to locate juvenile court clinicians near family law schedulers, but adjacency to JTS has priority and would provide required access to a urinalysis room.
  - While most client interactions will be at the interview rooms, psychiatrist and psychologist offices should be located to enable client access for more in-depth assessments while minimizing their penetration deeper into the office area.
  - Convenient access to support services such as photocopy and coffee counter.
  - Refer to the relationship diagram on the following page.

Health, Mental Health, and Social Services Relationships Diagram



⇒ View

-  **Principal Functions –**  
(where public and staff meet)
-  **Restricted Zone –**  
(judges & staff only; controlled admittance for public)
-  **Public Zone**
-  **Custody Zone**  
(secure)

**Fixed Furnishings and Equipment**

- Reception counters can be fixed or made of systems furnishings.

**Other Design Requirements**

- A means of respecting confidentiality for Family Law cases. For example, schedulers could initially greet visitors at a window, then invite them to be seated in an adjacent interview room.
- Network access is essential at interview rooms used by schedulers and clinicians.
- Fit out of office areas should provide a high level of flexibility to deal with program changes over time.
- Refer to specific federal and state design requirements for drug treatment and education.

**CHILDREN'S ADMINISTRATION & ATTORNEY GENERAL**

**OPERATIONAL REQUIREMENTS**

**Mission, Goals, & Objectives**

- This chapter presents the requirements of two agencies: the Children's Administration and the Attorney General, which work closely together and will be co-located in the courthouse.
- The Children's Administration is a unit of Department of Child and Family Services, which in turn is a subordinate unit of the Department of Social and Health Services. The Children's Administration is the petitioner in most dependency matters.
- The Attorney General (AG) is a state agency that represents the petitioner (Children's Administration) in juvenile matters including dependency and termination of parental rights. Its goal is to provide the highest quality of services in an efficient manner and to protect the interests and safety of the most vulnerable citizens (birth to aged).

**Services Offered**

- The Children's Administration prepares dependency petitions and conducts interviews with clients and other parties.
- The AG represents the petitioner (Children's Administration) from filing to outcome (permanency) for the child (reunification, dependencies, guardianship, placement such as long term foster care, adoption, etc.).

**Users: Staff & Public**

- The projected number of staff is shown in the space list in Attachment 1.
- The Children's Administration has a supervisor, social workers, and office assistants. The social workers spend much of their time in the community and come to the office as needed for their cases (they need space to wait and work with some support).
- Assistant Attorney Generals (AAGs) have their main offices off-site but use "hot"<sup>1</sup> office space as available while on site.

**Activities**

- Social workers and their assigned AAGs meet concerning their cases.
- Social workers and AAGs wait for cases to be called in the courtrooms.
- Both groups engage in typical office activities such as phone calls, computer use, printing and copying.
- Case conferences are held, often a number of them occur at the same time.
- AAGs negotiate with defense attorneys.

**Safety & Security Issues**

- Safety issues include protection of staff from upset parents and alleged perpetrators, who must be restricted from gaining access to the office.
- Files are confidential and need to be kept secure.

**FACILITY/DESIGN REQUIREMENTS**

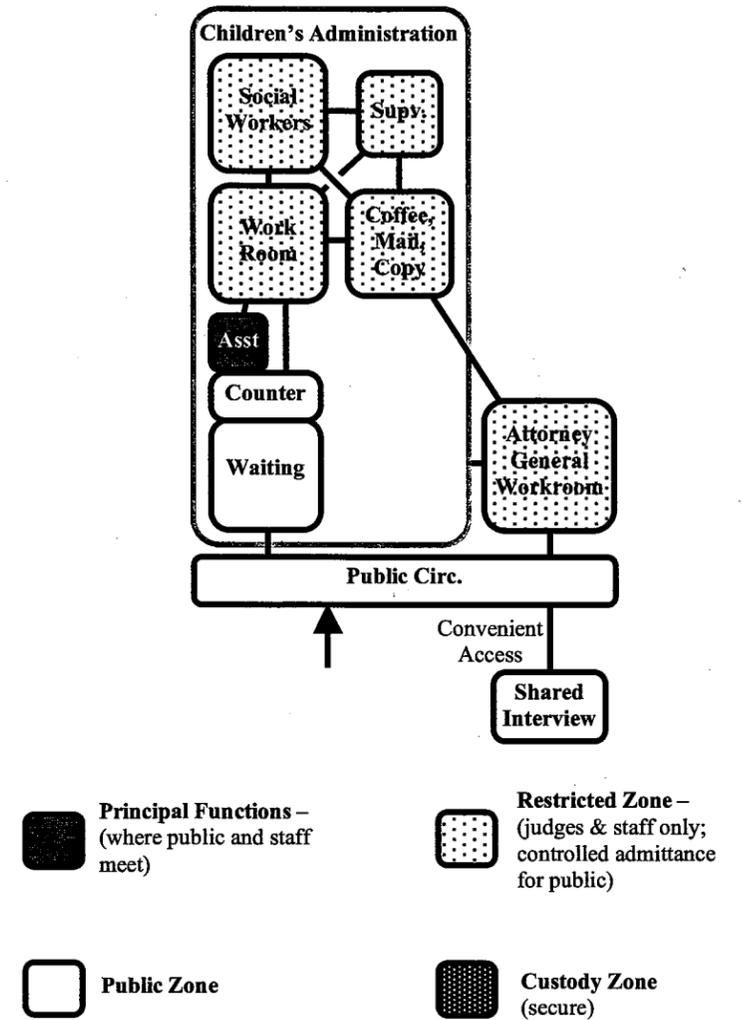
**Design Objectives**

- The AG's assigned space within the facility can be considered "hot" office space, supporting the AG's activities within the secure perimeter of the courthouse and allowing attorneys to remain close to the courtrooms.

<sup>1</sup> Defined on Page 2.1-11.

- Security Systems**
  - Children’s Administration and the AG must be able to secure their respective office areas when not occupied (including from one another).
  
- Ambient Environment Requirements**
  - **Light & view.** No special requirements.
  - **Air quality & comfort.** No special requirements.
  - **Acoustics.** The social workers and AAGs discuss confidential matters among themselves. The suite’s wall, floor, and ceiling envelope must prevent the transmission of normal intelligible speech to adjacent areas. Care must be taken in detailing the finish, electrical, and mechanical systems to avoid flanking paths for sound.
  
- Materials & Finishes**
  - **Floors.** No special requirements.
  - **Walls.** No special requirements.
  - **Ceilings.** No special requirements.
  
- Adjacencies and Spatial Relationships**
  - The entrance to the Children’s Administration/AG area should be readily identified from the check-in for the dependency courtrooms. If this is not possible, locate these agencies convenient to the dependency courtrooms.
  - Zone the Children’s Administration offices to separate staff permanently housed on site from those based off-site in order to limit distraction.
  - Locate the AG workroom so it can be accessed directly from public circulation and interconnect with the Children’s Administration suite.
  - The AG requires convenient access to shared conference areas outside their office, feeling that it is better to avoid drawing people from other agencies into their office area.
  - The AG and defense counsel need to be convenient but not too close to each other.
  - Refer to the relationship diagram on the following page.
  
- Fixed Furnishings and Equipment**
  - Children’s Administration requires a reception counter.
  
- Other Design Requirements**
  - The AG’s assigned space must include telephones and network services at all desks, printers, and a meeting table. A single open space should enable the AG to configure the office as it sees fit.
  - Wi-Fi access.
  - A means of notification when case is called for court is required. This could be a paging system or intercom.

Children’s Administration and Attorney General Relationships Diagram



**FAMILY LAW CASA  
(COURT APPOINTED  
SPECIAL ADVOCATE)**

**OPERATIONAL  
REQUIREMENTS**

**Mission, Goals, & Objectives** Court Appointed Special Advocates (CASA) train community volunteers who act as advocates for the best interests of children who are the subject of Family or Juvenile Court proceedings. The courts have been served by two separate programs. Family Law CASA of King County is a community-based non-profit that provides volunteer special advocates for Family Law cases. Dependency CASA, covered separately in Section 3.2.4, is the Superior Court-managed volunteer program for Juvenile Dependency cases.

Family Law CASA primarily provides advocacy services for minors involved in contested custody and paternity matters, but can include all Family Law case types. Family Law CASA volunteers are appointed in one of two ways:

- Judges and Commissioners in KCSC Family Law courts can request that a CASA be assigned to the case.
- A party in a Family Law case (involving divorce, paternity, non-parental custody or modifications including relocations) can file a motion asking to have Family Law CASA appointed.

Family Law CASA is based off-site and provided “hot desk”<sup>1</sup> workspace on-site.

**Services Offered** Family Law CASA serves as the voice of children in court when their parents are involved in contested paternity, divorce, and third party custody cases. Children served are from low-to-moderate-income homes. More than half are six years old or younger. The cases often involve allegations of domestic violence, substance abuse and mental illness. Family Law CASA volunteers work to ensure a safe, nurturing environment for children in these high-risk custody cases.

Each CASA volunteer serves as a guardian ad litem, supporting the child through the court process from start to effective completion. Family Law CASA volunteers thoroughly and objectively research the family and home lives of their assigned children, and generate written reports for court. These reports provide Family Law judges and commissioners with crucial information as they try to decide on custody terms that are in the best interest of the child.

**Users: Staff & Public** Family Law CASA volunteers.

**Activities** Family Law CASA management is off-site. Accordingly, Family Law CASA volunteers need non-permanent office space on-site:

- Volunteers generally conduct their work and meetings in the field. They appear at settlement conferences and in court on behalf of the child, sometimes with an attorney.
- Volunteers may need to make photocopies, work on a laptop computer, or make telephone calls while waiting for court appearances.

<sup>1</sup> Defined on Page 2.1-11.

- Volunteers may need access to case files. There is potential for the files to be electronic in the foreseeable future.
- Volunteers should be able to utilize conference and meeting room spaces for participation in settlement conferences and negotiations outside of the courtroom.

**Safety & Security Issues** Family Law CASA advocates are often involved in highly-charged and contentious custody cases involving dysfunctional parents. Volunteers need a safe area to wait and work where they will not be confronted.

**FACILITY/DESIGN  
REQUIREMENTS**

**Design Objectives** No special requirements.

**Security Systems** Need to be able to secure the assigned space for access by authorized persons only.

**Ambient Environment Requirements**

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** Interview rooms require an STC of 50 or higher to maintain confidentiality. Care must be taken in detailing the finish, electrical, and mechanical systems to avoid flanking paths for sound.

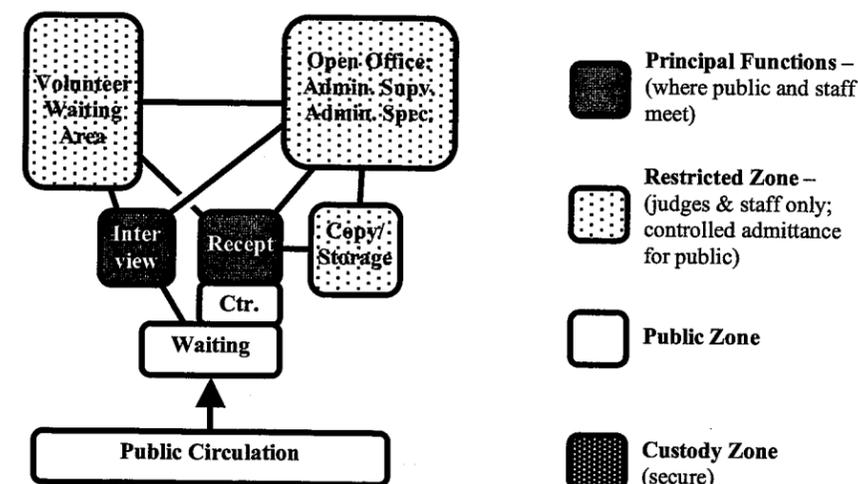
**Materials & Finishes**

- **Floors.** No special requirements.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

**\* Adjacencies and Spatial Relationships**

- Since volunteers wait in the CASA offices, Family Law CASA should be convenient to family law courtrooms assigned to paternity and contested custody cases.
- Access is needed to common areas, break rooms and conference/training rooms.
- Refer to the relationship diagram below.

**Family Law CASA Relationships Diagram**



**Fixed Furnishings and  
Other Design Requirements**

- No special requirements.
- Waiting areas for volunteers should be furnished for 6 to 8 occupants with comfortable chairs, a table for four, and a couple of carrels.
- Access is needed to JIS.

**SECURITY  
OPERATIONS****OPERATIONAL  
REQUIREMENTS****Overview of Operations**

- This chapter covers the requirements for general security operations for the building which is provided by the Facilities Management Division. Support facilities are also provided for the Sheriff's Court Protection Unit which provides entry screening and courtroom security (covered in other chapters).
- Prisoner holding and transfer are provided by DAJD (covered in another chapter).
- Facilities are provided for command staff and for lockers and showers for line staff as well as workstations where they can check email and do paperwork.
- Central security (located off-site and operated by FMD and KCSO) will have control of entries and elevators as well as monitoring CCTV cameras and alarms. Secondary monitoring of these systems is provided at the entry security screening station.
- Many general building security requirements are described in Chapter 2.1 Overall Requirements.

**Security Goals & Objectives**

- Sufficient control of exits is required to preclude someone from entering the building as someone else exits.
- Entry controls need to enable individuals to be assigned access to specific areas and also to cancel individual access privileges.
- FMD security handles the preparation of badges, which requires a room with a camera and badge machine.

**FACILITY/DESIGN  
REQUIREMENTS****Design Objectives**

- No special requirements.

**Security Systems**

- No special requirements for this area.

**Ambient Environment  
Requirements**

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** No special requirements.

**Materials & Finishes**

- **Floors.** No special requirements.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

**Adjacencies and Spatial  
Relationships**

- Security operations should be located for easy access to elevators and stairs to reduce response times.
- Reasonable options for location include adjacent to security screening, if space allows, or next to central holding.

**Fixed Furnishings and  
Equipment**

- Law enforcement lockers: 15 full height lockers in the men's locker room and 5 in the women's locker room for Court Protection Unit staff.

**Other Design Requirements**

- Security and communications equipment require an uninterruptible power supply on circuits supplied by the site's emergency generator.

- The holding cell at Security Operations (used to temporarily detain remands and status offenders) has the same requirements as other holding cells. See Chapters 2.2 and 3.5.2.

## IN-CUSTODY HOLDING - CENTRAL

### OPERATIONAL REQUIREMENTS

#### Mission, Goals, & Objectives

- This section includes secure central holding for juveniles and adults. Other sections cover entry screening, courtroom and general building security.
- In addition to central holding, there are holding areas provided adjacent to each courtroom (see Chapter 2.2).
- Safety and security are over-arching goals of every aspect of court operations and design.
- Goals include:
  - To prevent in-custody adults and juveniles from escape.
  - To provide for the safety of staff and in-custody individuals.
  - To keep in-custody adults and juveniles out of sight and sound contact with each other (required by standards and case law).
  - All inmate-occupied areas should be under the direct observation of staff without reliance on CCTV monitoring (though it will be present as a back-up and to record any incidents).

#### Users, Activities and Operations

- Users include in-custody adults and/or juveniles, custody staff, and visiting attorneys or other professional interviewers.
- Security issues with juveniles include attacks and flight or escape attempts.
- Provisions are required for taking juveniles and adults into custody following appearances in the courtroom (or incidents at screening or elsewhere in the courthouse). Though this is the responsibility of the Sheriff, individuals might be detained at DAJD holding areas.
- Juveniles are escorted from detention in groups of up to 10 juveniles per staff when there is less than a one-minute response time from another staff. Currently, the court calls for them, they are gathered at a staff post and escorted to court both individually and in a group depending on the judicial matter.
- A large group is taken (one at a time) to the first appearance courtroom (one calendar in the morning, another in the afternoon). See requirement below to locate the first appearance courtroom adjacent to the juvenile central holding.
- In-custody adults will be transported (generally by van if the group size is limited) from one of the jails.
- Custody officers escorting adult detainees will wait between movements, engage in customary report writing and correspondence, and store personal equipment and clothing.

### FACILITY/DESIGN REQUIREMENTS

#### Design Objectives

- Holding areas should be humane, comfortable, light (with access to natural light if at all possible), and easy to clean and maintain.
- Suicide prevention is a primary goal. It should be difficult or impossible to attach an item of clothing or other device to anything within the holding area – especially in holding cells where individuals may be alone.
- If possible, the front of every cell should be visible from the staff post.

#### Security Systems

- See Chapter 2.1 for general requirements for locking systems and door controls, security communications, alarms, and surveillance systems.
- Custody areas are constructed of durable, easily cleaned, high-security materials, glazing, frames, doors, and fittings.

- Access to and egress from central holding areas (and the vehicular sallyport) will be controlled from outside the area (in other words, it must not be possible for an inmate to overwhelm staff, take away their keys, and exit the area). Within central holding, doors may be controlled with keys.
- All circulation areas will be observed by CCTV. Holding rooms or cells may also be observed, but this will not substitute for direct visual observation by staff.

**Ambient Environment Requirements**

- **Light & view.** Bright artificial light, controlled by staff or from outside the holding cells. Access to natural light is highly desirable.
- **Air quality & comfort.** Custody areas should have independent air-handling systems, separate from the balance of the building. Areas with toilets (including cells) should have exhaust to the exterior.
- **Acoustics.** Sound absorbing materials should be used on ceilings and the upper portions of walls that cannot be reached by in-custody individuals. In holding cells, perforated metal ceilings are desirable. Interview rooms are acoustically separate for confidentiality.

**Materials & Finishes**

- **Floors.** Seamless or sheet vinyl in general areas; likely sealed concrete in cells.
- **Walls.** Highly durable, secure, easy to clean. As much glazing as possible at cell fronts to maximize visibility.
- **Ceilings.** See section above on acoustics.

**Adjacencies and Spatial Relationships**

- All in-custody areas must be served by an entirely separate and secure circulation system. It is never acceptable to take in-custody juveniles or adults through staff or public circulation corridors.
- In-custody juveniles primarily need access to juvenile courts and adults to family courts; however, it must be possible to get juveniles to family court and adults to juvenile court – likely by clearing corridors usually dedicated to the other group when this is necessary.
- A direct, secure connection (tunnel) is required between courts and juvenile detention and secure elevators connect to the courtroom holding areas.
- The staff station has direct observation of the tunnel and circulation to the elevators (in addition to all cell fronts and interview rooms).
- For in-custody adults, there must be a route for transport vehicles to reach a secure, enclosed vehicular sallyport connected directly to the adult holding area.
- Attorney interview rooms or booths can be accessed by a lawyer from the public circulation area; access may be via intercom communication with staff.
- Refer to the relationship diagram on the following page.

**Fixed Furnishings and Equipment**

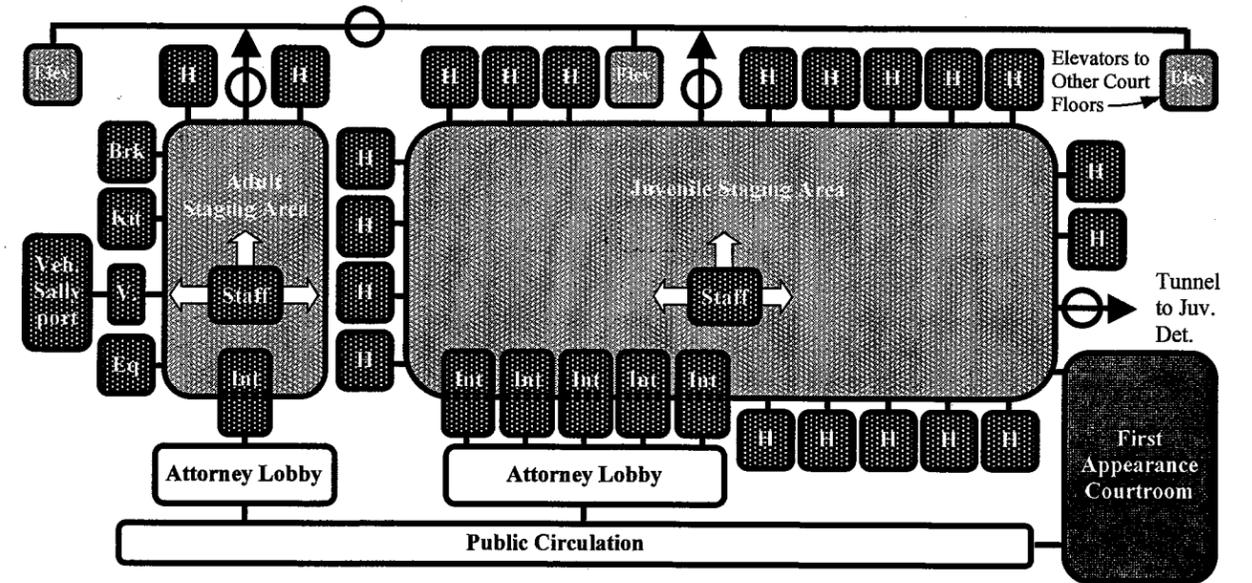
- Each holding room or cell will be equipped with a stainless steel combination toilet, lavatory and drinking fountain. This will be located behind a privacy panel that will allow feet and upper body to be observed. There will be a fixed bench with at least 18” of width for each person to be accommodated.
- A fixed staff post will be provided as an open counter or desk.
- Built-in storage is needed for restraints.
- Secure interview rooms will have a glazed partition separating the parties, a means of communication (electronic or mechanical), built-in seats on each side (moveable to allow wheelchair access in the ADA rooms), a writing surface on each side, a locked paper pass slot, a door and excellent acoustical separation for confidentiality.

- The staff break area in the Adult Holding Area will be equipped with a work counter with sink, microwave, and under-counter refrigerator, computer work carrel, and 10 standard lockers.

**Other Design Requirements**

- All custody areas should consist of secure, detention-grade materials and fixtures.
- Control, communication, and surveillance systems using the most current technology should be provided throughout.

**Central Holding Relationships Diagram**



	View		Principal Functions – (where public and staff meet)		Restricted Zone – (judges & staff only; controlled admittance for public)
	Locked Passage		Public Zone		Custody Zone (secure)

## STAFF SUPPORT SPACES

### OPERATIONAL REQUIREMENTS

#### Overview of Functions, Users & Activities

- This chapter describes a variety of facilities to support or provide amenities for staff. They include meeting and conference rooms, rest and break areas, and a wellness/exercise area.
- **For meeting and conference rooms**, all staff will use them at various times for staff meetings, training sessions, working meetings, and presentations.
  - Mediators meet with clients in their offices, but need some larger rooms to conduct larger meetings and training sessions.
  - Parenting seminars are scheduled 10 to 12 times per month; they take place during the morning, afternoon, evening, and on weekends. There are also truancy workshops, orientations, and CASA trainings.
  - Space is needed to host visiting groups.
- **For amenities**, they will be used to varying degrees by varying numbers of staff.

### FACILITY/DESIGN REQUIREMENTS

#### Design Objectives

- The goal for these facilities and services is to support staff in their work, assist them in keeping healthy, and help them to be rested and alert to improve productivity and satisfaction.
- Conference and training facilities should be fully enabled electronically and capable of supporting changing technology as it evolves.

#### Security Systems

- No special requirements.

#### Ambient Environment Requirements

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** For conference rooms, see the relevant section of Chapter 2.1 Overall Requirements. The moveable partitions provided for large conference rooms should be acoustically rated to meet these requirements.

#### Materials & Finishes

- **Floors.** No special requirements.
- **Walls.** Some walls in conference rooms need to be able to support display.
- **Ceilings.** No special requirements.

#### Adjacencies and Spatial Relationships

- All dedicated staff spaces, including restrooms, exercise facilities, and conference rooms should be accessed via restricted, staff-only circulation. Some of these spaces, such as conference rooms, may also have controlled access from public circulation to allow them to be used for trainings and other public meetings.
- The main **conference and training rooms** should be grouped near the main entry, have a separate outside door that by-passes security screening and be separable from the rest of the building for night and weekend use, including by community groups. They need public toilets that are also accessible without going through security or entering the rest of the building. Conference area storage should be accessed independent of the meeting rooms to prevent having to go through one room or subdivision to serve another.

### Fixed Furnishings and Equipment

- The wellness/exercise room should be centrally located as conveniently as possible adjacent to one pair of staff lockers & shower rooms.
- Other **amenities** should be located as conveniently as possible for staff use distributed among the floors and wings (if any).
- Conference and training rooms should be capable of having ceiling mounted projectors or, more likely, flat panel displays as well as capacity for video conferencing to be added.
- Each medium and larger conference and training room should have a built-in counter with sink and cabinets for refreshments, as well as a wall-mounted white board.
- The locker rooms should have built-in metal lockers (a minimum of 15 for each gender).

### Other Design Requirements

#### Staff Respite

- It is desirable to provide a space that can be used for staff who need to rest or recover short of leaving the site. Some organizations provide this as a quiet room or place for meditation or personal worship (during scheduled breaks).
- A lactation room is provided and can be used for respite, with nursing mothers having priority.

#### Break Areas

- Break areas should be distributed and smaller (rather than centralized and larger); such as one per wing or per floor.
- These spaces provide areas where staff can gather informally and comfortably and should encourage interaction.

#### Wellness/Exercise Facilities

- The County has an initiative to promote fitness and decrease insurance costs; the provision of facilities and programs in the courthouse would contribute to these goals.
- A dedicated room should be provided, with potential supplemental uses.
- At least minimal equipment can be provided, together with a floor surface appropriate for yoga and movement classes.
- There are guidelines for equipment that can be provided on county sites; treadmills are authorized.
- When not used by the students, the community school multipurpose room can be also used for staff fitness activities, including basketball. Detention also has physical training.
- A limited number of lockers and showers are provided to serve the fitness room, runners, and those who bike to work.

## SATELLITE COURT ADMINISTRATION

### OPERATIONAL REQUIREMENTS

#### Overview of Functions

- Court Administration is responsible for administrative functions for all portions of the Superior Court. It provides management, supervision, coordination, analysis and training.
- While the main functions of budgeting, personnel, and the like, will remain centralized at the KCCH, some “satellite” staff would be located at the Alder site.
- Site management; coordination of bailiffs (and possibly a representative for HR and payroll).
- Mail distribution.
- Archival file storage is supplied to serve all departments, but long term storage would be off-site.
- Other functions supervised by Administration are treated in separate chapters, including interpreters, maintenance, and MIS.

#### Users: Staff & Public

- Staffing is shown on the space list in Attachment 1. Categories of staff are likely to include HR, clerical support, and a mail room clerk.

#### Activities

- Administrative functions; desk work, phone calls, meetings.
- Mail sorting, handling and distribution.
- Archival records management.

#### Safety & Security Issues

- Standard locked office security for administrative areas.
- Limited, controlled access to the mail room. Mail is screened at the service/delivery entrance prior to being brought to this area (see Chapter 3.6.6 Building Support).

### FACILITY/DESIGN REQUIREMENTS

#### Design Objectives

- No special requirements.

#### Security Systems

- For the mail room and its screening system, see Chapter 3.6.6.)

#### Ambient Environment Requirements

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** No special requirements.

#### Materials & Finishes

- **Floors.** No special requirements.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

#### Adjacencies and Spatial Relationships

- Administrative space should be centrally located and convenient to staff but does not need to be very accessible to the public.

#### Fixed Furnishings and Equipment

- Mail sorting slots (number to be defined).
- Shelving or high density storage for the archives.

#### Other Design Requirements

- None.

## INFORMATION TECHNOLOGY

### OPERATIONAL REQUIREMENTS

#### Overview of Operations

- This section addresses space assigned to Information Technology (IT), the building’s Main Point of Entry (MPOE), and LAN rooms from which wires are distributed to each floor. Additional comments concerning building-wide information technology systems is provided in Chapter 2.1 Overall Requirements – General.
- In addition to the Superior Court’s management of information systems (MIS) function, there are also county, state, and agency MIS operations that need to be coordinated. Only Superior Court and County IT requirements are described here.

#### Services Offered

- IT provides computer support to court and related staff.
- MIS services are administered centrally from offices in the Seattle area.
- The Main Distribution Frame (MDF) and associated network is owned by OIRM (County IT).

#### Users: Staff & Public

- LAN administrators and a help desk will be provided on site. See the List of Spaces for the number of each.
- Roving staff based at other sites will also perform certain duties on-site.

#### Activities

- IT receives, prepares, repairs and installs computer hardware and software.
- IT conducts training for court staff (between 6-10 hours per week).
- IT provides support to court staff from its Help Desk (e.g., jammed printers, email account problems).

#### Safety & Security Issues

- There must be controlled, limited access to IT areas.
- The server room should be isolated with limited access, preferably from within the IT office rather than a shared corridor.
- The servers must be protected from water damage from interior piping or exterior infiltration. They should not be located in a basement.

### FACILITY/DESIGN REQUIREMENTS

#### Design Objectives

- No special requirements.

#### Security Systems

- All IT areas will be secured from the public and unauthorized court staff access.

#### Ambient Environment Requirements

- **Light & view.** No special requirements.
- **Air quality & comfort.** The server room requires separate cooling and environmental controls. LAN rooms require cooling 24/7.
- **Acoustics.** No special requirements.

#### Materials & Finishes

- **Floors.** The server room requires a raised floor. Anti-static floors are required where equipment is set up.
- **Walls.** No special requirements.
- **Ceilings.** No special requirements.

**Adjacencies and Spatial Relationships**

- IT should be located in an area without public access.
- The MDF should be near the MPOE and within 90 feet of the server room.
- IT needs convenient access to a service elevator for moving computer equipment.
- IT requires access to shared conference and training rooms.
- One or more LAN rooms (intermediate distribution frames or “IDFs”) are needed per floor, the actual number is determined by building configuration and the ability to maintain final runs of no more than 300 feet total.

**Fixed Furnishings and Equipment**

- Computer equipment staging and storage requires a built-in work bench.

**Other Design Requirements**

- The server room requires conditioned power; early detection and alarm systems are desired (also for security equipment).
- UPS emergency power supplies must perform for at least an hour to enable the orderly shut down of switches, servers, and related equipment.
- The equipment storage room is used for pre-production staging and needs data drops. Power does not have to be conditioned.
- Non-water based fire suppression in MDF and server room (not distribution closets).
- Consider redundant supply paths into the MPOE to assure continued operation in the event of a supply failure.
- Phones and data to all need to come to the same place.
- The MDF also requires the following:
  - space for seven racks
  - patch panels on the walls
  - connections for cable TV and fiber optics
  - separate HVAC
  - raised floor is not required.
- It is acceptable (but not required) to route security electronics through the MDF. Servers should be kept separate from the MDF.
- It is desirable to provide equipment storage on each court floor convertible for technology racks in the future.

**INTERPRETER SERVICES**

**OPERATIONAL REQUIREMENTS**

**Mission, Goals, & Objectives**

- Interpreter Services serves individuals needing translation and interpretation help in the courtroom and in related preparatory stages.
- It strives to provide only certified or registered interpreters (in the 10 languages plus sign language for which certification applies) and qualified interpreters in other languages.

**Services Offered**

- Interpreter Services covers 128 languages (at the time of writing) as well as appropriate services for deaf or hard of hearing individuals. It serves parents of juveniles and most other case types. It also provides services for interviews, including attorney interviews.
- It also provides services for interviews, including attorney interviews, and services in dependency-related matters (when not provided by DSHS but required by a court order).
- Interpreter Services is headquartered at the King County Courthouse.

**Users: Staff & Public**

- An office manager and clerical staff. The projected number of staff is shown in the space list in Attachment 1.
- There are generally 12 to 15 interpreters in the courthouse at one time (drawn from over 250 in the pool, depending on the languages needed), of which 5 or 6 might be expected to be in the office together (this is the basis for the space allocation).

**Activities**

- Training, fielding of requests, scheduling and coordination of services.

**Safety & Security Issues**

- Some separation between the public and the staff areas is needed; this can be over a counter.

**FACILITY/DESIGN REQUIREMENTS**

**Design Objectives**

- The atmosphere should be congenial to staff and welcoming, open, inviting, and accessible to the public and other units of the Superior Court.
- The office staff requires a quiet space in which to complete their daily duties.
- Staff controls and distributes assistive listening equipment to interpreters and hard of hearing individuals.

**Security Systems**

- Duress alarm buttons at clerical workstations and interview room.

**Ambient Environment Requirements**

- **Light & view.** No special requirements.
- **Air quality & comfort.** No special requirements.
- **Acoustics.** No special requirements.

**Materials & Finishes**

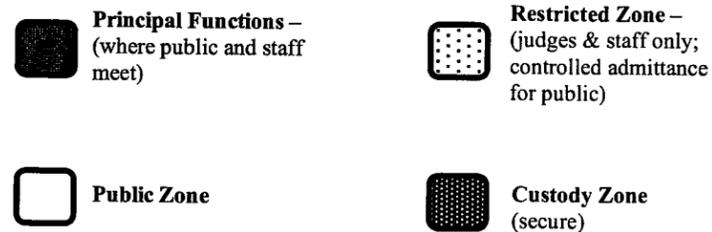
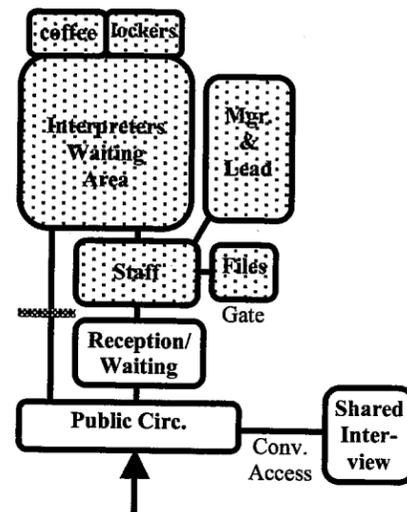
- No special requirements.

**Adjacencies and Spatial Relationships**

- Interpreter Services should be located to be very accessible to both the public and court staff.
- Very convenient access is needed to a shared conference or interview room.

- The location and directional signage must enable hearing impaired and non-English speaking clients find the office.
- Staff controls access to the interview room.
- Provide some spatial separation between permanent staff and contract interpreters.
- Refer to the relationship diagram on the following page.

**Interpreter Services Relationships Diagram**



**Fixed Furnishings and Equipment**

- Provide 6 to 10 lockers for interpreters' temporary daily use.
- The public counter can be seated height systems furnishings incorporated into clerical workstations.

**Other Design Requirements**

- Phone service that connects with interpreters should be available at the front desk, possibly with a direct phone line.
- The office staff are often dealing with and speaking about confidential information that should not be over-heard. Provide a shared enclosed office for the office manager and lead staff for privacy from both the public and from the contract interpreters.
- Configure a waiting area for contract interpreters on break or between assignments with a mix of carrels, computer workstations, tables with chairs, lounge seating, and bookshelves.
- Provide a phone in the interpreters' waiting area for their use.

- Provide wireless network access to interpreters' waiting area and multiple power plug-in points for laptops.
- Facilitate the future provision of video interpreting beginning with the auditory impaired.

**FACILITIES & BUILDING SUPPORT**

**OPERATIONAL REQUIREMENTS**

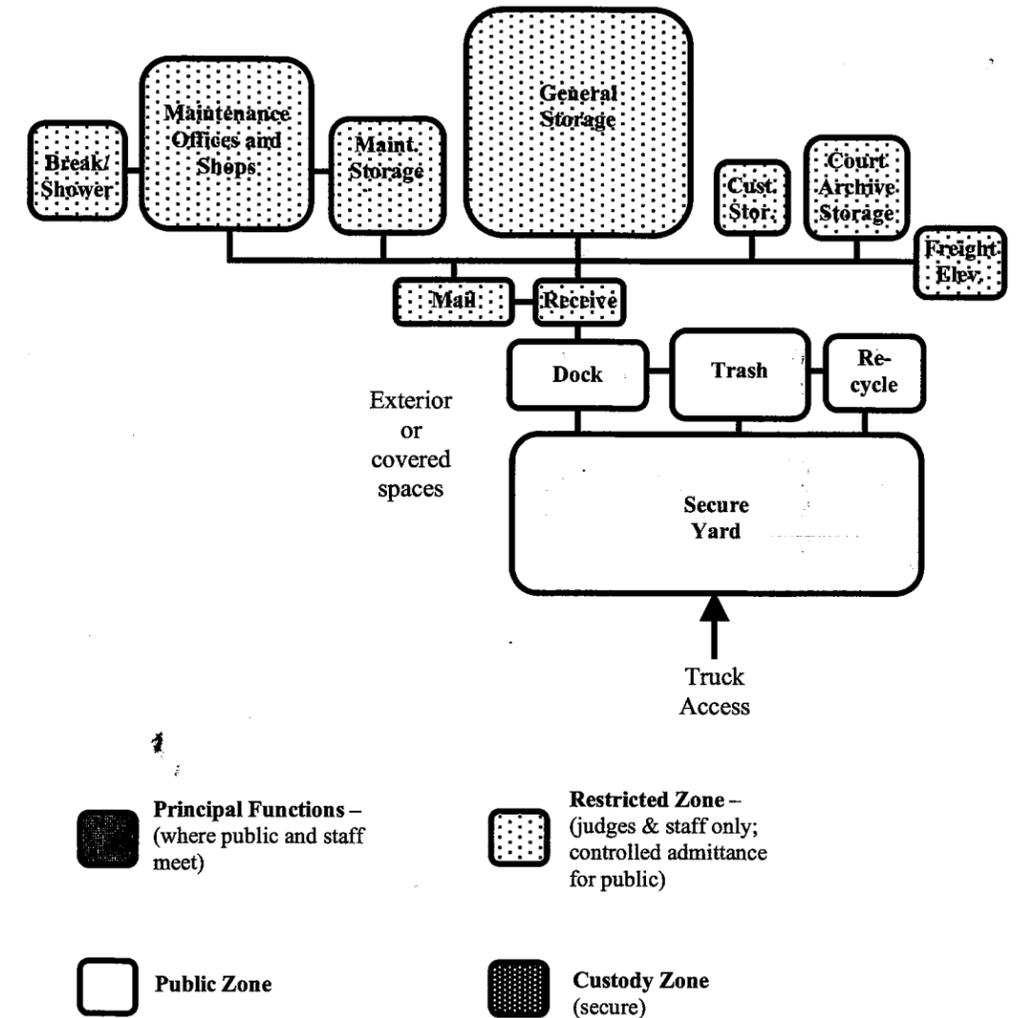
- Mission, Goals, & Objectives**
  - These functions provide logistical and facility support for all court operations.
- Services Offered**
  - Maintenance and supplies; storage; custodial functions. These services are administered centrally.
- Users: Staff & Public**
  - Refer to the space list in Attachment 1 for numbers of staff. These include maintenance staff and a supply clerk. Other staff work in the building but are stationed elsewhere or do not have assigned workstations.
- Activities**
  - For supplies: ordering, receiving, storing and distribution.
  - Maintenance and janitorial services.
- Safety & Security Issues**
  - The receiving area is secured. When deliveries arrive, security staff are called to the area to screen them.
  - Mail is put through an x-ray scanner prior to being moved into the building. This area should either be outside the main structure of the building or consideration should be given to blast-proofing.
  - Controlled, limited access to file archives and other storage areas.

**FACILITY/DESIGN REQUIREMENTS**

- Design Objectives**
  - No special requirements.
- Security Systems**
  - Intercom at truck entrance to receiving yard.
  - Power-operated vehicle gate to receiving yard, remotely operated and key controlled by on-site security staff.
- Ambient Environment Requirements**
  - **Light & view.** No special requirements.
  - **Air quality & comfort.**
    - Assume only incidental saw work in the maintenance shop with portable dust collectors.
    - The mail room will have a negative pressure containment system that can isolate its air in the event of an incident.
  - **Acoustics.** Provide a high level of acoustical separation between the maintenance shops and office occupied areas, if any (including the floor above).
- Materials & Finishes**
  - **Floors.** 150 psf floor loading for heavy storage. Sealed concrete floors in these areas.
  - **Walls.** In corridors and loading areas, need to be durable and have cart rail protection.
  - **Ceilings.** No special requirements.
- Adjacencies and Spatial Relationships**
  - This area requires separate service access, including space for a tractor-trailer to maneuver into the dock and load/unload.

- Maintenance, storage, trash and custodial services all require access to an elevator designated for moving freight.
- The trash and recycling area should be separate from the loading dock.
- Custodial services should will have janitorial closets distributed throughout the building.
- Refer to the relationship diagram below.

**Facilities and Building Support Relationships Diagram**



**Fixed Furnishings and Equipment**

- Large capacity parcel x-ray for mail screening.
- Trash compactor.
- High-density storage system for archives.
- Racks and shelves for shops and storage areas.

**Other Design Requirements**

- Provide a minimum of two 240V. outlets at both shop areas.
- Standard height dock with leveler.

LIST OF SPACES		S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
		2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area
Space/Component	Unit/ Area Std.				
Number of Courtrooms:		15		1 JO/1FL	
<b>ENTRY AND PUBLIC FACILITIES</b>					
<b>Entry and Public/Staff Support</b>					
General Lobby	1200	0.8	960	0	0
Information Desk	200	0.8	160	0	0
Information Kiosks	16	4	64	0	0
Food Service - Coffee Cart	150	0	0	0	0
Food Service - Cafe w/Seating	1000	1	1,000	0	0
Private Attorney Convenience Room	400	1	400	0	0
Staff Toilets (male & female)	120	20	2,400	2	240
Public Toilets (male & female)	180	8	1,440	2	360
Net Area Subtotal			6,424		600
Departmental Area (add 30%)			8,350		780
Gross Area (÷.70)			11,930		1,110
<b>Public Child Care</b>					
Child Care Office	100	1	100	0	0
Child Care Check-in Lobby	120	0.8	96	0	0
Child Care Kitchenette	80	0.8	64	0	0
Child Care Storage	80	0.8	64	0	0
Child Care - Play Area	800	0.8	640	0	0
Child Care Toilets	50	2	100	0	0
Net Area Subtotal			1,064		0
Departmental Area (add 30%)			1,380		0
Gross Area (÷.70)			1,970		0
<b>Entry Security Screening</b>					
Pre-Checkpoint Queue Area	500	1.2	600	0	0
Fire Access Control Panel (FACP)	100	1	100	0	0
Magnetometer	30	3	90	0	0
Parcel Scanner (Xray)	75	3	225	0	0
Exit Lane	80	1	80	0	0
Post-Checkpoint Area	350	1.2	420	0	0
Security Post at Screening	45	1	45	0	0
Interview Room	100	1	100	0	0
Judicial Officers' Entrance w/Screening	150	1	150	0	0
Net Area Subtotal			1,810		0
Departmental Area (add 30%)			2,350		0
Gross Area (÷.70)			3,360		0

LIST OF SPACES		S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
Space/Component	Unit/ Area Std.	2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area

FAMILY LAW FUNCTIONS					
Family Court Operations					
<b>Administration</b>					
Director	180	1	180	0	0
Manager of Administrative Services	120	1	120	0	0
Lead/Floater	48	1	48	0	0
<b>Court &amp; Program Support</b>					
Public Counter	120	1	120	0	0
Admin Supervisor	48	1	48	0	0
Court Coordinators (UFC & Depend.)	48	4	192	0	0
Customer Spec II (with counter)	80	1	80	0	0
<b>Unified Family Court</b>					
Manager (supervisor)	64	1	64	0	0
Case Managers	48	1	48	0	0
Civil Case Specialists	48	1	48	0	0
Case Screeners	100	5	500	0	0
<b>Family Court Services</b>					
Manager	120	1	120	0	0
Assistant Manager	100	1	100	0	0
Mediators (Social Workers)	140	9	1,260	1	140
Paralegal	64	1	64	0	0
Program Coordinators	64	1	64	0	0
<b>Family Court Operations - (Continued)</b>					
<b>Family Court Operations - Shared Space</b>					
Reception/Waiting (for 6-8)	120	1	120	0	0
Observation Room - Client Side	180	1	180	0	0
Observation Room - Staff Side	64	1	64	0	0
Copy/Fax/Supplies	200	1	200	0	0
Mail Area	60	1	60	0	0
File Storage	200	1	200	0	0
Coffee Counter/Break Area	20	1	20	0	0
Net Area Subtotal			3,900		140
Departmental Area (add 30%)			5,070		180
Gross Area (÷.70)			7,240		260

LIST OF SPACES		S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
Space/Component	Unit/ Area Std.	2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area

Family Law Courtrooms (and related spaces)					
<b>Courtrooms</b>					
UFC Judge Courtrooms (trials)	900	4	3,600	1	900
Commissioners Courtrooms (general)	1200	1	1,200	0	0
Commissioners Courtrooms (support)	1800	1	1,800	0	0
Sound Lock/Vestibule	80	6	480	1	80
Courtroom Electronic Equipment	50	6	300	1	50
Courtroom Exhibit Storage	25	6	150	1	25
Courtroom Holding/Interview - Standard	500	3	1,500	1	500
Courtroom Holding/Interview - add at FS	300	1	300	0	0
Courtroom Public Waiting (20)	300	6	1,800	1	300
Judges/Commissioners Chambers	400	6	2,400	1	400
Judges Support (Clerk/Bailiff)	160	4	640	1	160
Commissioners FL Coordinators	160	2	320	0	0
Pro Tem/Visiting Judges/Commiss. Chamber	400	1	400	0	0
Pro Tem/Visiting Support (Bailiff/Recept.)	150	1	150	0	0
Attorney/Client Meeting Room Larger	140	6	840	1	140
Attorney/Client Meeting Room Smaller	100	6	600	1	100
Net Area Subtotal			16,480		2,655
Departmental Area (add 25%)			20,600		3,320
Gross Area (÷.70)			29,430		4,740
<b>Dependent CASA (Court Appointed Special Advocate)</b>					
Waiting Area	15	8	120	0	0
Public counter w/work station	80	2	160	0	0
Interview Room	120	1	120	0	0
Program Manager	120	1	120	0	0
Asst. Program Managers (Social Wkr.)	64	7	448	1	64
Attorney (incl. GAL - guardian ad litem)	80	3	240	0	0
File Storage	100	1	100	0	0
Copy/Storage	64	1	64	0	0
Volunteer Work Area	160	1	160	0	0
Net Area Subtotal			1,532		64
Departmental Area (add 30%)			1,990		80
Gross Area (÷.70)			2,840		110

LIST OF SPACES		S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
Space/Component	Unit/ Area Std.	2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area
<b>FLIC - Family Law Information Center (Pro. Sv)</b>					
Queuing Area	15	8	120	0	0
Public counter w/ work sta. (Intake Spec.)	80	2	160	0	0
Forms Storage (Staff)	60	1	60	0	0
Public Work Area	400	1	400	0	0
Computer Terminals/Carrels	36	3	108	0	0
Supervisor	140	1	140	0	0
Volunteer Attorney Office	140	1	140	0	0
Facilitator's Offices	140	2	280	0	0
Forms/Pamphlet Display	60	1	60	0	0
Photocopy/Fax/Printer	100	1	100	0	0
Net Area Subtotal			1,568		0
Departmental Area (add 30%)			2,040		0
Gross Area (±.70)			2,910		0
<b>JUVENILE COURT/JUVENILE COURT SERVICES</b>					
<b>Juvenile Court Services/Administration</b>					
<b>Administration</b>					
Juvenile Court Services Director	180	1	180	0	0
Probation Div. Manager	120	1	120	0	0
Juvenile Services Div. Manager	120	1	120	0	0
Juvenile Treatment Svc. Div Mgr.	120	1	120	0	0
Project/Program Manager III	64	1	64	0	0
Project/Program Manager II	64	1	64	0	0
Confidential Secretary	80	1	80	0	0
<b>Reform Initiatives, Analysts, Evaluators</b>					
JJOMP Coordinator (OMB)	120	1	120	0	0
PPM III	64	3	192	0	0
PPM II	64	3	192	0	0
<b>Administration - Shared Space</b>					
Reception/Waiting	80	1	80	0	0
Copy/Fax/Supplies	100	1	100	0	0
Files (active only)	250	1	250	0	0
Mail Area	60	1	60	0	0
Coffee Counter/Break Area	20	1	20	0	0
Net Area Subtotal			1,762		0
Departmental Area (add 30%)			2,290		0
Gross Area (±.70)			3,270		0

LIST OF SPACES		S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
Space/Component	Unit/ Area Std.	2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area
<b>Juvenile Offender Courts</b>					
Standard JO Courtroom	900	3	2,700	1	900
Juvenile First Appearance Courtroom	1200	2	2,400	0	0
Sound Lock/Vestibule	80	5	400	1	80
Courtroom Electronic Equipment	50	5	250	1	50
Courtroom Exhibit Storage	25	5	125	1	25
Court Program Specialist	120	5	600	1	120
Courtroom Holding/Interview	500	3	1,500	1	500
Courtroom Public Waiting (20)	300	5	1,500	1	300
Judges/Commissioners Chambers	400	5	2,000	1	400
Judges/Comm. Support (Bailiff/Clerk/Recept)	160	5	800	1	160
Presiding Judge Facilities	200	1	200	0	0
Pro Tem/Visiting Judges/Commiss. Chamber	400	1	400	0	0
Pro Tem/Visiting Support (Bailiff/Recept.)	150	1	150	0	0
Attorney/Client Meeting Room Larger	140	5	700	1	140
Attorney/Client Meeting Room Smaller	100	5	500	1	100
Net Area Subtotal			14,225		2,775
Departmental Area (add 25%)			17,780		3,470
Gross Area (±.70)			25,400		4,960
<b>Juvenile Dependency Courts</b>					
Courtrooms	1200	3	3,600	0	0
Sound Lock/Vestibule	80	3	240	0	0
Courtroom Electronic Equipment	50	3	150	0	0
Courtroom Exhibit Storage	25	3	75	0	0
Court Program Specialist	120	3	360	0	0
Courtroom Holding/Interview	500	2	1,000	0	0
Courtroom Public Waiting (20)	300	3	900	0	0
Judges/Commissioners Chambers	400	3	1,200	0	0
Dependency Coordinators	150	3	450	0	0
Dependency CASA Room	200	2	400	0	0
Attorney/Client Meeting Room Larger	140	3	420	0	0
Attorney/Client Meeting Room Smaller	100	3	300	0	0
Net Area Subtotal			9,095		0
Departmental Area (add 25%)			11,370		0
Gross Area (±.70)			16,240		0

LIST OF SPACES		S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
Space/Component	Unit/ Area Std.	2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area
<b>Reception and Treatment Courts</b>					
Courtroom (Commissioner)	1800	1	1,800	0	0
Sound Lock/Vestibule	80	1	80	0	0
Courtroom Electronic Equipment	50	1	50	0	0
Courtroom Exhibit Storage	25	1	25	0	0
Court Program Specialist	120	1	120	0	0
Courtroom Holding/Interview	500	1	500	0	0
Courtroom Public Waiting (30)	450	1	450	0	0
Judges/Commissioners Chambers	400	1	400	0	0
Judges/Comm. Support (Bailiff/Recept.)	150	1	150	0	0
Attorney/Client Meeting Room Larger	140	1	140	0	0
Attorney/Client Meeting Room Smaller	100	1	100	0	0
Net Area Subtotal			3,815		0
Departmental Area (add 25%)			4,770		0
Gross Area (±.70)			6,810		0
<b>Juvenile Probation Services Units</b>					
<b>Intake Unit</b>					
Reception/Waiting	15	30	450	0	0
JPC	64	11	704	1	64
JPC Supervisor	100	1	100	0	0
Adm. Specialist	48	3	144	0	0
<b>Diagnostic/Sex Offender Unit</b>					
Reception/Waiting (10)	15	6	90	0	0
Adm. Specialist	48	1	48	0	0
JPC	64	10	640	1	64
JPC Supervisor	100	1	100	0	0
Treatment Evaluator	100	1	100	0	0
<b>City Unit</b>					
JPC	64	9	576	1	64
JPC Supervisor	100	1	100	0	0
Adm. Specialist	48	1	48	0	0
<b>Community Progr/Restitution Monitor</b>					
Youth Program Specialist	64	8	512	1	64
JPC Supervisor	100	1	100	0	0
Restitution Monitor	64	1	64	0	0
Adm. Specialist	48	1	48	0	0

LIST OF SPACES		S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
Space/Component	Unit/ Area Std.	2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area
<b>Juvenile Probation Services Units - Continued</b>					
<b>Records Unit</b>					
Adm. Specialist	48	5	240	0	0
Supervisor	80	1	80	0	0
Courier Workstation	48	1	48	0	0
Archiving Workspace	80	1	80	0	0
File Storage - Diagnostics	130	1.3	169	0	0
File Storage - Main	370	1.3	481	0	0
Copy/Fax/Supplies	120	1	120	0	0
<b>Probation Units - Shared Space</b>					
Reception/Waiting	150	1	150	0	0
Interview Room - Verify Number	120	16	1,920	0	0
JPC "Hot" Workstations for Field Staff	36	10	360	0	0
Copy/Fax/Supplies	150	1	150	0	0
Mail Area	40	1	40	0	0
Coffee Counter/Break Area	200	1	200	0	0
Net Area Subtotal			7,862		256
Departmental Area (add 30%)			10,220		330
Gross Area (±.70)			14,600		470

LIST OF SPACES		S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
Space/Component	Unit/ Area Std.	2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area
<b>Juvenile Treatment Services</b>					
<b>Drug Court/Treatment Court/CDDA</b>					
JPC	64	4	256	0	0
Drug/Treatment Court Manager	100	1	100	0	0
CDDA Case Manager	64	1	64	0	0
Adm. Specialist	48	2	96	0	0
Community Outreach Liaison	64	1	64	0	0
Treatment Liaison	64	1	64	0	0
<b>Family Treatment Court</b>					
Supervisor/Program Manager	100	1	100	0	0
Court Program Specialist	64	2	128	0	0
Treatment Liaison (contracted)	64	1	64	0	0
Adm. Specialist	48	1	48	0	0
File Storage	60	1	60	0	0
<b>CJAA Programs &amp; Low Level Supervision</b>					
JPC	64	2	128	0	0
JPC Supervisor	100	1	100	0	0
Adm. Specialist	64	2	128	0	0
CSO	64	3	192	0	0
FFT Program Staff	64	0	0	0	0
Intern Desks	36	5	180	0	0
<b>Treatment Units - Shared Space</b>					
Reception/Waiting	250	1	250	0	0
UA Sample Room	80	1	80	0	0
Interview Room	120	2	240	0	0
Copy/Fax/Supplies	80	1	80	0	0
Mail Area	40	1	40	0	0
Coffee Counter/Break Area	80	1	80	0	0
Net Area Subtotal			2,542		0
Departmental Area (add 30%)			3,300		0
Gross Area (÷.70)			4,710		0

LIST OF SPACES		S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
Space/Component	Unit/ Area Std.	2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area
<b>Juvenile Court Services/Juvenile Services Division</b>					
<b>Partnership for Youth Justice</b>					
Area Program Manager	100	2	200	0	0
Financial Screener	100	1	100	0	0
Adm. Specialist	48	2	96	0	0
<b>At-Risk Youth (Becca) Program</b>					
ARY Program Manager	64	1	64	0	0
ARY Case Manager	64	4	256	0	0
Truancy Program Assistant	48	1	48	0	0
Truancy Facilitator	48	1	48	0	0
<b>Education/Medicaid Services Advocate</b>					
Educ./Medicaid Services Advocate	64	2	128	0	0
Adm. Specialist	48	1	48	0	0
<b>Court Operations</b>					
Court Operations Manager	120	1	120	0	0
Case Setting Coordinator	150	1	150	0	0
Information Specialist	64	2	128	0	0
<b>Juvenile Services - Shared Space</b>					
Reception/Waiting	120	1	120	0	0
Copy/Fax/Supplies	80	1	80	0	0
Mail Area	40	1	40	0	0
Coffee Counter	20	1	20	0	0
Net Area Subtotal			1,646		0
Departmental Area (add 30%)			2,140		0
Gross Area (÷.70)			3,060		0

LIST OF SPACES Space/Component	Unit/ Area Std.	S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
		2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area
<b>Adult &amp; Juvenile Detention - Juvenile Division</b>					
<b>Alternatives to Secure Detention</b>					
DAJD Juvenile Division Director	180	1	180	0	0
Assistant Director	100	1	100	0	0
Confidential Secretary	64	1	64	0	0
Probation Division Manager	100	0	0	0	0
Juvenile Services Div. Manager	100	0	0	0	0
Juvenile Treatment Svc Div. Mgr	100	0	0	0	0
Training Coordinator	64	1	64	0	0
Volunteer Coordinator	64	1	64	0	0
Analyst PPM 3	48	1	48	0	0
CSO (Comm. Supervision) Office - 4	64	4	256	0	0
CSO (Comm. Supervision) - 7	64	7	448	0	0
CSO File Storage	36	1	36	0	0
Placement Specialist	120	6	720	0	0
Expediter	64	1	64	0	0
Clerical Support	48	2	96	0	0
ASD File Storage	64	1	64	0	0
Electronic Monitor Storage	80	1	80	0	0
ASD Spaces To Be Replaced from Tower Base					
Conference/Training (50)	1000	1	1,000	0	0
Storage	150	1	150	0	0
Single Toilet with Shower (m & F)	80	2	160	0	0
ASD Shared Spaces					
Reception/Waiting	120	1	120	0	0
Copy/Fax/Supplies	80	1	80	0	0
Mail Area	40	1	40	0	0
Interview Room (for 6)	120	1	120	0	0
Coffee Counter	20	1	20	0	0
Net Area Subtotal			3,974		0
Departmental Area (add 30%)			5,170		0
Gross Area (±.70)			7,390		0

LIST OF SPACES Space/Component	Unit/ Area Std.	S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
		2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area
<b>Alder School (ASD)</b>					
Classrooms (for 12 + teacher)	600	3	1,800	0	0
Special Ed. Classroom	300	1	300	0	0
Multipurpose/Indoor Recreation	2500	1	2,500	0	0
Multipurpose Storage	200	2	400	0	0
Multipurpose Storage - Training Equipment	100	1	100	0	0
Youth Toilets	130	2	260	0	0
Time Out Room	100	1	100	0	0
Reception/Waiting	80	1	80	0	0
School Office	200	1	200	0	0
Staff Toilets	45	2	90	0	0
Supply Storage/Teacher Workroom	250	1	250	0	0
Equipment Storage	200	1	200	0	0
Net Area Subtotal			6,280		0
Departmental Area (add 30%)			8,160		0
Gross Area (±.70)			11,660		0
<b>OTHER AGENCY SPACE</b>					
<b>Department of Judicial Administration (Clerk)</b>					
<b>Management</b>					
Manager Office	120	1	120	0	0
<b>Cashiering</b>					
Counter Waiting Area (5 people/window)	50	3	150	0	0
Public Counter w/Clerk Workstation	80	3	240	0	0
Supervisor Workstation	80	1	80	0	0
Forms Storage	120	0.7	84	0	0
Cash Handling Area (secure; w/vault)	180	1	180	0	0
Copier	80	1	80	0	0
<b>Case Processing</b>					
Counter Waiting Area (5 people/window)	50	1	50	0	0
Public Counter w/o Clerk Workstation	80	1	80	0	0
Workstations w/o Public Counter	48	4	192	0	0
Public Counter w/Clerk Workstation	80	2	160	0	0
Work Area	150	0.5	75	0	0
EDP Staff - Imaging Workstation	64	3	192	0	0
Imaging Work Area	80	1	80	0	0
Document Destruction Staging	300	0.7	210	0	0

LIST OF SPACES		S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
Space/Component	Unit/ Area Std.	2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area
<b>Department of Judicial Administration (Clerks) continued</b>					
<b>Records Services</b>					
Counter Waiting Area (5 people/window)	50	5	250	0	0
Public Counter w/Clerk Workstation	80	5	400	0	0
Workstations w/o Public Counter	48	2	96	0	0
Public terminals	48	4	192	0	0
Public copier	36	1	36	0	0
Restricted Viewing Room	120	1	120	0	0
Will-Call/Pick-up	120	1	120	0	0
Forms Storage	120	0.7	84	0	0
Copier	80	1	80	0	0
<b>Court Services</b>					
Counter Waiting Area (5 people/window)	50	1	50	1	50
Public Counter w/Clerk Workstation	80	1	80	1	80
Courtroom Clerk Workspace	48	8	384	2	96
Exhibits Clerk	80	1	80	0	0
Exhibit Storage	300	0.8	240	0	0
Secure Storage/Safe	100	0.8	80	0	0
Restricted Viewing Room	100	1	100	0	0
<b>Domestic Violence Program</b>					
Counter Waiting Area (10 people/window)	100	1	100	0	0
Public Counter w/Clerk Workstation	80	1	80	0	0
<b>Step-Up Program</b>					
Staff Office	120	2	240	0	0
<b>DJA Shared Spaces</b>					
Copy/Supplies	100	1	100	0	0
Mail Area	60	0.8	48	0	0
Case Files	660	0.8	528	0	0
Technology Staff	80	2	160	0	0
Technology Workbench & Storage	200	0.8	160	0	0
Coffee Counter	20	1	20	0	0
Net Area Subtotal			5,801		226
Departmental Area (add 30%)			7,540		290
Gross Area (÷.70)			10,770		410

LIST OF SPACES		S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
Space/Component	Unit/ Area Std.	2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area
<b>Law Library</b>					
Reception/Waiting	200	1	200	0	0
Circulation Desk (including public approach)	336	1	336	0	0
Public Work Area - tables	48	3	144	0	0
Public Work Area - carrels	36	5	180	0	0
Small Group Study Room	128	1	128	0	0
Large Group Study Room	240	1	240	0	0
Public Access Computers	24	3	72	0	0
Public Access Photocopier	48	1	48	0	0
Book Stacks	1200	1	1,200	0	0
Staff Work Area	96	1	96	0	0
Staff Office	120	1	120	0	0
Storage Room	144	1	144	0	0
Coffee Counter	20	1	20	0	0
Net Area Subtotal			2,928		0
Departmental Area (add 30%)			3,810		0
Gross Area (÷.70)			5,440		0

<b>Prosecuting Attorney's Office</b>					
<b>Juvenile Offender Unit</b>					
Reception/Waiting	15	12	180	0	0
Interview Room	120	2	240	0	0
File Storage	350	1	350	0	0
DPA Unit Chair	150	1	150	0	0
Supervising DPA	120	5	600	0	0
DPA	100	14	1,400	1	100
Staff Supervisor	80	1	80	0	0
Paralegal	80	4	320	0	0
Legal Assistant	48	16	768	1	48
Intern	48	3	144	0	0
Supervisor - Victim Advocate Unit	80	1	80	0	0
Victim Advocate	80	2	160	0	0
Clerical Support Staff	48	3	144	0	0
Victim Waiting Area (for 2-4)	64	1	64	0	0
Copy/Fax/Supplies	120	1	120	0	0
Coffee Counter w/seating for 6	90	1	90	0	0

**LIST OF SPACES**  
**S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)**

Space/Component	Unit/ Area Std.	2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area

<b>Prosecuting Attorney's Office - Continued</b>					
<b>Family Support Unit</b>					
Chief Deputy	120	0	0	0	0
Fiscal Operations Coordinator	100	0	0	0	0
Supervisor	100	0	0	0	0
Administrative Assistant	64	0	0	0	0
Computer Guy	80	0	0	0	0
Computer Equipment Storage	64	0	0	0	0
Reception/Waiting	15	0	0	0	0
Receptionist w/ Counter	64	0	0	0	0
Interview Room	100	0	0	0	0
Settlement Conference Room (for 4-6)	150	0	0	0	0
Genetic Testing Room	100	0	0	0	0
Genetic Testing Coordinator	64	0	0	0	0
Clerical Support Staff	48	0	0	0	0
File Storage (Centralized)	500	0	0	0	0
DPA	100	0	0	0	0
Paralegal	80	0	0	0	0
Legal Assistant	48	0	0	0	0
Intern	48	0	0	0	0
Intake Officer	80	0	0	0	0
Copy/Fax/Supplies	100	0	0	0	0
Computer/Server Room	80	0	0	0	0
Law Library/References	100	0	0	0	0
FS Workroom (perch space for 4)	64	0	0	0	0
Coffee Counter/Break Room (for 12)	180	0	0	0	0
Net Area Subtotal			4,890		148
Departmental Area (add 30%)			6,360		190
Gross Area (÷.70)			9,090		270
<b>Public Defender Workspace</b>					
Public Waiting	15	5	75	0	0
Interviewer Office	120	1	120	0	0
Coordinator Office	100	1	100	0	0
Copier/Printer/Supplies (OPD)	60	1	60	0	0
Contract Attys. Office (w/2 desks)	120	5	600	0	0
Interview Room (all shared)	120	3	360	0	0
Copier/Printer/Supplies (shared)	60	1	60	0	0
Coffee Counter	20	1	20	0	0
Net Area Subtotal			1,395		0
Departmental Area (add 30%)			1,810		0
Gross Area (÷.70)			2,590		0

**LIST OF SPACES**  
**S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)**

Space/Component	Unit/ Area Std.	2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area

<b>Health, Mental Health &amp; Social Services</b>					
<b>Staff</b>					
Chemical Dependency Professionals	64	2	128	0	0
MH Liaisons	64	2	128	0	0
Psychologist	120	1	120	0	0
Psychiatric Office	120	1	120	0	0
Admin./Clerical	48	1	48	0	0
Schedulers	120	4	480	0	0
<b>Support Spaces</b>					
Reception & Waiting - General	150	0.6	90	0	0
Quiet Waiting for MH Patients	120	1	120	0	0
Interview Room	100	1	100	0	0
Interview Room - Families	140	1	140	0	0
Copy & Supplies	100	0.6	60	0	0
Coffee Counter	20	1	20	0	0
Net Area Subtotal			1,554		0
Departmental Area (add 30%)			2,020		0
Gross Area (÷.70)			2,890		0
<b>Children's Administration &amp; Advocacy General</b>					
Waiting/Public Counter w/Staff Behind	180	1	180	0	0
AG Workroom & Carrels	250	1	250	0	0
CA Social Workers/Child Advocates	64	3	192	0	0
CA Social Worker Supervisor	100	1	100	0	0
CA Workroom (carrels + tables)	200	1	200	0	0
CA Office Assistants	48	1	48	0	0
Coffee Counter	20	1	20	0	0
CA Mail Slots	40	1	40	0	0
Copy Room with Work Counter	80	1	80	0	0
Net Area Subtotal			1,110		0
Departmental Area (add 30%)			1,440		0
Gross Area (÷.70)			2,060		0
<b>Family Law CASA (Court Appointed Special Advocate)</b>					
Waiting Area	15	6	90	0	0
Public counter w/ work stations	80	1	80	0	0
Interview Rooms	100	1	100	0	0
FL CASA Admin. Supervisor	64	1	64	0	0
FL CASA Admin. Specialist	48	2	96	0	0
Copy/Storage	64	1	64	0	0
Volunteer Waiting Area (6-8)	120	1	120	0	0
Net Area Subtotal			614		0
Departmental Area (add 30%)			800		0
Gross Area (÷.70)			1,140		0

LIST OF SPACES Space/Component	Unit/ Area Std.	S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
		2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area

<b>SECURITY</b>					
<b>Security Operations</b>					
SO Sergeant's Office (2-3 desks)	100	1	100	0	0
FMD Sergeant's Office (1 desks)	80	1	80	0	0
Line Staff "Hot" Workstations	36	2	72	0	0
Badging Station	64	1	64	0	0
Evidence & Equipment Storage	64	1	64	0	0
Temporary Holding Cell (detained/remanded)	80	1	80	0	0
Security Staff Locker/Change (M)	120	0.8	96	0	0
Security Staff Locker/Change (F)	80	0.8	64	0	0
Staff Toilet/Shower (M)	120	0.8	96	0	0
Staff Toilet/Shower (F)	80	0.8	64	0	0
Coffee Counter	20	1	20	0	0
Net Area Subtotal			800		0
Departmental Area (add 30%)			1,040		0
Gross Area (÷.70)			1,490		0
<b>In-Custody Holding - Central</b>					
<b>Juvenile Holding Area</b>					
Pedestrian Security Vestibule	100	1	100	0	0
Search & Staging Area	150	1	150	0	0
Staff Work/Waiting Area	120	1	120	0	0
Single Holding Cell	60	20	1,200	0	0
Control Station	120	1	120	0	0
Safety Equipment Storage	50	1	50	0	0
Attorney Interview Booth	80	5	400	0	0
Attorney Waiting/Reception	120	1	120	0	0
Staff Toilet/Shower	80	2	160	0	0

LIST OF SPACES Space/Component	Unit/ Area Std.	S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
		2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area

<b>In-Custody Holding - Central - Continued</b>					
<b>Adult Holding Area</b>					
Pedestrian Security Vestibule	80	1	80	0	0
Search & Staging Area	120	0	0	0	0
Processing Area	80	0	0	0	0
Single Holding Cell (1)	60	2	120	0	0
Group Holding Cell - Male (4)	100	0	0	0	0
Group Holding Cell - Female (4)	100	0	0	0	0
Control Station	120	0	0	0	0
Safety Equipment Storage	50	1	50	0	0
Kitchenette	50	1	50	0	0
Attorney Interview Booth	80	1	80	0	0
Attorney Waiting/Reception	80	1	80	0	0
Staff Break Area	150	0.4	60	0	0
Staff Toilet/Shower	80	0	0	0	0
Net Area Subtotal			2,940		0
Departmental Area (add 40%)			4,120		0
Gross Area (÷.70)			5,890		0
<b>SUPPORT FUNCTIONS</b>					
<b>Staff Support</b>					
Conference/Training Center	2000	1	2,000	0	0
Conference/Training Storage	120	2	240	0	0
Conference/Training Kitchenette	120	1	120	0	0
Conference/Training Toilets	80	2	160	0	0
Computer Training Room	450	1	450	0	0
Larger Shared Conference (15-18)	360	1	360	0	0
Medium Shared Conference (8-12)	240	6	1,440	0	0
Smaller Shared Conference (4-6)	120	10	1,200	0	0
Staff Break Room (1 per floor)	400	4	1,600	0	0
Judge's Conference/Break Room	1250	1	1,250	0	0
Quiet/Lactation Room	120	1	120	0	0
Wellness/Exercise Room	500	1	500	0	0
Staff Lockers & Showers (M&F)	200	4	800	0	0
Net Area Subtotal			10,240		0
Departmental Area (add 30%)			13,310		0
Gross Area (÷.70)			19,010		0

LIST OF SPACES		S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
Space/Component	Unit/ Area Std.	2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area
<b>Satellite Administration/Records/Archive</b>					
Reception & Waiting	60	1	60	0	0
HR/Payroll	120	1	120	0	0
Clerical Support	64	1	64	0	0
Mail Room	250	1	250	0	0
Archival File Storage	400	1	400	0	0
Copy/Fax	100	1	100	1	100
Net Area Subtotal			994		100
Departmental Area (add 30%)			1,290		130
Gross Area (+.70)			1,840		190
<b>Information Technology/MIS</b>					
LAN Administrator	80	2	160	0	0
Help Desk Staff	64	1	64	0	0
Server Room	200	1	200	0	0
Computer Equipment Staging & Storage	200	1	200	0	0
MDF - Main Distribution Frame	300	1	300	0	0
MPOE (Main Point of Entry)	100	1	100	0	0
Other Floor LAN Rooms	100	4	400	1	100
Net Area Subtotal			1,424		100
Departmental Area (add 30%)			1,850		130
Gross Area (+.70)			2,640		190
<b>Interpreter Services</b>					
Office Manager/Lead (in shared office)	80	2	160	0	0
Staff Workstation	48	2	96	1	48
Public Counter/Waiting	80	2	160	0.5	40
Desk/Carrel	36	1	36	0	0
Computers	36	1	36	0	0
File Storage	36	1	36	0	0
Tables & Chairs	150	1	150	0	0
Lounge Seating	150	1	150	0	0
Lockers	40	1	40	0	0
Coffee Counter	20	1	20	0	0
Net Area Subtotal			884		88
Departmental Area (add 30%)			1,150		110
Gross Area (+.70)			1,640		160

LIST OF SPACES		S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
Space/Component	Unit/ Area Std.	2022		Add for 2032	
		No. of Units	Net Area	No. of Units	Net Area
<b>Facilities &amp; Building Support</b>					
Facilities Manager	80	1	80	0	0
Office Assistant	48	1	48	0	0
Clean Shop Area	400	1	400	0	0
Dirty Shop Area	600	1	600	0	0
Maintenance Storage	500	1	500	0	0
Service Entry/Loading Dock	200	1	200	0	0
Receiving Area	150	1	150	0	0
Supply Clerk	80	1	80	0	0
Mail Screening/Xray	200	1	200	0	0
General Storage	2000	1	2,000	0.075	150
Trash/Compactor	500	1	500	0	0
Recycling Sorter/Containers	250	1	250	0	0
Maint./Custodial Staff Break Area	200	1	200	0	0
Maint./Custodial Staff Toilet/Lockers	150	2	300	0	0
Custodial Supplies and Storage	200	1	200	0	0
Custodial Closets	60	4	240	1	60
Net Area Subtotal			5,948		210
Departmental Area (add 30%)			7,730		270
Gross Area (+.70)			11,040		390
<b>TOTAL AREA</b>					
<b>Grand Total, Net Area</b>			125,501		7,362
<b>Grand Total, Departmental Area</b>			161,250		9,280
<b>Building Gross Area (at 70% efficient)</b>			<b>230,360</b>		<b>13,270</b>
<b>Courts - Gross Area Per Courtroom</b>			15,357		6,635

LIST OF SPACES		S5.5a: All Juvenile Plus Partial Family Law Services At Alder (Base Scenario)			
		2022		Add for 2032	
Space/Component	Unit/ Area Std.	No. of Units	Net Area	No. of Units	Net Area
<b>SUMMARY</b>					
<b>ENTRY AND PUBLIC FACILITIES</b>					
Entry and Public/Staff Support		8,350	11,930	780	1,110
Public Child Care		1,380	1,970	-	0
Entry Security Screening		2,350	3,360	-	0
<b>FAMILY LAW FUNCTIONS</b>					
Family Court Operations		5,070	7,240	180	260
Family Law Courtrooms (and related spaces)		20,600	29,430	3,320	4,740
Dependency CASA (Court Appointed Special Advocate)		1,990	2,840	80	110
FLIC - Family Law Information Center (Pro Se)		2,040	2,910	-	0
<b>JUVENILE COURT/JUVENILE COURT SERVICES</b>					
Juvenile Court Services/Administration		2,290	3,270	-	0
Juvenile Offender Courts		17,780	25,400	3,470	4,960
Juvenile Dependency Courts		11,370	16,240	-	0
Becca and Treatment Courts		4,770	6,810	-	0
Family Law CASA (Court Appointed Special Advocate)		800	1,140	-	0
Juvenile Probation Services Units		10,220	14,600	330	470
Juvenile Treatment Services		3,300	4,710	-	0
Juvenile Court Services/Juvenile Services Division		2,140	3,060	-	0
Adult & Juvenile Detention - Juvenile Division		5,170	7,390	-	0
Alder School (ASD)		8,160	11,660	-	0
<b>OTHER AGENCY SPACE</b>					
Department of Judicial Administration (Clerk)		7,540	10,770	290	410
Law Library		3,810	5,440	-	0
Prosecuting Attorney's Office		6,360	9,090	190	270
Public Defender Workspace		1,810	2,590	-	0
Health, Mental Health & Social Services		2,020	2,890	-	0
Childrens Administration & Attorney General		1,440	2,060	-	0
<b>SECURITY</b>					
Security Operations		1,040	1,490	-	0
In-Custody Holding - Central		4,120	5,890	-	0
<b>SUPPORT FUNCTIONS</b>					
Staff Support		13,310	19,010	-	0
Satellite Administration/Records/Archive		1,290	1,840	130	190
Information Technology/MIS		1,850	2,640	130	190
Interpreter Services		1,150	1,640	110	160
Facilities & Building Support		7,730	11,040	270	390
<b>TOTALS</b>		<b>161,250</b>	<b>230,360</b>	<b>9,280</b>	<b>13,260</b>